

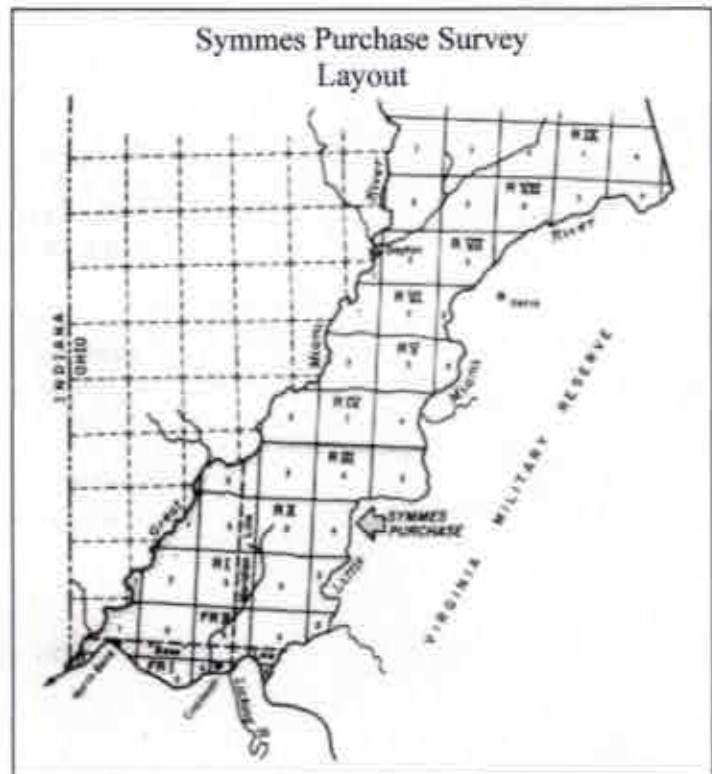
GHP History Research

365 East Sharon Avenue

McGuigan House -- Circa 1927

The house is located immediately adjacent to but outside the Crawford & Clark subdivision plat plan of Glendale created in 1855. Therefore, the property search had to go back to the Miami Purchase which created the land divisions in the area. The property is located in Section 5, Township 3, Range 1, the easternmost section in Springfield Township and the first full Range in the Miami Purchase.

John Cleves Symmes got a land contract for one million acres between the Miami Rivers on October 15, 1788. The east boundary of the tract was supposed to be parallel to the Great Miami River, beginning at a point 20 miles up the Ohio from the mouth of that stream. It was impossible to determine a boundary of that description so Symmes began in late 1788 to survey all the lands between both Miami Rivers. Symmes' principal surveyor, Israel Ludlow, ran an east-west base line between the Miamis through what is now Fractional Range 2, setting corners every mile. Symmes directed the assistant surveyors to run lines north and south on a magnetic meridian from each of Ludlow's mile posts, setting corners at one-mile intervals on the meridional lines but not to tie across with east-west lines. The purchasers would have to pay for surveying the east-west lines. By this scheme, Symmes would only pay the cost of surveying half the section lines but all four corners would have been established by him. (This cost cutting strategy resulted in numerous errors in the surveys.) The townships were not numbered in reference to Ludlow's base line, but it ran east-west and the ranges were thus numbered north from the Ohio River. The first townships on the Ohio are fractional and are called "Fractional Range 1". The second row is called "Fractional Range 2", with the third and first full townships called just "Range 1", followed by Range 2, Range 3, and so on.



9 January 1796

John Riddle (Of the county of Hamilton and territory of the United States northwest of the River Ohio) to John & James McClelland

Deed Book A Page 200

The northeast quarter of Section 5, Township 3 in the first entire Range (Range 1) in the Miami Purchase contains 160 acres. Although earlier records are lost this transfer document includes the statement that John Riddle did buy this land from John C. Symmes.

Deed Book A Page 200

In consideration of the sum of \$4000.

