

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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

For HCRS use only

JUN 10 1987

date entered

1. Name

historic Old Beechwood Historic District

and/or common same

2. Location

street & number Multiple - See attached map not for publication

city, town Columbus vicinity of congressional district 15

state Ohio code 039 county Franklin code 049

3. Classification

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

4. Owner of Property

name Multiple

street & number

city, town vicinity of state

5. Location of Legal Description

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

street & number 410 South High Street

city, town Columbus state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? ☐ yes ☒ no

date April - July 1984 ☐ federal ☐ state ☐ county ☐ local

depository for survey records Ohio Historic Preservation Office

city, town Columbus state Ohio

7. Description

Condition

☒ excellent

☒ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☐ altered

Check one

☒ original site

☐ moved

date _____

Describe the present and original (if known) physical appearance

Beechwold is an early, planned, suburban development on 75 wooded acres between North High Street and the Olentangy River in the northern part of Columbus, Ohio. The terrain is generally flat with a gentle slope down to the river along its western border. A ravine that bisects the development has been reserved for parkland, getting deeper as it runs down to the river. Narrow curving streets with no curbs or sidewalks wind their way through the area. There are alternating impressions of dense woodland and clearing, but the houses are generally surrounded by large old trees and extensive landscaping. A small stone bridge crosses the ravine at a narrow point and a stone gate marks the southwest entrance to Beechwold.

Architecturally, while there are a few houses that might be classed as mansions, Beechwold was planned to be an upper middle class development, and the majority of the houses are moderately sized but built of quality materials with a preponderance of stone, brick and stucco. Many local architects are represented here with a variety of early 20th century revival styles. English Cottage, Tudor Revival, Georgian and Dutch Colonial are the most prevalent along with some Craftsman and Spanish influence.

There are eligible properties in the district. The following examples give a representative sampling. Numbers are keyed to coded map.

1. 150 W. Beechwold (1906). This house was built by Joseph A. Jeffery founder of Jeffery Manufacturing Company, when the area that was to become Beechwold was his private estate. Basically an English Cottage, it has a random rubble first floor with Renaissance detailing on the round stone arches and column enclosing a recessed entrance. The first house in the district, it sets the tone, in material, detail, and styling for the later houses that were to come when the property was sold and developed. (Photo No. 15)
2. 4765 North High Street (1908). Designed by the Columbus architectural firm of Mariot and Allen, this fine craftsman bungalow is planned around a large central room with windows on both north and south sides and a large fireplace. The house was built by Joseph A. Jeffery for the use of an associate while Beechwold was still his suburban estate. For many years this was the home of prominent architect Charles Bulford and is referred to throughout the district as the "gatehouse". (Photo No. 3)
3. 4891 North High Street (1921). This Georgian Revival was built for Atla and David Korn. It has a recessed entrance and symmetrically placed side porches, all with 3 part entablature supported by pilasters and Tuscan columns. It is sited on a wide lot with a pergola and fine landscaping. A heavily wooded divider strip shields it from the commercial development directly across High Street. (Photo No. 32)
4. 35 West Jeffrey Place (1919). This English cottage was built for Ernest G. Dillow. The original section has stone walls and pilasters flanking a recessed entrance. Windows have leaded glass casements. A 2-story frame wing has been added to the east side. (Photo No. 31)

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Old Beechwold Historic District, Columbus, Franklin County, Ohio
Section number 7 Page 2

5. 4876 Rustic Bridge Drive (1929). This house, influenced by its English Cottage style, was designed and built by Eugene Benham. Its first resident was Charles R. Stillman, a prominent professor of Sociology at O.S.U. The coursed random sandstone, stucco and irregular massing are typical of many Beechwold houses. (Photo No. 29)
6. 71 West Jeffrey (1924). This Tudor Revival house was built for James J. Jennings, President of the Columbus National Bank. It features a massive chimney, round arched hood over the entrance and a octagonal sunroom projecting from the east side. (Photo No. 30)
7. 88 West Royal Forest (1930). This classic Dutch Colonial home is one of several in the district. It was designed by architect Thursday Benham of Benham-Richards for Burton West. Random coursed limestone surrounds the first floor and rises into massive chimneys at both ends of the main section of the house. The wood shingled gambrel roof is repeated on the rear wing. The original landscape design for its large corner lot has been maintained. (Photo No. 26)
8. 100 West Beechwold Boulevard (1918). This long rectangular 2 story house has some Spanish or Mediterranean influences. Its central entrance is sheltered by a bracketed round arched hood. large first floor rooms flanking the center hall contains several French doors opening to the exterior. (Photo No. 14)
9. 123 West Jeffrey (1933). This is basically a neo-colonial with the addition of a Greek influenced pediment supported by square pillars. The entrance has a round arched surround. (Photo No. 23)
10. 150 West Royal Forest (1935). This large rambling English Cottage style house was designed by Wooster Bard Field for Fred Price, President of the Price Electric Company. It was constructed with the most advanced electrical innovations that were available at the time. In the Columbus Dispatch of March 22, 1936 two full pages were devoted to it, with articles describing such futuristic features for the time such as an electric garage door opener, garbage disposal, central air conditioning and other advanced electric mechanical systems. Every contractor and supplier associated with the project displayed advertisements about their role in its construction. (Photo No. 24)
11. 4923 West Beechwold Boulevard (1929). This small but interesting house has basically a Spanish influence with its stucco walls and barrel tiled parapets. It was designed by Frank Kinzig, a Dutch architect who used Delft tile in a fountain basin below the large facade window. (Photo No. 21)
12. 230 West Jeffrey (1931). This Colonial Revival house has a Neo-Adamesque arched portico over an entrance with side lights and fan light transom. A two story wing with garage projects from the west side. Simon Dunkle, the executive secretary for former Governor George White, was the original owner. (Photo No. 22)

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National Park Service****National Register of Historic Places
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13. 4837 Olentangy Boulevard (1925). This house was built by Erwin Frey, a noted local sculptor and professor at O.S.U. Frey included personal touches such as relief panels and niches for his sculpture. (Photo No. 18)
14. 4935 Olentangy Boulevard (1926). This Colonial Revival was built for Robert Doan, president of the Nelsonville Brick Company and the present owner's father. Sited on a large lot, it has a view of the Olentangy River to the west. Representative of several brick colonials in the district it has some Neo-Adamesque features such as the arched pediment supported by paired Tuscan columns, as well as the door with sidelights and round arched transom. (Photo No. 19)
15. 121 Riverview Park (1925). This house, entirely of stone, is more influenced by the American Colonial Revival than the English Cottage style. There are a few others in the district that move in this direction. (Photo No. 10)
16. 185 Rustic Place (1934). This English cottage is representative of many of the low stone houses in the district, particularly several of the houses built in the late 1930s and 1940s. (Photo No. 12)

Throughout the Old Beechwold Historic District are houses which have been constructed within the last fifty years. Those built in the late 1930s and 1940s continue the progression of revival styles, materials and methods of building that had been used since the start of the development. Some are quite significant in their own right, but all are easily linked with the older construction making them architecturally and historically an integral part of Old Beechwold. The remainder of the new construction was built in the 1950s and 1960s. These houses are generally in a ranch style, but most of them employ stone and other compatible materials and do not detract from the area.

Contributing houses and garages: 153

contributing structure (stone bridge): 1

contributing sites (overall landscaping): 1

Contributing total: 155

non-contributing buildings and garages: 34

Non-contributing total: 34

* Please note: although some of the photographs date to 1984, a staff site visit in March 1987 confirmed that the photographs are still representative of the appearance and integrity of the historic district.

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Contributing Buildings

12 W. Jeffrey Pl.
20 W. Jeffrey Pl. (non-contributing garage)
30 W. Jeffrey Pl. (non-contributing garage)
44 W. Jeffrey Pl. (house and garage)
60 W. Jeffrey Pl. (house and garage)
66 W. Jeffrey Pl. (house and garage)
90 W. Jeffrey Pl.
114 W. Jeffrey Pl. (house and garage)
116 W. Jeffrey Pl.
136 W. Jeffrey Pl. (house and garage)
162 W. Jeffrey Pl. (house and garage)
170 W. Jeffrey Pl. (house and garage)
190 W. Jeffrey Pl. (house and garage)
230 W. Jeffrey Pl.
240 W. Jeffrey Pl.
35 W. Jeffrey Pl.
71 W. Jeffrey Pl.
87 W. Jeffrey Pl. (house and garage)
105 W. Jeffrey Pl. (house and garage)
128 W. Jeffrey Pl.
159 W. Jeffrey Pl. (house and garage)
171 W. Jeffrey Pl. (house and garage)
177 W. Jeffrey Pl. (house and garage)
191 W. Jeffrey Pl. (house and gargae)

4876 Rustic Bridge
4872 Rustic Bridge
4866 Rustic Bridge
4860 Rustic Bridge
4857 Rustic Bridge
4795 Rustic Bridge
4787 Rustic Bridge

38 W. Beechwold Blvd. (house and garage)
46 W. Beechwold Blvd.
54 W. Beechwold Blvd. (house and garage)
62 W. Beechwold Blvd.
66 W. Beechwold Blvd. (house and garage)
80 W. Beechwold Blvd. (house and garage)
88 W. Beechwold Blvd. (house and garage)
100 W. Beechwold Blvd.
150 W. Beechwold Blvd. (house and garage)
206 W. Beechwold Blvd. (house and garage)
316 W. Beechwold Blvd. (house and garage)
209 W. Beechwold Blvd. (house and garage)
4923 W. Beechwold Blvd. (house and garage)

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Old Beechwood Historic District, Columbus, Franklin County, Ohio

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4 W. Royal Forest Blvd. (house and garage)
52 W. Royal Forest Blvd. (house and garage)
68 W. Royal Forest Blvd.
88 W. Royal Forest Blvd.
108 W. Royal Forest Blvd.
128 W. Royal Forest Blvd.
150 W. Royal Forest Blvd.
160 W. Royal Forest Blvd.
160 W. Royal Forest Blvd.
182 W. Royal Forest Blvd.
194 W. Royal Forest Blvd. (house and garage)
214 W. Royal Forest Blvd. (house and garage)
230 W. Royal Forest Blvd.
201 W. Royal Forest Blvd.
175 W. Royal Forest Blvd.
77 W. Royal Forest Blvd. (house and garage)
59 W. Royal Forest Blvd. (house and garage)
53 W. Royal Forest Blvd. (house and garage)
35 W. Royal Forest Blvd.
19 W. Royal Forest Blvd.

4783 Olentangy Blvd. (house and garage)
4793 Olentangy Blvd.
4805 Olentangy Blvd. (house and garage)
4817 Olentangy Blvd.
4821 Olentangy Blvd. (house and garage)
4837 Olentangy Blvd. (house and garage)
4895 Olentangy Blvd.
4935 Olentangy Blvd.
4945 Olentangy Blvd.
4914 Olentangy Blvd.
4820 Olentangy Blvd.

147 Rustic Pl.
162 Rustic Pl. (house and garage)
172 Rustic Pl. (house and garage)
182 Rustic Pl. (house and garage)
210 Rustic Pl.
282 Rustic Pl.
144 Rustic Pl.
157 Rustic Pl.
167 Rustic Pl. (house and garage)
177 Rustic Pl. (house and garage)
185 Rustic Pl.
190 Rustic Pl. (house and garage)
199 Rustic Pl. (house and garage)

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Old Beechwood Historic District, Columbus, Franklin County, Ohio

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23 Riverview Park Dr. (house and garage)
57 Riverview Park Dr.
75 Riverview Park Dr. (house and garage)
81 Riverview Park Dr. (house and garage)
89 Riverview Park Dr. (house and garage)
103 Riverview Park Dr.
121 Riverview Park Dr. (house and 2 outbldgs.)
159 Riverview Park Dr.
177 Riverview Park Dr.
197 Riverview Park Dr. (house and garage)
205 Riverview Park Dr.
219 Riverview Park Dr.

4765 N. High St. (house and garage)
4845 N. High St.
4891 N. High St.
4895 N. High St.

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Old Beechwold Historic District, Columbus, Franklin County, Ohio

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Non-contributing Buildings

98 W. Jeffrey Pl.
108 W. Jeffrey Pl. (house and garage)
148 W. Jeffrey Pl.
196 W. Jeffrey Pl.
200 W. Jeffrey Pl.
252 W. Jeffrey Pl.
77 W. Jeffrey Pl.
99 W. Jeffrey Pl. (house and garage)
147 W. Jeffrey Pl.

4835 Rustic Bridge
4795 Rustic Bridge

30 W. Beechwold Blvd.
134 W. Beechwold Blvd.
155 W. Beechwold Blvd.

44 W. Royal Forest Blvd.
116 W. Royal Forest Blvd.
174 W. Royal Forest Blvd.
135 W. Royal Forest Blvd.
115 W. Royal Forest Blvd.
91 W. Royal Forest Blvd.

