

FOLSOM HOUSE

3-4 Folsom Avenue, Mission Hill, Boston

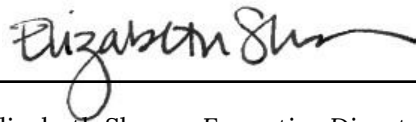


BOSTON LANDMARKS COMMISSION STUDY REPORT

Petition # 305.26

Boston Landmarks Commission | Office of Historic Preservation
City of Boston

Approved by:

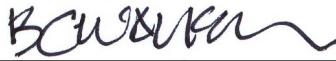


Elizabeth Sherva, Executive Director

July 7, 2026

Date

Approved by:



Bradford C. Walker, Chair

July 7, 2026

Date

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Cover image: Folsom House, 3-4 Folsom Ave., June 2026, photo by Jennifer Gaugler.

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1. DESIGNATION

The Boston Landmarks Commission was established by Ch. 772 of the Acts of 1975 as amended to identify and safeguard the public's interest in preserving historic sites that represent distinctive features of the political, economic, social, cultural or architectural history of the city. As part of the process of designating a new Landmark or District, a Study Report is prepared to locate and describe the site; to provide a record of the rationale for creating the designation; to identify the character-defining features; and to list Standards and Criteria that will guide the Boston Landmarks Commission in evaluating proposed changes in the future.

The proposed designation of the Folsom House was initiated in 2026 after a petition was submitted by registered voters to the Boston Landmarks Commission asking that the Commission designate the property under the provisions of Chapter 772 of the Acts of 1975, as amended (hereinafter "Chapter 772"). The purpose of such a designation is to recognize and protect a physical feature or improvement that in whole or part has historical, cultural, social, architectural, or aesthetic significance.

The Folsom House meets the following criteria for designation as a Boston Landmark as established in Section 4 of Chapter 772:

C. Structures, sites, objects, man-made or natural, associated significantly with the lives of outstanding historical personages.

The Folsom House is significant because of two historical personages: specifically, Alonzo W. Folsom (1820-1894) from Wolfeboro, New Hampshire and his son Augustine H. Folsom (1845-1926). The house was built in 1847 for Alonzo and his brother Henry, who also developed five other nearby residences for family and friends, spearheading the early development of the neighborhood. Alonzo was an important local carpenter who participated in several leading philanthropic organizations and city government positions, serving as the Commissioner of Public Buildings for the City of Roxbury, among other roles.

His son Augustine, who lived at the house from birth until he got married, was a commercial photographer whose work is highly significant to the documentation of architecture in Boston and beyond. The Boston Public Library, Digital Commonwealth, Historic New England and the Boston Atheneum hold hundreds of his pictures. His work is also retained outside of Massachusetts by the Library of Congress, the Smithsonian Archives Center, and the Metropolitan Museum of Art. His extensive photography of the Boston Public School System was famously exhibited at the 1900 Paris Exposition world's fair in the American pavilion. He also developed new techniques such as his innovative method for photographing tall buildings, which had historically been a challenge to capture accurately. Augustine Folsom's preserved images are an essential resource for historic preservation work in Boston and beyond because he photographed so many buildings and streetscapes in the region, many of which no longer survive. Several of Augustine's technical innovations in photography were developed while in residence at the Folsom House.

D. Structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship that embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer, or builder whose work influenced the development of the city, the commonwealth, the New England region, or the nation.

The double house at 3-4 Folsom Avenue is an architecturally distinctive example of the Italianate style, with several unusual features including a bracketed porch hood with scalloped bargeboards spanning the length of the main facade and an octagonal cupola on the roof. The symmetry of the overall design coupled with the central placement of the house at the crest of a rare cobblestone street and the character-defining features of the porch, the cupola and the gas lamp in front create an almost cinematic vision, in essence a glimpse of early Roxbury. Constructed in 1847, the Folsom house is one of the earliest surviving residences still standing in Mission Hill today; further research may verify that it is indeed the earliest.

Therefore, Boston Landmarks Commission staff recommends that the Commission designate the Folsom House as a Landmark under Chapter 772; and further recommends that the boundaries corresponding to the Assessor's parcel 1000727000 be adopted without modification. The effect of this designation shall be that review by the Boston Landmarks Commission and/or Commission staff shall be required for any proposed alterations to the following elements:

- The exterior envelope of the building.

If designated, the Standards and Criteria in this report will guide the Commission's review of proposed changes to the property, with the goal of protecting the historic integrity of the landmark and its setting. The designation would not regulate use or alterations to interior features or features that are not visible from a public way with the exception of archaeological resources that may exist below grade.

2. LOCATION AND ZONING

According to the City of Boston's Assessing Department, the Folsom House is located at 3-4 Folsom Ave., Roxbury Crossing, 02120. The Assessor's Parcel Number is 1000727000.

(Note: The house was identified as 779 Parker Street until 1888, when it was moved to the rear of the lot and became 3 Folsom Avenue. It was later renumbered to 3-4 Folsom Avenue in 2009.)

The boundaries of the parcel are referenced in the most recent deed which is recorded at the Suffolk County Registry of Deeds, Book 70403, Page 296.

The Folsom House is located in the neighborhood of Boston known today as Mission Hill. Mission Hill, historically known as Parker Hill, is topographically the second highest elevation in the city. Running north to south, Parker Street skirts the side of the hill.

The Folsom House is located within the Mission Hill Neighborhood Zoning District, and a Two-Family Residential (2F-5000) Zoning Subdistrict. There are no zoning overlays for the parcel.

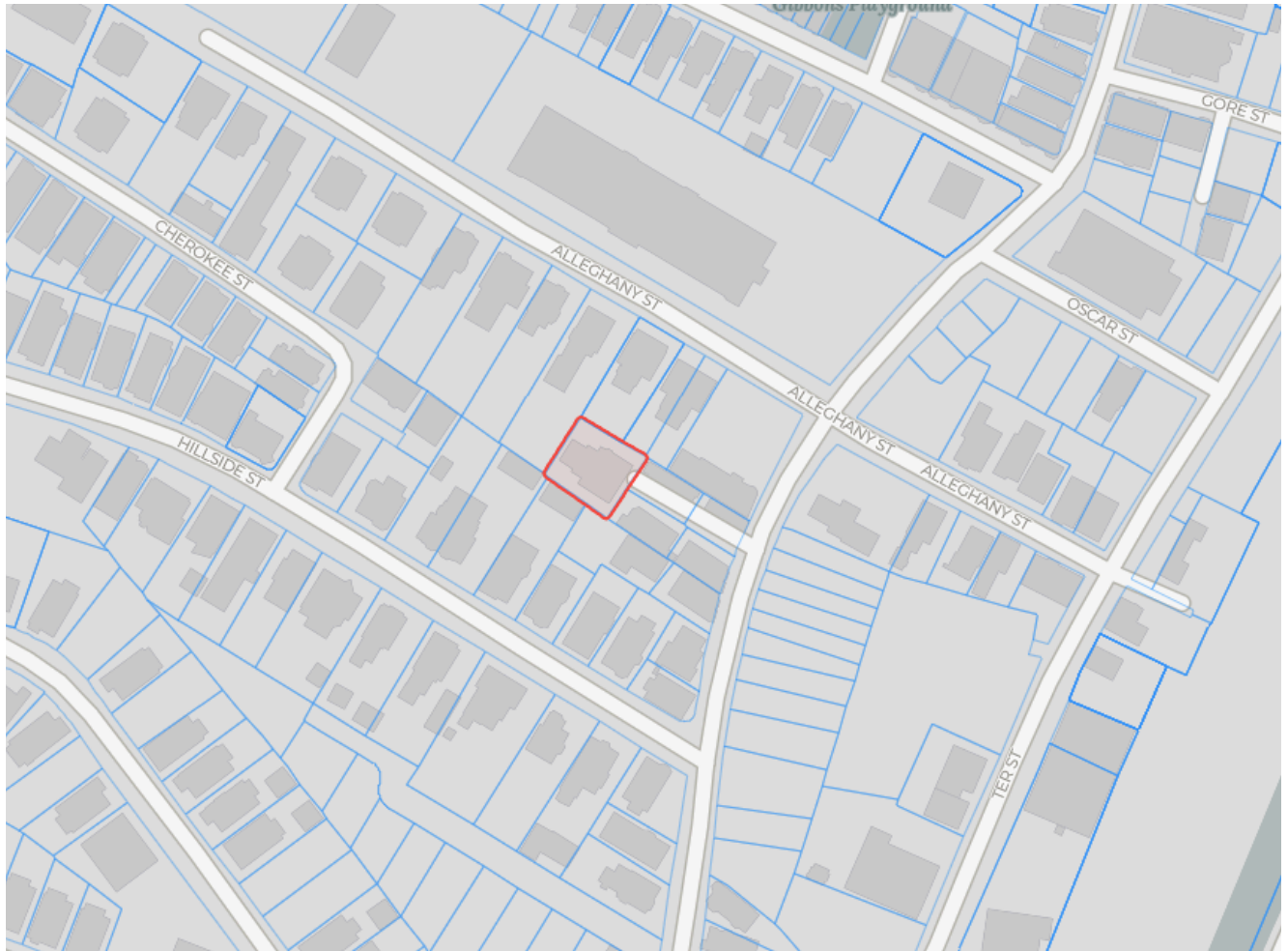


Figure 1. Map showing the boundaries of parcel # 1000727000.

