

THE ANNA HARRIS SMITH HOUSE

65 Pleasant Street, Dorchester



BOSTON LANDMARKS COMMISSION STUDY REPORT

Petition # 225.07
Boston Landmarks Commission | Office of Historic Preservation
City of Boston

Draft approved by:		June 3, 2025
	Elizabeth Sherva, Executive Director	Date
Draft approved by:		June 3, 2025
	Bradford C. Walker, Chair	Date

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Report posted on June 3, 2025

Cover image: The Anna Harris Smith House, Dorchester, May 29, 2025. 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 designation of the Anna Harris Smith House was initiated in 2007 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 Anna Harris Smith 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 house is historically significant at the local, state, and regional levels for its association with the locally prominent Clapp family, including Anna Harris Smith, the founder of the Animal Rescue League of Boston. Smith (the granddaughter of Samuel Clapp, who built the house) was born in the house in 1843 and lived there until 1908. Under Smith's leadership, the Animal Rescue League of Boston grew into a widely impactful institution which became a model for humane societies across the country, and which continues today to serve communities throughout Eastern Massachusetts.

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 Smith House is architecturally significant to the city of Boston as the best-preserved example of a five-bay by two-bay Federal-style vernacular house in Dorchester. It was built in 1804 by Samuel Clapp and is one of the oldest surviving houses in Boston.

In addition, the following criteria for designation is not currently satisfied, but Boston Landmarks Commission Staff would like to note the following:

A. Inclusion in the National Register of Historic Places as provided in the National Historic Preservation Act of 1966.

The Anna Harris Smith House is not currently included in the National Register of Historic Places. However, in 2006 Boston Landmarks Commission staff found the house to be individually eligible for the National Register of Historic Places under

criteria A, B, and C at the local level. The Massachusetts Historical Commission concurred with the opinion of the Boston Landmarks Commission staff.

Therefore, Boston Landmarks Commission staff recommends that the Commission designate the exterior of the Anna Harris Smith House as a Landmark under Chapter 772; and further recommends that the boundaries corresponding to the Assessor's parcel 1301499000 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 section 7 of this report will serve as guidelines for 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.

2. LOCATION AND ZONING

According to the City of Boston's Assessing Department, the Anna Harris Smith House is located at 65 Pleasant Street, Boston, MA 02125. The Assessor's Parcel Number is 1301499000.

The Anna Harris Smith House sits at the edge of the Jones Hill neighborhood of Dorchester. Jones Hill was named after Thomas Jones, the original owner of the eastern slope of the hill. The Old Jones House (ca. 1636) is believed to have been located on the site of the Anna Harris Smith House (see Section 6.3 Archaeological Sensitivity for more information).

Jones Hill is home to an unusually rich concentration of architecturally significant houses dating from approximately 1850 to 1920. A petition to designate the Jones Hill Architectural Conservation District was submitted to the Boston Landmarks Commission in 1983 (see section 6.4 Planning Context for more information).

The Anna Harris Smith House is located in the "Dorchester Neighborhood" Zoning District and a 2F-5000 Zoning Subdistrict (type: Medium Residential). The house is also located in a Neighborhood Design Overlay District. See Article 65 of the Boston Zoning Code for more information.

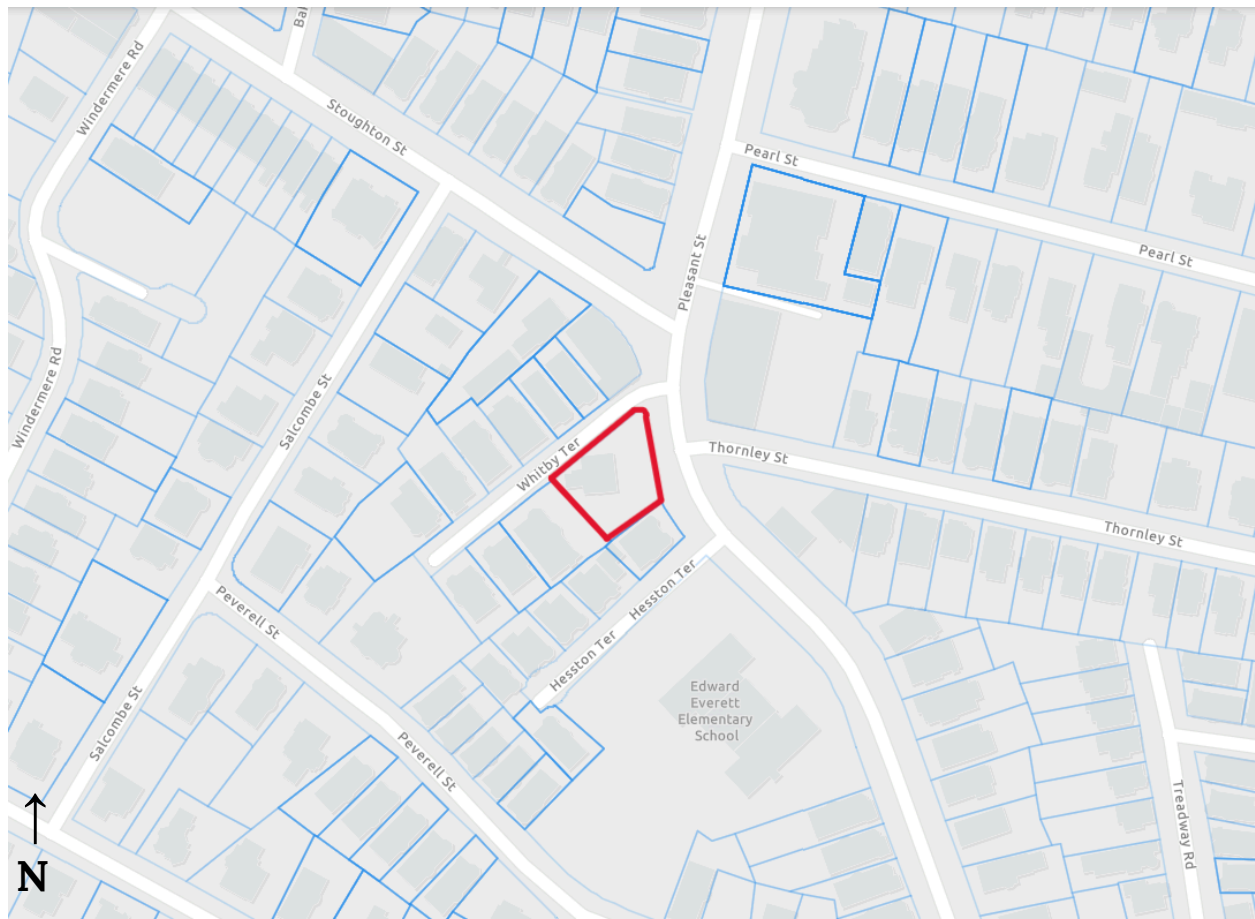


Figure 1. Map showing the boundaries of parcel # 1301499000.

