



Welcome

**Tour
of
Homes**

**Grandview
Heights
& Marble Cliff**

**Sunday, October 6, 2019
1:00 - 5:00 p.m.**



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1241 Broadview Avenue: Jane Harris

1435 Cambridge Boulevard: Jack/Margaret Kukura

1866 West First Avenue: Jill/Brian Kuyper

1427 Roxbury Road: Kent Studebaker

1241 Broadview Avenue

The original owner of this home was Charles E. Rains, a native of Columbus, born in 1873. His parents, Theodore and Louisa Bellar Rains, lived on Harrison Avenue in Columbus. Charles married Elizabeth Stealey on November 30, 1899, and they moved into the house in 1905 where they raised three daughters, Elma, Verna and Doris.

By 1906 there were several other homes being built on Broadview Avenue and Grandview Heights was being incorporated. In fact, Mr. Rains signed the 1906 Petition of Incorporation for the Village of Grandview Heights. The home was adjacent to the Harding School which was built in 1895 and sold for scrap in 1930 for \$300. The Rains family was known to get their water from the Harding School.



Former Harding School, which was located near site of current Edison School Kindergarten Annex

The current Edison School Kindergarten Annex is directly behind the house and was built near the site of the Harding School in 1950 when gas lines were also installed at the home. The garage on the property was added in 1920. The two trees gracing the front of the property are American elms and are estimated to be 100 years old.

Charles was a machinist and was a member of the union group Carriage Hardware Workers #6419. He registered for the draft at the age of 45 and stated his occupation as a toolmaker for the John W. Brown Company (there is no proof that he ever served in the war). His 1955 obituary stated that Rains retired from Columbus Auto Parts Company. He had one brother William and one grandson.

The Rains women held many parties as reported in the Columbus newspapers at the time. Verna (Rains) Flanders married and moved to Detroit and Doris (Rains) Lade married and moved to Lakewood, Ohio. The eldest daughter, Elma, remained in the home. She graduated from Grandview Heights High School in 1918 and from Ohio State University in 1922 with a degree in education. She taught in several schools and eventually was hired by the Circleville School System in 1933. Elma coached the girls' basketball team in Circleville and retired after 40 years of teaching English and Latin. Ms. Rains passed away in 1999.

The Rains family sold the home to Ryan Rasmussen and Amy Jo Roth in 1996. They added a small addition to the back of the home and in 2004 sold the home to Edward Horcharik and his wife Diane Taylor. Major renovations and period restorations were done during their tenure, including kitchen cabinets from Holmes County, replacement of some windows, and bathroom restoration. The two front windows are assumed to be original. Original hardwood flooring is thought to remain on the stairway and in the second floor hallway and bedrooms. The fireplace mantel, the front doors, and multiple fixtures throughout the house were salvaged from old properties, including a church in Cincinnati. After Edward Horcharik's death in 2015, his wife sold the home to the current owners.

Wouldn't It Surprise You

- To see Ellis with a girl?
- To see Ray Dowdell study Geometry?
- To find "Paddy" when he isn't talking?
- To see Mr. Clements cross?
- To catch Elma Rains not prepared in Latin?

The 1915 GHHS Highlander may have predicted Elma's future as a Latin teacher

About the car out front:

1971 Chevrolet Monte Carlo. Chevrolet came out with this "Personal Luxury" car in 1970. They became very popular and sold high numbers. This car has been totally restored.

1249 Glenn Avenue

Built on lots #245-247 of the Gladdington Heights subdivision, this house is an example of a bungalow style house which was popular in this area at the time. In 1920, the property was purchased by clothing salesman Morton E. Storms who was married and had three children. The land was valued at \$520 and there was a mortgage note on the property for \$3,000. The Franklin County auditor states the house was built in 1923 and makes mention of one improvement, a detached frame garage built in 1923.

