

United States Department of the Interior  
National Park Service

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AUG 31 1987

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bunker Hill School

other names/site number same

2. Location

street & number 65 Baldwin Street

N/A not for publication

city, town Boston (Charlestown)

N/A vicinity

state Massachusetts

code 025

county Suffolk

code 025

zip code 02129

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

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

Number of Resources within Property

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

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Valerie A. Talmage 8/24/87  
Signature of certifying official Executive Director, Date  
Massachusetts Historical Commission, State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Patrick W. Andrews 10/15/87  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

**6. Function or Use** Bunker Hill School, Boston (Charlestown)

Historic Functions (enter categories from instructions)  
Education - school

Current Functions (enter categories from instructions)  
Domestic - condominiums

**7. Description**

Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

Second Empire - Mansard

foundation brick  
walls brick, granite detailing

roof unknown

other

Describe present and historic physical appearance.

The Bunker Hill School, located at 65 Baldwin Street, Charlestown, was built in 1866. It is on a corner lot which is surrounded by a black iron fence. The main facade abuts the sidewalk and the remainder of the lot is covered in asphalt. This placement gives the school a prominent position in the neighborhood which is predominantly brick townhouses built in the 1850s and 1860s. The Bunker Hill School is the only public building in the neighborhood. It is a three-and-one-half-story Second Empire style brick structure with granite detailing, a mansard roof, and a rectangular plan.

The school is seven bays wide with a three bay projection in the center of the east facade containing the main entrance. The basement level is asymmetrical as a result of the sloping site and is separated from the first story by a partial granite string course. The first floor has two arched 6/6 double hung sash windows with an exaggerated granite keystone. There is no string course on the first floor of the central section. The main entrance is surmounted by a triple-headed light set beneath a heavy segmental arch of stone, with exaggerated keystone. A pair of segmental-arched windows, 4/4 double-hung sash, with brick lintel, flanks the entrance. The second story replicates the first with two major differences: the string course runs across the entire front of the building; the central section is composed of two 4/4 double hung sash flanking a 6/6 double hung sash, above which is placed a granite plaque which says "Bunker Hill School 1866." The plaque and the string course directly above it are slightly raised beyond the central section. The third story resembles the second story with the exception of the plaque. A cornice separates the third story from the mansard roof which has on either side of the central section two 6/6 double hung sash dormer windows. In the center the 6/6 window is flanked by two round windows with wedge-shaped panes. Marking both edges of the front facade is a truncated pilaster ending at the third story string course, with the string course developed into an abbreviated capital.

The north facade, four bays wide, is less elaborate than the east facade. The basement level is asymmetrical; the second and fourth bay from the left are 6/6 sash windows flush with the ground and under the third bay slightly to the right is a small door. On the first floor the second bay from the left is elongated and is a recessed french door with a railed balcony surmounted by a 4/4 arched window. The three other windows are arched 6/6 double hung sash without the granite keystone.

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1

Bunker Hill School, Boston Massachusetts

On the second and third floors, both of the center bays are french doors while the two outside bays are 6/6 sash. The cornice continues uninterrupted around the whole building and the mansard roof has four 4/4 sash windows on this facade. This facade is without granite detailing except where the pilasters from the east facade wrap around the corner and the window sills of the 6/6 windows.

The rear, west facade is the only facade with a full basement above ground level. The rear entrance is a set of double doors at the basement level. Directly above these are another pair of double doors. Originally there was a wooden double staircase leading to the upper doors. There are no granite string courses on the rear facade but the pilaster has granite detailing at the top and the bottom. The windows have granite sills, but not granite keystones. The mansard fenestration is the same as the front facade. The south facade is exactly the same as the north facade, except for the basement level, where the two right hand bays are doors surmounted by windows, the left hand one square, the right hand one arched.

The school had a central stairway plan with the classrooms located in the corners to provide maximum window space. The basement housed the restrooms, voting rooms, and boiler room. On the first and second floors there were three classrooms and the other area was devoted to administrative offices, nurse's office, and storeroom; on the second floor, there was a teachers' room and sewing room. The third floor had four classrooms and the fourth floor under the mansard roof was two classrooms and an assembly hall.