3. OWNERSHIP AND OCCUPANCY

According to the City of Boston's Assessor's records, the Folsom House is owned by Ridges Beta LLC, with a mailing address at 28 Lord Road, Suite 257, Marlborough, MA 01752.

According to the Assessor's records, the property has an assessed value of \$1,831,500 for fiscal year 2026.

The house has always been used as a residence. Originally owner-occupied, in recent years it has functioned as a rental property.

Owner history for 3-4 Folsom Ave.

- 1847** Norfolk County Reg. of Deeds book 171 pg 52: Thomas Thacher and William G. Billings (Thacher & Billings, cotton dealers) to Alonzo Folsom and Henry A. Folsom of Roxbury
- 1881** Suffolk County Reg. of Deeds book 1523 pg 33: Alonzo and Henry Folsom to Thomas Leverett
- 1904** Suffolk County Reg. of Deeds book 2959 pg 299: Lydia K. Leverett to Charles and Louise Russert
- 1925** Suffolk County Reg. of Deeds book 4721 pg 33: Russert to George and Helen Vouros
- 1935** Suffolk County Reg. of Deeds book 5554 pg 113: Brookline Savings Bank foreclosure
- 1938** Suffolk County Reg. of Deeds book 5715 pg 229: Brookline Savings Bank to Mary Levenson
- 1938** Suffolk County Reg. of Deeds book 5736 pg 441: Plan by J.A. Sharkey (Lot E)
- 1939** Suffolk County Reg. of Deeds book 5803 pg 397: Brookline Savings Bank foreclosure
- 1939** Suffolk County Reg. of Deeds book 5807 pg 463: Brookline Savings Bank to William Kaufman
- 1939** Suffolk County Reg. of Deeds book 5809 pg 506: Kaufman to Silvers & Cole Construction
- 1947** Suffolk County Reg. of Deeds book 6373 pg 131: Silvers & Cole to G.W. Tibbets and Max Gross, American Realty Trust
- 1947** Suffolk County Reg. of Deeds book 6373 pg 145: Tibbets to Real Estate Managers Inc.
- 1947** Suffolk County Reg. of Deeds book 6391 pg 39: Real Estate Managers Inc. to William Edward Forkin (*first deed where 3-4 Folsom was sold separately*)
- 1950** Suffolk County Reg. of Deeds book 6611 pg 214: Forkin to Cecilia Hennessey
- 1951** Suffolk County Reg. of Deeds book 6675 pg 261: Hennessey to Cornelius V. and Anne J. Mahoney
- 2003** Suffolk County Reg. of Deeds book 31192 pg 123: Michael S. Clark for Anne V. Clark (née Mahoney) to Jason B. Savage
- 2007** Suffolk County Reg. of Deeds book 42239 pg 330: Jason Savage to Ralph and Eileen Cooper/REC Properties LLC
- 2016** Suffolk County Reg. of Deeds book 56145 pg 234: Coopers/REC Properties LLC to Ashwani Kaul and Anupam Koul
- 2016** Suffolk County Reg. of Deeds book 56460 pg 254: Ashwani Kaul and Anupam Koul to 34 Folsom LLC
- 2024** Suffolk County Reg. of Deeds book 70403 pg 296: 34 Folsom LLC to Ridges Beta LLC

4. IMAGES



Figure 2. View looking northwest down Folsom Avenue (June 2026, Jennifer Gaugler).



Figure 3. Front facade of the Folsom House (June 2026, Jennifer Gaugler).



Figure 4. Southwest side elevation of the Folsom House (June 2026, Jennifer Gaugler).



Figure 5. Northeast side elevation of the Folsom House (June 2026, Jennifer Gaugler).



Figure 6. Gas lamp and front facade detail of the Folsom House (June 2026, Jennifer Gaugler).

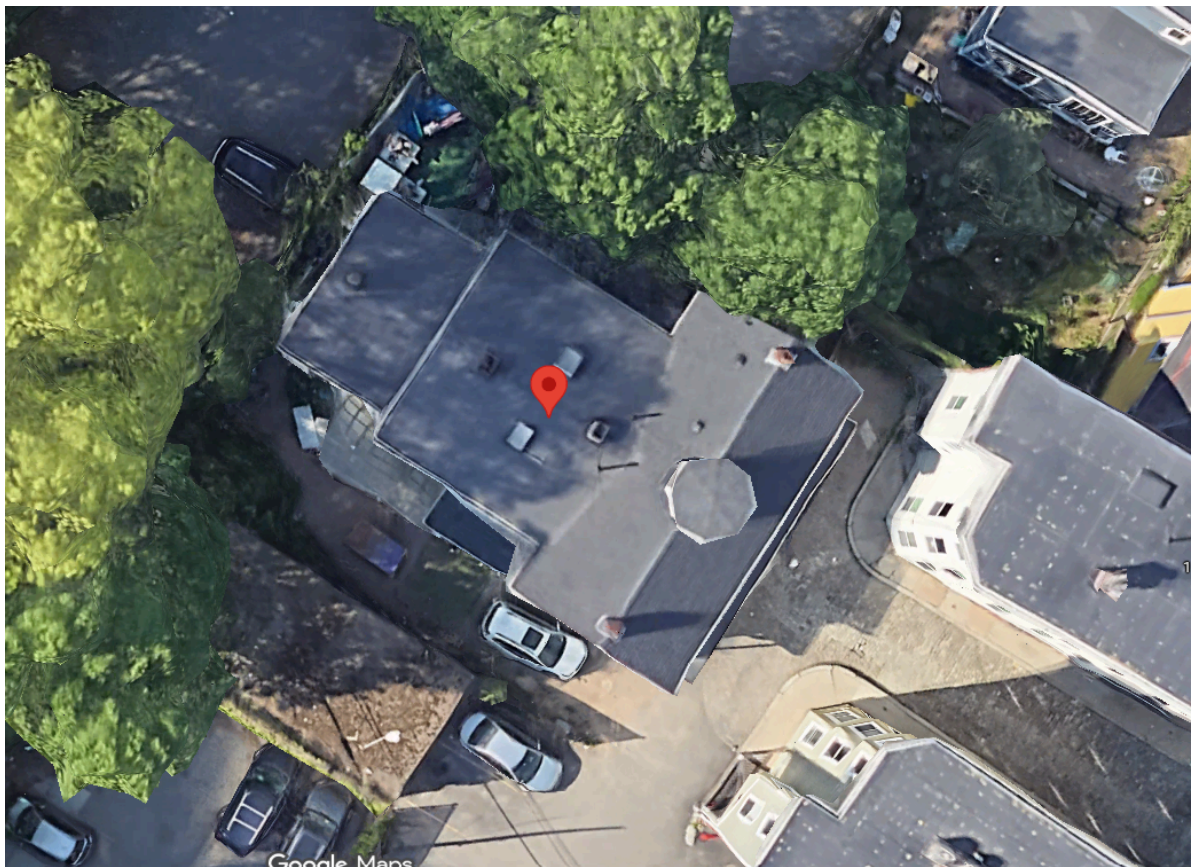


Figure 7. Satellite view of the Folsom House from Google Maps.



Figure 8. Map of Folsom House and the surrounding area from 1852 Boston McIntyre map.



Figure 9. Map of the surrounding area and Folsom House from 1873 Roxbury Hopkins Atlas.

