

Historic House Research What Records Can Tell You

Example Property
401 South Fourteenth Street: Lot 26 in Block Number 9 in Charles T. Price's
Addition
Richmond, Indiana

Following are brief examples of the types of historical data that can be obtained from some of the primary sources discussed in this workshop:

Date of construction for the house was obtained by comparing the Property Abstract, City Directories, Bird's-Eye Map and Sanborn Maps in the following manner:

*We know from the Abstract that the addition in which this house is located (Charles T. Price's Addition) was laid out (Platted) in 1873. The Bird's-Eye Map clearly shows that by 1884 houses were beginning to be built in this neighborhood, *but* 401 South 14th was still an empty lot.

*The first Sanborn Map on which the property appears is the 1909 edition (the 1896 Sanborn did not show this part of town; therefore, it cannot be used to determine the date of construction). Since the vernacular form of the house and its style (gabled ell/Queen Anne) indicates that it was likely built prior to that time—probably in the 1880s to 1890s—we next followed the "chain of title" from the Abstract (see below) and then determined which owners first appeared at the address on 14th Street from the City Directory.

*John H. Bollinger appears in the 1895-96 edition of the City Directory at this address. We know he purchased the property in 1892 and find that none of the previous owners of the property are listed at this address prior to 1895. We can therefore confidently give 401 South 14th Street a circa (approximately) date of 1895, at least until other documents and/or evidence are found. This date coincides with the style and form of architecture.

Chain of Title

The "chain of title" was obtained by comparing the Abstract of Title with City Directories. The U.S. Census was also used for comparative purposes. The following information shows how the beginnings of a house history can be put together. This date can be compared with later information as it becomes available.

1. 1892-1902: John H. and Ida L. Bolinger
The house was constructed for the Bolingers c.1895 (see above); Bolinger (John) first appears in 1885-86 edition of the City Directory. John was a mail clerk for a railroad company. By 1899 they lived there with their daughter (?) Mable E. The U.S. Census for 1900 shows that the Bolingers lived here with a son named Ray, who was six years old. John was born in Ohio in 1854; Ida was an Indiana native, born in 1860. We find that her parents were born in Germany. We also find that the Bolingers had a mortgage on their residence.

2. 1902-1908 **William S. and Parmettie L. Ewry**
William was a grocer with a store at 120 Hunt Street in west Richmond. By 1905 he was employed as secretary of the Richmond Abattoir Company, wholesalers of lard, hams and sausage. They had a rear addition and other modernizations constructed at the house.
3. 1908-1915 **Daniel O. and Arlie A. North**
The North's did not live in the house. The property was probably rented during this period. No one was at home when the U.S. Census taker came to the home, so that information is not available.
4. 1915-1920 **Samuel VanSant**
VanSant did not live in the house. The property was rented during this period. The U.S. Census for 1920 shows Katherine and Benjamin Gehr as residents. The Gehr's shared the residence with Ollie Crisman, relationship unknown. The census shows that these renters were white and spoke English. Benjamin was employed as a carpenter for a railroad. He was fifty years old; his spouse was forty-seven.
5. 1920-1922 **Frank C. and Luda McBride Tillson**
The Tillson's lived here briefly and were in the real estate business.
6. 1922-1924 **Edward F. and Elvira B. Goebel**
Edward was co-owner of the French Benzule Cleaning Company with his office at 1030 Main and the plant at 1114 South F.
7. 1924-1972 **Edna Brower**
Edna lived here until her death in 1972. The first City Directory listing shows her here with her husband, Stanley J., and another Brower named Samuel J. Both Stanley and Samuel were managers of the American Sales Company, dealers in used cars and tires at 30 South Seventh (could this be a typo?). Several years later Stanley owned the Richmond Wholesale Tire Company at 29 North Seventh. In 1927-28 the couple (Edna and Stanley) are listed as living here alone. Stanley evidently dies soon thereafter (have not checked obituaries); the house is listed as vacant in 1930. Their son, Robert M. Lives with his mother until about 1941.

