

GHP History Research

**120 Oak Avenue
Oak Ave 0.3131 AC PT Lots 24-24 1/2 Crawford & Clark Sub**

**Bonsall Faran House
c. 1878**

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 1/2
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

Note: Charles Davis is married to Mary Ann Porter. Mary Ann Porter is the sister of John Porter, who is married to Lydia Tybout Bonsall. John and Lydia Porter reside at 40 W Fountain Avenue.

Charles Davis and Mary A. Davis to John H. Porter, executor for Rachel R. Bonsall
Parts of lots 24, 24 1/2, 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 Arthur Wellington Ross

Lease for part of lot 24 1/2 commencing at a point in the West line of Woodbine Avenue said point being one hundred (100) feet northwardly from the Northwest corner of Woodbine Avenue and Oak Street, thence westwardly along a line parallel to the North line of Oak Street a distance of one hundred seventy five (175) feet, thence northwardly along a line parallel to the West line of Woodbine Avenue a distance of fifty (50) feet thence eastwardly along a line parallel to the North line of Oak Street a distance of one hundred seventy five (175) feet to a brick in the West line of Woodbine Avenue which point is distant one hundred fifty (150) feet northwardly from the Northwest corner of Woodbine Avenue and Oak Street thence southwardly along the West line of Woodbine Avenue a distance of fifty (50) feet to the place of beginning.

Lease Book 58 Page 601

Dated: November 28, 1877

In consideration of \$40 per year for ten years

Note: Arthur Ross is married to Caroline Shipley Bonsall. Arthur and Caroline Ross are shown to be living in Glendale in both the 1870 and 1880 census. Arthur Ross is murdered in 1882 a few blocks from his home on Oak Street. Since the property was still owned by the Kohl family in 1870, they were not yet on Oak Street. They moved to Oak Street some time between 1873 and 1880.

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

Parts of lots 24, 24 1/2, 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 1/2, 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 Devaney

Parts of lots 24, 24 1/2, 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 Devaney

Parts of lots 24, 24 1/2, 175 ft on Oak Street, 150 ft on Woodbine Avenue

Deed Book 809 Page 534

Dated: May 4, 1897

In consideration of \$2,300

Plaque 120 Oak Avenue 3/26/2015

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 Wodbine, 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

William Phelan to Emily Phelan

Parts of lots 24, 24 ½, 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 ½, 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

Emily Phelan to Angeline L Faran

Part of lot 24 and 24 1/2, 115 by 165 ft. irregular in N. line of Oak St. 60 ft. W. of Woodbine Ave

Deed Book 1408 Page 125

Dated: September 17, 1926

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In consideration of

Angeline L. Faran to Jane R. Faran, Executor
Part of lot 24 and 24 1/2, 115 by 165 ft. irregular in N. line of Oak St. 60 ft. W. of
Woodbine Ave
Deed Book 4290 Page 908
Dated: July 12, 1984
In consideration of

Jane R. Faran, Executor to Addison H. Clipson
Part of lot 24 and 24 1/2, 115 by 165 ft. irregular in N. line of Oak St. 60 ft. W. of
Woodbine Ave
Deed Book 4377 Page 257
Dated: March 27, 1987
In consideration of

Addison H. Clipson to Addison H. and Jean H. Clipson
Part of lot 24 and 24 1/2, 115 by 165 ft. irregular in N. line of Oak St. 60 ft. W. of
Woodbine Ave
Deed Book 6271 Page 621
Dated: September 16, 1993
In consideration of

Assessment of the age of the house.

The records on the Hamilton County website indicate that the house was built in 1890. I believe this is incorrect. Charles Davis, a Glendale resident, buys the property in 1873. Charles Davis is married to Mary Ann Porter, who is the sister of John Porter, who is married to Lydia Bonsall. John and Lydia Porter reside at 40 West Fountain Avenue in Glendale. Charles and Rachel Bonsall, Lydia's parents, live at 59 W Ninth Street in Cincinnati. Rachel Bonsall dies in 1876. Charles Davis sells the south portion (100 ft by 175 ft) of the property to the estate of Rachel Bonsall in November, 1877. Executor for the Rachel Bonsall estate was John Porter. Also in November, 1877 the north portion (50 ft x 175 ft) of the property was leased to Arthur Ross. Arthur Ross was married to Caroline Shipley Bonsall. I believe the house was built in 1878 by the Rachel Bonsall estate, which legally owned the property. Census information obtained from Ancestry.com shows Arthur Ross and Caroline Ross residing in Glendale in both 1870 and 1880, although no address is given. The names of the residents living near Arthur and Caroline Ross differ significantly from the 1870 to the 1880 census, which leads me to believe they lived at different locations. I believe that Arthur and Caroline moved into the house at 120 Oak Street after it was built in 1878. As a side note, Arthur Ross is murdered in 1882 near his home on Oak Street. There is much speculation over the culprits, but no one is ever brought to justice. The family that owned the property the longest was the Faran family, who owned the house for 61 years, purchasing the property in 1926 and selling it in 1987.