4831 Olentangy Blvd.
4949 Olentangy Blvd.
4922 Olentangy Blvd.
4900 Olentangy Blvd.
4886 Olentangy Blvd.

111 Riverview Park Dr.
187 Riverview Park Dr.

4771 N. High St.
4777 N. High St.
4783 N. High St.

8. Significance

JUN 1 0 1997

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

Specific dates 1906 - 1942 **Builder/Architect** various

Statement of Significance (in one paragraph)

The Old Beechwold Historic District is significant in Columbus, Ohio for its architecture, landscape architecture and community planning aspects. Architecturally it is dominated by houses of stone, brick and stucco, in early twentieth century revival styles. Spawned by the increasing mobility provided by the automobile and public transportation, Beechwold is a successful combination of landscape architecture with an existing natural environment making it a significant example of early twentieth century planning in a suburban neighborhood.

The land on which Beechwold lies originally was part of a much larger tract owned by various members of the same family throughout the 19th century. By 1902, the 75 acres that were left were sold to the Columbus Zoological Company for park purposes and the area became known as "The Zoo". It failed as a business venture after four years. In 1906 the land was acquired by Joseph A. Jeffrey, founder of the Jeffrey Manufacturing Company, who turned the area into his suburban estate, which was named "Beechwalde", meaning "the beech forest". The two original houses which he built here remain as an integral part of the development.

In 1914, Mr. Jeffrey sold the land to Columbus developer, Charles H. Johnson, who formed the Beechwold Realty Company, to develop and promote the area. A major force in the expansion of Columbus, Johnson was associated with a total of 99 suburban subdivisions in the city. He seemed to focus special attention on Beechwold, hiring noted landscape architect William Pitkin, Jr. from Rochester, New York, to lay out the plat. In a lavish real estate brochure from the period, entitled "Beechwold the Beautiful", Johnson calls it a "suburban site for artistic homes" and extolls the natural beauty of the area at great length.

Architecturally, the district has a fine collection of moderately large, early 20th century revival style houses, representing the work of several prominent local architects. English Cottage, Tudor Revival, Georgian and Dutch Colonial are the most prevalent styles along with some Craftsman and Spanish influence. The houses are generally built of quality materials, with a preponderance of stone, brick and stucco. Random coursed stone is particularly prevalent throughout the district. The architectural firms of Marriot & Allen, Petit & Oman, Glass & Austin, Miller & Reeves, A.W. Paine, Thursday Benham and Wooster Bord Field, are among the contributing designers.

Its greatest significance however, lies in the aspects of its planning and landscape architecture in the context of its location, existing terrain and period of development.

When platted in 1915 Beechwold was located further from the center of Columbus than any other contemporary development, being more than 8 miles from the corner of Broad and High Streets. This was more than twice the distance to the centers of Bexley, Arlington and Marblecliff, which were middle to upper middle class suburban towns on the east and west sides of Columbus proper. Improving transportation technology made the location plausible. High Street not only had a streetcar line but was being widened to 50 feet

9. Major Bibliographical References

Baist's Property Atlases, 1920.
Beechwold Realty Co., "Beechwold the Beautiful" (real estate brochure).
Franklin County Survey Map 1937.
Oral interview with Mrs. Carlos Dawes, January 12, 1985.
Rose, Ellen. "This is Beechwold".

10. Geographical Data

Acreeage of nominated property $\pm$ 75

Quadrangle name Northwest Columbus

Quadrangle scale 1:24000

UMT References

A

1	7
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3	2	7	0	6	0
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4	4	3	6	4	4	0
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B

1	7
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3	2	7	7	5	8
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4	4	3	6	4	0	0
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C

1	7
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3	2	7	7	1	0
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4	4	3	5	9	7	0
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D

1	7
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3	2	7	1	3	8
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4	4	3	6	0	2	0
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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

Beginning at the point where the south right of way of Riverview Park Drive intersects North High Street, proceed north 662 feet along the right of way of North High Street to a point at the northeast corner of Parcel 83942 of the Beechwold Subdivision, then

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

state	N/A	code	county	code
state		code	county	code

state		code	county	code
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11. Form Prepared By

name/title Rex Hagerling/Intern

organization City of Columbus Jobs Development Dept. date August 1, 1984

street & number 140 Marconi Blvd. 6th Floor telephone 222-8172

city or town Columbus state Ohio 43215

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title SHPO date 6/5/87

For HCRS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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date entered

Continuation sheet

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to accommodate increased automobile traffic. The developer minimized the distance advertising that Beechwold was "30 minutes from downtown Columbus by streetcar and 20 minutes by automobile".

In spite of this, its location was essentially rural, being two miles north of Columbus' corporation limit. Such development occurred not because it was the next logical location in a concentric circle of development around the city, but because it was a desirable setting that was now more easily reached. Beechwold is a suburban neighborhood, not a town and strongly represents the changing nature of metropolitan development due to increased mobility.

The plan of Beechwold reflects the trend of the period toward curvilinear street layouts, but goes beyond contemporary designs. There were several areas at the time that were making use of curvilinear street arrangements. They tended however, to fall into two categories: those that are imposed on the landscape and those that are dominated by a strong natural environment such as a ravine.

Most developments, such as Arlington and Bexley as well as many of Johnson's other subdivisions fall into the first category. Curving streets are placed on open farmland, and trees and other landscaping are then added. In the second category developments such as Wallhalla and Overbrook, a ravine dictates the layout of the roads and generally defines the setting. These are beautiful environments but lack the feeling of being a neighborhood.

More than any of these areas, Beechwold is an example of sensitive planning in response to a beautiful natural environment. It manages to strike a balance between imposing on the land and being dominated by it. Starting with a fairly flat piece of land covered by virgin forest and with a narrow ravine bisecting the center, the roads were put in to make use of the ravine and were planned so that almost none of the trees had to be removed. What has resulted, with the addition of architecture, is the feeling of being in the woods, without losing any sense of neighborhood. Beechwold remains an amazingly self contained environment all its own, in spite of extensive commercial strip development directly across High Street.

The residents of Beechwold have always been a diverse group. In addition to doctors, lawyers and businessmen there have been many faculty members from Ohio State University as well as artists and architects. Several second generation residents have lived here all their lives. There is an extraordinary sense of community and place that is fostered by this environment.

As a pioneering suburban neighborhood and as an important early example of planning which achieves the successful, sensitive use of an existing environment, Beechwold represents an important aspect of suburban development in Columbus, Ohio.

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The period of significance through 1942 is supported by the steady development of the neighborhood through this period. The majority of the houses were built beginning after the area was platted in 1915 and continued through 1942. The twenty-seven houses built between 1938 and 1942 are integral components of the historic district contributing through their architectural styles, use of materials, setting and landscaping. Development ceased during World War II and the remainder of the 1940s with only five new houses being constructed. The building activity resumed in the 1950s and 1960s with twenty mostly ranch houses being built on previously undeveloped lots. Many of the later houses blend into the character of the historic district through their high degree of architectural design quality utilizing the traditional building materials of slate, wood, stone and brick seen in the earlier houses.

Homes built from 1938-1942:	27
Homes built from 1943-1950:	5
Homes built from 1950-present:	20

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received

JUN 10 1987

date entered

west approximately 1248 feet to the east boundary of the Olentangy River, then south easterly approximately 750 feet along the east boundary of the Olentangy River to a point 16 feet west of the southwest corner of parcel 83979, then east approximately 924 feet to the point of beginning. (See attached map).

Justification for these boundaries stems from their continuing integrity as Beechwold's original borders as it was laid out in 1915. They are quite distinct except for the southern boundary, where two streets continue into another development which differs from Beechwold in period, layout and use of landscape.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Old Beechwold Historic District
Franklin County
OHIO

Substantive Review

Working No. JUN 10 1987
Fed. Reg. Date: 7/9/87 - 7/25/87
Date Due: 7/9/87 - 7/25/87
Action: ☐ ACCEPT
☒ RETURN 7-21-87
☐ REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

Historically & architecturally significant planned
community - nomination must be returned
for technical correction noted below

Recom./Criteria Return
Reviewer Patrick Andrus
Discipline Historian
Date 7/21/87
see continuation sheet

Nomination returned for: ☒ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☒ unaltered	☐ original site
☐ good	☐ altered	☐ moved
☐ fair		date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

Please check status
of properties

8. Significance

Period Areas of Significance—Check and justify below

Specific dates

Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed

Patrick Anderson

Date

2/21/87

Phone: _____

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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

For HCERS use only

received JUN 10 1987

date entered SEP 22 1987

1. Name

historic Old Beechwold Historic District

and/or common same

2. Location

street & number Multiple - See attached map _____ not for publication

city, town Columbus _____ vicinity of _____ congressional district 15

state Ohio code 039 county Franklin code 049

3. Classification

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

4. Owner of Property

name Multiple

street & number

city, town _____ vicinity of _____ state

5. Location of Legal Description

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

street & number 410 South High Street

city, town Columbus state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? _____ yes ☒ no

date April - July 1984 _____ federal _____ state _____ county _____ local

depository for survey records Ohio Historic Preservation Office

city, town Columbus state Ohio

7. Description

Condition		Check one	Check one
☒ excellent	☐ deteriorated	☒ unaltered	☒ original site
☒ good	☐ ruins	☒ altered	☐ moved date _____
☐ fair	☐ unexposed	(both conditions - historic district)	

Describe the present and original (if known) physical appearance

Beechwold is an early, planned, suburban development on 75 wooded acres between North High Street and the Olentangy River in the northern part of Columbus, Ohio. The terrain is generally flat with a gentle slope down to the river along its western border. A ravine that bisects the development has been reserved for parkland, getting deeper as it runs down to the river. Narrow curving streets with no curbs or sidewalks wind their way through the area. There are alternating impressions of dense woodland and clearing, but the houses are generally surrounded by large old trees and extensive landscaping. A small stone bridge crosses the ravine at a narrow point and a stone gate marks the southwest entrance to Beechwold.

Architecturally, while there are a few houses that might be classed as mansions, Beechwold was planned to be an upper middle class development, and the majority of the houses are moderately sized but built of quality materials with a preponderance of stone, brick and stucco. Many local architects are represented here with a variety of early 20th century revival styles. English Cottage, Tudor Revival, Georgian and Dutch Colonial are the most prevalent along with some Craftsman and Spanish influence.

There are ☐ eligible properties in the district. The following examples give a representative sampling. Numbers are keyed to coded map.

1. 150 W. Beechwold (1906). This house was built by Joseph A. Jeffery founder of Jeffery Manufacturing Company, when the area that was to become Beechwold was his private estate. Basically an English Cottage, it has a random rubble first floor with Renaissance^{Revival} detailing on the round stone arches and column enclosing a recessed entrance. The first house in the district, it sets the tone, in material, detail, and styling for the later houses that were to come when the property was sold and developed. (Photo No. 15)
2. 4765 North High Street (1908). Designed by the Columbus architectural firm of Mariot and Allen, this fine craftsman bungalow is planned around a large central room with windows on both north and south sides and a large fireplace. The house was built by Joseph A. Jeffery for the use of an associate while Beechwold was still his suburban estate. For many years this was the home of prominent architect Charles Bulford and is referred to throughout the district as the "gatehouse". (Photo No. 3)
3. 4891 North High Street (1921). This Georgian Revival was built for Atla and David Korn. It has a recessed entrance and symmetrically placed side porches, all with 3 part entablature supported by pilasters and Tuscan columns. It is sited on a wide lot with a pergola and fine landscaping. A heavily wooded divider strip shields it from the commercial development directly across High Street. (Photo No. 32)
4. 35 West Jeffrey Place (1919). This English cottage was built for Ernest G. Dillow. The original section has stone walls and pilasters flanking a recessed entrance. Windows have leaded glass casements. A 2-story frame wing has been added to the east side. (Photo No. 31)

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Continuation Sheet

Old Beechwold Historic District, Columbus, Franklin County, Ohio
Section number 7 Page 2