Edna is listed as being a widow in the 1931 City Directory. She works at the Hoosier Mercantile Company and lives here with Robert, who is a student. Hoosier Mercantile is a department/dry goods store that sells "notions, millinery, shoes, chinaware, etc." Robert goes to work at Sears as a salesman by 1935. Edna takes in a renter, Mrs. Susie Mills (widow of Sherman), by 1937 to split expenses. By 1941 Edna is a department manager and Robert moves across from Earlham College at 600 National Road West. Edna eventually becomes a buyer for the store and retires in 1970. She dies on June 12, 1972 at the age of 84.

Robert is the sole heir and lives on South Sixteenth. He sells the property to the next couple.
8. 1972-1974 **Celeste and Robert Schrieber**
9. 1974-1993 **Printice Lee Love**
10. 1993-1998 **Laura A. Vinnedge and Fred M. Holycross**

23 To Della V Benedict

exchange of other property.

Ack Abstract of the Title (401 S. 14th) October 24th 1878

Recorded July 26th 1880. Record 71 page 395

Conveys Lots Numbers 22, 23, 24, 25 and 26 in Block 9 in Charles T Prices 2nd Addition to the City of Richmond, and other real estate.

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Della V Benedict and hus George W

By Warranty Deed: Consideration \$1,00 and other property.

24 To Mrs H.J. Williams

Acknowledged and Dated July 23rd 1880

Recorded July 29th 1880. Record 71 page 398

of Franklin Co. Ohio. Conveys Lots Numbers 22, 23, 24, 25 and 26 in Block 9 in Charles T Prices 2nd Addition to the City of Richmond and other real estate.

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Naomi J Williams and hus David R. of Franklin Co. Ohio.

By Warranty Deed: Consideration \$790,00

Acknowledged and Dated October 30th 1890.

Recorded October 27th 1890. Record 92 page 101

William L. Thornburgh. Conveys Lots 23 and 26 in Block 9 in Charles T Prices 2nd Addition to the City of Richmond and other real estate.

↓ Property sold to Bolinger; 5-27-1892

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William L. Thornburgh and wife Jennie E

By Warranty Deed: Consideration \$500,00

Acknowledged and Dated May 27th 1892

Recorded June 7th 1892, Record 96 page 109

26 To John H Bolinger

Conveys Lot Number 26 in Block number 9 in Charles T Prices second Addition to the City of Richmond.

