



ViewPoints



April 2018

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A N OCCASIONAL NEWSLETTER OF THE GRANDVIEW HEIGHTS/MARBLE CLIFF HISTORICAL SOCIETY

PRESIDENT'S LETTER



Dear Society Members,

Spring Greetings! As I write this in pre-spring, I'm contemplating just how many tomato plants I can configure in my yard. Not to bash grocery stores, but home grown ones I live for! I always get restless this time of year, because I can't wait to be outdoors and work in the garden and sit on my porch. I tire of being cooped up in the house. It's beginning to stay light longer in the evenings, so that always perks me up!

We are working on the usual committees and the archives committee is still busy archiving. Please check the Breezeway for the updated display. Thanks Ruthanne James and Jane Harris for continuing to work on this project. I recently attended an estate sale here in Grandview, and thank you to Dee Dee Sales for donating vintage White Castle and Big Bear matchbooks to the Society! We will, at some point, be focusing our breezeway display to focus on the Imgram family and the White Castle legend.

Thank you Tom DeMaria and Wayne Carlson for your tireless efforts in keeping the Facebook and Moment in Time, respectively, updated and interesting. I do think that ThisWeek is publishing more of Wayne's submissions than before. I hope this trend continues. If you do not receive a paper copy of it, the submissions will always be available online at our website www.ghmchs.org.

Welcome new lifetime member Nicole DeVere! We are getting several new members and are so happy for the renewed interest in the Society.

Finally, I feel the need to address the issue of 2015 W. 5th Avenue. I've been contacted constantly regarding this. Trust me, that our mission is to preserve history and protect all things and structures. That said – we are not an activist group per se. When called upon, we will certainly provide historical information we are asked for. This happened in the case of the former Samuel Bush home in Marble Cliff. We were asked to provide its historical significance and other information, and we did. I think that situation turned out well.

I am always available to any member with concerns or questions.

Sincerely,

Tracy Liberatore, President

Archivists Need Your Help

GH/MCHS archivists are working with the Columbus Metropolitan Library to add our archived information to the library's website, starting with our Society's Tour of Homes brochures. We are seeking a hard copy of the 1979 Tour of Homes brochure. According to the Village News dated April 24, 1979, the following homes were on that tour:

- 1410 Arlington Ave.
- 1065 Westwood Ave.
- 1115 Urlin Ave.
- 1241 Lincoln Ave.

If you have a hard copy of the 1979 Tour of Homes brochure, please contact Debbie Farynowski or Jill Kuyper at 614-486-3396. Alternatively, you can drop your hard copy off at the Grandview Heights Public Library reference desk with your contact information; we will return your hard copy to you after scanning for our archives.





REALLY?! ESTATE

What happens when beautiful homes combine with a desirable location and a healthy economy? Unbelievable home prices! Our recent tax valuations and real estate sales confirm this trend. The Society offers a brief look at historical GH/MC home sales.

From their founding in 1906 and 1901, Grandview Heights and Marble Cliff have been attractive communities in which to reside. Real estate advertisements in Columbus newspapers from the early 1900s tout GH/MC locations for homes. A 1929 Columbus Dispatch advertisement offered to exchange a 10-acre poultry farm (with an 8-room house) located 8 miles south of Columbus for any house in Grandview Heights.

Historical home sale prices were not always included in public advertisements or records. The Community News published March 16, 1928, by First Community Church, included an editorial noting that

“...real estate men are not enthusiastic...” about filing affidavits of sale prices. The 1928 editorial suggests realtors “...prefer to keep prices secret, in case of rapidly rising values, in order to hold down tax appraisals...”. Interesting how practices have changed.

“Walkability”, a term coined in the 2000s, was also important in the 1950s real estate market. Advertisements for GH/MC homes frequently noted proximity to shopping and schools. The nearest Catholic church was often cited as well (e.g., “1/2 block to Our Lady of Victory”).

Moderately-sized GH homes in the 1950s typically had sale prices in the \$12,000 to \$20,000 range. Today, the median sale price for homes is \$300,000 in Grandview Heights and \$417,750 for Marble Cliff (Trulia data). Some of the price increase is undoubtedly due to home additions and other improvements. Nonetheless, GH/MC homes and living were clearly sought after 100 years and remain so today!

