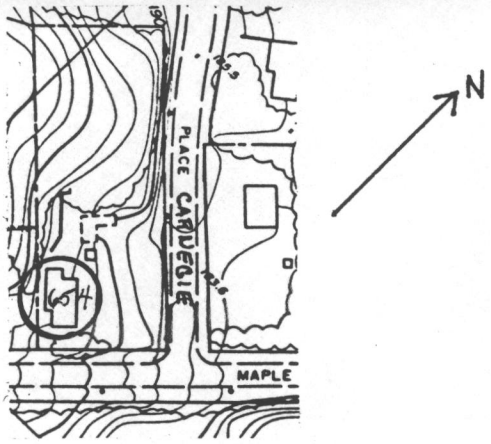
FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
0030000003	Boston N.		654



Town Lexington

Place *(neighborhood or village)*

Address 44 Maple St.

Historic Name Manning/Butterfield House

Uses: Present Residential

Original Residential

Date of Construction 1876

Source Lexington Valuation lists

Style/Form Italianate

Architect/Builder

Exterior Material:

Foundation Brick

Wall/Trim Wood Clapboard

Roof Asphalt Shingle

Outbuildings/Secondary Structures

Major Alterations *(with dates)*
Side and rear additions (dates unknown)

Condition Good

Moved ☒ **no** ☐ **yes** **Date**

Acreage 1 A.

Setting On a busy street in an area of 20th-century houses

Recorded by Nancy S. Seasholes

Organization Lexington Historical Commission

Date (*month / year)* February 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.

44 Maple St. has more elaborate finishes than most of the other front-gabled Italianate cottages in Lexington. The house is rectangular, 1½ stories, three-by-three bays, and front-gabled with a side chimney. It is set on a brick foundation, clad with wood clapboards, and roofed with asphalt shingles. A side addition, which from the front appears shed-roofed but in the rear is actually gable-roofed, is on a fieldstone foundation and has cut-out brackets under the entry hood. At the rear is a hip-roofed addition on a concrete foundation. The main entry is on the facade; the casement windows have small panes. Italianate finishes include paired brackets under the eaves, similar brackets under the molded cornices of the window heads, cut-out brackets with drops under the entry hood, and turned balusters on the entry railing.

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.

In December 1875 a one-acre parcel was set off from the farm behind it (see **3 Ingleside Rd. [MHC #646]** form) and sold to Annie Manning; by May 1876 she and her husband, Augustus, had built this house and a barn on it. The Mannings eventually lost the property through a mortgage foreclosure and it was then acquired in 1888 by Emily Butterfield, whose husband, Alvin, a salesman, had been born in the house at **43 Adams St. (MHC #706)** in 1853 and whose brother Delmont had built the house now at **149 Adams St. (MHC #721)** in 1884. In 1917 this house was purchased by the Ryders, who then owned the farm behind it, and during the 1920s and 30s was occupied by Charles E. Chapman, the farm manager.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Hudson, Charles. *History of the Town of Lexington.* Revised and continued to 1912 by the Lexington Historical Society. Boston: Houghton Mifflin, 1913. 2: 85.

Lexington Directory. 1894, 1899, 1906.

Lexington Valuation Lists. 1875–1878.

Middlesex Registry of Deeds. Deeds. 1377: 554; 1378: 214; 1867: 547; 4126: 97.

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