

United States Department of the Interior
National Park Service

928

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Sarah Davidson Apartment Block

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 3 Gaylord Street

City or town: Boston (Dorchester) State: MA County: Suffolk

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local

Applicable National Register Criteria:

A ___ B C ___ D

<u>Brona Simon</u>	<u>9/30/13</u>
Signature of certifying official/Title: Brona Simon, SHPO	Date
_____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
_____ Title : State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Joe Edson H. Beall
Signature of the Keeper

12.18.13
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

COMMERCE/TRADE/Department Store

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

COMMERCE/TRADE/Business

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS:

Classical Revival

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Materials: (enter categories from instructions.)

Principal exterior materials of the property: Granite, Sandstone, Brick, Copper, Gravel

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Prominently situated at the north corner of Gaylord and Washington Streets in the Codman Square area of Dorchester, a Boston neighborhood, the Sarah Davidson Apartment Block is an apartment complex built in 1901 with first-floor commercial and residential space. Designed by Alexander B. Pinkham in the Classical Revival style, the block is constructed of rusticated granite block, brick, and copper, with monumental front entryways, copper oriels, and an overhanging, denticulated, pressed-copper cornice. The block was erected by the widowed Sarah Davidson, who utilized rents as income to support her family living nearby in a large, single-family dwelling. Surrounding the Sarah Davidson Block are small-scale, mixed-use apartment buildings and substantial single-family houses built between 1880 and 1937, all situated along the major thoroughfares intersecting Codman Square. The Sarah Davidson Block retains its integrity of location, design, setting, workmanship, feeling, and association.

Narrative Description

The Sarah Davidson Apartment Block sits at the edge of the sidewalk along both Gaylord and Washington Streets and occupies the majority of its 4,626-square-foot lot. It is located several blocks north of Codman Square in the Dorchester neighborhood of Boston. Codman Square is a

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major neighborhood commercial core, centered at the intersection of Washington Street and Talbot Avenue. Four institutional, religious, and government buildings at the core of Codman Square are listed in the National Register of Historic Places as the Codman Square District (NR 1983). The remainder of Codman Square consists primarily of one-story commercial buildings dating between 1917 and 1937 and multistory apartment blocks dating between 1880 and 1927 that extend northward along Washington Street. This setting is consistent with the area around the Sarah Davidson Block. Outside of the commercial core along Washington and Norfolk streets and Talbot Avenue, two- to three-story, wood-frame residential buildings are situated on many tree-lined side streets, including Gaylord Street.

The exterior of the three-story Sarah Davidson Apartment Block is notable for its Classical Revival style, executed in rough-cut sandstone block and brick fields. The first story of the building is articulated in sandstone blocks on the south and east elevations (Gaylord and Washington Streets), while the upper floors are finished in red brick; a copper cornice surmounts the building on three sides. Fields of narrow red brick separate the projecting copper elements on Gaylord and Washington Streets at the upper stories. The first floor along the Washington Street elevation (Photograph 1) features two commercial storefronts separated by vertical piers of rough-cut sandstone blocks. The original storefront windows were replaced ca. 1985 with aluminum and glass units within the original masonry openings. The building's original wood-panel bulkheads and transoms remain, though the northern storefront features panel infill below the transom. One of the two corner entrances to the ground-floor commercial spaces is recessed at the northeast corner of the building behind a freestanding cornerpost of rough-cut sandstone. Set atop a landing above two granite steps, the modern entrance door is surrounded by original raised-panel sidelights. The commercial entrance at the southeast corner is set beneath the two-story, projecting, rounded, corner oriel window. The modern entrance door is defined by raised-panel surrounds and a wood-panel transom pierced by an air vent.

A Classical Revival-style beltcourse, executed in copper, extends above the ground floor along the Gaylord Street elevation (Photograph 2), around the projecting corner oriel, and to the second former commercial storefront at the northeast corner of the building. The centrally located residential entrance on the south elevation is recessed and characterized by a monumental rounded-arch entrance bay with angled voussoirs and a projecting filigree keystone. The arch is executed in cast stone and supported by pairs of four cast-stone columns set on cast-stone filigree pattern capitals. The metal door within the opening is defined by an original raised-wood panel and glass sidelights.

The two upper floors of the south and east (Gaylord and Washington Streets) elevations are highly ornamented with pressed-copper panels and multiple two-story, projecting oriel windows in a variety of layouts. The Washington Street elevation (Photograph 1) features a two-story, three-part, copper oriel window that occupies the second bay. Beneath the oriel windows along the second and third stories is a molded metal frieze and recessed copper panels, and a molded frieze also tops the third-story windows. The southeast corner of the building features a copper-paneled, rounded, corner oriel window. Similar to the adjacent oriel, the two-story, rounded corner features a molded frieze at its base, between the second and third stories, and above the third-floor windows. Horizontal recessed copper panels are situated below the windows, and

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vertical copper and aluminum panels separate the windows on each level. Along the Gaylord Street elevation, two-part copper-clad oriel windows occupy the second and third bays (Photograph 2). Each projecting bay is supported by a scrolled bracket, with a wide frieze at its base and recessed panels separating the second and third stories. Down the center of each bay is a slightly recessed vertical pier that features a molded floral motif. Where not set in copper bays, the window openings of the upper floors feature rough-cut granite sills and lintels. All windows are 1/1 aluminum sash. A heavy, overhanging, denticulated, pressed-copper cornice extends around three sides of the building (west, south, and east elevations). This pronounced cornice is an impressive and character-defining feature of the apartment building.

The north and west elevations of the building are minimally ornamented. A five-sided bay window is located at the southwest corner of the building. The bay window has a rough-cut sandstone first story and finished red-brick second and third stories. Aluminum replacement windows are located within three of the five bays, set within sandstone sills and lintels. A red-brick bay window is also located near the center of the west elevation. The bay window and secondary red-brick elevation contains punched window openings with rough-cut sandstone sills and lintels. All windows are 1/1 aluminum sash.

The north elevation is eight bays wide and features a simple brick cornice. A solid metal egress door with a wood-panel transom is located at the first floor and provides access to the rear, secondary, interior stairwell. The elevation contains six window and door bays with rough-cut sandstone sills and lintels. All windows are aluminum 1/1 sash.

