

FORM B – BUILDING

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



Assessor's Number 0048000247 USGS Quad Boston N. Area(s) Form Number 666

Town Lexington

Place (neighborhood or village)

Address 16 Manley Ct.

Historic Name Leonard Proctor/Freeborn Raymond House

Uses: Present Single Family Residential

Original Multi-Family Residential

Date of Construction 1832

Source Deeds

Style/Form Federal

Architect/Builder

Exterior Material:

Foundation Fieldstone

Wall/Trim Aluminum Siding

Roof Asphalt Shingle

Outbuildings/Secondary Structures

Major Alterations (with dates)

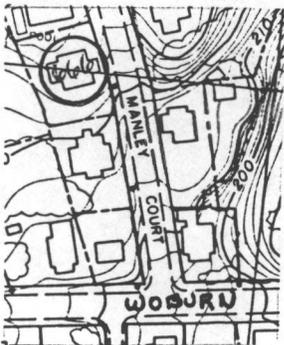
Front and rear porches, triple window (dates unknown)

Condition Fair

Moved no yes Date 1906–1908 (range)

Acreage 0.2 A.

Setting On a short side street off one with heavy traffic; in an area of 19th-century houses



Recorded by Nancy S. Seasholes

Organization Lexington Historical Commission

Date (month / year) March 1998

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

16 Manley Ct. is one of several Federal houses in Lexington that have been moved from Massachusetts Ave. to a new site; other examples are at 11 Vine Brook Rd. (MHC #680), 14 Sherman St. (MHC #675), and 137 Grant St. (MHC #678). This house is rectangular, 2½ stories, five-by-two bays, and side-gabled with two rear chimneys. It is set on a fieldstone foundation, clad with aluminum siding, and roofed with asphalt shingles. Additions include an entry porch, a triple window to the north of the main entry, and an enclosed porch at the rear. The center entrance is flanked by simple pilasters and half-length sidelights with panels underneath; windows are 6/1 double hung sash.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was originally on the south side of Massachusetts Ave. in Lexington Center where Decelle's is now located directly opposite what is now Edison Way. Deed research indicates that this house was built in 1832 by a Lexington physician named Leonard Proctor, for in October 1831 Proctor bought the lot on which the house was later located and in August 1832 sold half of the house he had erected on the "building lot" he had purchased the year before. The fact that the house was intended to be a double one explains its profile, which is unusually deep for a Federal house. In 1836 Proctor, who by then lived in Boston, sold the other half of the house, and the two halves continued to be owned separately until 1846. Deeds for this period describe the property line as being along the "back side of the barn," which was apparently on the east half of the lot, and a "partition" through the house and cellar. The property also included a shed, which was apparently shared by both halves. In 1871 the house was acquired by Freeborn Raymond (1812-1903), a Boston businessman who had been a councilman, assessor, school committeeman, and commissioner in Boston and who moved to Lexington in 1855 presumably because that year he married Sarah Richardson, the daughter of Aaron Richardson, who owned property nearby on Massachusetts Ave. (see 11 Vine Brook Rd. [MHC #680] form). After Raymond's death this house was moved to Manley Ct. sometime between 1906 and 1908, for a 1906 map shows it still on its original site on Massachusetts Ave. but a 1908 map shows that it was no longer there. Worthen describes it about 1941 as a double house, but it is now a single-family residence.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Middlesex Registry of Deeds. Deeds. Cambridge, MA. 316: 392; 316: 393; 349: 266; 361: 6; 494: 505; 1170: 476.
Sanborn Map Company. *Lexington, Middlesex County, Massachusetts*. New York: Sanborn Map Co., 1908. Pl. 4.
Walker, George H. & Co. *Atlas of Middlesex County, Massachusetts*. Boston: George H. Walker & Co., 1906. Pl. 36.
Worthen, Edwin B. Notes on buildings burned, torn down, and moved. "Houses" file, Worthen Collection. Cary Library, Lexington, Mass. #91

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*