

GHP History Research

**810 Woodbine Avenue
ES WOODBINE AVE 0.786 AC PT LOT 33 CRAWFORD-CLARK SUB**

**Moeser House – ca. 1927
Formerly the Lackman Carriage House ca. 1865**

Clark & Crawford to Robert B Bowler
Lot 1 in Block 2; 14,15 and 20 in Block 2; 32, 33, 34 in Block 4 and 133, 134, 135, 136
in Block 17
Book 249 Page 397
Dated: May 10, 1855
In consideration of \$4,015

Robert B Bowler to William B Moores
Lot 33, 34 in Block 4
Book 292 Page 541
Dated: April 25, 1864
In consideration of \$1,800

William B Moores to Hugh W Hughes
Lot 33, 34 in Block 4
Book 298 Page 618
Dated: August 12, 1864
In consideration of \$2,200

Hugh W Hughes to Daniel DeCamp
Lot 33, 34 in Block 4
Deed Book 328 Page 499
Dated: September 21, 1866
In consideration of \$2,500

Daniel DeCamp to Daniel McLaren
Lot 33, 34 in Block 4
Deed Book 365 Page 259
Dated: May 18, 1869
In consideration of \$25,500

John P McLaren to Daniel McLaren
Lot 33, 34 in Block 4
Deed Book 782 Page 282
Dated: April 13, 1895
In consideration of \$1

Daniel McLaren to Louise L McLaren
Lot 33, 34 in Block 4
Deed Book 1084 Page 172
Dated: May 10, 1913
In consideration of \$1

Louise L Harder, nee McLaren to Edna Kearns Moeser
Beginning at the northwest corner of said Lot No. 33 thence in the east line of Woodbine Avenue southwardly one hundred and fifty three (153) feet to a point; thence eastwardly parallel to the north line of said Lot No. 33 two hundred fifty eight and 50/100 (258.50) feet to a point; thence northwardly parallel to the east line of said Lot No. 33 one hundred fifty two (152) feet to the north line of said Lot No. 33; thence in said north line of Lot No. 33 westwardly two hundred fifty nine and 43/100 (259.43) feet to the place of beginning.
Deed Book 1359 Page 66
Dated: October 16, 1924
In consideration of \$1

Note: The house on this lot was moved from the property located at 800 Ivy Avenue, which was owned at the time of this deed by Herman W. Lackman. The building has been referred to as the Lackman Estate Carriage House. The structure was moved down the hill from Ivy Avenue through an open lot that is now 170 Magnolia Avenue to its present location on Woodbine. The date of that move is not known. The house at 800 Ivy Avenue was built in 1865, but there is no record of the actual date this carriage house was built. Herman Lackman sold his home to Charlotte Smith on October 30, 1925. On March 23, 1926, Charlotte Smith sold the house located at 800 Ivy Avenue to John Stewart and the house was moved to 740 Woodbine Avenue. The actual move began in the summer of 1926 and was completed on February 2, 1927. Charlotte Smith built the house that is currently at 800 Ivy Avenue in 1927.

Edna Kearns Moeser to Hugo Dunlap and Helen L Smith
Property as described above
Deed Book 2797 Page 182
Dated: November 17, 1955
In consideration of \$1

Hugo Dunlap and Helen L Smith to A Ralph and Ann M Navaro
Property as described above
Deed Book 3482 Page 379
Dated: May 27, 1966
In consideration of \$1

A Ralph and Ann M Navaro to Richard P and Gladys L Sawyer
Property as described above
Deed Book 4008 Page 282
Dated: March 5, 1975
In consideration of \$1

Richard P and Carol M Sawyer to Joseph M and Aileen O Gaynor
Property as described above
Deed Book 4315 Page 628
Dated: June 13, 1985
In consideration of \$1

Joseph M and Aileen O Gaynor to Jay F and Carolyn Houpt Antenen
Property as described above
Deed Book 4382 Page 1844
Dated: May 27, 1987
In consideration of \$1

Jay F and Carolyn Houpt Antenen to Stephen A and Renee S Locker
Property as described above
Deed Book 6463 Page 8336
Dated: May 5, 1994
In consideration of

Assessment of the age of the house.

The records on the Hamilton County website indicate that the house at 810 Woodbine Avenue was built in 1927 and I agree with this date. It may be that the structure became a house in that year, but if the structure was originally located on the property at 800 Ivy Avenue, it is likely it was built before then. The original house at 800 Ivy was built in 1865. It would seem plausible that a carriage house would have been built around the same time. An essay for the Monday Group written in 1972 by Angeline Faran and titled Houses That Moved contains the following excerpt. "The Lackman Carriage House, at the back of the Lackman property, was later moved from the Ivy Avenue lot to become the Edgar Moesers' home at 810 Woodbine....The building came down the lot, across the street, through the open lot where the Dick Keys' house now stands, back of the little cottage, to its present position." Since this occurred after the move of the house at 800 Ivy Avenue, which was begun in 1926 and completed in 1927, it seems that Charlotte Smith also sold the carriage house to the Moesers' in 1926 with the renovation of the carriage house completed in 1927. There are architectural plans for Edgar Moeser, Esq. in the museum, done by Stanley Matthews, showing the outline of a carriage house. The plans are not dated.