3. OWNERSHIP AND OCCUPANCY

According to the City of Boston's Assessor's records, the Anna Harris Smith House is owned by Stacey A. Cordeiro, with a mailing address at 65 Pleasant Street, Dorchester, MA, 02125.

According to the Assessor's records, the property has a total assessed value of \$720,500, with the land valued at \$287,800 and the building valued at \$432,700 for fiscal year 2025.

The house was originally built as a single-family home. In the mid-20th century it was converted to four apartments. According to the City of Boston's Assessor's records, it was officially reclassified in 2003 as a four-to-six family residence, and reclassified again in 2016 as a two-family residence.

4. IMAGES

All contemporary photos taken on May 29, 2025 by Jennifer Gaugler.



Figure 2. The front of the house, which faces east towards Pleasant Street.



Figure 3. The side of the house which faces north. Photo taken from Whitby Terrace.



Figure 4. The rear of the house which faces west. Photo taken from Whitby Terrace.



Figure 5. The rear of the house which faces west. Photo taken from Whitby Terrace.



Figure 6. Detail of the rear of the house which faces west. The lower 9-over-6 window is possibly original.



Figure 7. The side of the rear addition which faces south.



Figure 8. The side of the house which faces south.

Historic Maps and Images



Figure 9. Earliest map depicting 65 Pleasant Street, 1831. It is the lower of the two “Clap” houses within the red circle. The other house is the house of Samuel Clapp’s brother (no longer extant). (Note that Clapp is sometimes spelled “Clap” in historic documents about the Clapp family, particularly in the earlier generations.)

Edmund J. Baker, Surveyr. / Pendleton's Lithog[raph]y, A MAP of the Towns of DORCHESTER AND MILTON, 1831, Made under the direction of the Town's committees for the use of the Commonwealth. Boston, 1831.



Figure 10. Before the construction of Whitby Terrace, 1898.

Atlas of the City of Boston; Vol. 5, Dorchester, Mass (G.W. Bromley & Co., 1898)



Figure 11. After the construction of Whitby Terrace, 1899

Atlas of Dorchester, West Roxbury and Brighton, City of Boston (L.J. Richards, 1899).



Figure 12. Portrait of Anna Harris Smith, 1899. Photographer unknown.

Dorchester Athenaeum,
<https://www.dorchesteratheneum.org/project/anna-harris-smith-1843-1937/>



Figure 13. The house in the 1860s. Photographer unknown.

Historic New England collection.

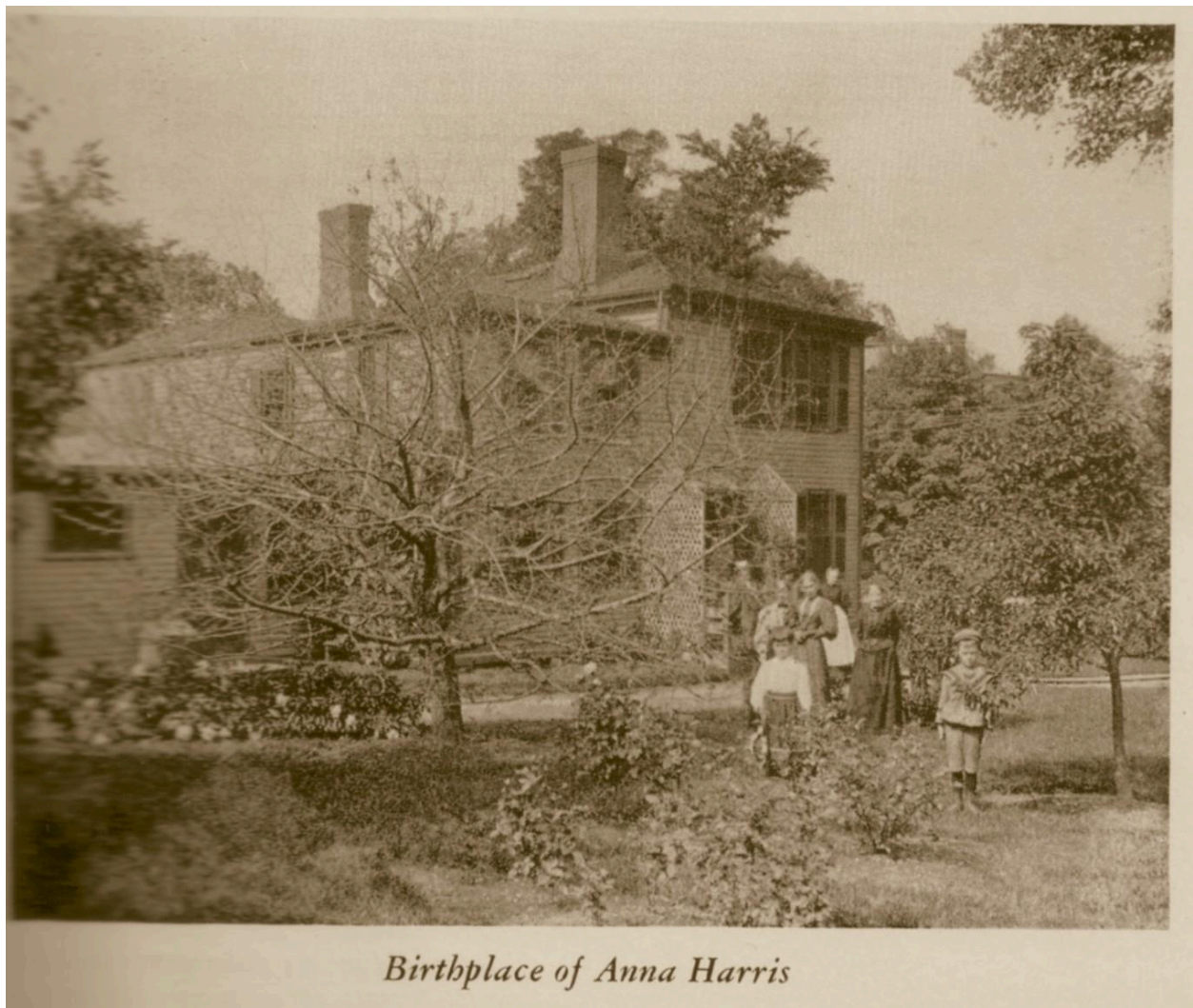


Figure 14. The house in the late 19th century, fully built out with rear ells. Photographer unknown.

