

## **GHP History Research**

**130 Oak Avenue**

**Part of Lot 24 ½**

**60 ft in N. line of Oak Street by 162.8 ft in W. line of Woodbine Avenue**

### **Phelan House - 1909**

Crawford & Clark to Abel C. Tyler

Lot 23, 24 1/2

Book 256 Page 33

Dated: July 1, 1859

In consideration of

Abel C. Tyler and Mary E. Tyler to Charles C. Kohl

Lots 22, 23, 24 and 24 ½

Book 392 Page 171

Dated: July 26, 1871

In consideration of \$13,000

**Note:** The Notary Public for this transaction was Samuel T. Crawford, mayor of Glendale. These lots went from Woodbine to Ivy on Oak Avenue.

Julia A Kohl, executor for Charles C. Kohl to Charles Davis

Lots 22, 23, 24 and 24 1/2

Deed Book 418 Page 495

Dated October 27, 1873

In consideration of \$9,000

Charles Davis and Mary A. Davis to John H. Porter, executor for Rachel R. Bonsall

Parts of lots 24, 24 ½, 175 ft on Oak Street, 100 ft on Woodbine Avenue

Deed Book 478 Page 527

Dated: November 27, 1877

In consideration of \$1,000

**Note:** ...all the following described property.....commencing on the northwest corner of Woodbine Avenue and Oak Street thence westwardly along the north side of Oak Street a distance of one hundred seventy five (175) feet thence northwardly along a line parallel with the west line of Woodbine Avenue a distance of one hundred (100) feet thence eastwardly along a line parallel to the north line of Oak Street a distance of one hundred and seventy five (175) feet to a point on the west line of Woodbine Avenue distant one hundred (100) feet northwardly from the northwest corner of Woodbine Avenue and Oak Street thence southwardly along the west line of Woodbine Avenue a distance of one hundred (100) feet to the place of beginning being a portion of lots 24 1/2 and 24...

Charles Davis to John H. Porter, executor for Rachel R. Bonsall

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Revised 3/4/2019

Parts of lots 24, 24 ½, 175 ft on Oak Street, 100 ft on Woodbine Avenue  
Deed Book 544 Page 442  
Dated: March 13, 1883  
In consideration of \$1

Charles Davis to John H. Porter, executor for Rachel R. Bonsall  
Parts of lots 24, 24 ½, 175 ft on Oak Street, 50 ft on Woodbine Avenue  
Deed Book 639 Page 122  
Dated: May 16, 1887  
In consideration of \$500

A. H. Shipley, et. Al, executors for Rachel R. Bonsall to Michael Devanney  
Parts of lots 24, 24 ½, 175 ft on Oak Street, 150 ft on Woodbine Avenue  
Deed Book 801 Page 338  
Dated: May 4, 1897  
In consideration of \$1

John H. Porter, executor for Rachel R. Bonsall to Michael Devanney  
Parts of lots 24, 24 ½, 175 ft on Oak Street, 150 ft on Woodbine Avenue  
Deed Book 809 Page 534  
Dated: May 4, 1897  
In consideration of \$2,300

Michael Devanney to Harlan Cleveland  
Parts of lots 24, 24 ½, 175 ft on Oak Street, 150 ft on Woodbine Avenue  
Deed Book 807 Page 552  
Dated: May 18, 1897  
In consideration of \$2,300

A. W. Richardson, et. al., to Grace E. Cleveland  
12.8 ft on west side of Woodbine, lying 150 ft north of Oak Avenue part of lot 24 ½ north  
of grantees land  
Deed Book 997 Page 113  
Dated: May 13, 1908  
In consideration of \$256

**Note:** Grace E. Cleveland, widow of Harlan Cleveland, was the daughter of  
Stanley Matthews, Supreme Court Justice.

Grace E. Cleveland, legatee under the will of Harlan Cleveland to William and Emily Phelan  
Parts of lots 24, 24 ½, 175 ft on Oak Street, 162.8 ft on Woodbine Avenue  
Deed Book 1004 Page 483  
Dated: April 8, 1909  
In consideration of \$3,250

**Note:** A mortgage for \$3,000 recorded in Mortgage Book 899, page 444 dated  
April 29, 1909

**Revised Note:** Based on new evidence provided by the owner, the Phelans built a house on the south east part of lot 24 1/2 in 1909, which became 130 Oak Avenue. They then rented out the house at 120 Oak Avenue.

William Phelan to Emily Phelan

Parts of lots 24, 24 1/2, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue, 115 ft on Oak Street, 162.8 ft on Woodbine Avenue, property subdivided, 115 ft piece to Emily Phelan

Deed Book 1218 Page 248

Dated: February 19, 1920

In consideration of \$1

**Note:** A mortgage release for the 60ft piece for \$264 recorded in Mortgage Release Book 4, page 572 dated January 22, 1920

William and Emily Phelan to Susanna Talbot Manley

Parts of lots 24, 24 1/2, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue

Deed Book 1228 Page 362

Dated: July 19, 1920

In consideration of

**Note:** A mortgage for \$4,500 recorded in Mortgage Book 1105, page 328 dated July 19, 1920

Sumner Marshall Manley, husband and Trustee for Susanna T Manley to Murdock Tyler Burton, Jr.

