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United States Department of the Interior
National Park Service



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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Sherman Apartments Historic District

other names/site number Dorchester Academy

2. Location

street & number 544-546 Washington Street, 4-6, 12-14, and 18 Lyndhurst Street not for publication

city or town Boston (Dorchester) vicinity

state Massachusetts code MA County Suffolk code 025 zip code 02124

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

Brona Simon

October 4, 2012

Signature of certifying official/Title Brona Simon, SHPO Date

Massachusetts Historical Commission/State Historic Preservation Office

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

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:)

Jon Edson Dr. Beall
Signature of the Keeper

11-28-12
Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
4	0	buildings
0	0	sites
0	0	structures
0	0	objects
4	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling

DOMESTIC/multiple dwelling

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19th- AND 20th-CENTURY REVIVALS: Classical

Revival, Green Revival

foundation: STONE

walls: BRICK

CLAPBOARD

roof: SYNTHETIC: rubber membrane, asphalt

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

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Summary Paragraph

The Sherman Apartments Historic District consists of four buildings: three masonry apartment buildings and one wood-frame building. All four buildings are situated on adjacent parcels at the corner of Washington and Lyndhurst Streets in the Dorchester neighborhood of Boston. The three multifamily apartment buildings were each originally constructed as six-family dwellings. The 1831 wood-frame building at 18 Lyndhurst Street was originally a private school that was converted to a two-family dwelling (photo 1). It was turned 90 degrees and moved approximately 75 feet to its present location, between 1904 and 1906, to allow the three masonry apartment buildings at 544-546 Washington Street (1904, photo 5), 12-14 Lyndhurst Street (1904, photo 2), and 4-6 Lyndhurst Street (1906, photo 3) to be constructed at the corner of Washington and Lyndhurst Streets. The Greek Revival-style, wood-frame former school features Doric columns supporting a monumental pediment on its primary elevation. The three masonry buildings are stylistically similar, with each three-story building featuring a monumental central entryway, evenly spaced window openings, and decorative brick banding.

Narrative Description

The four-building district is situated at the northern edge of Codman Square, in the Dorchester neighborhood of Boston. Codman Square is a major neighborhood commercial core, centered at the intersection of Washington Street and Talbot Avenue, one block from the district. Four institutional, religious, and government buildings at the core of the square are listed in the National Register of Historic Places as the Codman Square Historic District (NR 1983). The remainder of Codman Square consists primarily of one-story commercial buildings dating to the first half of the 20th century, and multi-story apartment buildings dating to the late 19th and early 20th centuries. The setting of the Sherman Apartments Historic District consists of these one-story commercial blocks and multifamily apartment buildings along Washington Street. 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 Lyndhurst Street.

Constructed by Walter U. Sherman in 1904-1906, the apartment buildings in the district are of similar scale and massing, and all exhibit a Classical Revival style of architectural expression, while the former Dorchester Academy building is a well-preserved example of Greek Revival-style institutional architecture. The exterior of the buildings remain largely intact, except for the loss of the cornice at 12-14 Lyndhurst Street (photo 2). Each apartment building features a pair of pronounced recessed entrances, divided by a heavy masonry wall. Although most of the original windows have been replaced throughout the group, the original leaded-glass transoms on the first floor of 4-6 and 12-14 Lyndhurst Street remain, and the original size of the window openings has not been altered. In addition, some original entrance door features remain within the buildings, including glazed sidelights and transoms. Some interior features have been altered as a result of subdivision of spaces to convert the six-family buildings into twelve-family residences; however, interior moldings, window casings, and in some locations, original fireplace surrounds remain and are in good condition. The former Dorchester Academy building was little changed following its relocation as part of the apartment building development between 1904 and 1906.

The **Dorchester Academy** building (1831, Photo 1) at 18 Lyndhurst Street was moved from an adjacent lot to make way for the construction of the associated apartment buildings. The building, which was converted to a residence when it was moved, was constructed in 1831 as a temple-front, Greek Revival-style school building. It originally faced west on a large parcel of land at about the location of the present-day 12-14 Lyndhurst Street, but was turned 90 degrees and relocated to its present site between 1904 and 1906. The façade (south elevation) facing Lyndhurst Street retains its original two-story, fluted Doric columns, supporting an unornamented frieze and pediment at the attic level. The wood-clapboard south elevation features an elevated porch with a wood deck. A pedestrian entrance, located at the west end of the first floor, was converted to a doorway from a full-story window. It is enclosed within a wood and glass vestibule. The five-part vestibule includes four full-height, multilight side walls, with a multilight door set beneath a multilight

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transom at the center. A large, wood, triple-sash window is located at the east end of the first floor and contains three six-pane sash. Two small leaded glass windows, set within wood casings, are located between the entrance and a large window opening. The second floor features three evenly spaced, 6/6, double-hung wood windows with decorative wood casings. Above the wide, wood frieze is the pedimented third floor, which features a large, leaded-glass fanlight at the center.

The east elevation is clad in asbestos shingles. It features four evenly spaced window openings on each level which retain their original wood casings. The first floor features two six-over-six wood windows, a truncated window near the center of the first floor, and a pair of multilight wood doors at the far north end. A corner pilaster is located at the north end of the elevation. The east elevation also features an overhanging wood cornice. The asbestos-clad west elevation has a fenestration pattern consistent with the east elevation; however, a one-story projecting porch extends along the entire elevation. The porch has a hipped roof, supported by fluted Doric columns beneath a simple wood frieze. The north elevation is not readily visible. The front-gable roof of the building has overhanging eaves on all sides, and contains several tall, red-brick chimneys. An octagonal cupola is located at the center of the roof ridge. It is clad in clapboards and contains 1/1 sash. The interior of the building, which is not accessible, contains two residential units.