Dorchester Athenaeum,
<https://www.dorchesteratheneum.org/project/65-pleasant-street-anna-harris-smith-house/>.

5. ARCHITECTURAL DESCRIPTION

Modest in detail, the Federal-style house at 65 Pleasant Street is oriented toward, and set back from, the street. The house is five bays wide, with two ranked bays framing the center entrance, and two bays deep. The house is clad with clapboards and trimmed with a wood sillboard and cornerboards. The clapboards were uncovered following the removal of wood shingles that were installed in 1936.

A boxed cornice encircles the building, located beneath the overhanging eaves of the low-pitched hipped-roof. An interior brick chimney rises from each end of the rear roof slope.

Most of the windows were handcrafted by the North Bennet Street School in 2011-2012, a private Boston vocational school offering instruction in the building trades. They are wood windows with reclaimed historic glass sourced from recovered window sash from around the region.¹ One window on the rear of the house may be original to 1804 (see **Figure 6**).

East (front) facade

The front door was constructed in 2010-2011 by North Bennet Street School students after the removal of a Victoria-era porch. The door is located in the center bay and is a six-panel wood door with a five light transom topped by a cornice and flat pilasters to either side (see **Figure 2**). The wood windows are twelve-over-twelve with operable sash and simple flat casings.

North (side) facade

The roof line of the south side of the house steps down from the front toward the back of the house (see **Figure 3**). The windows on the north of the house vary in size and proportion. Those in the two easternmost bays are twelve-over-twelve double-hung windows. On the middle addition there is a six-over-six double-hung window on the second floor and a narrower nine-over-six window on the first floor. There is also a one-over-one double-hung replacement window on the single-story rear ell. There are no doors on this side of the house.

West (rear) facade

The windows on the rear of the house vary in size and proportion. Some are six-over-six and others are nine-over-six (see **Figures 4-6**). At the rear of the rearmost addition there is a wood door with nine panes of glass above two wood panels.

South (side) facade

The roof line of the south side of the house steps down from the front toward the back of the house. There are two doors on the south side of the house. One is in the center of the main portion of the south facade, above a set of wooden steps (see **Figure 8**). It has a hood supported by decorative Victorian brackets with drop pendants. To the left of this door there are four nine-over-six double-hung windows, and to the right of this door there are four twelve-over-twelve double-hung windows. All of the windows are surrounded by simple flat wood trim. The other door is on the rearmost addition to the house, and it is a half-glazed door with nine lites in the upper portion and three-paneled wood in the bottom portion (see **Figure 7**). It is surrounded by simple flat wood trim. On either side of this door are a fixed three-pane window to the left and a one-over-one double-hung replacement window to the right.

¹ <https://historicboston.org/underneath-it-all-a-diamond-in-the-rough-at-65-pleasant-street/>

6. HISTORY AND SIGNIFICANCE

6.1 Historic Significance

For its association with the history of animal welfare in the United States and with the animal welfare activist and founder of the Animal Rescue League of Boston, Anna Harris Smith, the Anna Harris Smith House at 65 Pleasant Street in Dorchester is significant to the city of Boston, the Commonwealth of Massachusetts, and the New England region. Constructed in 1804 by her maternal grandfather, Samuel Clapp, the house was the residence of Anna Harris Smith from her birth until age 65. A music teacher, composer, and published author, Smith began working as a newspaper editor for *The Boston Beacon* in the 1880s. In 1899, she used her writing talents to motivate Boston residents to form the Animal Rescue League of Boston, the first in the Boston area to accept owner-surrendered animals in addition to strays. Under her leadership, by the time of her death the League was serving 100,000 animals per year. A prolific speaker, Smith was also a force in the field of humane education. Through her outreach and guidance, humane leagues throughout the United States were modeled on her work.

The extant house at 65 Pleasant Street is reported to have been constructed circa 1804 by Smith's maternal grandfather, Samuel Clapp (1766-1830), on the site of an earlier house destroyed by fire that same year.² Samuel Clapp also purchased an additional 0.25-acre parcel of land here from his brother, Seth Clapp. The deed's property description noted its location "near the place where the Dwelling House belonging to myself and Samuel Clapp lately stood, which has been consumed by fire..."³

Anna Harris Smith (1843-1929) was born Ann Sarah Harris in Dorchester to parents Ann Larkin Clapp Harris (1805-1872), a member of the locally-prominent Clapp family, and William Harris (1799-1865), who worked as a printer.⁴ Ann and William Harris raised their daughter and son, Samuel, in the house at 65 Pleasant Street constructed by Ann's father, Seth Clapp, in 1804. Anna Harris Smith lived here continuously until 1908. Smith was educated in public schools, the "New England Conservatory, and [by] private teachers, specializing in French and music."⁵ Census records note that as a young woman Smith worked in a spice store and as a music teacher.⁶ Smith also wrote music; in 1893, her vocal composition "Waiting for the Footfall" was published by the noted, Boston-based Oliver Ditson Company.⁷

Anna Harris Smith and her brother, Samuel C. Harris (1840-1902), inherited the property from their mother following her death in 1872 and continued to make this their residence. Smith purchased her brother's half-interest in the house in 1889,⁸ Samuel C. Harris retained an adjacent lot. Whitby Terrace was laid out in the mid-1890s and Samuel C. Harris began selling off house lots. In 1900, Anna Harris Smith sold the rear portion of the lot to developer Charles M. Ward, who then built three houses on the south side of Whitby Terrace.⁹

² David Clapp, compiler, *The Ancient Proprietors of Jones's Hill, Dorchester* (Boston: Privately Printed, 1883), 8.

³ Norfolk County Registry of Deeds Book 23, p. 61. Recorded in 1805.

⁴ https://www.findagrave.com/memorial/185074351/anna_s_harris;
https://www.findagrave.com/memorial/185074394/anna_larkin_harris;
https://www.findagrave.com/memorial/185075220/william_harris. All accessed March 22, 2024.

⁵ John W. Leonard, *Woman's Who's Who of America: A Biographical Dictionary of Contemporary Women of the United States and Canada, 1914-1915* (New York: The American Commonwealth Company, 1914), 754.

⁶ United States Census, 1870; United States Census, 1880.

⁷ "The Latest Music," *The Boston Globe*, 27 March 1883, p. 9.

⁸ Suffolk County Registry of Deeds Book 1892, p. 517.

