

2-18 EATON COURT

Year Built: 1905



List of Owners (with dates)

Book/Page

Note: Four units comprising 12-18 Eaton Court sold off individually between 1945-47.

Includes 12-18 Eaton Court (and eastern segment of Eaton Court roadway) on 20,480 sq. ft. lot

11/08/1945	Byron R. Switzer & Catherine Switzer and Myron P. Peffers & Gertrude S. Peffers to George R. Sanford	2571/135
07/12/1943	Eliot Savings Bank to Byron Switzer & Catherine Switzer (2/3 interest) and Myron P. Peffers & Gertrude S. Peffers (1/3 interest)	2449/322
01/27/1942	Eliot Savings Bank acquired property by foreclosure	2378/253

Includes sites of 12-18 Eaton Court (as part of ~3 acre parcel stretching from Washington Street past bend in Eaton Court including all of Eaton Court development) and 323 Washington Street

04/29/1903	Guy Cunningham to Isaac Sprague, Joseph W. Peabody & Clarence Alfred Bunker (Trustees of the Maugus Real Estate Trust)	961/16
04/29/1903	Isaac Sprague to Guy Cunningham	961/15

Additional Information:

- 1905 Annual Town Report: Maugus Real Estate Trust own a dwelling on Eaton Street (\$3000), a barn (\$350), 20,000 sq. ft. of land on Eaton Street (front, \$4000), 23,560 sq. ft. of land on Eaton Street (rear, \$1175), 14,747 sq. ft. of land on Nason Street (\$2775), Codwise Block (\$4250), 28,000 sq. ft. of land (front, \$5600), and 31,895 sq. ft. of land (rear, \$3200).
- 1906 Annual Town Report: Maugus Real Estate Trust own a dwelling on Washington Street (Eaton, \$4000), block No. 1 on Eaton Terrace (\$20,000) [12-18 Eaton Court], block No. 2 on Eaton Terrace (unfin., \$18,000) [13-19 Eaton Court], 40,800 sq. ft. of land on Washington Street (Eaton & Codwise, \$10,200), 57,475 sq ft of land (Eaton & Codwise center, \$8650), 29,988 sq. ft. of land (Eaton & Codwise, rear, \$1500), 14,747 sq. ft. of land on Nason Street (\$2775), and Codwise Block (\$4250).
- 1907 Annual Town Report: Maugus Real Estate Trust own block No 1 on Eaton Terrace (\$20,000) and Block No. 2 on Eaton Terrace (\$20,000), 40,800 sq. ft. of land on Washington Street (Eaton & Codwise, \$10,200), 57,475 sq. ft. of land (Eaton & Codwise center, \$8650), 29,988 sq. ft. of land (Eaton & Codwise, rear, \$1500), 14,747 sq. ft. of land on Nason Street (\$2775), and Codwise Block (\$4250).
- “Isaac Sprague, president of the Wellesley National Bank, has begun the erection of another row of apartment houses on Maugus Terrace, Wellesley Hills.” – Boston Daily Globe: December 24, 1905
- “Maugus Terrace, which has recently been completed, has had the name changed to Eaton Terrace.” – Wellesley Townsman: July 20, 1906
- Mortgage for \$15,000 given by Isaac Sprague, Joseph W. Peabody & Clarence A. Bunker (Trustees of the Maugus Real Estate Trust) to Salem Five Cents Savings Bank on May 22, 1905. [This is for 12-18 Eaton Court.]
- Mortgage for \$16,000 given by Isaac Sprague, Joseph W. Peabody & Clarence A. Bunker (Trustees of the Maugus Real Estate Trust) to the Salem Five Cents Savings Bank on November 23, 1905. [This is for 13-19 Eaton Court.]