Prior to 1928, this property had a street address of 1153; the address was changed to 1249 Glenn Avenue in 1928. In 1933, the property was sold to Penn Mutual Life Insurance Company when the second person to own the property, Vernon Phillips, was deemed too far behind on his mortgage. There were periods of time when the house was rented. One of the renters, Mr. and Mrs. Eccles, had two children, John and Nancy Eccles. John graduated from flight training school in 1942 and Nancy attended Grandview Heights High School and Ohio State University, majoring in fashion design. She completed a course at the Traphagen School of Fashion in New York and was employed with F&R Lazarus & Company's Fashion Center.



Over the last few years the house has become known as the “train house,” due to the boxwood hedge next to driveway being trimmed like a train. Another striking feature is the large red oak tree in the front yard thought to be over 100 years old. One of the wonderful features that the current owners like about the house is its large inviting porch. It was noted in the Franklin County Auditor report that a permit was taken out May 2010 to have the original porch replaced. The back patio was redone this past summer.

*The Columbus Dispatch's
announcement of Nancy Eccles'
wedding to John L. Southhard, Jr.
in May 1946*

There have been a total 10 owners of this casual and cozy home, including the present owners who purchased the house in October 2017 when they became empty nesters. They believe this house is a great example of how one can downsize into a smaller space. They have spent a lot of time maximizing every bit of space possible. The downstairs has gone through a major renovation. In 2018 they relocated the kitchen to the former dining room and took the prior kitchen and turned it into a laundry area, storage and mudroom. One of their favorite areas is the built-in window seat in the kitchen. The upstairs has more of the original architecture and is very quaint with low dormer ceilings.

Another note of interest is that one of the current owner's grandparents immigrated from Italy and lived in the Grandview Heights area on Northwest Boulevard. His grandfather, Guy DeVictor, was one of the owners of the Gloria Restaurant. It was a very popular restaurant and dance hall on Riverside Drive (across from Scioto Country Club) that opened in 1922 and closed in the 1970s. He also owned the "Shack by the Track" grocery store in San Margarita.



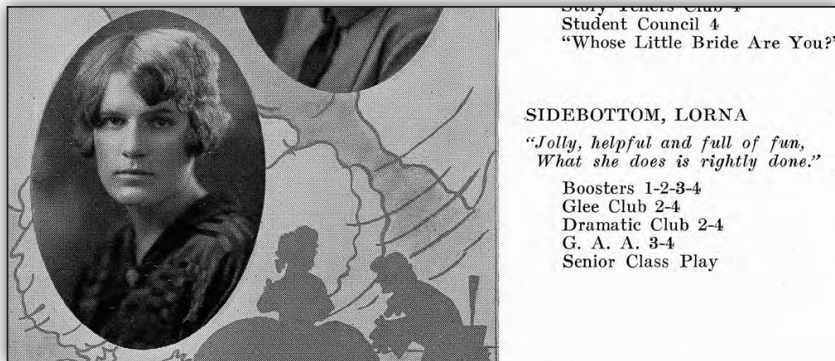
Gloria restaurant

About the car out front:

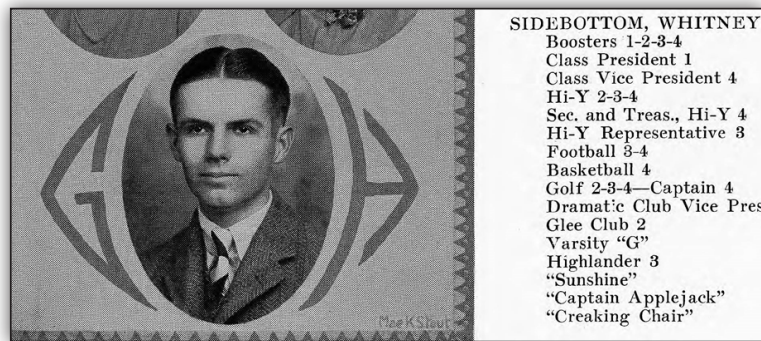
1957 Nash Ambassador: This was the last year for Nash as they merged with Hudson to become American Motors. This is an extremely fast car but gets terrible gas mileage - in the single digits. One of its features is a front seat that folds down into a bed and these cars were often banned at drive-in movies in the 1950s and 60s because of this feature. It was one of the few American cars designed by Italian car design firm Pininfarina. They also designed cars like the Ferrari, Lamborghini, and other high-end Italian cars. They manufactured just under 3,000 of this model that year.

