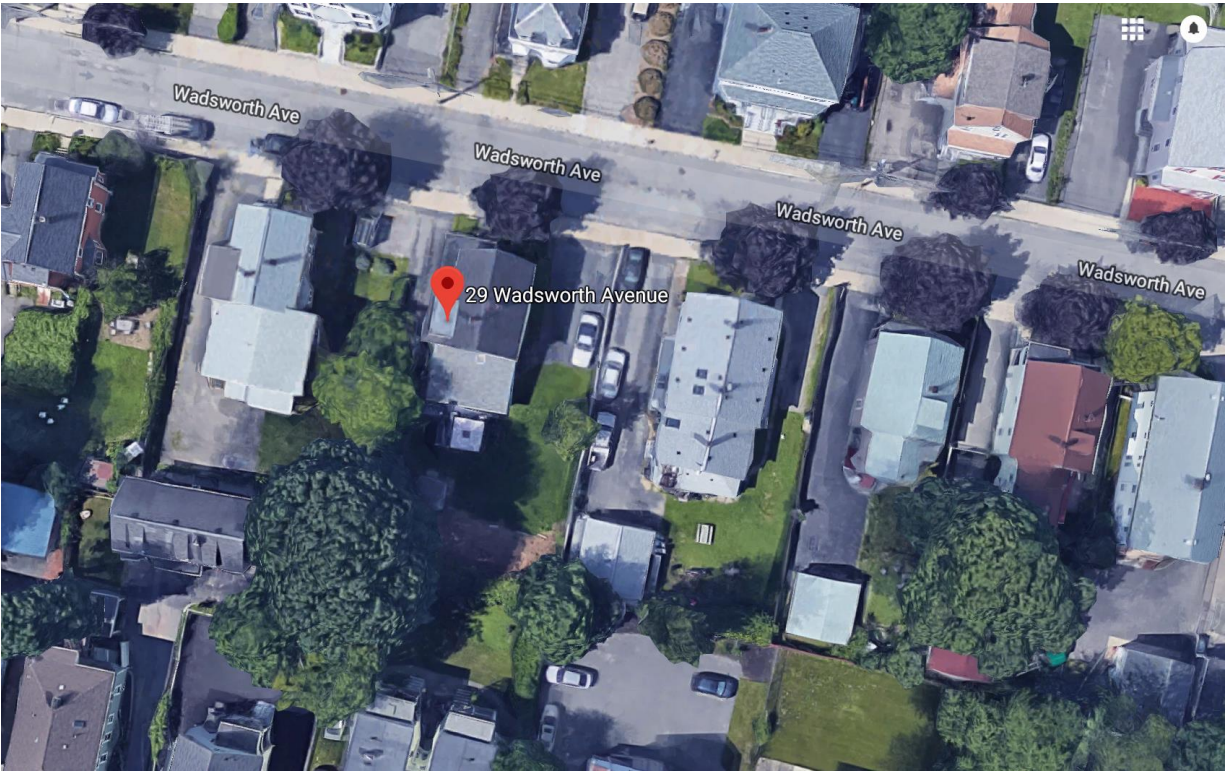
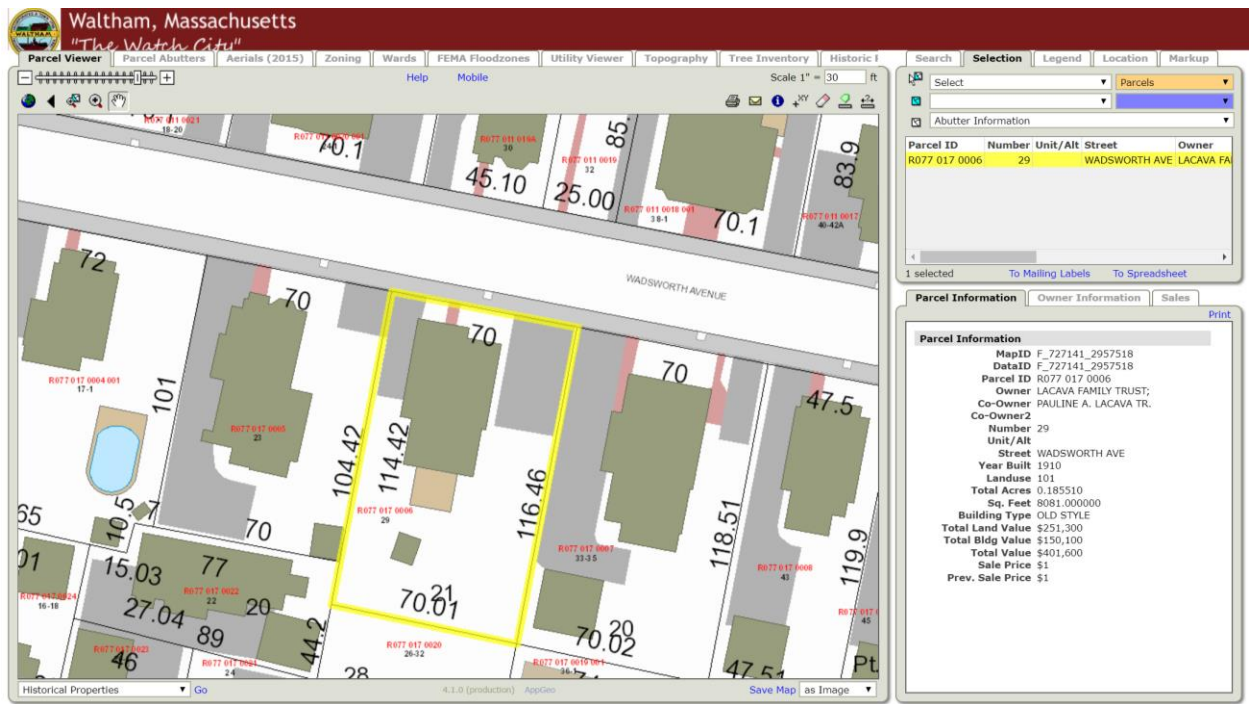