⁹ Suffolk County Registry of Deeds Book 2703, p. 637.

In the 1880s, Smith began working as a journalist for *The Boston Beacon*, where she served as Associate Editor from 1889 until 1899. She joined the New England Woman's Press Association in April 1890 as a representative of that newspaper.¹⁰ Smith also compiled published collections of works by Longfellow and Tennyson.¹¹ In 1884 she married William Huntington Smith (1857-1926), a journalist 14 years her junior.¹² Huntington Smith, as he was known, shared his wife's occupational interests. Huntington Smith worked as a newspaper editor for *The Boston Traveler* and *The Boston Beacon*, which he later purchased, and as a literary translator and editor.¹³

Anna Harris Smith's facility with the written word served her well in the creation of her most significant contribution, the founding of the Animal Rescue League of Boston in 1899. In response to the paucity of options available to manage unwanted cats and dogs, Smith began her outreach in January 1899 with a letter to the editor of the *Boston Evening Transcript*. The letter called attention to the "great need" in Boston for a centralized location "to which [stray] cats and dogs can be taken and either provided with homes, or mercifully put to death" and entreated like-minded citizens to join her in forming such an organization.¹⁴ At that time, the only resource in the Boston area that accepted stray cats was the Ellen Gifford Home for Stray Cats in Brighton (now the Gifford Cat Shelter). The Ellen Gifford Home only accepted stray cats, meaning that owners unable to care for their cats could not surrender them directly to the Gifford Home.¹⁵ As a result, cats were left on the street to fend for themselves. The other local animal welfare organization was the Massachusetts Society for the Prevention of Cruelty to Animals (MSPCA), founded in 1868. The MSPCA's mission focused on the establishment and enforcement of anti-cruelty legislation and did not have the physical facilities to accept and house animals.¹⁶ George T. Angell, founder, and president of the MSPCA, endorsed Smith's endeavors and noted that the work of the two organizations would complement one another.¹⁷

The positive response to the letter to the editor prompted Smith to hold an organizational meeting on February 7, 1899 that attracted approximately 200 attendees. At the meeting, subscription memberships were established to fund the organization. George A. O. Ernst was selected as the organization's first president and Anna Harris Smith served as Chairman of the Executive Committee. (Smith served as President from 1900 until her death.) The Animal Rescue League of Boston was incorporated on March 13, 1899. Within a few weeks of the initial meeting, a 3-story

¹⁰ Myra B. Lord, *History of the New England Woman's Press Association, 1885-1931*, p. 45.

¹¹ These titles include *Golden Words for Daily Counsel* (1888) published by Thomas Y. Crowell & Co., New York, A *Longfellow Calendar* (1906), G. G. Harrap & Co., *Longfellow Day by Day* (1906), Thomas Y. Crowell & Co., and A *Tennyson Calendar* (1907), Thomas Y. Crowell & Co.

¹² <https://www.findagrave.com/memorial/184413658/huntington-smith>. Accessed March 22, 2024.; primary sources and census records are inconsistent regarding Anna Harris Smith's birth dates. Until the time of her marriage, her birthdate is accurately recorded on census records. The couple's marriage record accurately records her husband's age, but underreports her age by five years, i.e., a circa 1848 birthdate. (Massachusetts, U.S. Marriage Records, 1840-1915. Ancestry.com.) The 1900 census records her birthdate as 1848.

¹³ Huntington Smith was raised in Hudson, N.Y. and graduated from Dartmouth College in 1878. Smith worked as literary editor of *The Boston Traveler* 1879-1885, associate editor of *The Literary World* 1882-1888, associate editor of *The Boston Beacon* 1889-1898 and owner of *The Boston Beacon* 1898-1903. In 1886, Huntington Smith translated Tolstoy's *My Religion* from Russian into English and in 1890 compiled the anthology *A Century of American Literature*, published by Thomas Y. Crowell & Co.

¹⁴ Anna Harris Smith, "Letter to the Editor: An Animal Rescue League," *Boston Evening Transcript*, 21 January 1899, p. 17.

¹⁵ Ibid.

¹⁶ At that time, the SPCA did employ one man "to go outside and care for cats" and one man "whom it sends out to kill stray cats when any are reported in captivity." See Anna Harris Smith, "Letter to the Editor: An Animal Rescue League," *Boston Evening Transcript*, 21 January 1899, p. 17 and "For Cats That Have No Home," *The Boston Globe*. 8 February 1899, p. 5.

¹⁷ George T. Angell, "Letter to the Editor: Mr. Angell Favors the Animal Rescue League," *Boston Evening Transcript*, 7 June 1899, p. 15.

brick house on Carver Street (no longer extant) was leased to contain the organization's office and to house stray cats and dogs.¹⁸ By mid-April 1899, 75 stray cats and dogs had been processed, seven of which were adopted and six of which were still awaiting adoption.¹⁹

The League's mission grew to include care for animals beyond cats and dogs. In 1910, 25,784 cats, dogs, birds, mice, and rats were received at the League, of which 24,416 were cats.²⁰ The League's mission also grew to include care for neglected, hungry, or unwell working animals. In 1907, the League purchased a 14-acre farm in Dedham and renamed it Pine Ridge Home of Rest for Horses.²¹ In 1908, Anna Harris Smith and Huntington Smith sold the house at 65 Pleasant Street and moved to the Dedham farm.²² From there, Huntington Smith worked as superintendent of the League after leaving publishing in 1903. There, elderly or unwell horses surrendered by their owners or purchased at auction were retired to the farm or humanely euthanized. Working horses were served by the League's Work Horse Relief Station in Boston²³ and the Horse's Aid Association, which provided free veterinary care to working horses. In 1913, the League began its annual Christmas Dinner for Horses, delivering a meal of oats, carrots, and apples to working horses of Boston, a tradition which continued into the 21st century.²⁴ By its second decade, League membership had grown from the initial 150 members to more than 5,000 members. By 1911, the League was operating an ambulance for dogs and a "runabout" vehicle used to pick up cats. By 1929, the League was operating a free veterinary clinic and had a fleet of seven "collecting vans" to rescue animals. At the time of Smith's death in 1929, the League was caring for 100,000 animals annually at its nine locations, including the Bennet Street Industrial School in Boston, Roxbury, Cambridge, Chelsea, Dedham, East Boston, Lynn, and Medfield.²⁵

