

The Old Stone Walls of Shady's Pond and Adjacent Municipal Areas of Waltham

(A guide to the remnants of historic stone walls in Shady's Pond Conservation Area, Chesterbrook Gardens/Waltham Housing Authority land, and Northeast Elementary School/Waltham School Department land, Waltham, Massachusetts)

by
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for
Waltham Historical Commission
and
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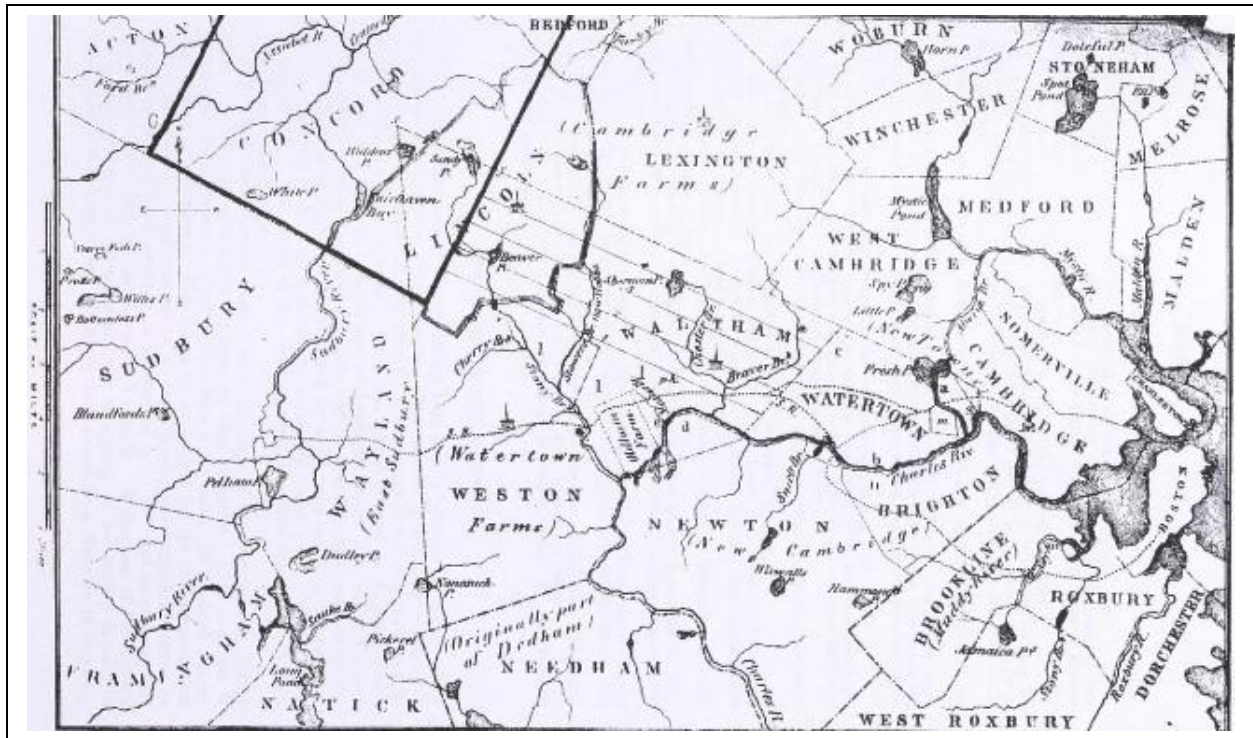
Background

Waltham was originally a part of Watertown, which was founded in 1630, the same year as Boston. In 1636, the original settlers of Watertown distributed to themselves most of the land in what would become Waltham in the form of land grants called the "Great Dividends". This included the land in the Shady's Pond area. Although the original grants were made in 1636, much controversy surrounded them, and the final plots were not surveyed and laid out until 1670. Stone walls (possibly just lines of large stones, one stone high) were often used as boundary markers for the original land grants. However, documentary evidence in terms of being mentioned in deeds and town records for the walls is found only starting in the late 1600s and early 1700s. Therefore, although the grants were made in 1636, and the boundary lines were set by 1670, the stone walls along the lines may be somewhat later.

Most of the land in the Shady's Pond area of Waltham is hilly and swampy, and was originally used primarily as woodlots by the early colonial settlers. Later land sales and subdivisions for farm use often followed the original Great Dividend lot boundaries. This continued all the way up to the early 1900, when much of the land was acquired for institutional use. Therefore, much of the wall system marking the early land grant boundaries was protected up to the present day. In fact, even where housing subdivisions were built in the area in the 1900s, property lines and streets often still follow the orientation of the original land grant boundaries, and possibly original stone walls from the 1600s can still be found separating the back yards of houses in the area.

The Great Dividend grants consisted of 120 lots divvied up among the 120 "freemen" of Watertown. These "freemen" were not the only male residents of the town, but generally the wealthier men, who were the town's founders and had been accepted into its church. The lots were divided into four groups of 30 lots, called squadrons, with each group of lots being mostly a strip one-half mile wide and about 5 miles long. Most lots were rectangles one-half mile long (taking up the width of the squadron) and an integral number of rods wide. A rod was a measure of length equal to 16.5 feet, and a rectangle one rod wide by one-half mile long corresponds to an area of one acre. Therefore, the area of a Great Dividend lot in acres was the same as its width in rods. Surveyors of the day carried metal chains, which were one rod long, for measuring such lengths. The lots varied from ten to 100 rods wide and, thus, ten to 100 acres in area. The boundary lines separating the squadrons were called "squadron lines", and the boundary lines between the lots in a squadron were perpendicular to the squadron lines. The Great Dividend squadrons ran roughly north-west to south-east, parallel to the boundary between Waltham (then part of Watertown) and Lexington (then part of Cambridge), for about five miles from just over the present-day borders with Lincoln and Weston to around Beaver Brook. The border with present-day Lexington was the northern most squadron line. The southern most squadron line was two miles south of this, and intersected Prospect Hill between Big Prospect and Little Prospect peaks. The southern most squadron was called the first squadron, and its southern border was the southern most squadron line. The squadron next north was the second squadron; the next north to that was the third squadron; and the last squadron north, adjacent to the present-