Note: This quarter section includes virtually all of the land between Sharon Avenue and Oak Avenue for a distance of one half mile from the railroad right of way. In fact John McClelland granted the Cincinnati, Hamilton & Dayton Rail Road Company the right to construct a railroad across his lands on March 18, 1850. The description of the affected land is somewhat vague compared to other property transfer descriptions. It states the "right to construct their proposed Rail Road, with its appurtenances, in a manner as is authorized and directed in their Charter and its amendments, through the land I own on the route surveyed and laid off through the same by R. M. Shoemaker, Engineer; which lands are situated in Section 5 Township 3 of the first entire range of the Miami Purchase. Said company is to be confined within four rods of width." The rail road passes through the northwest corner of his land and for this concession John received \$25.

9 June 1814

John J. McClelland to J. James McClelland (his son)

Deed Book N Page 305

Northeast quarter of Section 5, Township 3 eastern most range in the Miami Purchase

"In consideration of \$90 and work and labor and care and service and also on account of the natural affection of my age..."

10 April 1834

Elizabeth McClelland of the town of Reading Ohio to James McClelland & Daniel Birch

Deed Book 33 page 427

Elizabeth released all claim to the NE Quarter, Sec. 5, Twp. 3, Range 1.

In consideration of \$320.

16 August 1834

Robert McClelland of Union Township, Butler County Oh. release to James McClelland Jr. heir of James McClelland deceased and resident of Sycamore Township Hamilton County.

Deed Book 53 page 355

It is not clear what the relationship between Robert and James was but Robert was likely a brother.

Released all claim to the NE Quarter, Sec. 5, Twp. 3, Range 1.

In consideration of \$300.

6 November 1834

William McClelland to Daniel Burch

Deed Book 53 Page 354

William was one of the heirs of James McClelland

Released all claim to the NE Quarter, Sec. 5, Twp. 3, Range 1.

Other heirs subsequently released their rights to the property under the last Will and Testament of James McClelland. This will is not on file in the Hamilton County Probate Court. In consideration of (The amount is illegible on the hand written documents).

21 February 1843

Daniel Burch & Ann his wife to Augustine Aish Mullett

Deed Book 88 Page 629

Augustine bought one half of the Quarter Section sold to John & James McClelland by John Riddle and described as being part of the north east quarter of Section 5 Township 3 of the eastern most range of the Miami Purchase. Beginning at the northeast corner of said section thence west along the north line of said section 98 poles (1 pole = 16.5ft.) thence south parallel with the east line of said section along a tract of land belonging to Mr. James McClelland to the south line of said quarter section thence east along said south line 43 poles 9 links (1 link = $1/25^{\text{th}}$ of a pole) thence north parallel with the east line 52 poles 11 links thence east parallel to said south line to the east line of said section thence north along said section line to the place of beginning containing 80 acres and being one equal half of the parcel of land conveyed by John Riddle to John & James McClelland and deeded by the said John to James McClelland and by the widow and heirs of James to the said Daniel Burch and James McClelland and the said 80 acres have been conveyed by James McClelland to the said Daniel Burch. The Hamilton County Atlas of 1869 shows the extent of the Mullett holdings In consideration of \$2,400.



29 December 1883

This indenture was made in the City of Washington DC.

A. R. Mullett et al to Hanna Mullett

Deed Book 661 Page 458

The children and their spouses released all rights to the land to Hanna Mullett. The children were Alfred R. Mullett and Pacifica Pearl Mullett his wife of Washington DC, Fredrick and Martha Mullett of Kansas City Missouri, Richard P. Mullett and Anna R. Mullett his wife of Louisville Kentucky, Thomas P. Mullett, Minnie A. Mullett, and Francis E. Mullett of the City of Washington DC. On or about the fifth day of January 1880 the aforementioned conveyed all rights to the estate of Augustine A. Mullett hereby effectuating the intent of the will of the late Augustine A. Mullett. The original document was lost before it could be recorded in Ohio so this is a replacement document created three years later. In consideration of \$1.00.

