

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WSN.AI
<b>Historic Name:</b>	Irving Road Area
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Weston
<b>Village/Neighborhood:</b>	
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Residential District
<b>Significance:</b>	Architecture; Community Planning
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Monday, August 9, 2021 at 4:02: PM

# FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

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## Photograph



10 Irving Road, April 2006

**Town/City:** Weston

**Place** (*neighborhood or village*):

**Name of Area:** Irving Road Area

**Present Use:** Single Family Dwellings

**Construction Dates or Period:** 1930 - 1942

**Overall Condition:** Fair to excellent

**Major Intrusions and Alterations:** None

**Acreage:** 4.5 acres

**Recorded by:** Pamela W. Fox

**Organization:** Weston Historical Commission

**Date** (*month/year*): June 2007; reformatted Jan. 2017

## Locus Map

See continuation sheet

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see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

WESTON

IRVING ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AI	525-526, 45, 1146-1151
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Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

## ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

Irving Road Area is a neighborhood of modest Colonial Revival houses built between 1930 and 1942 by Weston developer John Irving Connolly. Houses are typical of the type of small Colonial Revivals built in Weston during the Depression years of the 1930s. Similarities in scale, massing, style, and setbacks gives Irving Road a pleasant unity.

The area includes 10 houses dating between 1930 and 1942. The two most common styles are the traditional two-story, three-or-five-bay, center-entrance Colonial and the one-and-one-half-story Cape. One house is brick and the others shingle or clapboard. Most have center chimneys and many have one-story wings and/or sun porches extending from the gable ends. Lot sizes are all less than one acre, with the average about one half acre. Houses are generally in good to excellent condition, although one has been vacant for several years. Several have been enlarged and/or "modernized."

None of the houses are exceptional in style or detailing but those that remain unchanged are well-proportioned and include simple Colonial details such as fluted pilasters, pedimented door entablatures, fanlights, transoms, dentil cornices, and 8/8, 8/12 or 12/12 sash.

The neighborhood includes several intact examples of the 2 ½- story, side-gable house type. The **Erlon and Effie Merrill House, 5 Irving Road** (1939, Map # 5, WSN.1147, Photo #1) is a 2 ½-story Colonial Revival house with a center entrance ornamented with fluted pilasters and a frieze with triglyphs. The house has five bays at level one and three at level two. Window sash is 6/6. The **Harry and Alice Cloyes House, 10 Irving Road** (1931, Map #9, WSN.1151, Photo #2), another well-preserved 2 ½-story Colonial Revival example, is three bays wide with one-story sunroom extending south. The well-detailed center entrance is enhanced by a fanlight motif within the triangular pediment, and sash is 8/8 with shutters. The **Frank and Mary Duffy House, 6 Irving Road** (1930, Map #6, WSN.1148, Photo #5) is a 2 ½ story Colonial Revival house with a typical five-bay, center entrance fenestration. Window sash is 12/12. The center entrance is marked by a pedimented entablature. The house has a center chimney and a one-car detached garage probably built at the same time.

Good examples of the 1 ½- story Cape include the house at **Alan and Ellen Winsor House, 4 Irving Road** (1938, Map #4, WSN.1146, Photo #3), which has a five-bay fenestration and center entrance. Sash is 6/6. The shingled house has a dentil cornice, center chimney, two pedimented dormers, and a one-car garage probably contemporaneous with the house. Other Capes in the neighborhood include the **Carl and Emily Eaby House, 11 Highland Street** (1931, Map #3, WSN.1145, Photo #4) and **Carl and Rose Schule House, 14 Irving Road** (1932, Map #10, WSN.526, Photo #6), both of which have been substantially enlarged in style and proportion suitable to the original structure.

**No. 7 Irving Road** (1939, remodeled 1983, Map #6, WSN.1149, Photo #7) remains similar in scale and setback. The original appearance of the **Elmer and Mary McManus House, 8 Irving Road** (1935, remodeled 1993, Map #8, WSN.1150, Photo #8) can be seen in a photograph in the assessor's office.<sup>1</sup> It shows the original pedimented entrance porch with square posts, replaced by the present half-round entrance porch supported by columns. The original 12/12

<sup>1</sup> Town of Weston assessor's office, photo in building file.

# INVENTORY FORM A CONTINUATION SHEET

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Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AI	525-526, 45, 1146-1151
----	---------------------------

sash was replaced by 1/1. Originally, the first floor was brick and the second floor shingled. Presently, the second floor is clapboard and the whole façade is painted a single color.

## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

Irving Road was developed by Irving Connolly and his company, Country Homes, Weston, Inc., (later Weston Country Homes, Inc.) as part of a small subdivision on a newly created street extending from Boston Post Road to Highland Street. The street exemplifies the type of small Colonial Revival houses built in Weston during the Depression and World War II years, a time of slow residential growth, economic insecurity, and generally modest expectations.

