

## **GHP History Research**

**25 South Lake Avenue**

**Gerling House - 1881**

Crawford & Clark to Robert B. Bowler

Lot 134

Book 249 Page 564

**Note:** This deed was not researched.

Robert B Bowler & Susan L Bowler to Rudolph G Kloth

Lot 134

Deed Book 284 Pg. 238

Dated: March 16, 1863

In consideration of \$675

Rudolph G. Kloth and Maria Matilda Kloth his wife to Henry Koch

East half of Lot 134

Deed Book 281 Page 566

Dated May 14, 1863

In consideration of \$330

**Note:** The Notary Public for this transaction was Warren M. Bateman, mayor of Glendale.

**Note:** This transaction divided Lot 134 into equal halves. Since the transaction consideration was approximately half of the purchase price of the entire lot it appears that there were no houses anywhere on the lot at that time. Rudolph Kloth built the house on the west half of the lot in 1865 which is now 24 East Sharon Ave

William F Kloth to Anna Jane & Elizabeth A Kloth

Undivided 1/6 of lot 134

Deed Book 849 Page 561

Dated

In consideration of

Herman E Kloth et al to Elizabeth A Kloth

Undivided 9/12 of north part of west ½ of lot 134 also right of way 12 ft wide to Sharon Ave

Deed Book 896 Page 524

Dated September 10, 1903

In consideration of

**Note:** Children and heirs of R G Kloth deed property to Elizabeth A Kloth, which becomes 25 South Lake Ave.

Elizabeth A. Kloth to George A Gerling  
103 ft on S line of South Lake Ave by 175 ft on W line of lot 134, also right of way  
Deed Book 1230 Page 612  
Dated October 16, 1920  
In consideration of

George A Gerling Est to Antoinette Gerling et al  
Probate court case 183551 Fronting 103 feet on the south side of South Lake Avenue and extending back 175 feet on the west side and 165 feet on the east side, the real line being 100 feet being the northwest part of Lot 134 of Crawford & Clark's Subdivision and also an easement to Sharon Avenue a 12 foot strip of land adjoining on the east side of the premises  
Deed Book 1230 Page 612  
Dated October 16, 1920  
In consideration of

**Note :** Probate court Case 183551 for Richard Gerling who died intestate on August 3, 1951. This case appointed George A Gerling administrator of the estate and assigned 1/3rd of the property to his widow Antoinette M. Gerling and 1/15<sup>th</sup> to each of his children Amelia G. Schutte, Clara McLaren, Katherin G Burke, Edna G Stuka, Mari G. Strobl, Antonnette G. Wilson his daughters, George A. Gerling, William J. Gerling, Robert A. Gerling his sons and John Gerling his grandson.

Deed Book 2537 Page 58  
Dated March 28, 1952  
In consideration of

Antoinette Gerling et al to Wanda I Mackey  
Fronting 103 feet on the south side of South Lake Avenue and extending back 175 feet on the west side and 165 feet on the east side, the real line being 100 feet being the northwest part of Lot 134 of Crawford & Clark's Subdivision and also an easement to Sharon Avenue a 12 foot strip of land adjoining on the east side of the premises.  
Deed Book 2556 Page 190  
Dated May 17, 1952  
In consideration of

N Douglas Mackey & Aaron Mackey Co-Executors of the estate of Wanda I Mackey to Michael . Hilton  
Northwest part of Lot 134  
Deed Book 10957 Page 1259  
Dated September 23, 2008  
In consideration of \$80,000

Michael R Hilton & Jennifer C Hilton to George O Marshall Jr & Toni Marshall  
Northwest part of Lot 134

Deed Book 12239 Pg. 1744  
Dated February 8, 2013  
In consideration of \$135,000

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

The original deed search concluded that the house was built in 1921. This was later amended to 1881. The plaque on the house reads Gerling House c 1881. Either the date the house was built is incorrect or the name on the house is incorrect as the Gerling family did not take possession of the property until 1920. The Hamilton county auditor has the date of the house as 1880. The Kloth family owned the west side of lot 134 and built the house on the south side of the west side of lot 134 in 1865. I believe the Kloth family then built the house on the north side of the west side of lot 134 circa 1881 for Elizabeth Kloth and did not deed the property to her until 1903.