In 1986, the Bunker Hill School was rehabilitated in accordance with the Secretary of Interior's Standards for Rehabilitation of Historic Structures as condominiums. Several major alterations have occurred in the history of the school. In 1938, the mansard roof and the cornice beneath it were damaged by a hurricane and were removed. This roof was replaced in 1986. The developer used W.P.A. measured drawings which predate the 1938 removal of the roof to restore the building to its original appearance. Although the roof was at one point crowned by a centrally located belfry, this was not replaced. At this time, the fire escapes on the north and south facades were also removed. Most of the original plan was retained in the interior. The central hallway remains and the classrooms have been converted into living spaces. Where possible, the developer has retained the original chalkboards as a way of preserving the identity of the building as a former school.

continued

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National Park Service

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Bunker Hill School, Boston Massachusetts

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Archaeology

While no archaeological sites are currently recorded on the property, a slight possibility exists that sites are present. At least two sites have been recorded in the general area (within one mile). The physical characteristics of the property, high ground overlooking the Mystic River and Boston Harbor, would have made this an attractive area for native settlement and subsistence activities. Urban development and building construction may, however, have destroyed any remains that may have been present.

There is also some potential for significant historical period remains on the property although like the potential prehistoric remains, these too may have been destroyed. Background research, controlled testing, and excavation may help to determine whether or not building related features exist, as well as evidence of 18th and 19th century occupation in the area. Little documentary information exists regarding the area of this parcel during these periods, leaving archaeological investigations as the primary means for our understanding of the past land-use in the area.

**8. Statement of Significance** Bunker Hill School, Boston (Charlestown)

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Education  
Community Planning and Development

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1866-1937

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1866  
1937

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

James Rand  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Bunker Hill School, Charlestown, built in 1866, was a product of the increase in school construction after the Civil War. The Bunker Hill school is an important example of this new interest in school planning and reflects the growth in population of Charlestown at this time. As the only remaining Second Empire-style school in Charlestown, the well preserved Bunker Hill School retains integrity of location, design, setting, materials, and workmanship and fulfills Criteria A and C of the National Register of Historic Places on the local level.

The period after the Civil War was distinguished by the growing interest in education, the awareness of its importance, and the planning of school buildings. As the population in cities increased, the need for larger and more elaborate school buildings was recognized. The familiar one room school house was no longer adequate for the needs of the urban community. Prior to the Civil War, the need for new school facilities had been neglected, as a result the existing buildings were old, overcrowded and in a state of terrible disrepair. New theories about education and the effect of the environment of the school on the pupil greatly influenced new school architecture. Architects and planners recommended large classrooms with big windows to let in sunshine and air and special activity rooms to accommodate the changing nature of education: its expansion beyond the "Three Rs."

The Bunker Hill School was designed by a local Boston architect, James H. Rand. John Wilson was the master builder and William W. Bray laid the foundation. At \$65,862, the cost of the Bunker Hill School exceeded any previous educational building constructed in Charlestown. The need for such an expensive school building was prompted by the large increase in the population of Charlestown due to two major factors: the establishment of the Charlestown Navy Yard, begun in the early 1800s, with significant additions made from 1827 to 1834, 1836 and 1856; and the connection by railroad of the wharves in Charlestown to the mills in Lowell which was complete by 1838. By the 1860s, the population of Charlestown had risen dramatically, the schools were overcrowded, and the town was using makeshift space in the Town Hall and other privately owned buildings. At this time the town decided to build a school that would accommodate the present and future needs of the Charlestown school system.  See continuation sheet

**9. Major Bibliographical References** Bunker Hill School, Boston (Charlestown)

Hunnewell, James E. A Century of Town Life. Boston: Little Brown Co., 1888.

Sawyer, Timothy T. Old Charlestown. James H. West Co., 1902.

Charlestown School Committee Annual Report, 1867.

See continuation sheet

Previous documentation on file (NPS):

N  preliminary determination of individual listing (36 CFR 67) has been requested Part III approved 10/30/86

- 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 # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Massachusetts Historical Commission  
HPCA# 10423MA

**10. Geographical Data**

Acres of property Less than one acre

QUAD: Boston North SCALE 1:25000

UTM References

A 

1	9	3	2	9	5	2	0	4	6	9	4	0	9	0
Zone				Easting				Northing						

B 

Zone				Easting				Northing						

C 

Zone				Easting				Northing						

D 

Zone				Easting				Northing						

See continuation sheet

Verbal Boundary Description

See Assessor's Map

See continuation sheet

Boundary Justification

The nominated lot is bounded by Baldwin Street and 60 Baldwin Street to the east, the rear lots of 54-65 Baldwin Street to the southeast, Charles Street Place to the west and Charles Street and Bunker Hill Street to the north-and northeast. The nominated property includes all the land historically associated with the Bunker Hill School