Anna Harris Smith was also a "pioneer in the promotion of humane education."²⁶ In 1902, the League began publishing a monthly magazine, *Our Fourfooted [sic] Friends*. Edited by (and largely written by) Smith, the magazine included reports of League activities as well as those of other rescue organizations, articles on animal care and health, children's stories, and teachers' guides for lessons teaching compassion toward animals. The education of children in the importance of kindness toward animals was an integral part of her outreach efforts. For example, in 1911, the League distributed 5,000 leaflets containing stories about caring for animals to children who visited the shelter or brought a stray animal to the League. The following year, Smith authored a children's book of the same title containing stories about adults and children caring for unwanted or ill animals.²⁷ In the League's 1907 Annual Report, Smith reported "the influence of the Animal Rescue League has been felt in all parts of this country. Our correspondence is very large and many letters are received from other states asking advice or help, or praising the work we are doing. The name Animal Rescue League, which originated with us and was thought out carefully, has been taken up and adopted by six or more organizations that were evidently inspired by our work."²⁸ Smith

¹⁸ Anna Harris Smith, "Letter to the Editor: The Animal Rescue League," *Boston Evening Transcript*, 29 April 1899, p. 17 and "Refuge for Stray Canines and Felines," *The Boston Globe*, 12 May 1899, p. 7.

¹⁹ "Refuge for Stray Canines and Felines," *The Boston Globe*, 12 May 1899, p. 7.

²⁰ Lillian Leslie Tower, "Haven for Lost, Sick or Abandoned Cats and Dogs," *The Boston Globe*, 29 January 1911, Section 2, p. 11.

²¹ Norfolk County Registry of Deeds Book 1051, pp. 584, 586, 587.

²² Suffolk County Registry of Deeds Book 3331, p. 458.

²³ Margaret C. Starbuck, "Branch Work," *Our Fourfooted Friends*, Feb. 1929, Vol. 27, No. 11, p. 13.

²⁴ Aimee Tucker, "The *Yankee Archives*: Christmas Dinner for Horses," <https://newengland.com/yankee/magazine/the-yankee-archives-christmas-dinner-for-horses/>. Accessed April 22, 2024.

²⁵ "Our Pledge for the Future," *Our Fourfooted Friends*, Feb. 1929, Vol. 27, No. 11, p. 3 and Margaret C. Starbuck, "Branch Work," *Our Fourfooted Friends*, Feb. 1929, Vol. 27, No. 11, p. 13.

²⁶ Barbara A. Burg, "Smith, Anna Harris." <http://learningtogive.org/papers/paper350.html>.

²⁷ It is worth noting that while the title page presents the author's name as "Mrs. Huntington Smith," the copyright holder's name is "Anna Harris Smith."

²⁸ Burg, citing 1907 Annual Report of Animal Rescue League of Boston.

wrote and lectured extensively on humane topics, and, was one of the most influential and respected humane leaders in her day. While [Smith was] President of the Animal Rescue League of Boston... the League gained a reputation nationwide, for excellence, and as a result, [Smith] was in great demand as a mentor to groups around the country who wished to start their own animal rescue organizations. By 1915, she had helped to organize seven Animal Rescue Leagues in Massachusetts, and at least ten in other states, including Washington, D.C.²⁹

Smith also served as a Director of the American Humane Association, Director of the American Humane Education Society, and Vice-President of the New England Anti-Vivisection Society.

After Anna Harris Smith and Huntington Smith moved out of 65 Pleasant Street, the Ward family owned the house until 1949.³⁰ During that time, the house was converted into four dwelling units. Katherine M. Hudson purchased the house in 1954.³¹ The house was owned by the Hudson family until 2012, when it was purchased by Historic Boston, Inc.³² Later that year, Historic Boston, Inc. sold the house to the current owner, Stacey Cordeiro.³³

6.2 Architectural Significance

The Anna Harris Smith House is significant as an excellent example of typical vernacular architecture in Dorchester at the turn of the 19th century. Now a rare survivor amid three-decker dwellings and 20th-century commercial buildings, the rectangular-plan dwelling at 65 Pleasant Street was once common in the area. Few examples of the five-bay by two-bay form, and also once common five-bay by one-bay form, remain in Dorchester. These include 34 Adams Street, 30 Chickawbut Street, 978 Dorchester Avenue, and 11, 21, and 38 Winter Street. The houses are substantially altered; the Smith House is the best-preserved of the form.

In 2010-2012, substantial preservation work was undertaken at 65 Pleasant Street by masons and students at the North Bennet Street School. At that time, masons stabilized the foundation and pulled down and rebuilt the chimneys with historically-appropriate bricks. North Bennet Street School students replaced rotting wall framing, removed wood shingles, repaired clapboards, and installed period-appropriate 12/12 and 9/6 wood sash windows to match existing side-elevation windows. They also constructed a replacement Federal-style door after a Victorian-era porch was removed from the front facade. The pilastered entry surround was largely rebuilt at that time. The current owner has rebuilt and resingled the roof and reframed and rebuilt the building's interior into two dwelling units.

6.3 Archaeological Sensitivity

The Anna Harris Smith House at 65 Pleasant Street sits on land that was present before the arrival of European settlers (not infill); see **Figure 15** below. Multiple archaeological surveys in this neighborhood have demonstrated the survival of ancient Native sites and artifacts to the present day, especially in open spaces (yards, parks, etc.). The property under study in this report is located relatively close to the shoreline, and its proximity to natural resources and varied topography – including wetland, river, and upland areas – make it an ideal location for Massachusetts native habitation and use. This site remains archaeologically sensitive for ancient Native artifacts.

²⁹ Ibid.

³⁰ Suffolk County Registry of Deeds Book 5878, p. 347.

³¹ Suffolk County Registry of Deeds Book 7021, p. 561.

³² Suffolk County Registry of Deeds Book 49308, p. 131

³³ Suffolk County Registry of Deeds Book 49349, p. 215.

