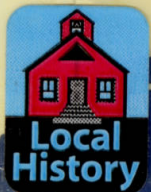
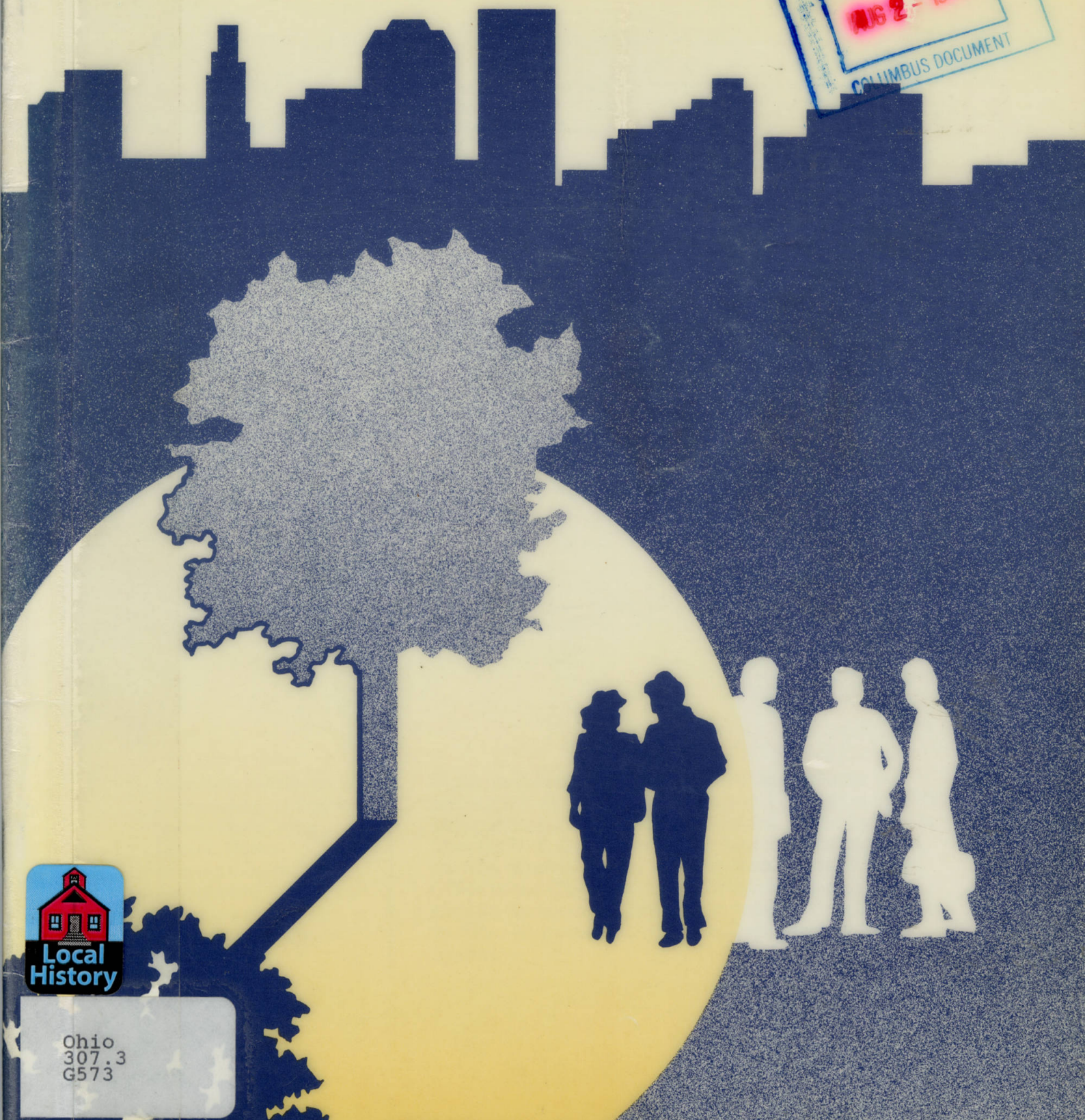
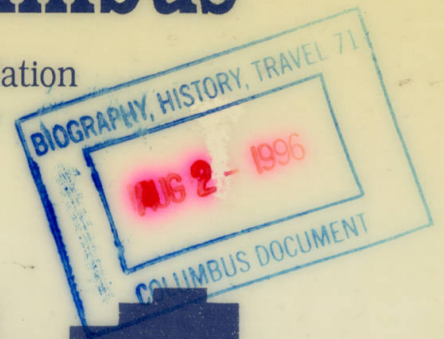


# Goals for a Better Built Environment in Columbus

Prepared by the Columbus Landmarks Foundation



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G573





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*Goals for a Better Built Environment in Columbus* was prepared by the Columbus Landmarks Foundation in 1988. This publication has been made possible in part by a grant from the U. S. Department of the Interior's National Park Service, administered by the Ohio Historic Preservation Office of the Ohio Historical Society. However, its contents do not necessarily reflect the opinions or policies of the Ohio Historical Society or the Department of the Interior.



*Goals for a Better Built Environment in Columbus* was prepared by the Visual Design Committee of the Columbus Landmarks Foundation. Committee members represent the disciplines of architectural history (Nancy Recchie, Gretchen Klimoski, and Judith Williams), architecture (Robert Livesey and Robert D. Loversidge, Jr.), urban geography (Henry L. Hunker), history (Edward Lentz), and communications (Barbara Covert). All of the committee members have held leadership positions in groups and organizations dealing with urban design issues.

The following organizations were given an opportunity to review and comment on the contents of this publication. Comments received were incorporated.