5. 4876 Rustic Bridge Drive (1929). This house, influenced by its English Cottage style, was designed and built by Eugene Benham. Its first resident was Charles R. Stillman, a prominent professor of Sociology at O.S.U. The coursed random sandstone, stucco and irregular massing are typical of many Beechwold houses. (Photo No. 29)
6. 71 West Jeffrey (1924). This Tudor Revival house was built for James J. Jennings, President of the Columbus National Bank. It features a massive chimney, round arched hood over the entrance and a octagonal sunroom projecting from the east side. (Photo No. 30)
7. 88 West Royal Forest (1930). This classic Dutch Colonial home is one of several in the district. It was designed by architect Thursday Benham of Benham-Richards for Burton West. Random coursed limestone surrounds the first floor and rises into massive chimneys at both ends of the main section of the house. The wood shingled gambrel roof is repeated on the rear wing. The original landscape design for its large corner lot has been maintained. (Photo No. 26)
8. 100 West Beechwold Boulevard (1918). This long rectangular 2 story house has some Spanish or Mediterranean influences. Its central entrance is sheltered by a bracketed round arched hood. large first floor rooms flanking the center hall contains several French doors opening to the exterior. (Photo No. 14)
9. 123 West Jeffrey (1933). This is basically a neo-colonial with the addition of a Greek influenced pediment supported by square pillars. The entrance has a round arched surround. (Photo No. 23)
10. 150 West Royal Forest (1935). This large rambling English Cottage style house was designed by Wooster Bard Field for Fred Price, President of the Price Electric Company. It was constructed with the most advanced electrical innovations that were available at the time. In the Columbus Dispatch of March 22, 1936 two full pages were devoted to it, with articles describing such futuristic features for the time such as an electric garage door opener, garbage disposal, central air conditioning and other advanced electric mechanical systems. Every contractor and supplier associated with the project displayed advertisements about their role in its construction. (Photo No. 24)
11. 4923 West Beechwold Boulevard (1929). This small but interesting house has basically a Spanish influence with its stucco walls and barrel tiled parapets. It was designed by Frank Kinzig, a Dutch architect who used Delft tile in a fountain basin below the large facade window. (Photo No. 21)
12. 230 West Jeffrey (1931). This Colonial Revival house has a Neo-Adamesque arched portico over an entrance with side lights and fan light transom. A two story wing with garage projects from the west side. Simon Dunkle, the executive secretary for former Governor George White, was the original owner. (Photo No. 22)

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

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13. 4837 Olentangy Boulevard (1925). This house was built by Erwin Frey, a noted local sculptor and professor at O.S.U. Frey included personal touches such as relief panels and niches for his sculpture. (Photo No. 18)
14. 4935 Olentangy Boulevard (1926). This Colonial Revival was built for Robert Doan, president of the Nelsonville Brick Company and the present owner's father. Sited on a large lot, it has a view of the Olentangy River to the west. Representative of several brick colonials in the district it has some Neo-Adamesque features such as the arched pediment supported by paired Tuscan columns, as well as the door with sidelights and round arched transom. (Photo No. 19)
15. 121 Riverview Park (1925). This house, entirely of stone, is more influenced by the American Colonial Revival than the English Cottage style. There are a few others in the district that move in this direction. (Photo No. 10)
16. 185 Rustic Place (1934). This English cottage is representative of many of the low stone houses in the district, particularly several of the houses built in the late 1930s and 1940s. (Photo No. 12)

Throughout the Old Beechwold Historic District are houses which have been constructed within the last fifty years. Those built in the late 1930s and 1940s continue the progression of revival styles, materials and methods of building that had been used since the start of the development. Some are quite significant in their own right, but all are easily linked with the older construction making them architecturally and historically an integral part of Old Beechwold. The remainder of the new construction was built in the 1950s and 1960s. These houses are generally in a ranch style, but most of them employ stone and other compatible materials and do not detract from the area.

Contributing houses and garages: 153	contributing structure (stone bridge): 1
contributing sites (overall landscaping): 1	Contributing total: 155
non-contributing buildings and garages: 34	Non-contributing total: 34

* Please note: although some of the photographs date to 1984, a staff site visit in March 1987 confirmed that the photographs are still representative of the appearance and integrity of the historic district.

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Old Beechwold Historic District, Columbus, Franklin County, Ohio

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Contributing Buildings

12 W. Jeffrey Pl.
20 W. Jeffrey Pl. (non-contributing garage)
30 W. Jeffrey Pl. (non-contributing garage)
44 W. Jeffrey Pl. (house and garage)
60 W. Jeffrey Pl. (house and garage)
66 W. Jeffrey Pl. (house and garage)
90 W. Jeffrey Pl.
114 W. Jeffrey Pl. (house and garage)
116 W. Jeffrey Pl.
136 W. Jeffrey Pl. (house and garage)
162 W. Jeffrey Pl. (house and garage)
170 W. Jeffrey Pl. (house and garage)
190 W. Jeffrey Pl. (house and garage)
230 W. Jeffrey Pl.
240 W. Jeffrey Pl.
35 W. Jeffrey Pl.
71 W. Jeffrey Pl.
87 W. Jeffrey Pl. (house and garage)
105 W. Jeffrey Pl. (house and garage)
128 W. Jeffrey Pl.
159 W. Jeffrey Pl. (house and garage)
171 W. Jeffrey Pl. (house and garage)
177 W. Jeffrey Pl. (house and garage)
191 W. Jeffrey Pl. (house and gargae)

4876 Rustic Bridge
4872 Rustic Bridge
4866 Rustic Bridge
4860 Rustic Bridge
4857 Rustic Bridge
4795 Rustic Bridge
4787 Rustic Bridge

38 W. Beechwold Blvd. (house and garage)
46 W. Beechwold Blvd.
54 W. Beechwold Blvd. (house and garage)
62 W. Beechwold Blvd.
66 W. Beechwold Blvd. (house and garage)
80 W. Beechwold Blvd. (house and garage)
88 W. Beechwold Blvd. (house and garage)
100 W. Beechwold Blvd.
150 W. Beechwold Blvd. (house and garage)
206 W. Beechwold Blvd. (house and garage)
316 W. Beechwold Blvd. (house and garage)
209 W. Beechwold Blvd. (house and garage)
4923 W. Beechwold Blvd. (house and garage)

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Old Beechwold Historic District, Columbus, Franklin County, Ohio

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4 W. Royal Forest Blvd. (house and garage)
52 W. Royal Forest Blvd. (house and garage)
68 W. Royal Forest Blvd.
88 W. Royal Forest Blvd.
108 W. Royal Forest Blvd.
128 W. Royal Forest Blvd.
150 W. Royal Forest Blvd.
160 W. Royal Forest Blvd.
160 W. Royal Forest Blvd.
182 W. Royal Forest Blvd.
194 W. Royal Forest Blvd. (house and garage)
214 W. Royal Forest Blvd. (house and garage)
230 W. Royal Forest Blvd.
201 W. Royal Forest Blvd.
175 W. Royal Forest Blvd.
77 W. Royal Forest Blvd. (house and garage)
59 W. Royal Forest Blvd. (house and garage)
53 W. Royal Forest Blvd. (house and garage)
35 W. Royal Forest Blvd.
19 W. Royal Forest Blvd.

4783 Olentangy Blvd. (house and garage)
4793 Olentangy Blvd.
4805 Olentangy Blvd. (house and garage)
4817 Olentangy Blvd.
4821 Olentangy Blvd. (house and garage)
4837 Olentangy Blvd. (house and garage)
4895 Olentangy Blvd.
4935 Olentangy Blvd.
4945 Olentangy Blvd.
4914 Olentangy Blvd.
4820 Olentangy Blvd.

147 Rustic Pl.
162 Rustic Pl. (house and garage)
172 Rustic Pl. (house and garage)
182 Rustic Pl. (house and garage)
210 Rustic Pl.
282 Rustic Pl.
144 Rustic Pl.
157 Rustic Pl.
167 Rustic Pl. (house and garage)
177 Rustic Pl. (house and garage)
185 Rustic Pl.
190 Rustic Pl. (house and garage)
199 Rustic Pl. (house and garage)

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Old Beechwold Historic District, Columbus, Franklin County, Ohio

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23 Riverview Park Dr. (house and garage)
57 Riverview Park Dr.
75 Riverview Park Dr. (house and garage)
81 Riverview Park Dr. (house and garage)
89 Riverview Park Dr. (house and garage)
103 Riverview Park Dr.
121 Riverview Park Dr. (house and 2 outbldgs.)
159 Riverview Park Dr.
177 Riverview Park Dr.
197 Riverview Park Dr. (house and garage)
205 Riverview Park Dr.
219 Riverview Park Dr.

4765 N. High St. (house and garage)
4845 N. High St.
4891 N. High St.
4895 N. High St.

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Non-contributing Buildings

98 W. Jeffrey Pl.
108 W. Jeffrey Pl. (house and garage)
148 W. Jeffrey Pl.
196 W. Jeffrey Pl.
200 W. Jeffrey Pl.
252 W. Jeffrey Pl.
77 W. Jeffrey Pl.
99 W. Jeffrey Pl. (house and garage)
147 W. Jeffrey Pl.

4835 Rustic Bridge
4795 Rustic Bridge

30 W. Beechwold Blvd.
134 W. Beechwold Blvd.
155 W. Beechwold Blvd.

44 W. Royal Forest Blvd.
116 W. Royal Forest Blvd.
174 W. Royal Forest Blvd.
135 W. Royal Forest Blvd.
115 W. Royal Forest Blvd.
91 W. Royal Forest Blvd.

4831 Olentangy Blvd.
4949 Olentangy Blvd.
4922 Olentangy Blvd.
4900 Olentangy Blvd.
4886 Olentangy Blvd.

111 Riverview Park Dr.
187 Riverview Park Dr.

4771 N. High St.
4777 N. High St.
4783 N. High St.

8. Significance

JUN 10 1987

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

Specific dates 1906 - 1942 *1953* **Builder/Architect** various

Statement of Significance (in one paragraph)

The Old Beechwald Historic District is significant in Columbus, Ohio for its architecture, landscape architecture and community planning aspects. Architecturally it is dominated by houses of stone, brick and stucco, in early twentieth century revival styles. Spawned by the increasing mobility provided by the automobile and public transportation, Beechwald is a successful combination of landscape architecture with an existing natural environment making it a significant example of early twentieth century planning in a suburban neighborhood in Columbus, Ohio.

The land on which Beechwald lies originally was part of a much larger tract owned by various members of the same family throughout the 19th century. By 1902, the 75 acres that were left were sold to the Columbus Zoological Company for park purposes and the area became known as "The Zoo". It failed as a business venture after four years. In 1906 the land was acquired by Joseph A. Jeffrey, founder of the Jeffrey Manufacturing Company, who turned the area into his suburban estate, which was named "Beechwalde", meaning "the beech forest". The two original houses which he built here remain as an integral part of the development.

In 1914, Mr. Jeffrey sold the land to Columbus developer, Charles H. Johnson, who formed the Beechwald Realty Company, to develop and promote the area. A major force in the expansion of Columbus, Johnson was associated with a total of 99 suburban subdivisions in the city. He seemed to focus special attention on Beechwald, hiring noted landscape architect William Pitkin, Jr. from Rochester, New York, to lay out the plat. In a lavish real estate brochure from the period, entitled "Beechwald the Beautiful", Johnson calls it a "suburban site for artistic homes" and extolls the natural beauty of the area at great length.

Architecturally, the district has a fine collection of moderately large, early 20th century revival style houses, representing the work of several prominent local architects. English Cottage, Tudor Revival, Georgian and Dutch Colonial are the most prevalent styles along with some Craftsman and Spanish influence. The houses are generally built of quality materials, with a preponderance of stone, brick and stucco. Random coursed stone is particularly prevalent throughout the district. The architectural firms of Marriot & Allen, Petit & Oman, Glass & Austin, Miller & Reeves, A.W. Paine, Thursday Benham and Wooster Bord Field, are among the contributing designers.

Its greatest significance however, lies in the aspects of its planning and landscape architecture in the context of its location, existing terrain and period of development.

When platted in 1915 Beechwald was located further from the center of Columbus than any other contemporary development, being more than 8 miles from the corner of Broad and High Streets. This was more than twice the distance to the centers of Bexley, Arlington and Marblecliff, which were middle to upper middle class suburban towns on the east and west sides of Columbus proper. Improving transportation technology made the location plausible. High Street not only had a streetcar line but was being widened to 50 feet

9. Major Bibliographical References

Baist's Property Atlases, 1920.
Beechwold Realty Co., "Beechwold the Beautiful" (real estate brochure).
Franklin County Survey Map 1937.
Oral interview with Mrs. Carlos Dawes, January 12, 1985.
Rose, Ellen. "This is Beechwold".