Interior

The former ground-floor commercial spaces have been combined to house a single office space that retains some original wood trim within the space. Residential units are accessed by two interior staircases. The main interior stair is accessed at the building's south elevation entrance and consists of a monumental, high-style, decoratively carved, natural, varnished oak wood staircase, complete with raised-panel stringers and square balusters (Photographs 3 and 5). The ground-floor lobby includes an enclosed interior vestibule with raised paneling, natural woodwork, and a terrazzo floor. The stairhall contains decorative door surrounds at each level. Natural wood doors with horizontal and vertical raised panels provide access to the building's residential units on each landing (Photographs 3 and 4). In general, the main staircase is in good condition, with only isolated areas missing original components or exhibiting excessive wear. The second staircase is located at the rear of the building. The rear stair is original to the building and consists of a metal staircase, utilitarian in nature and devoid of ornamentation. The rear staircase provides access from the building's basement level to the roof. The walls of the staircases are painted flat plaster.

The building contains a total of five three-bedroom residential units and a single ground-floor office/commercial space. The original layout is intact, with one residential unit on the first floor and two units each on the second and third floors. Interior finishes consist of exposed natural-wood and vinyl-tile floors, flat plaster walls, natural-wood baseboards, and flat plaster ceilings throughout. Doors and windows are generally trimmed with natural wood stock. Having been

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largely replaced within the past 25 years, the building's kitchens and bathrooms are generally in good condition.

Archaeological Statement

While no ancient Native American sites are currently known on the Sarah Davidson Apartment Block property, sites may have been present. The property is located on the northeastern slope of a minor glacial hill approximately 2.3 miles from the Neponset River. Minor streams, natural springs, and ponds may have existed in the area but have since been lost to urban development. No Native American sites exist within one mile of the property. The footprint of the extant structure covers nearly the entire property. The only currently undeveloped area lies in the western rear of the structure and is currently capped in pavement. Previous construction, discussed below, likely disturbed any preserved Native American archaeological deposits in the rear of the property. Given the above information, a low potential exists for locating ancient Native American resources on the property.

There is a low potential for locating historic archaeological resources on the Sarah Davidson Apartment Block property. The parcel was originally part of the Lewis estate. The rear of the property may have once contained a portion of the original footprint of the Lewis house. Sometime between 1894 and 1898 the Lewis house was demolished, and the lot remained vacant until the construction of the Davidson Block in 1901. The small area left undeveloped to the western rear of the building may contain portions of the original Lewis house, though the likely impact from a builder's trench and subsequent landscaping, which included capping the area in concrete, means that this area has a low potential for historic resources.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
SOCIAL HISTORY

Period of Significance

1901-1963

Significant Dates

1901

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Alexander B. Pinkham

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Sarah Davidson Apartment Block, located on a corner lot at 3 Gaylord Street, is an excellent example of a well-preserved, early 20th-century, Classical Revival-style commercial and multifamily residential development in the Codman Square neighborhood of Boston's Dorchester section. The building is significant under Criterion A as a mixed-use commercial and residential property, reflective of streetcar-suburb development in Greater Boston at the turn of the century. Its association with its original owner and developer, a widowed, single woman, Sarah Davidson, is unusual. The property is also significant under Criterion C as a well-preserved and stylish mixed-use middle-class apartment building, designed at the turn of the century by Alexander B. Pinkham, a prominent local architect. The building retains its integrity of location, design, setting, materials, feeling, association, and workmanship, and is significant at the local level. The period of significance begins with the construction of the Sarah Davidson Apartment Block in 1901, and extends to 1963, the standard 50-year cutoff period established by the National Register program.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

ARCHITECTURE: Designed by locally prominent architect Alexander B. Pinkham in the Classical Revival style and built in 1901, the brick, copper, and stone Sarah Davidson Apartment Block is a well-preserved example of his multifamily housing developments found in the Dorchester and Roxbury sections of Boston. In the Codman Square area, the combination of upper-floor residential space with ground-floor commercial space is a typical building type found on major thoroughfares. The building's design and form take advantage of its prominent corner location at Gaylord and Washington Streets. Of note are the building's highly ornamented second and third stories, which feature pressed-copper panels and two-story, projecting oriel windows. A prominent rounded bay extends from the building's southeast corner, and a heavy, overhanging, denticulated pressed-copper cornice extends around three sides of the building (on its west, south, and east elevations).

COMMUNITY PLANNING AND DEVELOPMENT: The development of mixed-use apartment buildings within the Codman Square area at the turn of the 20th century reflects a major shift in the character of the Dorchester neighborhood, which up until the 1890s was largely occupied by single-family houses. This shift is directly associated with the electrification of the transit system, a reliable, cheap and fast mode of transportation into and out of downtown Boston for work and commerce. As the middle-class population in Dorchester expanded, so too did the need for quality multifamily housing. Triple-deckers, apartment blocks, and residential hotels were built in most neighborhoods within Boston, and had a profound effect on how the city looks today.

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SOCIAL HISTORY: The mixed-use, multifamily property reflects the move of many middle-class Boston residents at the turn of the 20th century from the city's urban core to the more suburban neighborhoods outside downtown, and also is unusual for having been developed by a widow, Sarah Davidson, for rental income. While some members of the middle class bought houses in these neighborhoods, others chose to rent apartments. The widowed Sarah Davidson was able to develop the nominated apartment building and create a steady stream of income to support herself and her family.

Development of Codman Square

The development pattern in Codman Square began with the laying out of Norfolk Street in 1803. As one of the oldest roads in Dorchester, it intersects with Washington Street several blocks south of the Sarah Davidson Apartment Block. As the major connector from inland Massachusetts to Boston, Washington Street was the only overland access to the Boston peninsula. The intersection of these two streets made this area a significant crossroads for commercial activity in the 18th century. The square's first commercial establishment was a one-story, wood-frame store operated by James Baker ca. 1763 at the intersection of Norfolk and Washington Streets. Surrounded by large estates with great tracts of land, the intersection was referred to as Baker's Corners. By 1830, the immediate vicinity of Codman Square was comprised of only fourteen buildings, including the Second Church of Dorchester, built in 1806 (NR 1983), and the Town Hall (1816, demolished for the Codman Square branch of the Boston Public Library in 1904). The congregation of the Second Church renamed the area "Codman Square" in 1848, in memory of their late leader, the Reverend Doctor John Codman, who passed away on December 23, 1847. By 1850, the population of small village centers such as Codman Square totaled 8,000. With this came a great need for religious and educational institutions within the immediate community. In 1869, Dorchester was annexed by the City of Boston and officially became part of the city on January 3, 1870.

