

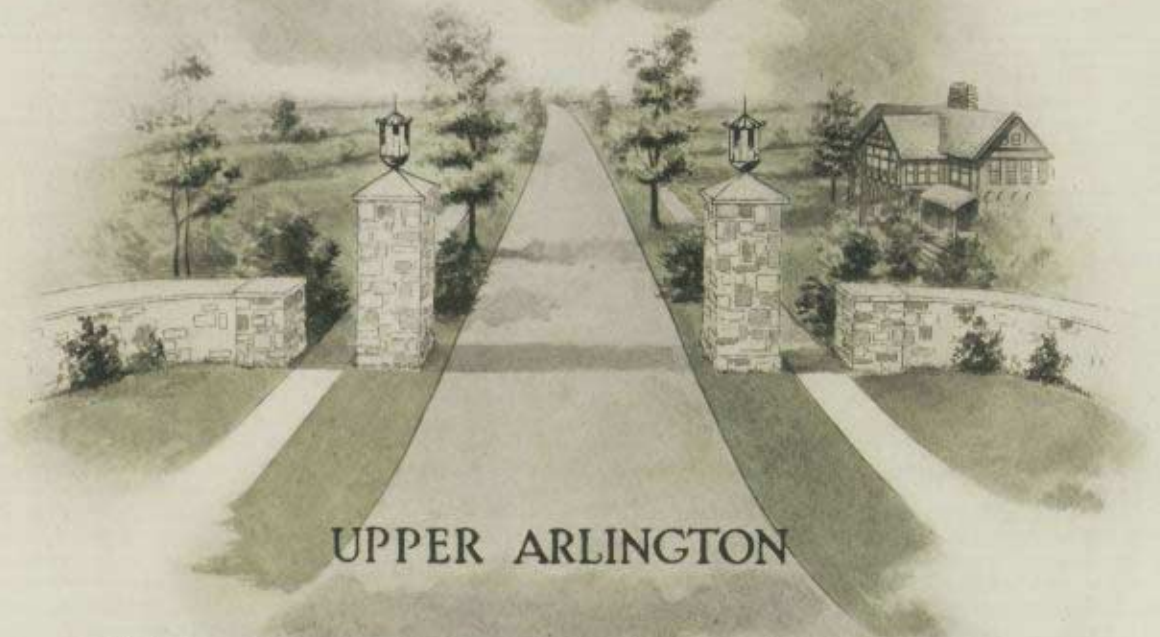
The
Country Club
District



Hills and Dales

THE COUNTRY CLUB DISTRICT

1000 ACRES RESTRICTED



UPPER ARLINGTON

THE KING THOMPSON CO.
COLUMBUS, OHIO.

KING G. THOMPSON, President.

BEN S. THOMPSON, Treasurer.

DON C. HUDDLESON, Secretary.



FOREWORD



THIS booklet is issued as a preliminary outline of what the owners of The Country Club District expect to accomplish. It must be understood that the prospects for the property are understated rather than overstated. In other words, it is the aim of the owners to promise and predict much less than actually will be done.

The land now owned and controlled by the development company comprises a little less than one thousand acres. But The District will be described in a general way as "A Thousand Acres of Restricted Land".

After consultation with several of the prominent landscape architects and city planners of the Country, Mr. Wm. Pitkin, Jr., of Rochester, New York a landscape architect of national reputation, has been selected.

The preparation of working drawings will take considerable time, but, by reason of the Architect's well known ability, prospective purchasers are assured of plans of the very highest quality. The entire area will be laid out in plan first, each section being designed with relation to the whole. Such a portion, then, as can be properly developed and completely improved will be offered each year.



