

GHP History Research

**110 Oak Street
Oak Ave 100 X 305 IRR PTS Lots 23-24 Crawford & Clark**

Abel C Tyler House - 1860

Crawford & Clark to John Whetstone
Lots 19, 21 & 24 in Block 2; also lot 214 in Block 26
Book 228 Page 219
Dated: May 10, 1855
In consideration of \$1,160

Clark & Crawford to Abel C Tyler
Lots 23, 24 1/2 in Block 2
Book 256 Page 33
Dated: May 10, 1855
In consideration of \$1,160

Note: This entry is only to document that adjacent property was purchased by Mr. Tyler. In the next transaction, lot 22 has been acquired which results in the entire block on Oak, between Ivy and Woodbine now being owned by Mr. Tyler.

John Whetstone to Abel C Tyler
Lot 24 in Block 2
Book 256 Page 35
Dated:
In consideration of

Abel C & Mary E Tyler to Charles C Kohl
Lots 22, 23, 24, and 24 1/2
Book 392 Page 171
Dated: July 25, 1871
In consideration of \$13,000

Charles C Kohl pr Extrx to Charles Davis
Lots 22, 23, 24, and 24 1/2
Book 418 Page 512
Dated:

Charles C Kohl pr Extrx to Charles Davis
Lots 22, 23, 24, and 24 1/2
Book 546 Page 102
Dated: February 10, 1883

Note: Probate Court, Hamilton County filed case #3599 against Julia Kohl and Charles Davis ordering the sale of real estate of Charles C Kohl (deceased) for payment of the debts of said deceased.

February 1 1883. A court order with appraisals attached was returned to Probate Court and it was ordered that real estate be sold at private sale for cash at not less than \$7,500. (Appraised value). An Order of Sale was issued to J. H. Littell, Admin.

On February 10 1883 the real estate was sold to Charles Davis with approval of the court.

Charles Davis to A C Withenbury

Lots 22, 23, 24, 24 1/2 except part sold. Situated in the Village of Glendale being parts of lots 23, and 24 of Clark & Crawford Subdivision, being a tract 100" by 305" as shown in Plat Book 596, Page 8, parcel 51 – 175 ft on Oak St by 100 ft on Woodbine Ave, pt of lots 24 & 24 1/2 sold to J H Porter

Book 546 Page 105

Dated: February 20, 1883

Price \$5,200

Russell N Withenbury to Annis W Richardson

North part of lot 22 & 23

Book 950 Page 235

Dated:

Price

Lua L Withenbury to Annis W Richardson

Lots 22 & 23 & north part thereof

Book 951 Page 196

Dated:

Price

Charles W Withenbury to R N Withenbury et al

Lots 22 & 23; also lots 24 & 24 1/2 except north parts of lots 22 & 23

Book 965 Page 518

Dated:

Price

R N Withenbury et al to George C S Southworth

Lease 2 years lots 22, 23, 24, 24 1/2 except part of lots 22 & 23 heretofore sold

Book 144 Page 90

Dated:

Price

Annis W Richardson to R N Withenbury

Und 1/3 part of lots 22, 23, 24, 24 1/2

Book 1013 Page 283

Dated:

Price

R N Withenbury to Annis W Richardson

Und 1/3 part of lots 22, 23, 24, 24 1/2

Book 1014 Page 291

Dated:

Price

Annis W Richardson to R N Withenbury

Und 1/3 part of lots 22, 23, 24, 24 1/2

Book 1017 Page 138

Dated:

Price

Virginia T Withenbury Estate to Russell N Withenbury Jr

Certificate of Transfer 172462, Probate Court, part lots 23 & 24, 100 by 305 ft

Book 2393 Page 346

Dated: December 31, 1949

Price

Russell N Withenbury to Russell N & Harriett F Withenbury

Part of lots 23 & 24 being a tract of 100 by 305 ft

Book 4265 Page 1842

Dated: August 29, 1983

Price

Russell N Withenbury to Harriett F Withenbury

Part of lots 23 & 24 being a tract of 100 by 305 ft

Book 4273 Page 77

Dated: November 28, 1983

Price

Harriett F Withenbury to Andrew D & Janet L Todd

Part of lots 23 & 24 being a tract of 100 by 305 ft

Book 5639 Page 734

Dated: August 21, 1991

Price

Janet L Todd to Affidavit

Part of lots 23 & 24 being a tract of 100 by 305 ft

Book 7706 Page 2389

Dated: July 21, 1998

Price

Andrew D & Janet L Todd to Edward & Pamela E Sawyer

Part of lots 23 & 24 being a tract of 100 by 305 ft
Book 7706 Page 2391
Dated: July 21, 1998
Price \$325,000

Edward Sawyer to Pamela E Sawyer
Part of lots 23 & 24 being a tract of 100 by 305 ft
Book 9009 Page 2153
Dated: August 27, 2002
Price

Pamela E Sawyer to Kevin P Niehaus & Tara A Maddock
Part of lots 23 & 24 being a tract of 100 by 305 ft
Book 10363 Page 2351
Dated: October 2, 2006
Price \$384,000

Summary: 1869 map shows house on Lot 24 as Tyler residence

Point of interest: The layout of the intersection of Oak and Woodbine differs from the Clark & Crawford Plat designed by R C Phillips in 1851 and the 1869 Titus Atlas map, which accounts for the addition of lot 24 1/2 and the smaller size of lot 25.

Information from telephone conversation with Harriett (Hallie) Withenbury on May 5 1989: Abel C. Tyler with his wife, Elizabeth (Lizzie) came to Glendale to be principal of the Congress Avenue School. Hallie has a letter written in 1862 from Lizzie Tyler to her sister, Ruth, describing the house as the "Aeolian Cottage". Hallie said the Skillman Farm land was to the south of the house and that perhaps the wind often blew from that direction through the Mill Creek Valley.