Architecture critic of the Columbus *Dispatch*  
Building Owners and Managers Association  
Capitol South Community Urban Redevelopment Corporation  
City of Columbus  
Citizens for a Better Skyline  
Columbus Board of Realtors  
Columbus Chapter of the American Institute of Architects  
Downtown Columbus Community Improvement Corporation  
Franklin County Commissioners  
Franklin County Society of Professional Engineers  
Greater Columbus Arts Council  
Mid-Ohio Regional Planning Commission  
Office of the State Architect of Ohio  
Ohio Building Authority





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## *Goals for a Better Built Environment in Columbus*

### **Introduction**

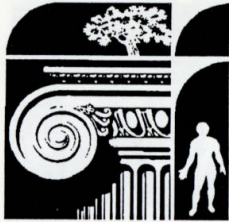
The Columbus Landmarks Foundation seeks to enhance the quality of the built environment in Columbus, both by promoting the preservation and rehabilitation of historic areas and structures, and by advocating and encouraging excellence in the design of new structures and public spaces. Landmarks recognizes that such physical assets, old and new alike, contribute to our economic vitality and enhance the livability of Columbus and central Ohio.

The livability of a community can be defined in a number of ways: it is the comfort which we gain from our surroundings, the way we interact with particular buildings or spaces and how they relate to each other, the interest or excitement which a structure or site inspires, how much we value a building or area, or how much a space or building satisfies our needs. According to *The Economics of Amenity*, published by the Partners for Livable Places, "Livability, however defined, affects people's decisions about where to live, work, visit, and do business, it is one factor that contributes to a city's competitive advantage for private investment . . . Design quality is a self-evident but too often ignored characteristic of successful cities and successful development projects within them."

Buildings, streets, and open spaces work together to make up the built environment in urban Columbus. Distinguishing features of the downtown include the Capitol Square as its centerpiece, the High Street retail corridor, the riverfront and its bridges, the civic buildings which front on the river, high-rise office towers and low-rise commercial buildings, the grid-pattern of the streets, the "streetscapes" (the way buildings appear and are used, block by block, at the pedestrian level), and the relatively flat terrain. Surrounding the downtown are diverse urban neighborhoods that include German Village, Victorian Village, Italian Village, the Near East Side, and others. Characterized predominantly by residential architecture, they are enlivened by individual commercial buildings and business districts of their own. The suburban areas include both older and established business and residential districts as well as extensive new development.

*Goals for a Better Built Environment in Columbus* provides a positive framework for making and evaluating the decisions which affect the quality of our urban environment. Goals are outlined within three areas: Initial Planning, Quality of the Urban Environ-





ment, and Historic Preservation. Each goal is followed by a series of thought-provoking questions which can be used to generate discussion and evaluation of the project. The questions are phrased so that a positive answer helps to achieve and reinforce the stated goal. If the question cannot be answered positively, it may be necessary to consider the reasons why and investigate whether another design, material, size, or use would be better. Because the topics vary, some of the same important questions are repeated for different goals.

This publication, the first of its kind for Columbus, is intended for use by local officials, planners, developers, architects, citizens, and organizations who have an interest in the future of the city's urban environment. The Columbus Landmarks Foundation is pleased to make *Goals for a Better Built Environment* available and encourages its widespread use as a tool for improved project planning, expanded public discussion, and informed evaluation of future development efforts throughout the city of Columbus.

## **1. Initial Planning**

To ensure that projects are planned well, several important steps should be applied during the initial planning process. Public involvement is critical. Examination of development plans and zoning are also key to planning a project that works well in its environment. Applying appropriate standards and goals—such as historic area guidelines—and integrating the project into its surroundings should also be addressed during the initial planning.

To create, sustain, and preserve the built environment that is consistent with a high quality of life for Columbus, the following four goals are essential to this initial project planning process.

### **Goal 1a: Assure public involvement in the planning process and encourage the proper planning of both public and private development projects.**

Has the development project taken into consideration pertinent factors about the community and site prior to undertaking the proposed development?

Does the proposed project recognize and respond to the general development plans of the city and/or of the specific neighborhood in which the project is to be undertaken?

Has the public—including both the private and public sector—been involved in the planning of the project?





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Has public response to the plan been encouraged and solicited?

Have relevant public agencies and private organizations been solicited for response where appropriate? Included are organizations such as the Columbus Landmarks Foundation, the Downtown Columbus Community Improvement Corporation, the Columbus Area Chamber of Commerce, the Historic Resources Commission, development committees, area commissions, community associations, and other interested parties. What was their response and how has it been considered or used in planning the project?

**Goal 1b: Assure that existing governmental planning strategies and requirements have been applied, and that the project be evaluated in terms of its response to these strategies and requirements.**

Does the proposed project adhere to city development plans, zoning and building regulations, and other requirements? If changes or exceptions would be needed, why? Are they justified?

Does the project involve governmental funding that may require environmental review? Does it meet governmental standards and guidelines applied in the review? For example, federal reviews are required if a property is listed on the National Register of Historic Places and federal funds are to be used.

Does the project reflect positive historical, architectural, and development values such as those in the U.S. Secretary of the Interior's Standards for Rehabilitation (see Appendix A) and local historic commission guidelines?

**Goal 1c: Assure that the project is appropriate to its general setting and to its specific site both with respect to the project's integration into a historic setting and to its potential for creating new forms and a new urban environment.**

Is the proposed use appropriate to the site and setting?

Is the proposed location of the project appropriate?

Is the proposed site adequate for the demands of the project?

Is the scale of the project consistent with its purposes and the related environment?





Does the project relate to the historical context of its immediate environment?

Does the project relate to the physical context of its immediate environment?

Does the project relate to the cultural and social context of its environment?

What is the apparent impact of the proposed project on adjacent properties—in architectural, historical, economic, and social terms? Is it positive?

What is the potential impact of the proposed project on the community as a whole—i.e., is it likely to change the character of the area? Is the potential change positive?

**Goal 1d: Preserve notable landmarks and areas of historic, architectural, or esthetic values, and preserve other buildings and features that provide continuity with past development, in order to retain and sustain the community's cultural heritage.**

Is the building or project historically and/or architecturally significant? (For the downtown area, see Appendix B, An Inventory and Evaluation of Historic Buildings in the Columbus, Ohio, Central Business District.)

Is the building or project located in a historic district? Will its impact on the historic district be positive?

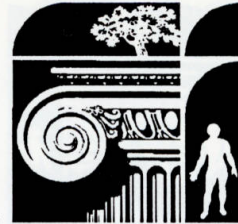
How significant is this building or project in the context of the streetscape or district? Will its impact on the streetscape be positive?

