

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received JUN 8 1983

date entered

1. Name

historic Sarah J. Baker Schooland/or common Same

2. Location

street & number 33 Perrin Street N/A not for publicationcity, town Boston N/Avicinity ofstate Massachusetts code 025 county Suffolk code 025

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☐ yes: restricted	☐ government	☐ scientific
	<u>N/A</u> being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☒ no	☐ military	☐ other:

4. Owner of Property

name Sarah Baker Manor Associatesstreet & number 10 Fairwaycity, town Boston N/Avicinity of state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Suffolk County Registry of Deedsstreet & number Pemberton Squarecity, town Boston state Massachusetts

6. Representation in Existing Surveys

title Inventory of the Historic Assets of the Commonwealth has this property been determined eligible? ☒ yes ☐ nodate 1980 ☐ federal ☒ state ☐ county ☐ localdepository for survey records Massachusetts Historical Commissioncity, town Boston state Massachusetts

7. Description Sarah J. Baker School, 33 Perrin St., Boston, MA

Condition		Check one	Check one
☒ excellent	☐ deteriorated	☒ unaltered	☒ original site
☐ good	☐ ruins	☐ altered	☐ moved date <u>N/A</u>
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

The Sarah J. Baker School is located on Perrin Street in the Roxbury district of Boston, Massachusetts, approximately halfway between Warren Street, Blue Hill Avenue, and Moreland Street. It is located in a neighborhood of fine 19th-century residences.

It is constructed of solid brick bearing walls with steel framed floors and roof structure. The floors were built of vaulted terra-cotta tiles bound together with a reinforced concrete floor slab. The column and girder plates were riveted together.

The Baker School consists of three stories of classroom space set on a raised basement and enclosed by a flat roof. The exterior is brick with limestone trim. Its massing is simple, with a large rectangular central block and flanking wings projecting at each of the four corners. There are two main doors, each with a large entrance stair, at the ends of the central block. The windows are as high and wide as possible, using conventional fenestration, in order to let sunlight and air into the classrooms. They are double hung, nine over nine, and have been replaced by double glazed metal sash.

The red brick surface is enhanced by the use of corbeled and projecting brick that gives a feeling of rusticated masonry. The top three floors are set off from the basement portion by a limestone stringcourse. The top floor is emphasized by the use of narrow arches above the large classroom windows. The first-floor windows are spanned by a flat brick arch with a limestone keystone for emphasis. The fronts of the protruding portions at the ends of the building are of plain brick with large decorative plaques on the third level, and with sculptured stone escutcheons at the corners, and a set of narrow slit windows.

The same wall treatment is repeated on the two side elevations of the building. The basement windows are double hung and generally smaller in size. The stairwells at both front and rear are expressed by large arched windows staggered between floors. The basement originally contained playrooms, as well as mechanical, custodial and toilet rooms. The top three floors each contained eight classrooms apiece, four in the central block and two in each wing. The wings also contained small libraries and teacher's offices.

The playground was originally paved in brick and later was enlarged and covered with asphalt. The site is surrounded by an iron fence supported by piers.

With the exception of metal insulating windows that replace the original ones, there have been virtually no major changes to the exterior. Currently the renovations have been completed; the building is being used for elderly housing and is in the process of certification of rehabilitation for the Tax Act.

8. Significance Sarah J. Baker School, 33 Perrin St. Boston, MA

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☒ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☐ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1905 **Builder/Architect** Julius Schweinfurth; John J. Craig

Statement of Significance (in one paragraph)

The Sarah J. Baker School retains its integrity of location, design, setting, materials, and workmanship. It is a fine example of early 20th-century school architecture and is a building designed by a distinguished Boston architect of the turn of the century. It was designed by Julius A. Schweinfurth with the assistance of his chief draftsman, John J. Craig, as shown by the signatures on the original perspective drawing and set of blueprints, all of which are still extant. The building thus meets criteria A and C of the National Register of Historic Places.

Julius A. Schweinfurth was born in Auburn, New York, in 1858, the son of an eminent military engineer of German descent. Like his two brothers, he decided early in life to be an architect, and, in 1879, he moved to Boston and entered the firm of Peabody and Stearns as a draftsman. In 1883, he left Peabody and Stearns, joined his brother, Charles, for a year in Cleveland as a partner in the latter's office, and then made a tour of Europe. By 1887, he was back in Boston in Peabody and Stearns's office. After the publication in 1888 of his Sketches Abroad, Schweinfurth's talent was widely recognized. While still in the Peabody firm, he entered competitions and accepted commissions on his own. He also worked very closely with Robert Peabody, the two making a dynamic design team. During this period, he explored the variety of academic historical styles available to the architect at this time and showed great fluency in all.

