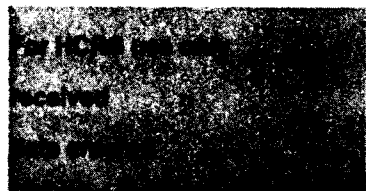


Ref#: 87001146

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



Listed: 9/22/87

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street & number Multiple - See attached map not for publication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
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> 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

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. 3)
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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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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received

date entered

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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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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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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

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" 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"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> 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 architectural 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.

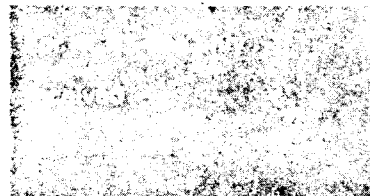
Its greatest significance however, lies in the aspects of its planning and landscape architecture in the context of its location, existing terrain and period of development.

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

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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.

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 + 75  
Quadrangle name Northwest Columbus Quadrangle scale 1:24000

UMT References

A	<div>17</div>	<div>327060</div>	<div>4436440</div>	B	<div>17</div>	<div>327758</div>	<div>4436400</div>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<div>17</div>	<div>327710</div>	<div>4435970</div>	D	<div>17</div>	<div>327138</div>	<div>4436020</div>
E	<div></div>	<div></div>	<div></div>	F	<div></div>	<div></div>	<div></div>
G	<div></div>	<div></div>	<div></div>	H	<div></div>	<div></div>	<div></div>

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

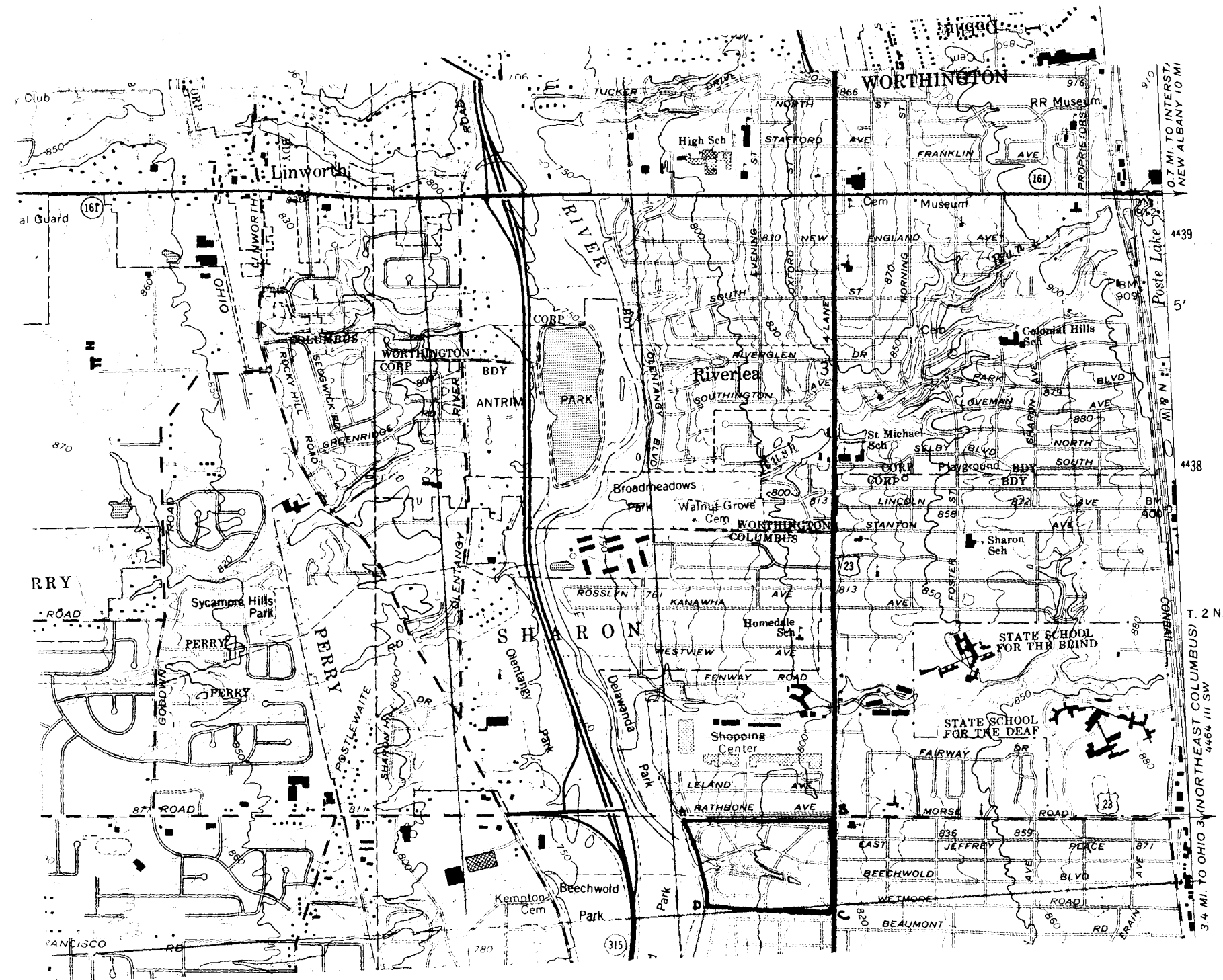
For HCERS use only	
I hereby certify that this property is included in the National Register	
	date
Keeper of the National Register	
Attest:	date
Chief of Registration	



## Old Beechwold Historic District







# Old Beechwood Historic District Columbus, Franklin County, Ohio

UTMs:

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