

12 COTTAGE STREET



Year Built: 1869

Area of Lot: 9721 sq. ft.

<u>List of Owners (with dates)</u>		<u>Book/Page</u>
09/18/2007	Stephen P. Adams & Heather F. Adams to Stanley Charmoy (Trustee of the Avatar Trust)	25167/221
09/30/1998	Thomas B. Nichols & Marylisa Nichols to Stephen P. Adams & Heather F. Adams	12859/2
06/08/1995	Roy Cundiff to Thomas B. Nichols & Marylisa Nichols	10916/329
05/18/1990	Kenneth R. Fishkin (Trustee of the 12 Cottage Street Realty Trust) to Roy Cundiff	8641/379
11/21/1985	Ralph K. Johnson & Barbara G. Johnson to Kenneth R. Fishkin (Trustee of the 12 Cottage Street Realty Trust)	6864/332
07/03/1947	Mary M.D. Benedict to Ralph K. Johnson & Barbara G. Johnson	2692/143
08/23/1921	George L. Benedict (a.k.a. George F. Benedict) to Mary M.D. Benedict	1495/122
09/17/1919	Margaret W. Rollins to George F. Benedict	1433/304

Includes all of the Rollins family holdings: the 25-acre Rollins estate (comprising the Leighton/Homestead/Appleby Road subdivision from Washington Street to Fuller Brook) and 7,9,11,12,15,33 & (site of) 42 Cottage Street, and 2 properties in Melrose & Watertown

12/19/1908	William P. Connor to Margaret W. Rollins	1115/536
12/19/1908	Harry L. Rollins (nephew/heir of Edwin L. Rollins) to William P. Connor	1115/533

Includes 12 Cottage Street on 9640 sq. ft. lot

05/11/1887	August Stiernblom to Edwin L. Rollins	590/561
10/07/1885	Mary E. Holmes to August Stiernblom	571/377
12/21/1876	Martha J. Lovewell to Mary E. Holmes	485/303

Includes shoe factory complex (extending from Washington Street through site of 12 Cottage Street) totaling 54,450 sq. ft.

11/18/1868	Daniel Morse to Martha J. Lovewell	373/298
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Additional Information:

- 1868 Needham Annual Town Report: Daniel Morse owns buildings (\$1500), a shoe manufactory (\$1750), 2 ½ acres of improved land (\$400), and 1 ¾ acres of improved land (\$300). Martha J. Lovewell owns buildings (\$1950), 2 ¾ acres of improved land (\$500), and 6 acres of improved land (meadow, \$200).
- 1869 Needham Annual Town Report: Daniel Morse owns a dwelling (\$1200), a barn (\$300), and 2 ½ acres of improved land (\$400). Martha J. Lovewell owns a dwelling (\$1750), a barn (\$200), 2 ¾ acres of improved land (\$500), 6 acres of improved land (meadow, \$200), a dwelling (new, \$900) [12 Cottage Street], 10,000 sq. ft. of improved land (\$50), a shoe manufactory (\$1750), and 1 acre of improved land (\$250).
- Mortgage for \$1000 given by Martha J. Lovewell to Sarah Cutler on January 23, 1869.