The building at **544-546 Washington Street** (1904, Photo 5) is a three-story, masonry, Classical Revival-style building. The façade (west) faces Washington Street. It consists of a three-story, rough-cut granite and red-brick elevation, set on an elevated basement level. A pair of recessed entryways is located at the center of the first floor, and window openings—containing 1/1 aluminum replacement sash, with cast-stone sills, lintels, and window surrounds—are situated on all levels. The rough-cut, granite-block basement level, with rectangular punched window openings, is set on a granite base and rises to a rounded, projecting, cast-stone beltcourse at the first-floor level. A second molded cast-stone beltcourse is set above the granite first-floor level and intersects the window sills at the second floor. Two small window openings are set on each side of the main entrances and are flanked by large windows on each side, set within the projecting round bays. Cast-stone quoins extend up both sides of this elevation. The central entrances are divided by a brick firewall, clad in original raised wood panels, and are accessed by five granite steps rising to mosaic-tile landings. Each of the entrances is flanked by Classical Revival-style, cast-stone blocks, set below a cast-stone arch with a projecting acanthus-leaf capstone. Both of the exterior entries feature modern single-leaf wood doors with glazed panels and transoms. The entrances lead to an interior vestibule with a single wood step and a second set of modern aluminum and glass entrance doors. Above the third-floor projecting wood cornice, a stepped red-brick parapet projects above the roofline. The parapet is topped with aluminum flashing.

The three-story, red-brick, north and south (side) elevations are minimally ornamented but enlivened by rounded bays, and are constructed with rougher brick than the Washington Street elevation. Both feature evenly spaced vertical bays of window openings, including two windows on each level of the projecting rounded bays. All window openings feature slightly projecting, flat, cast-stone sills and engaged, flat, cast-stone lintels. The red-brick parapets above the third-floor window openings step forward slightly on each side, and each is articulated with a projecting, rounded beltcourse. The parapet is topped with aluminum flashing. The red-brick east (rear) elevation is minimally ornamented, and is constructed with the same brick as the side elevations. The rear elevation contains punched window openings with flat, cast-stone sills and rounded-arch, red-brick lintels. Former doorway openings on each side of the rear elevation have been infilled with red brick at each level. The shallow red-brick parapet above the third-floor window openings is topped with aluminum flashing.

The four residential units on each floor are accessed by two main stairs, which are separated by a brick firewall at the center of the building along Washington Street. A small lobby is located inside each entrance door. A U-shaped common hallway extends from the main entrance and around the main stairhalls on each level. The walls of the lobbies and staircases are finished with either painted flat plaster and a baseboard, or painted flat plaster and tall raised panels below the chair rail. The panels extend up the stairs to the second floor on both sides of the building. Each staircase contains wood treads and risers that have been covered with rubber treads. A low wall is situated on the interior side of the

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stairways in the location of former railings. A glass skylight illuminates each of the stairhalls. The original layout of the building remains largely intact, including the original interior residential unit corridors that now serve as common hallways, following the conversion of the single apartments into two units on each level. Interior finishes consist of wood and vinyl-tile floors, flat-plaster walls with wood baseboards, and flat-plaster ceilings throughout. Doors and windows are generally trimmed with flat wood stock.

12-14 Lyndhurst Street (1904, Photo 2) is a three-story, Classical Revival-style masonry building set on an elevated basement. The façade (south) on Lyndhurst Street, which consists of painted rough-cut granite and red brick, features rounded end or corner bays. A pair of recessed entryways is located at the center of the first floor, and window openings—containing 1/1 aluminum replacement sash, with rough-cut granite sills, lintels, and window surrounds—are situated on all levels. At the first floor, original leaded-glass transom windows—similar to those at 4-6 Lyndhurst Street—are present. The rough-cut, granite-block basement level, with rectangular punched window openings, is set on a granite base and rises to a rounded, projecting, cast-stone beltcourse at the first-floor level. The rough-cut granite base continues up along the first floor to frame the two central entrances. A decorative cast-stone beltcourse is set above the granite entrances, and intersects the window sills at the second floor. Two small window openings are set on each side of the main entrances. Two window openings are located within the rounded end bays on each end of the building. The south elevation central entrances are divided by a brick firewall, parged in concrete, and are accessed by five granite steps rising to concrete landings. Each of the entrances is flanked by rough-cut granite blocks set below a granite arch, with a projecting acanthus-leaf capstone. Both of the exterior doors feature modern single-leaf aluminum doors with glazed panels and transoms. The entrances access an interior vestibule with a single wood step and a second set of modern, aluminum-and-glass entrance door systems. Pairs of windows, separated by a wide aluminum-clad mullion, are situated above entrances at the second and third floors. The window openings are detailed with rough-cut granite sills, lintels, and quoins. The first- and second-floor brick elevations are detailed with horizontal brick banding. The third floor features a solid brick field that extends up to the stepped brick parapet, which is capped with aluminum flashing. The entire facade (brick and granite) has been painted.

The red-brick east and west (side) elevations are minimally ornamented, and are constructed with rougher brick than the south elevation. Both side elevations feature evenly spaced vertical bays of window openings, including windows on each level of the projecting rounded bays on each side elevation, and two windows in the slightly rounded projecting end or corner bay. All window openings feature rough-cut granite sills and lintels. The red-brick parapets above the third-floor window openings step forward slightly, and are articulated with a projecting, rounded, cast-stone beltcourse. The parapets are topped with aluminum flashing. The red-brick east (rear) elevation is also minimally ornamented, and is constructed with the same brick as the side elevations. The elevation contains punched window openings with rough-cut granite sills and rounded-arch, red-brick lintels. The shallow red-brick parapet above the third-floor window openings is topped with aluminum flashing. The interior of the building is not accessible.

4-6 Lyndhurst Street (1906, Photos 3 and 4) was the final three-story masonry building constructed within the district. It is shaped in a manner consistent with the angle at the corner of Lyndhurst and Washington streets. Like its counterparts, the building is designed in the Classical Revival style. The façade (south) on Lyndhurst Street consists of three stories of red brick set on a raised basement. A pair of recessed entrance doors is located at approximately the center of the first floor, and window openings with cast-stone sills, and cast-stone jack-arch lintels are situated on all levels. The basement, with rectangular punched window openings, is set on a shallow granite base and rises in a red-brick field, to a rounded projecting, cast-stone beltcourse at the first-floor level. A second molded cast-stone beltcourse is set above a red brick field, and intersects the window sills at the first-floor level. Four large window openings are set on the east side of the central entrances, and three large window openings, including one window set within the projecting round corner bay, are located on the west side of the central entrances. Flanking the central entrance are two small window openings.