See continuation sheet

**11. Form Prepared By**

name/title <u>American Landmarks Inc. with Elizabeth White &amp; Betsy Friedberg, Dir. National Register</u>	date <u>May 20, 1987</u>
organization <u>Massachusetts Historical Commission</u>	telephone <u>(617) 727-8470</u>
street & number <u>80 Boylston Street</u>	state <u>Massachusetts</u> zip code <u>02116</u>
city or town <u>Boston</u>	

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 1

Bunker Hill School, Boston Massachusetts

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The Bunker Hill School is a fine example of the new theories about school architecture and the transformation of the schoolhouse to a large and planned structure. It is arranged around a spacious central hallway and has large classrooms with numerous windows. It also has a special sewing room a lounge for teachers and a large assembly hall. Rand also took advantage of technological improvements and used fireproof construction. Many of the older schools were fire hazards and so special attention was paid to this problem. The Second Empire style chosen by Rand, was at this time becoming a popular style for non-domestic buildings and was a break from the traditional Greek Revival schools that had been built in Charlestown in the 1840s.

The Bunker Hill School was closed in July 1981, as a result of declining enrollment. In 1985, the school was sold to the Crowninshield Corporation which undertook the rehabilitation. They have restored the building to its original appearance and retained much of the original plan.



Looking S. on Main St. from Alfred St. Dec. 5 1900 2360  
Bunker Hill School, Charlestown, MA View South on Main St.. Dec. 6, 1900

Historical Photo # of 3 (photocopy)



Bunker Hill School, Charlestown ,MA 1933

*June 2 1933*

*Historical photo #203 (photo copy)*



Bunker Hill School, Charlestown, MA - View South on Main St., 1911 - (bell missing from tower) -

Historical photo # 5 of 3 (photo copy)

BUNKER HILL SCHOOL  
65 Baldwin Street  
Boston (Charlestown)  
scale 1:1200



87001771

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Substantive Review

Bunker Hill School  
Suffolk County  
MASSACHUSETTS

Working No. \_\_\_\_\_  
Fed. Reg. Date: 2/7/89  
Date Due: 10/1/87 - 10/15/87  
Action:  ACCEPT 10-15-87  
 RETURN  
 REJECT

AUG 31 1987

- resubmission
- nomination by person or local government
- owner objection
- appeal

Federal Agency: \_\_\_\_\_

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Rare surviving Second Empire School reflective of population growth and period school planning.*

Recom./Criteria Accept A+C  
Reviewer Shree  
Discipline Architectural History  
Date 10/15/87  
\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name \_\_\_\_\_

2. Location \_\_\_\_\_

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property \_\_\_\_\_

5. Location of Legal Description \_\_\_\_\_

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition

excellent  deteriorated  unaltered  original site

good  ruins  altered  moved date \_\_\_\_\_

fair  unexposed

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below \_\_\_\_\_

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance *(in one paragraph)*

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



RESIDENT  
PARKING  
VIOLATORS  
WILL BE TOWED  
AT OWNERS  
EXPENSE

BUNKER HILL SCHOOL  
65 Baldwin Street  
Charlestown, MA 0301

Rear (west) facade from parking lot

American Landmarks, Inc.

May 1987

negative filed: American Landmarks, Inc.

photo #1 of 3

83 01 NNN 2

83 01 NNN 2

83 01 NNN 2 44



BUNKER HILL SCHOOL

65 Baldwin Street

Charlestown, MA

American Landmarks, Inc.

May 1987

negative filed: American Landmarks, Inc.

photo # 2 of 3

view NE from school lot

83 01 11 2

83 01 11 2

83 01 NNNN 2 44



BUNKER HILL SCHOOL

65 Baldwin Street

Charlestown, MA

American Landmarks, Inc.

May 1987

Negative filed: American Landmarks, Inc.

