

# 432 WASHINGTON STREET

**Year Built: 1871**

**Area of Lot: 11,435 sq. ft.**



<u>List of Owners (with dates)</u>		<u>Certificate #</u>
03/06/1979	Howard S. Fleming & Agnes C. Fleming to Robert H. Fleming	108434
04/25/1945	Sue Ervin Pulver to Howard S. Fleming & Agnes C. Fleming	31185
12/13/1933	Wellesley Co-operative Bank to Sue Ervin Pulver	17782
07/24/1933	Wellesley Co-operative Bank acquired property by foreclosure	17484
08/13/1921	Samuel Minkowitz & Annie Minkowitz to James K. Georgas	5447
04/03/1920	Francis McDaniel to Samuel Minkowitz & Annie Minkowitz	4653
10/21/1919	James H. Ogilvie & Annie B. Ogilvie to Francis McDaniel	4425
10/24/1917	Faith L. Perkins to James H. Ogilvie & Annie B. Ogilvie	3646
10/18/1917	Land Court confirms title for Faith L. Perkins	3639
<i>Includes 432 Washington Street on 11,142 sq. ft. lot</i>		<u>Book/page</u>
06/11/1917	Arnold Livermore to Faith L. Perkins (his interest only)	1376/441
06/11/1917	Arnold Livermore & Edward W. Perkins (Trustees) to Arnold Livermore & Faith L. Perkins	1376/441
<i>Includes 432 Washington Street on 11,142 sq. ft. lot, 415 Linden Street on 11,800 sq. ft. lot, &amp; site of 39 Twitchell Street as 10,000 sq. ft. lot</i>		
06/10/1912	Georgiana S. Livermore (heir of John W. Shaw) to Arnold Livermore & Edward W. Perkins (Trustees)	1223/354
<i>Includes 432 Washington Street on 11,142 sq. ft. lot</i>		
05/28/1877	James M. Shaw to John W. Shaw	490/127
05/23/1877	John W. Shaw foreclosed on property and sold it to James M. Shaw	490/121
05/01/1875	Merendia P. Coulter to Laura E. Tasker	469/282
<i>Includes sites of 428 &amp; 432 Washington Street as 25,807 sq. ft. lot</i>		
03/15/1869	John S. Coulter Jr. to Merendia P. Coulter (7043 sq. ft. – western section of combined lot)	377/300
03/15/1869	John S. Coulter Jr. to Merendia P. Coulter (18,764 sq. ft. – eastern section of combined lot)	377/300

## 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.