10. Geographical Data

Acreage of nominated property $\pm$ 75

Quadrangle name Northwest Columbus

Quadrangle scale 1:24000

UMT References

A

1	7
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3	2	7	0	6	0
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4	4	3	6	4	4	0
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Zone Easting Northing

C

1	7
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3	2	7	7	1	0
---	---	---	---	---	---

4	4	3	5	9	7	0
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E

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G

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B

1	7
---	---

3	2	7	7	5	8
---	---	---	---	---	---

4	4	3	6	4	0	0
---	---	---	---	---	---	---

Zone Easting Northing

D

1	7
---	---

3	2	7	1	3	8
---	---	---	---	---	---

4	4	3	6	0	2	0
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F

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H

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Verbal boundary description and justification

Beginning at the point where the south right of way of Riverview Park Drive intersects North High Street, proceed north 662 feet along the right of way of North High Street to a point at the northeast corner of Parcel 83942 of the Beechwold Subdivision, then

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 Rex Hagerling/Intern

organization City of Columbus Jobs Development Dept. date August 1, 1984

street & number 140 Marconi Blvd. 6th Floor telephone 222-8172

city or town Columbus state Ohio 43215

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

W. Ray Luce

title

SHPO

date

6/5/87

For HCRS use only

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

Patrick Andrews

date

9/22/87

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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Old Beechwold Historic District, Columbus, Franklin County, Ohio

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to accommodate increased automobile traffic. The developer minimized the distance advertising that Beechwold was "30 minutes from downtown Columbus by streetcar and 20 minutes by automobile".

In spite of this, its location was essentially rural, being two miles north of Columbus' corporation limit. Such development occurred not because it was the next logical location in a concentric circle of development around the city, but because it was a desirable setting that was now more easily reached. Beechwold is a suburban neighborhood, not a town and strongly represents the changing nature of metropolitan development due to increased mobility.

The plan of Beechwold reflects the trend of the period toward curvilinear street layouts, but goes beyond contemporary designs. There were several areas at the time that were making use of curvilinear street arrangements. They tended however, to fall into two categories: those that are imposed on the landscape and those that are dominated by a strong natural environment such as a ravine.

Most developments, such as Arlington and Bexley as well as many of Johnson's other subdivisions fall into the first category. Curving streets are placed on open farmland, and trees and other landscaping are then added. In the second category developments such as Wallhalla and Overbrook, a ravine dictates the layout of the roads and generally defines the setting. These are beautiful environments but lack the feeling of being a neighborhood.

More than any of these areas, Beechwold is an example of sensitive planning in response to a beautiful natural environment. It manages to strike a balance between imposing on the land and being dominated by it. Starting with a fairly flat piece of land covered by virgin forest and with a narrow ravine bisecting the center, the roads were put in to make use of the ravine and were planned so that almost none of the trees had to be removed. What has resulted, with the addition of architecture, is the feeling of being in the woods, without losing any sense of neighborhood. Beechwold remains an amazingly self contained environment all its own, in spite of extensive commercial strip development directly across High Street.

The residents of Beechwold have always been a diverse group. In addition to doctors, lawyers and businessmen there have been many faculty members from Ohio State University as well as artists and architects. Several second generation residents have lived here all their lives. There is an extraordinary sense of community and place that is fostered by this environment.

As a pioneering suburban neighborhood and as an important early example of planning which achieves the successful, sensitive use of an existing environment, Beechwold represents an important aspect of suburban development in Columbus, Ohio.

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The period of significance through 1942 is supported by the steady development of the neighborhood through this period. The majority of the houses were built beginning after the area was platted in 1915 and continued through 1942. The twenty-seven houses built between 1938 and 1942 are integral components of the historic district contributing through their architectural styles, use of materials, setting and landscaping. Development ceased during World War II and the remainder of the 1940s with only five new houses being constructed. The building activity resumed in the 1950s and 1960s with twenty mostly ranch houses being built on previously undeveloped lots. Many of the later houses blend into the character of the historic district through their high degree of architectural design quality utilizing the traditional building materials of slate, wood, stone and brick seen in the earlier houses.

Homes built from 1938-1942:	27
Homes built from 1943-1950:	5
Homes built from 1950-present:	20

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west approximately 1248 feet to the east boundary of the Olentangy River, then south easterly approximately 750 feet along the east boundary of the Olentangy River to a point 16 feet west of the southwest corner of parcel 83979, then east approximately 924 feet to the point of beginning. (See attached map).

Justification for these boundaries stems from their continuing integrity as Beechwold's original borders as it was laid out in 1915. They are quite distinct except for the southern boundary, where two streets continue into another development which differs from Beechwold in period, layout and use of landscape.

WASO Form - 177
("R" June 1984)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEETOld Beachwold Historic District
Franklin County
OHIO*Substantive Review*Working No. 6/10/87Fed. Reg. Date: 2/2/88Date Due: 10/2/87Action: ☒ ACCEPT 9-22-87☐ RETURN☐ REJECT

Federal Agency: _____

- ☒
- resubmission
-
- ☐
- nomination by person or local government
-
- ☐
- owner objection
-
- ☐
- appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

*architecturally & historically significant residential district - on resubmission, technical correction has been made.*Recom./Criteria accept A/cReviewer Patrick AndrusDiscipline HistorianDate 9/22/87

____ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unexposed	

Describe the present and original (if known) physical appearance

- ☐
- summary paragraph
-
- ☐
- completeness
-
- ☐
- clarity
-
- ☐
- alterations/integrity
-
- ☐
- dates
-
- ☐
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates

Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



WHEEL - BALANCE - BRAKES - ALIGNMENT SHOCKS



ACTION RENTAL CENTER
PARTY • MEDICAL • TOOL
RENTAL SUPERMARKET

ACTION RENTAL CENTER



North High St. (at entrance to Beechwold)
(Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing S E 2 of 49

N. High St across from Beechwold



4765 N. High St.

(Old Beechwold Historic District)

Columbus, Franklin Co. Ohio

Rex Hagerling

April 1984

City of Columbus Jobs Development Dept.

Facing N

3 of 49



Riverview Park Drive
(Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing E 4 of 49



Rustic Bridge, from park
(Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing W 7 of 49

Rustic Bridge W



W. Beechwold Blvd.
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing NE 8 of 49

W. Beechwold Blvd

NE



121 Riverview Park
(Old Beechwood Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing S E 10 of 49

S.E. 12th pr. Riverview Park

4th SW Bridge

SW



4817 Olentangy Blvd.

(Old Beechwold Historic District)

Columbus, Franklin Co. Ohio

Rex Hagerling June 1984

City of Columbus Jobs Development Dept.

Facing W

11 of 49



185 Rustic Place
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio

Rex Hagerling

April 1984

City of Columbus Jobs Development Dept.

Facing Sw

12 of 49



Rustic Place
(Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing SE 13 of 49

Rustic Place

SE



100 W. Beechwold Blvd.
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling April 1984
City of Columbus Jobs Development Dept.
Facing N 14 of 49



150 W. Beechwold Blvd.
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling April 1984
City of Columbus Jobs Development Dept.
Facing N 15 of 49

150 W. Beechwold

4



201 W. Royal Forest
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing SE 17 of 49



4837 Olentangy Blvd.
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling April 1984
City of Columbus Jobs Development Dept.
Facing W 18 of 49



4935 Olentangy Blvd.

(Old Beechwold Historic District)

Columbus, Franklin Co. Ohio

Rex Hagerling

April 1984

City of Columbus Jobs Development Dept.

Facing W

19 of 49



W. Beechwold Blvd.
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing NW 20 of 49

W. Beechwold Blvd

NW



4923 W. Beechwold Blvd.
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing W 21 of 49



230 W. Jeffrey
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling April 1984
City of Columbus Jobs Development Dept.
Facing N 22 of 49



123 W. Jeffrey
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling April 1984
City of Columbus Jobs Development Dept.
Facing S 23 of 49



150 W. Royal Forest

(Old Beechwold Historic District)

Columbus, Franklin Co. Ohio

Rex Hagerling

April 1984

City of Columbus Jobs Development Dept.

Facing NW

24 of 44



West Royal Forest Blvd.
(Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing E 25 of 49

W. Royal Forest E



80 W. Royal Forest
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling April 1984
City of Columbus Jobs Development Dept.
Facing NE 26 of 49



West Royal Forest Blvd.
(Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing NW 27 of 49

W. Royal Forest NW



W. Royal Forest
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing NW 28 of 49

W. Royal Forest
NW



4876 Rustic Bridge Dr.
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling April 1984
City of Columbus Jobs Development Dept.
Facing S E 29 of 49



71 W. Jeffrey
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling April 1984
City of Columbus Jobs Development Dept.
Facing SW 30 of 49



35 W. Jeffrey
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling April 1984
City of Columbus Jobs Development Dept.
Facing SW 31 of 49



4891 N. High St.

(Old Beechwold Historic District)

Columbus, Franklin Co. Ohio

Rex Hagerling

April 1984

City of Columbus Jobs Development Dept.

Facing W

32 of 49



North High St. (behind median)
(Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing S 33 of 49

N. High St. S
S.



Corner High St. & West Jeffrey
(Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing W 34 of 49

Cor W. Jeffrey & N. High St
W.



Coern of N. High & Morse Rd.
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing SE 35 of 49

Cor N. High St. + Morse Rd

E



Rathbone Road (Adjacent to Beehwold H.D.)
(Old Beechwold Historic District)
Columbus, Franklin Co. Ohio
Rex Hagerling June 1984
City of Columbus Jobs Development Dept.
Facing NW 36 of 49

Rathbone Road NW

JUN 10 1987



Old Beechwold Historic District
93 W. Jeffrey Place
Columbus, Franklin County, Ohio
March 1987

#37

N.C.

Photographer: Sandy Davies
Negs: Columbus Landmarks Foundation
22 North Front St., Columbus Ohio

JUN 10 1987



Old Beechwold Historic District

108 W. Jeffrey Place

Columbus, Franklin County, Ohio

March 1987

Photographer: Sandy Davies

Negs: Columbus Landmarks Foundation

22 North Front St., Columbus Ohio

#38

N.C.



4949

Old Beechwold Historic District
4949 Olentangy Blvd
Columbus, Franklin County, Ohio
March 1987

Photographer: Sandy Davies
Negs: Columbus Landmarks Foundation
22 N. Front St., Columbus Ohio

#39

N.C.



Old Beechwold Historic District
4900 Olentangy Blvd
Columbus, Franklin County, Ohio
March 1987

Photographer: Sandy Davies
Negs: Columbus Landmark Foundation
22 N. Front St., Columbus, Ohio

#40

NC



Old Beechwold Historic District
4886 Olentangy Blvd
Columbus, Franklin County, Ohio
March 1987

#41

N.C.

Photographer: Sandy Davies

Negs: Columbus Landmarks Foundation
22 N. Front St., Columbus, Ohio



Old Beechwold Historic District
4837 Olentangy Blvd
Columbus, Franklin County, Ohio
March 1987

#42

Photographer: Sandy Davies
Negs: Columbus Landmarks Foundation
22 N. Front St, Columbus, Ohio



#43

Old Beechwold Historic District

214 W. Royal Forest Blvd

Columbus, Franklin County, Ohio

March 1987

Photographer: Sandy Davies

Negs: Columbus Landmarks Foundation

22 N. Front St., Columbus, Ohio



Old Beechwold Historic District
116 W. Royal Forest Blvd
Columbus, Franklin County, Ohio
March 1987

Photographer: Sandy Davies

Negs: Columbus Landmarks Foundation
22 N. Front St., Columbus, Ohio

#44

N.C.



#45

Old Beechwold Historic District
108 W. Royal Forest Blvd
Columbus, Franklin County, Ohio
March 1987

Photographer: Sandy Davies

Negs: Columbus Landmarks Foundation
22 N. Front St., Columbus, Ohio



Old Beechwold Historic District
115 W. Royal Forest Blvd
Columbus, Franklin County, Ohio
March 1987

#46

N.C.

Photographer: Sandy Davies

Negs: Columbus Landmark Foundation

22 N. Front St., Columbus, Ohio



Old Beechwold Historic District
44 W. Royal Forest Blvd
Columbus, Franklin County, Ohio
March 1987

#47
N.C.

Photographer: Sandy Davies
Negs: Columbus Landmarks Foundation
22 N. Front St., Columbus, Ohio



Old Beechwold Historic District

#48

46 W. Beechwold Blvd

Columbus, Franklin County, Ohio

March 1987

Photographer: Sandy Davies

Negs: Columbus Landmarks Foundation

22 N. Front St., Columbus, Ohio



Old Beechwold Historic District
4831 Riverview Park Drive
Columbus, Franklin County, Ohio
March 1987

#49

N.C.