Grantor	Grantee	Series	Book	Page	Date Recorded	Price	
Antenen, Jay F & Carolyn Houpt	Locker, Stephen A & Renee S	8	6463	8336	May 5, 1994	\$457,000	Part lot 33 = 129.65 by 269.9 in E line of Woodbine Ave at NW corner of lot 33
Gaynor, Joseph M & Aileen O	Antenen, Jay F & Carolyn Houpt	8	4382	1844	May 27, 1987		part of lot 33 = 153 by 259.43 ft in E line of Woodbine Ave at NW corner of lot 33
Sawyer, Richard P & Carol M	Gaynor, Joseph M & Aileen O	8	4315	628	June 13, 1985		Same as above
Navaro, A Ralph Jr & Ann M	Sawyer, Richard P & Gladys L	8	4008	282	March 5, 1975		Same as above
Smith, Hugo Dunlap & Helen L	Navaro, A Ralph Jr & Ann M	8	3482	379	May 27, 1966		Same as above
Moeser, Edna Kearns	Smith, Hugo Dunlap & Helen L	8	2797	182	November 17, 1955		Same as above
Harder, Louise L (nee McLaren)	Moeser, Edna Kearns	6	1359	66	October 16, 1924		Part lot 33, 153 by 258.5 ft in E line Woodbine Ave at NW corner Lot 33 (Mortgage Book 1523, page 406)
McLaren, Daniel	McLaren, Louise L	5	1084	172	May 20, 1913	\$1	Lots 31, 32, 33, 34
McLaren, John P	McLaren, Daniel	4	782	282	April 13, 1895		Lot 33, 34
Decamp, Daniel	McLaren, Daniel	2	365	259	May 18, 1869	\$25,500	Lots 33, 34 in Block 4
Hughes, Hugh W and Elizabeth	Decamp, Daniel	2	328	499	September 21, 1866	\$2,500	Lots 33, 34 in Block 4
Moore, William B	Hughes, Hugh W and Elizabeth	2	298	618	August 12, 1864	\$2,200	Lots 33, 34 in Block 4
Bowler, Robert B	Moore, William B	2	292	541	April 25, 1864	\$1,800	Lots 33, 34 in Block 4
Clark & Crawford	Bowler, Robert B	1	249	397	May 10, 1855	\$4,015	Lot 1 in Block 2; 14,15 and 20 in Block 2; 32, 33, 34 in Block 4 and 133, 134, 135, 136 in Block 17

800 Ivy Avenue - 1927 - former site of 740 Woodbine Ave

IVY AVE 150 FT IRR PT LOT 16 CRAWFORD & CLARK SQ 2

Grantor	Grantee	Series	Book	Page	Date Recorded	Price	
Sulau, William C Trustee	Bloomstrom, Annette A	8	10389	2782	November 1, 2006		Same as Below
Von Pein, Adriana	Sulau, William C Trustee	8			November 1, 2006	\$705,000	Same as below
Digiovanni, Joseph A Jr & Margaret M	Von Pein, Adriana	8	9543	3352	January 12, 2004	\$657,500	Same as below
Barker, Alan C & Nancy F	Digiovanni, Joseph A Jr & Margaret M	8			December 7, 1999	\$585,000	Same as below
Barker, Alan C & Nancy F	Barker, Alan C & Nancy F	8			January 1, 1990		Same as below
Inglis, Leslie R	Barker, Alan C & Nancy F	8	4841	565	September 27, 1988		Same as below - re-recorded
Inglis, Leslie R	Barker, Alan C & Nancy F	8	4395	436	October 29, 1987		Same as below
Caldwell A R	Inglis, Leslie R	8	4157	893	June 4, 1979		Part Lots 16 & 17 200 by 240 ft in E line Ivy Ave at N line of lot 16 less exception
Caldwell, N F Estate	Caldwell A R	8	3454	186	December 16, 1965		Cert of Transfer #248876 P Ct - und 1/2 int Part Lots 16 & 17 200 by 240 ft in E line Ivy Ave
Johnston, Virginia C A & G B	Caldwell, N F & Alice R	8	2253	202	August 6, 1947		Part Lots 16 & 17 200 by 240 ft in E line Ivy Ave at N line of lot 16 less exception
Johnston, Virginia C A	Alford, Oliver P	8	1869	354	July 17, 1940		Part Lots 16 & 17 200 ft in W line of Woodbine Ave at S line of Lots 16 & 17 less exception
Smith, Charlotte A	Johnston, Virginia C A	8	1868	134	July 5, 1940		Lots 16 & 17 less exception
After the house was moved to 740 Woodbine, Charlotte Smith built the current home in 1927 that is now 800 Ivy Ave							
Smith, Charlotte A	Stewart, Dorothy T	6	1381	517	March 23, 1926		Contract of sale Part lots 25 & 28 100 ft on E line Woodbine Ave 125 ft S of NW corner lot 28 - Sale of the house at 800 Ivy before it moved to 740 Woodbine
Lackman, H W & C R	Smith, Charlotte A	6	1382	141	October 30, 1925		Lots 16 & 17 less 50 ft off south side
Buchanan, Richard P	Lackman, H W & C R	5	1142	445	November 15, 1916		Lots 16, 17 less 50 ft of S side of lots
Hargitt, Mary B nee Bell?	Buchanan, Richard P	5	1047	263			Lots 16 & 17
Bell, James B, et al	Bell, Mary D	4	741	365			Und. 2/3 of 50 ft off S side of lot 17
Bell, James B, et al	Bell, Mary D	4	745	103			Und. 2/3 of lots 16, 17 less 50 ft off S side of lots
Robbins, E M	Bell, Ellen	2	369	189			50 ft off S side of lot 17
Robbins, Samuel	Bell, James	2	357	616			Lots 16, 17 less 50 ft of S side of lots
Bartlett, B & wife	Robbins, Samuel	2	354	138			Lots 16, 17
Lawson, George	Bartlett, Mary	1	250	194			Lots 16, 17
Lawson, George	Wright, John	1	231	473			Lot 18
Clark & Crawford	George Lawson	1	216	461			Lots 16, 17, 18