Many wood-frame houses were located along the Washington Street spine in and around the square throughout the 19th century. Additional buildings were constructed, including churches, schools, governmental buildings, and single-family houses; however, the area remained largely undeveloped until the 1890s when the electrification of the Metropolitan Street Railway made access easier. Although the railway had been present in the square since 1874 when it was drawn by horses, its electrification brought reliable and on-time transportation to the square. As a major crossroads of travel, Codman Square was a center for activity. In the late 19th century, apartment buildings situated in and around the square became a viable alternative to single-family houses, which were also being developed in large tracts on new roads laid out off the major thoroughfares. Unlike the vast tracts of masonry apartment blocks constructed in the early 20th century on the wide promenades of other parts of Dorchester, the Codman Square neighborhood was constructed on a smaller scale. Modestly sized apartment blocks were constructed concurrently with large single-family homes situated along the major thoroughfares intersecting the square.

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As of 1874, a wooden house and barn owned by the Lewis family stood on the property that was later occupied by the Sarah Davidson Apartment Block. Surrounding the Lewis Estate was a large parcel owned by James Tucker that included two hothouses, a residence, and barn. Additional prominent landowners in the vicinity included Raswell Gleason, Charles Regan, and Eleanor J. W. Baker. The 1894 Bromley atlas identified Cook Street adjacent to the Lewis property. It was a dead-end street that provided access to four private residences opposite the Lewis Estate. Not until 1896 was the roadway extended to Chamberlain Street and renamed Gaylord Street. In 1898, the corner of Washington and Gaylord Streets was divided into two lots owned by John B. O'Brien, who also owned multiple residential properties along the east side of Gaylord Street. Sarah Davidson purchased the parcels and built this mixed-use property in 1901.

Apartment Buildings in Codman Square

The availability of reliable transportation afforded many middle-income families the opportunity to live outside the densely settled urban core of Boston. With the increasing number of people desiring to settle in Dorchester, and available house lots becoming scarce, higher-style apartment buildings built by speculative developers became a popular alternative to home ownership in this attractive middle-class neighborhood at the turn of the century. The first apartment buildings in the Codman Square area were attached, three-story, three-family masonry buildings constructed in 1886 on the west side of Washington Street (no longer extant). A wood-frame, multiunit building with ground-floor commercial space was designed by Cornelius A. Russell in the Classical Revival style in 1897-1898. Known as Walton and Roslin Halls, the property at 702-728 Washington Street (NR pending) was developed by John Haddock, a well-known local builder. In 1903, a three-story, mixed-use, masonry building with ground-floor retail space was designed by local architect Henry J. Preston for the estate of Caroline Jackson at 327-339 Talbot Street. Four apartment blocks were constructed by W.U. Sherman a block north of Codman Square between 1904 and 1906 (Sherman Apartments NRHD, 2012). Both residential-only and residential-with-ground-floor commercial buildings continued to be developed in and around the square into the first quarter of the 20th century, though residential-only apartment buildings were developed primarily on the north side of the square. Each of these brick multifamily apartment blocks was built on the major streets supporting streetcar lines, and many replaced single-family, wood-frame houses.

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The construction of the Sarah Davidson Apartment Block is indicative of the changing development pattern in Codman Square at the turn of the 20th century. The Sarah Davidson Block provided apartments that were larger than a unit one might find in older residential neighborhoods in Boston, such as the South End and West End, and were intended for middle-class tenants who chose to rent an apartment rather than purchase a house.

Although typical of its type at the turn of the century, this building is uncommon in that its builder and owner was a woman, Sarah Davidson. Davidson emigrated from Scotland with her

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husband Donald Davidson in 1840, when she was around 21 years of age. They landed in New York and resettled in Medford, Massachusetts. According to the United States Census of 1900 Sarah gave birth to eight children, though only six have been identified, including Margaret (1840), Georgiana (1845), Alexander (1847-1847), Alexander (1848), Donald Jr. (1853), and Sarah (1854). Donald died of consumption in 1854, leaving Sarah as a widow with at least five children. As of 1880 Sarah resided at 128 Sumner Street, an apartment house in East Boston, with Alexander, Georgiana, and Sarah. By 1889, Sarah was living at 6-8 Puritan Avenue, a single-family home in Dorchester, with her two daughters Georgiana and Sarah, and Sarah's two children, Luella and Harold. Census records state that she was renting the space, though historic maps and deeds reveal that the property was owned by G. and S. G. Davidson until at least 1910. G. and S. G. Davidson likely refer to the Sarah's daughters, and as head of the household the elder Sarah was technically renting the space from her children. Despite this living arrangement, Sarah Davidson alone owned the other property, and buildings therein, at 44 and 48 Harvard Street, both single-family houses, in Dorchester until her death in 1902. These properties remained in her name, though now part of her estate, until 1904. It is clear that Sarah and her family had means to support themselves through the purchase and development of real estate, and the Davidson Block was the last such real estate development project undertaken by Sarah before her death.

Until the mid 19th century, women's rights of property ownership were limited. English common law transferred to the colonies during the 17th and 18th centuries automatically granted a woman's real estate and personal property to her husband's jurisdiction, making her a *feme covert*. A practice known as "couverture" enabled a husband to retain control of said property even after his wife's death, provided a child was born of the marriage. The Married Women's Property Laws strengthened women's control over their own estates, though their dates of passage span many years. Among the first to be enacted was that by the State of Connecticut in 1809, allowing women to write their own wills. The majority of states followed suit in the 1850s, many using New York's Married Women's Property Act of 1848 as a model, which asserted that property owned by a woman before, during, and after marriage would remain under her control, and prenuptial contracts would be adhered to. Further legislation passed throughout the second half of the 19th century enabled women to make contracts and act as independent agents. As a consequence, this period saw women entering business in increasing numbers, and in capacities that had recently been understood to be the domain of men. More change in female wealth holding occurred between the 1860s and 1890s than had transpired in the previous two hundred years of American history. A paper written by Michael B. Katz and Yansong Lu entitled "Property Ownership in the Early Twentieth Century" studied the history of property ownership in the early 20th century through the lens of ethnicity, class, and gender. Davidson falls within the ethnic group with the second-highest likelihood to own property, that of immigrants from Great Britain (40 percent), and also within the high proportion of women-headed households (42 percent). Like many women identified by Katz and Lu, Davidson falls within this category through inheritance of property as a widow. It is unknown if Sarah entered the marriage with wealth or if the money came from her husband's estate. Regardless of where her funds originated, Davidson was much less likely to have a mortgage, and thus had more unrestricted cash with which to support herself through investment. Without this advantage, many widows of the time were forced to receive boarders as a means of income.

