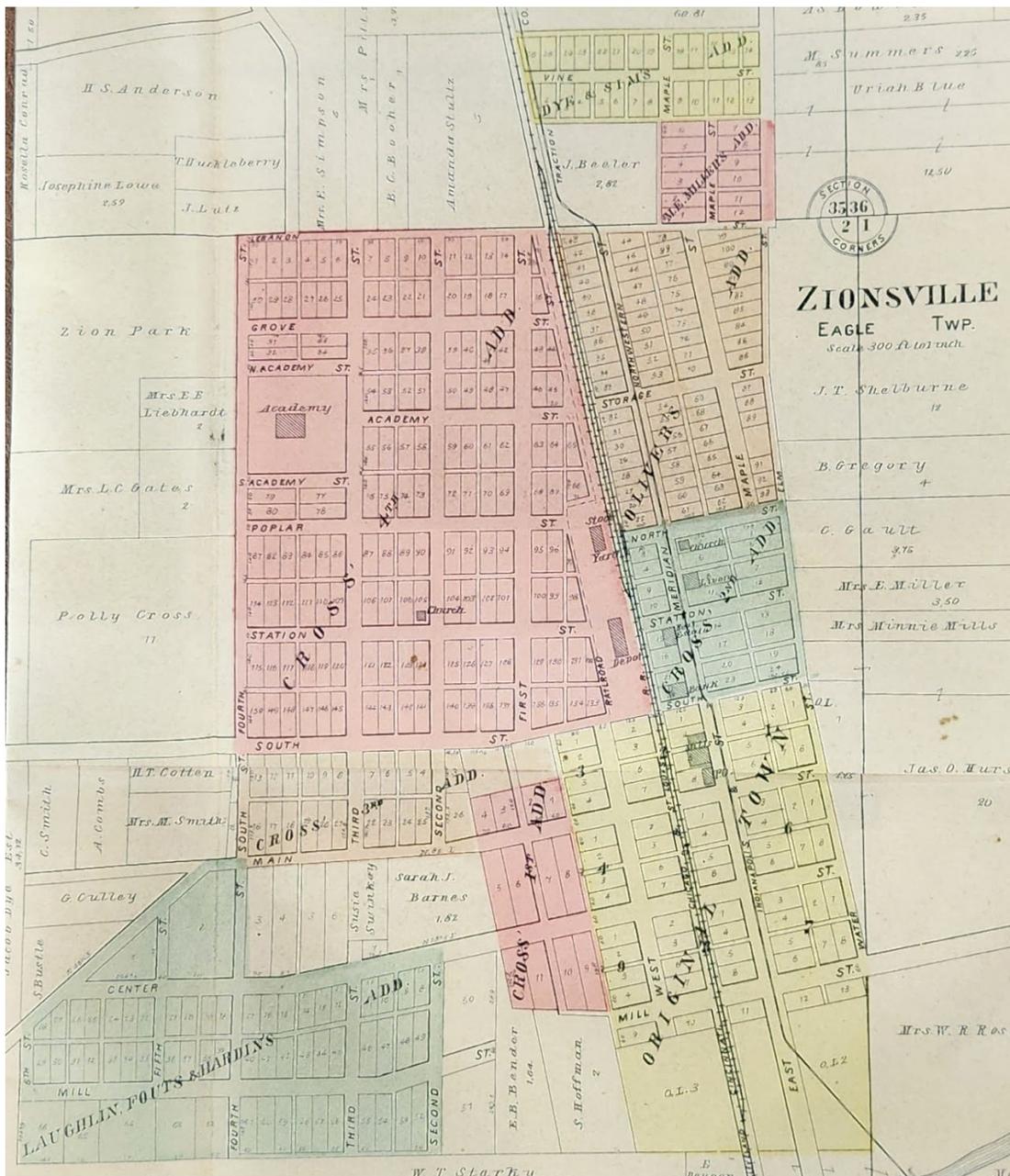


# Researching Historic Homes in the Village of Zionsville

The land on which Zionsville was formed was owned by David Hoover, who settled here in 1824. Boone County was established in 1830, with David Hoover as the County Clerk. Hoover's daughter Mary (Polly) married Elijah Cross in 1831. Elijah and Polly, through inheritance and purchase gained ownership of what is now Zionsville.

