

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WSN.AJ
<b>Historic Name:</b>	Pinecroft Subdivision
<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)

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**FORM A - AREA**

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

12, 13	Concord	AJ	300, 1153-1196 1309-1317
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**Photograph**



15, 9, 3 Viles Street, March 2018

**Town/City:** Weston

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

**Name of Area:** Pinecroft Subdivision

**Present Use:** Single Family Dwellings

**Construction Dates or Period:** 1785 – 2000

**Overall Condition:** good to excellent

**Major Intrusions and Alterations:**

Several large new houses out of scale and with different landscape character

**Acreage:** approximately 48 acres

**Recorded by:** Pamela W. Fox

**Organization:** Weston Historical Commission

**Date** (*month/year*): June 2007, reformatted March 2018

**Locus Map**

See continuation sheet

**RECEIVED**  
**MAR 06 2018**  
**MASS. HIST. COMM.**

*see continuation sheet*

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.*

The Pinecroft Subdivision Area is a quiet, wooded neighborhood of middle-class houses, most built between 1930 and 1955. By far the most common style is the Colonial Revival in its many variations, but some Ranch houses were built after World War II. Because of the similarities in scale, setback, massing, materials, and style, the area has a pleasant unity and sense of place.

The area includes a total of 54 houses ranging in date from an 18th-century farmhouse to a large brick Colonial Revival built in 2002. Three-quarters of the houses date between 1930 and 1955 (18 from the 1930s, 12 from the 1940s, and 11 from the early 1950s.) The two most common styles are the traditional two-story, three-or-five-bay center entrance Colonial, the one-and-one-half-story Cape, and the Garrison Colonial. Most of the 1950s examples are single-story Ranch houses.

The most common building materials are shingle and clapboard; and most houses feature some kind of architectural accent, for example, a well-detailed door surround or 8/12 windows sash. The original size of the houses averaged about 1500 to 2500 square feet on lot sizes ranging from as little as 15,000 square feet to over 65,000 square feet. Houses in the area are generally in good to excellent condition. They are not elaborate and most were probably the work of builders rather than architects. Their appeal stems from their unpretentiousness and deep-rooted traditionalism. Unfortunately, the character of the area is being gradually eroded with the construction of new houses that are out of scale and/or more formal in style and landscaping.

All houses in the area are 20th century with one exception, the five-bay, center-chimney **Nathaniel Bemis House, 216 Conant Road** (c. 1785, Map #10, WSN.300, Photo #1). Window fenestration is symmetrical, with the 6/6 sash arranged in a 2-1-2 pattern. Also on this property is a large shingled garage (Map #10A). The proportions of 216 Conant Road are typical of the 18th century and may have provided inspiration for the size and style of houses in the neighborhood. Indeed, the three-bay house directly across the street at **217 Conant Road** (1934, Map #11, WSN.1160, Photo #2) is very similar in size and features a similar vestibule. Window sash here is 12/12.

One of the first houses in the Pinecroft Subdivision was built for the developers, J. Irving and Frank Connolly. **16 Viles Street** (1930, Map #48, WSN.1191, Photo #9), a well-detailed Colonial Revival example, may have been intended to set the tone for the new neighborhood. The three-bay shingled house has a bold portico marking the center entrance as well as well-detailed one-story sun porches extending from each gable end.

The First Period houses of the late 17th and early 18th century inspired a number of houses within the area including the house at **15 Viles Street** (1934, Map #47, WSN.1190, Photo #7), which has a second floor overhang, irregularly-shaped clapboards meant to look hand-hewn, and porch supports intended to look like gunstock posts. Houses with this overhang, a subtype known as the Garrison Colonial, were particularly popular in the late phases of the Colonial Revival, from about 1935 to 1955. Another example is at **9 Montvale Road** (1938, Map #25, WSN.1172, Photo #3). The house at **27 Viles Street** (1934, Map #50, WSN.1193, Photo #10) also has an overhang separating the stone first story from the shingles above. Window types include 8/12 and double casement windows.

# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WESTON PINECROFT SUBDIVISION AREA

Area Letter

Form Nos.

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1309-1317

**211 Conant Road** (1936, Map #8, WSN.1159, Photo #11) is a three-bay, 1 1/2 story shingled Colonial Revival house in the Dutch Colonial tradition, with the characteristic gambrel roof and full-width shed dormer. The gambrel roof flares out in front to form the roof of a one-story porch extending the full length of the front facade. The center entrance is framed by a simple entablature and retains its original paneled door and leaded glass half-sidelights. At the dormer level, the center of the facade is emphasized with a peaked wall gable.

The house at **3 Viles Street** (1938, Map #43, WSN.1187, Photo #6) is unusual in style but draws on the Colonial vocabulary for its most salient feature, the half-round fanlights over the first floor windows and door, each accented with a white keystone that stands out against the brick façade. Brick is used for the lower story front façade but not for the abbreviated second story, which features three wall gables with diamond cut-outs in the pediments over the windows.

Beginning in 1949, one-story Ranch houses begin to appear along with the every-popular Colonials. **10 Montvale Road** (1951, Map #26, WSN.1173, Photo #4) is typical in having a low-pitched roof and large plate-glass windows.

## HISTORICAL NARRATIVE

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

The Pinecroft Subdivision Area is a good example of the type of subdivision developed in Weston between 1930 and the mid-1950s. By this time, automobiles and improved roads had made it possible to commute to Weston, which was still distinctly rural in feeling. The Pinecroft Subdivision, developed by Weston resident and real estate developer John Irving Connolly, met a need for middle class suburban housing for businessmen and professionals. Because these were the Depression, World War II, and immediate post-War years, houses were relatively modest. Traditional Colonial Revival styles were favored. The Pinecroft Subdivision Area includes the core of the Pinecroft subdivision as well as houses developed during the same period in a similar manner as part of at least two other subdivisions.

Until the 20th century, the land for these neighborhoods was part of two farmsteads. One of the associated farmhouses remains within the Pinecroft Subdivision Area at **216 Conant Road (Nathaniel Bemis House, 1785, Map #10, WSN.300, Photo #1)**. On the 1795 map, this house was owned by Nathaniel Bemis. At the time of the 1875 and 1908 maps, it belonged to the Spear family. The second early house in the area, located at the northeast corner of Viles Street and Conant Road, burned down in 1908. It was associated for many years with the Viles family. Many members of this large and well-known Weston family lived in this part of Weston beginning in the late 18th century.

J. Irving Connolly purchased most of the Pinecroft Subdivision property from Katherine Viles Day in January 1930. The purchase consisted of a 60-acre parcel with 2000 feet of frontage on Conant Road extending south from the corner of Viles Street, along with two parcels of 9.45 and 10.5 acres on the north side of Viles Street. In August 1931, Connolly deeded all three parcels, plus another 4.4 acres, to his company, Country Homes, Weston, Inc (later Weston Country Homes Inc.)<sup>1</sup> The 4.4 acres was the land on Highland Street where the Irving Road subdivision is today. Frank J. Connolly was clerk of the corporation.

Roads were laid out beginning in 1930, including the new roads of Pinecroft, Montvale, Fairview, and Eleanor.<sup>2</sup> The Pinecroft Subdivision included approximately 93 lots but some buyers purchased two lots. Twenty-five of the Pinecroft houses are included in this area form. Among the first houses to be built was at **16 Viles Street** (1930, Map #48, WSN.

<sup>1</sup> Middlesex County Registry of Deeds, So. District, Book 5585/204, J. Irving Connolly to Country Homes, Weston, Inc., August 1931.

<sup>2</sup> Plan Showing Roads through part of Pinecroft in Weston-Mass. A Subdivision owned and developed by Irving Connolly, October 1930, Plan Number 1149 (two parts, A and B), Recorded at the end of Book 5513.

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1191, Photo #9) owned by Frank J. Connolly. J. Irving Connolly is also listed as living there in the early 1930s.

