

# 25 WASHBURN AVENUE

(FORMERLY 25-27 WASHBURN AVENUE)



**Year Built: 1899**

**Area of Lot: 26,170 sq. ft.**

List of Owners (with dates)

		Book/Page
04/14/2003	Paul Carr & Deborah M. Carr to Kevin M. Barry & Patricia J. Barry	18670/132
08/01/1994	Alan J. Taylor & Janet W. Taylor to Paul Carr & Deborah M. Carr	10614/711
07/16/1983	Lih-yeh Kuo & Margaret W. Kuo to Alan J. Taylor & Janet W. Taylor	6228/336
07/25/1977	Diana B. Winslow to Lih-yeh Kuo & Margaret W. Kuo	5360/108
07/31/1961	William R. Wallace & Edith Wallace to Diana B. Winslow	3934/679
06/23/1961	Alan A. Winslow & Diana B. Winslow to William R. Wallace & Edith Wallace	3934/678
12/30/1960	Ignatius Fitzsimmons to Alan A. Winslow & Diana B. Winslow	3871/348

*Includes 25 Washburn Avenue on 26,170 sq. ft. lot and a property in Newton*

09/08/1958	Maurice M. Isen foreclosed on property and conveyed it to Ignatius Fitzsimmons	3667/101
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*Includes 25 Washburn Avenue on 26,170 sq. ft. lot*

01/18/1952	Lawrence J. Roche to Gertrude B. Griffin	3078/163
08/18/1950	Joseph J. Wilson & Katherine M. Wilson to Lawrence J. Roche	2938/401
08/18/1949	Katherine M. Wilson (Administratrix of the Estate of Leonora G. McNamara, widow of Thomas F. McNamara) to Joseph J. Wilson & Katherine M. Wilson	2851/1

*Note: A 7040 sq. ft. parcel of land was added to the property in 1909.*

*Includes 25 Washburn Avenue on 19,130 sq. ft. lot*

05/28/1908	Maria Isabella Osborne, Mary W. Wood, Edward P. Osborne, Lilian W. Osborne, Cyrus Washburn & Cora F. Washburn (heirs of Cyrus Washburn) to Thomas F. McNamara	1083/214
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*Includes 22 Longfellow Road, 354 Walnut Street, 1 Washburn Avenue, and sites of 12, 26, 28, 32 Longfellow Road & 9, 11, 15, 19, 21, 25, 35, 37 Washburn Avenue*

06/07/1883	Benjamin F. Parker, William H. Furber, Henry F. Sweetser & Eliza J. Sweetser to Cyrus Washburn (remaining interest only)	552/385
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*Site of 25 Washburn Avenue on 111 acres (including almost all of what is now the Poets neighborhood)*

06/25/1879	William H. Furber & Benjamin F. Parker to Cyrus Washburn (1/4 interest only)	513/278
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Additional Information:

- 1897 Annual Town Report: Cyrus Washburn owns eight dwellings (15 & 22 Longfellow Road, 354 Walnut Street, and 1, 9, 11, 15 & 35 Washburn Avenue)
- 1898 Annual Town Report: Cyrus Washburn owns eight dwellings (15 & 22 Longfellow Road, 354 Walnut Street, and 1, 9, 11, 15 & 35 Washburn Avenue) and one unfinished dwelling (28 Longfellow Road)
- 1899 Annual Town Report: Cyrus Washburn owns ten dwellings (15, 22 & 28 Longfellow Road, 354 Walnut Street, and 1, 9, 11, 15, 25 & 35 Washburn Avenue)