Photographer: Sandy Davies
Negs: Columbus Landmarks Foundation
22 N. Front St., Columbus, Ohio

JUN 10 1987

Missing Core Documentation

Property Name	County, State	Reference Number
Old Beechwold Historic District	Franklin, Ohio	87001146

The following Core Documentation is missing from this entry:

☐ Nomination Form

☒ Photographs (#s: 1, 5, 6, 9, 16)

☐ USGS Map

Old Beechwold Historic District



Old Beechwold Historic District
Columbus, Franklin County, Ohio

contributing buildings:  JUN 10 1987

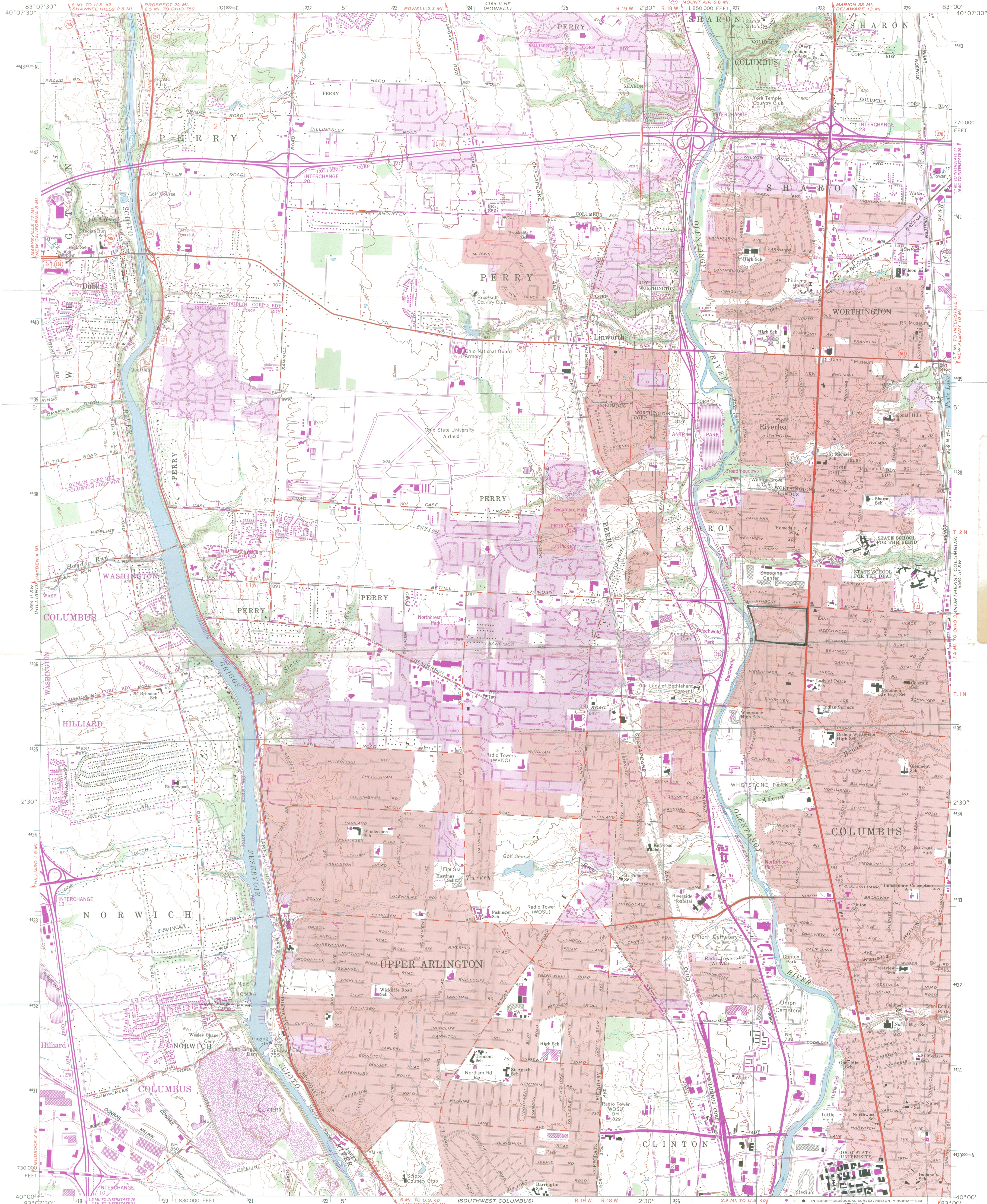
non-contributing buildings: 

photographs views: 



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

NORTHWEST COLUMBUS QUADRANGLE
OHIO—FRANKLIN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Revised in cooperation with State of Ohio agencies

Control by USGS, NOS/NOAA, and Columbus Geodetic Survey

Topography by photogrammetric methods from aerial photographs
taken 1953. Field checked 1955. Revised 1965

Polyconic projection. 10,000-foot grid ticks based on Ohio
coordinate system, south zone. 1000-meter Universal Transverse

Mercator grid ticks, zone 17, shown in blue. 1927 North
American Datum. To place on the predicted North American

Datum 1983 move the projection lines 3 meters south and 9
meters west as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked

Red tint indicates areas in which only landmark buildings are shown

Area west of the Scioto River lies within the Virginia Military District
Area east of the Scioto River lies within the United States Military District

Land lines based on the Base Line of the United States Military District

There may be private inholdings within the boundaries of
the National or State reservations shown on this map

SCALE 1:24,000

1 1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 10 15 20 25 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

UTM GRID AND 1982 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092

A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty Road Light-duty Road

Medium-duty Road Unimproved dirt Road

Interstate Route U.S. Route State Route

QUADRANGLE LOCATION

Revisions shown in purple and woodland compiled in cooperation
with State of Ohio agencies from aerial photographs taken

1980 and other sources. This information not field
checked. Map edited 1982

Purple tint indicates extension of urban area

N4000—W8300/7.5

1965
PHOTOREVISED 1982
DMA 4364 II SE—SERIES V852

Old Beechwood Historic District
Columbus, Franklin County, Ohio

UTM:
A) 17 327060 4436440
B) 17 327758 4436400
C) 17 327710 4435970
D) 17 327138 4436020

JUN 10 1987

This is a detailed site plan for a residential development. The plan features a grid of lots, many of which are numbered. Key elements include:

- Lot Numbers:** Lots are numbered throughout the plan, including 1-117. Some numbers are circled, possibly indicating specific features or priorities.
- Green Spaces:** Several areas are labeled "PARK" and "RESERVED", indicating designated green spaces and undeveloped land.
- Infrastructure:** A winding road or path runs along the left side, and a straight road runs along the top. The plan also shows various streets and pathways connecting the lots.
- Landscaping:** The plan is densely populated with small circles representing trees or landscaping, suggesting a focus on greenery and aesthetics.
- Overall Layout:** The layout suggests a planned community with integrated green spaces and a clear infrastructure network.

RESERVED

R E S E R V E D

RESERVED

R E S E R V E D



JUN 10 1987

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470



OHIO
HISTORICAL
SOCIETY
SINCE 1885

8 June 1987

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Carol:

Enclosed are 3 new National Register nominations and 1 resubmitted nomination. All of the appropriate notification procedures have been followed for the new submissions.

New Submissions

East Fourth St. Historic District
Old Beechwold Historic District
Guy Tilden Thematic Resources

County
Cuyahoga
Franklin
Stark

Resubmission

Niles Interurban Combine #21

County
Franklin

Please contact me if you have any questions.

Sincerely,

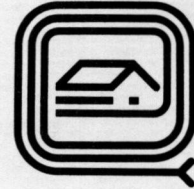
W. Ray Luce
State Historic Preservation Office

WRL:bp
Enclosures

JUN 10 1987

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470



**OHIO
HISTORICAL
SOCIETY**
SINCE 1885

August 11, 1987

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Carol:

Enclosed is one resubmitted National Register nomination for the Old Beechwold Historic District, Columbus, Franklin County, Ohio. The required information requested on the evaluation/return sheet has been provided.

Please contact me if you have any questions.

Sincerely,

W. Ray Luce

W. Ray Luce
State Historic Preservation Office

WRL:bp
Enclosures

RECEIVED

AUG 18 1987

NATIONAL
REGISTER

Old Beechwold Historic District,
Columbus, Franklin County, Ohio

Beechwold
The Old Colony



Beechwold

*Beechwold.
Realty
Company*



The Olentangy River in Autumn
Beechwold

A black and white photograph of a wooded area. A path or clearing leads through a dense forest of trees. The trees are tall and leafy, creating a canopy overhead. The lighting suggests a bright day, with some areas of the path and ground being very bright, almost washed out, while the shadows under the trees are dark.

The
South
Entrance
Beechwold

A Place for Better Homes

WHEN you set out to proclaim the charms of such a residence site as Beechwold, there is such a long list—to the lover of the beautiful—that in justice to all, and severally, you scarcely know where to begin. To the busy business man, Beechwold's chief charm may lie in the beauty and quiet of its natural setting; to the housewife, it may be in the high character of Beechwold's restrictions; to the mother, ever thoughtful of her children's welfare, it may be the pure air, the well-bred neighbors, and the freedom of the community from the contaminating influences of the city; while to the young people, the canoeing on the river, and the other out-of-door recreations may be the features that most attract. Taken from any of these angles, Beechwold has its particular attractions for every member of the household.

From even the above brief summary, it will be seen that Beechwold promises an entirely new kind of home-site for Columbus. The majestic old forest trees we believe are the community's crowning glory and would alone stamp Beechwold as a residence site of incomparable charm.

When you add to this, however, the beautiful stretch of river scenery that flanks Beechwold on the west; the high class of the building rules; the presence of all civic conveniences, minus its smoke, noise and dirt—and we believe you will concede that Beechwold is the home-site ideal.

We have spoken of Beechwold's superb trees. They include nearly every imaginable species, some being of a giant stature. Here the sturdy oak, the symmetrical beech, the walnut, the maple, the hickory, etc., all add their mead of beauty to the landscape. These trees are being reverently preserved, the plat of the district having been so skilfully planned that scarcely any of them need be removed in putting in the improvements. Each home location will have plenty of open space for a good house, without removing the trees. It is the desire of Beechwold's promoters to preserve the natural phases of its beauties so far as is practicable, and the trees will therefore look down upon the residents of Beechwold just as they looked down upon the Indians ten decades ago.

Until you have actually seen the property, it is difficult to give you an adequate conception of its charms. The pictures we are reproducing herewith admittedly fail to do full justice to the reality. The beautiful vistas that surround you in Beechwold; the sequestered nooks and quiet byways that everywhere beckon you;—these are the things that mere pictures and cold type cannot convey. The charm of Beechwold and its environs have in the past furnished inspiration for poet and painter, and as a de luxe home-site its beauties will supply a mental uplift that will sweeten life for all in the community.

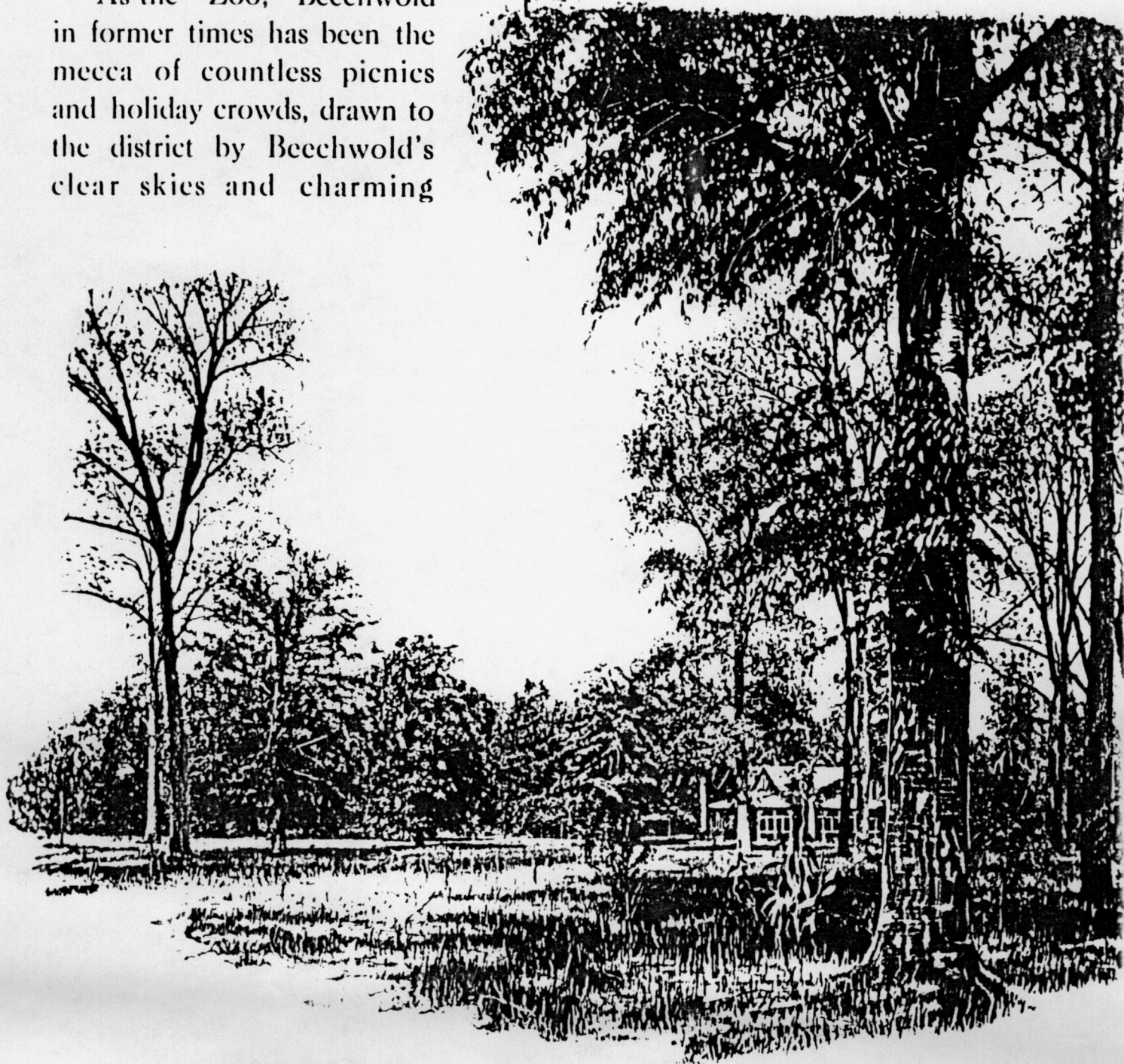
The location of Beechwold is as fortunate as it is beautiful. It lays a little less than two miles north of the city's corporation line, between North High Street and the Olentangy River. The car line passes directly in front of the property. From the heart of the city, the district is reached in thirty minutes by street car and twenty minutes by automobile. North High Street forms a broad, easy highway, direct to Beechwold, and is now being improved with a fifty-foot roadway.