An Honest Effort To Build A City Beautiful

UPPER ARLINGTON is not the result of a sudden inspiration---it is the outcome of a careful study of the needs of Columbus for protected residence property in the immediate future. Our efforts are being directed towards securing a carefully regulated and supervised development rather than a hurried growth improperly restricted; so that the desirability of Upper Arlington as a residence section will continually increase with the erection of each dwelling. The houses will be far apart and the streets are wide, with parkways along either side. The numerous parks and parkways along the drives will give this section an openness seen only in the more expensive suburban neighborhoods. The fact that all houses are set back forty or fifty feet from the front lot line, and corner houses a like distance from the side lot line, together with the fact that all the streets are unusually wide, will contribute to a sense of freedom and exclusiveness not often felt in cities and not to be found anywhere else in Columbus.

We are selling our first allotment at prices far below its intrinsic value. We expect our first purchasers to make a substantial profit. It is our business to see to it that they do. As they prosper and are pleased, we will prosper. Our first allotment is being rapidly sold. When this



Typical Street in Upper Arlington nearing completion. Note symmetrical curve

allotment is sold and the building well advanced, another allotment will be made, this second allotment to be made not sooner than one year hence and will be sold at prices considerable in advance of what we are receiving on the part now being sold.

We have been repeatedly asked if it would take a long time to develop and build up One Thousand Acres of land. In reply to this question, no definite answer can be made. We can in some measure, however, judge the future by the recent past. It was only in 1906 that we were selling lots in the open field east of the Ohio State University. Our One Thousand Acres on Upper Arlington will make only Twenty-five Hundred lots. We have sold several times that number of lots in the territory north of Chittenden Avenue up to North Broadway and farther north. At that time Columbus had a population estimated at 150,000. Today the estimate is 256,000.

THE KING THOMPSON CO.



Scene in Upper Arlington Showing Concrete Granite Lighting Standards



THE time has come in the City of Columbus when a new restricted residence section should be provided for the better class of homes. This does not mean a section intended particularly for fifty-thousand-dollar mansions any more than for four-thousand-dollar homes; nor for cash purchasers more than for those compelled to buy on smaller payments.



Residence of Mr. Eugene Gray, Goodale Boulevard, Marble Cliff. Winter



It does mean that in the natural development of a city of two hundred and fifty thousand there should be provided a residence section, planned with a view towards the future, which will conform to the ideals of the times regarding the building of artistic homes and the development of their surroundings.

A COMPREHENSIVE PLAN

Such a district must necessarily be very large, must be planned as a whole, and must be under one control. Experience has proven that where several small tracts, even though they adjoin, are developed at various times and by different owners the result is a haphazard growth.



Residence of Mr. S. Casparis on one of the Beautiful Knolls near
The Country Club District



The owner of only a fifty acre tract, and consequently the purchaser of a lot in that tract, is unable to guard against the uncertain future conditions on the land surrounding him.

An instance will illustrate. The district commonly known as Indianola, from Chittenden Avenue North, comprises some ten or fifteen separate parcels of ground varying in size from one acre to fifty acres.

WHY INDIANOLA WAS SPOILED

We consider this district one of the most beautiful residence sections in Columbus. Yet a moments reflection will convince one that the



Where Restrictions were not Complete. A Double on Indianola Avenue Immeasurably Damaging the Surrounding Properties. No Double or Flat can Injure Your Home if You Build in The Country Club District



growth of this whole district has been haphazard to a degree. As shown below, unsightly apartment buildings block the natural entrances to the most beautiful streets. Store buildings and rows of flats project beyond the building lines of fine houses, ruining the vistas down beautiful avenues, and presenting a spectacle of ill kept back yards and porches to the owners of some of the best homes.

