

# 428 WASHINGTON STREET

**Year Built: 1874**

**Area of Lot: 12,847 sq. ft.**



List of Owners (with dates)		Certificate #
<i>Note: The two condominium units were sold off to different individuals in 2015.</i>		
<b>03/27/2013</b>	<b>James C. Meade established the George E. Coulter Condominiums</b>	<b>C386</b>
<b>01/11/2010</b>	<b>James C. Meade &amp; Merry Murray Meade to James C. Meade</b>	<b>179988</b>
<b>08/03/1994</b>	<b>William R. Spilman &amp; Mary M. Spilman to James C. Meade &amp; Merry Murray Meade</b>	<b>142820</b>
<b>09/26/1951</b>	<b>F. Ervin Prince &amp; Eleanor P. Prince to William Spilman &amp; Mary M. Spilman</b>	<b>44294</b>
<b>03/09/1946</b>	<b>James G. Meissner &amp; Edith G. Meissner to F. Ervin Prince &amp; Eleanor P. Prince</b>	<b>32532</b>
<b>01/14/1935</b>	<b>Julia A. Reed to James G. Meissner &amp; Edith G. Meissner</b>	<b>18618</b>
<b>07/30/1921</b>	<b>Land Court confirms title for Julia A. Reed</b>	<b>5417</b>
<i>Includes 428 Washington Street on 14,756 sq. ft. lot</i>		Book/page
<b>03/31/1921</b>	<b>Herbert B. Mackintosh &amp; Wendell P. Mackintosh to Julia A. Reed</b>	<b>1483/341</b>
<i>Includes 428 Washington Street on 14,756 sq. ft. lot (and 16 other parcels)</i>		
<b>06/03/1905</b>	<b>James Mackintosh to Herbert B. Mackintosh &amp; Wendell P. Mackintosh</b>	<b>1001/165</b>
<i>Includes 428 Washington Street on 14,756 sq. ft. lot</i>		
<b>08/18/1879</b>	<b>Francis Bigelow to James Mackintosh</b>	<b>513/44</b>
<i>Note: A 528 sq. ft. parcel of land was added to the property in 1877.</i>		
<i>Includes 428 Washington Street on 14,228 sq. ft. lot</i>		
<b>08/24/1875</b>	<b>James Mackintosh foreclosed on property and sold it to Francis Bigelow</b>	<b>471/106</b>
<i>Includes sites of 428 &amp; 432 Washington Street as 25,807 sq. ft. lot</i>		
<b>03/15/1869</b>	<b>John S. Coulter Jr. to Merendia P. Coulter (7043 sq. ft.)</b>	<b>377/300</b>
<b>03/15/1869</b>	<b>John S. Coulter Jr. to Merendia P. Coulter (18,764 sq. ft.)</b>	<b>377/300</b>

## Additional Information:

- 1870 Needham Town Report: George E. Coulter [*husband of Merendia P. Coulter*] owns 18,759 sq. ft. of land (Lots 5,6, \$75) and 7043 sq. ft. of land (Lot 7 of Paine land, \$30).
- 1871 Needham Town Report: George E. Coulter owns a dwelling (unfinished, \$1700) [*432 Washington Street*] and 25,802 sq. ft. of land (Lots 5,6,7, \$225).
- 1872 Needham Town Report: George E. Coulter owns a dwelling (\$2000) and 25,802 sq. ft. of land (Lots 5,6,7 of Paine land, \$400).
- 1873 Needham Town Report: George E. Coulter owns a dwelling (\$2000) and 25,802 sq. ft. of land (Lots 5,6,7 of Paine land, \$400).
- 1874 Needham Town Report: George E. Coulter owns a dwelling (\$2100), a dwelling (unfinished, \$1700) [*428 Washington Street*], and 25,802 sq. ft. of land (Lots 5,6,7 of Paine land, \$400).
- 1875 Needham Town Report: George E. Coulter owns a dwelling (\$2200), a dwelling (\$2200), and 25,802 sq. ft. of land (Lots 5,6,7 of Paine land, \$650).
- Mortgage for \$1300 given by Merendia P. Coulter to Henry F. Durant on January 28, 1871. This is for only Lot 7 (7043 sq. ft. – primary site of 432 Washington Street). The mortgage notes: “The money secured by this mortgage was loaned to Mrs. Coulter at her request for the purpose of building a dwelling house upon said land for her own use and has been for that purpose.”
- A second mortgage for \$1200 was given by Merendia P. Coulter to James Mackintosh on February 16, 1873. It includes the parcel comprising 428 & 432 Washington Street and notes “two dwelling houses.” Another mortgage for \$600 was given by her to James Mackintosh on April 23, 1874.
- Assessments and mortgages indicate that 432 Washington Street was built in 1871. Mortgage dated 1873 suggests that construction of 428 Washington Street began that year, although assessments indicate that the dwelling was not complete as of 1874 (so it is possible construction did not begin until 1874). Dwelling was completed by 1875. For these reasons, year of construction for 428 Washington Street is determined to be 1874.