

# 40 ATWOOD STREET

Year Built: 1915

Area of Lot: 2562 sq. ft.



List of Owners (with dates)		Book/Page
07/17/2009	Michael J. Howe & Deborah Q. Howe to Robert Bruckner & Mary Catherine Daily Bruckner	26904/345
12/07/2005	Marc N. Biamonte & Michele M. Biamonte to Michael J. Howe & Deborah Q. Howe	23246/425
08/16/2002	Donna M. O'Kane to Marc N. Biamonte & Michele M. Biamonte	17022/277
01/16/2001	Stuart M. Goldstein & Lorraine J. Heilbrunn to Donna M. O'Kane	14656/443
01/07/1999	Carolyn Regan to Stuart M. Goldstein & Lorraine J. Heilbrunn	13137/553
08/05/1998	Lucien Zarada (widower) to Carolyn Regan	12721/154
09/05/1972	Walter W. Baldwin (Trustee) to Lucian Zarada (a.k.a. Lucien Zarada) & Elfriede E. Zarada	4865/731
06/23/1972	Margaret T. Spence & Miriam T. Rae to Walter W. Baldwin (Trustee)	4841/484
09/23/1971	Margaret T. Spence to Margaret T. Spence & Miriam T. Rae (confirmation deed)	4774/692
01/15/1971	Margaret T. Spence (surviving joint owner) to Margaret T. Spence & Miriam T. Rae	4712/658

Note: 11 Sessions Street (on 3640 sq. ft. lot) was sold off in 1957.

Includes 40 Atwood Street and 11 Sessions Street on 6202 sq. ft. lot

10/31/1951	Alice T. Taylor (surviving joint owner) to Margaret T. Spence & Alice T. Taylor	3042/508
01/20/1941	Margaret T. Spence to Alice T. Taylor & Grace Taylor	2303/109
01/20/1941	Grace Taylor to Margaret T. Spence	2303/108
04/17/1920	Frank W. Connors to Grace Taylor	1452/18

Includes sites of 40 Atwood Street and 5, 9 & 11 Sessions Street as 16,000 sq. ft. lot

06/11/1915	Ellen W. Fiske to Frank W. Connors (correction deed)	1315/12
12/12/1912	Isabella Fiske Conant to Frank W. Connors	1235/431

#### Additional Information:

- 1912 Annual Town Report: Frank W. Connors owns no property.
- 1913 Annual Town Report: Frank W. Connors owns a dwelling on Atwood Street (\$1500) [11 Sessions Street] and 16,000 sq. ft. of land on Atwood Street (\$800).
- No significant changes in 1914 & 1915 Annual Town Reports.
- 1916 Annual Town Report: Frank W. Connors owns (among other holdings) a dwelling on Atwood Street (\$1500) [11 Sessions Street], a shop (\$1000) [40 Atwood Street prior to conversion into dwelling], a dwelling on Sessions Street (\$3000) [9 Sessions Street], and land on Atwood and Sessions Streets (\$800).
- 1917 Annual Town Report: Frank W. Connors owns (among other holdings) a house (\$3200) [11 Sessions Street], a shop on Atwood Street (\$1000) [40 Atwood Street prior to conversion into dwelling], a house on Sessions Street (\$3200) [9 Sessions Street], and 16,000 sq. ft. of land on Atwood and Sessions Streets (\$800).
- No significant changes in 1918, 1919 & 1920 Annual Town Reports.
- 1921 Annual Town Report: Frank W. Connors owns (among other holdings) 4791 sq. ft. of land on Sessions and Atwood Streets (\$250). Grace Taylor owns a house on Sessions Street (\$3500) [11 Sessions Street], a shop (\$1500) [40 Atwood Street prior to conversion into dwelling], and 6202 sq. ft. of land (\$300). Helen B. Sibley owns a house on Sessions Street (\$3500) [9 Sessions Street] and 5018 sq. ft. of land (\$250).
- A mortgage for \$1800 was given by Frank W. Connors to the West Newton Savings Bank on June 29, 1915 (for site of 9 Sessions Street). Another mortgage for \$1800 was given by Frank W. Connors to the West Newton Savings Bank on July 20, 1915 (for sites of 11 Sessions Street & 40 Atwood Street).
- Building permit for new dwelling (issued on July 10, 1922) listed under 9 Sessions Street at Wellesley Building Department is actually for the construction of 5 Sessions Street. In addition, no building permit for new dwelling listed under 11 Sessions Street.
- There are three relevant building permits listed under 40 Atwood Street:
  - The first was issued on March 22, 1915 for a new dwelling estimated to cost \$3000. Owner is Frank Connors of Wellesley. Architect and builder is C.E. Stata of Newton Lower Falls. [This is believed to be 9 Sessions Street.]
  - The second was issued on March 31, 1915 for a new shop with dwelling intentions costing \$600. Owner and architect is Frank W. Connors of Wellesley. No builder given. [It is believed that this shop was never built and was replaced by third permit below.]
  - The third was issued on May 15, 1915 for a new shop costing \$1000. Owner and architect is F. Connors. Builder is C.E. Stata of Newton Lower Falls. [This is believed to be 40 Atwood Street, which was converted from a shop to a dwelling in 1927 or 1928.]