day Lexington border, was the fourth squadron. Lots in each squadron were numbered (more or less) sequentially starting from one at the south-east end of each squadron. It should be noted that because of the swampy and rocky "meadows" in the northern part of the area, the grid scheme was modified and the squadron line between the third and fourth squadrons makes a jog right between the Shady's Pond parcel and the Northeast Elementary School parcel.



Map showing the four Squadrons of the Great Dividends land grants as laid out in 1636 (from Bond, Henry, Genealogies of the Families and Descendants of the Early Settlers of Watertown, Massachusetts, 1860).

Sources of Information

Thanks to the efforts of Edmund L. Sanderson, a very active local historian, who did extensive research on the early land grants in the first third of the twentieth century, the locations and first owners of the lots in the Great Dividends grants have been well established. Below is a list of Sanderson materials along with other sources of information used to compile the list of likely property owners, and dates, for the wall segments found in the survey.

Sanderson's "Ward Maps" with his personal notations related to colonial grants and later land transactions, based on City of Waltham Engineering Atlases from about 1900 to 1920, in the Waltham Historical Society archive.

Sanderson's study maps of early land grants, c. 1930, in E.L. Sanderson Collection of the Waltham Historical Society

Sanderson, Edmund L., Waltham As A Precinct of Watertown And As A Town 1630-1884, Waltham Historical Society, 1936

Thompson, Roger, Divided We Stand: Watertown, Massachusetts, 1630-1680, University of Massachusetts Press, 2001

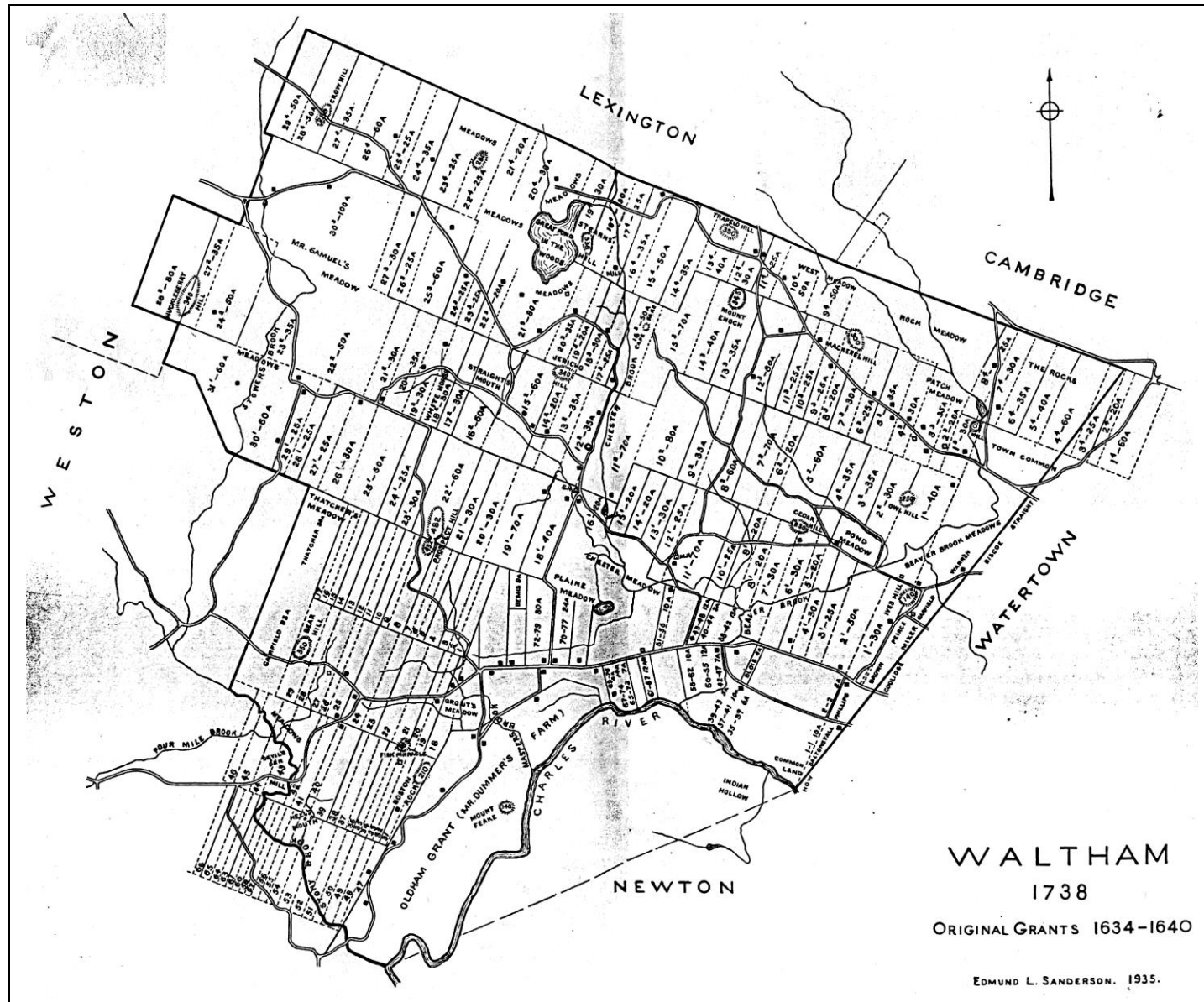
Bond, Henry, Genealogies of the Families and Descendants of the Early Settlers of Watertown, Massachusetts, N. E. Historic-Genealogical Society, 1860