1333 Glenn Avenue

This classic Craftsman home was built in 1922 and has had just four owners. The original owners were the Sidebottom family, and the father, Josiah Morris Sidebottom, worked as a train dispatcher for the Pennsylvania Railroad at the former Union Station in Columbus. His wife Nellie worked as a kindergarten teacher in Columbus. The couple had two children, both who graduated from Grandview Heights High School.



*GHHS senior photos
of Sidebottom children*



Their son, (Herman) Whitney Sidebottom, attended Ohio State University, where he was a member of Kappa Sigma fraternity and played on the golf team. He served in World War II and was wounded in the Battle of the Bulge. Whitney worked at the *Columbus Dispatch* for 42 years, eventually retiring as retail advertising manager. He died in 1975 and John F. Wolfe, Dispatch CEO and Chairman of the Board, served as a pallbearer at his funeral. The Sidebottom's daughter, Lorna (Sidebottom) Nelson, lived for a time in Grandview where she served as president of the Junior Grandview Civic Welfare club; she eventually moved to California.

The Sidebottoms owned the home for 59 years before selling in 1981 to Marlene (Blanchard) Yeldell when Nellie entered an elder care facility at the age of 93. Before selling her mother's home furnishings in a tag sale, Lorna Nelson allowed Yeldell to select items to purchase. Yeldell chose a sewing stool, rocking chair, trunk and bedroom set, all of which she still has in her Grandview home today. Also left behind from the sale was Nellie's recipe file. Yeldell's family still uses Nellie's recipe for cut-out Christmas cookies.



1333 Glenn Avenue in early 1980s

The Richmonds, who also lived on Glenn Avenue at the time, purchased the home from Yeldell in 1995. In 2008, the Richmonds sold the home to the current owners, the Posts. Interestingly, the Posts also lived on Glenn Avenue (at 1398) before moving 10 houses south. A favorite memory of the Post family is walking their kitchen table down the street ahead of the official move to have dinner in the new home on Christmas.

The home has 2,282 square feet of living space with 3 bedrooms and 2 ½ baths. It has been extensively renovated over the years and now includes a spacious open kitchen, back porch and a large master bedroom. Beautiful details of the home include soap stone kitchen countertops with a long island, hardwood floors, exposed brick and a large mudroom with high ceilings. The most significant changes to the home occurred in 2006 when the Richmonds added the upstairs master suite in space that had formerly been a small bedroom. The wood molding on the upper walls in most of the rooms is original, as are the wood floors and beautiful paneled door leading from the foyer.

About the car out front:

The 1952 Chrysler was very common, with many thousands manufactured. The car has “fluidmatic” drive, which was Chrysler’s forerunner to the automatic transmission. It is quite complicated to drive and isn’t very fast with a top speed of about 65 mph. It is equipped with “curb feelers,” which helped the driver protect the car from scraping the white wall tires against the curb. It makes a terrible sound when you get too close to the curb. This model was very popular in the 1950s and 60s in the US.

1866 West First Avenue

Central Ohio native Alexander Livingston is considered the father of the modern tomato. Dating back to the Civil War era, tomatoes were considered ornamental and possibly poisonous. Livingston began to improve tomatoes by making them smooth skinned, uniform in size, and more flavorful. In 1852 he founded the A.W. Livingston Buckeye Seed Gardens, a seed business. His company expanded until an economic downturn in 1876. Subsequently, Alexander's oldest son, Robert, took control of the company and returned it to prosperity.