The main entrances are divided by a brick firewall, now clad in modern clay tiles, and are accessed by five granite steps, a mid-level mosaic tile landing, and sets of wood stairs. Both of the wood entrances feature modern, single-leaf entrance doors with raised wood panels below a single glazed panel (now covered with plywood). Each door is flanked by raised

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panel and glass sidelights, and all components topped with a glazed transom. Each of the entrances is flanked by Classical Revival-style, cast-stone pilasters, which have been painted, and are set below a Classical Revival-style entablature with a projecting cornice and frieze, articulated with an egg-and-dart motif. A flat, cast-stone beltcourse runs above the entrance entablature, intersecting with the second-floor window sills. Above the third-floor projecting wood cornice, a stepped brick parapet projects above the roofline. The parapet features recessed, flat red-brick and decorative checkerboard brick panels. The parapet is topped with aluminum flashing.

The west (Washington Street) elevation is similar to the south elevation, including the granite base and basement window openings, a red-brick field rising to a rounded, projecting cast-stone beltcourse, and a second-story, flat, cast-stone beltcourse at the window sill level. These elements carry over from the south elevation, and turn the corner to the north elevation to a depth of approximately eighteen inches. The projecting rounded corner bay also extends around from the south elevation, engages with the east elevation, and extends out again to form a shallow rounded bay from the basement to the roofline. A low, red-brick parapet, topped with aluminum flashing, is set above the projecting wood cornice.

The north (rear) elevation is minimally ornamented and is constructed with rougher brick than the street elevations. It features relatively evenly spaced vertical bays of window openings in three sizes. All window openings feature slighting projecting, flat cast-stone sills and engaged, flat cast-stone lintels. Two wrought-iron fire escape landings project off the central bays, and are set above a basement and first-floor level entrance door that provides access to the basement boiler room. The red-brick parapet above the third-floor window openings is topped with aluminum flashing. The east (side) elevation is also minimally ornamented and is constructed with the same brick as the rear elevation, with the exception of approximately eighteen inches of brick and cast-stone elements that wrap around the corner from the south elevation. A shallow, projecting, round, red-brick bay projects out of the center of the elevation from the basement to the roofline. The elevation contains punched window openings with flat, cast-stone sills and lintels. The red-brick parapet above the third-floor window openings is topped with aluminum flashing. Most of the original sash within the building has been replaced with 1/1 or 6/6 aluminum and vinyl replacements. In most locations, the original window casings—including a simple ogee brick mold—remain, but are in poor condition due to lack of maintenance. The first-floor windows on the west, south, and east elevations contain original leaded-glass, fixed transom sash.

Each of the two residential units on the first and second floors and the four units on the third floor is accessed by two main stairs, separated by a central brick firewall. A small lobby is located inside each entrance door on the façade (Lyndhurst Street). No common hallways currently exist within the building. The walls of the lobby and staircases are painted flat plaster with a chair rail at approximately three feet and a ground-level baseboard along all exterior walls of the stairhall. Each wood staircase contains wood treads and risers, as well as a wood handrail and balusters. Interior finishes consist of wood and vinyl-tile floors, flat plaster walls with wood baseboards, and flat plaster ceilings throughout. Original door and window casings also remain in many locations; however, in some locations the lower portions of the casings have been replaced with flat wood stock. In several locations, wood mantels (some retaining beveled glass) and built-in hutches, which have been painted, remain. The east side, second-floor residential unit was damaged by fire in 2007. The fire, limited to the southeast corner of the unit and the interior firestairs, damaged the interior plaster and door and window moldings but did not cause major structural failure to the building.

Archaeological Statement

While no ancient Native American sites are currently known within the district, sites may have been present. No ancient Native American sites are recorded in the general area (within one mile). The nominated district is located on the edge of a broad terrace that gradually drops nearly ten meters in topography to the east. This slope represents the boundary between the Charles River drainage to the west and the Neponset River drainage to the east. Soils slope gently downward to the east within the district, and the surrounding area is heavily developed by residential structures. The nearest major source of fresh water is the Neponset River, 1.8 miles to the southeast; however, springs and minor tributaries were likely once present closer to the district, but are now obscured by development. Several rhyolite lithic quarries are known to exist approximately two miles to the south of the district.

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Disturbances to the ground surface, and coverage by extant structures within the property, are extensive. These disturbances include both the four extant structures and the previous location of the Dorchester Academy within the district. Currently, the only undeveloped area within the district is immediately behind 12-14 Lyndhurst Street, though concrete pathways currently exist in this area. Given the above information, a low potential exists for locating ancient Native American resources on the properties.

A low to moderate potential exists for locating historic archaeological resources in the Sherman Apartments Historic District. The first structure in the district, the Dorchester Academy, was built in 1831. In 1904, the building was rotated 90 degrees, and two additions removed from the structure. A comparison between the 1904 and 1910 Dorchester Atlases shows that the entirety of the original 1831 footprint of the academy building lies within the current footprints of 12-14 Lyndhurst and the current academy building location. Therefore, there are likely no architectural foundation elements preserved of the original 1831 structure.

The undeveloped area in the rear of 12-14 Lyndhurst Street may contain mid 19th-century deposits relating to the use of the property as the Dorchester Academy, including privies. Also, there may be preserved 20th-century domestic deposits from the multifamily apartment buildings that surround the open space.

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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.)

Property is:

- 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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
EDUCATION

Period of Significance

1831-1962

Significant Dates

1831 – Dorchester Academy built
1904-1906 – Academy moved, apartments
constructed

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

William U. Sherman

Period of Significance (justification)

The period of significance extends from 1831 to 1962 to encompass the date of construction of the earliest building within the district to 50 years prior to the date of this nomination. The years between 1904 and 1906 are significant in the period of development of the district, including the relocation of the 1831 wood-frame building and the construction of the three masonry apartment buildings.