Double houses are interspersed among the single ones, an example of the result being given on the preceding page. Shops and stores are too far away from some sections; too close to



A Street in Indianola. The Entrance from High Street Blocked, and a Beautiful View Towards the University Campus Cut Off by Unsightly Flats and Apartments.
The Result of Partial Control

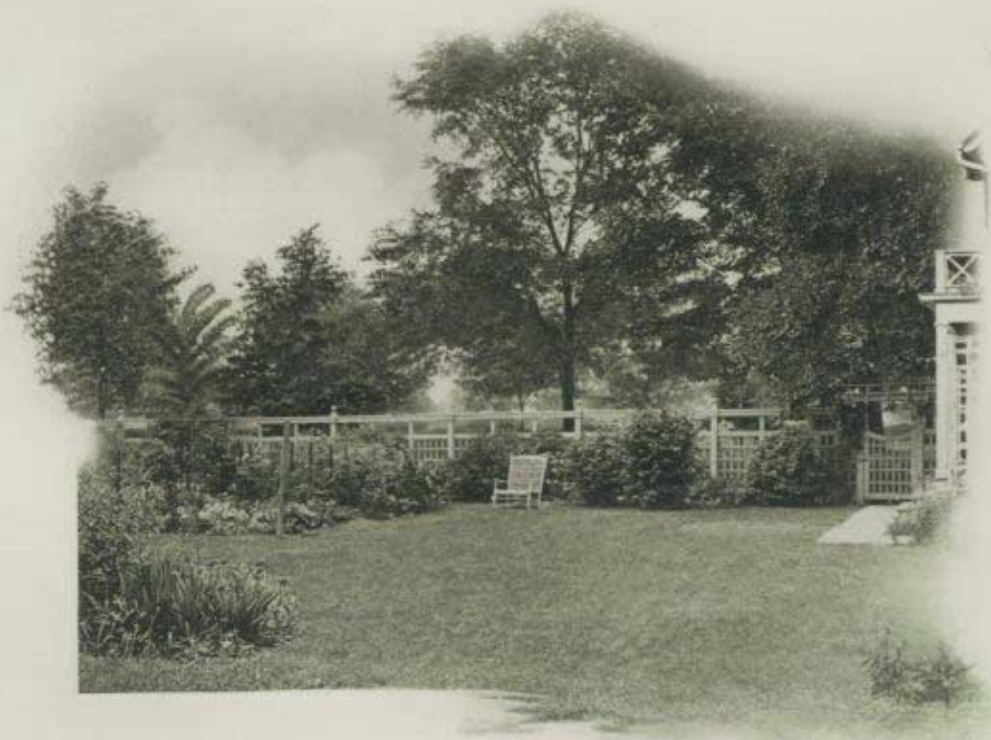


others; the streets for through traffic are too narrow; those for residence use too wide.

Cheap property backs up to good property. The whole section is a melting pot. The reason is that it "just grew".

HOW INDIANOLA COULD HAVE BEEN MADE A GARDEN CITY

Fix in your mind the territory bounded by Chittenden Avenue on the South, Fourth Street on the East, Lane Avenue on the North and High Street on the West, comprising about three hundred acres.



An Example of What Proper Restrictions and Community Interest in Upper Arlington will Produce. Two Carefully Planned Rear Lawns



Imagine now what a magnificent appearance this territory would present today if it had been planned as a whole in advance of its development and controlled and improved by one organization.

Not necessarily restricted against either business houses or modest homes, but with character, location and relation of all properties fixed in advance.

Imagine rows of rear lawns like those shown on the opposite page, and miles of uniformly beautiful streets.



The Marble Cliff Residence of Mr. Butler Sheldon on Central Avenue
Half a Block South of The Country Club District



THE GARDEN CITY IDEA

THESE ideas and ideals have been in the minds of the publishers of this booklet for several years. They themselves participated in the development of the very section which we have just described.

The evils mentioned were beyond their control for the reason they owned comparatively small portions of the whole territory and in some cases were subjected to conditions and reservations made by the seller to them.

For several years they have realized the futility of trying to create an ideal neighborhood by



The 1000 Acres of The Country Club District Lies to the Right of the Diagonal Road. Compare Its Area to That of the Fifty Acre Tract Indicated



the development of a forty, fifty or even a hundred-acre tract when they had no control over the surrounding land.