Alexander Livingston, father of the home's original owner



Illustration from the 1913 Livingston Seed Catalog

In 1898, Robert's younger brother, Josiah Livingston, and his wife, Marinda, returned to Ohio from working at the seed company's second location in Iowa to continue as secretary-treasurer of the A.W. Livingston and Sons Seed Company.

In 1903, they decided to build a home in Grandview Heights on three lots they purchased at the corner of West First Avenue and Wyandotte from the George Urlin Company. Josiah and Marinda chose a Craftsman Foursquare style home, similar to a style popularized by Frank Lloyd Wright which was called a Foursquare Prairie Home. Elaborate trim around the front porch was a feature of those homes. Interior space of over 1,700 square feet made this home ideal for a young family. The home was completed in late 1905 or early 1906.

The Livingstons were very involved in their new community and Josiah served on the committee to establish the "doctrine, creed, and constitution" for a new Congregational Church in Grandview in 1910 (now First Community Church). Both sons graduated from Grandview Heights High School (Robert in 1920 and Dean in 1921). Dean was president of his senior class and Robert served as chief of the Grandview Heights Police Department from 1943-1958. The Livingston family lived in the home until 1943 when Josiah, age 85, was struck by a car in front of the home and died the next day. His wife Marinda died seven days later at the age of 77. Their sons Robert and Dean sold the home the next year.

The current owners purchased the home in 2015. It had been updated through the years, but they took the renovation to the next level. They remodeled the interior while maintaining prominent architectural features of the original construction. Gum flooring, deep six-inch base molding, original decorative glass windows, doors and hardware are still visible in the home. The style and feel is reminiscent of the early 1900s.

Entering from the front porch leads to a foyer with an angled stairway to the second floor. To the right is the living room with a gas fireplace (the mantel is not original), gum flooring and a deep bay window.

To the left of the entry is the dining room which was the center of family activities at the time the home was constructed. Family dinners, discussions and children's homework were a constant in the early years of the home's life. There is a storage area underneath the stairs accessed by a small door.

The kitchen and half bath have been remodeled down to the lath and both have a similar layout to the original. The back porch has been enclosed to create a pantry and a center island has been added.



On the landing to the second floor is an original leaded glass window

The second floor bath has been remodeled and two additional bedrooms have also been updated. What was formerly a guest bedroom has been changed to provide a hallway to the master bedroom and a second floor laundry. There is also a newly remodeled fourth bedroom and sitting room on the third floor.

About the car out front:

The 1955 Chevrolet Nomad Station wagon was a very low production car made by Chevrolet in 1955, 1956 and 1957. The 2-door station wagon was not aimed at families but for the "Country Gentleman." It was the most expensive car made by Chevrolet that year, even more expensive than the convertible. Just over 6,000 of these cars were made that year and they have become highly collectible and valuable.

1435 Cambridge Boulevard

This two-story stucco Marble Cliff home was built on lot 5 in the Cambridge Place Addition between 1911 and 1913. In 1915, the house was featured as a “Home of Character” in The Country Club District, a promotional booklet offered by the developers of Old Arlington. Some of the best original features still present in the home today include oak woodwork, sun porches and beamed ceilings. Five original fireplaces remain in the home; two of which are still operable.



The home was emulated in the development of Old Arlington, photo circa 1915

The historic home has had 10 owners since it was built. John and Beatrice O’Brien purchased the land in 1911 and sold the finished home in 1913. At the time of the sale, there was a substantial mortgage attached

to the home, but it was described as “...one of the most attractive residences in this beautiful suburb.” The second owner, Charles Armstrong, struggled to pay for the mortgage and improvements to the home. In 1915, he was sued for nonpayment and, in 1918, the home was sold at a sheriff’s sale.