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Criteria Considerations (explanation, if necessary)

Criteria Consideration B applies due to the relocation of the wood-frame Dorchester Academy building from the corner of Washington and Lyndhurst Streets to the parcel at 18 Lyndhurst Street between 1904 and 1906. The relocated building enabled the construction of the three masonry apartment buildings, and served as the residence of the owner/builder during the period of significance.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The three apartment buildings at 544-546 Washington Street and 4-6 and 12-14 Lyndhurst Street, together with the former Dorchester Academy building at 18 Lyndhurst Street, are significant for their association with the development of Dorchester at the turn of century. The relocation of the Dorchester Academy building, and its use as a residence for the builder of the apartments between 1904 and 1906 is a unique aspect in the history of the district's development. The district is significant under criterion A for its associations with the development of Codman Square as a streetcar suburb of Boston. It is also significant under criterion C as a well-preserved example of Classical Revival-style, middle-class apartment dwelling development by a single builder at the turn of the century. The Classical Revival style was very popular at the turn of the century, with numerous multifamily buildings in Dorchester being constructed in this style. It is also significant under criterion C for the preservation of an early wood-frame, Greek Revival-style residence in the neighborhood. Of the scores of Greek Revival-style buildings, mostly single-family residences constructed between ca.1830 and ca.1860, the Dorchester Academy is the only building with a monumental temple front known to exist in Dorchester. The district retains its integrity of location, design, setting, materials, feeling, association, and workmanship, as well as its architectural integrity, and is significant at the local level.

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

Architecture: The development of apartment buildings in Dorchester's Codman Square was a major shift in the architectural character of the neighborhood, which up until the late 19th century had been largely occupied by single-family houses. The development of these masonry apartment buildings is directly associated with the electrification of the streetcar, which provided reliable transportation into the city center for work and commerce. Middle-class families' desire to move out of the city center brought about the development of multiple apartment buildings designed for families at the turn of the 20th century. This trend would take hold in many neighborhoods of the City of Boston, and had a profound effect on how the city looks today.

Community Planning and Development: The relocation of the Dorchester Academy building and the construction of the three masonry apartment buildings is representative of the development of the streetcar suburb in Codman Square. The need for quality multifamily housing as an alternative to city center dwelling or single-family homes is indicative of the changing demographics and the emergence of the middle class in the Codman Square area.

Education: As an early alternative to public schooling, the Dorchester Academy served upper-class families for a generation in the mid 19th century. The school was representative of the wealth of this section of the community, and reflects the importance placed by Boston parents of means on education outside the public school system.

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Developmental history/additional historic context information (if appropriate)

Development of Codman Square

The development pattern in Codman Square began with the laying out of Norfolk Street in 1803. One of the oldest roads in Dorchester, it intersects with Washington Street one block south of the district. As the major connector from inland Massachusetts to the Boston, Washington Street was the only overland access to the Boston peninsula. The intersection of Norfolk and Washington streets made this area a significant crossroads for commercial activity in the 18th century. Codman 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. In addition to the store, Mr. Baker's home was present, as well as the town hall (later replaced by the current building). In 1806, the Second Dorchester Church (NR 1983) was built near the intersection. The congregation named the area Codman Square in memory of their late leader, Reverend Doctor John Codman, in 1847.

The land on which the Sherman Apartments Historic District is located was originally part of the Baker Estate, which was established ca.1763 with the creation of a store and residence for James Baker, who would later found the Walter Baker Chocolate Company in nearby Lower Mills. The first road laid out off of Washington Street in the area was Melville Avenue (one block north of the district) in 1863. Large tracts of land immediately surrounding what would become Codman Square were owned by respected Dorchester families, including Alexander Beal, N.A. Leigh, Thomas M. Vinson, and Edwin H. Sampson in the first half of the 19th century. One of the earliest buildings in the area that still remains is the Dorchester Academy building. Originally located on Washington Street, the academy building was moved by W.U. Sherman to its present location at 18 Lyndhurst Street between 1904 and 1906 to facilitate the development of the Sherman Apartments.

The Dorchester Academy was a private school for boys founded by the Second Church's Reverend John Codman and local businessmen James Penniman, Joseph Leeds, and Thomas Tremlett in 1831. During this period, the Dorchester public schools educated 647 students while private school students numbered 233. By 1834, five new public primary schools were established for instruction of children less than seven years of age, and six new buildings were constructed in 1836-1837. As the population in Dorchester increased, more schools were constructed within the community, or existing schools were replaced with larger buildings. After its inception, the Dorchester Academy was briefly housed at the Penniman House (no longer extant) during the construction period for the present building. The school drew students from Dorchester's most respected families. In its first year, the academy had 103 students. The focus of the school was education in several branches of study and in the department of its students. While many schools of the period instituted corporal punishment, the academy exercised "private retirement and meditation" as a means of mitigating disobedience. It continued to serve an educational purpose until ca. 1850, when it was converted to a single-family residence. Primary and secondary sources consulted to date do not indicate what became of the school. It is possible that with the 1870 annexation of Dorchester to the City of Boston and the resulting expansion of the public school system, the need for a private school ceased, resulting in the closure of the Academy.

Many wood-frame houses were located along the Washington Street spine in and around Codman Square throughout the 19th century. Additional buildings were constructed including churches, schools, governmental buildings, and private property; 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, electrification brought reliable and on-time transportation to the square. Subsequent elevated railway expansion through Dorchester and Roxbury would allow Codman Square residents access to improved transportation to

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downtown Boston. As a major crossroads, 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 of the major thoroughfares. Unlike the vast tracts of masonry apartment buildings constructed in the early 20th century on the wide promenades of other parts of Dorchester, the Codman Square neighborhood retained a more middle-class residential scale. Smaller apartment buildings were constructed concurrently with large, single-family homes situated along the major thoroughfares intersecting the Square.