Hurd, D. Hamilton, Middlesex County, Massachusetts, Vol. III, J.W. Lewis & Co., 1890
Watertown Records Book 1 of Town Proceedings, Section 17, December 15, 1643; available online from Watertown Free Public Library

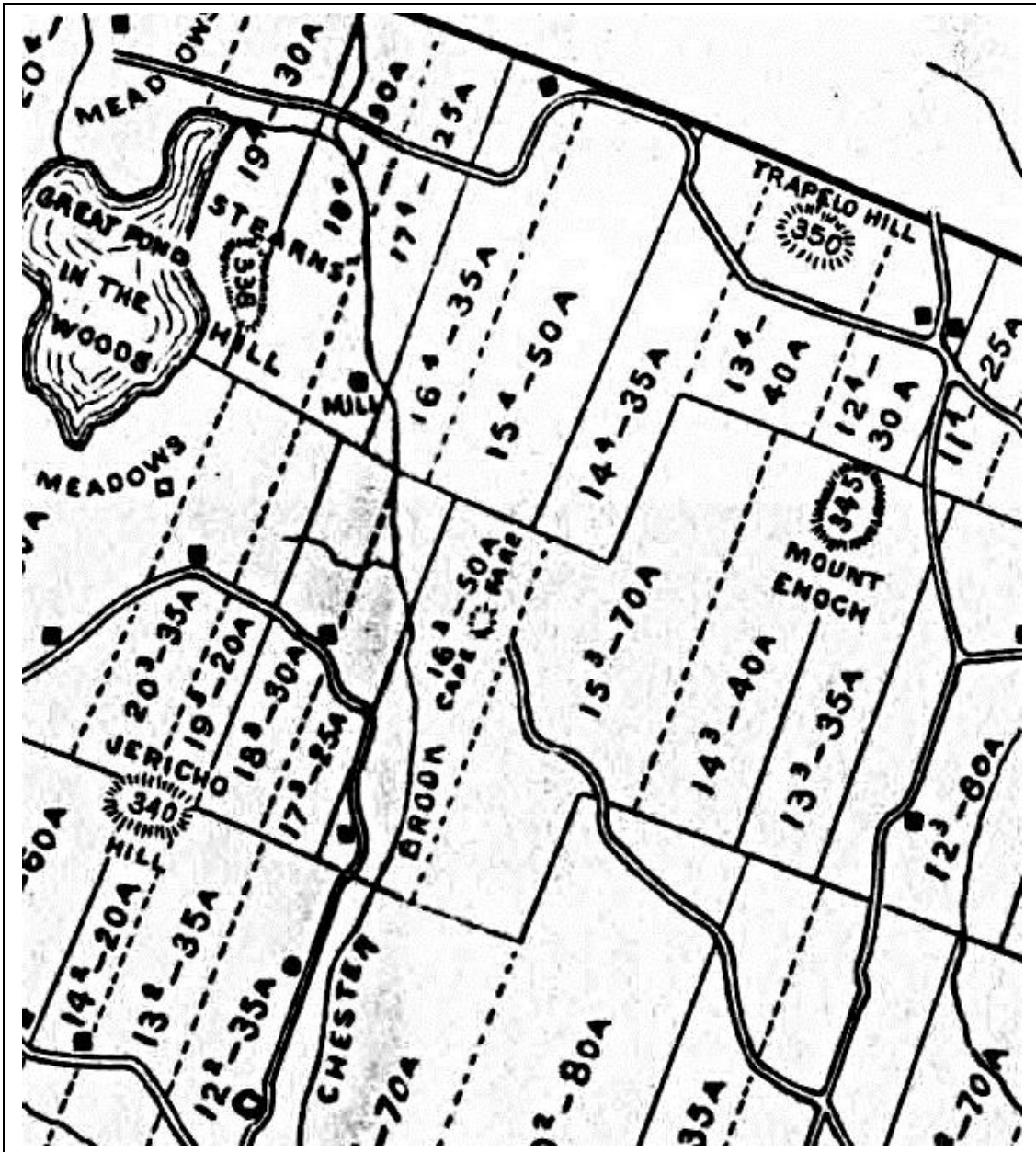
In addition, deeds for the various land transactions were obtained from the FamilySearch website, the Middlesex County Registry of Deeds, and the Waltham GIS system through the city's maps online function. Deeds are cited in the sections on chronology of ownership, and are denoted by book number and page number represented as (book# - page#).

Photographs of the two Hardy houses are from the archive of the Waltham Historical Society.

