

**GHP History Research
970 Willow Avenue, Glendale, Ohio**

Henry Clark and George Crawford to Britton Roberts
Lots 94, 95, 96, 100 & 101 in Block 13 and out lots 264, 265, 266 & 267
Deed Book 214, Page 478
Price: \$1345
August 24, 1853

Britton Roberts and wife to Daniel DeCamp and wife
Lots 94, 95, 96, 100 & 101 in Block 13
(Property leased by DeCamp from Roberts in 1860 with right of purchase. Right of purchase exercised in 1864.)
Deed Book 292, Page 354
Price: \$2600
March 30, 1864

Daniel Decamp to Reed Bartlett
All that lot or parcel of ground commencing at the junction of Fountain and Greenville Avenues running thence along the west line of Greenville Avenue two hundred and thirteen (213) feet more or less to a stone thence westwardly on a line slightly curved forty (40) feet to a stone set in the line of the fence established by said Daniel Decamp in the division made by him of the lots conveyed to him by Britton Roberts being lots numbered 94, 95, 96, 100 and 101 on the plan of Glendale thence west on the line of said fence two hundred and forty four (244) feet more or less to Willow Avenue thence on a curved line south Eastwardly with the east line of Willow Avenue to the place of beginning....
Deed Book 297, Page 269
Price: \$7800
June 11, 1864

Reed Bartlett and Harriet A. Bartlett his wife to Samuel J. Thompson
All that lot or parcel of ground commencing at the junction of Fountain and Greenville Avenues running thence along the west line of Greenville Avenue two hundred and thirteen (213) feet more or less to a stone thence westwardly on a line slightly curved forty (40) feet to a stone set in the line of the fence established by Daniel D. Decamp by his deed to the said Reed Bartlett dated March 21, 1864 in the division made by him of the lots conveyed to him by Britton Roberts being Lots numbered 94, 95, 96, 100 and 101 on the plan of Glendale, thence west on the line of said fence two hundred and forty four (244) feet more or less to Willow Avenue, thence on a curved line south eastwardly with the east line of Willow Avenue to the place of beginning.....
Deed Book 334, Page 208
Price: \$17,000
February 12, 1867

Samuel J. Thompson to Harriet A. Bartlett

All that lot or parcel of ground commencing at the junction of Fountain and Greenville Avenues running thence along the west line of Greenville Avenue two hundred and thirteen (213) feet more or less to a stone. thence westwardly on a line slightly curved forty (40) feet to a stone set in the line of the fence established by Daniel D. Decamp (by his deed to the said Reed Bartlett dated March 21, 1864) in the division made by him of the lots conveyed to him by Britton Roberts being Lots numbered 94, 95, 96, 100 and 101 on the plan of Glendale thence west on the line of said fence two hundred and forty four (244) feet more or less to Willow Avenue, thence in a curved line south eastwardly with the east line of Willow Avenue to the place of beginning.....

Deed Book 334, Page 210

Price \$14,000

March 5, 1867

Harriet A. Bartlett & husband to Richard W. Keys

All that lot or parcel of ground commencing at the junction of Fountain and Greenville Avenues running thence along the west line of Greenville Avenue two hundred and thirteen (213) feet more or less to a stone thence westwardly on a line slightly curved forty (40) feet to a stone set in the line of the fence established by Daniel D. Decamp (by his deed to Reed Bartlett dated March 21, 1864) in the division made by him of the lots conveyed to him by Britton Roberts being Lots numbered 94, 95, 96, 100 and 101 on the plan of Glendale, thence west on the line of said fence two hundred and forty four (244) feet more or less to Willow Avenue, thence on a curved line South Eastwardly with the east line of Willow Avenue to the place of beginning.....

Deed Book 364, Page 374

Price \$14,000

March 12, 1869

(This transfer divides off and does not include the property fronting on Village Square. See the end of this report for a description of the property fronting Village Square.)

Richard W. Keys and wife to Virginia K Wilson

Beginning on the northerly side of Fountain Avenue at a point one hundred feet westwardly from the corner of Fountain and Greenville Avenues and from said beginning point running northwardly on a straight line of two hundred and six feet more or less to the southerly line of property owned and occupied by Douglass. Thence Westwardly along Douglass' said line two hundred and sixteen feet more or less to Willow Avenue. Thence along the line of said Willow Avenue in a South Easterly direction to Fountain Avenue, and thence Eastwardly along said Fountain Avenue to the place of beginning.