Parts of lots 24, 24 1/2, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue

Deed Book 2513 Page 563

Dated: October 30, 1951

In consideration of

Murdock Tyler Burton, Jr. to Martha L. Burchenal

Parts of lots 24, 24 1/2, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue

Deed Book 3133 Page 75

Dated: December 19, 1960

In consideration of

Martha L. Burchenal to Nina M. Moseley

Parts of lots 24, 24 1/2, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue

Deed Book 3494 Page 67

Dated: July 6, 1966

In consideration of

Nina M. Moseley to Peter T. Terry and Mary Lucille Terry

Parts of lots 24, 24 1/2, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue

Deed Book 3550 Page 928

Dated: June 22, 1967

In consideration of

Peter T. Terry and Mary Lucille Terry to Paul W. Jardis and Lucille R. Jardis  
Parts of lots 24, 24 ½, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue  
Deed Book 3793 Page 552  
Dated: June 16, 1971  
In consideration of

Paul W. Jardis and Lucille R. Jardis to David L. Nichols and Martha G. Nichols  
Parts of lots 24, 24 ½, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue  
Deed Book 3919 Page 880  
Dated: July 2, 1973  
In consideration of

David L. Nichols and Martha G. Nichols to Robin W. Rittenhouse and Lucinda L. Rittenhouse  
Parts of lots 24, 24 ½, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue  
Deed Book 4037 Page 192  
Dated: January 14, 1976  
In consideration of

Robin W. Rittenhouse and Lucinda L. Rittenhouse to Richard B. Landers and Mary M. Landers  
Parts of lots 24, 24 ½, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue  
Deed Book 4207 Page 1459  
Dated: January 24, 1981  
In consideration of

Richard B. Landers and Mary M. Landers to Donald A. Lofty and Mary M. Lofty  
Parts of lots 24, 24 ½, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue  
Deed Book 4233 Page 1959  
Dated:  
In consideration of

Donald A. Lofty and Mary M. Lofty to Randall M. Green and Nancy M. Green  
Parts of lots 24, 24 ½, 60 ft on Oak Street, 162.8 ft on Woodbine Avenue  
Deed Book 5232 Page 1643  
Dated: March 9, 1990  
In consideration of

**Assessment of the age of the house.**

The records on the Hamilton County website indicate that the house was built in 1912. I believe this to be incorrect. I believe William and Emily Phelan purchased the house at 120 Oak Avenue, which was built in 1890, in 1909. In 1920, they subdivided the lot, paid off some of the mortgage for \$264 and sold the lot on the corner of Oak and Woodbine to Sumner and Susanna Manley. The Manleys built the house at 130 Oak Avenue, taking out a mortgage in July 1920 for the construction of the house.

**Reassessment of the age of the house.**

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Revised 3/4/2019

New evidence was provided by the owner confirming the house was built in 1909. During renovations, two pieces of molding were found with "Wm. Phelan Sr. Glendale O" stenciled on them. It was customary for the lumberyard to stencil molding with the purchaser's name. Additionally, a brick discovered in the chimney was marked in pencil with "Wm. Phelan 1909". Census information from 1910 also confirms that there was a house on the corner of Oak and Woodbine. In that census, the Phelans are shown living on Woodbine. Since this house was on the corner and there were steps and a porch facing Woodbine, the census taker included the house on Woodbine. Also, house numbers were not assigned at the time of the census. The 1910 census also revealed that the Seward Waters family lived next door to the Phelans. Their address was 735 Woodbine (Deed Book 1035, page 163) and is the house just to the north of 130 Oak Avenue. A descendant of William Phelan has also offered information indicating that the Phelans lived in the house at 130 Oak Avenue. The Phelans retained ownership of the house on 120 Oak Avenue when they built the house at 130 Oak Avenue and rented their former home until selling it to Angeiline Faran in 1926. The 1920 census shows the Phelans living on Fountain Avenue, which coincides with the year the Phelans sold the house to the Manley family.

Interesting information: According to family lore, 130 Oak was the first house to have electricity in Glendale. The Proctors were the first to request electricity. The electric company wanted to run the wires from Congress Avenue along Oak. At the time there were no automatic easements for utilities. They originally wanted to run the wires along the south side of Oak, but the owner refused. They then had to run the wires along the north side of Oak and requested permission to put a pole on the Phelan's property. William Phelan would not agree unless he got electricity to his house before the Procter's got theirs. Something to do about the Irish (the Phelans) and the English (the Proctors).