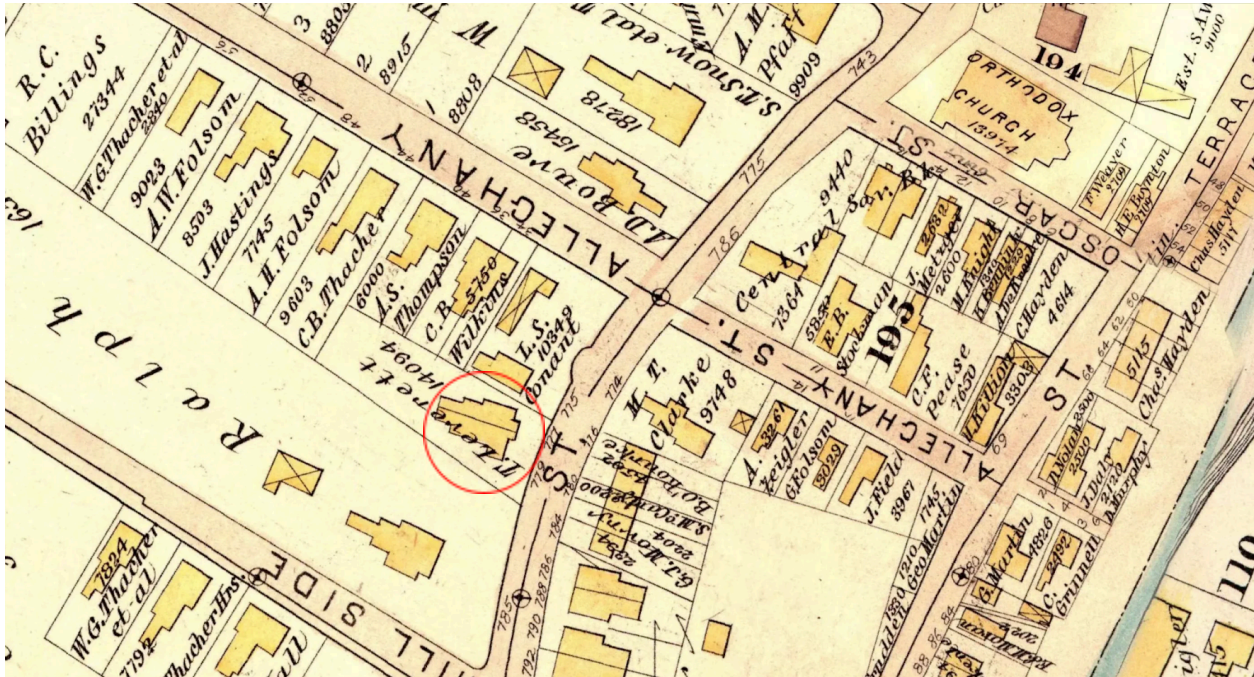


Figure 10. Map of Folsom House and the surrounding area from 1884 Roxbury Bromley Atlas.



Figure 11. Map of the Folsom House after having been moved rear and four new buildings constructed from 1888 Roxbury Bromley Atlas.



Figure 12. Folsom Avenue first appears in the 1899 Roxbury Bromley Atlas.

5. ARCHITECTURAL DESCRIPTION

The Folsom House, built in 1847, is a two-story wood-frame double house with a six-bay façade. The house has paired center entrances flanked by simple pilasters. The Italianate style of the house is expressed by details including the deep bracketed eaves at the roof and the unusual bracketed porch hood with scalloped bargeboards spanning the length of the main facade. There is also an unusual octagonal cupola with bracketed eaves atop the gabled roof. Two chimneys are symmetrically located at the ends of the roof peak of the main block.

The house rests on a Roxbury puddingstone foundation¹ and is sheathed in clapboards, with the exception of the first story on the right side of the front facade which is sheathed in flushboard siding. The window openings currently contain mostly 1-over-1 replacement stock windows which have been surrounded with extra framing to fit within the original openings.

The house is T-shaped in plan, with a two-segment ell extending away from the main block toward the rear of the property (**Figure 7**). The rearmost segment of the ell is narrower, and its roof steps down in height. Based on historic maps, it was likely added between 1852 and 1873 (see **Figures 8 and 9**).

Behind the main block, the building facades are not entirely symmetrical. On the southwest side elevation there is a small projecting first-floor addition with three windows attached to the ell and behind that a shed porch roof providing covered outdoor space (**Figures 4 and 7**). On the northeast side elevation there is a first-floor bay window on the first segment of the ell (**Figure 5**).

Alterations

There are a minimal number of exterior building permits associated with 3-4 Folsom Ave. These include:

- Oct. 1, 2005 - Repair and replace steps at front entrance and new doorways to both units.
- May 19, 2021 - Strip and reroof.

The long occupancy of the Mahoney/Clark families undoubtedly helped preserve the original structure; the description in the 1984 survey by the Boston Landmarks Commission is nearly identical to how the house appears in 2026.²

¹ Most of the foundation appears to be Roxbury puddingstone, but there is some masonry brick foundation work on the side facades.

² BOS.7817, BLC Inventory Form for 3-4 Folsom Avenue, <https://mhc-macris.net/details?mhcid=bos.7817>.

6. HISTORY AND SIGNIFICANCE

6.1 Historic Significance

The Mission Hill area of Boston is part of the traditional homelands of the Massachusett. They lived in the place we now call Boston for at least 12,000 years and are still here today. Archaeological investigations throughout Boston document surviving evidence of Native presence throughout the city, even in developed areas. See the Archaeological Sensitivity statement below for specific information about the known and potential ancient Native uses of this property.

In the first half of the nineteenth century, uphill Parker Hill (now known as Mission Hill) was predominantly countryside estates and farms. A few scattered mansions were sited next to agricultural land. Wealthy landowners like the Folsoms' neighbor, Ralph Crooker, a lifelong member of the Massachusetts Horticultural Society, planted fruit trees. However, only a couple blocks away industrialization was present in the form of the Boston and Providence Railroad tracks and the mills at Roxbury Crossing.

Thomas Thacher and W.O. Billings were cotton dealers on Long Wharf who owned a large portion of the area along Alleghany Street. In 1845, Thacher and Billings planned to subdivide their property and sell 28 house lots (see **Figure 13**). This did not immediately create a new neighborhood as the lots were developed over some time. The Folsoms could be considered the catalysts – initially with the construction of their house at 779 Parker (the original address for 3-4 Folsom), and then by building five new residences along Alleghany for family members and others.

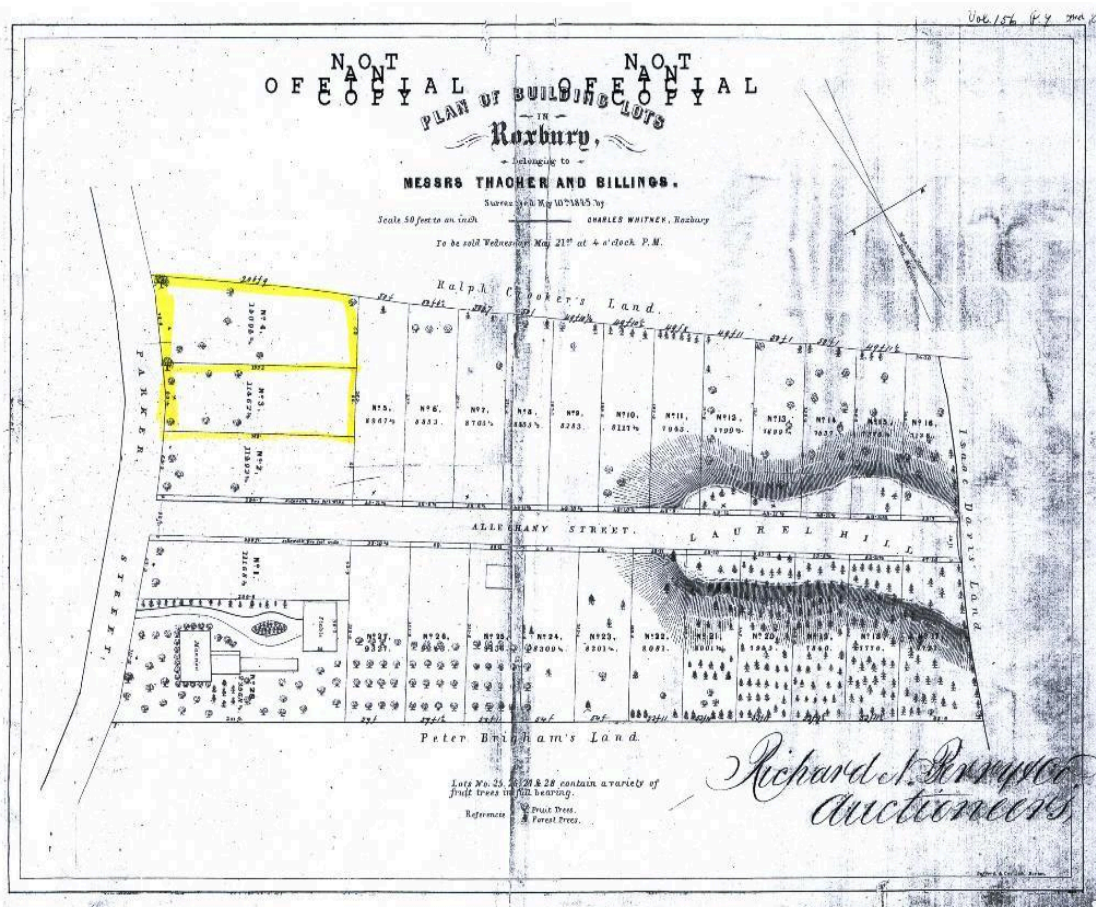


Figure 13. 1845 “Plan of Building Lots in Roxbury, belonging to Mssrs Thacher and Billings.” The parcels purchased by the Folsom family are outlined in yellow. Norfolk County Register of Deeds, Book 156 Page 9.