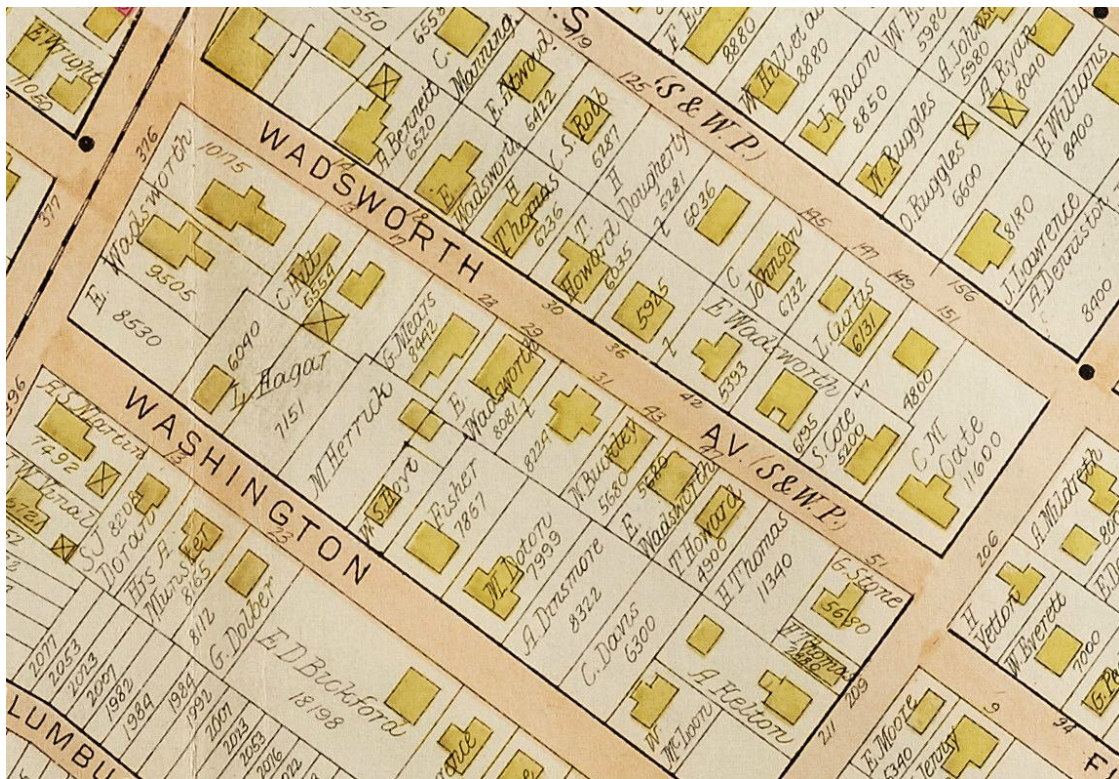