John and Beatrice O’Brien, circa 1915



Margaret Owens, 1934

Grace and Harlan Rhoads purchased the house in 1919; they lived there from 1919 through 1933, when it was sold to Violet and Roy Owens. In 1934, their daughter, Margaret Owens, married Thomas Dalton in the garden of her parents’ home. Margaret wore a gown of rose petal pink and was married “... in front of an improvised altar of maize and blue snapdragons, lupines and ferns....”

In 1936, the Owens family sold the home to John W. and Elizabeth T. Gordon. Their son, John Junior, was awarded a bronze star for his service in World War II.

In January 1959, Elizabeth Gordon left the property to her children in equal shares. Her son, Phillip, and his wife Christine purchased the home later that year. Cheryl and Ralph Richter purchased the home from the Gordons in 1980. They sold it to David Nixon and Yoko Ichino in 1997. Nixon was the former Artistic Director of BalletMet and Ichino is a renowned ballerina; they established BalletMet Academy.

Jenny Klitch purchased the home in 2001. Klitch, who grew up in Columbus, was a tennis player who played on the professional tour in the 1980s. Klitch sold the home to the current owners in 2004. They have completed extensive renovations, including full kitchen and bath renovations in 2005-2006.



Previous garage



Current garage (added in 2008)

New oak wood floors were installed in 2016, replacing older tile in the dining and living rooms to help blend in and create a more consistent flow. A complete landscape renovation was undertaken in 2006 and is under constant care by the current owners who pride themselves on the chance of making passersby smile.

About the car out front:

The 1958 Edsel Ranger was a huge flop in the car world. Named after Henry Ford's son, Edsel, these were manufactured for three model years, 1958, 1959 and 1960. People thought the car was ugly and it was expensive. Also, a major problem was the push button drive in the center of the steering wheel. If you were driving down the road fast, and pushed the reverse button by mistake, one back wheel locked and the car would spin and flip. Many people were killed because of this situation. They only had this option for one year.

1427 Roxbury Road

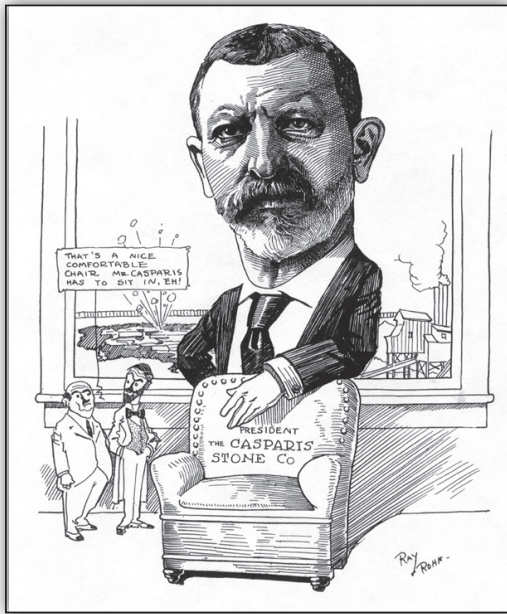
Manor House North

In 1908, Sylvio Antonio Casparis commissioned prominent architect Frank Packard to create an estate in the Village of Marble Cliff for him and his English wife. The original heavily wooded 5-acre site, resting on a ridge that overlooked the Scioto River to the west, was selected because of its proximity to the Marble Cliff quarries owned by Casparis. The property offered a glimpse into the luxuries of European estates as it included the imposing Manor House, commonly known as Casparis Castle (but christened Elton House) and a carriage house with a five-story tower that allowed Casparis to watch workers in his quarries. Features of the original property included a Spanish Ludowici tiled roof, 13th century Italian tile, walled courtyards and gardens, ravines and rolling lawns, some of which remain today. The 17th century Jacobean architectural styling intended to replicate a grand Scottish castle is still evident in the original structures of the estate. The reported cost of the buildings was \$200,000 (an astronomical figure for the day).