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QUANTID.	QUANTER.	Blod of Deed.	Date of Deed.	Amount of Consideration.	Receipt Item.	No. of Lot.	No. of Block.	Name of Town.	When Recorded.	Book.	Page.	Remarks.
Ingleton H. F. Adair	Ch. F. No. 13. A. C. C.	Mar	Aug 4 87	4,000.00	87	155		Richmond	Jan 15 95	85	139	J. S.
John W. Hill	W. G. Hill, 877 W. 11th St	Lot	Jan 30 87	402				"	Feb 21 95	89	7	
Thompson Wm. M.	J. H. & C. Pittman	Mar	Apr 15 "	7500	01-	76		"	Apr 18 "	"	165	W. S. S.
Thomas Wm. H.	Charles R. Hulse		Aug 16 "	500		169		"	Aug 23 "	90	42	Waynes
Thomas Washington	St. M. & W. S. W. S. W. S. W. S.		Jan 20 90	500				"	Jan 2 90	91	303	
Thompson Wm. M.	Wm. S. Conroy		Aug 19 1890	6000.00				"	Sept 15 1890	91	306	E. S.
Thompson Wm. M.	Chas. & Wm. S. W. S.		Feb 20 1890	150	01	24		"	27 1890	92	11	G. S. S.
Thomas Wm. A.	Warman & Stephens	Mar	Nov 17 "	325		217		"	1 Dec -	"	272	W. S. S.
John H. Hillman	J. H. Hillman		Dec 17 "	110.75		6		"	" 17 -	"	372	W. S. S.
Thomas White Water	Lot 41. S. O. S.	Eleon	" 25 1890					"	Jan 5 1891	92	322	
Washington	Exempt to G. A. P. A.		" 31 1890					"	" 9	94	92	359
Thomas Wm. J. Hill	Mary & Jennie	Mar	Feb 27 1891	500		4		"	Apr 30 1891	93	252	G. S. S.
						10		"				606
						4		"				348
John William & Doris	Richmond Water Works		Apr 13 1891	1507.00				Water Privilege	May 7 1891	93	275	
Thornburg Wm. L.	Nathan Lamar		July 21 1891	600.00		20	9	Richmond	July 21 1891	93	503	W. S. S.
Taylor William C.	Richard L. Taylor		Aug 1 1891	300.00		47		"	Aug 1 1891	93	525	W. S. S.
Thornburg Wm. M.	Amelina & Duffin		Dec 15 1891	100		13		"	Jan 30 1892	94	546	L. F.
Thornburg Wm. L.	John W. Bolinger		Mar 27 1892	3000.00		26	9	"	Jan 27 1892	96	109	W. S. S.
Thomas Wm. J. Hill	Mary & Jennie		Aug 9 1892	700		86		"	Aug 9 1892	96	190	G. S. S.
Thornburg Wm. L.	John W. Bolinger		Aug 9 1892	700		78		"	Nov 3 "	"	1107	A. J.
Thomas Wm. J. Hill	Mary & Jennie		Dec 15 1892					"	Dec 15 1892	97	257	J. S. Smith
Thomas Wm. J. Hill	Mary & Jennie		Mar 21 1894					"	Mar 21 1894	111	570	C. W.
Thomas Wm. J. Hill	Mary & Jennie		Sept 8 1894					"	Sept 8 1894	111	587	C. W.
Thomas Wm. J. Hill	Mary & Jennie		Nov 21 1894					"	Nov 21 1894	111	575	W. S. S.
Thomas Wm. J. Hill	Mary & Jennie		Oct 5 1895					"	Oct 5 1895	112	262	
Thomas Wm. J. Hill	Mary & Jennie		Dec 30 1895					"	Dec 30 1895	112	528	
Thornburg Wm. L.	John W. Bolinger		Feb 18 1896					"	Feb 18 1896	116	132	P. S.
Thomas Wm. J. Hill	Mary & Jennie		Apr 11 1896					"	Apr 11 1896	116	363	W. S. S.
Thomas Wm. J. Hill	Mary & Jennie		Apr 21 1896					"	Apr 21 1896	116	425	W. S. S.
Thomas Wm. J. Hill	Mary & Jennie		July 30 1896					"	July 30 1896	117	153	J. M.
Thomas Wm. J. Hill	Mary & Jennie		Sept 1 1896					"	Sept 1 1896	117	207	J. M.
Thomas Wm. J. Hill	Mary & Jennie		Dec 9 1896					"	Dec 9 1896	117	361	W. S. S.
Thomas Wm. J. Hill	Mary & Jennie		Feb 16 1897					"	Feb 16 1897	117	515	G. S. S.
Thomas Wm. J. Hill	Mary & Jennie		Jan 2 1897					"	Jan 2 1897	118	177	W. S. S.
Thomas Wm. J. Hill	Mary & Jennie		" 2 1897					"	" 2 1897	118	177	W. S. S.
Thornburg Wm. L.	John W. Bolinger		Aug 19 1897					"	Aug 19 1897	118	325	J. S. Smith
Thomas Wm. J. Hill	Mary & Jennie		Sept 27 1897					"	Sept 27 1897	118	387	W. S. S.
Thomas Wm. J. Hill	Mary & Jennie		Nov 13 1897					"	Nov 13 1897	119	16	R. S. S.
Thomas Wm. J. Hill	Mary & Jennie		" 24 1897					"	" 24 1897	119	545	W. S. S.
Thomas Wm. J. Hill	Mary & Jennie		Apr 7 1898					"	Apr 7 1898	119	401	G. S. S.
Thomas Wm. J. Hill	Mary & Jennie		" 15 1898					"	" 15 1898	119	436	E. S.
Thomas Wm. J. Hill	Mary & Jennie		Aug 19 1898					"	Aug 19 1898	119	141	C. H. C. S.
Taylor William J.	Edward O. W. M. Hill		Apr 6 1899					"	Apr 6 1899	111	150	Waynes
Thompson Wm. M.	M. W. C. D. Pennell		" 24 "					"	" 24 "	111	208	J. S. Smith
Thornburg Wm. L.	John A. Reed		May 26 "					"	May 26 "	111	332	W. S. S.
Rogers William H.	Mary C. Ross		July 6 "			17	6	"	July 21 "	111	482	C. T. A. S.