Despite his key position in the Peabody and Stearns firm, he was never offered a partnership, and, in 1895, he started his own office. One of his first commissions after setting up on his own was the James Street School in his home town of Auburn, New York, a building in the Italianate style. The bulk of Schweinfurth's practice at this time, however, consisted of large country and suburban houses in a variety of styles: shingle style, Colonial Revival and Renaissance Revival.

The Sarah J. Baker School was named after Sarah J. Baker, who was the first woman principal to head a school district in the Boston school system and who was principal of the Dillaway School (NR) from 1884 until her death in 1905. The building was the first of five schools or school additions designed by Schweinfurth for the City of Boston. (The others were the High School of Practical Arts, Greenville Street, Roxbury, 1913, and an addition of 1917; the Quincy E. Dickerman School, Magnolia Street, Dorchester, 1915; and an addition to the Thomas Gardner School on Athol and Brentwood Streets, Brighton, 1924.) By 1905, Schweinfurth had designed schools for the Town of Brookline and had just won a major competition for a quadrangle of four dormitories at Wellesley College.

(continued)

9. Major Bibliographical References

City of Boston, Schoolhouse Department Reports, for 1905, 1906, 1908, and 1925; Stephen J. Neitz and Wheaton A. Holden, Julius A. Schweinfurth: Master Designer, 1858-1931 (Boston: Northeastern University, 1975).

10. Geographical Data

Acreage of nominated property 39,723 sq. ft.

Quadrangle name Boston South

Quadrangle scale 1:25000

UTM References

A

1	9	3	2	8	6	0	0	4	6	8	7	4	2	5
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification The nominated property includes only the lot on which the building stands comprising 34,484 sq. ft. Please refer to Assessor's Map.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
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11. Form Prepared By

name/title Candace Jenkins, Registration Director with Cynthia Zaitzevsky and Boston Landmarks Commission

organization Massachusetts Historical Comm. date January 20, 1983

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state MA

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Peter L. Weselowski

title State Historic Preservation Officer, MHC

date 5/26/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

7/7/83

Keeper of the National Register

Attest:

date

Chief of Registration

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Sarah J. Baker School

Item number 8

Page 1

Boston, MA

In style and massing, the Baker School is similar to 'Schweinfurth' 1903 Lincoln Settlement House on Emerald Street (demolished) in Boston rather than any of his previous schools. Both are in a conservative academic classical style, and both consist of a recessed central section with flanking, projecting wings. At the time it was built, the Baker School was said to be the largest primary school in New England. There were 24 classrooms, eight on each floor, with access from hallways and stairs at either end of the building, rather than from a central corridor. This type of plan was apparently requested by the Schoolhouse Department and was based on the Emerson School, East Boston (1865, architect unknown). The building was heated and ventilated by a series of ducts running from the boiler room in the basement to all the rooms on each floor.

The Sarah J. Baker School is significant in the history of Boston municipal architecture and as a good example of Schweinfurth's work. It is also a soundly constructed and well preserved building and is admirably suited for its current use as elderly housing.

Sarah J. Baker School
33 Perrin Street
Boston, MA
Boston Assessor's Map 1980
scale 1" = 100'

UTM References:
19/328600/4687425



NATIONAL REGISTER OF HISTORIC PLACES

EVALUATION / RETURN SHE

United States Department of the Interior
National Park Service

Baker, Sarah J., School
Suffolk County
MASSACHUSETTS

Working No. JUN 8 1983

Fed. Reg. Date: 2-7-84

Date Due: 7/7/83 - 7/23/83

Action: ☒ ACCEPT 7/7/83

Entered in the ☐ RETURN

National Register ☐ REJECT

Federal Agency: _____

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments: _____

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

☐ 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		Check one	Check one
☐ 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