photo # 3 of 3

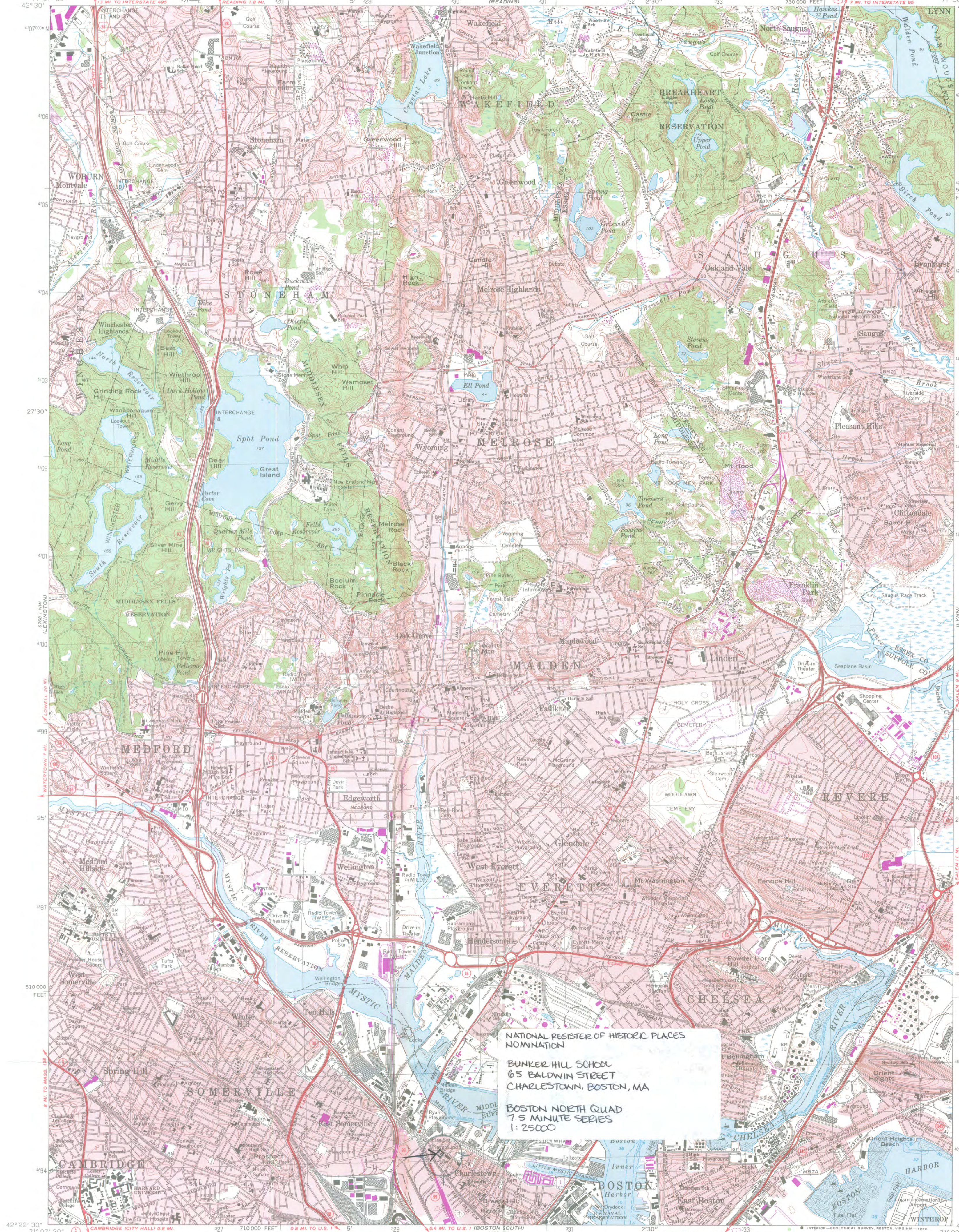
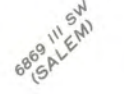
view SW down Baldwin Street  
(main facade)

83 01 NN 2 N 2 45

83 01 NN 2 N 2 45

83 01 NN 2 N 2 45

83 01 NN 2 N 2 45



NATIONAL REGISTER OF HISTORIC PLACES  
NOMINATION  
BUNKER HILL SCHOOL  
65 BALDWIN STREET  
CHARLESTOWN, BOSTON, MA  
BOSTON NORTH QUAD  
7.5 MINUTE SERIES  
1:25000

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Massachusetts Geodetic Survey  
Topography by plane-table surveys 1943. Revised from  
aerial photographs taken 1969. Field checked 1971  
Selected hydrographic data compiled from USC&GS Chart 248 (1971)  
This information is not intended for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Massachusetts coordinate system,  
mainland zone  
1000-meter Universal Transverse Mercator grid,  
zone 19  
Boundaries in tidewater areas from information supplied  
by Massachusetts Department of Public Works  
Red tint indicates areas in which only landmark buildings are shown  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map

SCALE 1:25,000  
CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9.5 FEET  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION  
Primary highway, hard surface  
Secondary highway, hard surface  
Light duty road, hard or improved surface  
Unimproved road  
Interstate Route  
U. S. Route  
State Route

BOSTON NORTH, MASS.  
N42225—W7100/7.5  
1971  
PHOTOREVISED 1979  
AMS 6768 I NE—SERIES 9814

The Bunker Hill School  
65 Baldwin Street  
Boston, Charlestown  
Quadrangle Boston North  
7.5 Minute Series  
AMS 6768 I NE—SERIES 9814