GRANDVIEW SPECIAL

Charming, modern house; fine lot 100x150, wealth of forest trees, splendid location, handy to car; best of neighbors. Value \$6500. Owner left city, must be sold. Call Willson, Hilltop 1166, address 1139 Broadview Ave.

MARTIN & COOKE
Sole Agents. 8 East Broad.

1916 Columbus Citizen advertisement.



1976 photo of 1163 Broadview.



2014 Franklin County Auditor photo.

Over 100 years later, the “best of neighbors” and our beautiful large trees are still community stalwarts. From a selling price of \$6500 in 1916, this home at (now) 1163 Broadview Ave. was sold in 2002 for \$710,000 and in 2014 for \$950,000. A 1997 addition and new garage in 2005 likely helped with some of the price increase.

GRANDVIEW COTTAGE, \$2800
Five rooms on one-floor modern, except furnace. Exceptionally large rooms. Will accommodate large furniture. Certificates accepted or sell on very small payment. Just north of First-Av at 1299 Westwood-Av.

1934 Columbus Dispatch advertisement

A bargain at \$2800 in 1934; this house at 1299 Westwood Ave sold for \$135,400 in 2000 (almost 50 times more). The Franklin County auditor's 2017 market value is listed at \$352,600. Good thing the original rooms are "exceptionally large".



2010 Franklin County Auditor photo.

1291 ARLINGTON AVE.

Side hall plan home overlooking ravine. Living room has leaded glass windows and wood-burning fireplace, cheerful dining room, roomy kitchen and dining alcove. 4 bedrooms and 2 baths—one with shower stall. Basement has recreation room with stone wood-burning fireplace. Features include kitchen with Napanee cabinets and snack bar. Marble window sills with steel casement windows. Full length guest mirror in hall. Abundance of cupboards and closets throughout.

Real estate advertisement circa 1940

This 1939-built, now 6,442 sq. ft. home was originally marketed at approximately \$14,000 and part of the "famous Aladdin Country Club District". It sold for \$175,000 in 1986; the 2017 Franklin County Market Value is \$889,900. The advertised Napanee cabinets from the Coppes Company (Indiana) were among the first custom cabinets available for homes; the company invented the lazy susan circular cabinet insert.



2014 Franklin County Auditor photo.

GRANDVIEW HOME—1189 GLENN-AV
One-fourth acre, forest trees, 80 ft. frontage in exclusive section S of First-Av, near bus and stores; 4 bedrs., 2 baths, living r., dining r., kitchen, bkft. nook, basement toilet, Janitrol, gas heat, auto. hot water, 2-car garage. Priced low for quick sale. \$1800 down and \$42 per mo. takes it. Open today.
AD-1239. HARRY S. BERLIN, KI-2925.

1942 Columbus Dispatch advertisement.

This 1921 home has undergone several additions and currently has 3019 sq. ft. with 3 bedrooms, 2 full and 2 half baths. The sold price was \$60,000 in 1983 and \$154,900 in 1993; the 2017 Franklin County Auditor Market Value is \$619,400. A "Janitrol" heating system, basement toilet, and auto. hot water were notable features in 1942.



2017 Franklin County Auditor photo.



OPEN TODAY
New Home
1033 GRANDVIEW-AV
\$25,500
WILL TRADE
For Smaller Home

A beautiful stone and frame, one-floor plan with an extra large room and bath on a finished second. A complete first floor, including two big bedrooms and a tile bath, wood-burning fireplace, side porch, gas furnace and a big two-car garage. Entire house is finished in hard wood and the walls are painted with oil paint that you can wash. This is a home that will require very little upkeep. Stop by today and let us show you how easy you can become the proud owner of this lovely home. Howard Elliott.

1954 Columbus Dispatch advertisement.



2014 Franklin County Auditor photo.

A new Cape Cod with 1888 sq. ft. was a bargain at \$25,500 in 1954. The 2017 Franklin County Auditor Market Value for this home is \$445,100.



GRANDVIEW
OPEN 2 TO 5
818 OXLEY-RD
1½-story home that's only 12 years new! Spacious 18x12-ft. living room, large modern kitchen, 11.6x12-ft. master bedroom, modern bath. 2nd floor finished in attractive knotty pine. 4-yr.-old gas furnace.
TOTAL PRICE \$12,500 WITH \$800 FHA
or liberal conv. financing. Stop in today. Jack Myers, HU-6-8951.