The large plots of land in the vicinity of the Sherman Apartments Historic District were subdivided over the next several decades as more streets were laid out, including Lyndhurst Street in 1894. In the late 1870s and into the early 1880s, high-style, architect-designed houses were constructed along Melville Avenue for professionals practicing law, medicine, and business. Architects practicing in the area included local architects Arthur Vinal, E.A. Poe Newcomb, George Meacham, E.L. Clark, Robert Brown, and L. Underwood. Laid out on large house lots—some of which centered on urban parks or squares like those laid out in the South End neighborhood of Boston a few decades earlier—many houses were designed by builders rather than architects, including many by W.H. Haddock and C.W. Allen. Development of the area continued unabated through the turn of the century with a greater number of smaller houses and house lots for working families. The development of more economical housing was consistent with the changing demographic of Codman Square at that time, after the electrification of the streetcar. The area around the Sherman Apartments Historic District is included in the MHC inventory as the Melville Avenue/Wellesley Park Area.

Apartment Buildings in Codman Square

The availability of reliable transportation made it possible for middle-income families 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, apartment buildings 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 in the Classical Revival style by C.A. Russell in 1897-1898. Known as Walton and Roslin Halls and located at 702-728 Washington Street, the property was developed by John Haddock, a well-known local builder who lived at 627 Washington Street, in the heart of Codman Square. In 1901, A.B. Pinkham designed a high-style, mixed-use apartment building with ground-floor commercial space at the corner of Gaylord and Washington Streets for the widowed Sarah Davidson, who lived in a nearby large single-family home. In 1903, a three-story, mixed-use, masonry building with ground-floor retail was designed by local architect Henry J. Preston for the estate of Caroline Jackson at 327-339 Talbot Street. Up until the construction of the three Sherman Apartment buildings in 1904-1906, most apartment buildings in the square contained ground floor retail spaces. Following the construction of the Sherman Apartment buildings, both residential and residential with ground-floor commercial buildings continued to be developed. More residential-only apartment buildings, however, were developed on the north side of the square, including the Sherman Apartment buildings, than south of the square.

The construction of the Sherman Apartments Historic District is indicative of the changing development pattern in Codman Square at the turn of the 20th century. Like all of the apartment buildings in Codman Square, construction of the Sherman Apartments was stimulated by the electrification of the streetcar along Washington Street. With more families interested in living outside of the city core, speculative development became common. Just as developers of single-family dwellings constructed blocks of similar houses for middle-income families, the apartment buildings in the Sherman Apartments Historic District were consistent in design, and the apartments were larger than those one might find in older parts of the city. These buildings were constructed to provide housing for middle-class families who, for whatever reason, were unable to, or did not desire to, purchase a house lot in the neighborhood.

(continued)

Sherman Apartments Historic District
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Sherman Apartments Development

Originally located on a single parcel where the three apartment buildings currently stand, the former Dorchester Academy (relocated to 18 Lyndhurst Street) was designed as a private school building in 1831. After serving as an educational building for several decades, it was converted to a residential building by ca. 1850. The house was purchased ca. 1898 by Joseph H. Beale, a local real estate developer who briefly resided in it until he built his own house at nearby 55 Lyndhurst Street, on plans drafted by local architect Thomas L. Barlow.

By 1904, the former Dorchester Academy was owned by builder William U. Sherman who constructed 544-546 Washington Street immediately adjacent to the house in the same year. Later that year, a small hothouse building at 18 Lyndhurst Street was demolished. Sherman turned the academy building 90 degrees and relocated it to its present lot on Lyndhurst Street. The existing multi-family dwelling at 12-14 Lyndhurst Street was constructed on its former site. A duplicate of this building was also constructed at the southeast corner of the intersection of Lyndhurst and Washington Streets but was demolished in 1947. In 1906, the final multifamily dwelling in this group was constructed at the corner of Washington and Lyndhurst Streets (4-6 Lyndhurst Street).

The Sherman Apartments were designed and constructed by a builder-owner, rather than the more traditional development pattern of an architect working with the owner. W.U. Sherman fits the definition of a "home builder," described by Sam Bass Warner in *Streetcar Suburbs*. The "home builders" group is identified by Warner as a group of suburban landowners developing property between the years 1872-1901. Although the Sherman Apartments Historic District falls a few years after Warner's study, it is a representative example of the type of development he described. W.U. Sherman purchased the former Dorchester Academy property and moved to the area to oversee the construction of his apartment buildings—a typical pattern, according to Warner. Furthermore, Sherman, a builder by trade, was also typical of the type of real estate developer active during that period: someone already involved in the building trades who made a living through speculative development. As a real estate developer, Sherman, listed as a "builder" in the 1900 census, identified a tract of land in a well-established, middle-class neighborhood. Seeing the area as a reasonable place for his own residence, Sherman and his family had moved here by 1910 and remained in the house at 18 Lyndhurst Street until at least 1920, living among his middle-class neighbors.

In 1900, Sherman and his wife Lydia were a young, recently married couple living in a two-family house at 27 Thetford Street not far from Franklin Field. Sherman likely learned from and worked closely with his father Artemus Sherman, a Canadian-born immigrant who was a builder. By 1910, Sherman, Lydia, and their young son were living with Sherman's parents and a Scottish-born live-in servant in the former Dorchester Academy building at 18 Lyndhurst Street. Sherman's continued residence in the building following the sale of the adjacent apartment buildings indicates the neighborhood retained much of its original middle-class character that drew residents from downtown Boston to suburban Dorchester. During his tenure on Lyndhurst Street, Sherman continued developing apartment buildings, including one at nearby Washington and Rosedale Streets, and he was a member of the Board of Directors of the Dorchester Trust Company, a local banking institution. By 1930, Sherman, his wife, and his parents moved into separate apartments at 12 and 18 Algonquin Street (still extant) respectively. The addresses are two segments of a monumental apartment complex constructed by Sherman in 1912 on the north side of Codman Square. Further research will likely discover additional buildings in Dorchester that were conceived of and built by Sherman. After the Shermans moved into the apartments, the old Dorchester Academy building served as the home to two retired families, one living with elderly parents. In 1956, it was identified as a residence for one family and four lodgers.