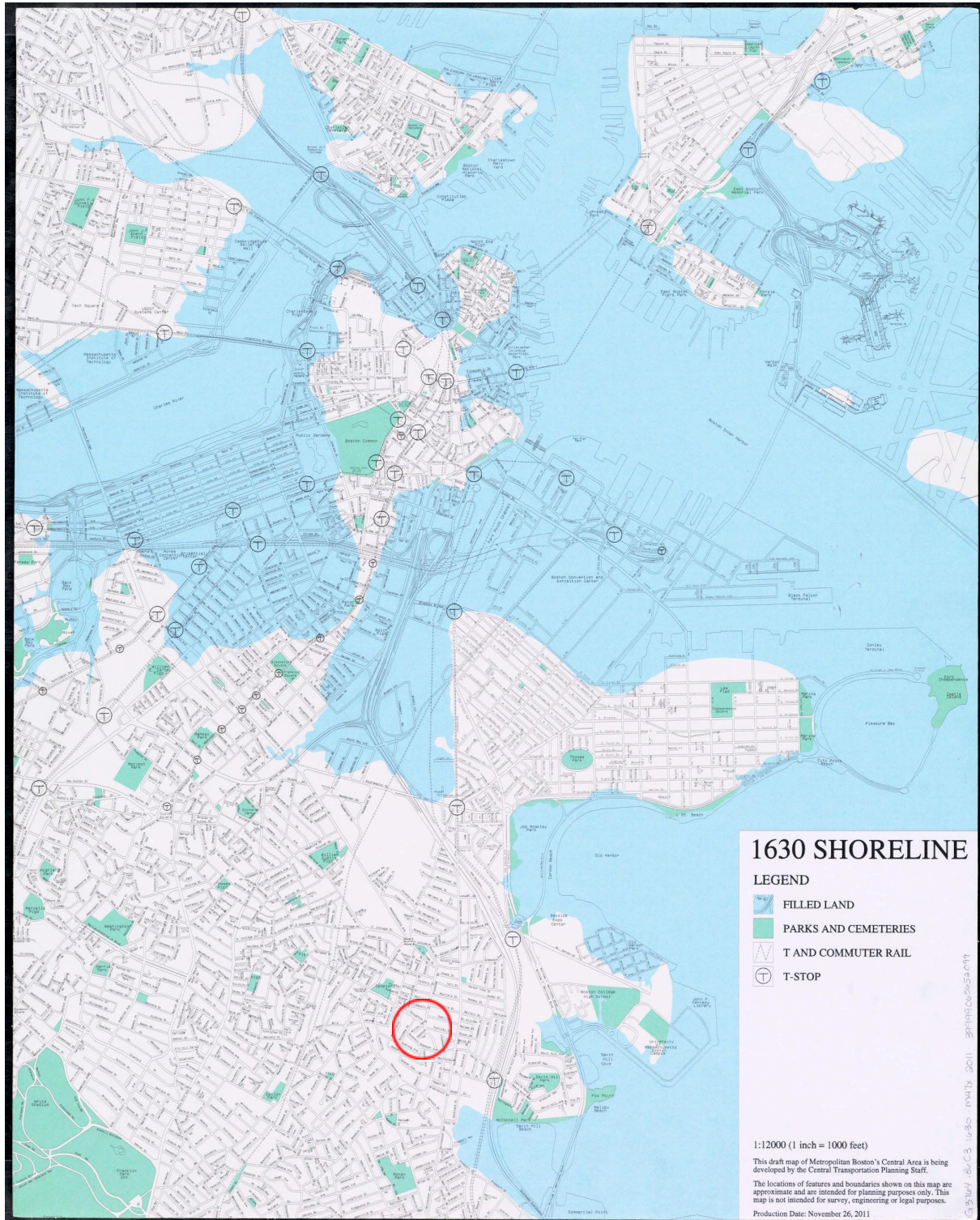


Figure 15. A map of the 1630 shoreline shows that the house at 65 Pleasant Street (location circled in red) is not on filled land.

Metropolitan Planning Organization (Mass.). Central Transportation Planning Staff. "1630 shoreline." Map. Massachusetts: Central Transportation Planning Staff, 2011. Norman B. Leventhal Map & Education Center, <https://collections.leventhalmap.org/search/commonwealth:7h149v32x> (accessed May 29, 2025).

The extant house is documented as having been constructed on the site of the “Old Jones House,” built in the 1630s by the wealthy landowner Thomas Jones, for whom Jones Hill is named. *The ancient proprietors of Jones's Hill, Dorchester*, compiled by David Clapp (nephew of Samuel Clapp) and published in 1883, says of the Jones homestead:

*As in the case of the other early settlers of the town, grants of land were made to Thomas Jones, and one of the lots which fell to him was a large portion of the hill in the north part of the town, a short distance south of the first meeting-house, and soon after and ever since known by the name of “Jones’s Hill.” At the foot of this hill on the north-eastern side, near the junction of what are now Stoughton and Pleasant Streets, were several acres of level land, suitable for cultivation and dwellings, and here he built his house and barn, and here was the homestead of the Jones family for the next one hundred and twenty years.*³⁴

Thomas’s son Isaac Jones “retained and occupied the house built by his father,” and Isaac is also believed to have built a second house nearby according to a mention of such house in his will, although this is yet to be confirmed via public records.³⁵ The original Jones house and barn subsequently passed to Isaac’s son Jonathan Jones, and then to Jonathan’s grandson Thomas Kilton. Kilton then sold the property to David C. Clapp, who then passed it to his son Samuel Clapp. Samuel’s family and his brother Seth’s family both lived in the house. After fire destroyed the Old Jones House, Samuel Clapp built a new house on the site in 1804:

*The old homestead lot and house were occupied by Samuel and Seth, the house being large enough for the two families, with room to spare. In the summer of 1804 this house was destroyed by fire. It was strongly suspected that the fire was kindled by the hand of an incendiary. Although it took place in the middle of the day, time was allowed the families to do little more than save a few of the handiest things they could lay hold of. Blinds just made for the whole house were in the garret, and wholly destroyed. ... Thus passed away the only remaining link connecting five generations of the Jones family with those who were fast filling their places. Samuel Clap at once put up a new house on the site of the one burnt down. This house still remains, at the junction of Stoughton and Pleasant Streets, and is in possession of his grandchildren Samuel C. and Anna L. Harris.*³⁶

The Anna Harris Smith House is reputed to have been built on the actual foundations of the Old Jones House from 1636, although this is yet to be fully confirmed.³⁷ A study carried out in 2011 by Robin Osten and Kate Gehlke for Historic Boston Incorporated suggested that this legend may be true. Based on their observations of the foundations, framing, and finishes of the house, they theorized that an earlier hall-and-parlor house with a central chimney likely once existed on the same site. For example, the extant house primarily sits on stone foundations which differ at different portions of the house. Along the east and north faces of the house they are cut field stone, and archaeological excavation has revealed that these foundations likely date to the early 1800s.³⁸ However, along the southern and western faces of the house, the foundations were built with smaller glacial cobblestones which are more likely to date to the 17th or 18th century. In addition, the

³⁴ David Clapp, compiler, *The Ancient Proprietors of Jones’s Hill, Dorchester* (Boston: Privately Printed, 1883), 2.

³⁵ Clapp, *The Ancient Proprietors of Jones’s Hill*, 2-3.

³⁶ Clapp, *The Ancient Proprietors of Jones’s Hill*, 8; also see Massachusetts Historical Commission Area Form BOS.DF, “Jones Hill,” 1995.