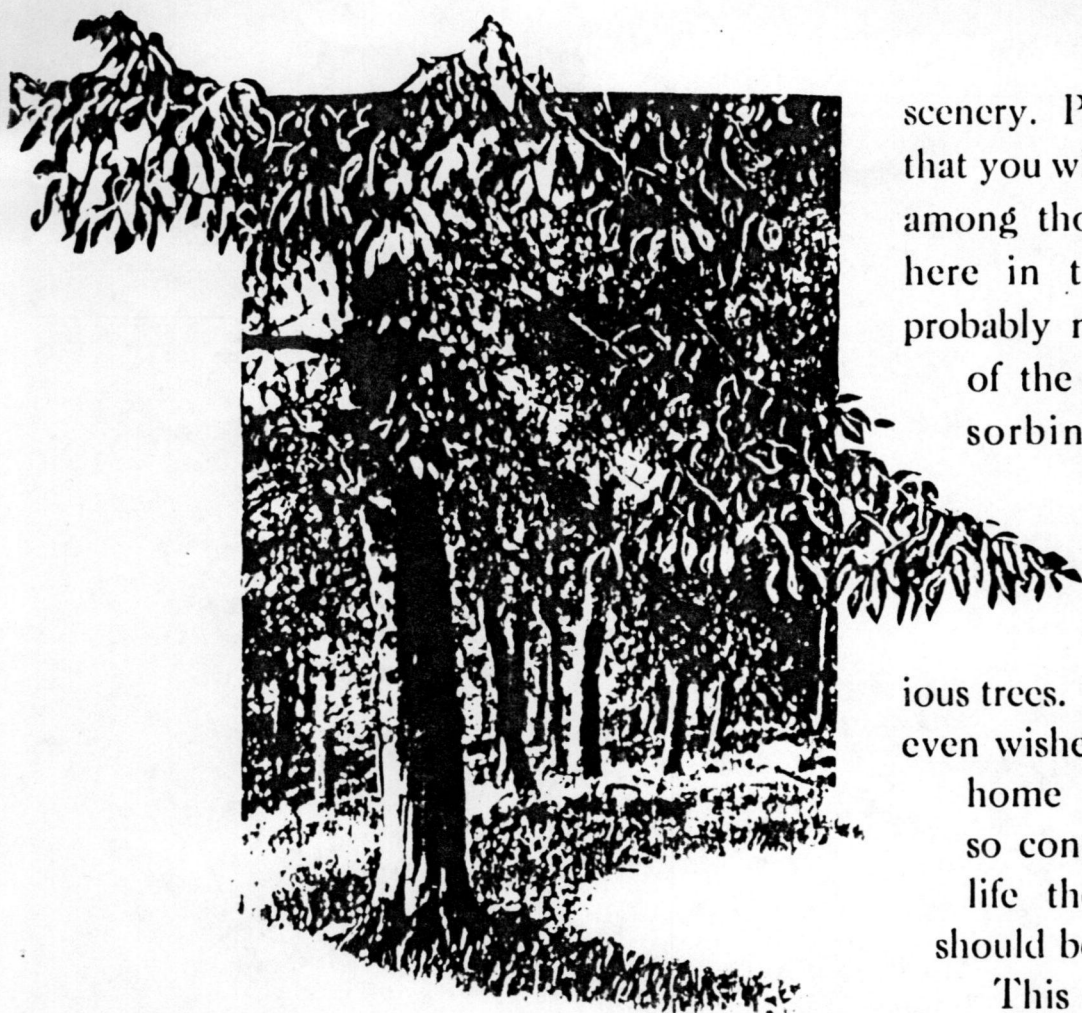
At the time this booklet goes to press, the improvement of Beechwold is well under way. Winding, graceful streets, are being put in and paved; city water, gas and electricity, are being brought into the property; sewers are being constructed, and all of these improvements

are being paid for by the company. It is the purpose of Beechwold's sponsors that residents of the community shall enjoy all the charms of suburban life, and yet have the comforts and advantages of the city right at hand.

Beechwold's charms in the past have been seen and recognized by men of sound judgment and business capacity. Over ten years ago it was purchased for public park purposes and became the "Zoo." More recently it has been the beautiful suburban estate of Mr. J. A. Jeffrey, president and founder of the Jeffrey Manufacturing Co., of this city. For the originating of the name "Beechwold," (which means literally "The Beech Forest"), the Company's thanks are due the estimable Mrs. Jeffrey. We believe no name could be more appropriate.

As the "Zoo," Beechwold in former times has been the mecca of countless picnics and holiday crowds, drawn to the district by Beechwold's clear skies and charming





scenery. Perhaps it is just possible that you who read may have been among those who have picnic-d here in the past. If so, you probably need not be reminded of the joy you found in absorbing nature in all her loveliness, and the pleasure of resting in the shade of Beechwold's glorious trees. Perhaps you may have even wished to some day have a home in surroundings that so contribute toward making life the thing of beauty it should be.

This wish has now become a possibility. Beechwold has been platted for home-sites, the street and other improvements are now being put in, and the whole community is being prepared as a de luxe location for better homes. The prices of the home locations are attractive, and our terms are decidedly easy. All that stands between you and owning a location in this desirable community, is the promise which you must give us that when you build, your home will be in accordance with the restrictions, which simply means that it will help to beautify the community, and not be a detriment. As a wise home-buyer you realize this is more of a safeguard than a "restriction."

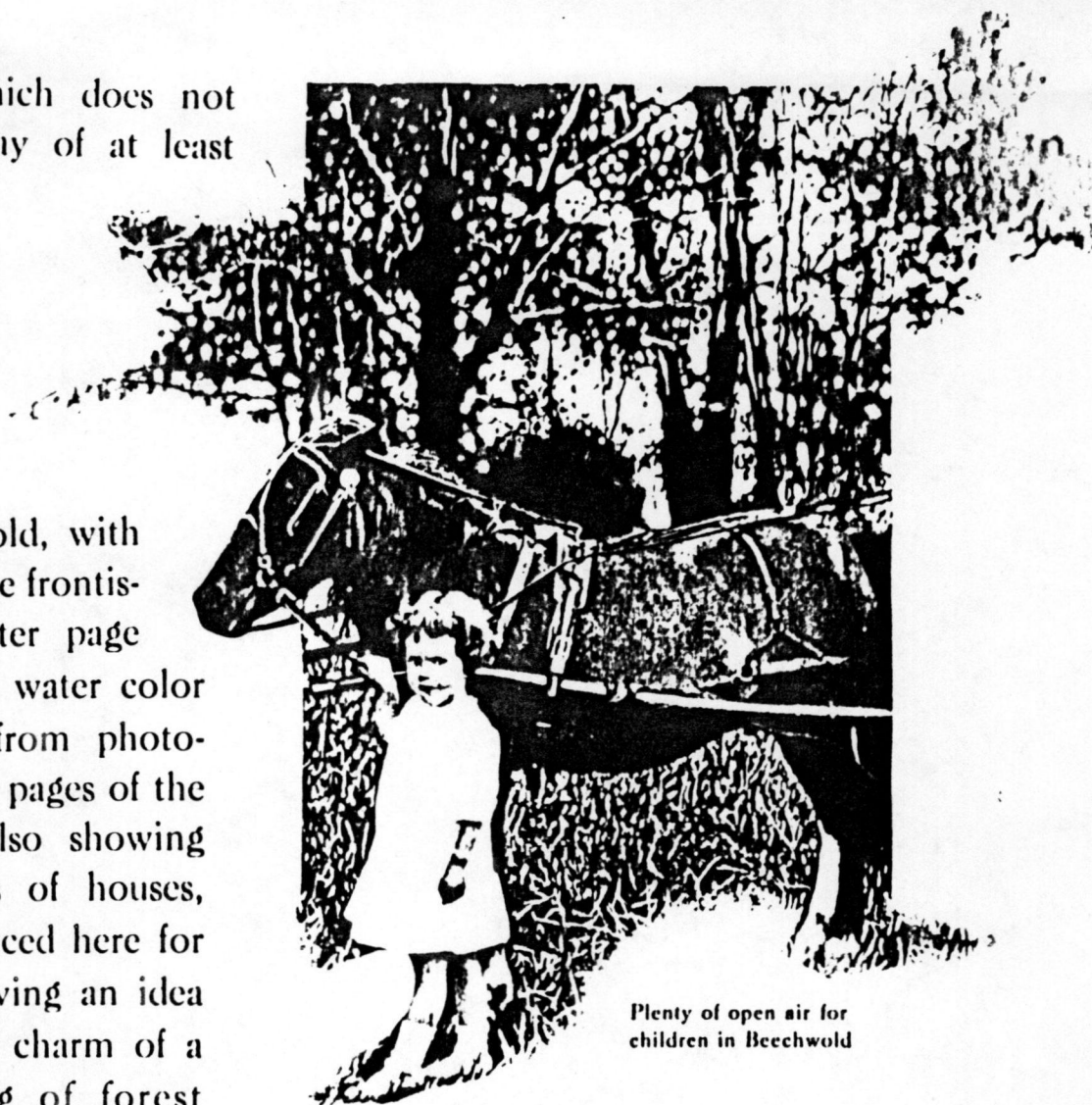
Beechwold's restrictions are not needlessly severe, but they cover all the points that experience has shown to be necessary in maintaining a community of the character of Beechwold. No "double" houses, apartments or commercial structures, will be permitted. All homes must be of substantial material, and must be of an architectural type suited to the district. The plans for all homes must first be approved by the Beechwold Architectural Committee. No home can be erected

in Beechwold which does not represent an outlay of at least \$5,000.

The pictures we are reproducing in this booklet are actual photographs taken in Beechwold, with the exception of the frontispiece and the center page picture, which are water color paintings drawn from photographs. In the last pages of the booklet we are also showing some photographs of houses, which are reproduced here for the purpose of giving an idea of the beauty and charm of a home in a setting of forest trees, such as Beechwold offers.

The pictures that are actually taken in Beechwold we feel will at least give some slight idea of the natural attractiveness of the property. If they inspire you with a desire to see the community for yourself and to investigate our offer, the booklet will have accomplished the sole purpose for which it was intended.