Elton House (Casparis Castle)

An entry in the GH/MC Historical Society's publication, *Sheltering a Heritage*, notes the original features of the Manor House as "Both exterior brick and interior walls are 18 inches thick. Mahogany panels the walls three-fourths of the way up. The newel post on the staircase is a wooden carving of an English knight. The library is paneled in oak...all windows are hand-leaded glass with birds and other designs worked into them." Also of note is the intricately designed ceiling and impressive fireplace in the main living room (many of the original 11 fireplaces remain in both residential units of the Manor House). Most of the architectural features have survived intact, even though the house has experienced many different uses.



Sylvio Antonio Casparis

Casparis was born in northern Italy in 1849. In 1875 he came to the United States and moved to Columbus in 1890. In 1892, Casparis founded the Casparis Stone Company, which in 1913 merged with three other companies to form Marble Cliff Quarries located just west of the Scioto River. Upon his death in 1921, the estate passed through ownership of different families until St. Mary's Educational Institute of Cincinnati purchased it in 1942. The property was renamed Maryhurst and was used for religious training of schoolgirls by the Sisters of Notre Dame. In the late 1960s, the property returned to private owners,

being used in part as offices for an architectural firm.

Throughout the history of the property it sat empty at different times. It is said that during those periods, transient homeless entered the house for shelter and tore some of the ornate paneling off the walls to burn in the fireplaces for warmth. During Prohibition, a speakeasy reportedly operated on the property in a basement wine room originally designed for Casparis. Also during periods when the property sat empty, caddies from the Arlington Country Club in Marble Cliff considered the Manor House a "haunted castle." As part of their initiation, new caddies had to climb the spouting on the front of the building at midnight and peer into the windows.

Today, the Manor House contains two residences: Manor House North (on today's tour) and Manor House South. The Manor House is currently the centerpiece of the No. 10 Arlington Place developed in the late 1970s in Marble Cliff, so called because the site was labeled No. 10 on the original 1889 plat of the area then known as Arlington. The original sunroom and porch were transformed into a modern kitchen and dining area during the transition of the house into the North residential unit. The grand staircase, open to all three stories, is double width.

About the car out front:

The 1956 Continental Mark 2 was a very low production car only manufactured for two model years, 1956 and 1957 (just 3,000 made). It cost twice as much as the top-end Cadillac and was the same price as a Rolls Royce. Frank Sinatra, Elvis Presley, President Eisenhower, the King of Jordan, and the Shah of Iran were some of the few who owned one.

Acknowledgements

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Mike Dexter, *Design Services*

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Volunteers serving at registration desks and as home docents

Vintage Cars Display, *Wagner-Hagans Auto Museum*

Planning Ahead for our 15th Tour of Homes

We are already planning for our next Tour of Homes in 2022! We are looking for homes with character in Grandview Heights and Marble Cliff to join the select group of elite homes that have participated in past tours. Homeowners will receive a commemorative plaque, a biographical history of their home, an opportunity to support the Society’s mission and other benefits. We are especially interested in homes with mid-century modern architecture or flair. As well, we welcome volunteers for our tour team; tour planning will begin in 2021. Contact the Society at ghmctourhomes@gmail.com if you are interested.

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A photograph of a woman with short brown hair and glasses, smiling warmly. She is wearing a light-colored button-down shirt. The background is blurred, showing other people in a meeting setting. The entire image is overlaid with a semi-transparent yellow filter.