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As of 1910, a second building similar to the Sarah Davidson Apartment Block was located immediately adjacent to 3 Gaylord Street at 357-363 Washington Street, also under the proprietorship of the estate of Sarah Davidson. By 1918, the estate had sold the second structure to Charles E. Chester, though 3 Gaylord Street, as well as 44 and 48 Harvard Street, were controlled by Sarah's estate together with William A. Davidson (familial relation unknown) until at least 1933. William worked in real estate and building ventures in and around Boston from at least 1900 to 1940. As of 1904 he owned seven lots on Brinton Street in Dorchester: six vacant, and one with a wood-frame house at which he resided with his wife Sarah. By 1910, six of the seven lots were sold, five of which contained residential buildings. William and his wife remained on Brinton Street until at least 1910. As of 1920, the couple had moved to 3 Gaylord Street, and relocated to Scituate, Massachusetts, by 1930. By 1940, William and his wife had returned to 3 Gaylord Street, at the ages of 77 and 73 respectively. During the 1930s, the Sarah Davidson building apparently became a six-unit building with ground-floor commercial space. There are no plans of this division of use, and the property is presently a five-unit building that reveals no substantial changes to the interior layout of the building to accommodate another residential unit. Sometime after 1950, the second and adjacent property built by Sarah Davidson's estate was demolished, leaving 3 Gaylord Street as the only multifamily property at this corner of Washington Street.

Alexander B. Pinkham, Architect

At the time of the Davidson Block's construction, Sarah Davidson lived in a well-respected neighborhood, indicating that she was a connected member of society and would have had access to the property owners and architects who were constructing many of the single and multi-family buildings in the area. The Davidson Block was built following plans of the locally prominent residential architect Alexander B. Pinkham, who worked in and around Boston during the late 19th century. A second building (no longer extant), with the same footprint as the Davidson Block, was located immediately adjacent to the existing building as of 1910 and may also have been designed by Pinkham.

Pinkham (1845-1914) primarily designed single, two-, and three-family houses and apartment/commercial blocks in the city of Boston and town of Brookline. In Boston, his ventures appear focused in Dorchester, Roxbury, and West Roxbury, where the construction boom during the last quarter of the 19th and first quarter of the 20th centuries was concentrated. His overall approach remained mostly synonymous with that of his contemporaries, designing in both the Queen Anne and Colonial Revival styles. However, Pinkham was noted for utilizing elements of high style in both his exterior and interior designs. Examples include 1 Cobden Street (1895, MHC # BOS.11149) in Roxbury, a single-family Queen Anne house with elaborate turned Eastlake posts, friezes, and brackets, and 92 Lyndhurst Street (1899, MHC # BOS.6046) in Dorchester, also a single-family, described as containing the most lavish and unusual interiors in Boston. Pinkham's row house at 107 Stoughton Street (1894, MHC # BOS.6477) in Dorchester (included in the Jones Hill Area Form) is a fine example of his adaptation of the Colonial Revival style, composed of yellow brick with rock-faced brownstone trimmings. The interiors of both the public and private spaces in the Davidson Block retain much of Pinkham's

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architectural design, including the monumental central staircase with carved wood panels and balusters, and decorative door surrounds. The Davidson Block is representative of the higher-style multifamily buildings constructed in the Dorchester neighborhood for middle-class residents during the late 19th century, and is a typical example of Pinkham's residential designs. that were executed in the architectural styles popular at the turn of the century.

In addition to his residential and commercial endeavors, Pinkham was also involved in landscape architecture earlier in his career, constructing the Webster Garden pavilion in Boston ca. 1880. Years later he designed the Friends New Church in Roxbury, of which he was a member. Executed in the Queen Anne style, the church was hailed by the *Boston Globe* as the best-equipped and most modern in appearance upon its completion in October 1894. Pinkham is also noted in an 1898 edition of *The Brickbuilder* as the architect of a brick and terra-cotta cold storage plant in Waterbury, Connecticut.

Residents of the Davidson Block

Occupants of the Davidson Block in 1910 were generally educated, middle-class, American-born English speakers. The heads of households occupied positions including a banker, public school teacher, and grocery store owner. Many lived with extended family members and/or young children, and, in general, lived on one income. Neighbors during this period also lived a middle-class life, many with large families, and occupied positions as policemen, salesmen, public schoolteachers, and stockbrokers.

The same trend continued in 1920 at the Davidson Block; however, fewer children and extended families resided with the couples, many of whom were middle-aged and may have selected apartment living to avoid the responsibilities associated with single-family homeownership. Among the residents are one of the building's proprietors, William A. Davidson and his wife Sarah, noted as natives of Nova Scotia and Prince Edward Island respectively, with William occupying a position in the real estate business. Additional occupations include restaurant buyer, optician, and a salesman. All spoke English. A few of those living at the Davidson Block were from Ireland and Canada. Generally residents in the surrounding neighborhood were also of Irish and Canadian descent, finding employment as teachers, blacksmiths, clerks, and salesman, many living with young or adult children.

In 1930, more occupants filled the apartments at the Davidson Block, possibly due to the onset of the Great Depression in 1929. Millions were left unemployed, causing homeownership to plummet and increasing the need for rental apartment housing. Some of these additional residents were children; however, several households also rented out their apartments to roomers. Although most residents were American-born, an Irish family also resided here, with a head of household serving as a lieutenant in the Boston Fire Department, and three teenage children also working to support the family. Other families within the building included heads of households with positions as a commercial tailor, an electrician, and an accountant. In most cases, their wives and children also held jobs ranging from apprentice painter to nurse to telephone operator. The surrounding neighborhood mirrored these Davidson Block residents in demographics,

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painting a snapshot of a middle-class neighborhood where apartment dwellers would have blended seamlessly with their single- and multifamily neighbors.