Beechwold is being promoted by the Beechwold Realty Company, Incorporated, of Columbus. While the corporation has been very recently formed, and for the chief purpose of improving and promoting Beechwold, the company's principals are by no means new in the real estate field in Columbus. In fact, the individuals of the company have probably developed and successfully marketed more suburban real estate, especially in recent years, than any other individual or company in the city. It might also be added, in common justice, that they have given more deserving young people a start toward independence, and made it



Plenty of open air for children in Beechwold

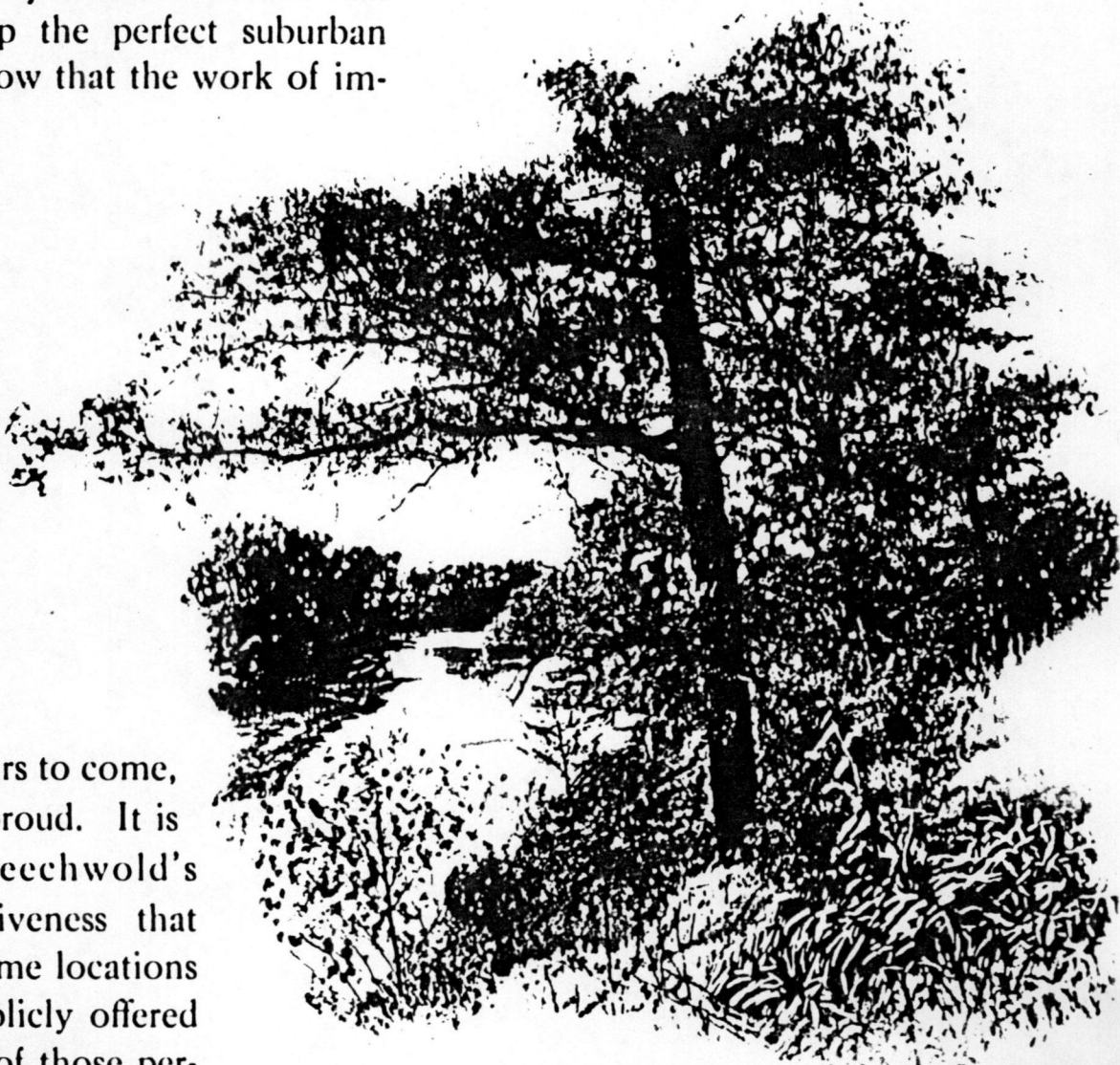


View of
the Olentangy
from Beechwold

possible for more persons to acquire a home of their own than perhaps any other individual or company in Columbus.

It is such men as these who are backing Beechwold. They have foreseen the need of a better residence district, properly restricted, and which at the same time possesses those charms of nature that make suburban living a real delight. After months of investigation they have decided upon Beechwold. No other section could be found that offered the same picturesqueness, the same scenic attractiveness, the same majestic old forest trees. No other section seemed so favored by nature with just the elements that go to make up the perfect suburban home-site. Now that the work of improving and developing the property has been undertaken it is the determination of its sponsors to make Beechwold the gem home-site of Columbus, and a gift to the city of which our citizens, for years to come, will be justly proud. It is a tribute to Beechwold's natural attractiveness that even before home locations there were publicly offered for sale, some of those persons who knew the property and who were familiar with our plans, came to us and purchased in Beechwold.

We have not heretofore laid any great stress upon the probable

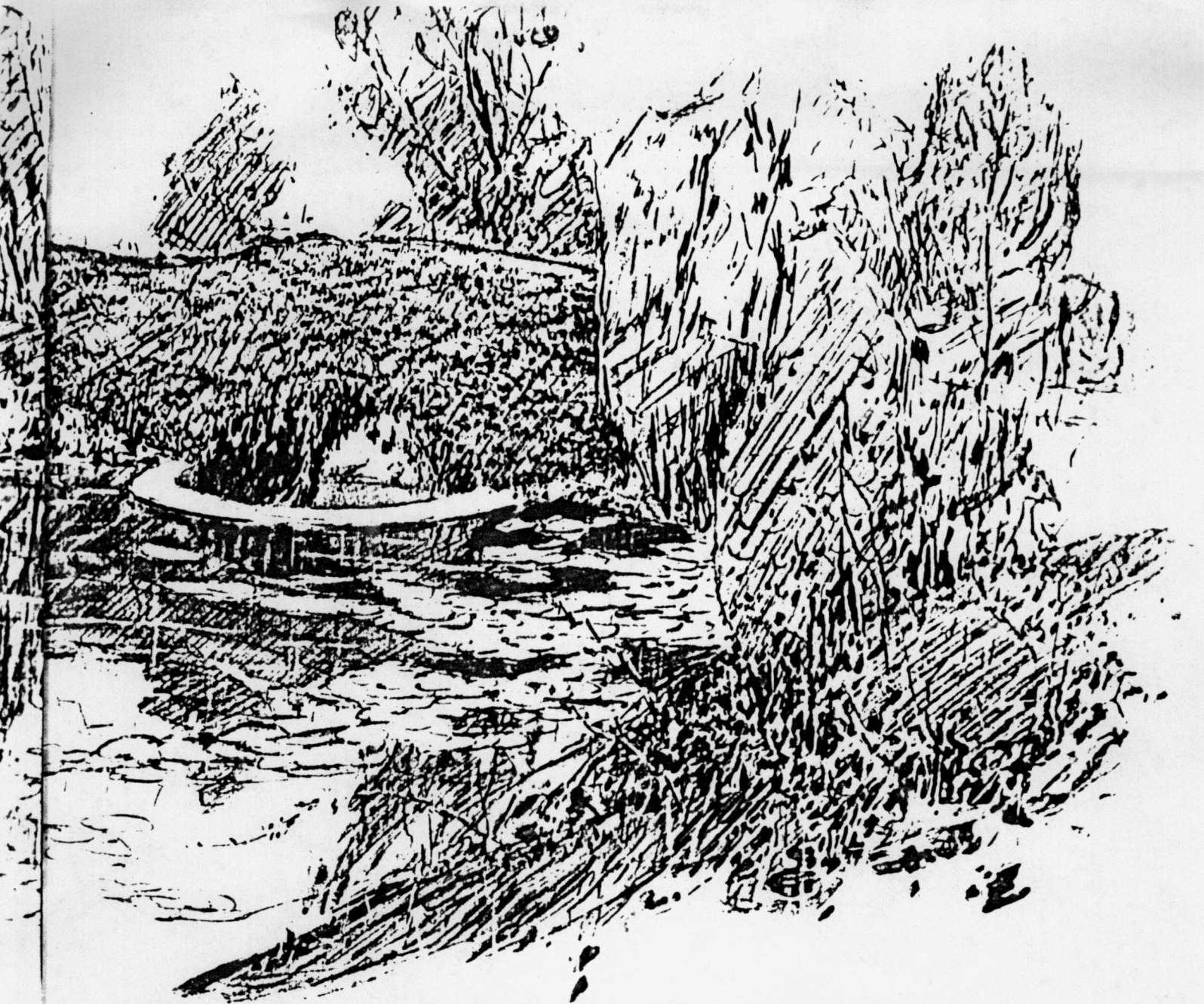




The Ivy-covered Bridge
Beechwold

increase in the value of property in Beechwold. This, we believe, is not a matter of prime importance, either from our own standpoint or from that of the real home seeker. The property has been platted solely for the purpose of supplying a de luxe home-site for lovers of the beautiful, and the dollar mark has not entered into either the planning or advertising of Beechwold. In substantiation, however, of our claim that the value of the property is certain to increase, we would call attention to the steady growth of the city northward and the constant demand for new building locations along or near North High Street. A booklet might be written on this subject alone.

In the matter of public recreation Beechwold is being well provided for. Already a Tennis Club has been formed and tennis courts are now



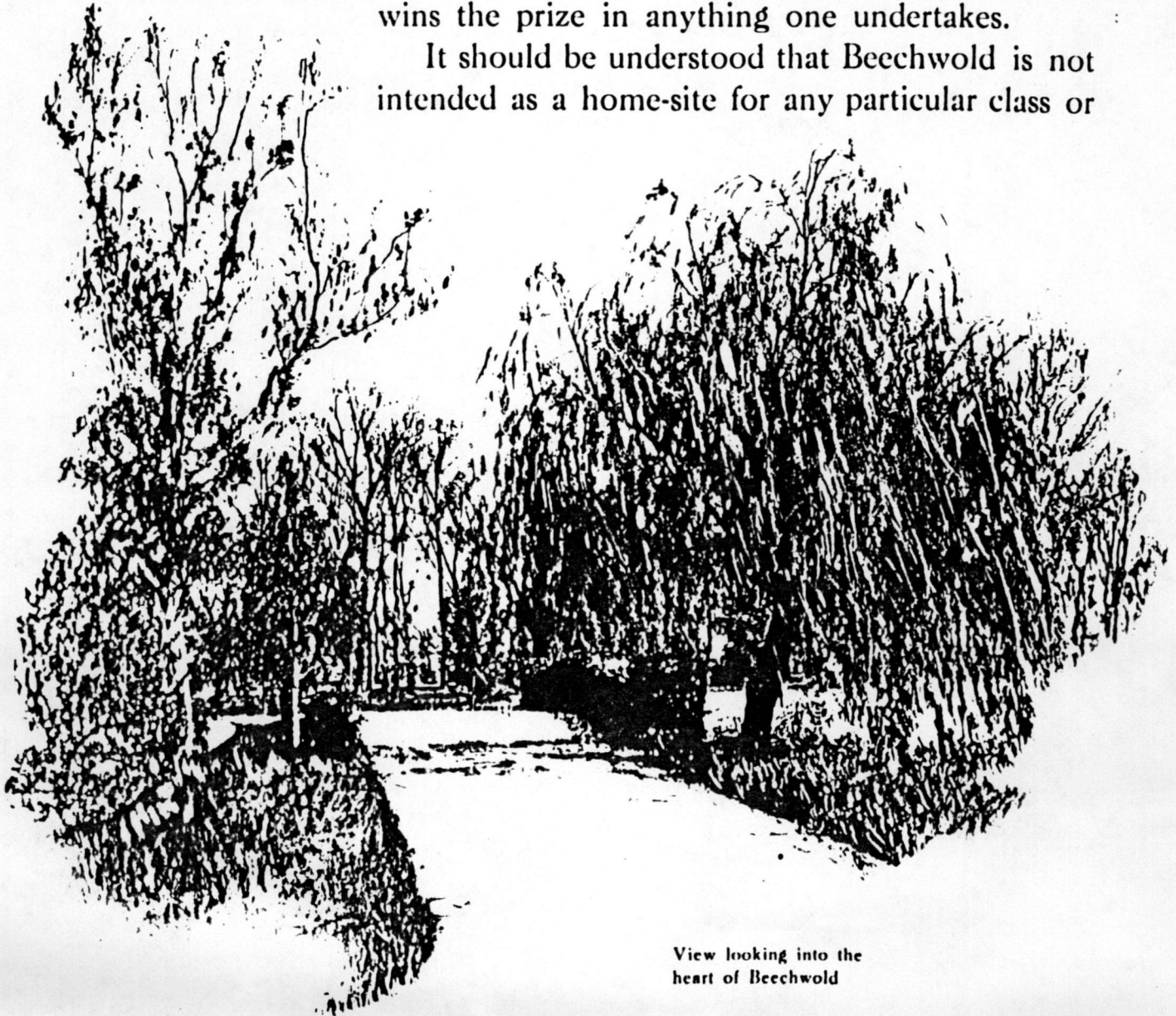
under construction. As will be seen from the plan in the back of this book, several sections of the property have been reserved, and these will be devoted to childrens' playgrounds, tennis courts, and other recreation purposes just as fast as the needs of the district become apparent.