The six-family building at 544-546 Washington Street was the first of the three apartment buildings constructed in the district. Each of the three floors contained two residential units. In 1910, the building was owned by the Trustees of Almon L. Smith, who also owned 12-14 Lyndhurst Street. Residents of 544-546 Washington Street included small

(continued)

Sherman Apartments Historic District
Name of Property

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families headed by a physician or a real estate broker, and in some cases widows living with a child and/or a servant. In the early 20th century, residents were mostly from Massachusetts and Canada. The property remained with the Smith Trustees until ca. 1924, when it was owned by the Dorchester Associates of 780-A Dudley Street in nearby Roxbury. The pattern of smaller families, generally American-born of American or Canadian-born parents, living in the building continued into the 1920s, although several families with roots in Italy and Scotland were present. Several doctors lived in the building with their wives and small children, many with live-in servants.

By ca. 1933, 544-546 Washington Street (together with 12-14 Lyndhurst Street) was owned by M. Elmer Minard. The building was occupied by small families whose breadwinners were doctors, jewelers, and public school teachers. Like much of Dorchester, Codman Square was a vibrant community until the 1970s, when disinvestment became rampant. Very few modifications to the interior layout or exterior of the building occurred in the 20th century. However, by 1981, the building was vacant and open to trespass. Many properties in Codman Square were abandoned, and many were lost to fire. However, as the decade progressed, the community regained control of the neighborhood and buildings were once again put back into use. The building at 544-546 Washington Street was purchased in 1985 by the Codman Square Limited Partnership, and rehabilitated into twelve units of affordable rental housing.

The six-family dwelling at 12-14 Lyndhurst Street was the second building constructed in the district. Each of the three floors contained two residential units. In 1910, the building was owned by the Trustees of Almon L. Smith, who also owned 544-546 Washington Street. It was occupied by several lawyers as well as widows with small children who were assisted by live-in servants. Most residents were born in Massachusetts, Vermont, and New Hampshire. This pattern continued in the 1920s with several lawyers remaining as tenants, along with real estate brokers, salesmen, a private school principal, and widows living with adult family members. In the 1920s, most of the tenants had been born in Massachusetts, with families from England, Ireland, Canada, and other New England states. In 1924, a fire damaged a portion of the third floor and the roof, both of which required repairs.

In 1930, the make-up of the building's residents had changed little; it continued to serve as housing for professionals including several lawyers, but was also home to retired families, some living with elderly parents. The building was regularly maintained, with major repairs limited to the cornice on the front of the building and an interior rear stair repair. By ca. 1933 it, together with 544-546 Washington Street, belonged to M. Elmer Minard. Only minor modifications were made on the interior and exterior of the building over the years, until 1961 when 14 Lyndhurst Street was converted into five apartments. The second and third floors of 14 Lyndhurst were converted from a seven-room apartment to one three-room and one four-room apartment, each with a kitchen and bathroom. At the same time, a connecting balcony was added between 12 and 14 Lyndhurst Street for fire safety. It was not until 1981 that 12 Lyndhurst was converted to a six-family building. In 2005, 14 Lyndhurst Street also became a six-family building.

The final building constructed in the district was 4-6 Lyndhurst Street. Each of the three floors contained two residential units. Original elevations prepared by Sherman for the property indicate the building has undergone little change but do indicate that some upgrades included during construction were not specified in the design plans. Specifically, the extant leaded-glass transom windows were not shown on the original plans. When constructed, each entrance opened into an entrance hall and stairs that provided access to the upper levels. Each unit, with the exception of the first-floor unit at 4 Lyndhurst Street, contained a corridor surrounding a back stair, a library, and a parlor. Two chambers, a dining room with a butler's pantry, a kitchen, and a bathroom completed each apartment. The first-floor unit at 4 Lyndhurst Street was noteworthy for having an even larger floor plan, with a small reception room near the entrance door.

By 1910, the property was owned by Charles F. Cutler. Like its neighbors, the building was home to physicians, textile dealers, a private school principal, public school teachers, and widows caring for young children with the assistance of live-in servants. Many residents were born in Massachusetts with families from Massachusetts or other New England

(continued)

Sherman Apartments Historic District
Name of Property

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states. Several retired couples or widows living with adult children were also living in the building through the 1930s. In 1933, E.M. Murphy owned the property. The third floor of each side of the building was converted into two units over the years, and minor modifications to the interior and exterior of the building were undertaken until the early 2000s, after a fire damaged a portion of the second floor of 6 Lyndhurst Street.

Despite efforts by the Boston Police Department to rid the neighborhood of drug-related crimes (drug trafficking, prostitution and murder), at the turn of the 21st century the buildings at the corner of Lyndhurst and Washington streets had become havens for criminals. A one-week occupation of the corner buildings by community and church leaders cast a spotlight on the area and spurred a feature story in the *Boston Globe*. In response to the community's desire to clean up this part of the neighborhood, the Codman Square Neighborhood Development Corporation purchased 4-6 Lyndhurst Street with the goal to rehabilitate the property to help stabilize the neighborhood.

The buildings at 544-546 Washington Street and 4-6 Lyndhurst Street are undergoing substantial rehabilitation to provide twelve and eight units of affordable housing, respectively, in the Codman Square neighborhood. The projects—utilizing state and federal historic rehabilitation tax credits—will include rehabilitation of the exterior masonry, replacement of windows with historically appropriate replacement windows, replacement of the roofs, mechanical building systems, rehabilitation of the interior units and stairways, and restoration of the original leaded-glass transom windows at 4-6 Lyndhurst Street.

(end)

Sherman Apartments Historic District
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.)

Boston Public Library. City of Boston Building Plans. Fine Arts Department.

Boston Public Library. Boston City Directories.

City of Boston. Inspectional Services Department Building Permits.

City of Boston, Street Commissioners. A Record of Streets, Alleys, Places, Etc, in the City of Boston. 1910.

Dorchester Athenaeum. Dorchester Maps/Atlases—1858 (Walling), 1874 (Hopkins), 1904 (Bromley), 1910 (Bromley)

Heath, Richard. Unpublished History of Codman Square. Dorchester Historical Society, 2009.

Massachusetts Historical Commission, Massachusetts Inventory of Historic and Archaeological Assets of the Commonwealth.

Massachusetts Historical Commission, Town Reports.

Orcutt, William Dana. Good Old Dorchester. A Narrative History of the Town. Cambridge: John Wilson & Son University Press, 1893.