1960 Columbus Dispatch advertisement.



2014 Franklin County Auditor photo.

A 1000 sq. ft. Cape Cod built in 1947; “attractive knotty pine” was the trendy wall covering in the 1960s. This home was last sold in 1996 for \$95,500.



Grandview High School – Advocating Gender Inclusiveness for Over 100 Years

The theme of the March 2018 International Women’s Day (IWD) was #PressforProgress. The IWD website noted: *“Now, more than ever, there’s a strong call-to-action to press forward and progress gender parity... A strong call to motivate and unite friends, colleagues and whole communities to think, act, and be gender inclusive.”*

Interestingly, the need for gender inclusiveness was recognized by Grandview High School students over 100 years ago. In 1918, the GHS’s *The Highlander* quarterly newspaper (now the school’s yearbook) was dedicated as a “Girls” version and noted:

“The Highlander should be representative of the girls as well as the boys”.

The following poem from that 1918 *The Highlander* continued this theme:

To the Girls of GHS

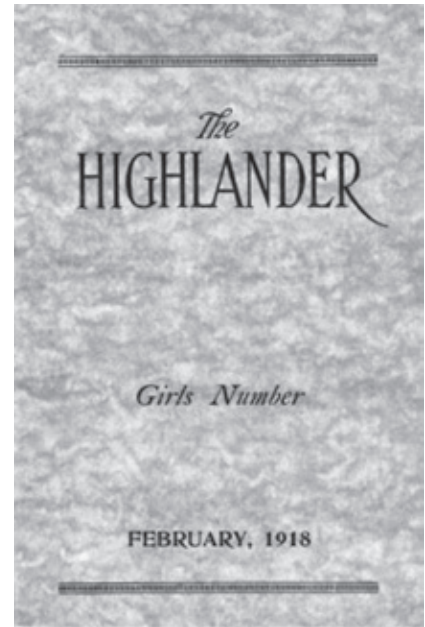
(author unknown)

Here’s to the girls of Grandview High,
The good ones, the nice ones, the pretty ones, the shy;
Some are quite studious, and some like to jest,
But wherever you go you’ll find these girls are best.

And so it is always in towns great and small,
The home girl, your own girl is best of them all.
And tho you may meet with princesses and queens
No one can compare with the girl of your dreams.

And I’m here to tell you, and you know that it’s true,
That the girl of your dreams is one from Grandview.

While the poem’s sentiments and language may seem somewhat saccharine in today’s world, kudos to Grandview High School for equally promoting both female and male students – 100 years ago. And with a nod to upcoming Mother’s Day, we’ll second the poem’s declaration: Grandview Heights and Marble Cliff mothers and daughters are the best!



“Girls” issue of The Highlander





The Grandview Heights/Marble Cliff Historical Society

1685 WEST FIRST AVENUE
COLUMBUS, OHIO 43212

BECOME A MEMBER

of the Grandview Heights/Marble Cliff Historical Society!

Please complete the information below and send with your check made out to: **GH/MCHS**

Mail or drop off at the **Grandview Heights Public Library, 1685 West First Avenue, Columbus, OH 43212**

NAME _____ DATE _____

SPOUSE (IF COUPLE MEMBERSHIP) _____

ADDRESS _____

CITY/STATE/ZIP _____

PHONE _____

EMAIL _____

Please check the appropriate membership box:

ANNUAL MEMBERSHIP

YEARLY DUES (SEPT. 1 – AUG. 31)

- Single \$20
- Couple \$30
- Organization \$50

LIFETIME MEMBERSHIP

ONE-TIME PAYMENT

- Single \$100
- Couple \$150
- Patron \$500
- Benefactor \$1000

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A REQUEST

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OHIO'S 215TH BIRTHDAY

The Society and other local historical organizations participated in the celebration of Ohio's 215th birthday at the Statehouse Atrium on March 4 Ohio, the 17th state in the Union, was founded on March 4, 1803.



Historic Home?

The Society is seeking GH/MC homes for our October 2019 Tour of Homes. Please contact Karen Riggs (karriggs@sbcglobal.net) if you'd like your home to be considered. Free home history, one-year Society membership, and other perks for tour homeowners.