If demolition is proposed, have alternatives been considered? What alternatives have been considered and reviewed? Could the project goals be realized without demolition?

## **2. Quality of the Urban Environment**

The livability of the city and quality of life is determined by the way the city facilitates human activity and how visitors, workers, and residents find comfort in it. Evaluating the quality of the urban environment involves addressing both the *structures*—such as buildings, bridges, etc.—and the *uses* that the built environment either encourages or discourages. Features that should be considered include open space; scale, mass, density, and setback of buildings; and street patterns and pedestrian ways. In the downtown, these features should foster and support both daytime and “after-hours” activity and the development of a variety of building uses, including housing.





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**Goal 2a: Create and maintain an attractive, varied, and interesting streetscape and skyline which consist of complementary building forms which respect the city's history and existing street patterns and which encourage pedestrian traffic on the street level.**

Does the project have a visually interesting, but not overwhelming profile?

Does the project avoid overpowering the pedestrian?

Is the project's facade visually interesting from the street level?

Does the project maintain the traditional setback and avoid dominating the street scape or pedestrian view? Does the project maintain traditional street-to-building relationships? If not, are the deviations warranted and do they positively affect the city's overall urban form?

Is the mass of the project relieved by architectural detail, clear glass windows, multiple doorways, awnings, and/or other features at the street level? Do street-level facades contribute to and maintain a comfortable human scale?

Does the project relate harmoniously to adjacent buildings at both the upper and lower levels? Does the project avoid introducing incongruous materials, proportions, or a sense of overpowering mass to the existing streetscape?

Do the mass and proportions of the project avoid having a negative effect on the patterns of light and air on the street, adjacent buildings, and nearby open space?

Are upper levels designed to allow for penetration of sunlight? Is rooftop mechanical equipment well-integrated into the design of the building?

#### **Additional Considerations for New Construction**

If the adjacent streetscape is basically consistent in height, does the new building respect the general, or average, height of the block?

If the new building is considerably taller than its neighbors, do elements of the new building relate to the scale and/or design elements of the adjacent buildings?





Does the proposed new building avoid overshadowing its environment; does it enhance, frame, or define views of historically important or visually interesting buildings (or does it interfere with well-established vistas)?

Is the building facade appropriate in size or mass, or divided into parts, which respect the scale of adjacent structures (or does the sheer mass of the structure in sensitively contrast with the streetscape)?

Do window patterns, pilasters, bays, and other design details relate to the level of facade complexity of adjacent structures?

**Goal 2b: Encourage pedestrian access and public transit and provide for aesthetically pleasing parking facilities which do not require building demolitions.**

Does the project encourage rather than curtail street-level activity by avoiding inappropriate use of skywalks, interior malls, second-level retail, elevated entrances, dark or reflective glass, or a large setback?

If the project is in a transitional downtown-to-neighborhood area, does it include pedestrian-oriented amenities which encourage, rather than deter, walking past the project?

Does the massing, orientation, and setback encourage street use or does the project create a "superblock" which makes the distance from one end to the other appear overwhelming?

If a parking facility is part of the project, will it be incorporated into the design of the building? If not, would the project use already vacant land for parking and therefore avoid demolition of existing structures?

Does the parking facility adequately meet the project's needs? Does the project avoid having parking overflow negatively affect adjacent neighborhoods or businesses?

Is the parking facility screened by landscaping or is it otherwise architecturally pleasing? In the downtown area, can ground-level retail or service-oriented uses mask the parking facility and contribute to street-level pedestrian activity?

Has the project's impact on traffic flow been evaluated and accommodated?





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Does the project encourage or incorporate amenities, such as outdoor seating and bus shelters, for the use of public transit?

Has the project been designed to minimize the effects of channeled or diverted wind currents on pedestrians?

**Goal 2c: Recognize that open space should be developed only where needed, and that it should be avoided where more density is needed in order to foster human activity (such as in the core of the downtown area).**

If the project is in an area where more development is needed, does the project avoid producing open space? Would it be better to use and complement existing, nearby open space rather than to create new open space?

If open space is to be used in the project, does the space complement the structure and the surrounding urban environment? Does it complement or detract from the traditional streetscape or continuity of facades?

If open space is planned, does it contribute to an overall network of open spaces? Does the planned open space meet the needs of a variety of people with different needs (e.g., people who like activity vs. people who seek quiet seclusion)?

Does the project avoid blocking sunlight from its own or adjacent open space during periods of prime use?

Are open space features created by the project clearly visible and easily reached from normally travelled pedestrian ways or streets?

Are open spaces provided by the project regularly open to the public at least during daylight hours? Do they incorporate elements of the natural environment such as grass, trees, and water? Is seating available, comfortable, and usable? Are other furnishings such as signs, seating, lamps, newspaper boxes, and trash receptacles provided?

Has a portion of the project cost been allocated to art work which is located in the open space or other area that is publicly accessible?





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**Goal 2d: Create a vital and exciting use of the downtown throughout the day, into the evening, and on the weekends.**

Does the project encourage street-level activity through the use of ground-floor retail or service uses and colorful window displays?

Does the project avoid displacing existing street-level retail or service uses that are used by visitors, workers, and residents?

Does the project help concentrate retail and service uses in a way that aids, rather than detracts from the city's economic vitality?

Does the project encourage people-oriented activities such as street vendors, side walk/outdoor cafes, and display windows?

Does the project incorporate mixed uses which lend themselves to after-hours activities, such as housing, loft spaces, movie theaters, galleries, auditoriums, and restaurants?

Does the project include any interior spaces (such as lobbies, meeting rooms, reception areas, and auditoriums) which could be made available to groups or organizations to use after hours or on weekends?

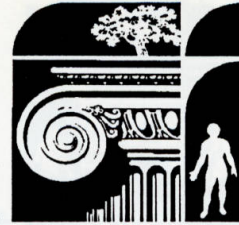
Are lobbies and connectors to parking facilities open during evenings and week ends to facilitate after-hours use?

Does the project take into consideration the context of after-hours activities in its setting?