The American Contractor. Vol.39, No. 15.

United States Census. 1880, 1990, 1900, 1910, 1920, 1930

Warner, Sam Bass Jr. 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): BOS. 6043, 15944-15946

Sherman Apartments Historic District
Name of Property

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10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>19</u> Zone	<u>329212</u> Easting	<u>4684353</u> Northing	3	<u>19</u> Zone	<u>329277</u> Easting	<u>4684333</u> Northing
2	<u>19</u> Zone	<u>329213</u> Easting	<u>4684312</u> Northing	4	<u>19N</u> Zone	<u>329266</u> Easting	<u>4684360</u> Northing

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

The boundaries of the W.U. Sherman Apartments Historic District are outlined in bold on the accompanying site map, and include assessor parcels 170094700, 1700946000, 1700946001, 1700945000, 1700945001, and 1700944000.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes land totaling less than one acre, which represents the four buildings on City of Boston Assessor's Parcels.

11. Form Prepared By

name/title Taya Dixon, Senior Consultant with Betsy Friedberg, MHC, NR Director
organization Massachusetts Historical Commission date October 2012
street & number 220 Morrissey Blvd. telephone 617-727-8470
city or town Boston state MA zip code 02125
e-mail tdixon@epsilonassociates.com

Additional Documentation

Submit the following items with the completed form:

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

Sherman Apartments Historic District
Name of Property

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

PHOTOGRAPH LOG

MA_Boston(Suffolk County)_ShermanApartmentsHistoricDistrict0001.tif

- Name: WU ShermanApartmentsHistoricDistrict*
- Location: 544-546 Washington Street, 4-6, 12-14 and 18 Lyndhurst Street*
- Photographer: Brian Graves, Epsilon Associates*
- Date: June 2012*
- Location of Negative: Original Digital Image at Epsilon Associates, Maynard, MA*
- Description of View: 18 Lyndhurst Street

MA_Boston (Suffolk County)_ ShermanApartmentsHistoricDistrict0002.tif

- Description of View: 12-14 Lyndhurst Street

MA_Boston(Suffolk County)_ ShermanApartmentsHistoricDistrict0003.tif

- Description of View: 4-6 Lyndhurst Street

MA_Boston(Suffolk County)_ ShermanApartmentsHistoricDistrict0004.tif

- Description of View: 4-6 Lyndhurst Street entrances

MA_Boston (Suffolk County)_ ShermanApartmentsHistoricDistrict0005.tif

- Description of View: 544-546 Washington Street

* This information is the same for all photographs.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 18 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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page

Sherman Apartments Historic District
Name of Property Suffolk, MA
County and State
Name of multiple listing (if applicable)

DISTRICT DATA SHEET

Parcel ID No.	Property Address	Building Name	Date	Construction	Architectural Style
1700947000	544-546 Washington Street		1904	Load-bearing masonry	Classical Revival
1700946000 - 1700946001	4-6 Lyndhurst Street		1906	Load-bearing masonry	Classical Revival
1700945000 - 1700945001	12-14 Lyndhurst Street		1904	Load-bearing masonry	Classical Revival
1700944000	18 Lyndhurst Street	Dorchester Academy	1831 (moved 1904)	Wood-frame	Greek Revival

PROPERTY OWNERS

Codman Square LPS
6 Faneuil Hall Marketplace
Boston, MA 02109

NDC Holdings Inc.
6 Faneuil Hall Marketplace
Boston, MA 02109

Twelve Lyndhurst Street Condominium
12 Lyndhurst Street
Dorchester, MA 02124

Michael D. Emley Et Al
4240 Mountain View Road
Oakland, CA 94605

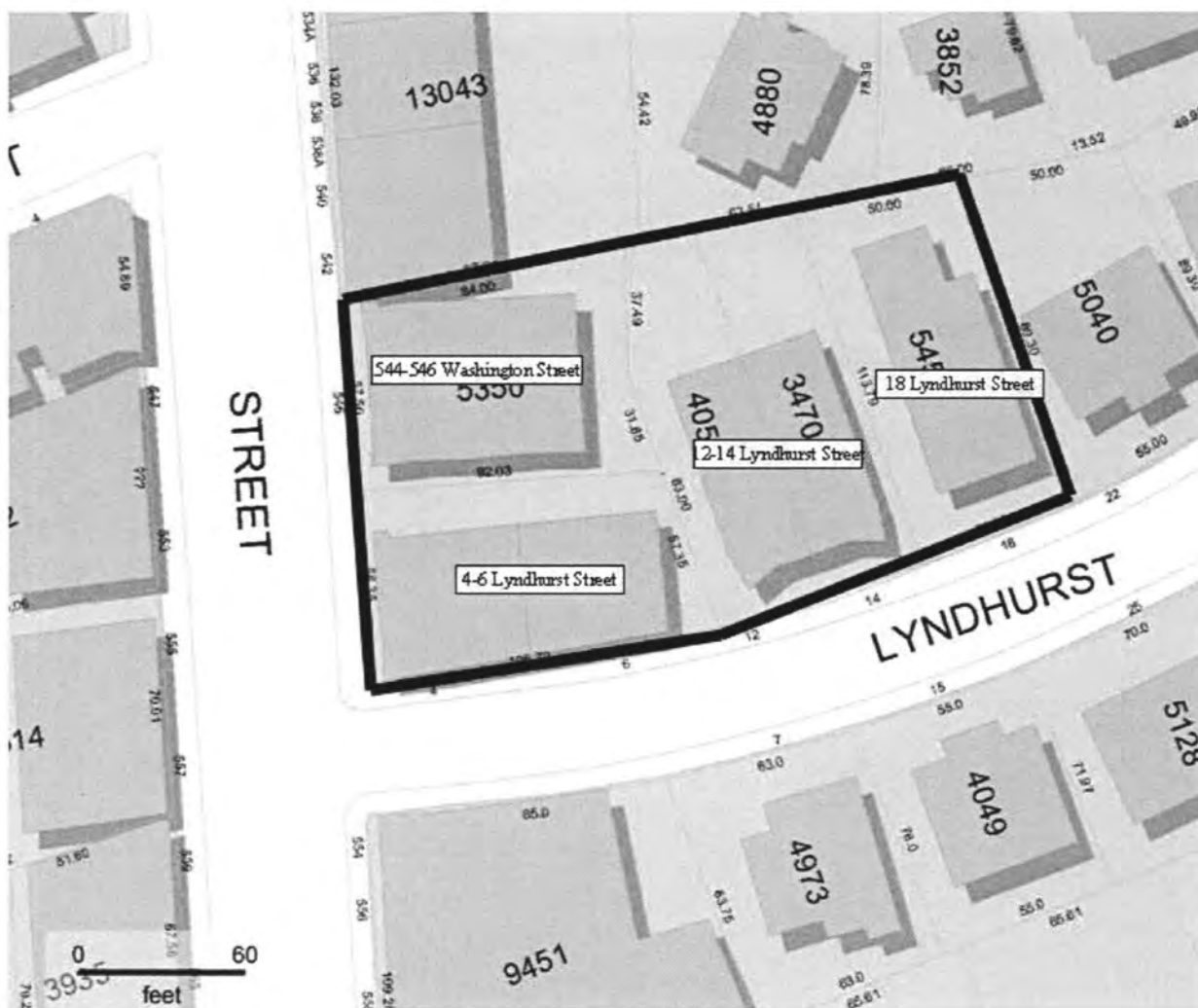
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page