A map of the property from 1937 described Pinecroft as a "highly restrictive subdivision."<sup>3</sup> Most of the deeds examined as part of the research for this Area Form mention restrictions but do not list them. A lot sold in 1937 to Richard White specified that "only a single family house shall be built on the above described premises." A deed to Seldon and Christine Peakes in January 1946, specifies "subject to . . . the restriction that plans for the building and plot plan showing location of the building are to be approved before the erection of any building upon said premises."<sup>4</sup> It was not uncommon at the time to set use and setback restrictions as well as minimum prices for house construction, the idea being that such restrictions would result in more uniformity of house size and quality throughout the neighborhood.

J. Irving Connolly (1877-1949) was the son of Patrick Connolly, an Irish immigrant, and his wife Mary McGinis. He died in 1949 at the age of 72 and is buried in Linwood Cemetery. Both J. Irving and Frank Connolly are listed on town voting lists as living at **16 Viles Street** (1930, Map # 48, WSN.1191, Photo #9) as early as 1932, with Frank's occupation listed as "manager." Other members of the family involved in the business over the years included Herbert L. Connolly, who was treasurer in 1931, and Frances C. Connolly, who was president in 1946. Among the local builders building houses in the area were Ernest Comeau and Hector Osmond. Osmond lived in the area, on Montvale Road, and is known to have built 38 Fairview Road, a Cape design.

Several houses described in this Area Form were part of another subdivision called "Kendal Green Springs," which included the houses at **190 Conant Road** (1923, Map #2, WSN.1154, Photo #12), **One Woodland Road** (1933, Map #52, WSN.1194, Photo #13), and **198 Conant Road** (1943, Map #4, WSN.1156, Photo #14). These lots were sold with the following restrictions: that the houses must be single family, cost not less than \$4000 each, have a setback of 25 feet in front, and have a septic system rather than a cesspool. Old Coach and Lantern Lanes were part of yet another subdivision developed slightly later, in the late 1930s and 1940s.<sup>5</sup>

The following house histories are typical for the Pinecroft Subdivision Area:

**190 Conant Road** (1923, Map #2, WSN.1154, Photo #12) was built for Douglas and Katherine Gregg and first appears on town tax records in 1932. The house was part of a subdivision done in 1922. The original subdivision plan was entitled "Plan of Kendall Green Springs Tract at Weston, Mass. belonging to Mary H. Martin." and the land was sold with the following restrictions: 1. No building except one dwelling house designed for the occupancy of not more than one family, such dwelling house to cost not less than \$4000; 2. No building shall be erected within 25 feet of the line of Conant Road or Martin Road...or within 16 feet of the rear or side lines...of said lots; 3. No cesspool or outhouses....must have a septic system or "equally satisfactory and sanitary system..." The land changed hands several times before the house was built by the Greggs, who bought the land in April 1931. The Greggs owned the property until 1947.

**217 Conant Road** (1934, Map #11, WSN.1160, Photo #2) was built by Everett F. and Esther C. King. The Kings purchased Lot 10 in the Pinecroft subdivision on June 30, 1933 (Book 5729/385) and the house appears on tax records in 1934. The Kings also bought Lot 11 on June 30, 1936 (Book 6037/541). They owned both lots until December 1949. The 1941 directory lists Everett King as a "safety engineer." In 1946 he is listed as a "personnel director" for Lever Bros. in Cambridge.

**211 Conant Road** (1936, Map #8, WSN.1159, Photo #11) was built in 1936 by Richard and Lillian White on land

<sup>3</sup> Middlesex Registry of Deeds, So. District, Plan Number 147 of 1937 (Parts A,B,C), Book 6101, end. Entitled "Pinecroft in Weston, A Highly Restricted Subdivision owned and Developed by Weston Country Homes Inc."

<sup>4</sup> Middlesex County Registry of Deeds, So. District, "Plan of Land in Weston, Mass, December 4, 1945, Plan 44 of 1946, Book 6927/415. Grantee: Seldon and Christine Peakes, January 1946.