29 Wadsworth Avenue





1900 map

Timeline

- 1886 Poll Tax List, Louis P. Hager and George Mears, listed on Wadsworth Ave. no numbers listed on street. Mears listed as owner; Hager not listed as an owner. Hager moves to #12 Washington shortly afterward.
- 1891 Poll Tax List, Alden W. Smith, watch factory; probable renter
- 1894 Poll Tax List, Everett Ela, electrician, 29 Wadsworth Ave., probable renter
- 1895 Directory, Rollins Swett, 30 Wadsworth [sic]; probable renter
- 1899 Directory, Rollins Swett, 29 Wadsworth; probable renter
- 1899 Charter and Revised Ordinances of Waltham, 1899, Ward 6 Alderman, Louis P. Hager
- 1900 Census, Rollins Swett, watch factory, renter
- 1903 Directory, Rollins H. Swett, 29 Wadsworth, clerk, Overseers of Poor
- 1906 Deed, Edward P. Wadsworth to Ellen F. Mears [MLR 3292/391] (Ellen Mears, wife of George Mears lived at 23 Wadsworth) Ellen Mears was the mother-in-law of Louis P. Hager
- 1910 Census, Rollins Swett, clerk
- 1910 Death, Edward P. Wadsworth in Duxbury. Occupation masseuse.
- 1912 Directory, Rollins H. Swett, clerk of overseers of poor
- 1914 Deed, Ellen F. Mears et al to William L. Hager (son of Louis P. Hager and grandson of Ellen Mears) of Weston [MLR 3895/105]
- 1915 Deed, William L. Hager of Weston to Charles F. Buzzell of So. Sudbury [MLR 3990/559]
- 1917 Death, William L. Hager of Weston, by accidental gunshot, owner of Maynard Theatre, 700 Main St., son of Waltham Alderman, Louis P. Hager, grandson of Ellen Mears
- 1920 Census, (#29) George Beckwith, letter carrier, renter & George Buzzell (#27) Carpenter, builder, renter
- 1921 Deed, Charles F. Buzzell of Cambridge to Gustav & Sophia Geisler [MLR 4472/77]
- 1930 Census, Gustav & Sophia Geisler, repairman
- 1940 Directory, Gustav Geisler, auto body repair
- 1947 Death, Gustav Geisler
- 1950 Directory, Gustave Geisler (Sophia), 29 Wadsworth, set up Waltham Screw Co.
- 1958 Deed, Sophia Geisler to Anthony & Pauline LaCava [MLR 9100/596]
- 1966 Deed, Anthony & Pauline LaCava to Paul Mahoney [MLR 11106/283]
- 1977 Deed, Paul Mahoney Trust to Anthony & Pauline LaCava [MLR 13120/633]
- 2017 Deed, Pauline LaCava to Pauline LaCava Trust, [MLR 70008/462]
- 2018 Deed, Pauline LaCava Trust to K&D Property Holding [MLR 70640/532]