5 April 1905

Hanna Mullett (a widow) to John J. Burchenal

The 16.92 acres shown on the 1880 Glendale Map are described as "Being in Section No. Five (5), Township Three (3), Entire Range One (1) Springfield Township, and being particularly described as follows: Beginning at the intersection of the centerline of Hunt (now Grand Avenue) and Procter Avenue and running thence along the centerline of said Procter Avenue

south eight five and three fourths (85.75°) degrees east seven hundred forty five (745) feet more or less to a point in the continuation of the east line of a certain tract of land conveyed by Hanna Mullett to William Procter by deed dated March 8, 1889 and recorded on Book 670 Page 32 of the Hamilton County records, thence north along a line parallel with the east line of said Section ten hundred and twenty one and $55/100$ (1021.55) feet more or less to the center of Sharon Avenue, thence along the center line of said Sharon Avenue north eight five and three fourths (85.75°) degrees west seven hundred forty one and $50/100$ (741.50) feet more or less to the center line of Hunt Avenue, thence southerly along the center line of said Hunt Avenue ten hundred and thirty four and $55/100$ (1034.55) feet more or less to the point of beginning, containing sixteen and $92/100$ (16.92) acres more or less."

more or less as
Book 936 Page 75

Note: Hunt Avenue does not appear as a named street on any map we now have.

There was no street shown on the 1869 Hamilton County Atlas. The deed indicates that as of April the name had been changes to Grand Avenue. In fact the 1880 Glendale map shows Grand Avenue extending from Sharon to Oak so the name had been changes by then. Although it is not labeled portions of Grand avenue appear on the current map of Glendale. In 1949 Glendale passed an ordinance changing the name of Grand Avenue to Hedgerow Avenue although the paved road has never extended north of Albion Avenue. In 1989 the village passed another ordinance relinquishing a portion of Grand Avenue to the Warwick Subdivision.

In consideration of \$2,000.

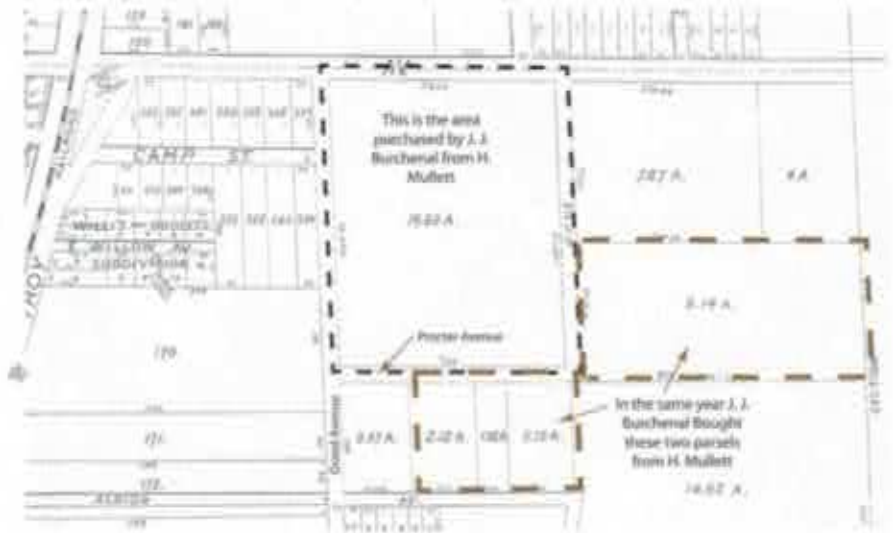
17 May 1927

Leota G. Burchenal a widow to William McGuigan

Book 1421 Page 412

The property is described as "Being in Section No. Five (5), Township Three (3), Entire Range One (1) Springfield Township, and being particularly described as follows: Beginning at a point in the north line of Section No. Five (5), fifteen hundred and thirteen and $17/100$ (1513.17) feet of the northeast corner of said Section No. Five (5), thence south $0^\circ 45'$ east two hundred and eight and $80/100$ (205.50) feet, thence north $86^\circ 30'$ east sixty (60) feet, thence north $0^\circ 45'$ east two hundred and eight and $80/100$ (205.50) feet, thence in said Section line south $86^\circ 30'$ east sixty (60) feet to the place of beginning. Reserving out of the above the right of the public in Sharon Avenue."

