

Real estate

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Renovated mansion a testament to neighborhood's history, rebirth

By Jim Weiker
THE COLUMBUS DISPATCH

When John Angelo and Frank Neumann bought their High Street home in 2007, the front stoop offered an unobstructed view of a rough stretch between the Short North and Ohio State University.

The home stood alone, the last of the mansions that once peppered High Street between Downtown and campus.

But seven years later, with bars, restaurants and apartments creeping north and OSU pushing south, Angelo and Neumann's decision to buy the mansion seems prophetic.

"It's really profound how the impact of the Short North has grown in the last 10 years," Angelo said. "It's become this seamless stretch of activity."

The couple can take credit for some of that change. They spent about \$400,000 restoring the property, and Angelo, as president of the Short North Alliance from 2005 to 2013, helped guide the neighborhood's development.

Now, though, Angelo and Neumann are leaving for San Diego, where they have business and family ties, and have put the mansion they lovingly restored on the market with an asking price of \$800,000.

"I'm going to miss all these relationships," Angelo said. "I've never lived anywhere with so many events. The people here just celebrate life."

The three-story Second Empire-style home was built in about 1880 in what was a mostly empty patch of High Street between 5th and 10th avenues, according to Doreen Uhas Sauer, a Columbus historian and past president of the Columbus Landmarks Foundation.

Its first occupant was an attorney, James Loren, whose family lived in the home well into the 20th century.

High Street never experienced the growth of mansions that Neil Avenue, for example,



John Angelo, left, and Frank Neumann have overhauled the home they purchased in 2007 — one of the only remaining mansions along High Street between Ohio State and the Short North.



The home, on the market for \$800,000, features apartments on three floors — including this stylish kitchen on the lower level.

"It's really profound how the impact of the Short North has grown in the last 10 years."
— John Angelo

Neumann and Angelo moved into the home in 2005, renting the third-floor apartment. Two years later, the home was offered for sale and the couple didn't hesitate.

At the time, the first floor was a 1,700-square-foot shell with 10-foot ceilings, but Neumann and Angelo weren't intimidated. They had renovated three Cincinnati homes that were in much worse shape than the High Street home.

Doing much of the work themselves, they converted the first-floor space into a stylish two-bedroom, two-bath home with high-end amenities including Brazilian tigerwood floors, a Thermador refrigerator, a Viking range, Bellagio granite countertops, a built-in music system and a steam shower in the master bath.

For outsiders, the biggest transformation is the front of the house. Seven years ago, a spotty patch of grass was all that separated the building from the bustle of High Street.

Neumann and Angelo added a short metal fence and pavers surrounded by landscaping to create an island of green in a sea of concrete.

Neumann and Angelo renovated the apartments above them as they turned over.

The second floor offers a rare three-bedroom rental, and the top floor has a two-bedroom. Both have outdoor spaces. A parking lot on the site offers eight spaces for the three apartments.

The two upstairs apartments, which bring in \$3,150 a month, draw steady interest from OSU staff members or graduate students, along with Downtown workers.

The property is zoned commercial, with a variance that allows residences, so the first floor could be converted to an office.

Still, Susanne Casey, who is listing the home with RE/MAX Impact, expects the buyer to be an owner-occupant like Neumann and Angelo.

"I think we'll get someone who really cares about the community — like they do," she said.

jweiker@dispatch.com

KRISTEN ZEIS | DISPATCH PHOTOS

► For more photos of the home, visit Dispatch.com/photos.

did, but other houses, mostly Italianate in style, were gradually built on the west side of High Street between 5th Avenue and campus, Uhas Sauer said.

By the end of the 1970s, all were gone except the one that Angelo and Neumann own.

"The house has seen it all — the surrounding farms; the creation of a substantial upper-middle class neighborhood, much of which still exists; the growth of the city and the university," Uhas Sauer said.