One idea has been uppermost in their minds, namely, to secure and develop for Columbus one thousand acres of restricted land in one piece. This purpose has been realized.

THE ENORMOUS AREA OF THE COUNTRY CLUB DISTRICT

The property secured is what has been called for many years the Miller Farm. Some idea of its extent may be had by reference to the panoramic views of the property on page eighteen.



Approach to the Residence of Mr. James T. Miller in Upper Arlington.



It comprises about one thousand acres and is bounded on the South by Fifth Avenue, on the East by North Star Avenue, on the North by Lane Avenue and on the West by the Dublin Boulevard to the Storage Dam.

It may be compared with the Indianola District above described as follows: The Miller Farm is larger than the section lying East of High Street and West of the Big Four tracks between Fifth Avenue and the Mock Road at North Columbus.

Comparing it to a tract of similar size in the East end, it is larger than the section bounded by Parsons Avenue, Alum Creek, Broad Street and Mound Street. Because of the proximity of



The Company's Field Office on the property, Formerly the Home of The Columbus Gun Club.



The Arlington Country Club, and on account of the location on the property of The Columbus Gun Club and a golf course to be laid out in a large central park, the entire tract will be known generally as "The Country Club District."

This vast district will be under one distinct management and one plan of development. Without this great area there could never be any protection against the injurious effects of adjoining property.

WHY THE MILLER FARM WAS SELECTED

Aside from the size of the tract of ground, which, of course, is absolutely essential to the kind of development contemplated, the chief



Residence and a Portion of the Grounds of Mr. George C. Umlin on Goodale Boulevard.



qualifications that influenced the present owners to buy it were location, natural beauty and environment.

REQUIREMENTS OF AN IDEAL LOCATION

It was necessary to find a location close to the city's business center and one that would afford to residents all the charm of country living and yet not deprive them of city conveniences.

It must also be in the line of the city's natural growth and the natural line of growth in any city is up stream onto the higher ground. In making the selection the West and South ends