Note: This is one of three 60 feet wide by 208 foot deep parcel's that were divided from the larger Burchenal holdings in 1927. Leota Burchenal died in 1928 and her will included a life time stipend for Mr. McGuigan and his wife.



In consideration of \$1.00 and other good and valuable considerations.

1 May 1942

Charles H. Burchenal Trustee under the will of Leota G. Burchenal deceased to Anna McGuigan
Book 2216 Page 471

Anna's name did not appear on the 1927 deed and this deed establishes her right to sell the property.

In consideration of \$1.00 and other good and valuable considerations.

3 December 1957

Anna McGuigan a widow to Charlotte Elizabeth Shell
Book 2940 Page 288

The property is described as "Being in Section No. Five (5), Township Three (3), Entire Range One (1) Springfield Township, and being particularly described as follows: Beginning at a point in the north line of Section No. Five (5) fifteen hundred and seventy three and 17/100 (1573.17) feet of the northeast corner of said Section No. Five (5), thence south 0° 45' east two hundred and eight and 80/100 (205.50) feet, thence south 86° 30' east sixty (60) feet, thence north 0° 45' east two hundred and eight and 80/100 (205.50) feet, thence in said Section line north 86° 30' east sixty (60) feet to the place of beginning. Reserving out of the above the right of the public in Sharon Avenue."

Note Both this and the 1927 descriptions begin at the same point. The 1927 description goes 1513.17 feet from the point of origin to the northeast corner of the lot and describes the property in a clockwise direction. In 1957 the description goes 1573.17 feet from the point of origin to the northwest corner of the lot and then goes around the lot in a counter clockwise direction. Subsequent deeds use the 1957 convention.

In consideration of \$1.00 and other good and valuable considerations.

11 July 1964

Charlotte Elizabeth Shell to Bridget Ann Schell
Book 3361 Page 281

In consideration of \$1.00 and other good and valuable considerations.

31 August 1967 Bridget Ann Schell who is the same person as Bridget Ann Rank (unmarried) of Hamilton Ohio to Stephen W. Young Trustee

Book 3562 Page 670

In consideration of \$1.00 and other good and valuable considerations.

13 February 1968

Stephen W. Young Trustee (married) to Charlotte Shell

Stephen acted as trustee for his wife Vida R. Young to submit this Limited Warranty Deed releasing his wife's Dower rights. Vida's name did not appear on the General Warranty deed issued in the original sale in August 1968. The relationship between Bridget Ann Schell (the 1967 Grantee) and Charlotte Schell (the 1968 Grantee) is not clear.

Book 3592 Page 481

In consideration of \$1.00 and other good and valuable considerations.

10 July 1975

Charles E Shell & Charlotte E. Shell to Tom David Crook and Bobbie Catherin Crook husband & wife

Book 4021 Page 268

For valuable consideration paid.

5 October 1976

Tom David Crook and Bobbie Catherin Crook husband & wife to Cynthia A. Rhoads

Book 4063 Page 196

In consideration of \$1.00 and other good and valuable considerations.

25 July 1980

Cynthia A. Rhoads to Jerome C. Rhoads and Cynthia A. Rhoads Husband & Wife

Book 4192 Page 598

In consideration of \$1.00 and other good and valuable considerations.

Conclusion: It appears unlikely that there was a house on the property prior to the creation of this lot in 1927. Given the fact that Mr. McGuigan had a close relationship with the Burchenal family to the point that he and his wife received a lifetime stipend from Leota, he is probably the one that built this house. At this point the house is not old enough to qualify for a Centennial plaque