The developer purchased the 4.5-acre parcel from George H.D. Lamson, member of an old Weston family. A plan for the layout of the road was prepared in December 1929 and filed in February 1930. No lots or houses are shown on this plan.<sup>2</sup> (Book 5434/end). A subdivision plan showing 12 lots (numbered 1-13 with no lot #6 and no houses shown) was filed in June 1930, for "Irvington Court," referred to as a "restricted subdivision."<sup>3</sup> Only ten houses in total were built, all within the next decade.

The following restrictions are listed in a deed from Connolly to Mary McManus (Book 5525/16) in December 1930: "That for a period of twenty years from October 30, 1929, no building other than a single two-story dwelling house, costing not less than \$8500 and garage to accommodate not more than two cars, shall be erected upon the above described premises. If the foundation of the dwelling house is built of cement blocks, the same must be plastered on the outside. No building to be erected upon the above described premises within twenty-five feet of the line of the above premises." The minimum price was presumably intended to insure a quality level of construction. Other provisions were somewhat more restrictive than would required under the new zoning by-laws of 1928, for example, in requiring cement block foundations to be plastered over and in requiring 25 feet rather than just 15-feet of setback from the lot lines.

Original owners were as follows:

- 706 Boston Post Rd (1941, MHC WSN.45)** Donald Simpson (occupants, Peter and Delia Simpson)
- 7 Highland St (1930, MHC WSN.525, Photo #7)**, John O'Donnell
- 11 Highland St (1931, MHC WSN.1145, Photo #4)**, Carl and Emily Eaby
- 4 Irving Rd (1938, MHC WSN.1146, Photo #3)**, Alan and Ellen Winsor
- 5 Irving Rd (1939, MHC WSN.1147, Photo #1)**, Erlon and Effie Merrill
- 6 Irving Rd (1930, MHC WSN.1148, Photo #5)**, Frank T and Mary Duffy
- 8 Irving Rd (1935/1993, MHC WSN.1150, Photo #8)**, Elmer and Mary McManus
- 10 Irving Rd (1931, MHC WSN.1151, Photo #2)**, Harry G. and Alice Cloyes
- 14 Irving Rd (1932, MHC WSN.526, Photo #6)**, Carl and Rose Schule

Professions of the original owners, as listed in street lists from the 1930s and 1940s, include insurance agent (Carl Eaby), manager (Elmer McManus), artist (Frank T. Duffy), statistician/lawyer (Alan M. Winsor), fireman (Erlon Merrill), clergyman (Joseph McManus), antique dealer (Harry G. Cloyes) and foreman (Peter Simpson).

<sup>2</sup> "Plan and Profile of Irving Road in Weston Mass.", December 1929, Plan Number 90 of 1930, recorded at the end of Book 5434.

<sup>3</sup> "Plan of Irvington Court, A Restricted Subdivision in Weston, Mass. owned and developed by Irving Connolly," June 1930, Plan Number 674 of 1930 recorded at the end of Book 5473.