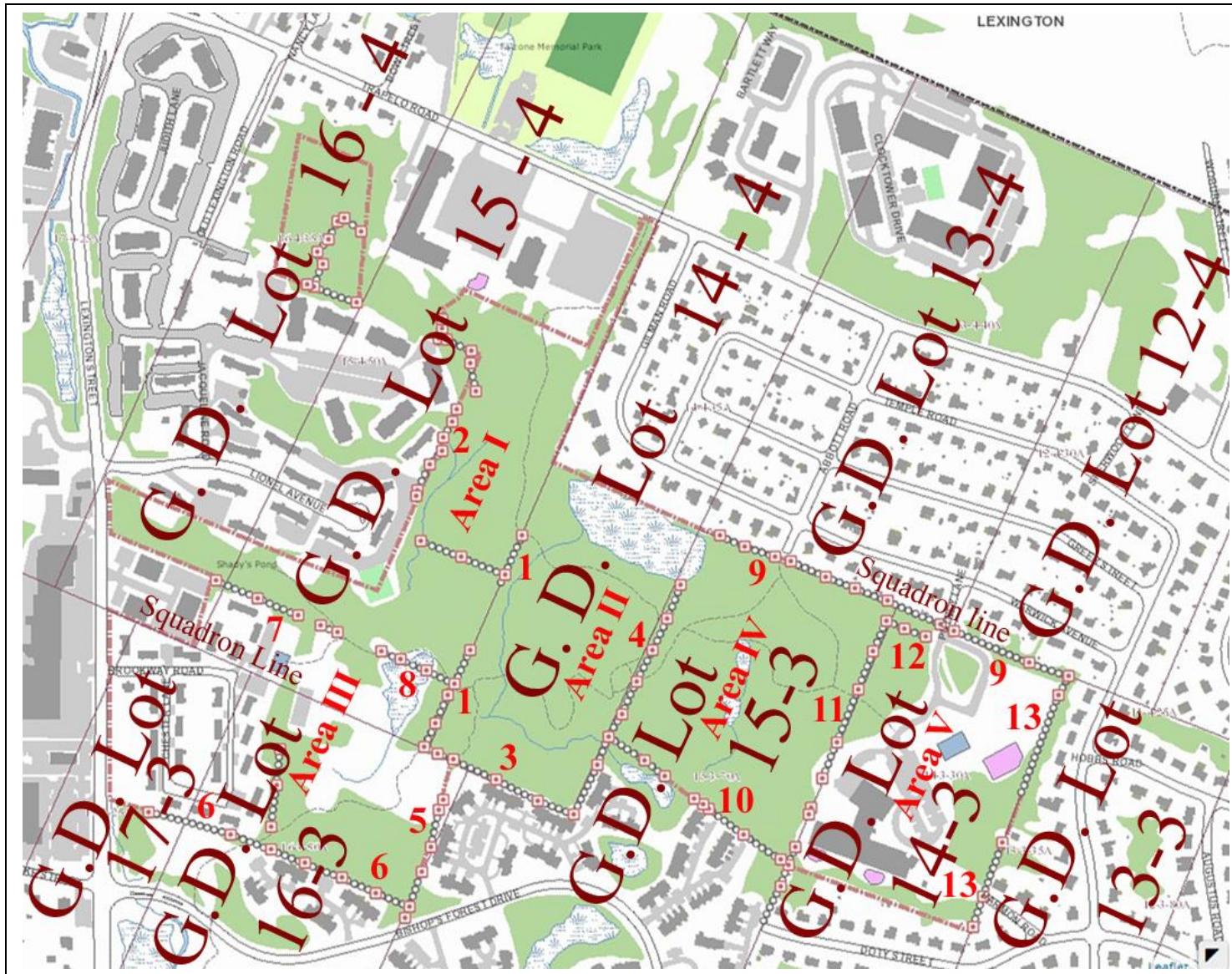
The positions of the currently existing stone walls shown in the Index map were determined from a ground survey authorized by an ordinance of the Waltham City Council and paid for by a Community Preservation Act grant.



Great Dividend Squadrons and Lots – at top half of map (from Sanderson, Edmund L., *Waltham as a Precinct of Watertown and As a Town 1630-1884*, 1936).



Great Dividend lots in Shady's Pond area (from Sanderson, Edmund L., Waltham as a Precinct of Watertown and As a Town 1630-1884, 1936).



Index map to existing historic stone wall segments in the Shady's Pond area. The significance of the wall segments numbered 1 – 13 is given on the next page. The chronology of ownership for the lots is given on the pages following for the areas numbered I – V. The original Great Dividend land grant lots of 1636 are designated by G.D. Lot X-Y, for Lot No. X in Squadron No. Y.