Sherman Apartments Historic District
Name of Property
Suffolk, MA
County and State
Name of multiple listing (if applicable)

DISTRICT MAP



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sherman Apartments Historic District

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 10/12/12 DATE OF PENDING LIST: 11/13/12
DATE OF 16TH DAY: 11/28/12 DATE OF 45TH DAY: 11/28/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000978

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 11-28-12 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.



Sherman Apartments Historic District

Suffolk County, MA

Photo 1 of 5

JUNE 2012

BRIAN GRAVES, PHOTO

MA-BOSTON(SUFFOLKCOUNTY)-SHERMANAPTS0001.tif

18 LYNDBURST ST.



Sherman Apartments Historic District
Suffolk County, MA

JUNE 2012

BRIAN GRAVES PHOTO

MA-BOSTON(SUFFOLKCOUNTY)-SHERMANAPTS 0002.tif

12-14 LYNDBURST ST.



WASHINGTON

← ONE WAY

NO LEFT TURN

STOP

← ONE WAY

NO LEFT TURN

Sherman Apartments Historic District

Suffolk County, MA JUNE 2012

Photo 3 of 5 BRIAN GRAVES PHOTO

MA - BOSTON (SUFFOLK COUNTY) - SHERMAN APTS 0003.tif

4-6 LYNDBURST ST.



NO
TRESPASSING

NO
TRESPASSING



Sherman Apartments Historic District

Suffolk County, MA

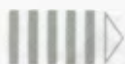
BRIAN GRAVES PHOTO

Photo 4 of 5

JUNE 2012

MA-BOSTON(SUFFOLKCOUNTY)-SHERMANAPTS0004.tif

4-6 LYNDBURST ST. ENTRANCES



LI-MELO MARKET
E. SAHSA - ICE CREAM - MILK
BONE CANS - CIGARETTES
VEGETABLE & BATHING PRODUCTS
617-438-5721

LACHE LAKAY



Sherman Apartments Historic District
Suffolk County, MA
Photo 5 of 5

BRIAN GRAVES PHOTO
JUNE 2012

MA_BOSTON (SUFFOLK COUNTY) - SHERMAN APTS 0005.tif

544 - 546 WASHINGTON ST.

Boston South MASSACHUSETTS

1:25 000-scale metric topographic map



7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works

Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies
Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1987
Supersedes Newton and Boston South 1:25,000-scale maps dated 1970
Selected hydrographic data compiled from NOS charts 13270 (1982) and 13272 (1982). This information is not intended for navigational purposes
Projection and 1000-meter grid: Universal Transverse Mercator, zone 19
10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone
1927 North American Datum
To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 42 meters west as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
DEPTH CURVES AND SOUNDINGS IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHOULDER SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.9 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS				
Meters	Feet			1	2	3		
1	3.2808			4	5	6	7	8
2	6.5617			1 Maynard				
3	9.8425			2 Boston North				
4	13.1234			3 Lynn				
5	16.4042			4 Framingham				
6	19.6850			5 Medford				
7	22.9659			6 Needham				
8	26.2467			7 Norwood				
9	29.5275			8 Weymouth				
10	32.8084							

W.D. Sherman
Apartment Block District
ISBN 0-607-00135-6
9 780607 001356

Topographic Map Symbols

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road, trail
- Route marker: Interstate, U. S. State
- Railroad: standard gage; narrow gage
- Bridge: drawbridge
- Footbridge; overpass; underpass
- Build-up area: only selected landmark buildings shown
- House; barn; church; school; large structure
- Boundary:
 - National, with monument
 - State
 - County, parish
 - Civil township, precinct, district
 - Incorporated city, village, town
 - National or State reservation: small park
 - Land grant with monument; found section corner
 - U. S. public lands survey: range, township, section
 - Range, township, section line, location approximate
 - Face or field line
 - Power transmission line, located tower
 - Dam; dam with lock
 - Cemetery: grave
 - Campground; picnic area; U. S. location monument
 - Wellhead; water well; spring
 - Mine shaft; prospect; adit or cave
 - Control: horizontal station; vertical station; spot elevation
 - Contour: index; intermediate; supplementary; depression
 - Distorted surface: steep slope, lava, sand
 - Sounding; depth curve
 - Perennial lake and stream; intermittent lake and stream
 - Rapids, ledge and small falls; large and small
 - Submerged marsh; marsh, swamp
 - Land subject to controlled inundation; wooded
 - Scrub; mangrove
 - Contour: viewshed

A pamphlet describing topographic maps is available on request

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092



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

October 4, 2012

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:

Sherman Apartments HD, 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,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Taya Dixon, Epsilon Associates, consultant
Caitlin Greeley Boston CLG coordinator
Thomas Menino, Mayor, City of Boston
Susan Pranger, Boston Landmarks Commission