Beechwold in summer is from ten to twenty degrees cooler than the more crowded sections of the city. The cool, shady trees, the refreshing river scenery, the pure air and freedom from the smoke, noise and dirt of the city—these are the things that made Beechwold the ideal picnic spot, and it is these same attractions that now make it a delightful place to live. In summer Beechwold has features that surpass many summer resorts we have seen, and a home there will supply more real enjoyment and lasting satisfaction the year around than many vacation trips to the seashore or mountains. When King Winter holds sway the

property presents some scenic aspects that are equally unique. The snow-carpeted ravines, the dark, wooded uplands, the snow clinging to tree trunks and branches, these everywhere open up vistas that disclose anew Beechwold's transcendent charm, the whole forming a panorama that captivates the beholder's eye.

The plat of Beechwold was engineered and designed by Mr. William Pitkin, Jr., of Rochester, N. Y., a landscape architect of national reputation. All the natural beauties of the property have been made the most of by Mr. Pitkin, so that there is scarcely a single building location but has its own peculiar charm, and each home site will share in the beauty of the whole community. This thought leads us to suggest that you make your selection early in Beechwold, for the reason that while all the home sites are attractive your particular preference may be identical with that of some one else. It is prompt action that usually wins the prize in anything one undertakes.

It should be understood that Beechwold is not intended as a home-site for any particular class or



View looking into the
heart of Beechwold

caste, other than that home-loving class who take pride in home things irrespective of their balance in the bank. Beechwold is a "rich man's paradise" only in the sense that whoever builds himself an up-to-date, artistic home is rich, regardless of whether or not the home is a millionaire's mansion. As we conceive it, Beechwold is not intended primarily for either those who exercise great riches nor for families of extremely limited means.

To sum up then, Beechwold is a de luxe site for homes; protected by careful restrictions; and being promoted by men of known and established character in the community. The offices of The Beechwold Realty Company are located at Suite 705, Columbus Savings & Trust Bldg., at the corner of Long and High Streets. Courteous representatives of the company will be glad to take you to Beechwold in one of our automobiles and show you over the property without obligat-



ing you in the slightest. The company's tele-

phones are
Bell Phone,
Main 6286;
Automatic 10411.

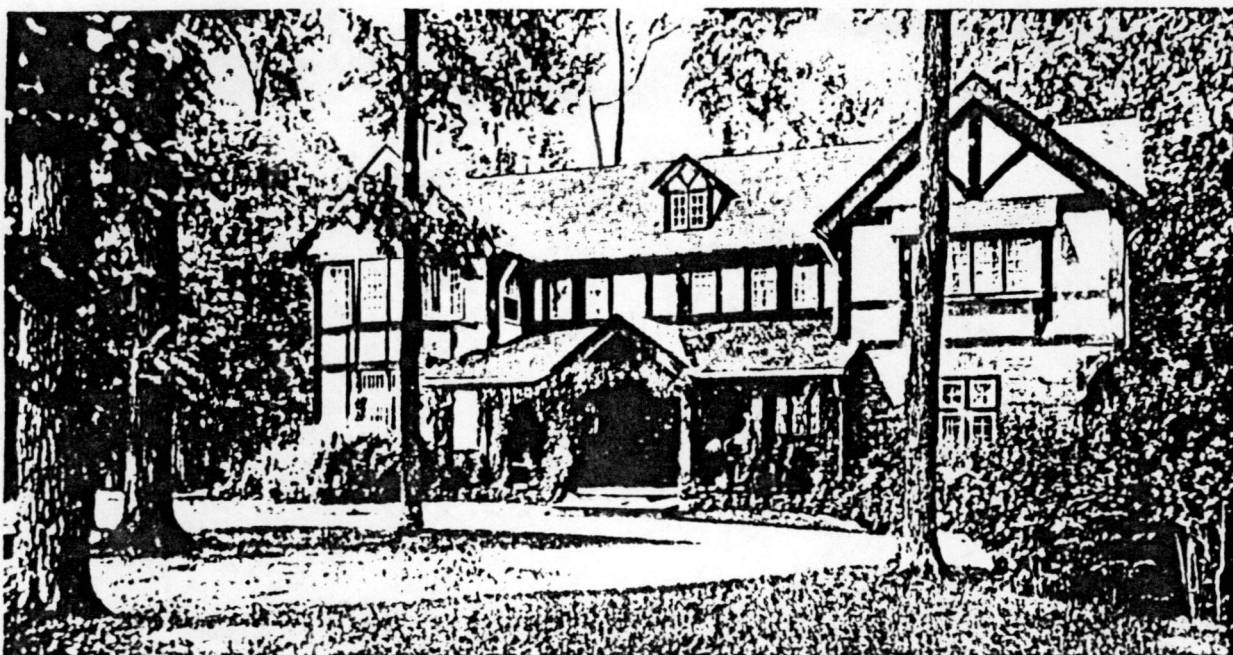
Moonlight on
the Olentangy



Views from here and there in Beechwold



Scenes like these invite you to a stroll in Beechwold



A Typical Beechwold Setting

Beechwold's Architectural Possibilities



BEECHWOLD'S wealth of fine old forest trees offers a setting of unsurpassed charm and picturesqueness for homes in the various styles of architecture now popular. In fact, Nature has so favored Beechwold that there is scarcely a building site in the entire district but which has one or more of these old monarchs of the forest to supply its shade and to add its beauty to the home environment.

To give you some definite idea of how your own home would look, set among Beechwold's trees, we reproduce some homes on this and the following pages. Each of these pictures shows a home in a beautiful sylvan setting exactly identical with what can be found in Beechwold. Some of these homes it will be noticed are built of wood. While the Architectural Committee would not lay down a hard and fast restriction against wood, the large majority of Beechwold's homes will be of stucco, brick or other suitable material.

All architectural plans for homes in Beechwold must first be passed by the Beechwold Committee on Architecture, the Committee reserving

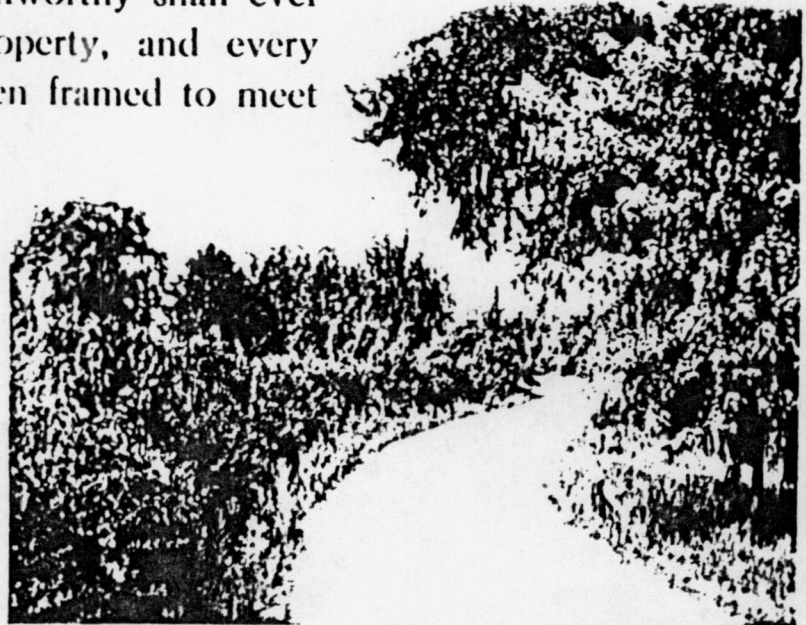


Frank L. Packard, Architect

the right to reject any plans, in their entirety. In fact, we would urge that home-builders in Beechwold consult with us before proceeding to secure plans, as we feel, from our experience, that we are in position to render preliminary service of a nature that will get the best results for all concerned.

Beechwold is and must be maintained as the gem home-site of Columbus. No home can be erected which does not represent an outlay of at least five thousand dollars *for the house*. It is our purpose to insure that nothing unworthy shall ever encroach upon the property, and every restriction made has been framed to meet some specific need.

In conclusion the company desires to thank the architects of Columbus for their advice and kindly co-operation in the planning and platting of Beechwold. They also wish to invite our





"Art, Glory, Beauty, fade, but Nature still is fair."—*Byron*

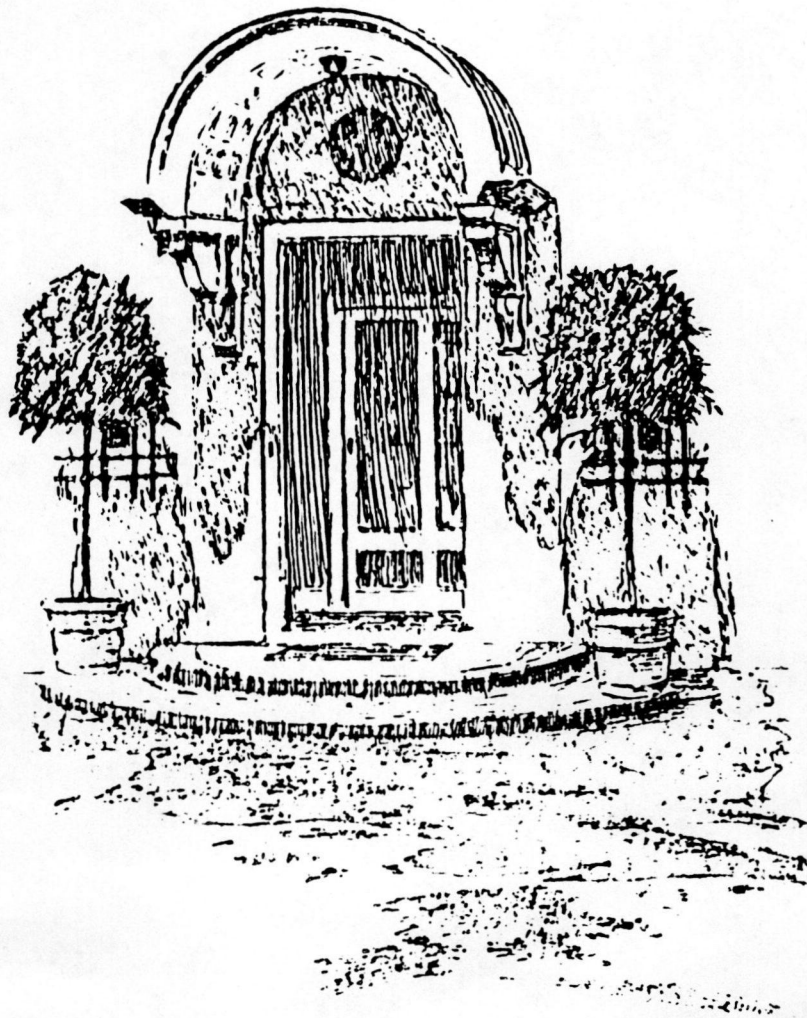


Building sites just like these are plentiful in Beechwold

citizens to come to Beechwold, and enjoy its natural beauties just as they have done in the past. At the time this book goes to press Beechwold will shortly be decked in all its springtime verdure; the wild flowers will be out along the river and in the forest; the birds will be singing their gala song, and all nature be in tune. You are welcome to refresh your soul close to nature in Beechwold; you are invited to drink in its beauties and enjoy its shady nooks and quiet byways. This is our personal invitation to you.

In closing, we believe the poet Thompson's thought of home appropriate:

"Home is the resort of love, of peace and plenty;
Where supporting and supported, polished friends
And dear relations mingle into bliss."



Beechwold Facts at a Glance

WHAT IT IS:

A restricted, suburban site for artistic homes.

WHERE IT IS:

On North High Street. (Formerly the ZOO.)

ITS HISTORY:

Beechwold was formerly the ZOO, and later the suburban estate of Mr. J. A. Jeffrey.

THE IMPROVEMENTS:

Improved streets, sidewalks, curb and gutters, electricity, sewers, natural gas, city water mains. Also tennis courts, playgrounds, etc.

THE RESTRICTIONS:

No "doubles," "flats," commercial structures, hospitals; no houses costing less than \$5,000; the architecture of all homes must be acceptable to the Beechwold Committee on Architecture; et cetera. (See our complete list of restrictions.)

ITS ATTRACTIONS:

Clear, smokeless skies; pure air; a beautiful beech forest; attractive river scenery; winding, graceful streets; pretty homes; good neighbors; city comforts in a suburban setting; street cars direct to the property; right on North High Street; twenty minutes from Broad and High Streets by automobile; thirty minutes by street car.

PRICES OF BUILDING SITES:

From \$1300 up, according to size and location.

The Beechwold Realty Company

Incorporated

Suite 705, Columbus Savings & Trust Bldg., Columbus, Ohio

Officers

CHARLES F. JOHNSON, President
HERMAN H. JOHNSON, Vice President
A. F. CRAYTON, Secretary

Directors:

CHARLES F. JOHNSON
HERMAN H. JOHNSON
A. F. CRAYTON
E. W. CRAYTON
E. KINSEY
ELLSWORTH HORLOCKER