<sup>5</sup> Subdivision map for Old Coach and Lantern Lanes, Middlesex Registry of Deeds, South District, Land Registration Office, August 16, 1941 (64117, Book 428/385)

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purchased from J. Irving Connolly. The house first appears on the 1937 tax rolls, valued at \$4500. In the 1946 directory, Richard White is listed as a general contractor based in West Newton. The deed for #211 contains the restriction that "only a single family house shall be built on the above described premises." The Whites were athletically oriented; they held baseball games on their property and flooded a pond behind the house on Montvale for ice skating.

Occupations of the original owners of houses included in this area form include the following:

James Turner, 206 Conant Road, construction engineer  
Richard White, 211 Conant Road, general contractor  
Oswald Cammann, 235 Conant Road, mechanical engineer  
Paul Redden, 20 Fairview, lumber business  
Albert Pingree ,retired, and George Pingree, salesman, One Lantern Lane  
Louis Carter, 2 Lantern Lane, electrical engineer  
Kenneth Minihan, 3 Lantern Lane, supervisor  
Earle MacGillivray, 9 Montvale, wholesaler  
Frederick J. Casey, 10 Montvale Rd, engineer  
Donald MacLean, 15 Old Coach, insurance agent  
Walter Peacock Jr., 14 Old Coach, salesman  
Ernest Comeau, 20 Old Coach, builder  
Eugene Hanson, 23 Pinecroft, sales  
Seldon C. Peakes, 36 Pinecroft, business owner  
Irving H. Richardson, 15 Viles St, salesman  
Frank Connolly, manager and J. Irving Connolly, real estate, 16 Viles St.

**BIBLIOGRAPHY and/or REFERENCES**

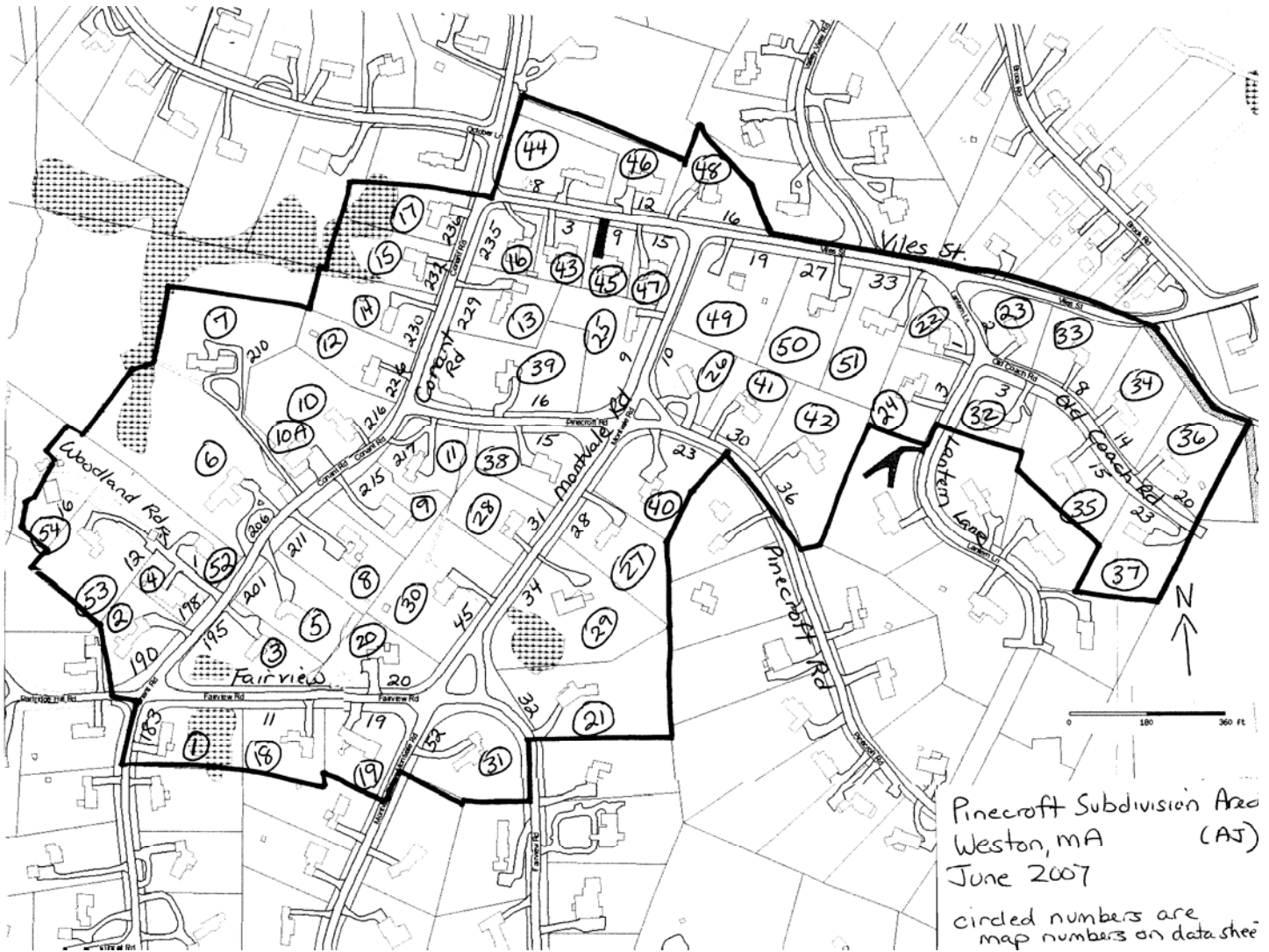
1. Middlesex Registry of Deeds, So. District, Plan Number 147 of 1937, Book 6101, end. "Pinecroft in Weston, A Highly Restricted Subdivision owned and Developed by Weston Country Homes Inc."
2. "Plan of Land in Weston, Mass, December 4, 1945, Plan 44 of 1946, Book 6927/415.
3. Subdivision map for Old Coach and Lantern Lanes, Middlesex Registry of Deeds, South District, Land Registration Office, August 16, 1941 (64117, Book 428, page 385)
4. *Farm Town to Suburb: The History and Architecture of Weston, Massachusetts, 1830 to 1980*, by Pamela W. Fox (2002)