The Folsom house is one of the earliest surviving residences still standing in Mission Hill today, and it may be the oldest. The MACRIS survey forms for nearby nineteenth-century houses at 139 Hillside Street, 774 Parker Street and 72 Alleghany Street list their construction years as 1845-1848/1850; future research might be able to determine which house is the oldest.³

The construction of the Folsom House in 1847 coincided with a pivotal era in the history of the city. With development spurred by the Boston and Providence Railroad, the Town of Roxbury had just been incorporated as a city in 1846. The Folsoms were not only catalysts of the development of their neighborhood, but they would also play prominent roles in the civic life of the new city, as described below. Roxbury would go on to be annexed by Boston in 1868.

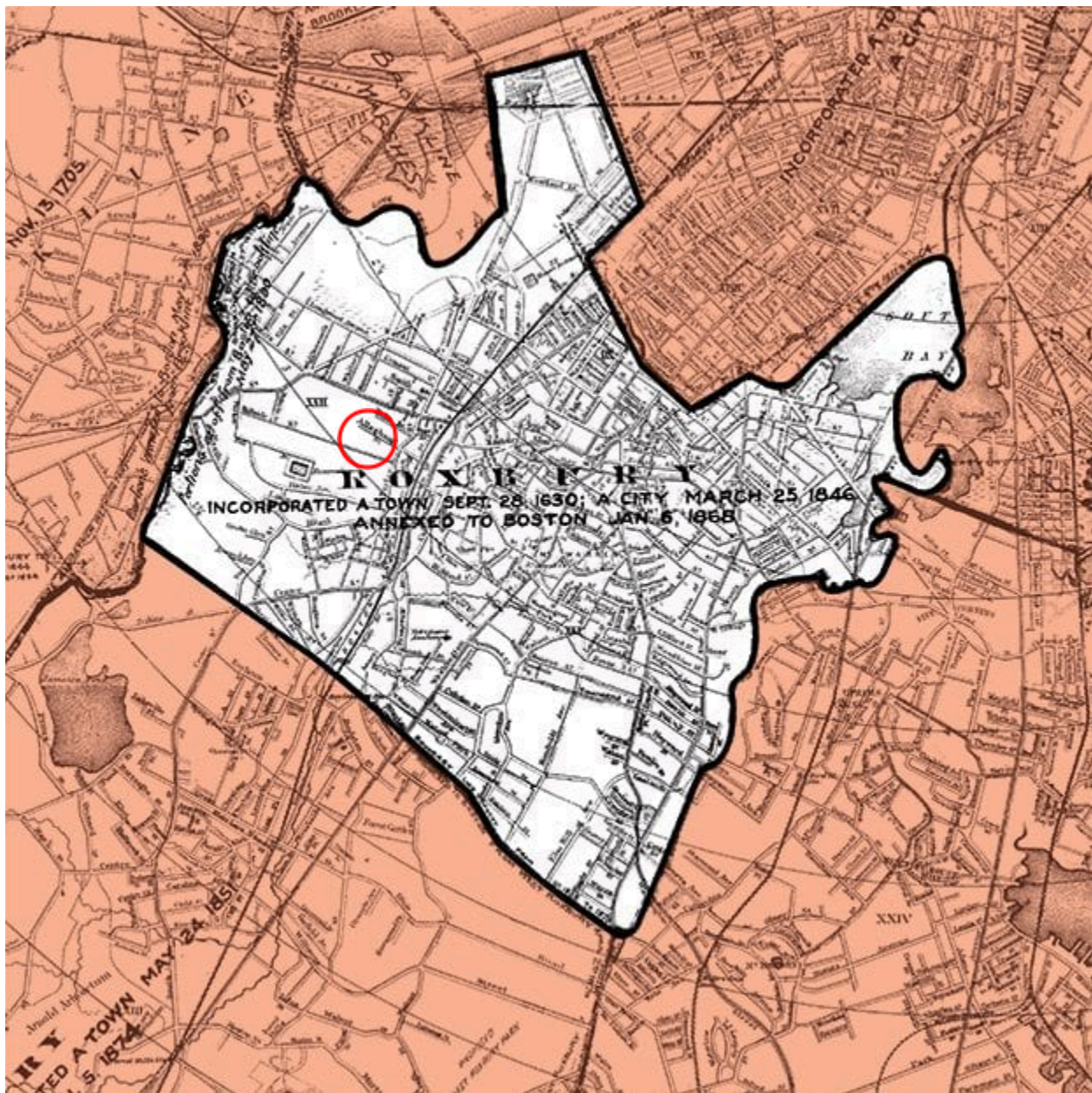


Figure 14. Annexation map of Roxbury with approximate location of Folsom House shown in the red circle. Map from Boston Redevelopment Authority via Bay State Banner, <https://baystatebanner.com/2014/02/19/annexation-map-shows-historic-city-borders/>

³ Massachusetts Cultural Resource Information System (MACRIS), Massachusetts Historical Commission, <https://mhc-macris.net/>.

Alonzo W. Folsom (1820-1894)

Alonzo W. Folsom was the builder and first occupant of 779 Parker Street (3-4 Folsom Avenue) with his brother Henry A. Folsom. He was born in Wolfeboro, New Hampshire, and died in the Roxbury neighborhood of Boston, Massachusetts on April 3, 1894, with a service held at St. John's Episcopal Church in Jamaica Plain. Alonzo married Harriet Soden in Framingham, Massachusetts on October 28, 1843. Together they had two children, Augustine H. Folsom and Harriet Griggs Soden Folsom. Harriet Folsom and Lizzie Folsom, her sister-in-law, were original members of the Eliot City Mission Society and the Highland Congregational Church at 738 Parker Street.

Alonzo held various jobs throughout his life; primarily he was a carpenter and housewright. He participated in leading philanthropic organizations and held several city government positions such as Roxbury Common Council in 1856 and Alderman in 1859 and 1860. Before the annexation of Roxbury to Boston (in 1868), he served as the Commissioner of Public Buildings for the City of Roxbury, appointed in 1866 and 1867. He participated in the Massachusetts Charitable Mechanic Association, and served on their Building Committee. He was a member of the Freemasons' Washington Lodge, served as a trustee for the Roxbury Institute for Savings Bank, and was involved with the 1881 construction of Mechanics Hall, located on Huntington Avenue at West Newton Street and Gloucester Street, which was demolished for the development of the Prudential Center.

With his brother Henry A. Folsom (1821-1887), Alonzo operated a carpenters and builders shop, advertised as "Tremont Rd. in Card's Building" in an 1850 ad in the *Roxbury Daily Advertiser*. The Folsom brothers are the attributed builders for five houses on the dead-end block of Alleghany, creating a residential enclave of single- and two-family homes in what was still a thinly settled neighborhood. The original street numbers for the houses changed when newer buildings were added on the block, but the current house addresses of 14, 44, 56, 72, and 80 Alleghany are all attributed to the Folsom brothers.

The Folsom brothers owned a shop at 17 Pearl Street (later renamed King) in Roxbury. Alonzo Folsom's later business address at 37 Milk Street reflected his increased status as a building superintendent.⁴

Augustine H. Folsom (1845-1926)

Augustine H. Folsom was the son of Alonzo and Harriet (Soden) Folsom, and he lived at 779 Parker Street (3-4 Folsom Avenue) until his marriage to Mary E. Barry in 1868. Augustine and Mary had one daughter, Harriet S. Folsom. After getting married, he lived most of his life at 48 Alleghany Street. Alonzo deeded 20 (renumbered 48) Alleghany (with the buildings on it) to his son in 1875.⁵ After Mary's death in April 1874, he remarried later in the same year to Anstruss [also spelled Anstress] Rogers Ellis, at the Church of the Unity, Boston.