### **3. Historic Preservation**

The preservation of architecturally and historically significant individual buildings and districts provides a city with a tangible link to its unique past, as well as providing color, texture, diversity, and visual interest to the city. While a great deal of new development is occurring in Columbus, it is important to recognize the contribution that historic buildings make to the urban environment. The successful integration of the city's significant structures and areas into both public and private development plans is an essential component in the development of a major American city.





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**Goal 3a: Ensure sensitive rehabilitation efforts in the preservation of important historic buildings and areas so that their essential character is preserved and enhanced rather than diminished or destroyed.**

Have the features which define the character of the building been identified? (See Appendix C, Preservation Features Checklist.)

Have priorities been established based on this identification?

Is the proposed treatment of these features consistent with the Secretary of the Interior's Standards for Rehabilitation? (See Appendix A.)

If replacement of a feature is proposed, have alternatives for retention and repair or modification of the original been considered?

If reconstruction of a feature is proposed, has historical, physical, or pictorial evidence rather than conjecture been used to determine the original design?

**Goal 3b: Ensure that additions to historic buildings are complementary and do not detract from the building's essential character.**

Is the addition appropriately located so that it does not obstruct or compromise important features of the original building?

Have the materials for the addition been selected to complement the existing building?

Does the design distinguish the old from the new? Is the addition a sensitive statement of contemporary architecture that is sympathetic and complementary to the old rather than trying to be an exact duplicate of the old?

**Goal 3c: Maintain the historic relationships between buildings and landscape features which define the character of the property.**

Have the historic and archaeological site features been identified?  
(see Appendix C.)

Does the project's design respect and maintain and enhance the relationship between the building and these features?

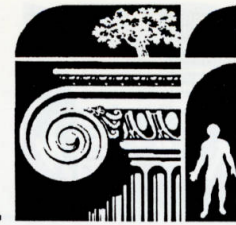




**Goal 3d: Maintain the historic physical relationship of the building to the larger area or historic district in which it is located.**

Have the elements of the historic relationship between buildings, streetscape, and landscape features of the area or district been identified (see Appendix C)? Are these historic relationships, which define the character of the area, being maintained and enhanced?





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## *Appendix A. The Secretary of the Interior's Standards for Rehabilitation*

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building structure or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired, rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.





9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.





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## ***Appendix B. An Inventory and Evaluation of Historic Buildings in the Columbus Central Business District***

*The following is a brief summary of An Inventory and Evaluation of Historic Buildings in the Columbus, Ohio, Central Business District. For more information about the evaluation and inventory, please refer to the full report, available from the Columbus Landmarks Foundation.*

It is important to note that this evaluation of individual buildings should not be taken as a sole indicator of whether or not a building or group of buildings should be preserved. There are many instances of non-noteworthy buildings that should be saved because of their contribution to the urban streetscape or overall urban fabric. These cases are addressed in *Goals for a Better Built Environment in Columbus* published by Columbus Landmarks Foundation.

During 1979-80, the Columbus Landmarks Foundation conducted a thorough evaluation and inventory of more than 500 structures in the Columbus central business district (the area of downtown Columbus within the Innerbelt Expressway). This inventory and evaluation was updated in 1987. Between 1979 and 1987, several quality buildings on the list were lost to demolition. Several more are threatened. The continual loss of these resources is a severe problem in Columbus. As the downtown plan is developed, all of these resources should be considered and discussed in terms of their contribution to the downtown built environment. Criteria used to determine which buildings were most appropriate for preservation are defined below.

**CATEGORY A.** These buildings are irreplaceable in terms of their architectural or historic value to the community. Two have been designated National Historic Landmarks—the Ohio Statehouse and the Ohio Theater—the highest recognition a building can receive for its significance. A large number of buildings in this category have been individually listed in the National Register of Historic Places. It should be noted that all of those which are not now included in the National Register are potentially eligible for listing. These buildings should be considered as priorities for preservation. The loss of any of these highly visible and significant community assets will compromise the visual and architectural character of Columbus.

**CATEGORY B.** These buildings constitute the bulk of the urban fabric of downtown Columbus and they contribute to the cultural and visual character of the city. Included in this category are buildings which possess unique historical, architectural, or community significance. They are distinguished from the remainder of





the grouping through their National Register status or their potential eligibility for inclusion in the National Register. Preservation, rehabilitation, and adaptive use of these buildings should be strongly encouraged.

**CATEGORY C.** These buildings are more commonplace but do possess noteworthy details. The owners should be made aware of the integrity of these buildings and are encouraged not to compromise their character with inappropriate alterations.

**CATEGORY D.** There are several historic districts located within the Central Business District. The buildings within these districts are not necessarily individually significant; rather historic districts are composed of individual buildings that relate to one another in visual, architectural, and historical terms. The district as a whole should clearly convey a sense of time and place. This grouping includes both National Register and Columbus Register Historic Districts. Each building within these districts should be considered as an important element contributing to the character of that district. Inappropriate alterations or demolition of buildings within historic districts have an adverse impact on the entire district.

The next section lists buildings included in Categories A, B, C, and D, as described above.

## **Preservation Priority List**

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### **Abbreviations**

NHL—National Historic Landmark  
NR—National Register  
CR—Columbus Register  
NRHD—National Register Historic District  
CRHD—Columbus Register Historic District  
DOE—Determined Eligible for National Register