Deed Book 379, Page 526

Price: \$8,500

June 25, 1870

James A Wilson & wife to Samuel J. Thompson

Beginning on the north side of Fountain Avenue at a point one hundred (100) feet westwardly from the corner of Fountain and Greenville Avenues and from said beginning point running northwardly in a straight line of two hundred and six (206) feet more or less to the southerly line of property owned by Douglass: thence westwardly Douglass said line two hundred and sixteen (216) feet more or less to Willow Avenue (which is a curved line) thence along the line of said Willow Avenue in a southeasterly direction to Fountain Avenue and thence eastwardly along said Fountain Avenue to the place of beginning. Being the same premises? conveyed to said Virginia K. Wilson by Richard M. Keys by Deed dated June 25, 1870 and recorded in Book 379 page 526 of the Hamilton County recorder.

Deed Book 549, Page 168

Price: \$6,000

May 12, 1883

Samuel J. Thompson to Sarah E. Patterson

Transfer index description "same" as Wilson to Thompson

Deed Book 549, Page 493

Price: \$5,000

1883

(The three children of Sarah E. Patterson have apparently inherited the property from their mother. In this transaction one child, Mary, apparently conveys her interest to her two siblings.)

Mary D. Bell to James B & Ella C Bell

Equal undivided one third (1/3) part of all the following described real estate Beginning at the North side of Fountain Avenue at a point one hundred (100) feet Westwardly from the corner of Fountain and Greenville Avenues, and from said beginning point running Northwardly on a straight line two hundred and six (206) feet more or less to the Southerly line of property owned by Douglass, thence Westwardly along Douglass' said line two hundred and sixteen (216) feet more or less to Willow Avenue (which is a curved line) thence along the line of said Willow Avenue in a Southeastwardly direction to Fountain Avenue and thence Eastwardly along said Fountain Avenue to the place of beginning. **Being the same premises conveyed by Samuel J. Thompson and wife to Sarah E. Patterson (Mother of the parties to this Deed) by Deed recorded in Book 549 page 493....**

Second. All of lot No nine (9) of Hickman & Williams Addition to Glendale as shown on the plot of said Addition recorded in Plat Book No 3 page 8 said lot containing four and ½ (4 ½) acres, and being same lot conveyed by Florian Giaque to said Sarah E. Patterson by Deed recorded in Book 562 page 631...

Deed Book 733, Page 546

Price: \$2333.33 **(Since this is 1/3 part, full value is apparently \$7,000.)**

October 31, 1892

(In this transaction the property ownership is consolidated into the sole ownership of Ella C. Bell)

James B Bell to Ella C Bell

Transfer the undivided one half interest.....Beginning at the North side of Fountain Avenue at a point one hundred (100) feet Westwardly from the corner of Fountain and Greenville Avenues, and from said beginning point running Northwardly on a straight line two hundred and six (206) feet more or less to the Southerly line of property owned by Douglass, thence Westwardly along Douglass' said line two hundred and sixteen (216) feet more or less to Willow Avenue (which is a curved line) thence along the line of said Willow Avenue in a Southeastwardly direction to Fountain Avenue and thence Eastwardly along said Fountain Avenue to the place of beginning. **Being the same premises conveyed by Samuel J. Thompson and wife to Sarah E. Patterson (Mother of the parties to this Deed) by Deed recorded in Book 549 page 493....**

Second. All of lot No nine (9) of Hickman & Williams Addition to Glendale as shown on the plot of said Addition recorded in Plat Book No 3 page 8 said lot containing four and ½ (4 ½) acres, and being same lot conveyed by Florian Giauque to said Sarah E. Patterson by Deed recorded in Book 562 page 631...

Deed Book 787, Page 424

Price: \$7,500 **(Total value is not simply twice price because 4½ acres included.)**

June 24, 1895

(Ella B. Benedict is apparently the married name of Ella C. Bell. This transfer divides off the western part of Lot 100/101 from partial Lot 101 where a large brick house was earlier constructed. It is not clear when the frame house on the western part of the property (970 Willow) was constructed. It is possible that two houses could have been constructed on the same property for the use of two or three siblings while the common property was owned jointly by one, two or all three of the siblings. In the transaction below the western portion of the property passes from the Bell/Benedict family. See end note on Anna Heady Subdivision.)