³⁷ Historic Boston Incorporated, “Anna Clapp Harris Smith House,” https://historicboston.org/portfolio_page/anna-clapp-harris-smith-house/; pictures of the foundations can be seen at <https://historicboston.org/building-a-foundation-at-65-pleasant-street/>

³⁸ Robin Osten and Kate Gehlke, *65 Pleasant Street, Dorchester*, (Boston University and Historic Boston Incorporated, 2011), 13.

basement framing of the southern chimney and the size of the rooms on either side suggest the foundations are those of a south-facing, center-chimney house.³⁹

Based on their observations, Osten and Gehlke believe that the original 1804 Clapp house faced south (meaning that the facade seen in **Figure 8** would have been the front of the house), and that a portion of it was built on top of the foundation of an earlier house, outlined in orange in **Figure 16**, which could be the Old Jones House. The plan outlined in black on the left of **Figure 16** shows what they believe to be the original (1804) Clapp house, which was oriented to face south and had an L-shaped plan with a rear ell. The plan outlined in black on the right shows the house as it appears today, after another rear ell was added in the middle of the 19th century, followed by two more additions off the back of the house.⁴⁰

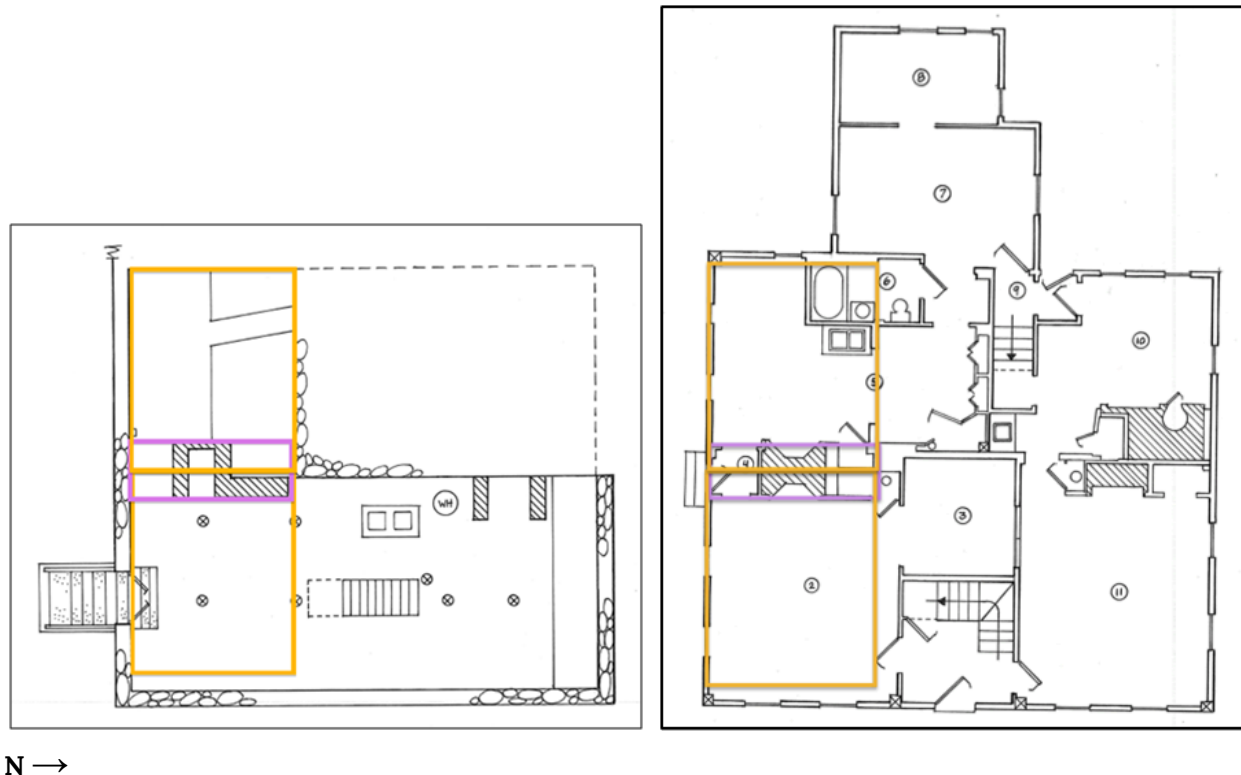


Figure 16. On the left, a possible plan of the 1804 Samuel Clapp House. On the right, the same house as it exists today after a series of additions. In both plans, an earlier hall-and-parlor house with central chimney is shown in orange.

Historic Boston Incorporated, “Old Theory; New Theory: Student Research Sheds New Light on the 17th Century Roots of the Clapp House,” <https://historicboston.org/old-theory-new-theory-student-research-sheds-new-light-on-the-17th-century-roots-of-the-clapp-house/>.

On the other hand, definitive evidence that the oldest foundations date to the 1630s has yet to be found. The crawl space underneath the house’s rear additions was excavated around 2013-14 to bring the floor level down 6 inches for a new concrete slab, and this excavation did not reveal any artifacts dating back to the 1630s.⁴¹ Furthermore, if the south side of the house is the original 1804 facade, why would the windows and rooflines be different in the left two bays (see **Figure 8**)? Further archaeological investigation may one day reveal more definitive answers.

³⁹ Osten and Gehlke, 23.

⁴⁰ Osten and Gehlke, 22.

⁴¹ <https://thehandmadehouse.wordpress.com/2014/02/27/stuff-we-found-in-the-house/>

The house has a basement underneath the original portion of the house and a crawl space with cement slab underneath the rear additions. An interesting note about the home's construction is that what is now the center portion of the house was built without foundations. As described by the homeowner, Stacey Cordeiro, in 2015:

We demo'd this space completely, and found that there was no foundation under it. ...this section of the house, which would be the "5" on a telephone keypad, wasn't even built on rocks. There were four large logs laid down on the bare dirt, and the floor was just framed on top of that.

The subfloor and the framing was mushy and rotted, which you'd expect it to be after 150 years sitting on cool, damp soil....