# INVENTORY FORM A CONTINUATION SHEET

WESTON

IRVING ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

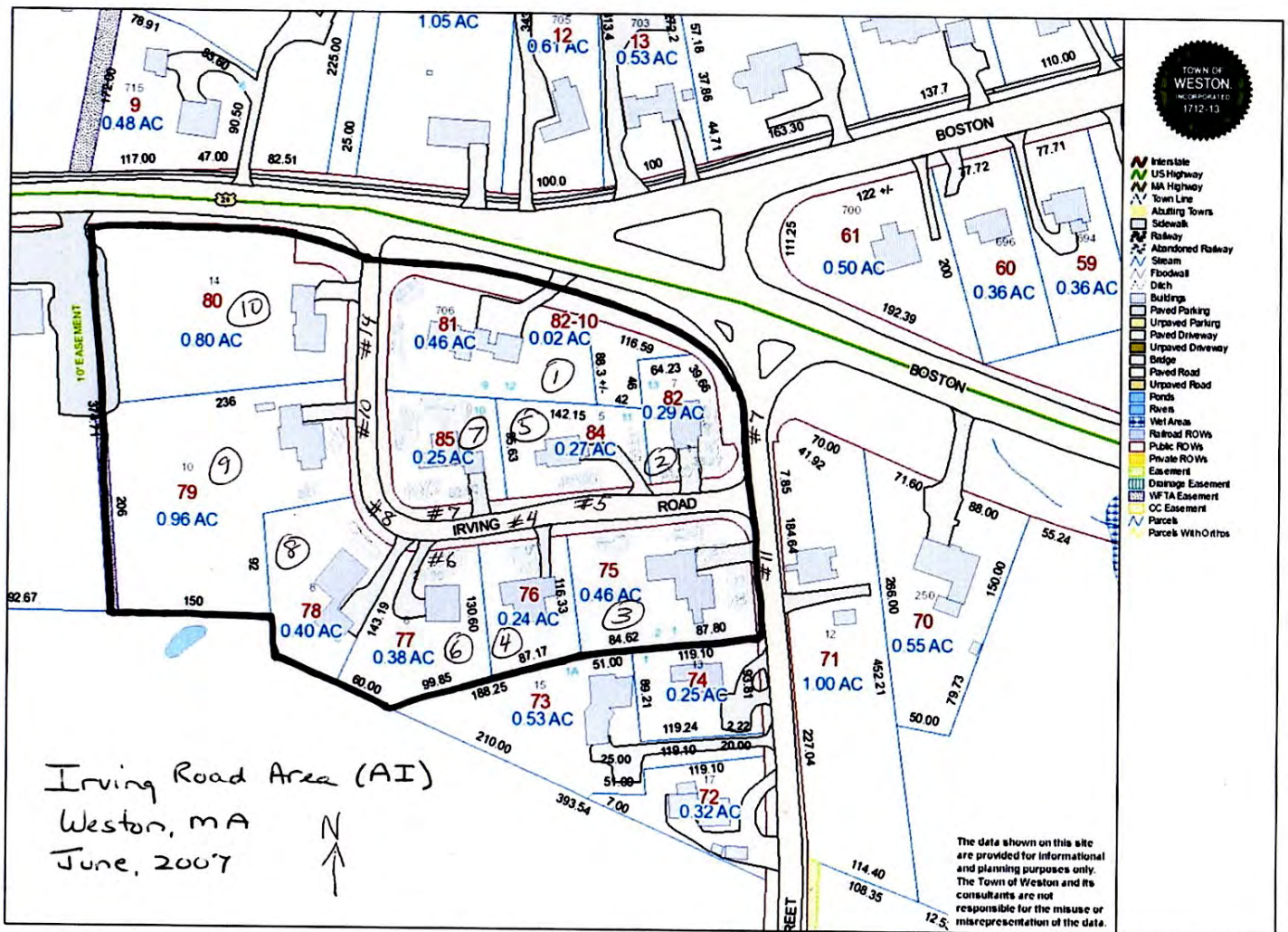
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AI	525-526, 45, 1146-1151
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J. Irving Connolly (1877-1949), the son of an Irish immigrant, was a Weston resident who built a number of other subdivisions in the 1930s, 40s, and 50s. The largest, Pinecroft, included 93 lots (some purchased as double lots) on Pinecroft, Montvale, Fairview, and Conant Roads and Viles Street. (See Pinecroft Subdivision Area)

## BIBLIOGRAPHY and/or REFERENCES

1. Town of Weston street lists, 1930-1950.
2. Plans, Middlesex County Registry of Deeds (see plan references in footnotes)



MapsOnline

**INVENTORY FORM A CONTINUATION SHEET**

WESTON

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Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AI	525-526, 45, 1146-1151
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Map #	Ass.#	Address	Date	Style	Photo #	MHC #
1	26-81	Simpson House 706 Boston Post	1942	Col. Revival		WSN.45
2	26-82	John O'Donnell Hse 7 Highland St.	1930	Col. Revival		WSN.525
3	26-75	Carl & Emily Eaby Hse 11 Highland St.	1931	Col. Revival	Photo #4	WSN.1145
4	26-76	Alan & Ellen Winsor Hse 4 Irving Road	1940	Col. Revival	Photo #3	WSN.1146
5	26-84	Erlon & Effie Merrill Hse 5 Irving Road	1939	Col. Revival	Photo #1	WSN.1147
6	26-77	Frank & Mary Duffy Hse 6 Irving Road	1931	Col. Revival	Photo #5	WSN.1148
7	26-85	7 Irving Road	1940/ 1983	Col. Revival	Photo #7	WSN.1149
8	26-78	Elmer & Mary McManus Hse 8 Irving Road	1931/ 1993	Col. Revival	Photo #8	WSN.1150
9	26-79	Harry & Alice Cloyes Hse 10 Irving Road	*1931	Col. Revival	Photo #2	WSN.1151
10	26-80	Carl & Rose Schule Hse 14 Irving Road	1932	Col. Revival	Photo #6	WSN.526

\*House construction dates assumed to be the year before names appear on street lists or tax records

\*assessor's date of 1925 does not correspond to information on the site plan of 1930, which does not show any houses.

**INVENTORY FORM A CONTINUATION SHEET**

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Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AI	525-526, 45, 1146-1151
----	---------------------------



Photo #1, 5 Irving Rd. Photo Date: 4-22-06



Photo #2, 10 Irving Rd. Photo Date: 4-22-06



Photo #3, 4 Irving Rd. Photo Date: 4-22-06



Photo # 4, 11 Highland St. Photo Date: 4-22-06

**INVENTORY FORM A CONTINUATION SHEET**

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Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AI	525-526, 45, 1146-1151
----	---------------------------



Photo #5, 6 Irving Rd. Photo Date 4-22-06



Photo # 6, 14 Irving Rd Photo Date 1-24-18



Photo #7, 7 Irving Rd Photo Date 1-24-18



Photo #8, 8 Irving Rd, Photo Date: 4-22-06