Ella B. Benedict to Emma D. Bartlett

Transfer description: 154.99 ft on east side of Willow St., irreg. Part of lot 100
Deed description: On the east side of Willow Avenue between Fountain and Sharon Avenues and more particularly described as following: Beginning at a stone at the westerly end of the line established by Daniel DeCamp as the division line between the property sold by him to Reed Bartlett, lying south of said line, in deed book 297, page 269, and to Mary A. Douglass, lying north of said line, in deed book 293, page 355, which line is now the south line of Anna H. Heady's Subdivision as recorded in Plat Book 16, page 35, and thence from said stone running eastwardly along said division line one hundred and sixty-one and 33/100 feet (161.33') to a point, said point being a cut and nail in a silver poplar tree; thence south 23°3' west forty-seven and 59/100 feet (47.59') to a spike; thence south 10°16' west fifty-three feet (53') to a spike; thence south 68°32' west fifty-three and 39/100 feet (53.39') to a spike in the east line of Willow Avenue; thence northwesterly along the east line of Willow Avenue one hundred and fifty-four and 99/100 feet (154.99') more or less to the place of beginning.

Deed Book 957, Page 85

Price: \$1.00

July 23, 1906

Emma D. Bartlett and husband to Pierson D. Keys

On the east side of Willow Avenue between Fountain and Sharon Avenues, and more particularly described as follows; Beginning at a stone at the westerly end of the line established by Daniel DeCamp as the division line between the property sold by him to Reed Bartlett, lying south of said line, in deed book 297, page 269, and to Mary A. Douglass, lying north of said line, in deed book 293, page 355, which line is now the south line of Anna H. Heady's Subdivision as recorded in Plat Book 16, page 35, and thence from said stone running eastwardly along said division line one hundred and sixty-one and 33/100 feet (161.33') to a point, said point being a cut and nail in a silver poplar tree; thence south 23°3' west forty-seven and 59/100 feet (47.59') to a spike; thence south 10°16' west fifty-three feet (53') to a spike; thence south 68°32' west fifty-three and 39/100 feet (53.39') to a spike in the east line of Willow Avenue; thence northwesterly along the east line of Willow Avenue one hundred and fifty-four and 99/100 feet (154.99') more or less to the place of beginning

Deed Book 969, Page 191

Price: \$1.00

April 4, 1907

Pierson D. Keys and Lucy Stearns Keys, his wife, to Michael Devanney

On the east side of Willow Avenue between Fountain and Sharon Avenues, and more particularly described as follows;

Beginning at a stone at the westerly end of the line established by Daniel DeCamp as the division line between the property sold by him to Reed Bartlett, lying south of said line, in deed book 297, page 269, and to Mary A. Douglass, lying north of said line, in deed book 293, page 355, which line is now the south line of Anna H. Heady's Subdivision as recorded in Plat Book 16, page 35, and thence from said stone running eastwardly along said division line one hundred and sixty-one and 33/100 feet (161.33') to a point, said point being a cut and nail in a silver poplar tree; thence south 23°3' west forty-seven and 59/100 feet (47.59') to a spike; thence south 10°16' west fifty-three feet (53') to a spike; thence south 68°32' west fifty-three and 39/100 feet (53.39') to a spike in the east line of Willow Avenue; thence northwesterly along the east line of Willow Avenue one hundred and fifty-four and 99/100 feet (154.99') more or less to the place of beginning, being known as part of lot number 100 of Crawford and Clark subdivision of Glendale, Ohio

Deed Book 1097, Page 472

Price: \$1.00

May 13, 1914

Michael Devanney (widower) to Anna B. Devanney

On the east side of Willow Avenue between Fountain and Sharon Avenues, and more particularly described as follows;

Beginning at a stone at the westerly end of the line established by Daniel DeCamp as the division line between the property sold by him to Reed Bartlett, lying south of said line, in deed book 297, page 269, and to Mary A. Douglass, lying north of said line, in deed book 293, page 355, which line is now the south line of Anna H. Heady's Subdivision as recorded in Plat Book 16, page 35, and thence from said stone running

eastwardly along said division line one hundred and sixty-one and 33/100 feet (161.33') to a point, said point being a cut and nail in a silver poplar tree; thence south 23°3' west forty-seven and 59/100 feet (47.59') to a spike; thence south 10°16' west fifty-three feet (53') to a spike; thence south 68°32' west fifty-three and 39/100 feet (53.39') to a spike in the east line of Willow Avenue; thence northwesterly along the east line of Willow Avenue one hundred and fifty-four and 99/100 feet (154.99') more or less to the place of beginning.