### **Category A**

|                  |                             |        |
|------------------|-----------------------------|--------|
| 20 E. Broad St.  | State Savings Bank          |        |
| 125 E. Broad St. | Trinity Episcopal Church    | NR, CR |
| 181 E. Broad St. | Columbus Club               | NR     |
| 212 E. Broad St. | St. Joseph's Cathedral      | CR     |
| 444 E. Broad St. | First Congregational Church | CR     |
| 480 E. Broad St. | Columbus Museum of Art      |        |





|                      |  |             |
|----------------------|--|-------------|
| 501 E. Broad St.     | Broad St. United Methodist Church              | CR          |
| 583 E. Broad St.     | First Baptist Church                           |             |
| 21 W. Broad St.      | Wyandotte Building                             | NR          |
| 50 W. Broad St.      | LeVeque Tower                                  | NR, CR      |
| 90 W. Broad St.      | Statue of Christopher Columbus                 |             |
| 90 W. Broad St.      | Columbus City Hall                             |             |
| 212 S. Fifth St.     | Holy Cross Church                              | NR          |
| 65 S. Front St.      | Ohio Departments Building                      |             |
| 22 W. Gay St.        | Kissel Company                                 | NR          |
| 120 W. Gay St.       | Central Police Station                         |             |
| 96 S. Grant Ave.     | Public Library of Columbus and Franklin County |             |
| South High St.       | Ohio Statehouse                                | NHL, NR, CR |
| 310 S. High St.      | Great Southern Hotel                           | NR, CR      |
| 77 Jefferson Ave.    | Thurber House                                  | NR          |
| 8 E. Long St.        | Atlas Building                                 | NR          |
| 139 W. Main St.      | Columbus Cultural Arts Center                  | NR, CR      |
| 85 N. Marconi Blvd.  | U.S. Post Office & Courthouse                  | CR          |
| 129 Nationwide Blvd. | Higgins Building                               | NR, CR      |
| 376 E. Naghten St.   | St. Patrick's Church and School                |             |
| 77 S. Sixth St.      | First Spiritualist Temple                      |             |
| 274 W. Spring St.    | Cols. Correctional Inst. Adm. Bldg.            |             |
| 274 W. Spring St.    | Cols. Correctional Inst. East Hall             |             |
| 274 W. Spring St.    | Cols. Correctional Inst. Honor Dorm            |             |
| 274 W. Spring St.    | Cols. Correctional Inst. New Hall              |             |
| 274 W. Spring St.    | Cols. Correctional Inst. West Hall             |             |
| 21 E. State St.      | Beggs Building                                 | DOE         |
| 39 E. State St.      | Ohio Theatre                                   | NHL, NR     |
| 121 E. State St.     | Old, Old Post Office and Federal Courthouse    | NR          |
| 132 S. Third St.     | Central Presbyterian Church                    | CR          |
| 404 S. Third St.     | Trinity Evangelical Lutheran Church            |             |
| 400 E. Town St.      | Ohio Institute for the Deaf & Dumb             | CR          |
| S. Washington        | Central High School                            | NR          |

### Category B

|                    |                                    |        |
|--------------------|------------------------------------|--------|
| 8 E. Broad St.     | Freedom Federal Savings & Loan     |        |
| 16 E. Broad St.    | Sixteen East Building              |        |
| 140 E. Broad St.   | Athletic Club                      |        |
| 146 E. Broad St.   | Empire Building                    |        |
| 361 E. Broad St.   | Seneca Towers                      | NR     |
| 457 E. Broad St.   | First Church of Christ Scientist   |        |
| 78 E. Chestnut St. | Sheldon Dry Goods Co.              |        |
| Civic Center Drive | Columbus Division of Fire Memorial |        |
| 589 Dublin Rd.     | Columbus Municipal Light Plant     |        |
| 204 S. Fifth St.   | Holy Cross School                  | NR     |
| 204 S. Fifth St.   | Holy Cross Rectory                 | NR     |
| 240 N. Fourth St.  | Engine House No. 16                | NR, CR |
| 234 S. Fourth St.  | Commercial Buildings               |        |





275 S. Fourth St.  
 225 N. Front St.  
 300 N. Front St.  
 E. Gay St. & N. Fourth  
 20 E. Gay St.  
 35 E. Gay St.  
 36 E. Gay St.  
 50 E. Gay St.  
 58 E. Gay St.  
 85 E. Gay St.  
 33 N. High St.  
 51 N. High St.  
 68 N. High St.  
 82 N. High St.  
 141 N. High St.  
 145 N. High St.  
 151 N. High St.  
 17 S. High St.  
 167 S. High St.  
 158 Jefferson Ave.  
 162 Jefferson Ave.  
 166 Jefferson Ave.  
 189 Jefferson Ave.  
 197 Jefferson Ave.  
 315 E. Long St.  
 626 E. Long St.  
 40 W. Long St.  
 101 E. Main St.  
 59 E. Mound St.  
 200 W. Mound St.  
 270 W. Mound St.  
 322 Mount Vernon Ave.  
 19 Pearl Alley  
 3 E. State St.  
 170 E. State St.  
 180 E. State St.  
 229 E. State St.  
 33 N. Third St.  
 40 S. Third St.

Huntington National Bank/Hartman Hotel  
 Waterworks Restaurant  
 Warehouse  
 Masonic Temple  
 Commercial Building  
 Nitschke Building  
 Buckeye Building  
 Vorys, Sater, Seymour & Pease  
 First Columbus Corporation  
 Ohio State Federal Savings & Loan  
 First National Bank Bldg.  
 Ohio National Bank  
 Summers & Sons Music Co.  
 White Haines Building  
 Readmor Bookstore  
 Brunson Building  
 Columbus Savings & Loan Bldg.  
 Huntington National Bank  
 Ohio National Bank  
 Residence  
 Residence  
 Residence  
 Residence  
 Residence  
 CMACAO/Welsh Presbyterian Church  
 St. Paul AME Church  
 YMCA  
 Zettler Hardware  
 St. John's Evangelical Protestant Church  
 Egelhoff Interiors  
 Ironsides Co.  
 F. O. Schoedinger Co.  
 Ringside Cafe  
 Baker Art Gallery  
 Norwich Hotel  
 Norwich Hotel Annex  
 Schoedinger & Co. Mid-Town Chapel  
 Central Union Telephone Co.  
 University Club

NR

NR

### Category C

60 E. Broad St.  
 62 E. Broad St.  
 64 E. Broad St.  
 366 E. Broad St.  
 390 E. Broad St.  
 403 E. Broad St.  
 547 E. Broad St.  
 595 E. Broad St.  
 611 E. Broad St.