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Map #	Ass.#	Address	Historic Name	Date	Style	Photo #	MHC #
1	12-71	183 Conant Rd		1952	Ranch		WSN.1153
2	12-159	190 Conant Rd		1923	Col.Revival	#12	WSN.1154
3	12-70	195 Conant Rd		1937	Col.Revival		WSN.1155
4	12-158	198 Conant Rd		1934	Col.Revival	#8	WSN.1156
5	12-72	201 Conant Rd		1929	Col.Revival		WSN.1157
6	12-75	206 Conant Rd		1948	Split level		WSN.1158
7	12-75-10	210 Conant Rd		1977			WSN.1309
8	12-73	211 Conant Rd		1936	Col.Revival	#11	WSN.1159
9	12-60-10	215 Conant Rd		1986	Col.Revival		WSN.1310
10	12-77	216 Conant Rd	Nathaniel Bemis Hse	c.1785	Federal	#1	WSN.300
10A	12-77	216 Conant garage					
11	12-60	217 Conant Rd		1934	Col. Revival	#2	WSN.1160
12	12-78	226 Conant Rd		1962	Col. Revival		WSN.1311
13	12-58	229 Conant Rd		1938	Col. Revival		WSN.1161
14	12-79	230 Conant Rd		1962	Col. Revival		WSN.1312
15	12-80	232 Conant Rd		1952	Col. Revival		WSN.1162
16	12-56	235 Conant Rd		1931	Col. Revival		WSN.1163
17	12-81	236 Conant Rd		1935	Col. Revival		WSN.1164
18	12-69	11 Fairview Rd		1949	Col. Revival		WSN.1165
19	12-68	19 Fairview Rd		1951	Ranch		WSN.1166
20	12-67	20 Fairview Rd		1949	Col.Revival		WSN.1167
21	12-65	32 Fairview Rd		1951	Ranch		WSN.1168
22	13-56	1 Lantern Lane		1937	Col. Revival		WSN.1169
23	13-84	2 Lantern Lane		1945	Col. Revival		WSN.1170
24	13-57	3 Lantern Lane		1937	Col. Revival		WSN.1171
25	13-66	9 Montvale Rd		1938	Col. Revival	#3	WSN.1172
26	13-65	10 Montvale Rd		1951	Ranch	#4	WSN.1173