By 1940, only three of the five available units were occupied, likely resulting from the Federal housing legislation passed in the 1930s that encouraged long-term home ownership. Combined with the acquisition of affordable automobiles, families began moving to the suburbs surrounding urban centers. Those remaining in the Sarah Davidson Block as of 1940 included the building's owners, William A. Davidson and his wife Sarah; a middle-aged married woman, her daughter, sister and a lodger; and a husband, wife, and their two teenage children. Occupations included a real estate developer, building contractors, and telephone company hostesses. With the exception of the Davidsons, all were American-born, or natives of Canada. Others living in the Codman Square neighborhood retained positions as teachers, salesmen, insurance agents, and telephone operators, the majority of whom were born in the United States, with the exception of a few Polish, Lithuanian, and Irish immigrants.

The building continued to serve as a multifamily residential block with ground-floor commercial space throughout the remainder of the 20th century. Commercial tenants during the early decades of the 20th century included a grocer and a tailor. In 1970, a "fish and chips shop" and "barber shop" occupied the ground-floor space of the Davidson Block. Although converted to six units in the 1930s, the building was not legally occupied as a six-unit building until 1984. Little alteration to the exterior of the building occurred until 1986, when the building's chimney was in need of repair and the brick beltcourse along the top of the rear wall was loose and falling down. In 1989, the building underwent renovation, and the property was restored to a five-unit building. In 1994 a new tenant, City Wide Company, Inc., remodeled the first-floor commercial space for office use.

The Sarah Davidson Apartment Block is undergoing substantial rehabilitation, utilizing state and federal historic rehabilitation tax credits to preserve five units of affordable housing in the Codman Square neighborhood. The project will include rehabilitation of the exterior masonry and metals, replacement of current windows with historically appropriate replacement windows, replacement of the roof, installation of new mechanical building systems, and rehabilitation of the interior apartment units and stairways.

Sarah Davidson Apartment Block
Name of Property

Suffolk, MA
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Sarah Davidson Apartment Block
Name of Property

Suffolk, MA
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Suffolk County Registry of Deeds. Boston, MA. 1900-2013.

The Brickbuilder. Volume 7. Boston: Rogers and Manson, 1898.

Town and City Clerks of Massachusetts. Massachusetts, Town and Vital Records, 1620-1988.

United States Census. 1860, 1880, 1900, 1910, 1920, 1930, 1940.

Warner Jr., Sam Bass. Streetcar Suburbs. Cambridge: Harvard University Press, 1978.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): MHC # BOS.15943

Sarah Davidson Apartment Block
Name of Property

Suffolk, MA
County and State

10. Geographical Data

Acreeage of Property Less than one acre

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|-----------------|-------------------|
| 1. Zone: 19N | Easting: 329091 | Northing: 4685022 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Lat/Lon 42.298680 -71.073427

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the Sarah Davidson Apartment Block are outlined in bold on the accompanying site map and include assessor parcel 1700035000.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is that historically and currently associated with the Sarah Davidson Apartment Block.

Sarah Davidson Apartment Block
Name of Property

Suffolk, MA
County and State

11. Form Prepared By

name/title: Alisa Augenstein, Planner and Taya Dixon, Senior Consultant, with Betsy Friedberg, NR Director, MHC

organization: Massachusetts Historical Commission

street & number: 220 Morrissey Boulevard

city or town: Boston state: MA zip code: 02125

e-mail: Tdixon@epsilonassociates.com

telephone: 978-461-6245

date: October 2013

Additional Documentation

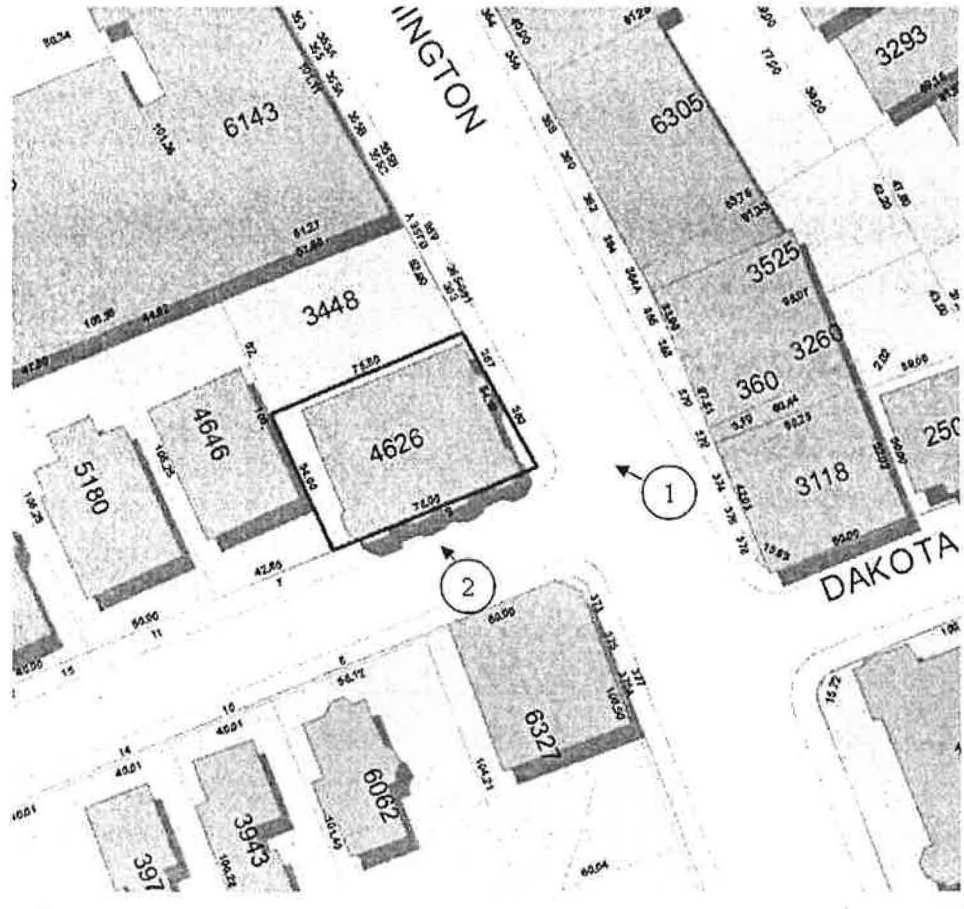
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Sarah Davidson Apartment Block
Name of Property