Diamond Savings & Loan Association  
 Ohio State Bank  
 Commercial Building  
 Republic-Inland Cos.  
 George Byers & Sons Inc.  
 Egan-Ryan Undertaking Co.  
 Ad-Men Inc.  
 George H. Simons Co.  
 Byers Volvo-Triumph





630 E. Broad St.  
116 E. Chestnut St.  
130 E. Chestnut St.  
400 Dublin Ave.  
640 Dublin Ave.  
68 N. Fifth St.  
226 N. Fourth St.  
161 N. Fourth St.  
225 N. Fourth St.  
237 N. Fourth St.  
240 N. Fourth St.  
65 S. Fourth St.  
260 S. Fourth St.  
309 S. Fourth St.  
98 N. Front St.  
99 N. Front St.  
219 N. Front St.  
343 N. Front St.  
20 S. Front St.  
South Front & W. Town  
280 S. Front St.  
15 E. Gay St.  
46 E. Gay St.  
47 E. Gay St.  
51 E. Gay St.  
57 E. Gay St.  
61 E. Gay St.  
66 E. Gay St.  
69 E. Gay St.  
100 E. Gay St.  
306 E. Gay St.  
451 E. Gay St.  
36 W. Gay St.  
40 W. Gay St.  
531 W. Gay St.  
31 N. Grant Ave.  
56 N. Grant Ave.  
76 N. Grant Ave.  
161 N. Grant Ave.  
212 N. Grant Ave.  
407 N. Grant Ave.  
4 N. High St  
24 N. High St.  
30 N. High St.  
40 N. High St.  
44 N. High St.  
46 N. High St.  
52 N. High St.  
54 N. High St.  
70 N. High St.  
111 N. High St.  
113 N. High St.

Ohio School of Career Technology  
Panic Distribution Co.  
Throop-Martin Co.  
Janitrol  
Columbus Division of Water  
The Garland Building  
Central Ohio Paper Company  
General Tire Co. Retread Plant  
Champlin Printing Co.  
The Blonder Co.  
Watkins Printing Co. & Engine House No. 16  
YWCA  
Children's Hospital Thrift Shop  
Ohio Job Service  
Byers Enterprises Inc.  
Columbia Gas of Ohio  
Commercial Building  
Capital Wholesale Drug Co.  
French Tailors  
F. & R. Lazarus Co. Annex  
Julian & Kokenge Co.  
Beneficial Finance System  
Central Savings & Loan Association  
Smoker's Haven  
Hartzler Mortgage Co.  
Bucher Engraving Co.  
Ohio Association for Retarded Citizens  
State of Ohio—Office Building  
Typewriter Exchange  
Anson B. Smith Co.  
Private Club  
Residence  
Commercial Building  
Commercial Building  
Royal Paper Stock Co.  
Dapco Inc.  
Apartment Building  
Nu-Era Machine Co.  
Collex Collision Experts  
Commercial Building  
Corna Co.  
Roy's Jewelers  
Abraham Law Office  
Kahn Jewelers  
Wendy's Old Fashioned Hamburgers  
Burger Chef Restaurant  
Marshall's  
Commercial Building  
Dollar Savings  
Madison's  
Public Utilities Commission of Ohio  
H. L. Green Co.

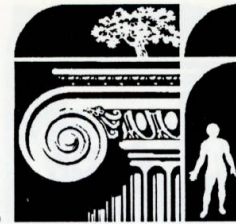




83 S. High St.  
101 S. High St.  
107 S. High St.  
110 S. High St.  
141 S. High St.  
175 S. High St.  
187 S. High St.  
233 S. High St.  
239 S. High St.  
245 S. High St.  
275 S. High St.  
279 S. High St.  
283 S. High St.  
200 Jefferson Ave.  
5 E. Long St.  
9 E. Long St.  
132 E. Long St.  
362 E. Long St.  
35 W. Long St.  
43 W. Long St.  
49 W. Long St.  
122 E. Main St.  
166 E. Main St.  
80 W. Main St.  
296 N. Marconi Blvd.  
296 N. Marconi Blvd.  
390 McCoy St.  
405 E. Mound St.  
435 E. Mound St.  
439 E. Mound St.  
440 E. Mound St.  
447 E. Mound St.  
477 E. Mound St.  
481 E. Mound St.  
487 E. Mound St.  
513 E. Mound St.  
539 E. Mound St.  
366 Mount Vernon Ave.  
55 Nationwide Blvd.  
77 Nationwide Blvd.  
260 E. Naghten St.  
232 Neilston St.  
44 N. Ninth St.  
301 E. Rich St.  
427 E. Rich St.  
473 E. Rich St.  
520 E. Rich St.  
80 S. Sixth St.  
553 E. Spring St.  
557 E. Spring St.  
561 E. Spring St.  
569 E. Spring St.

Rite Aid Discount Pharmacy  
Diamond Gallery  
Cappy & Sons  
Nationwide Academy  
F. & R. Lazarus Co.  
Commercial Building  
High-Walnut Building  
Connor Building  
James Restaurant  
Andrews Building  
Kampmann Costume Co.  
Charleston Club  
D & D Restaurant  
Residence  
High-Long Building  
City National Bank & Trust Co.  
K-Beck Furniture Co.  
Khempeco Supply Co.  
Tai Wan Restaurant  
Commercial Building  
Criteria  
Lunzar's Music Sales  
Nelson Furniture  
Certified Oil Co.  
Dean & Barry Co. Office  
Dean & Barry Co. Plant  
Franklin County Juvenile Center  
Residence  
Residence  
Residence  
Residence  
Residence  
Residence  
Residence  
Residence  
Residence  
Wolford Building  
Residence  
Commercial Building  
55 on the Boulevard  
Richard Trott & Partners  
Richards and Simmons Inc.  
Rheen Heating and Cooling Co.  
Columbus College of Art & Design  
St. Joseph's Academy  
Mr. Gene's Victorian House  
Dwight A. Blackmore & Associates  
Residence  
Salesian Boys Club  
Residence  
Residence  
Residence  
Residence





|                   |                                     |
|-------------------|-------------------------------------|
| 585 E. Spring St. | Residence                           |
| 587 E. Spring St. | Residence                           |
| 631 E. Spring St. | Residence                           |
| 41 W. Spring St.  | Crown Inc.                          |
| 330 W. Spring St. | Belmont Casket Co.                  |
| 153 E. State St.  | State-Fourth Grill                  |
| 200 E. State St.  | Lazarus Center for Family Planning  |
| 180 E. State St.  | Charminel Hotel                     |
| 101 N. Third St.  | Ohio Bell - Plant Training          |
| 154 N. Third St.  | The Teacher's Store                 |
| 234 N. Third St.  | Southard Supply Co.                 |
| 341 S. Third St.  | Del Monte Building                  |
| 427 E. Town St.   | Ohio Congress of Parents & Teachers |
| 433 E. Town St.   | Forestdale Building                 |
| 463 E. Town St.   | Medical Offices                     |
| 200 S. Wall St.   | S & H Green Stamps                  |
| 209 S. Wall St.   | Becker School of Dance              |