Guide to the Historic Stone-Wall Segments

1. This is the lot line between Great Dividend Lot 14-4 (initially granted to Robert Abbott) and Lot 15-4 (initially granted to Isaac Stearns). The initial land grants were made in 1636 and final surveying was done by 1670. In 1646 Isaac Stearns also acquired the adjoining lot to the west, Lot 16-4. The combined lots descended to his great, great grandson, Samuel Stearns around 1800, and became known as Samuel Stearns Woodlot, a hunters paradise. The lots on both sides of this line were part of the land taken by Middlesex County for a Tuberculosis Hospital in the early 1900s, and then sold to the Roman Catholic Archbishop, before being acquired by the city.
2. This is probably a boundary line between the lands of the heirs of Samuel Stearns, following a protracted court battle. The boundary was first mentioned in a deed dated 1841, however the presence of a stone wall at this location was not mentioned in a deed until 1891. Therefore, the wall probably dates to between about 1840 and 1891. The wall appears to have been disturbed by the construction of the Northgate Gardens condominiums.
3. This wall marks the southern boundary of Great Dividend Lot 14-4 (initially granted to Robert Abbot, but purchased by Roger Wellington prior to 1644). This is also the squadron line between the 3rd and 4th Squadrons in this area. The initial grants were made in 1636 and final surveying was done by 1670.
4. This is the lot line between the southern most part of Great Dividend Lot 14-4 to the west (initially granted to Robert Abbott) and the northern most part of Great Dividend Lot 15-3 to the east (initially granted to Edward How, but later known as the Treadway dividend, and irregularly shaped). The initial grants were made in 1636 and final surveying was done by 1670. The squadron line between the 3rd and 4th Squadrons makes a jog along this lot line.
5. This is the lot line between Great Dividend Lot 15-3 (initially granted to Edward How, was quite large at 70 acres, but irregularly shaped) and 16-3 (initially granted to John Whitney). The initial grants were made in 1636 and final surveying was done by 1670.
6. The northern part of Lot 16-3 was sold out of the Whitney family (John Whitney was the original grantee) to John Bemis in 1697, and this may have been when a stone wall was first built in this location. The land became part of the Harvard College farm in 1738 (mostly located on the other side of present day Lexington Street), and was subsequently bought by Nahum Hardy in 1839, and then deeded to his son, John K. Hardy, in 1845.
7. This wall segment is parallel to the squadron line, but about 250 feet north of it. It is in the southern end of Lot 15-4, part of Samuel Stearns Woodlot. In 1848 the land between it and the squadron line to the south was sold to Samuel D. Ward (grandson of Revolutionary War general Artemis Ward) by James Stearns, but no wall was mentioned along this line. In 1861 the adjacent land to the east was sold to John K. Hardy and a wall was mentioned along this line, so this wall segment probably dates to between 1848

and 1861. J. K. Hardy bought the land between this wall segment and the squadron line to the south in 1869.

8. This wall segment, passing through the wetlands known as "Shady's Pond", probably dates to shortly after 1861, when John K. Hardy bought the land between it and the squadron line to the south, and combined it with the land he already owned on the south side of the squadron line.
9. This wall, running along the back yards of the houses on the south side of Warwick Avenue, marks the squadron line between the 3rd Squadron and the 4th Squadron in this area. It separates the southern ends of Great Dividend Lots 12-4 (initially granted to John Doggett) and 13-4 (initially granted to Edmund James) from the northern ends of Great Dividend Lots 14-3 (initially granted to Thomas Underwood) and 15-3 (initially granted to Edward How). The initial land grants were made in 1636 and final surveying was done by 1670.
10. This diagonal wall segment cutting across the northern part of Great Dividend Lot 15-3 probably dates to around 1780. The Lawrence family had owned a larger portion of the northern end of Lot 15-3 since 1699, but in 1737 it was split between two Lawrence brothers along a diagonal line starting from the southeast corner of Lot 14-4. Then, in 1780, the land between this existing wall and the 1737 division line to the south was sold out of the Lawrence family, so this wall, parallel to the 1737 division line, was most likely built at that time.
11. This is the lot line between Great Dividend Lot 14-3 (initially granted to Thomas Underwood) and Lot 15-3 (initially granted to Edward How). The initial land grants were made in 1636 and final surveying was done by 1670. The lots on both sides of this line were part of the very large farm in the area bought by Ebenezer Hobbs in 1852. Hobbs had been the agent of the Boston Manufacturing Company running its Waltham mills since the 1820s. The land was taken by the city from one of Hobbs' descendents, Elinor J. Doty, in 1952.
12. In 1690, George Lawrence bought the northern part of Great Dividend Lot 14-3, and resold it before 1704. When he resold it, however, he apparently retained a strip across the northern end of the lot for use as a passageway to connect to the land he owned to the west. This is possibly when this wall was built just south of, and parallel to, the northern boundary of the lot. In the early 1900s, the wall stretched across the entire lot. Today, only a small portion of it is left at the western end.
13. This is the lot line between Great Dividend Lot 13-3 (initially granted to John Spring) and Lot 14-3 (initially granted to Thomas Underwood). The initial land grants were made in 1636 and final surveying was done by 1670.

Area I
Chronology of Ownership
Western Part of Shady's Pond Conservation Area
(Southern Parts of Great Dividends Lots 15-4 and 16-4)

- 1636 Isaac Stearns was granted Lot 15-4 in Great Dividends land grants.
Thomas Philbrick was granted Lot 16-4 in Great Dividends land grants.
- 1646 Isaac Stearns acquired Lot 16-4.
- <1817 Samuel Stearns, great, great grandson of Isaac Stearns, inherited Lots 15-4 and 16-4.
This land became known at Samuel Stearn's Wood Lot, and was considered a hunter's paradise.
- <1840 Part of Samuel Stearns' woodlot, passed to his son James Stearns.
- 1840 Nathaniel Brown acquired the lot from Thomas J. Wright (392-570). This was cited in Deed 405-140 as Deed 393-570, which was probably an error. It appears to be part of the court settlement involving the division of all of Samuel Stearns land among his heirs after his death.
- 1841 Nathaniel Brown sold the lot to Benjamin Wellington (405-140). The lot had a very complex boundary apparently running east from near Lexington Street (where old Lexington Road used to be) along the northern side of what became S.D. Ward's land and then south to the squadron line on the north of Nahum Hardy's land (Great Dividends Lot 16-3), then east along a wall to the western side of Great Dividend Lot 14-4, then north along the western side of Lot 14-4 to about the latitude of the Squadron Line to the east of Lot 14-4, then west to the eastern boundary of today's Northgate Gardens condominiums, then south along the condominium boundary and westward back to near Lexington Street. In 1891, The land between Shady's Pond Conservation Area and Lexington Street, now the Northgate Gardens condominiums, was sold by John K. Hardy to Susan B. Davis (2060-65). In that deed, mention is made of a stone wall between Hardy's land and Maher's land, but no walls are mentioned here in earlier deeds to the property. Therefore, the stone wall between the Shady's Pond Conservation Area and the Northgate Gardens condominiums probably dates to between around 1840 and 1891.
- 1845 Benjamin Wellington sold the lot to Archelaus Bennett. In the same deed he sold Bennett the southern part of Great Dividends Lot 14-4 and about 35 acres of land north past the Lexington border by Bow Street (468-320).
- 1885 Oliver Bennett sold the lot to Thomas Maher (1711-401-4), except for a two acre piece just to the west of the southern end of Lot 14-4, which he had already sold to John K. Hardy in 1861. In the same deed, Bennett sold Maher the southern part of Lot 14-4.
- 1917 Heirs of Thomas Maher sold the lot to John Shea along with the southern end of Lot 14-4 (4167-581).