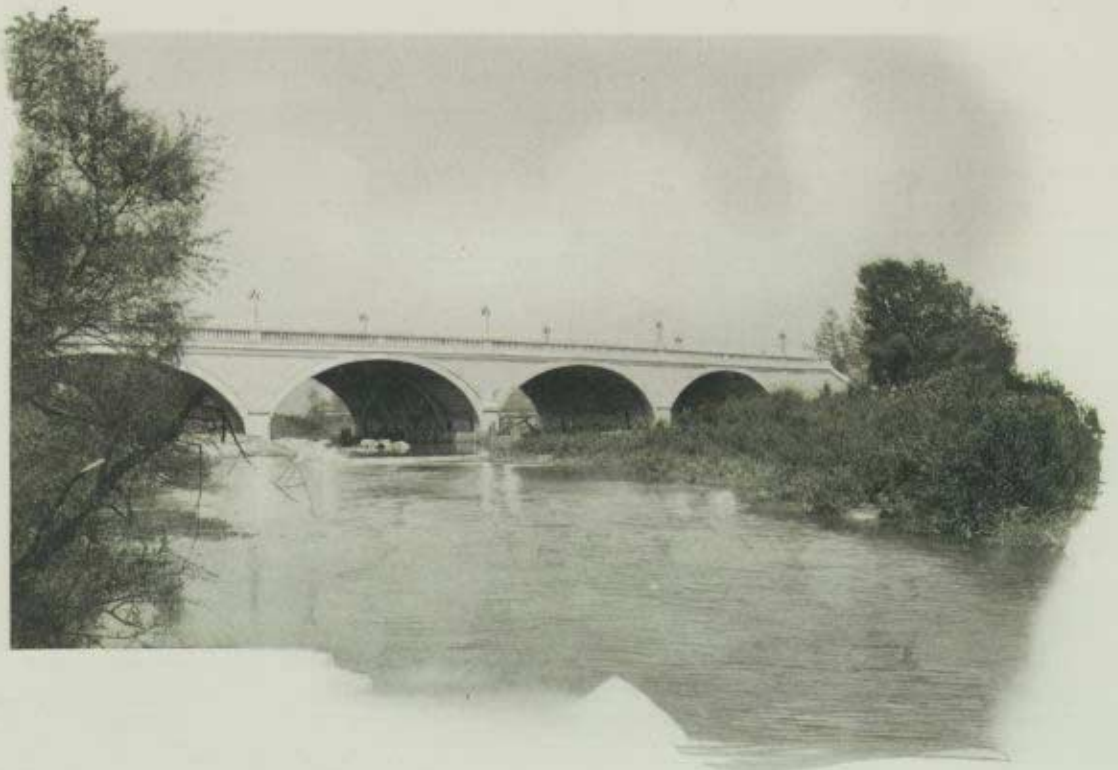


Central Avenue Drive Thru Marble Cliff Leading to The Country Club District from the South. Upper Arlington in the Distance.



of the city were at once eliminated as being undesirable locations for development of this character.

The East end was given the most careful consideration. It was anticipated that there will be in Bexley a slow but healthy growth. Beyond Bexley the best available land seemed to be, at present, quite inaccessible as well as out of the line of probable future extensions of city car service and other city conveniences, and lacking in diversity of contour and natural beauty, this section has no beautiful knolls and ravines which would afford winding drives and valuable building sites. The North end remained for consideration.



Ornamental Bridge Over the Olentangy River at King Avenue. King Avenue Extends Thru The Country Club District.



THE BEST LOCATION NORTH-WEST OF THE CITY

THE great movement of population North and toward Arlington in recent years is proof positive of the merit of this general direction as a location for homes. The best evidence of the trend of public opinion is found in the actions of the public itself.

The tendency of the increasing population of Columbus to move North is accounted for by the facts that the land is high, the neighborhood good and, on account of the absence of factories and the prevalence of west winds in central Ohio, the air is pure and free from the contaminations usual in cities.



A Natural Park, Part of the Space
to be Set Aside for Public
Recreation.



Two impediments kept the owners of The Country Club District from selecting a location out along North High Street. No large tract could be secured closer to the center of the city than seven miles and there seemed to be no possibility of securing city car service at this distance.

However, conditions generally are so favorable to the North Side that it was decided that the new district must be toward the North.

CLOSE TO THE CITY BUT FREE FROM ITS SMOKE

The fact that the Miller farm was somewhat toward the West was an additional advantage in that it brings us several miles closer to the city



City Cars Run Directly to
The Country Club District
from the Center of the City
in Twenty Minutes.



and yet receives all the benefit of the pure country air. Also the elevation here is practically as great as on the ridge to the North of the city and East of High Street. It is within easy reach of the daily deliveries which are now being made in that section, and on account of the car service and the relative closeness of The District to the city, residents have very little difficulty in obtaining desirable servants.

The Country Club District is within three and one-half miles, on an air line, of the business center of the city. It is served with city car service also two boulevard drives leading to and thru





the property and it seems in every way to be in the path of the very least resistance for the city's natural growth.

HILLS AND DALES, RAVINES AND TREES

The ground presents as varied a surface as can be imagined. Notice the views at the tops of these pages. There are ravines, trees, knolls, level stretches, steep hills, in short, locations to suit every possible taste.

The owners see in this varied landscape possibilities that have been undreamed of in Columbus and opportunities with which only a landscape architect of the greatest skill should be entrusted.





HOMES OF CHARACTER

THIS district is worthy of houses of the best architectural types. The best collective expression of good architecture about Columbus is probably in the Grandview and Marble Cliff sections immediately to the South of The Country Club District.