## Category D

### East Town Street Historic District—NRHD, CRHD

|                   |                     |
|-------------------|---------------------|
| 578 Franklin Ave. | Duplex Apartment    |
| 594 Franklin Ave. | Residence           |
| 597 Franklin Ave. | Residence           |
| 598 Franklin Ave. | Residence           |
| 603 Franklin Ave. | Residence           |
| 615 Franklin Ave. | Residence           |
| 625 Franklin Ave. | Residence           |
| 587 Oak St.       | Residence           |
| 597 Oak St.       | Residence           |
| 603 Oak St.       | Residence           |
| 609 Oak St.       | Residence           |
| 615 Oak St.       | Residence           |
| 620 Oak St.       | A & M Body Shop     |
| 623 Oak St.       | Residence           |
| 629 Oak St.       | Residence           |
| 538 E. Rich St.   | Apartment           |
| 530 E. Rich St.   | Blue Ribbon Academy |
| 566 E. Rich St.   | Residence           |
| 572 E. Rich St.   | Residence           |
| 580 E. Rich St.   | Residence           |
| 586 E. Rich St.   | Residence           |
| 594 E. Rich St.   | Residence           |
| 595 E. Rich St.   | Residence           |
| 600 E. Rich St.   | Residence           |
| 604 E. Rich St.   | Residence           |
| 56 S. Sixth St.   | Byer & Bowman Inc.  |
| 370 E. Town St.   | Medical Offices     |



380 E. Town St.  
390 E. Town St.  
392 E. Town St.  
394 E. Town St.  
405 E. Town St.  
475 E. Town St.  
481 E. Town St.  
529 E. Town St.  
530 E. Town St.  
538 E. Town St.  
539 E. Town St.  
545 E. Town St.  
550 E. Town St.  
560 E. Town St.  
565 E. Town St.  
571 E. Town St.  
586 E. Town St.  
595 E. Town St.  
603 E. Town St.  
615 E. Town St.  
621 E. Town St.  
124 S. Washington Ave.  
390 S. Washington Ave.

Medical Offices  
Trimmer Manor  
Trimmer Manor  
Residence  
O'Shaughnessy Funeral Home  
Heer residence  
Medical Offices  
Loving Realtors  
Snowden House  
McKinley Surgical Supply Co.  
Wege Marble & Tile Co.  
AAA Enterprises Inc.  
Cermelj-McKinley Agency Inc.  
Residence  
Commercial Offices  
Second Empire Townhouse  
Kelton House  
Powell Rental Co.  
Young Companies  
Grant-Long Co.  
Apartment Building  
Residence  
Residence (Shell)

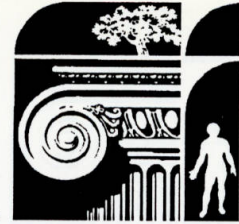
#### Jefferson Avenue Historic District—NRHD

|                    |                                  |
|--------------------|----------------------------------|
| 51 Jefferson Ave.  | Residence                        |
| 57 Jefferson Ave.  | Residence                        |
| 61 Jefferson Ave.  | Residence                        |
| 66 Jefferson Ave.  | Residence                        |
| 67 Jefferson Ave.  | Residence                        |
| 72 Jefferson Ave.  | Residence                        |
| 100 Jefferson Ave. | Zion Lighthouse Spiritual Church |
| 104 Jefferson Ave. | Residence                        |
| 121 Jefferson Ave. | Residence                        |

#### North Market Historic District—NRHD, CRHD

|                  |                                |
|------------------|--------------------------------|
| 488 N. Front St. | Commercial Building            |
| 437 N. High St.  | Viaduct Restaurant             |
| 443 N. High St.  | Carlile's Furniture            |
| 445 N. High St.  | Carlile's Furniture Co.        |
| 4__ N. High St.  | Hotel Northern                 |
| 457 N. High St.  | Fournier Rubber & Supply Co.   |
| 459 N. High St.  | Fournier Rubber & Supply Co.   |
| 463 N. High St.  | The Yankee Trader              |
| 467 N. High St.  | Plumbers & Factory Supply Inc. |
| 509 N. High St.  | G & W New & Used Furniture Co. |
| 511 N. High St.  | G & W New & Used Furniture Co. |
| 513 N. High St.  | G & W New & Used Furniture Co. |





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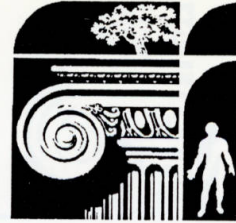
|                 |                                   |
|-----------------|-----------------------------------|
| 515 N. High St. | Country Boy Furniture Barn        |
| 501 Park St.    | Residence                         |
| 507 Park St.    | Residence                         |
| 512 Park St.    | Hunt & Son Building               |
| 518 Park St.    | E-Z Kleen Shade Shop              |
| 525 Park St.    | Pollack Wholesale Co.             |
| 533 Park St.    | Industrial Transmission & Bearing |