Augustine Folsom was a prolific commercial photographer who documented buildings, landscape features, street views, manufacturing plants in Massachusetts and Connecticut, and schools. His photographs have become increasingly valued as archivists continue to digitize his images for collections that are now accessible on the internet. Locally, the Boston Public Library, Digital Commonwealth, Historic New England and the Boston Atheneum hold hundreds of his pictures. His photographs are also held beyond Massachusetts; the Library of Congress, the Smithsonian Archives Center, and the Metropolitan Museum of Art all retain Augustine's work. Augustine's second wife Anstruss Rogers Ellis came from Castine, Maine, and the Castine Historical Society has digitized more than 100 of his photographs of the area. Folsom's extensive photography of the Boston Public School System was famously exhibited at the 1900 Paris Exposition world's fair in the American pavilion.⁶ The preserved images are an essential resource for historic preservation work in Boston and beyond because he photographed so many buildings and streetscapes in the region, many of

⁴ Boston Business Directories, 1876 and 1883.

⁵ Suffolk County Registry of Deeds, Book 1267, Page 153.

⁶ "Boston Schools at the Exposition," *Boston Daily Globe*, January 21, 1900, 29.

which no longer survive. Folsom also developed an influential new method for photographing tall buildings, which had historically been a challenge to capture accurately.⁷

Some of Folsom's most innovative technical contributions to the field of photography occurred while he was living at 779 Parker (3-4 Folsom Avenue). He built his own camera using a lens from an opera glass before he even graduated from Roxbury High School. He also designed and constructed a mobile photography studio that became known as "Folsom's Folly" while living at the property, and began using it in 1865 to travel for miles, offering building photography to any interested customers. Everything needed for the wet-plate development process was contained inside the mobile studio and Folsom stood outside, accessing what he needed through small windows or rubber sleeves into which he inserted his arms (see **Figure 15**). He is believed to be the first photographer to ever develop a wet plate while standing outside.⁸

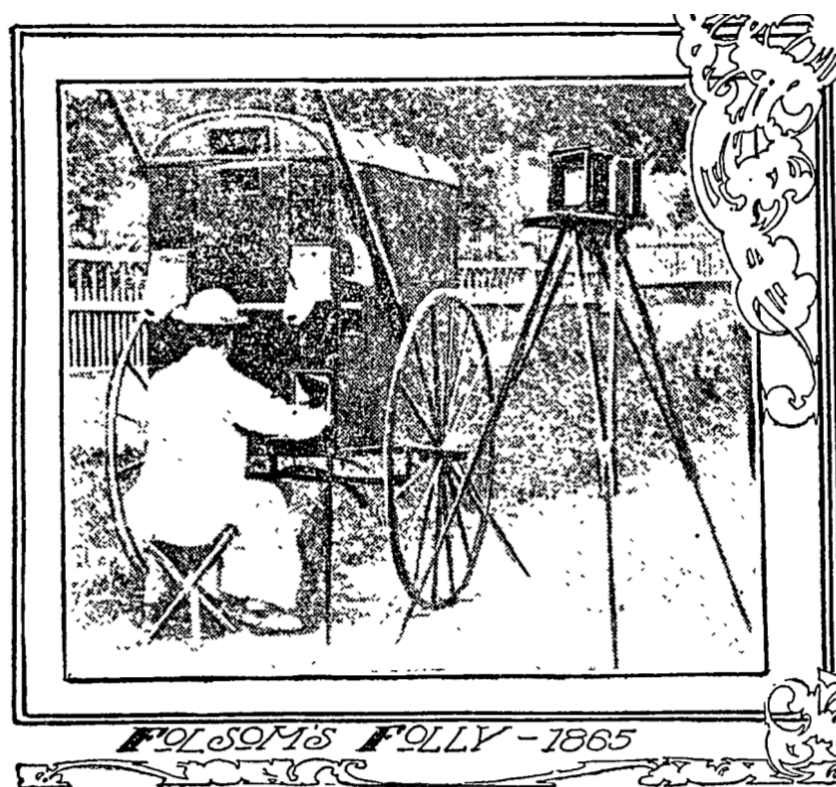


Figure 15. "Folsom's Folly." Augustine Folsom built this mobile photography studio while living at the house under study in this report.
"Old Wet-Plate Photographer," *Boston Daily Globe*, June 18, 1905.

In addition, Folsom collaborated with G.C. Burgess in 1868 to photograph Dighton Rock, an ancient petroglyph site in Berkley, Massachusetts, without using chalk to enhance the existing linework, as was common practice at the time.⁹ Chalk is mildly abrasive, can penetrate stones' pores, and can cause irreversible damage. Folsom and Burgess's work at Dighton Rock was a technological advancement that continued to be discussed and praised over fifty years later by the Colonial Society of Massachusetts.¹⁰

⁷ "Funeral today of Augustine H. Folsom," *Boston Daily Globe*, May 17, 1926, A9.

⁸ "Old Wet-Plate Photographer," *Boston Daily Globe*, June 18, 1905, SM4.

⁹ Report on the February 1919 meeting of the Colonial Society of Massachusetts, <https://www.colonialsociety.org/publications/456/february-meeting-1919>.

¹⁰ Report on the February 1919 meeting of the Colonial Society of Massachusetts.

Thomas Leverett

The second owner of the Folsom House was Thomas T. Leverett. On May 22, 1881, Leverett, a Boston musician, bought the house for \$7,500.00.¹¹ Along with John Hammond, Leverett founded the Boston Cornet School in 1886 at 170 Tremont Street. Leverett moved the house to the rear of the lot in 1888 (after which it was identified as 3 Folsom Avenue), and applied for building permits for 1-2 Folsom Avenue, and new buildings at 777 and 779 Parker Street. Documentation on the naming of Folsom Avenue has not yet been uncovered. The street's status as a private way (and the fact that for several decades all the buildings were owned by the same person, essentially forming an enclave) could explain why the Street Commissioners were not involved.

After Thomas Leverett's death in 1902, Charles and Louise Russert purchased the five buildings from his widow, Lydia Leverett. They sold the buildings in 1925 to George and Helen Vouros of Belmont, Massachusetts. Until 1947 all five buildings changed hands as a single deed, including the Brookline Savings Bank foreclosure auction in 1935.

The Mahoneys and Clarks

After changing hands several times in the first half of the twentieth century, the longest period of ownership occurred in the second half of the twentieth century, with a duration of 52 years for two related families: the Mahoneys and the Clarks. They owned the property from 1951 to 2003.

Cornelius Vincent Mahoney (1904-1971) and Anne Josephine Mahoney (1908-1981) immigrated from Ireland to Massachusetts, married in Cambridge in 1930, and lived in the Mission Hill housing project at 31 Tobin Court before moving to Folsom Avenue in 1951. They and their descendants shared the double house for a half century, with the Mahoney family residing on one side and their oldest daughter Anne Clark's family on the other side until 2003.

The property's address was changed from 3 Folsom Avenue to 3-4 Folsom Avenue in 2009 to more accurately reflect its status as a two-family residence with two front doors.¹²

6.2 Architectural Significance

The double house at 3-4 Folsom Avenue is architecturally distinctive for several reasons:

- The unusual bracketed porch hood with scalloped bargeboards spanning the length of the main facade;
- The unusual octagonal cupola on the roof;
- The gas street lamp near the two front doors;
- Its siting at the crest of a rare cobblestone street.

The symmetry of the overall design coupled with the central placement of the house at the end of the cobblestone street and the character-defining features of the porch, the cupola and the gas lamp create an almost cinematic vision, in essence a glimpse of early Roxbury. The 1888 move to the rear of the original parcel opened up the remaining land for development and was undoubtedly an economic decision by the owner Thomas Leverett, but it also created a protected enclave that surrounds the Folsom House, removing it from the busy thoroughfare of Parker Street and further away from the breweries and other businesses on Terrace Street just below.

There are no extant octagonal cupolas on nearby blocks, making this a unique and rare feature for the neighborhood. The inspiration for the design might have been the more elaborate cupola atop the Alvah Kittredge house on Linwood Street. In 1847, the panoramic views from the cupola would

¹¹ Suffolk County Registry of Deeds, Book 1523, Page 33.

¹² Street Renumbering Request Form, Boston Inspectional Services Department, approved April 30, 2009.

have included the Stony Brook, the tidal basin /muddy flats of the Back Bay and possibly a view of South Bay.

The gas street lamp still has historic charm despite no longer functioning. It is a Welsbach model installed by the Rising Sun Company in the first decade of the twentieth century.

The building is one whose loss would have a significant negative impact on the historical and architectural integrity or urban design character of the neighborhood.