William Zion, of Lebanon, was on the Board of Directors of the Indianapolis, Cincinnati, and LaFayette (Big Four) Railroad. He met with the Crosses to propose that a town should be formed on their property, where the railroad would pass through. Zion partnered with Elijah and Polly Cross to develop what would become Zionsville. The Original Plat was formed by Zion and Cross in 1851 and recorded in Boone County in 1852.



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As Zionsville outgrew the Original Plat, several Additions were formed:

- 1854 Cross' 1<sup>st</sup> Addition -- Recorded 3/18/1854
- 1857 Cross' 2<sup>nd</sup> Addition – Recorded 1/15/1857
- 1857 Oliver's Addition – Recorded 1/16/1857 NOTE #1
- 1864 Cross' 3<sup>rd</sup> Addition – Recorded 11/18/1864 NOTE #2
- 1865 Miller's Addition – Recorded 4/5/1865
- 1866 Cross' 4<sup>th</sup> Addition (100 acres) – Recorded 5/14/1866
- 1867 Dye & Sims Addition – Recorded 7/10/1867
- 1867 Loughlin, Fouts & Harden's Addition – Recorded 9/26/1867
- 1911 Malora Dye's Addition – Recorded 10/2/1911
- 1920 Grimes' Addition – Recorded 11/18/1920
- 1922 Hillcrest Addition – Recorded 7/21/1922
- 1923 Shicks' Addition – Recorded 8/18/1923
- 1928 Dunn's Addition – Recorded 5/10/1928
- 1939 Wilson's Addition – Recorded 9/6/1939

## NOTES

1. Many lots were sold beginning 9/1855
2. Rerecorded 3/27/1867, changing lot lines and numbers and adding 4<sup>th</sup> St (which is now 6<sup>th</sup> St)

## RESEARCHING YOUR HOME

If you are lucky, your home came with an "Abstract" documenting its history of sales, mortgages, court proceedings and probate records. But these historical abstracts are rarely passed along in today's real estate transactions.

### **SullivanMunce Museum Collection:**

There are nearly 50 abstracts housed here, so this is a good place to start. If your home has an abstract, please be sure that a copy is on file at SullivanMunce!

The library room has folders filed by address, including photos and information.

The library room also has family records, letters, and memoirs, filed by family name.

The library room has Sanborn Fire Maps and other maps that might be helpful.

### **Boone County Recorder's Office:**

Located at 202 Courthouse Square in Lebanon, on the second floor, the Recorder's Office is responsible for maintaining records of land transactions. The website allows online research back to 1986 (it states 1993), with staff working on increasing that capability as time allows.

[boonecounty.in.gov/offices/recorder/records-lookup/](http://boonecounty.in.gov/offices/recorder/records-lookup/)

Click on "Search Online" and Doxpop will allow you to search 6 times monthly at no cost.

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For more historical information, a trip to the Courthouse in Lebanon is required.

Street addresses are not included on historical deeds. To search the records you will need a name and/or a property description. All transactions include the names of the seller/Grantor, the buyer/Grantee and the legal property description. Examples of village property descriptions include:

Zionsville, Original Plat, Half Block 4, Lot 1  
Zionsville, Cross' 3<sup>rd</sup> Addition, Lot 5  
Zionsville, Oliver's Addition, lot 89

Deeds at the Boone County Recorder's office are indexed beginning with Volume 1, December, 1856 – May, 1860 (transactions as early as 1853 are included). Some volumes of the index list Grantors (sellers) and Grantees (buyers) together, with a "to" or "from" indicating which is which and others have separate books for Grantors and Grantees. These books are large, heavy, and difficult to handle.

