

1 GARDEN PLACE



Year Built: 1911

Area of Lot: 11,890 sq. ft.

List of Owners (with dates)		Book/Page
06/06/2013	Peter H. Dodson to Deborah A. Tabor	31469/336
07/16/1982	Zella Wheeler Nichols to Peter H. Dodson	6038/95
03/01/1961	Gene D. Phillips & Sarah A. Phillips to Zella Wheeler Nichols	3879/329
02/24/1959	Albert Leonard & Marion Hill Leonard to Gene D. Phillips & Sarah A. Phillips	3709/584

Note: Garage converted into a dwelling in 1958.

Includes 1 Garden Place (as a carriage house) on 11,972 sq. ft. lot

01/11/1958	Eleanor A. Bucknam (heir of Nella B. Adams) to Albert Leonard & Marion Hill Leonard	3615/65
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Includes 35 Cliff Road on 67,413 sq. ft. lot and 1 Garden Place (carriage house) on 11,890 sq. ft. lot

03/11/1927	Cecil Q. Adams to Nella B. Adams	1736/53
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Includes site of 1 Garden Place as 11,890 sq. ft. lot

07/01/1911	Albion B. Clapp to Cecil Q. Adams	1184/126
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Additional Information:

- 1911 Annual Town Report (as of April 1, 1911): Cecil Q. Adams lives at 35 Cliff Road and owns a dwelling on Cliff Road (\$12,000) and 49,443 sq. ft. of land on Cliff Road (\$4950). A. Billings Clapp lives at 5 Cliff Road and owns four dwellings & one unfinished dwelling (all five worth more than \$4000) and 7 lots of land on either Chestnut Street or Garden Road (including Lot 7 on Chestnut Street, 11,972 sq. ft., \$1200).
- 1912 Annual Town Report (as of April 1, 1912): Cecil Q. Adams lives at 35 Cliff Road and owns a dwelling on Cliff Road (\$12,000), 49,443 sq. ft. of land on Cliff Road (\$4950), a garage on Garden Road (\$1500) [*1 Garden Place*], and 11,890 sq. ft. of land on Garden Road (Lot 7, \$1200).
- Building permit for dwelling conversion of garage issued on Feb 7, 1958. Owner is Marion H. Leonard of 126 Great Plain Avenue (Wellesley). Builder is owner. Architect is Robert Johnson of 5 Commonwealth Park (Wellesley). Partition garage area into three rooms. Extend area in front and side 5' x 16'. Install new kitchen. Relocate stairway and front door. Estimated cost is \$5000.
- Year of construction determined to be 1911 given purchase of land in July 1911.