6.3 Archaeological Sensitivity

For as many as 12,000 years, Parker Hill has been part of the traditional lands of the Massachusetts tribe. Though no archaeological excavations have been conducted on the hill itself, it is extremely likely that the area was heavily utilized and occupied by Native people. There are currently two known ancient Native archaeological sites within a 0.5-mile radius. As a high, flat point in between the Muddy River and Stony Brook, this may have been an area of long-term settlement. The current street names of Sachem, Calumet, and Iroquois Streets also suggest a historic knowledge of Native presence in the area.

Prior to the construction of the Folsom House in 1847, the neighborhood was predominantly country estates and farms, with a few scattered mansions. In 1845, the owners of a large swath of land drew up a plan to subdivide their property and sell 28 house lots (see **Figure 13**). The Folsom House was constructed in 1847 (see **Figure 8** for the earliest map on which it appears), and an addition was added to the rear sometime before 1873 (see **Figure 9**). The house was moved to the rear of the parcel in 1888 (see **Figures 10 and 11**).

The parcel under study and the immediate surrounding area have been heavily disturbed over time due to the moving of the extant house in 1888, the construction of adjacent townhouses the same year (**Figure 11**), and the construction of Folsom Avenue ca. 1895-1899 (**Figure 12**). As a result, the potential for sensitive archaeological resources to be found on the parcel is low, but intact archaeological deposits do exist and have been located even in developed parts of Boston.

6.4 Planning Context

The current owners of 3-4 Folsom Ave. submitted a completed Article 85 application in April 2026 for the demolition of the house. At a public hearing on May 12, 2026, the Boston Landmarks Commission found the property to be significant and imposed a 90-day demolition delay under Article 85 of the Boston Zoning Code. The property owner subsequently made an appeal to the Zoning Board of Appeals. At a public hearing on June 16, 2026, the Zoning Board of Appeals issued a determination that the Boston Landmarks Commission did not comply with the statutory deadlines to invoke a 90-day demolition delay under Article 85 of the Boston Zoning Code, and thus the demolition delay was lifted.

On April 2, 2026, a petition to Landmark the Folsom House at 3-4 Folsom Avenue was submitted. At a public hearing on April 14, 2026, the Boston Landmarks Commission voted to accept the petition for further study.

On June 18, 2026, a notice of an upcoming hearing to consider the designation of the property was posted in the *Boston Herald*, recorded with the Registry of Deeds, and sent to the property owner. This notice stated that the property had been placed under ninety days of temporary protection as enabled by the last paragraph of Section 4 of Chapter 772 of the Acts of 1975, as amended.

7. STANDARDS AND CRITERIA

7.1 Introduction

Per sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended), Standards and Criteria must be adopted for each Designation that shall be applied by the Commission in evaluating proposed changes to the historic resource. The Standards and Criteria both identify and establish guidelines for those features that must be preserved and/or enhanced to maintain the viability of the Designation. The Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.¹³ Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purpose of the statute.

The intent of these guidelines is to help local officials, designers and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily ensure approval, nor are they absolute, but any request for variance from them must demonstrate the reason for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and after holding a public hearing, in accordance with the statute.

Proposed alterations related to zoning, building code, accessibility, safety, or other regulatory requirements shall require the prior review and approval of the Commission.

In these standards and criteria, the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions that are specifically required.

7.2 Levels of Review

The Commission has no desire to interfere with the normal maintenance procedures for the property. In order to provide some guidance for property owners, managers or developers, and the Commission, the activities that might be construed as causing an alteration to the physical character of the exterior have been categorized to indicate the level of review required, based on the potential impact of the proposed work.

- A. Routine activities that are **NOT** subject to review by the Commission:
 1. Activities associated with normal cleaning and routine maintenance.
 - a. For building maintenance, such activities might include the following: normal cleaning (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind repainting, staining or refinishing of wood or metal elements, lighting bulb replacements or in-kind glass repair/replacement, etc.
 - b. For landscape maintenance, such activities might include the following: normal cleaning of paths and sidewalks, etc. (no power

¹³ U.S. Department of the Interior, et al. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*, Secretary of the Interior, 2017, www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind spot replacement of cracked or broken paving materials, in-kind repainting or refinishing of site furnishings, site lighting bulb replacements or in-kind glass repair/replacement, normal plant material maintenance, such as pruning, fertilizing, mowing and mulching, and in-kind replacement of existing plant materials, etc.

2. Routine activities associated with special events or seasonal decorations that do not disturb the ground surface, are to remain in place for less than six weeks, and do not result in any permanent alteration or attached fixtures.

B. Activities that may be determined by the staff to be eligible for a Certificate of Exemption or Administrative Review, requiring an application to the Commission:

1. Maintenance and repairs involving no change in design, material, color, ground surface or outward appearance.
2. In-kind replacement or repair.
3. Phased restoration programs will require an application to the Commission and may require full Commission review of the entire project plan and specifications; subsequent detailed review of individual construction phases may be eligible for Administrative Review by BLC staff.
4. Repair projects of a repetitive nature will require an application to the Commission and may require full Commission review; subsequent review of these projects may be eligible for Administrative Review by BLC staff, where design, details, and specifications do not vary from those previously approved.
5. Temporary installations or alterations that are to remain in place for longer than six weeks.
6. Emergency repairs that require temporary tarps, board-ups, etc. may be eligible for Certificate of Exemption or Administrative Review. In the case of emergencies, BLC staff should be notified as soon as possible to assist in evaluating the damage and to help expedite repair permits as necessary.

C. Activities requiring an application and full Commission review:

Reconstruction, restoration, replacement, demolition, or alteration involving change in design, material, color, location, or outward appearance, such as: New construction of any type, removal of existing features or elements, major planting or removal of trees or shrubs, or changes in landforms.

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the Landmarks staff shall determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption.

E. Concurrent Jurisdiction

In some cases, issues that fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state, and federal agencies, boards,

and commissions such as the Boston Art Commission, the Massachusetts Historical Commission, the National Park Service and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, a joint staff review or joint hearing will be arranged.

7.3 List of Character-defining Features

Character-defining features are the significant observable and experiential aspects of a historic resource, whether a single building, landscape, or multi-property historic district, that define its architectural power and personality. These are the features that should be identified, retained, and preserved in any restoration or rehabilitation scheme in order to protect the resource's integrity.

Character-defining elements may include, for example, the overall shape of a building and its materials, craftsmanship, decorative details and features, as well as the various aspects of its site and environment. They are critically important considerations whenever preservation work is contemplated. Inappropriate changes to historic features can undermine the historical and architectural significance of the resource, sometimes irreparably.

Below is a list that identifies the physical elements that contribute to the unique character of the historic resource. The items listed in this section should be considered important aspects of the historic resource and changes to them should be approved by the Commission only after careful consideration. The Commission acknowledges that some changes to the character-defining features may be necessary or beneficial; the standards and criteria established in this report are intended to make the changes sensitive to the historic and architectural character of the property.

The character-defining features for this historic resource include:

- The symmetrical six-bay facade;
- The Roxbury puddingstone foundation;
- The paired center entrances flanked by pilasters;
- The fenestration pattern;
- The clapboard sheathing;
- The deep bracketed eaves at the roof;
- The gabled roof;
- The octagonal cupola on the roof;
- The bracketed porch hood with scalloped bargeboards spanning the length of the main facade;
- The gas street lamp near the two front doors;
- The siting of the house at the end of the cobblestone street.

7.4 Standards and Criteria

The following Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.¹⁴ These Standards and Criteria apply to all exterior building alterations that are visible from any existing or proposed street or way that is open to public travel and to archaeological resources that may exist below grade

¹⁴ U.S. Department of the Interior, et al. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS, Secretary of the Interior, 2017, www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

7.4.1 General Standards

Subject to review and approval under the terms of this report, the following standards shall apply:

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided. See the list of Character-Defining Features in the previous section.
2. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
3. The period of significance is not determined by this study report. However, proposals for alterations to the property should be presented to the Commission with a clear argument for how they acknowledge the most current understanding of the property's period or periods of significance and their impact on historic or existing fabric of the building.
4. Changes and additions to the landmark that have taken place over time are evidence of the history of the property and its context. These changes may have acquired significance in their own right; if so, that significance should be recognized and respected. (The term "later contributing features" will be used to convey this concept.)
5. Distinctive or significant historic and architectural materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis. Replacement of missing features should be substantiated by documentary and physical evidence.
7. The use of synthetic replacement materials is discouraged, except when substituted for perishable features exposed to the weather or when necessary to accommodate the effects of climate change.
8. Chemical and/or physical treatments (such as sandblasting) shall not be used in a manner that damages historic materials. The surface cleaning of structures shall be undertaken using the gentlest means possible and the results should preserve the patina that characterizes the age of the structure. Applications of paint or masonry preservative solutions will be reviewed on a case-by-case basis; painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.
9. Demolition of a designated structure can be allowed only as a last resort after all practicable measures have been taken to ensure preservation, or unless required to comply with requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition.
10. Creating new openings in exterior walls should be avoided when possible. Where necessary to accommodate new uses or for achieving accessibility, new openings or changes to existing openings will be reviewed on a case-by-case basis.

11. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of a property and its environment.
12. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
13. Original or later contributing signs, marquees, and canopies integral to the building ornamentation or architectural detailing shall be preserved, excluding references to building ownership, operations, tenants.
14. New signs, banners, marquees, canopies, and awnings shall be compatible in size, design, material, location, and number with the character of the building, allowing for contemporary expression. New signs shall not detract from the essential form of the building nor obscure its architectural features. New signs may attach to the building if approved by the Commission. The method of attachment shall be reviewed on a case-by-case basis and should cause the least damage possible to the building. (See the Masonry section for guidelines on penetrating masonry.)
15. Property owners shall take necessary precautions to prevent demolition by neglect of maintenance and repairs. Demolition of protected buildings in violation of Chapter 772 of the Acts of 1975, as amended, is subject to penalty as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.
16. Should any major restoration or construction activity be considered for a property, the Boston Landmarks Commission recommends that the proponents prepare a historic building conservation study and/or consult a materials conservator early in the planning process. The Boston Landmarks Commission specifically recommends that any work on masonry, wood, metals, or windows be executed with the guidance of a professional building materials conservator.
17. When reviewing an application for proposed alterations, the Commission will consider whether later addition(s) and/or alteration(s) to the building can, or should, be removed on a case-by-case basis. Since it is not possible to provide one general guideline, the following factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:
 - a. Compatibility with the existing property's integrity in scale, materials and character.
 - b. Historic association with the property.
 - c. Quality in the design and execution of the addition/alteration.
 - d. Functional usefulness.

7.4.2 Archaeology

1. If the property is designated as a Landmark, all proposed below-ground impacts to the site, temporary or permanent, shall be reviewed by the staff archaeologists of the City Archaeology Program and the City Archaeologist to determine if significant archaeological resources may or will be negatively impacted by below-ground work. If impacts may or do exist, and they can not be avoided, mitigation in the form of archaeological monitoring, excavations, or other documentation may be required based on the recommendations and consultation of the City Archaeologist.

2. Significant archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures will be required before the proposed work can commence. All archaeological mitigation (monitoring, survey, excavation, etc.) shall be conducted under a state-issued State Archaeological Permit by an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology.

7.4.3 Masonry at exterior walls

1. All character-defining masonry materials shall be preserved.
2. Character-defining masonry materials, features, details, surfaces and ornamentation shall be repaired, if necessary, by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods.
3. Deteriorated masonry materials, features, details, surfaces, and ornamentation or missing components of masonry features shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement of character-defining materials or elements is necessary, it should be based on physical or documentary evidence.
5. Sound original mortar shall be retained.
6. Deteriorated mortar shall be carefully removed by hand raking the joints.
7. Use of mechanical hammers shall not be allowed. Use of mechanical saws may be allowed on a case-by-case basis.
8. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile, and method of application.
9. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
10. If the building is to be cleaned, the masonry shall be cleaned with the gentlest method possible.
11. Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted. Doing so can change the visual quality of the material and damage the surface of the masonry and mortar joints.
12. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
13. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some significant point in the history of the property.
14. New penetrations for attachments through masonry are strongly discouraged. When necessary, attachment details shall be located in mortar joints, rather than through masonry material; stainless steel hardware is recommended to prevent rust jacking. New

- attachments to cast concrete are discouraged and will be reviewed on a case-by-case basis.
15. Deteriorated concrete shall be repaired by cutting damaged concrete back to remove the source of deterioration, such as corrosion on metal reinforcement bars. The new patch shall be applied carefully so that it will bond satisfactorily with and match the historic concrete.
 16. Joints in concrete shall be sealed with appropriate flexible sealants and backer rods, when necessary.

7.4.4 Wood at exterior walls

1. Character-defining wood materials shall be preserved.
2. Character-defining wood surfaces, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating, or reinforcing the wood using recognized preservation methods.
3. Deteriorated wood materials, features, details, surfaces, and ornamentation or missing components of wood features shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement of character-defining materials is necessary, it should be based on physical or documentary evidence.
5. Cleaning of wood elements shall use the gentlest method possible.
6. Paint removal should be considered only where there is paint surface deterioration or excessive layers of paint have coarsened profile details and as part of an overall maintenance program that involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light; stripping the wood bare will expose the surface to the effects of weathering.
7. Damaged or deteriorated paint should be removed to the next sound layer using the mildest method possible.
8. Propane or butane torches, sandblasting, water blasting, or other abrasive cleaning and/or paint removal methods shall not be permitted. Doing so changes the visual quality of the wood and accelerates deterioration.
9. Repainting should be based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

7.4.5 Architectural metals at exterior walls

1. Character-defining architectural metals shall be preserved.
2. Character-defining metal materials, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, or reinforcing the metal using recognized preservation methods.
3. Deteriorated metal materials, features, details, surfaces, and ornamentation or missing components of metal features shall be replaced with materials and elements which

- match the original in material, color, texture, size, shape, profile, and detail of installation. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement of character-defining materials or elements is necessary, it should be based on physical or documentary evidence.
 5. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the gentlest method possible.
 6. The type of metal shall be identified prior to any cleaning procedure because each metal has its own properties and may require a different treatment.
 7. Non-corrosive chemical methods shall be used to clean soft metals (such as lead, tinplate, terneplate, copper, and zinc) whose finishes can be easily damaged by abrasive methods.
 8. If gentler methods have proven ineffective, then abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed for hard metals (such as cast iron, wrought iron, and steel) as long as it does not abrade or damage the surface.
 9. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program that involves repainting or applying other appropriate protective coatings. Paint or other coatings help retard the corrosion rate of the metal. Leaving the metal bare will expose the surface to accelerated corrosion.
 10. Repainting should be based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

7.4.6 Windows

1. The original or later contributing arrangement of window openings shall be retained.
2. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
3. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.
4. Character-defining window sash, elements, features (functional and decorative), details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating, or otherwise reinforcing using recognized preservation methods.
5. Deteriorated window sash, elements, features (functional and decorative), details, and ornamentation or missing components of window features should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
6. When replacement of sash, elements, features (functional and decorative), details, or ornamentation is necessary, it shall be reviewed on a case-by-case basis and should be based on physical or documentary evidence.

7. Exterior combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.
8. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
9. Repainting of window frames, sashes, and, if appropriate, shutters, should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

7.4.7 Entrances/Doors

1. Character-defining entrance elements shall be preserved.
2. The original or later contributing entrance design and arrangement of the door openings shall be retained.
3. Creating new entrance openings should be avoided when possible. Where necessary to accommodate new uses or for achieving accessibility, new entrance openings will be reviewed on a case-by-case basis.
4. Enlarging or reducing original or later contributing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
5. Character-defining entrance materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
6. Deteriorated entrance elements, materials, features (functional and decorative), details, and ornamentation or missing components of entrance features should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
7. When replacement is necessary, it should be based on physical or documentary evidence.
8. Character-defining entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
9. Storm doors (aluminum or wood-framed) shall not be allowed on the primary entrance unless evidence shows that they had been used. They may be allowed on secondary entrances. Where allowed, storm doors shall be painted to match the color of the primary door.
10. Unfinished aluminum storm doors shall not be allowed.
11. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
12. Buzzers, alarms and intercom panels, where allowed, shall be flush mounted and appropriately located.
13. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

7.4.8 Porches/Stoops

1. Character-defining porch elements shall be preserved.
2. Character-defining porch and stoop materials, elements, features (functional and decorative), details, and ornamentation shall be retained if possible and, if necessary, repaired using recognized preservation methods.
3. Porch and stoop materials, elements, features (functional and decorative), details and ornamentation that become deteriorated or missing should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. Character-defining porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
6. Repainting shall be done with colors that are appropriate to the style and period of the building.