The homes shown on the following pages are evidence of this statement. It is the intention to set such a high standard of architecture in the initial development of the new property as will establish the character of the entire District. The intention of the owners is to proceed from the outset with the utmost care in this regard and thus to have the early



Residence of Mr. Charles W. Armstrong Near Upper Arlington,
Third Avenue and Cambridge Place.



improvements radiate value to the remainder of the land. Aside, however, from this more or less commercial consideration, it will be their object to secure only such homes as will be mutually beneficial to all of the properties.

SURROUNDINGS OF UNIFORM BEAUTY

The environment of The Country Club District is rarely equalled for new properties. Directly South lies the suburban village of Marble Cliff in which are some of the very finest estates in Columbus. The houses are of excellent types, reflecting the character of the inhabitants, and the surroundings are ideal. On this page and the next are shown two of the beautiful homes just south of The Country Club District,



The Garden Front, Mr. S. Casparis's Residence. There are many such Fine Knolls in The Country Club District.



the photographs being taken from the West fronts of these houses. In The Country Club District just a few blocks to the North, are equally beautiful knolls adapted for such homes. The city car line reaches the property on the South.

FRONTAGE OVERLOOKING THE SCIOTO VALLEY

On the West The District has a frontage of nearly a mile and a half along the Dublin Boulevard and the high frontage on this side of the property has an uninterrupted view over the Scioto River Valley to the hills beyond. On this side throughout its full length runs The Columbus, Urbana & Western traction line, close



Residence of Mr. Theodore Lindenberg, Marble Cliff Heights. The Garden Front.



enough to be used conveniently but far enough removed from the house sites to be quite unobjectionable. On the North lies a stretch of beautiful open country. Every advantage of these surroundings will be taken by the landscape architect.

ARTISTIC AND PRACTICAL LANDSCAPE PLANNING

The architect retained is an expert in City Planning---in making an ideal residential section, contiguous to, and soon to be a part of, a great community.

The property will be laid out according to a plan introducing modern ideas in saving hills



"The Green" a Spot Opposite the Proposed Civic Center Near the Center of The District to be Set Aside for a Park.



and dales; in the laying out of streets; in the planting of trees and shrubbery; in the illuminating of streets; in the subdivision of lots; in wise legislation for the development of the property; and in safeguarding by regulations and restrictions the interests of all those who become home-owners in **The District**.

The most liberal policy will be pursued in setting aside areas for parks and boulevards. Playgrounds, schools, shops, churches, civic buildings will all be given a place in the plan. The lots will be unusually large giving opportunity for spacious grounds for permanently protected homes, surrounded with ample space for



A Section of Northern Arlington reserved for the golf course. An ideal location



air and sunshine, among flowers and sunshine, grass and shrubbery, all expressive of the owner's ideals of beauty, health and comfort.

SELF PERPETUATING RESTRICTIONS

To no other question in the development of The Country Club District will more thought and consideration be given than to the self-perpetuating restrictions, conditions, etc., placed upon the property. The owners' experience of twelve years in subdividing property, as well as the experience of other developers of suburban real estate has demonstrated the advantage to the lot owner of protective restrictions on land, adopted with a view to preserving the residential character



Another portion of the golf course



of the neighborhood and to safeguarding the owner in the use and enjoyment of his property.

In addition to those of conventional form providing against the use of the residence lots for commercial purposes, and the erection of flats and double houses, etc., there will be included in The Country Club District restrictions the most careful provisions, not in general use, regarding open spaces to be left permanently vacant, setbacks from the streets both in front and on the corners, the erection of builders' rows, the maintenance of private parks, etc., all of which will give the owner entire freedom of action not



The Front of Mr. Wm. K. Lanman's Residence,
57th and Central Avenues, Marble Cliff.



inconsistent with a proper regard to the interests of his neighbor and of the community.

No one thing will be so conducive to the complete enjoyment of a home in The Country Club District as the assurance of having it in a thoroughly restricted territory of area large enough to protect the owner against objectionable surroundings and influences.