Deed Book 1438, Page 28

Price: \$1.00

DN: May 10, 1920

RR: June 2, 1927

Anna B. Devanney (unmarried) to Walter Schatzman

On the east side of Willow Avenue between Fountain and Sharon Avenues, and more particularly described as follows; Beginning at a stone at the westerly end of the line established by Daniel DeCamp as the division line between the property sold by him to Reed Bartlett, lying south of said line, in deed book 297, page 269, and to Mary A. Douglass, lying north of said line, in deed book 293, page 355, which line is now the south line of Anna H. Heady's Subdivision as recorded in Plat Book 16, page 35, and thence from said stone running eastwardly along said division line one hundred and sixty-one and 33/100 feet (161.33') to a point, said point being a cut and nail in a silver poplar tree; thence south 23°3' west forty-seven and 59/100 feet (47.59') to a spike; thence south 10°16' west fifty-three feet (53') to a spike; thence south 68°32' west fifty-three and 39/100 feet (53.39') to a spike in the east line of Willow Avenue; thence northwesterly along the east line of Willow Avenue one hundred and fifty-four and 99/100 feet (154.99') more or less to the place of beginning.

Deed Book 1425, Page 410

Price: \$1.00

June 15, 1927

Schatzman, Walter Estate to W.F. Schatzman

Irregular lot

Deed Book 3696, Page 14

July 25, 1969

Schatzman, Walter F. to J.B. & M. L. Lewis

Willow Ave 154.99 by 161.33 ft in E. line of Willow line to the S. line of A.H. Heady's subd, part of lot 100 Crawford & Clark

Deed Book 3827, Page 535

December 29, 1971

Ella Bell Benedict owned the house at 960 Willow until January 7, 1966 when she sold to Ray Schatzman; Deed Book 3457, page 732. The County auditor's website says the house at 960 Willow was built in 1865.

This describes the property fronting on Village Square which was split off from the western parts of Lots 100 & 101 in 1870

Annie M. Willis (widow of Henry E. Willis) to Florence Gertrude Willis (only child and heir of Henry E. Willis)

Being the undivided one fourth of that certain tract or parcel of land commencing at the North West Corner of Greenville and Willow Avenues, thence extending Westwardly along the North line of Willow Avenue one hundred (100) feet; thence north 17 degrees 7 minutes East two hundred and one (201) feet; thence South 89 degrees 45 minutes East seventy five and 33/100 (75 33/100) feet; thence South 66 degrees 8 minutes East forty (40) feet to a stone; thence South 37 degrees 6 minutes West Thirty-nine (39) feet; thence Southwardly along the West line of Greenville Avenue one hundred and seventy eight and one half (178 ½) feet to the place of beginnin, being the same premises conveyed to Henry E Willis and Michael Dooley by Samuel D Fittan, Administrator with the Will annexed of James Beatty, deceased, by deed dated February 15, 1882 and recorded in Deed Book No. 531 page 131....

Deed Book 693, Page 634

Price: \$1

June 21, 1890

Anna H. Heady Subdivision recorded November 1, 1905 in Plat Book 16 , page 35.

This subdivision reapportioned Crawford & Clark lots 94, 95 and 96 into 7 lots along the south side of Sharon Road. The Harry Whiting Brown house is roughly in the middle on new lot 4.

GHP History Research 970 Willow Avenue, Glendale, Ohio

From the Hamilton County Recorder's records, it is not clear when the house at 970 Willow Avenue was built.

Discussion: The County Auditor's website says the brick house at 960 Willow was constructed in 1865 and the frame house at 970 Willow in 1890. However, dates on the Auditor's website are not reliable. The 1869 Titus map shows a house at the 960 location but not at the 970 location.

The 960 and 970 Willow addressess were on a commonly owned parcel of property until 1906, when the western property at 970 Willow was sold separately.

The property west of Village Square was included in the parcel with 960/970 Willow until 1870. The value of this parcel increased from \$7800 in 1864 to \$17,000 in 1867, so it is possible that the house at 960 Willow was constructed during this interval. However, the buildings on Village Square included with this parcel could also have been improved during this period.

After the property facing Village Square was split off in 1870, the value of the property at 960/970 Willow Avenue was \$8500. This price could include a substantial house.

The price of the 960/970 property declined to \$6,000 and then \$5,000 when sold during 1883. The price increased to \$7,000 in 1892 and then \$7,500 in 1895, but the 1892 and 1895 transfers also included 4 ½ acres located elsewhere in Glendale. Although it is possible construction of a second frame house on the joint property improved the value during this period, the price changes are not great enough to make this clear.

The western property at 970 Willow was split from the 960 Willow property in 1906 and sold separately. The transfer price of \$1.00 does not reveal whether the 970 property was improved with a house at that time.

Three siblings inherited the 960/970 property in 1892. Ownership was consolidated to two siblings that same year and then with a single sibling, Ella Bell Benedict, in 1895. Ella Benedict sold the 970 Willow property outside the family in 1906, but retained ownership of the house at 960 Willow until 1966.

Net, the current evidence is inconclusive as to when the house at 970 Willow was constructed.