Louis P. Hager was born in Buffalo, NY and was a book publisher and author of books in Boston, including *A Half Century of Boston's Building*; *History of the West End Railway*; *History of the Old Colony Railroad*; *Schools and Schoolboys of Boston*; *The Wonders of Thrift: a Domestic Dialogue*; the *Commercial Page* (a weekly newspaper est. 1878). In Waltham, he was the proprietor of the Maynard Theatre, located on Main Street, next to the Methodist Building. Beginning in 1898, he was the alderman for Ward 6 on the South Side, and later was an at-large alderman. He was on the Board of Assessors, and in 1934, he was an associate member of the ZBA. He was a founding partner and general manager of the Bay State Electric Heating Co., a firm that manufactured machinery adapted for use in the production of heat by gas and electricity. He was also the president in 1901 of the recently organized W. O. Tuttle Extract Co., which manufactured flavoring extracts. (*The Spatula*, Volume 8, Issue 3) By his first marriage in 1892 to Addie Mears, he was the son-in-law of Ellen Mears, wife of George Mears, a Waltham contractor and real estate developer. He died suddenly in Waltham on Apr. 3, 1935. (Boston Herald, Apr. 5, 1935, p. 51) In the 1886 poll tax listing for Waltham, Louis P. Hager was living on

Wadsworth Ave., but the number of the address is unknown, since the list did not provide street numbers, and was arranged alphabetically.

William L. Hager, the owner of 29 Wadsworth Ave from 1914 to 1915, was the son of Louis P. Hager, and grandson of Ellen Mears, who sold him the parcel in 1914. William and his brother George helped run the Maynard Theatre on Main Street in Waltham. He died by self-inflicted (?accidental) gunshot to the head in 1917. His brother, George L. Hager, lived next door at 23 Wadsworth Ave. with his grandmother, Ellen Mears in 1910, and in subsequent decades.

Ellen Mears, was the wife of George Mears, a well-known contractor and real estate developer in Waltham. Since the owner of the entire block was Edward P. Wadsworth, a self-described "magnetic physician" and masseuse, the builder of the houses on the street was probably someone else, and a likely candidate would have been George Mears, who was listed as early as 1886 as living on Wadsworth Ave., and in 1891 as living next door at 23 Wadsworth Ave. In 1906, Ellen Mears purchased 29 Wadsworth Ave. from Edward P. Wadsworth. Ellen continued to live at #23, renting #29 out, and sold the property to her grandson, William, in 1914. The house was rental property until 1921, when it was sold to Gustav and Sophia Geisler. Sophia Geisler lived in the house from 1921 to 1958.

LOUIS P. HAGER

WALTHAM, April 4—Louis P. Hager, member of the Waltham Board of Assessors and prominent in local politics for 40 years, died suddenly at his home, 22 Washington av, yesterday afternoon shortly after he had attended an assessors meeting in Boston.

Mr Hager first entered Waltham civic affairs in 1898 when he was elected to the Board of Aldermen. He was reelected the following year and in 1900 became an Alderman at Large. Last year he was elected to the Board of Assessors for a three-year term and in 1933 he was elected to the Board of Appeals for a five-year term.

His wife, Mrs Edith Hager, died six months ago. He leaves a son, George L. Hager of Waltham.

Funeral services will be held on Saturday afternoon at Christ's Church at 2:30 o'clock. Burial will follow in the Mt Feake Cemetery in Waltham.

Discussion

The house was likely built ca 1886, the year the lot plan was filed with the land registry, and was resided in continuously since 1891, and possibly since 1886. So the house is over 75 years old. The house may have been resided in briefly in 1886 by Louis P. Hager, a prominent political figure in Waltham, since he is listed as a resident of Wadsworth Ave. in that year. The house was purchased by the mother-in-law of Louis P. Hager in 1906, and she sold the house to her grandson, William L. Hager, the son of Louis P. Hager in 1914. William L. Hager sold the house in the following year. From 1886 to 1920, the house was rented to a variety of persons, who were not historic figures. From 1921 to 1958, the house was owner-occupied by Gustav and/or Sophia Geisler. Gustav Geisler was an auto repairman.

Conclusion

The house was likely built in 1886, and is therefore, over 75 years old. The house is connected indirectly to a historically significant person, Louis P. Hager, and his immediate family. Otherwise, ordinary working people lived in and owned the house after 1915.