Clearly, this part of the house was not meant to stand the test of time. I'd like to think that this addition was built as a temporary structure – maybe a porch or something. But over time, no one remembered about the lack of foundation, and they just kept adding additions, piling on around little number "5" until it was smothered in other additions, namely the numbers, 2, 4, and 6, which all had totally reasonable foundations.⁴²

The land surrounding the extant house at 65 Pleasant Street and bounded by parcel #1301499000 (see **Figure 1**) is currently unbuilt and vegetated. There was once a barn on the property built by Thomas Jones in the 1630s, but it is no longer extant and the exact location of the barn is not known. As shown in **Figure 16** above, the footprint and immediate vicinity of the house has been disturbed by construction at various periods, including during the construction of the original house on the site, the Old Jones House (ca. 1630s, no longer extant), the construction of the 1804 house (extant), and the construction of several additions at the rear of the house (ca. mid-to-late 19th century, extant). The northwest side of the parcel (as it is currently bounded) was also disturbed at the turn of the twentieth century by the construction of Whitby Terrace immediately to the northwest of the house. The corner of the house is just inches away from the sidewalk of Whitby Terrace.

While the site has been disturbed over time due to the construction and removal of multiple structures, the Anna Harris Smith House and surrounding parcel retains high archaeological sensitivity. It sits on original (unfilled) land that is sensitive for Native artifacts, and the property may also contain archaeological evidence of both the 1630s Jones homestead and 19th-century occupants. See Standards and Criteria Section 7.4.2 for archaeological standards for this property.

6.4 Planning Context

The house at 65 Pleasant Street, Dorchester, was individually documented as part of the Boston Landmarks Commission's 1977 survey of Dorchester and Mattapan. It was also documented as part of the Jones Hill survey area in an updated survey of Dorchester carried out in 1995. At that time, Jones Hill was recommended for listing on the National Register of Historic Places as a district under criteria A and C at the local level. At the time of this study report, Jones Hill is not yet listed on the National Register.

On September 27, 1983, the Boston Landmarks Commission voted to accept for further study a petition to designate a portion of Jones Hill as an Architectural Conservation District. The petition focused on Cushing Avenue, Sawyer Avenue, Peverell Street, Salcombe Street, and Windemere Road, and did not include 65 Pleasant Street

⁴² <https://thehandmadehouse.wordpress.com/2015/10/19/lessons-from-my-crawlspace-and-my-contractor/>

In 2006, Roysin Bennett Younkin, Architectural Historian for the Boston Landmarks Commission, wrote an Opinion of Eligibility for the National Register in which she identified the house at 65 Pleasant Street as eligible for listing in the National Register under criteria A, B, and C at the local level. The Massachusetts Historical Commission concurred with that opinion.

On May 22, 2007, the Boston Landmarks Commission voted to accept for further study a petition to designate the house at 65 Pleasant Street as a Boston Landmark.

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.⁴³ 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 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

⁴³ 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 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 commissioners 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:

- A. Five-bay by two-bay massing of the main house.
- B. Symmetrical front facade.
- C. Boxed cornice encircling the building beneath the overhanging eaves of the low-pitched hipped-roof.
- D. Brick chimneys.
- E. Clapboard cladding trimmed with a wood sillboard and cornerboards.
- F. Decorative hood over the door on south facade (note: this hood can be considered a later-contributing feature but is not original; the hood is Victorian-era).
- G. Rubble stone foundations.
- H. Multi-pane windows; particularly the window on the west facade which may be original (see **Figure 6**).
- I. Archaeological features (both known and yet to be discovered).

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.⁴⁴ These Standards and Criteria apply to all exterior building alterations.

⁴⁴ 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 fit 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 architectural 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. Should any major restoration or construction activity be considered for a property's landscape, the Boston Landmarks Commission recommends that the proponents prepare a historic landscape report and/or consult a landscape historian early in the planning process.
18. 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. Staff archaeologists shall review proposed changes to a property that may impact known and potential archaeological sites. All below-ground work within the property shall be reviewed by the Boston Landmarks Commission and City Archaeologist to determine if

work may impact known or potential archaeological resources. An archaeological survey may be required to determine if significant archaeological deposits are present within the area of impact of the proposed work. An archaeological survey shall be conducted if archaeological sensitivity exists and if impacts to known or potential archaeological resources cannot be mitigated after consultation with 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 by a professional archaeologist. The professional archaeologist should meet the Secretary of the Interior's Professional Qualifications Standards for Archaeology.

7.4.3 Masonry at exterior walls (including but not limited to stone, brick, terra-cotta, concrete, adobe, stucco, and mortar)

1. All original or later contributing masonry materials shall be preserved.
2. Original or later contributing 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 existing 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. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
12. 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.

13. 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.
14. 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.
15. 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.
16. Deteriorated stucco shall be repaired by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
17. Deteriorated adobe shall be repaired by using mud plaster or a compatible lime-plaster adobe render, when appropriate.
18. 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.
19. Joints in concrete shall be sealed with appropriate flexible sealants and backer rods, when necessary.

7.4.4 Wood at exterior walls

1. All original or later contributing wood materials shall be preserved.
2. Original or later contributing 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 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 (including but not limited to wrought and cast iron, steel, pressed metal, terneplate, copper, aluminum, and zinc)

1. All original or later contributing architectural metals shall be preserved.
2. Original or later contributing 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 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, tinfoil, 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. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
10. 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.
11. 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 (also refer to Masonry, Wood, and Architectural Metals)

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. Original or later contributing 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 (also refer to Masonry, Wood, Architectural Metals, and Porches/Stoops)

1. All original or later contributing 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. Original or later contributing 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. Original or later contributing 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 (also refer to Masonry, Wood, Architectural Metals, Entrances/Doors, Roofs, and Accessibility)

1. All original or later contributing porch elements shall be preserved.
2. Original or later contributing 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. Existing 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. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
6. Porch and stoop 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/porch and stoop.

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. Wherever integral to the building, original or later contributing 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. Original or later contributing 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 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 (also refer to Masonry, Wood, Architectural Metals, and Roof Projections)

1. The original or later contributing roof shapes and original or later contributing roof elements (visible from public ways) of the existing building shall be preserved.
2. Original or later contributing roofing 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. Original or later contributing roofing 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. External gutters and downspouts should not be allowed unless based on physical or documentary evidence.

7.4.11 Roof Projections (includes satellite dishes, antennas and other communication devices, louvers, vents, chimneys, and chimney caps; also refer to Masonry, Wood, Architectural Metals, and Roofs)

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 7.4.16 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 or later contributing 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 original or later contributing 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. Original or later contributing layout and materials of the walks, steps, and paved areas shall be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the designated property.
12. When they are necessary for security, protective fencing, bollards, and stanchions should be as unobtrusive as possible.
13. Existing healthy plant materials that are in keeping with the historic character of the property should be maintained. New plant materials should be appropriate to the character of the site.
14. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the designated property.
15. The Boston Landmarks Commission encourages removal of non-historic fencing as documentary evidence indicates.
16. 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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