Reference to purchaser of 401 S. 14th who had structure built

Index to Deeds;

Reference to purchaser of 401 S. 14th who had structure built

221-221-223

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Richmond

Richmond

Richmond

Richmond

Richmond

(often called "Bird's-Eye View" map)

◆: 401 South Fourteenth Street



Sanborn

INDIANA

Sanborn Company

Map

PUBLISHED BY THE

MAP COMPANY

COPYRIGHT, 1909 BY THE SANBORN MAP COMPANY

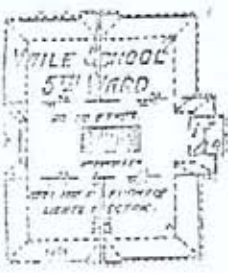
1909 Sanborn Insurance Map
(Main Index Map)

Glen Miller Park

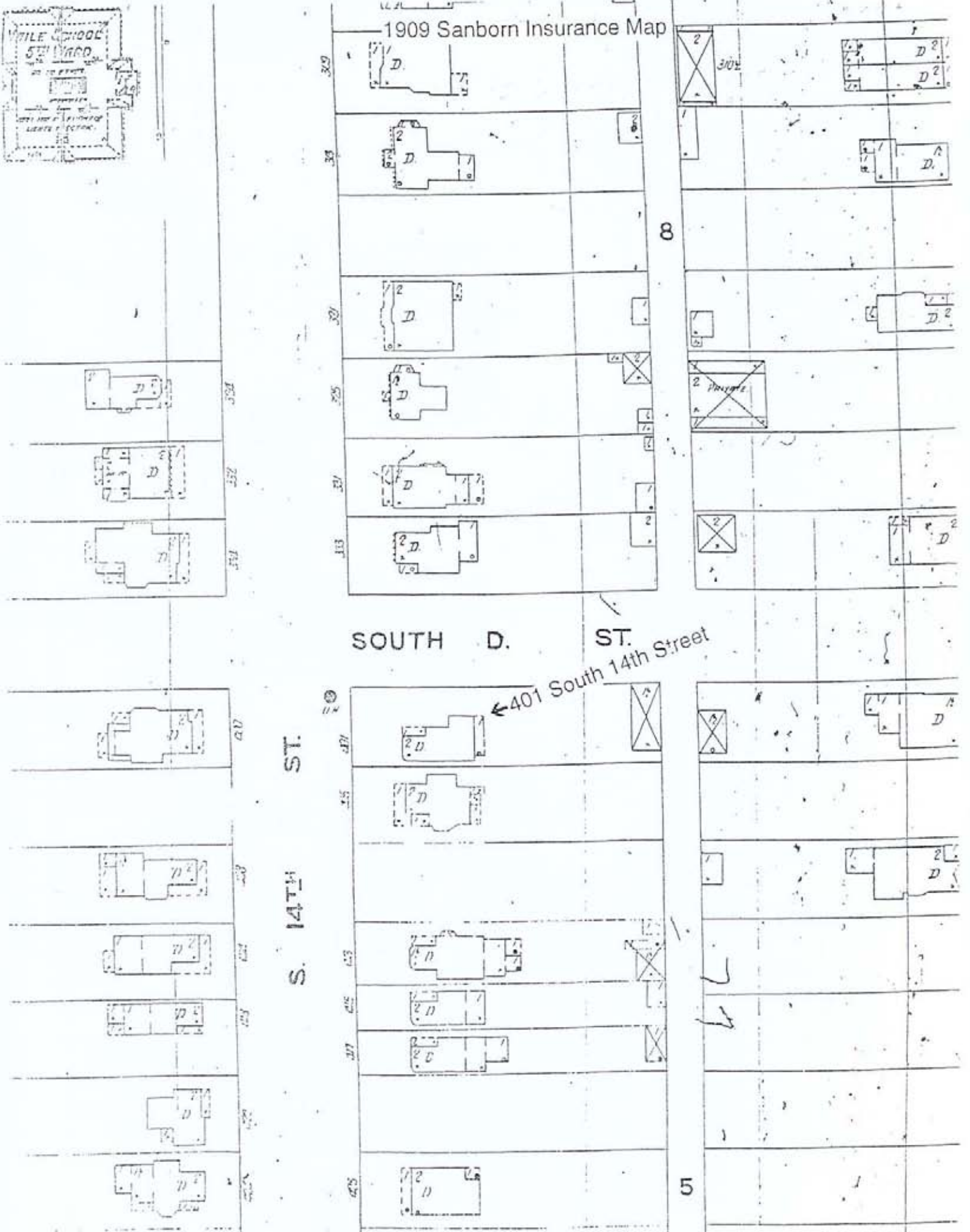
← 401 South 14th Street

KEY

- Fire proof construction
- Iron building
- Brick building with metal cornice
- Frame
- Brick special with frame side
- Frame building with iron clad
- special
- Adobe building
- Wall 12" no openings through it
- Wall 12" with openings
- Fire wall 6 inches above roof
- Opening in division wall with iron door
- Windows with iron shutters
- Window corning in 1st story
- Windows 24 3/4 stones
- Windows 24 1/4 stones
- Horizontal Steam boiler
- Vertical
- Brick chimney
- Gas water steamers
- Hydrant
- Elevation Reference to Adams Street



1909 Sanborn Insurance Map



S. 14TH ST.

SOUTH D. ST.

← 401 South 14th Street

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ert W. Randle, 1132 Main St. Phone 853.
 He's the Man that gets Patents.

96 EVA

- Gertrude, seamstress, b o s 7th l n of Main (W R)
- John (Mary), stonemason, h e s 7th l n of Main (W R)
- Josephine, seamstress, b e s 7th l n of Main (W R)
- lbert, b 316 n 15th
- Fanny K, attendant Insane Hospital
- Ym A (Myrtle), machine hand Richmond Casket Co, h 204 s 10th
- Ym H (Margaret), engineer, h 222 s 9th