Suffolk, MA
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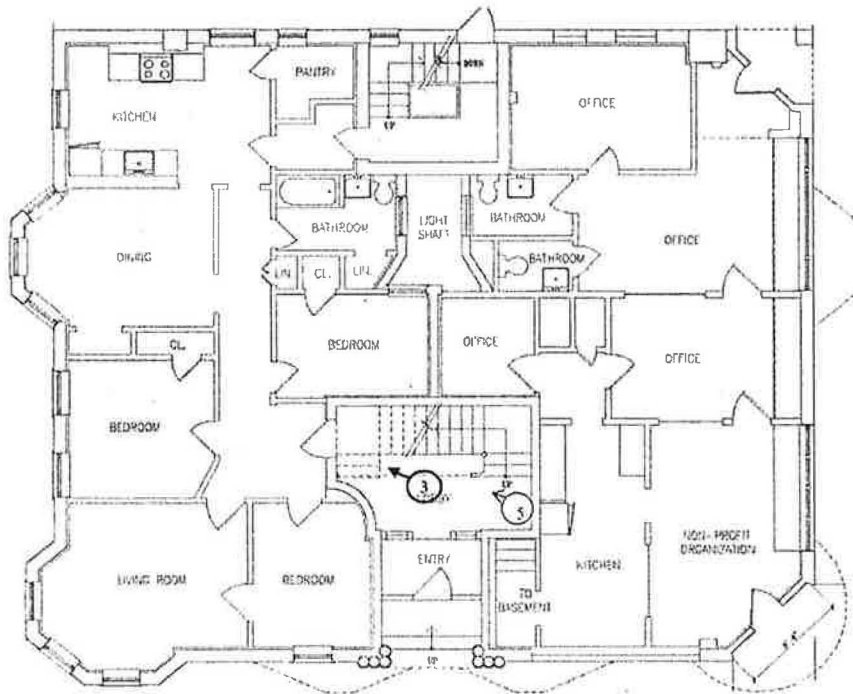
EXTERIOR KEY TO PHOTOGRAPHS