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Map #	Ass.#	Address	Historic Name	Date	Style	Photo #	MHC #
27	13-68	28 Montvale Rd		1942	Col. Revival		WSN.1174
28	12-62	31 Montvale Rd		2012	Col.Rev.		WSN.1175
29	12-63	34 Montvale Rd		1951	Ranch		WSN.1176
30	12-64	45 Montvale Rd		2000	Col. Revival		WSN.1313
31	12-66	52 Montvale Rd		1955	Ranch		WSN.1314
32	13-78	3 Old Coach Rd		1935	Col. Revival		WSN.1177
33	13-83	8 Old Coach Rd		1941	Col. Revival		WSN.1178
34	13-82	14 Old Coach Rd		1948	Col. Revival		WSN.1179
35	13-79	15 Old Coach Rd		1950	Ranch		WSN.1180
36	13-81	20 Old Coach Rd		1948	Col. Revival		WSN.1181
37	13-80	23 Old Coach Rd		1963	Col. Revival		WSN.1315
38	12-61	15 Pinecroft Rd		1952	Ranch		WSN.1182
39	12-59	16 Pinecroft Rd		1928	Col. Revival		WSN.1183
40	13-67	23 Pinecroft Rd		1941	Col. Revival		WSN.1184
41	13-64	30 Pinecroft Rd		2010	Col. Revival		WSN.1185
42	13-63	36 Pinecroft Rd		1951	Col. Revival		WSN.1186
43	12-57	3 Viles St		1938	Col. Revival	#5 #6	WSN.1187
44	12-55	8 Viles St		1950	Col. Revival		WSN.1188
45	13-49	9 Viles St		1930	Col. Revival	#5	WSN.1189
46	12-55-10	12 Viles St		1979	Ranch		WSN.1316
47	13-50	15 Viles St		1934	Col. Revival	#5 #7	WSN.1190
48	13-47	16 Viles St		1930	Col. Revival	#9	WSN.1191
49	13-51	19 Viles St		1910	Col. Revival		WSN.1192
50	13-52	27 Viles St		1934	Col. Revival	#10	WSN.1193
51	13-52-10	33 Viles St		1979	Col. Revival		WSN.1317

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Map #	Ass.#	Address	Historic Name	Date	Style	Photo #	MHC #
52	12-74	1 Woodland Rd		1933	Col. Revival	#13	WSN.1194
53	12-157	12 Woodland Rd		1931	Col. Revival		WSN.1195
54	12-156	16 Woodland Rd		1949	Col. Revival		WSN.1196



Photo #1, Nathaniel Bemis House, 216 Conant Rd  
 Photo Date: 5-11-07

Photo #2, 217 Conant Rd Photo Date 5-11-07



Photo #3, 9 Montvale Rd Photo Date: 5-2-07

Photo #4, 10 Montvale Rd Photo Date 5-2-07



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Photo # 5, 15, 9, 3 Viles St 3-1-18



Photo # 6, 3 Viles St Photo Date: 4-17-06



Photo #7, 15 Viles St Photo Date: 4-17-06



Photo #8, 198 Conant Rd Photo Date 1-13-18

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Photo #9, 16 Viles St Photo Date: 5-2-07



Photo #10, 27 Viles St Photo Date 1-13-18



Photo # 11, 211 Conant Rd Photo Date 1-13-18



Photo #12, 190 Conant Rd Photo Date 1-13-18



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Photo # 13, One Woodland Rd Photo Date 1-13-18