- an George W (Rose), blacksmith, h 524 n 16th
- an Nettie, b 522 n 16th
- acher Albert, butcher, b 314 s 7th
- acher Benjamin J, butcher, b 314 s 7th
- acher Carl, laborer, b s e New Paris pike 5 o of Gaar rd
- acher Charles (Louise), butcher J H Lichtenfels, h 547 s 13
- acher Ella L, b 330 s 7th
- acher Frank G, butcher, b 547 s 2
- acher Harry, laborer, b 80 State (W R)
- acher Irene R, seamstress, b 80 State (W R)
- acher Isaac (Mina), molder Gaar, Scott & Co, b 80 State (W R)
- acher Isaac E, machine hand, b 80 State (W R)
- acher Joseph W (Mary C), driver Wm Cain, h 330 s 7th
- acher Julius (Kate), machinist, h s e New Paris pike 5 o of Gaar rd
- acher Louis F (Mary), machinist, h 211 n 4th
- acher Mary A (wid Charles), b 314 s 7th
- acher Peter (Elizabeth), teamster Wm Cain, h 314 s 7th
- acher Wm C, machine hand, b 80 State (W R)
- has J M (Melissa), plater The Brown-Darnell Co, h 305 Randolph
- Clara B, student, b 105 s 9th
- Elizabeth (wid Wm P), h 113 s 13th
- Harry F, clerk, b 113 s 13th
- John J, shoemaker 38 Ft Wayne ave, b same
- Mary D (wid Charles), h 38 Ft Wayne ave
- Rebecca (wid Richard), b 113 s 13th
- Richard (Fannie), machine hand Elliott & Reid Co, h 105 s 9th
- Russella, housekeeper 321 n A
- han W (Corr), carpenter, h 914 Sheridan (W R)
- bristine, dressmaker, b 434 s 3th
- Fence Mfg Co, A J Mullen pres and treas, H M Gerrard vice-
 g, S P Hastings sec, 540 n 14th
 ana, b 516 n 19th
- ana C, b 321 n 4th (W R)
- Charles E, laborer, b 1226 Sheridan (W R)
- Charles T, machinist, b 1312 Main
- Hifford, student, b 101 Jindan ave (W R)
- Yella, b 1226 Sheridan (W R)
- rossella (wid Alex A), h 1226 Sheridan (W R)
- W (Mary), horsehoor 4 n 11th, h 801 s 7th