All deeds may be located with a computerized index, but you must have a name of the buyer or seller of a piece of property to begin a search. If you do not have a name, the Grantors for the Original Plat were recorded under Cross, Zion or Hoover. Beginning with Volume 1 of the index, you could look for your property description under sales by Cross, Zion or Hoover. If your home is in an "Addition" you can look under the name of the founder around the time the Addition was recorded.

If you are unable to find the legal description of your property there, you will need to scan volumes of the index for "Zionsville," searching for your property description. Once you've found a deed for your property description, you'll have the names of the seller/Grantor and buyer/Grantee. Then you can use the computerized index to research backward and forward in time. Note: Sometimes, the recorder would write "same" or use ditto marks to indicate the town last mentioned, even if it was several lines higher.

A fire in 1856 destroyed deeds recorded in Boone County, however, many transactions recorded before the fire are available for research. After the fire, landowners were asked to bring their original deeds to the County Recorder to have them "rerecorded." The County Recorder has books of "Heretofore Recorded Deeds" that document land transactions prior to the fire. These deeds are not in chronological order as they were brought in for rerecording over a period of twenty years. Each Heretofore Recorded Deeds Book has an index at the front. All surnames beginning with "A" appear on the "A" page, though not in alphabetical order.

Copies of deeds may be purchased at the Recorder's Office. The current price is \$1.00 per page. Photos of deeds are not allowed. The funds from copying go into records retention systems.

It is interesting to view the transactions on a lot, but caution is necessary. For example, Lot #37 in Oliver's Addition sold for \$35 on March 21, 1860 and then again for \$300 on April 15, 1862. Logic says there was a house built on that lot between 1860 and 1862. However, we don't know that the house still stands, or whether it was incorporated into the structure that is there now.

## Researching Historic Homes in the Village of Zionsville

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Lot sizes were not always practical as originally platted. The result is that some lots were cut in half, some were carved into pieces by feet and inches, and others were combined to create larger yards. As a result, assigning street addresses to lots can be difficult.

Janet Stutzman volunteered to make researching homes in Zionsville a little easier by recording early land transactions and cross-referencing Boone County tax records to assign addresses. There is currently a spreadsheet of over 1600 transactions that can be searched by name or property description. We hope to develop a database that can be accessed online. Janet can be reached at [stutzjan@gmail.com](mailto:stutzjan@gmail.com) and she welcomes inquiries about researching Village homes.

In 1935, street names were changed in Zionsville to make them more consistent because many of the streets changed names where they crossed the railroad tracks. The federal government wanted street names to be marked in Zionsville, and the WPA assisted with signage. First Street is now where the railroad tracks had been. Historic maps of Zionsville are confusing without cross referencing street names:

<b>Original Name</b>	<b>Present Name</b>
Water	Elm
Maple	Maple
Meridian/East	Main
Railroad Tracks	First
West	Second
First	Third
Second	Fourth
Third	Fifth
Fourth	Sixth
Fifth	Seventh
Sixth	Eighth
Melora	Ninth
Laurel	Laurel
Mill	Sycamore
Center	Hawthorne
Short	Plum
Main	Pine
South	Oak
Station/Depot	Cedar
Poplar/North	Poplar
South Academy	Locust
Academy/West Academy/Storage	Walnut
North Academy	Beech
Grove	Linden
Lebanon	Ash
----	Willow

# Researching Historic Homes in the Village of Zionsville

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## Other Resources:

### **Boone County Lebanon Public Library**

Located diagonally across the street from the Courthouse, at 104 East Washington Street, the Lebanon Public Library has a Heritage Room on the second floor. Discussing the barriers you face in your research with staff can be helpful. For example, if a homeowner dies, the transactions after death may be made by an Administrator. Staff can assist you with finding probate records that could reveal new names for you to search.

### **Boone County Auditor's Office**

Located on the second floor of the Courthouse, the Auditor's Office houses Zionsville Transfer Books. These go back as far as August 1904. Here, transfer of properties is documented, including property valuation. (In later years, the actual price of the property shown on deeds is dropped, and most sales record a "consideration of \$1.")

If you are searching from the present time back, the Zionsville Transfer Books could be the next stop after finding the farthest back sale on Doxpop.