- 1929 John Shea sold the combined lots to Middlesex County for a Tuberculosis Hospital (5351-199).
- 1959 Middlesex County sold the lot to the Roman Catholic Archbishop of Boston (9512-537).
- 2005 The Roman Catholic Archbishop of Boston sold the lot to the City of Waltham (45421-263).

Area II
Chronology of Ownership
Eastern Part of Shady's Pond Conservation Area
(Southern Part of Great Dividends Lot 14-4)

- 1636 Lot 14 in the 4th Squadron (14-4) was granted by Watertown to Robert Abbott (Bond)
- <1644 The lot was sold to Roger Wellington prior to 1644 (Bond)
- <1724 Joseph Wellington inherited the lot from his father, Roger Wellington, and gave the northern half of the lot to his son, Thomas Wellington, before dying in 1724. (Sanderson, p. 145)
- 1725 Joseph Wellington's other heirs sold the rest of his property, including the southern part of Lot 14-4 to Ebenezer Brown of Cambridge in 1725. (Sanderson, p. 145)
- 1730 Ebenezer Brown sold the lot to Isaac Stearns, Jr. It was listed as 15 acres of Dividend land in "Wellington Div." with Thomas Wellington on the north, George Lawrence and George Lawrence, Jr. on the east, Anthony Caverly and George Lawrence on the south; and Samuel Stearns on the west (36-430).
- 1780 Isaac Stearns sold the lot to Joshua Stearns. It was among the many lots sold at the time and was listed as 15 acres (188-527).
- 1819 Joshua Stearns sold the lot, called "pasture land" to his son, Ephraim Stearns. It was estimated to be 18 acres and bounded by the heirs of William Wellington on the north, by the heirs of William Wellington and heirs of Elijah Lawrence on the east; by Phinehas Lawrence and Harvard College [Caverly's land] on the south, and by the heirs of Samuel Stearns on the west (229-154).
- 1828 Ephraim Stearns sold the lot to Jonathan Sanderson, now called "16 acres", but with the same boundaries as in 229-154 (283-305 and 282-361).
- 1829 Jonathan Sanderson sold the lot to Richard Wellington, now called "18 acres" with the same boundaries as in 229-154, except that heirs of Elijah Lawrence became Leonard Green, and Phinehas Lawrence became Nathan Lawrence (292-64).
- 1845 Benjamin Wellington sold the lot to Archelaus Bennett. Here it was called "16 acres", but with same boundaries as in 292-64 (468-320).
- 1885 Oliver Bennett sold the lot to Thomas Maher, now called "18 acres" with same boundaries as in 468-320 (1711-404).

- 1917 Heirs of Thomas Maher sold the lot to John L. Shea, called "18 acres" with same boundaries as in 1711-404, but heirs of Samuel Stearns became Jacob Stearns (4167-581).
- 1929 John L. Shea sold the lot to Middlesex County (5351-199).
- 1959 Middlesex County sold the lot to the Roman Catholic Archbishop of Boston (9512-537).
- 2005 The Roman Catholic Archbishop of Boston sold the lot to the City of Waltham (45421-263). Therefore the wall segments on the east, south, and west of the lot could date back to sometime between 1636 and 1670.

Area III
Chronology of Ownership
Waltham Housing Authority Land – Chesterbrook Gardens
(Southern End of Great Dividend Lot 15-4 and Northern End of Great Dividend Lot 16-3)

Land East of Colonial Manor (originally in the 4th Squadron):

