

7 AYER ROAD

Year Built: 1897

Area of Lot: 9300 sq. ft.



List of Owners (with dates)		Book/Page
05/19/1989	Andrew Friedman & Sandra Friedman to Alexia Sontag	8321/174
07/19/1985	Kevin B. Murphy & Nancy Jean Murphy to Andrew Friedman & Sandra Friedman	6739/211
10/17/1972	L. Grignaffini & Sons, Inc. to Kevin B. Murphy & Nancy Jean Murphy	4878/707

Includes 7 Ayer Road and site of 14 Wall Street totaling approximately 20,000 sq. ft.

10/17/1972	Winthrop T. Lewis & Alma R. Lewis to L. Grignaffini & Sons, Inc.	4878/705
11/29/1943	A. Elizabeth Anderson (surviving joint owner) to Winthrop T. Lewis & Alma R. Lewis	2467/551
10/01/1935	Sarah R. Hill to Charles G. Anderson, Clara J. Anderson & A. Elizabeth Anderson	2082/466
10/01/1935	Charles G. Anderson & Clara J. Anderson to Sarah R. Hill	2082/466
03/08/1935	A. Elizabeth Anderson to Charles G. Anderson & Clara J. Anderson	2063/360
03/08/1935	Charles G. Anderson to A. Elizabeth Anderson	2063/359
06/02/1906	Julia Welch (widow/heir of James Welch) & Catherine Welch (daughter/heir of James Welch) to Charles G. Anderson	1029/432

Includes sites of 7 Ayer Road, 14 Wall Street, the northerly half of 10 Wall Street & approximate site of 31 Kingsbury Street totaling 34,800 sq. ft.

12/05/1882	John Heintz to James Welch (a.k.a. James Welch) (17,400 sq. ft.)	542/535
10/23/1882	William H. Jenkins to James Welch (17,400 sq. ft.)	541/494

Includes original site of house currently at 7 Ayer Road (south corner of Kingsbury Street and Calvin Road on current site of Wellesley Middle School) totaling 37,155 sq. ft.

06/02/1906	Charles G. Anderson to the Inhabitants of the Town of Wellesley	262
05/28/1906	Land Court confirms title for Charles G. Anderson	258
08/16/1895	Patrick Murphy to Charles G. Anderson	743/382

Additional Information:

- 1897 Annual Town Report: Charles G. Anderson owns 18,700 sq. ft. of land (Kingsbury, Lot 48, \$275), and 18,400 sq. ft. of land (Kingsbury, Lot 62, \$125).
- 1898 Annual Town Report: Chas. G. Anderson lives on Kingsbury Street and owns a dwelling (\$1200), 18,700 sq. ft. of land (Kingsbury, Lot 48, \$325), and 18,400 sq. ft. of land (Kingsbury, Lot 62, \$125).
- 1905 Annual Town Report: Charles G. Anderson lives on Kingsbury Street and owns a dwelling (\$1100), 18,700 sq. ft. of land on Kingsbury Street (Lot 48, \$750), and 18,400 sq. ft. of land on Donizetta Street (Lot 62, \$350). Estate of James Welch owns six dwellings (\$1200 on Blossom Street, \$1700 on Abbott Street, \$1700 on Abbott Street, \$1400 on Kingsbury Street, \$1100 on Donizetta Street, \$500 on Wall Street) and two barns (\$300 on Kingsbury Street and \$100 on Wall Street).
- 1906 Annual Town Report: Charles G. Anderson lives on Wall Street and owns a dwelling (\$1200), 17,400 sq. ft. of land on Wall Street (Lot 110, \$875) and 2600 sq. ft. of land on Wall Street (Lot 109, \$125). Estate of James Welch owns six dwellings (\$1200 on Blossom Street, \$1700 on Abbott Street, \$1700 on Abbott Street, \$1400 on Kingsbury Street, \$1100 on Donizetta Street, \$500 on Wall Street) and two barns (\$300 on Kingsbury Street and \$100 on Wall Street).
- House appears at original location on 1897 Atlas of Wellesley.
- Mortgage for \$1000 given by Charles G. Anderson to the Natick Five Cents Savings Bank on September 10, 1897.
- No specific reference found that house was relocated, but assessments and deeds suggest that house was, indeed, moved.