#### South High Street Historic District—NRHD, CRHD

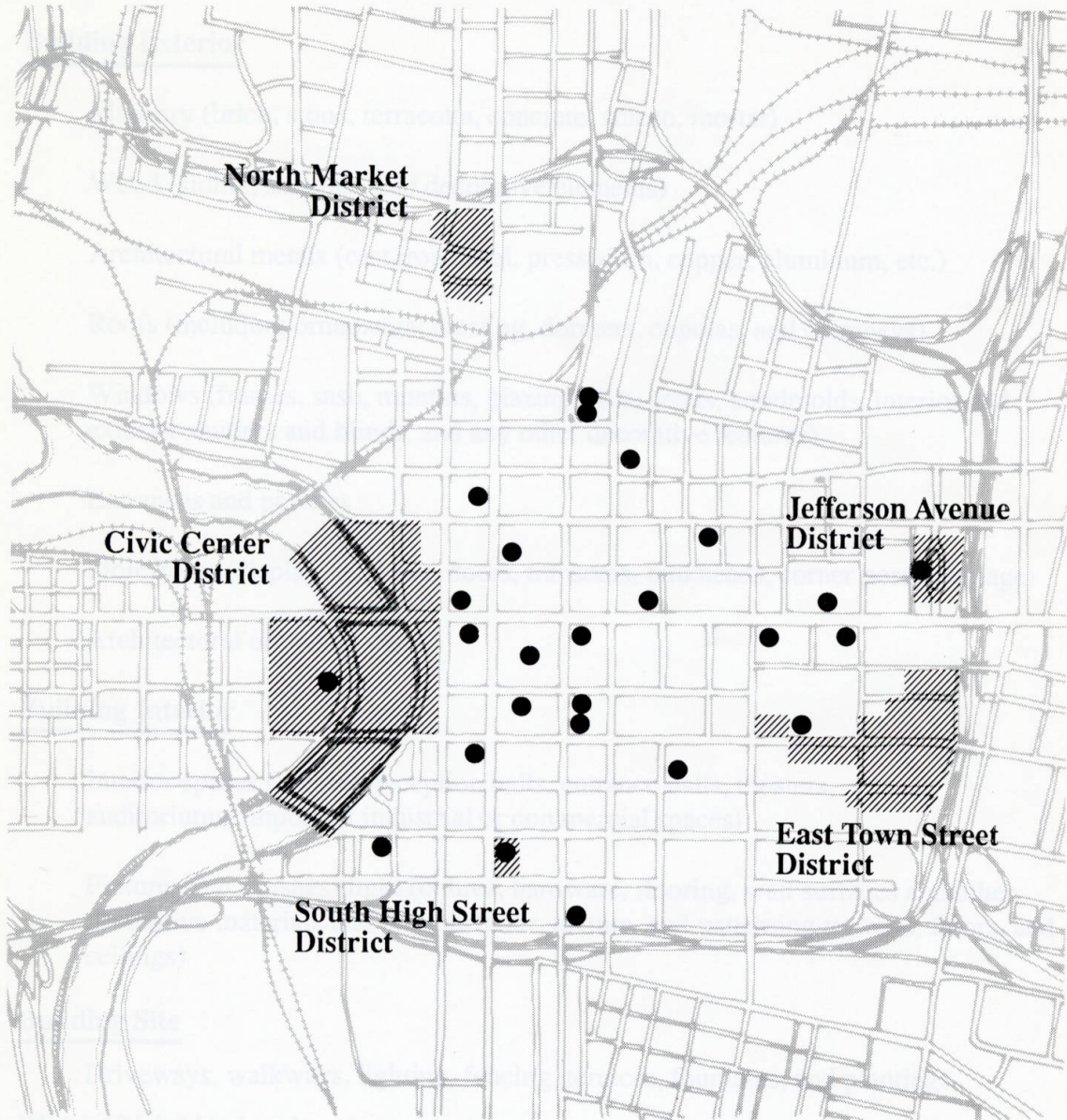
|                     |                                |
|---------------------|--------------------------------|
| 22 E. Mound St.     | Jury Room Lounge               |
| 330 S. High St.     | Commercial building            |
| 332-338 S. High St. | Commercial building            |
| 340 S. High St.     | Commercial building            |
| 326 S. High St.     | Schlee & Kemmler Building      |
| 350 S. High St.     | Columbus Upholstery Supply Co. |

#### Civic Center Historic District—DOE

|                                      |  |
|--------------------------------------|--|
| Main, Town, and Broad Street Bridges |  |
| 90 W. Broad St.                      | City Hall                                |
| 65 S. Front St.                      | Ohio Departments Building                |
| 120 W. Gay St.                       | Central Police Station                   |
| 85 N. Marconi Blvd.                  | Fed. Bldg./U.S. Post Office & Courthouse |
| S. Washington                        | Central High School                      |



## *Designated Historic Districts and Buildings*

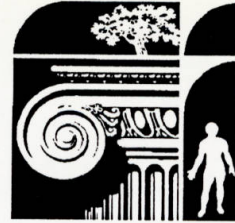


Relationship between buildings (distance between buildings, setback)

Streetscape features (height, scale, materials of surrounding buildings)

Landscape features (parks and open space, assets, walkways, and alleys, paving, streetlight)





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## ***Appendix C. Preservation Features Checklist***

### **Building Exterior**

Masonry (brick, stone, terracotta, concrete, stucco, mortar)

Wood (siding, shingles, and decorative elements)

Architectural metals (cast iron, steel, pressed tin, copper, aluminum, etc.)

Roofs (including ornamental cresting, dormers, cupolas, and chimneys)

Windows (frames, sash, muntins, glazing, sills, heads, hoodmolds, interior and exterior shutters and blinds, and any other decorative features)

Entrances and porches

Storefronts (display windows, doors, transoms, bulkheads, corner posts, signage)

Architectural ornamentation

### **Building Interior**

Interior spaces (lobbies, reception halls, entrance halls, theaters, auditoriums, important industrial or commercial spaces)

Fixtures and finishes (light fixtures, hardware, flooring, wall surfaces and other decorative materials that provide color, texture, and patterning to walls, floors, and ceilings)

### **Building Site**

Driveways, walkways, lighting, fencing, terraces, fountains, and plantings

### **District/Neighborhood**

Relationship between buildings (distance between buildings, setback)

Streetscape features (height, scale, materials of surrounding buildings)

Landscape features (parks and open space; streets, walkways, and alleys; paving; streetlights).