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Your Money's Worth

By Jim Weiker • THE COLUMBUS DISPATCH

Your Money's Worth provides a monthly sample of central Ohio homes for sale in the same price range. This month, we look at what you get for about \$300,000. About 130 properties are for sale in central Ohio between \$297,000 and \$303,000. Here's what that buys.



E-MERGE REAL ESTATE

9676 Wagonwood Dr., Pickerington

PRICE: \$299,900 • SIZE: 3,064 square feet

This 1992 home sits on a wooded lot that is almost two-thirds of an acre. The home includes four bedrooms, two full baths and two half-baths. An additional 840 square feet of finished space in the lower level could accommodate a fifth bedroom. Features include a multi-level deck and a two-story entrance and great room. The home, in the Pickerington school district, is listed by Dana Thoria with e-Merge Real Estate. Annual taxes are \$5,124.



RE/MAX IMPACT

1323 Forsythe Ave., Columbus

PRICE: \$300,000 • SIZE: 2,140 square feet

This 1880 brick home, in the southern end of the University District, includes three bedrooms, 1½ baths and an additional 200 square feet of finished space on the third floor. The home features an updated kitchen, extensive woodwork, three decorative fireplaces and a new furnace. The property, in the Columbus school district, is listed by Susanne Casey with RE/MAX Impact. Annual taxes are \$3,746.



HER REALTORS

6673 Hermitage Dr., Westerville

PRICE: \$299,900 • SIZE: 2,280 square feet

This 12-year-old home, which sits on 2.7 acres in the Highland Lakes golf community, features three bedrooms, 2½ baths and an additional 400 square feet of finished space in the lower level. Updates include new hickory flooring throughout the first floor and a paved patio with pergola. The home, in the Westerville school district, is listed by Kathy Greenwell with HER Realtors. Annual taxes are \$5,871.



HER REALTORS

6328 Haley Court, Hilliard

PRICE: \$300,000 • SIZE: 2,855 square feet

This 2004 home on a cul-de-sac offers four bedrooms and 3½ baths in a five-level plan. The home features a two-story entrance and great room, hardwood floors, a master suite on a separate level and a large paved patio. The home, in the Hilliard school district, is listed by Nicole Yoder-Barnhart with HER Realtors. Annual taxes are \$7,568.

REAL-ESTATE REPORT

Home still part of dream

While many renters remain cautious about buying a home, homeownership remains firmly a part of the American dream, according to a new survey by NeighborWorks America, a nonprofit development group based in Washington, D.C.

According to the survey, 88 percent of the 1,000 respondents ranked owning a home as an important part of the American dream. The survey also found that 55 percent of renters aren't considering homeownership and 42 percent are.

Homebuyers tend to turn to friends and family first for advice, the survey showed, with 39 percent of respondents who were thinking of buying a home saying they first would seek advice from friends and family who own their home.

The next-most-used sources of homeownership information, the survey said, were the Internet, 17 percent; real-estate agents, 16 percent; and mortgage lenders, 9 percent.

Builders mostly confident

American homebuilders remain confident in the housing market, but many are worried that another fight over the federal budget could cause would-be buyers to put off home purchases, according to the monthly builder sentiment index published by the National Association of Home Builders and Wells Fargo.

The 343 builders surveyed expressed a confidence level of 54. Readings above 50 indicate that more builders view sales conditions as good, not poor. The index has stayed above 50 for six straight months after being below that level for almost seven years.

In a local sign of confidence, 14 builders will participate in next summer's Parade of Homes — the most since 2005.

The builders are 3 Pillar Homes, Bob Webb Homes, Compass Homes, Coppertree Homes, Cua Builders, Dani Homes, M/I Homes, New England Homes, P&D Builders, Romanelli & Hughes Custom Home Builders, Silvestri Homes, Trinity Homes, Truberry Custom Homes and Weaver Custom Homes.

The 2014 Parade will be held June 14-29 in Trails End in Delaware County.

— Jim Weiker
jweiker@dispatch.com

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