Sarah Davidson Apartment Block
Name of Property

Suffolk, MA
County and State

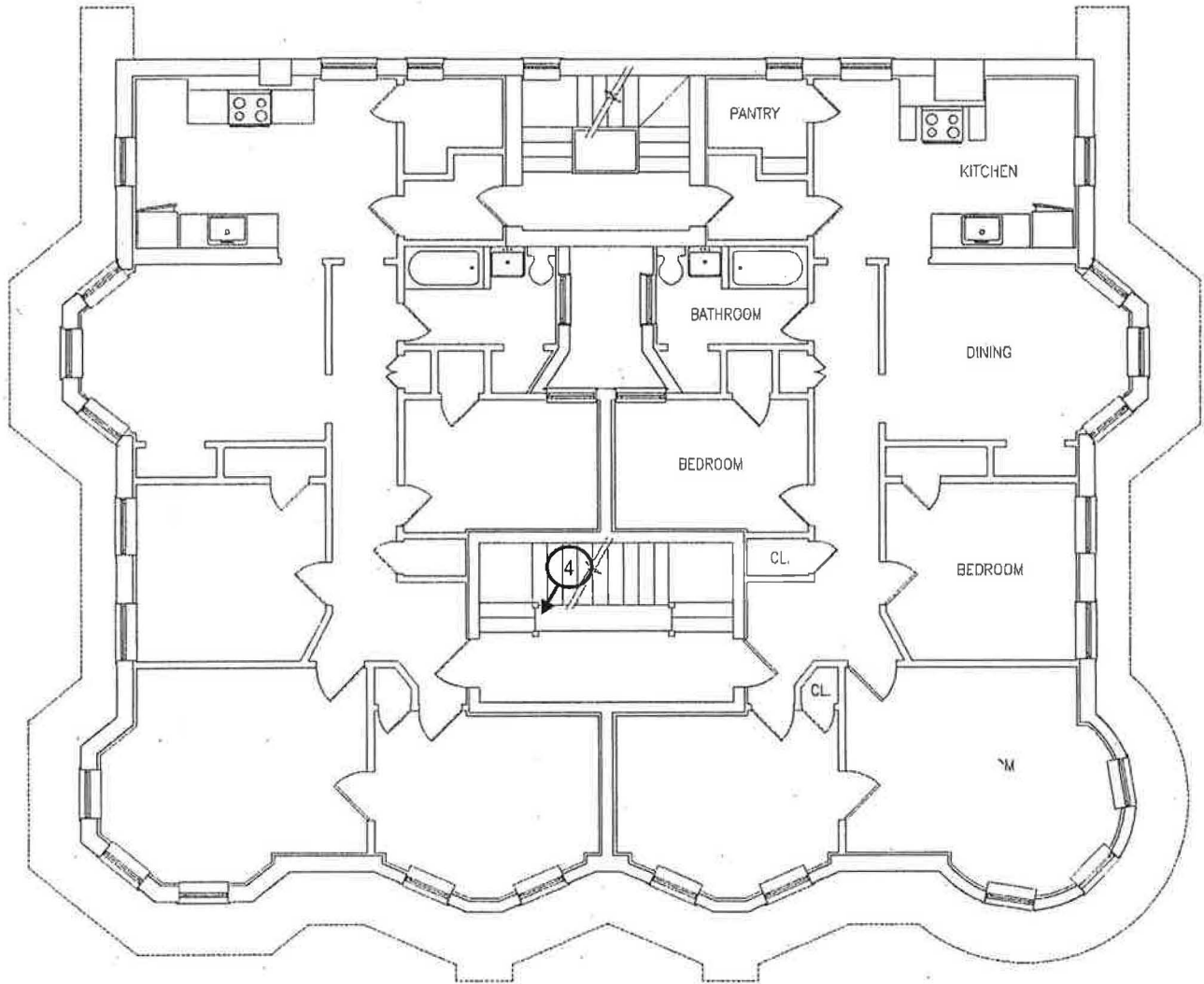
INTERIOR KEYS TO PHOTOGRAPHS



First Floor

Sarah Davidson Apartment Block
Name of Property

Suffolk, MA
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Third Floor

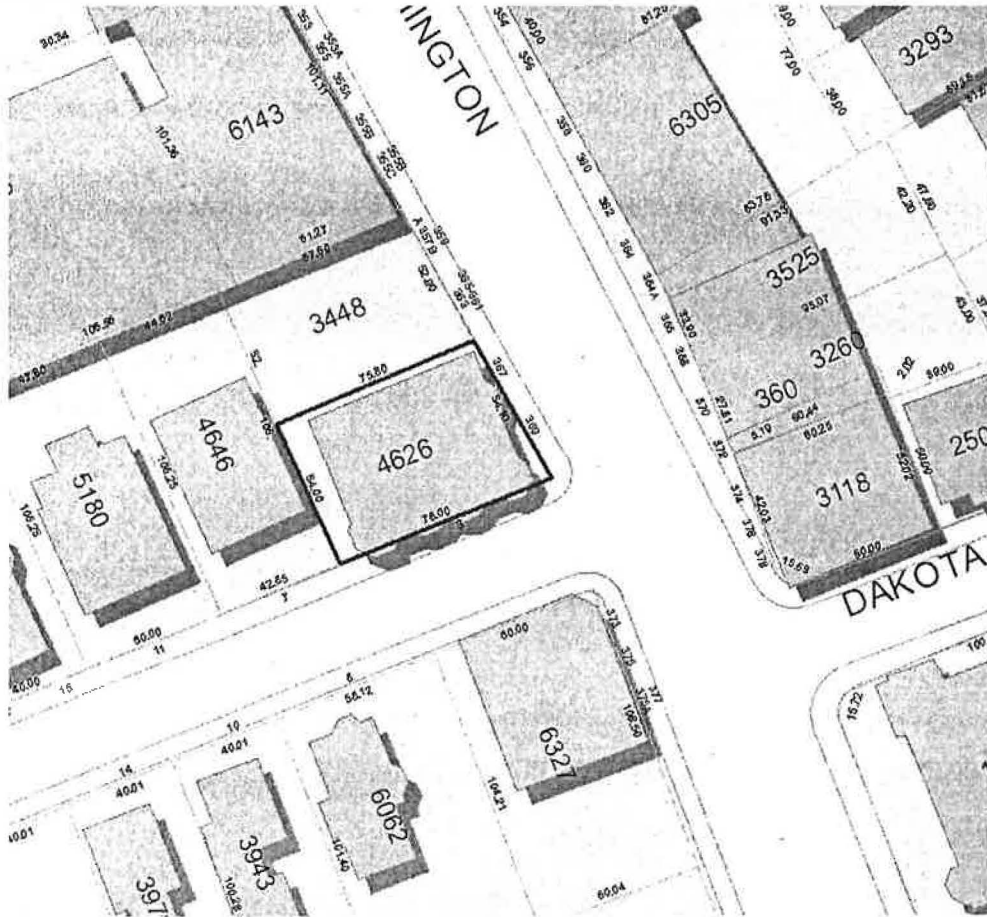
Sarah Davidson Apartment Block

Suffolk, MA

Name of Property

County and State

SKETCH MAP



Sarah Davidson Apartment Block

Suffolk, MA

Name of Property

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property: Sarah Davidson Apartment Block

City or Vicinity: Dorchester

County: Suffolk

State: MA

Photographer: Taya Dixon, Senior Consultant, Epsilon Associates, Inc.

Date Photographed: June 2012

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 5.

MA_Boston(Suffolk County)_Sarah Davidson Apartment Block_0001.tif

View northwest of south and east elevations.

2 of 5.

MA_Boston(Suffolk County)_Sarah Davidson Apartment Block_0002.tif

View northwest towards Gaylord Street (south) elevation.

3 of 5.

MA_Boston(Suffolk County)_Sarah Davidson Apartment Block_0003.tif

Detail of main carved wood interior stair at building's south elevation entrance.

4 of 5.

MA_Boston(Suffolk County)_Sarah Davidson Apartment Block_0004.tif

Detail of carved wood stair and decorative wood door surround at fourth floor residential entry.