NO CONVENIENCE LACKING

The necessary conveniences, sewers, water, gas and street lights, will be provided by the Company; and electricity, telephones and city car service are available.



Residence of Mr. Orson D. Dryer Dale Avenue, 3 Cliff



A complete system of sanitary sewers with disposal plant will be installed. The capacity of this system will be ample to serve the entire district as it develops. The disposal plant will be planned to meet the requirements of the whole property and separate units will be built as required. The water will be supplied from the City of Columbus Filtration Plant. Gas will be furnished by The Columbus Gas & Fuel Company from a high pressure main coming direct from the source of supply and sufficient in size to give perfect service to as many customers as may possibly build in The District.



Gard. at Mr. Eugene Gray's Residence in Marble Cliff



ORNAMENTAL LIGHTING

CONCRETE standards of beautiful design and without any suggestion of the old fashioned lamp post will take the place of the common wood pole and arc lamp, thus eliminating the pole evil and furnishing at night a beautiful soft light such only as is appropriate to a residence community and giving an artistic touch to the improvement of the streets as seen in the day time.

Electric current and telephone connections are now available at the property. One set, only, of poles for these wires will be placed in the most obscure position possible along rears of the lots.



Residence of Mrs. Alice B. Waters on Paul Avenue near Arlington



CITY CAR SERVICE AVAILABLE

ALTHOUGH the city car service over the Grandview and Marble Cliff line is convenient to all of that part of The District which will be offered for sale within the next year or two, plans are on foot to extend the service throughout the width of the property to the proposed Country Club grounds at the extreme North side. The Marble Cliff cars coming from The Country Club District reach the corner of Broad and High streets in twenty minutes.

STREETS TO BE PAVED

The streets will be paved in a permanent manner with tar-bound macadam, concrete or asphalt. However, such rapid strides are being



Mr. Ford B. Belden's Residence on Cambridge Place near
The Country Club District



made in road-building today that the owners, in anticipation of possible changes in the theories of construction, reserve the privilege to use such other materials as the best practice at the time the roads are built may require. The owners will not attempt to improve in a given year any more of the property than can be improved completely.

All of the improvements mentioned and such others as the Company may determine to make will be included in the prices of the lots.

THE FINEST RESIDENCE PROPERTY
IN COLUMBUS

Consider this statement. The Country Club District will offer unquestionably the lowest priced fine residence property, improvements



Looking East Across the Golf Course into the Old

ry Ac esite



considered, that can be bought in the City of Columbus. No other location can offer similar advantages in a finished place for your home at anywhere near The Country Club District prices. The owners are in a position, also to make the most reasonable arrangements in regards to terms and payments.

LOCATION FOR NEIGHBORHOOD GROUPS. COMMUNITY IDEA

One of the most attractive features of The District will be the provision for groups of friends who desire to build close together. Arrangements may be made to retain blocks of adjoining lots to be sold only to members of a congenial group.



Valuable Homesites Border
This Ravine



Does it not now appear to you that this section will be the very best place for your future home? In these days few sons remain in the homesteads of their fathers. These homesteads were built without a vision of the future, when people thought that the edge of the city, even if it were only at Broad and Fifth streets, would always be the edge of the city. These homesteads are crowded out today by the encroachment of business and the conversion of homes into commercial properties and the best residence sections are two, three and four miles beyond them.



A View from the Proposed Coun Club



But here in The Country Club District a home can be a permanent institution. Land will grow steadily in value. Its character is secure against the intrusion of commercialism.

The better authorities on real estate values have predicted that values in The Country Club District will increase from three to five times the present prices in less than five years.

You are invited to inspect The Country Club District whether you intend to purchase or not. It will be a pleasure for us to send one of our motor cars for you upon request by telephone.





All illustrations shown in this book are actual views photographed within the boundaries of The Country Club District or close thereto. They fall far short of representing the actual beauty of the section. An inspection of the grounds is absolutely necessary to the formation of an adequate opinion as to its advantages.