- 1636 Isaac Stearns was granted the 15th lot in the 4th Squadron (15-4) in Great Dividends land grants. (Bond)
Thomas Philbrick was granted the 16th lot in the 4th Squadron (16-4) in Great Dividends land grants. (Bond)
- 1646 Isaac Stearns acquires Lot 16-4. (Sanderson)
- <1817 Samuel Stearns, great, great grandson of Isaac Stearns, inherits Lots 15-4 and 16-4. This land became known as Samuel Stearn's Wood Lot, and was considered a hunter's paradise.
- 1821 Mary (Stearns) Bemis, daughter and heir of Samuel Stearns, sold the lot to Jonathan Bemis Jr. and James Bemis (240-175).
- 1825 Jonathan Jr. and James Bemis sold the lot to James Stearns (264-36).
- 1847 James Stearns sold the lot to Moses Cobb (507-191). It was described as about 5.5 acres of woodlot and bounded on the west by the "Old town Rd. to Lexington" (today's Old Lexington Road is a remnant of this road) about 250 ft., on the south by Harvard College about 1020 ft. (along "fence" not stone wall – this was the Squadron Line between the third and fourth squadrons), on the east by Mary Stearns for Widow's dower about 250 ft. (no fence or wall mentioned), and on the north for about 950 ft. (no fence or wall mentioned).
- 1848 Moses Cobb sold lot back to James Stearns (548-452).
- 1848 James Stearns sold the lot to Samuel D. Ward (548-453). It was described as about 1000 ft. west to east from just west of Lexington St. (on abandoned portion of Old Lexington Rd.) to about 350 ft. west of Lot 14-4, and about 250 ft. north to south. Samuel D. Ward was the grandson of Artemis Ward, Revolutionary War general, and son of Artemis Ward (Jr.), who held a mortgage on most of James Stearns land when James Stearns died. In addition, S.D. Ward also bought James Stearns' homestead and house at the corner of Quince Street (now Waverley Oaks Road) and North Streets (now Trapelo Road) (825-370, 1859) from Arad Moore, administrator of the James Stearns estate. There was a huge court battle over Samuel Stearns land by his heirs and the record is complicated. This was the southern end of Samuel Stearns' famous woodlot.
- 1861 Archelaus Bennett (see Area I) sold to John K. Hardy the part of his land sandwiched between Ward's land on the west and Lot 14-4, also owned by Bennett at the time, on the

east (856-144). The lot was described as two acres bounded on the south by J.K. Hardy about 340 ft. (no wall or fence mentioned), on the east by Bennett about 250 ft. (with a "wall" mentioned), on the north by Bennett about 340 ft. (no wall mentioned), and on the west by S.D. Ward about 250 ft. (a "wall" mentioned both on the west boundary of the lot and on the north boundary of Ward's lot). So, the present wall through the marsh area was probably built by J.K. Hardy sometime after 1861. Also, since the area to the west of the marsh area was owned by S.D. Ward since 1848 and no walls were mentioned for this area before 1848, it appears the wall to the west of the marsh land was built between 1848 and 1861.

- 1869 Samuel D. Ward sold the eastern part of his lot to J.K. Hardy (1078-589). The lot is described as bounded on the east by J.K. Hardy about 250 ft. (along a stone wall) on the north by Bennett about 500 ft. (along a wall), on the west by Ward (Hardy is to build a new wall here), and on the south about 500 ft. So it appears the wall west of the marsh land existed before 1869.

Land South of Colonial Manor (originally in the 3rd Squadron):

- 1636 John Whitney was granted the 16th lot in the 3rd Squadron (16-3) of the Great Dividends land grants (Bond).
- 1697 The northern part of Lot 16-3 was sold out of the Whitney family to John Bemis. This may have been when the wall segment on the south edge of the Housing Authority land was built (Sanderson's maps). The segment of stone wall along the eastern boundary is along the Great Dividends lot line, and may date even earlier to 1670.
- 1728 The northern part of Lot 16-3 was bought by Anthony Caverly after going through the hands of Jonathan Smith, Daniel Simonds, and Thomas Livermore. Caverly also bought most of the adjacent lot 17-3 at this time. (Sanderson's maps and 28-9-12).
- 1738 Anthony Caverly sold the land, along with the rest of his land which stretched north to south across most of the third squadron and west to east from the middle of Hardy Pond to well east of today's Lexington St. (about 160 acres in all) to Harvard College for a farm (officially known as the Rogers Farm for the donor of the money used to buy it) (39-259).
- 1839 Harvard College sold the farm to Nahum Hardy, who had been living there and farming the land as a tenant since 1817 (384-99).
- 1845 Nahum Hardy deeded much of the eastern portion of his farm to his son John K. Hardy (453-270).



Harvard College Farm/Nahum Hardy House – Built by the college in 1788 and sold to Nahum Hardy in 1839 – note Hardy Pond in the background. House still stands off Lake Street. WHS.



J.K. Hardy House built in 1845 on east side of Lexington Street just north of Lake Street. House stands today on north side of Lake Street just west of Lexington Street where it was moved in 1950. WHS.

Entire Housing Authority Lot:

- 1910 The estate of J.K. Hardy sold his land on the east side of Lexington St. (as well as north and south of it on the west side of Lexington St.) to Cyrus and Isaac Hardy after J.K. Hardy's death (3499-571).
- 1943 Cyrus and Isaac Hardy sold their land on the east side of Lexington St. to Phillip Rando (6662-503).
- 1950 Rando sold the land to the Waltham Housing Authority (7553-337). The deed mentions stone boundaries which are probably the concrete surveyors' markers by the walls.

Area IV
Chronology of Ownership
Western Part of School Department Land – Northeast Elementary School
(Northern End of Great Dividends Lot 15-3)