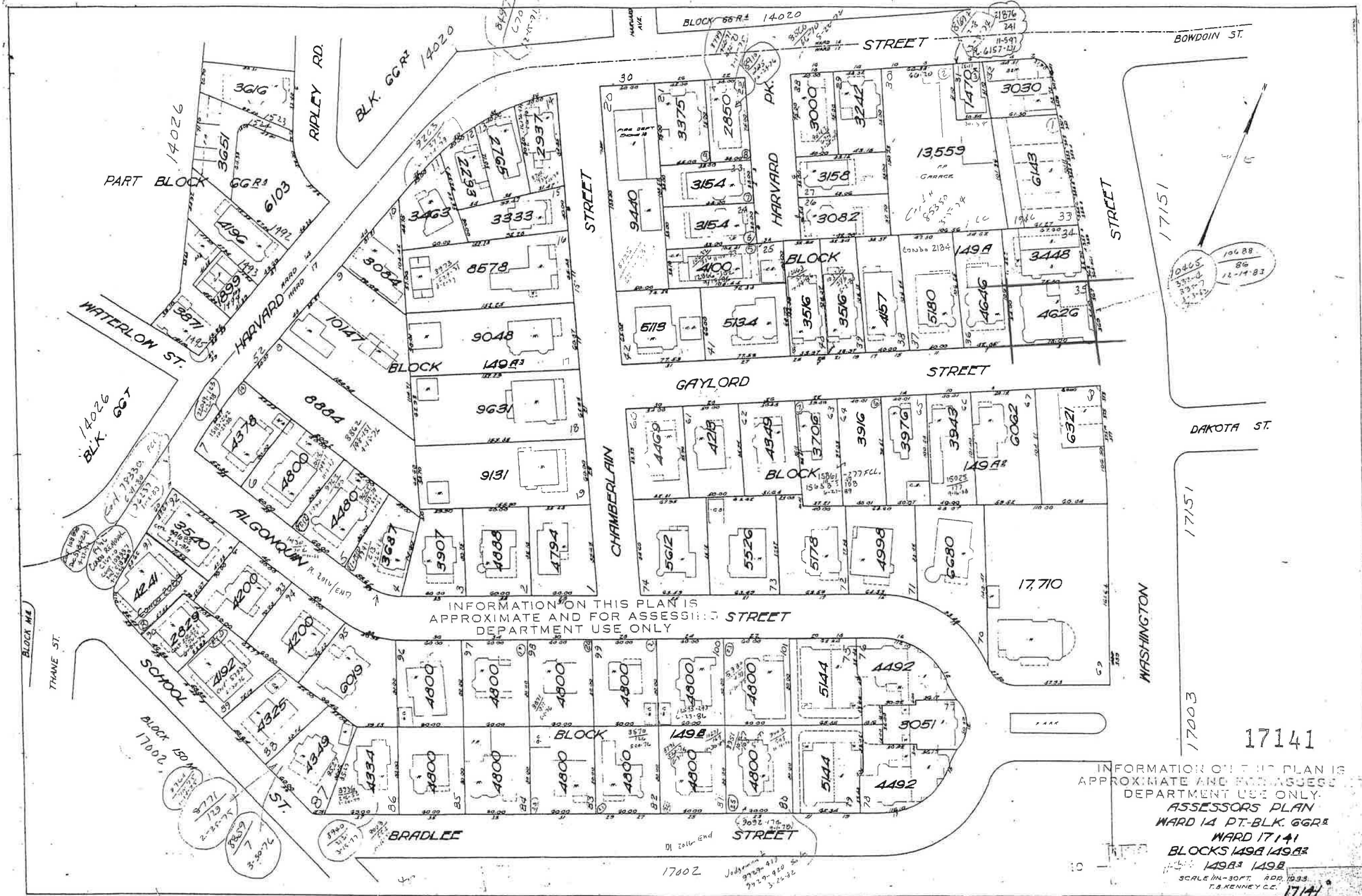
5 of 5.

MA_Boston(Suffolk County)_Sarah Davidson Apartment Block_0005.tif

Detail of carved wood stair and decorative wood door surround at first floor residential entry.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



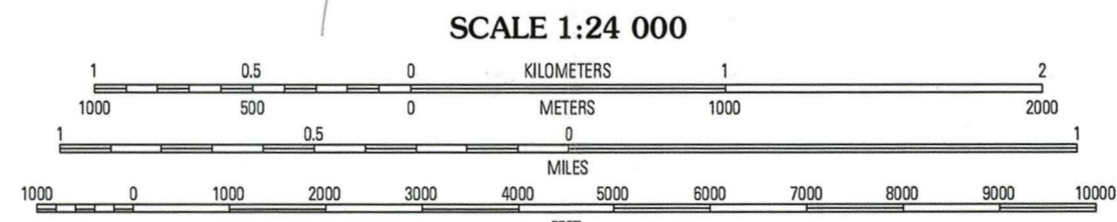
INFORMATION ON THIS PLAN IS APPROXIMATE AND FOR ASSESSOR'S DEPARTMENT USE ONLY

INFORMATION ON THIS PLAN IS APPROXIMATE AND FOR ASSESSOR'S DEPARTMENT USE ONLY
 ASSESSORS PLAN
 WARD 14 PT-BLK 66R
 WARD 17141
 BLOCKS 149A 149B
 149A 149B
 SCALE 1/4" = 30 FT. APR. 1933
 T.B. KENNEY C.E. 17141



Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84) Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 19T 10 000-foot ticks: Massachusetts Coordinate System of 1983 (mainland zone)

UTM GRID AND 2012 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
U.S. National Grid
100,000-m Square ID
CG
Grid Zone Designation
19T



ROAD CLASSIFICATION
Interstate Route
US Route
State Route
Local Road
4WD

QUADRANGLE LOCATION

Lexington	Boston North	Lynn
Newton	Boston South	Hull
Norwood	Blue Hills	Weymouth

Imagery.....N/AIP, August 2010
Roads.....©2006-2011 TomTom
Names.....GNIS, 2011
Hydrography.....National Hydrography Dataset, 2010
Contours.....National Elevation Dataset, 2008
Boundaries.....Census, IBWC, IBC, USGS, 1972 - 2010

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN DATUM OF 1988
This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.2



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Davidson, Sarah, Apartment Block

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 11/01/13 DATE OF PENDING LIST: 11/25/13
DATE OF 16TH DAY: 12/10/13 DATE OF 45TH DAY: 12/18/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000928

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12.18.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

September 30, 2013

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Sarah Davidson Apartment Block, 3 Gaylord St., Boston (Dorchester) (Suffolk), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property in the Certified Local Government community of Boston were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Taya Dixon, Epsilon Associates
Boston CLG coordinator, BLC
Lynn Smiledge, Boston Landmarks Commission
Thomas Menino, Mayor, City of Boston
Gail Latimore, Codman Square NDC

Massachusetts Historical Commission Photo Submission Form

Please submit one form for each group of digital images

About your digital files:

Camera Used (make, model): Canon 7D 18 megapixel (APC-sized sensor) DSLR and 17-40mm (35mm) lens

Resolution of original image capture (camera setting including resolution and file format):

3888x2592, .tif format

File name(s) (attach additional sheets if necessary) check here to refer to attached photo log:

MA_SuffolkCounty_SarahDavidsonApartmentBlock_0001

MA_SuffolkCounty_SarahDavidsonApartmentBlock_0002

MA_SuffolkCounty_SarahDavidsonApartmentBlock_0003

MA_SuffolkCounty_SarahDavidsonApartmentBlock_0004


About your prints:

Printer make and model: HP Photosmart Pro B8350

Paper: brand & type (i.e., Epson Premium Glossy Photo) HP Premium Plus Photo Paper, Glossy

Ink: HP Vivera 100 gray photo inks

Signature: (By signing below you agree that the information provided here is true and accurate.)

Signature:  Date: 3/15/13