7.4.9 Lighting

1. There are several aspects of lighting related to the exterior of the building and landscape:
 - a. Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
 - b. Quality of illumination on building exterior.
 - c. Security lighting.
2. Character-defining lighting fixtures shall be retained and, if necessary, repaired by patching, piercing in or reinforcing the lighting fixture using recognized preservation methods.
3. Deteriorated lighting fixture materials, elements, features (functional and decorative), details, and ornamentation or missing components of lighting fixtures should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. Character-defining lighting fixture materials, elements, features (functional and decorative), details, and ornamentation shall not be sheathed or otherwise obscured by other materials.
6. Supplementary illumination may be added where appropriate to the current use of the building.
7. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:

- a. Reproductions of original or later contributing fixtures, based on physical or documentary evidence.
 - b. Accurate representation of the original period, based on physical or documentary evidence.
 - c. Retention or restoration of fixtures that date from an interim installation and that are considered to be appropriate to the building and use.
 - d. New lighting fixtures that are differentiated from the original or later contributing fixture in design and that illuminate the exterior of the building in a way that renders it visible at night and compatible with its environment.
8. The location of new exterior lighting shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
 9. No new exposed conduit shall be allowed on the building.
 10. Architectural night lighting is encouraged, provided the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended.
 11. On-site mock-ups of proposed architectural night lighting may be required.

7.4.10 Roofs and Cornices

1. The character-defining roof and cornice shapes and elements (visible from public ways) of the existing building shall be preserved.
2. Character-defining roof and cornice materials such as slate, wood trim, elements, features (decorative and functional), details and ornamentation, such as cresting, shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated roofing materials, elements, features (functional and decorative), details and ornamentation or missing components of roof features should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. Character-defining roof and cornice materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
6. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material and design (integral gutters shall not be replaced with surface-mounted).

7.4.11 Roof Projections (includes satellite dishes, antennas and other communication devices, louvers, vents, chimneys, and chimney caps)

1. New roof projections shall not be visible from the public way. (This does not apply to solar panels, which shall be reviewed on a case-by-case basis; see section on Renewable Energy Sources.)

2. New mechanical equipment should be reviewed to confirm that it is no more visible than the existing.

7.4.12 Additions (also refer to General Standards above)

1. Additions can significantly alter the historic appearance of the buildings. An exterior addition should only be considered after it has been determined that the existing building cannot meet the new space requirements.
2. New additions shall be designed so that the character-defining features of the building are not radically changed, obscured, damaged, or destroyed.
3. New additions should be designed so that they are compatible with the existing building, although they should not necessarily be imitative of an earlier style or period.
4. New additions shall not obscure the front of the building.
5. New additions shall be of a size, scale, and materials that are in harmony with the existing building.

7.4.13 Accessibility

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities the level of physical access to historic properties that is required under applicable law, consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact. Access modifications for persons with disabilities shall be designed and installed to least affect the character-defining features of the property; modifications should be reversible when possible and preserve as much of the original materials as possible. Modifications to some features may be allowed in providing access, once a review of options for the highest level of access has been completed.
2. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Assess the property's existing and proposed level of accessibility;
 - c. Evaluate accessibility options within a preservation context.
3. Because of the complex nature of accessibility, the Commission will review proposals on a case-by-case basis. The Commission recommends consulting with the following document, which is available from the Commission office: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; Preservation Brief 32 "Making Historic Properties Accessible" by Thomas C. Jester and Sharon C. Park, AIA.

7.4.14 Renewable Energy Sources

1. Renewable energy sources, including but not limited to solar energy, are encouraged for the site.
2. Proposals for new renewable energy sources shall be reviewed by the Commission on a case-by-case basis for potential physical and visual impacts on the building and site.
3. Refer to the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings for general guidelines.

7.4.15 Building Site

1. The general intent is to preserve the existing historic or character-defining site and landscape features that enhance the property.
2. It is recognized that often the environment surrounding the property has character, scale and street pattern quite different from what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition between the historic property and its newer surroundings.
3. All character-defining features of the building site that are important in defining its overall historic character shall be retained and, if necessary, repaired using recognized preservation methods. This may include but is not limited to walls, fences, steps, walkways, paths, roads, vegetation, landforms, furnishings and fixtures, decorative elements, and water features. (See the Archaeological Sensitivity section for subsurface features such as archaeological resources or burial grounds.)
4. Deteriorated or missing site features should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the designated property's structure or site.
7. If there are areas where the terrain is to be altered, these areas shall be surveyed and documented to determine the potential impact to important landscape features.
8. The historic relationship between buildings and the landscape shall be retained. Grade levels should not be changed if it would alter the historic appearance of the building and its relation to the site.
9. Buildings should not be relocated if it would diminish the historic character of the site.
10. When they are required by a new use, new site features (such as parking areas, driveways, or access ramps) should be as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and be compatible with the historic character of the property. Historic rock outcroppings like puddingstone should not be disturbed by the construction of new site features.
11. When they are necessary for security, protective fencing, bollards, and stanchions should be as unobtrusive as possible.
12. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the designated property.
13. The Boston Landmarks Commission recognizes that the designated property must continue to meet city, state, and federal goals and requirements for resiliency and safety within an ever-changing coastal flood zone and environment.

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<https://guides.bpl.org/BostonReports/CityCouncil>

Boston Inspectional Services Department historic permit online database:
<https://www.boston.gov/departments/inspectional-services/how-find-historical-permit-records>

Boston Lists of Residents, accessed through Boston Public Library:
<https://guides.bpl.org/residentslists>

- 1909 (Ward 19)
- 1923 (Ward 14)
- 1927, 1931, 1941, 1969, 1975 (Ward 10)

Boston Street Histories:
<https://www.boston.gov/departments/public-works/historic-public-works-records>

Public Works Dept. Locations of Gas Lamps, 1985 Inventory.

Newspapers

Boston Daily Advertiser, 1850.

“Boston Schools at the Exposition,” *Boston Daily Globe*, January 21, 1900, 29.

Clark, Anne V. (obituary). *Boston Globe*. Boston, Massachusetts. October 4, 2000.

Folsom, Alonzo W. (death notice). *Boston Herald*. Boston, Massachusetts. April 3, 1894.

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“Massachusetts Charitable Mechanic Association,” *Boston Evening Transcript*, January 19, 1880, 1.

“Old Wet-Plate Photographer,” *Boston Daily Globe*, June 18, 1905, SM4.

Genealogy Sources

Biographical sketches of representative citizens of the commonwealth of Massachusetts (Boston: Graves & Steinbarger, 1901). (Thacher family history)

City of Cambridge Marriage Records.

Roxbury City Documents, 1867. Northeastern University Special Collections Library.

Roxbury Vital Records, Marriages.

St. Joseph Cemetery, West Roxbury records.

Deeds and Plans

Norfolk County Registry of Deeds, plans 149.287 (1844), 156.9 (1845), 270.330.

Suffolk County Registry of Deeds, plans 1682/168, 1704/75, 5736/441.

For a complete list of deeds associated with the house, see section 3 of this report.

Building Inventory Forms

Building inventory forms available through the Massachusetts Cultural Resource Information System (MACRIS), Massachusetts Historical Commission, <https://mhc-macris.net/>:

- Houses along Alleghany Street, BOS.7717 through BOS.7726
- 3-4 Folsom Avenue, BOS.7817
- 139 Hillside Street, BOS.7843
- 774 Parker Street, BOS.7882

Maps (in chronological order)

Map of the city of Boston and immediate neighborhood : from original surveys (H. McIntyre: 1852).

“Plan of Boston, corrected under the direction of Committee on Printing of 1867, by N. Henry Crafts; drawn by H.M. Wightman; engraved by C.A. Swett.” (Boston, Mass: Engineering Dept., 1867.)

Shurtleff, Nathaniel Bradstreet. *A Topographical and Historical Description of Boston*. United States: request of the City Council, 1871.

Atlas of the County of Suffolk, Massachusetts, Vol. 2 (G.M. Hopkins & Co., 1873).

Atlas of the City of Boston : Roxbury, Vol. 2 (G.W. Bromley & Co., 1884).

Atlas of the City of Boston : Roxbury, Mass., vol. 3 (G.W. Bromley & Co., 1888).

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Directories

Boston Directory. Sampson & Murdock Company, 1850.

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Boston Directory. Sampson & Murdock Company, 1866.

Boston Directory. Sampson & Murdock Company, 1922.

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Norfolk County Business Directory, 1852.

Other

Christopher Scovel, 2005 architectural plans and photos of 3-4 Folsom Avenue.

Congregational Church Library, Highland Congregational Church records: 1870 list of members, Box 6 photos and memorabilia.

Email correspondence with Gene Denu, Wolfeboro, N.H. Historical Society Director/Archivist.

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<https://www.colonialsociety.org/publications/456/february-meeting-1919>.

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