

13 FELLS ROAD



Year Built: 1908

Area of Lot: 10,000 sq. ft.

<u>List of Owners (with dates)</u>	<u>Book/Page</u>
01/03/1963 Robert M. Galbraith & Euple Ada Galbraith to Richard E. Chisholm & Carole J. Chisholm	4044/89
05/07/1959 Robert M. Galbraith (son/heir of Agnes C. Galbraith) to Robert M. Galbraith & Euple Ada Galbraith (as tenants by the entirety)	3723/575

Note: Title in parcel of land (but not the buildings) was conveyed to Roderick Mackinnon (nephew of Donald Carmichael's wife) in 1924 after termination of life estate. It was then conveyed to Robert M. Galbraith (nephew of Donald Carmichael) in 1948. The buildings were later devised to Galbraith after the death of Isabella Smith (his aunt).

Includes 13 Fells Road (under construction) on 10,000 sq. ft. lot

08/14/1908 Donald Carmichael to Isabella Smith (life estate given for parcel of land but buildings were personal property of Isabella Smith [his sister])	1088/475
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Additional Information:

- 1908 Annual Town Report: Isabella Smith not listed. Donald Carmichael lives on Worcester Street and owns a new dwelling (\$3800), a dwelling (\$1000), greenhouses (\$3500), a barn (\$400), 6 acres of land (\$1200), and 12 acres of land (Waban Rose Conservatory Land, \$1800).
- 1909 Annual Town Report: Isabella Smith lives on Worcester Street and owns a dwelling on Worcester Street (\$1500) [13 Fells Road] and 10,000 sq. ft. of land on Worcester Street (Carmichael, \$100). Donald Carmichael lives on Worcester Street and owns a new dwelling (\$3800), a dwelling (\$1000), greenhouses (\$3500), a barn (\$400), 5 acres & 33,560 sq. ft. of land (\$1200), and 12 acres of land (Waban Rose Conservatory Land, \$1800).
- "Mr. Donald Carmichael, of Worcester Street, is building a new house on his property, which he expects to have completed September 1st and which is to be occupied by Mr. and Mrs. H. Smith, formerly of Linden Street. The house is facing the new road which is being cut through at one side of Mr. Carmichael's property. The road is to be named Russell Road. – Wellesley Townsman: July 24, 1908