City Directory: R.L. Polk & Co., 1903-04a)

(Second occupants of 401 S. 14th;)

- Evens Elizabeth (wid Asbury C), b 130 Maple (W R)
- Evens Emery M (Kate A), bartender J H Schell, h 321 n 1st (W R)
- Evens Ernest L (May), tuner Starr Piano Co, h 427 s 8th
- Evens Frank, laborer, b 130 Maple (W R)
- Evens Harry, action regulator Starr Piano Co, b o s 1st, 1/2 mile s of
 National ave (W R)
- Evens Jesse J (Anna), clerk The John W Grubbs Co, h 43 n 5th
- Evens John A, vice-pres Richmond Gandy Co and propr Quaker City
 Machine Works, h 1312 Main
- Evens Jonathan C (Anna), laborer Starr Piano Co, h o s 1st, 1/2 m s of
 National ave (W R)
- Evens Jonathan P (Bethel A), grocer, 101 Linden ave (W R), h same
- Evens Lillian A, seamstress, 130 Maple (W R)
- Evens Mary J, h 164 n 9th
- Evens Nancy A (wid David S), h 47 s 17th
- Evens Newton R, machinist Quaker City Machine Works, r 303 n 11th
- Evens Owen D, b 47 s 17th
- Evens Owen M (Louie), laborer, h 161 Maple (W R)
- Evens Sarah C, h Spring Grove
- Evens Virginia R, h 321 n 4th (W R)
- Evens Walter J, action regulator Starr Piano Co, b o s 1st, 1/2 m s of Na-
 tional ave (W R)
- Evens Wm E, pianomaker Starr Piano Co, b o s 1st, 1/2 m s of National
 ave (W R)
- Evensman Catherine (wid John G), b 1128 Main
- Evensman Walter H (Maud G), fireman, h 1128 Main
- Evensman Charles C (Stella), clerk, h 1121 Ridge (W R)
- Erbank Edna, domestic 126 n 10th
- Ewing Ulysses B G (Levi E), Physician (Eye, Ear, Nose and Throat),
 1-2 Knollenberg Annex, tel 319, h 19 s 9th, tel 616
- Ery Wm S (Parmetie L), grocer, 120 Hunt (W R), h 401 s 11th
- Eyden Walter R, clerk Nolle & Komper, b 601 s 6th
- Eyden Wm (Etrian), artist 601 s 6th, h same

97 FAH

PICTURES, FRAMED and UNFRAMED,
 PICTURE AND ROOM MOULDING.
MOORMANN'S
 520 Main Street.

H

- H S N EATON ROVER CO Tire, Howard Campbell, Pres; S S Stratton
 Jr, Vice-pres; John M Louke, Sec; Daniel G Keil, Treas; n w cor
 Washington ave and P O & St L Ry, tel Homo 296
- Ferga Thomas S, engineer C & W Kranner, h 434 Richmond ave (W R)
- Felton John H (Mary), cabinetmaker Steer Piano Co, h 321 s 11th
- Fashion Leola S, bookkeeper, b 321 s 11th