- 1632 Edward How, a ruling elder of Watertown, admitted freeman. One of the largest original proprietors of Watertown (Bond).
- 1636 Edward How granted lot 15 in the 3rd squadron in the Great Dividends land distribution containing 70 acres.
- 1644 Death of Edward How, leaving widow, Margaret, and Suffrana, wife of Nathaniel Treadway, and Anne, wife of John Stone (Bond). [Note: recent research claims Nathaniel Treadway, was the son of Edward How's sister, Mary, and thus nephew of Edward How. Ann, who married John Stone, is now believed to be the niece of Margaret (Rogers) How, wife of Edward How. So Nathaniel Treadway & John Stone were nephews & heirs of Edward How. They were all from the same town in England (How/Treadway family website).]
- <1647 Widow, Margaret Treadway married George Bunker (Bond).
- 1647 Will of Margaret Bunker (nee Treadway): 1/6 estate to sister Mary Rogers & children of England; 2/6 to John Stone of Sudbury; 3/6 to Nathaniel Treadway (Bond). [Note: recent research articles claim it is not clear she had a right to make this distribution, and the land may not have been distributed this way (How/Treadway family website).]
- 1689 Death of Nathaniel Treadway, leaving three sons: Jonathan, James & Josiah; and sons-in-law Josiah Jones and Joseph Goddard (Bond). Estate inventory includes 70 acres of dividend land (original probate inventory).
- 1699 Josiah Treadway and Josiah Jones sell 30 acres of land to George² Lawrence (note: generation denoted by superscript), who gives 10 acres to his father, George¹Lawence (22-48). It was bounded southeasterly by Samuel Stone "being a part of the same dividend", westerly by John Bemis and Joseph Wellington, northerly by John Whitney, easterly "in part to the same belonging to him said George Lawrence". Although the deed was signed and sealed in 1699, it was not registered until 1722. It is possible that in the distribution of Nathaniel Treadway's 70-acre dividend 30 aces went to Josiah Treadway and Josiah Jones, and 40 aces went to the son of John Stone.
- <1704 Lot owned by George Lawrence (from the boundaries given in 14-424 (see Area V). [It is not clear if this is George¹ or George², but probably George²]
- 1737 Northern part of Great Dividends Lot 15-3 ("ten acres of woodland by estimation be the same more or less being a part of a dividend called Tredway's dividend") was split between George³ and John Lawrence by a straight line between the southeast corner of

Isaac Stearn's southern part of Lot 14-4 and the southwest corner of John Smith's northern part of Lot 14-3 (65-77). The deed was signed in 1737, but not recorded until 1765. George³ and John were the sons of George², and George³ got the northern portion. This may explain why the boundary line is at a diagonal to the usual Great Dividend lot lines.

- 1773 Land of George³ divided into thirds with boundaries following parallel to the 1737 division line and set off to the children of George³: northern one-third to Elijah and George⁴, middle one-third to Jona and George⁴, and southern one-third to Mary (daughter of George³). Jona died fighting in the Revolutionary War, and his portion passed to Elijah. (Sanderson map)
- 1780 Southern one-third sold by Mary (daughter of George³) to William Wellington. It seems likely the diagonal wall across the lot from 14-4 to 14-3 was built at this time to separate Lawrence land from Wellington land. (Sanderson map)
- 1811 Middle one-third sold by George⁴ to his son Elijah (195-161, called a "woodlot").
- 1826 Elijah Lawrence sells middle one-third and interest in other part to Leonard Green, son in law of George⁴ (265-430, 1).
- 1839 Leonard Green sells multiple lots to Betsy Bent (388-61).
- 1844 Betsy Colburn (nee Bent) sells to Philander Ames (444-292, 295).
- 1852 Philander Ames sells to Ebenezer Hobbs, former Boston Manufacturing Company mill agent (633-98).
- 1866 Augustus Flagg, trustee for Hobbs, sells to Henry H. Clark (1003-13).
- 1872 Henry H. Clark sells to Lucy A. Flagg, Ebenezer Hobbs' daughter (1238-303).
- 1904 Lucy A. Flagg sells to Lucy H. Doty, Flagg's daughter (3082-87).
- 1952 City of Waltham acquires land by eminent domain from Elinor J. Doty (7960-376).
- ~1956 NE Elementary School built.
- 1958 Last listing for a Doty in the area.

Area V
Chronology of Ownership
Eastern Part of School Department Land – Northeast Elementary School
(Northern End of Great Dividends Lot 14-3)

- 1636 Granted to Thomas Underwood as Lot 14 in the 3rd Squadron of the Great Dividends (Bond).
- 1678 Northern 20 acres sold by Thomas Underwood to Enoch Sawtell (7-14). Could this be why the height of land in the lot is called "Mount Enoch"?
- 1690 Enoch Sawtell sells the 20 acres to George Lawrence (deed not recorded, but Sanderson found information in the records of C.F. Stone in 1931, Sanderson map).
- <1704 George Lawrence sells most of the land to Joseph Smith (deed not recorded, but Sanderson found information in the records of C.F. Stone in 1931, Sanderson map). Sanderson concluded that the strip on the northern end was retained by Lawrence as a passageway. This is possibly when the wall was built just south of, and parallel to, the northern boundary of the lot. In the early 1900s, the wall stretched across the entire lot. Today, only a small portion of it is left at the western end.
- 1704 Joseph Smith sells to John Smith (14-424, referred to as "woodlot").
- 1746-7 John Smith sells to Jonathan Smith (62-349).
- 1764 Jonathan Smith sells to Josiah Whitney (61-592).
- 1799 Josiah Whitney sells to Jonathan Whitney (131-517).
- Gap in the records, but land appears to be part of 107 acres sold to Hobbs by Ames in 1852
- 1839 Leonard Green sells multiple lots to Betsy Bent (388-61).
- 1844 Betsy Colburn (nee Bent) sells to Philander Ames (444-292, 295).
- 1852 Philander Ames sells to Ebenezer Hobbs (633-98).
- 1866 Augustus Flagg, trustee for Hobbs, sells to Henry H. Clark (1003-13).
- 1872 Henry H. Clark sells to Lucy A. Flagg, Ebenezer Hobbs' daughter (1238-303).
- 1904 Lucy A. Flagg sells to Lucy H. Doty, Flagg's daughter (3082-87).
- 1952 City of Waltham acquires land by eminent domain from Elinor J. Doty (7960-376).

~1956 NE Elementary School built.

1958 Last listing for a Doty in the area.