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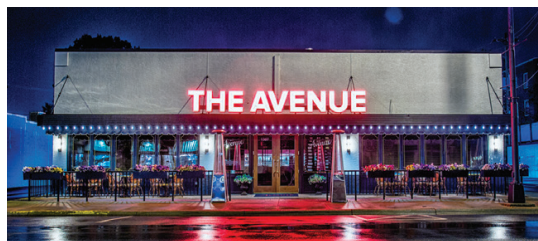
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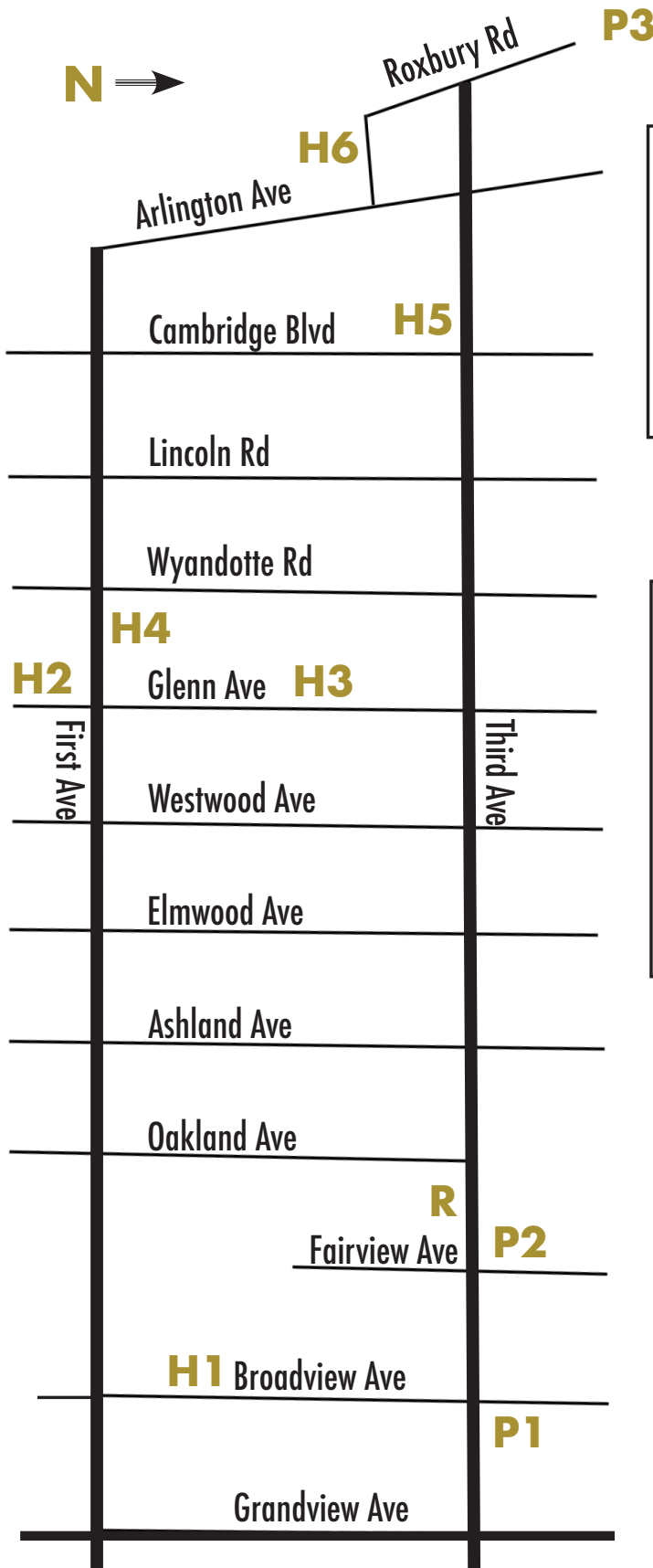
GH Historical MC Society



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2019 Tour of Homes Map



H1: 1241 Broadview
H2: 1249 Glenn Ave
H3: 1333 Glenn Ave
H4: 1866 West First Ave
H5: 1435 Cambridge Blvd
H6: 1427 Roxbury Rd

R = Registration
P = Parking
P1 = PNC Bank
P2 = Edison Intermediate/
 Larson Middle School
P3 = Our Lady of Victory
 Catholic Church
 (after 1:00 p.m. only)