King Thompson's Boulevards: 
THE DEVELOPMENT OF GRANDVIEW HEIGHTS EAST OF GRANDVIEW AVENUE

Everyone familiar with Tri-Village history properly associates the name of King G. Thompson with Upper Arlington, which originated with his purchase of the James T. Miller farm in late 1913. By 1915 the project, then called “The Country Club District,” was being promoted by an elaborate brochure (See its online at www.ghmchs.org/PDFs/CCD.pdf) and an exhibit in downtown Columbus. The first 28 homes were completed in 1916. That summer construction was temporarily halted by the commandeering of the site by Ohio Governor Frank Willis for the mustering of 8000 Ohio National Guard troops, who were trained there before their deployment to Texas to protect the Mexican border.

Less well understood and little documented is the role of King Thompson, his brother Benjamin Sells Thompson, and their associates in the Northwest Boulevard Company in the early development of Grandview Heights east of Grandview Avenue, which began with the purchase of the 385-acre James G. Thomas farm and other properties in 1916.

By September 1916, Northwest Boulevard Plat 1 and 2 had been filed. These laid out the area southeast of Grandview and First into Inglis Avenue and Mulford Road east to Hope Avenue. This area was not part of the Thomas farm. February, 1917, saw the filing of Northwest Boulevard Plat 3 which encompasses the area bounded by Oxley Road, Palmer, Mulford, Hope north to Third Avenue and Third Avenue east to Oxley Road again, including the present layout of First and Second Avenues, Virginia Avenue and Parkway Drive.

An elaborate double-page advertisement in the September 24, 1916 Columbus Sunday Dispatch announced October 2 as the opening date of the Northwest Boulevard Addition, and included a $25 credit coupon for lot purchase.

We shall let King Thompson speak for himself: ‘Like the men who sold lots “in the bushes across from the University” in 1906 (now the fine Indiana University), here now are the SAME MEN and the SAME ORGANIZATION, ZATION with a lot proposition that so far OUTSHINES
PROGRESS:
ALL ALONG THE LINE—CIVICALLY, EDUCATIONALLY AND POLITICALLY!
The Lindenberg/Voelker house at 1087 Lincoln Road has received its share of attention this year. Last November it was featured on the HGTV Program, “If These Walls Could Talk,” and most recently it was the “Decorator’s Showcase House” of the Women’s Board of the Columbus Museum of Art. Earlier this month nearly 20,000 people toured the “Hacienda”, as it is labeled on the original blueprints. The GHMCIH assisted with both these programs, and as luck would have it, garnered a few more treasures for our archives. Prior to this year we knew very little about Theodore Lindenberg, including his appearance. Theodore Lindenberg was one of four Lindenberg relatives living in close proximity to one another. All their homes were designed by the famous Columbus architect, Frank Packard. The family received a lot of coverage in the local press during 1903-1906 as Packard homes have been identified and documented in the Armory, the chapel and Packard and Hayden mausoleums at Greenlawn Cemetery, the Jeffrey Mansion and the Columbus Foundation (originally the home of Theodore Lindenberg’s uncle Charles). Packard’s architectural skills, acknowledged throughout the nation, were the choice of President Warren G. Harding, who commissioned Packard to design and execute the U.S. Embassy in Rio de Janeiro, then the capital of Brazil. Twelve Packard homes have been identified and documented in the Grandview Heights and Marble Cliff communities. Eight of them are clustered in Marble Cliff.

“Hacienda” remained the home of Theodore and Helen Lindenberg for 55 years Theodore suffered a massive fatal heart attack at his home in July, 1941. The home went on the market shortly after his sudden death. Somehow I think that Theodore Lindenberg would have been delighted that his home made it to the “Silver Screen”, is still a “Star”, and was viewed nationally on HGTV as well as locally on Channel 10 TV’s “Decorator’s Show House Preview.”

Theodore Lindenberg, circa 1932, in the projection room of the Grandview Theatre, which he managed. Photo is a recent gift from the collection of Phil Sheridan.
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/MC Historical Society
Mail or drop off at the Grandview Heights Library,
1685 West First Avenue, Columbus, OH 43212

NAME ____________________________
SPOUSE (IF COUPLE MEMBERSHIP) ________
ADDRESS ____________________________
CITY/STATE/ZIP ________________________
PHONE ________________________________

Please check the appropriate membership box:

ANNUAL MEMBERSHIP

☐ Single $10.00
☐ Couple $15.00
☐ Organization $25.00

LIFE TIME MEMBERSHIP

☐ Single $100.00
☐ Couple $150.00
☐ Organization $500.00
☐ Benefactor $1000.00

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ViewPoints
PAGE 4

ANNUAL MEETING SCHEDULED

The annual meeting of Grandview Heights/ Marble Cliff Historical Society will be on Sunday afternoon, September 14, 2003
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tor and site manager of Adena, Ohio Governor Thomas Worthington’s 1807 mansion outside Chillicothe, will present the story of the
restoration and renovation of the site, which celebrates Ohio’s birthday. Plans are underway for special exhibits to showcase
GHMCHS collections and projects, as well as celebrate Ohio’s birthday year. Please calendar September 14 and watch local media and
courtesy newsletter for details.

Board Member Profile

As a member of the GHMCHS Board, Sally Kosnik pursues her personal interest in local history and helps preserve and provide
significant information for the rising generations. This is her second

time as a Board member having previously served as treasurer for sev-

eral years in the 90’s. Currently she is secretary of the society.

While living in Grandview for the past 27 years, Sally and her
husband, Ed, have restored and remodeled their 1905 historic home.
Four daughters, all graduates of Grandview Heights High School, have
kept her busy as a community and school volunteer. She has also been
employed as a registered nurse at First Community Village and at
Neurological Associates.

Sally’s special interests include quilting, traveling, and pursuing
a family hobby of collecting antique carousel figures. Being born and
raised in Iowa led to Sally’s collection of over 1000 corn related items.
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