Acres of nominated property _____

Quadrangle name _____

USF 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 _____

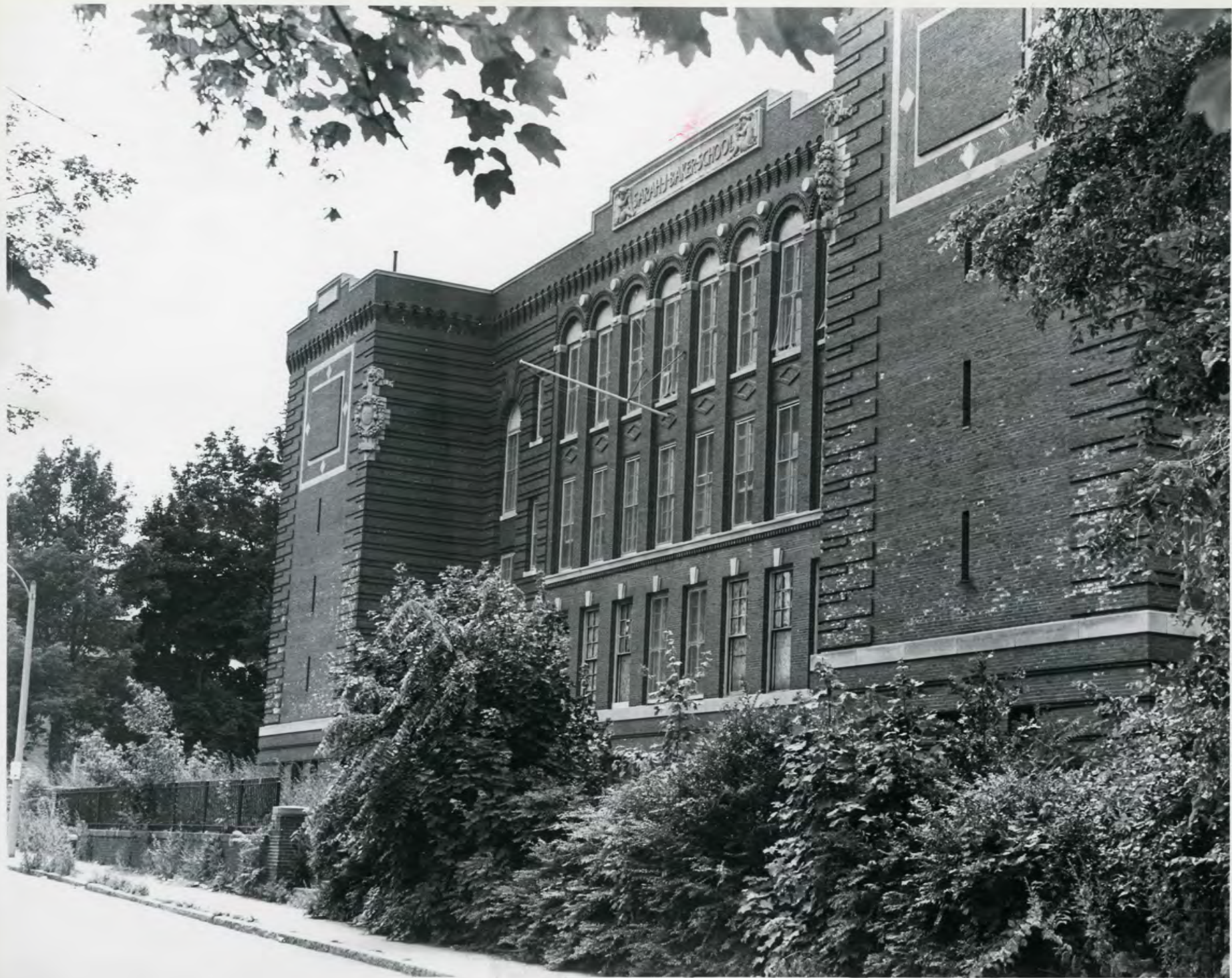
13. Other

- _____ Maps
_____ Photographs
_____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Sarah J. Baker School
33 Perrin Street
Boston, MA
Suffolk County
Photo & Neg.: Cynthia
1982 Zaitzevsky
#1 of 2.



Sarah J. Baker School
33 Perrin Street
Boston, MA
Suffolk County
Photo & Neg.: Cynthia
1982 Zaitzevsky
Photo #2 of 2.



CONVERSION SCALES	
Feet	Meters
15000	4500
14000	4000
13000	3500
12000	3000
11000	2500
10000	2000
9000	1500
8000	1000
7000	500
6000	0
5000	0
4000	0
3000	0
2000	0
1000	0
0	0

Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters multiply by .3048
To convert meters to feet multiply by 3.2808



United States Department of the Interior

NATIONAL PARK SERVICE

MID-ATLANTIC REGION
143 SOUTH THIRD STREET
PHILADELPHIA, PA. 19106

IN REPLY REFER TO:

F78(MAR-PDC)

Sarah Baker Manor Associates
10 Fairway Street
Mattapan, MA 02126

7 MAY 1985

Dear Sir/Madam:

PROPERTY: 33 Perrin Street, Roxbury, Massachusetts

CONTROL NUMBER: MA-85-0692

We have reviewed the "Historic Preservation Certification Application - Part 2" for the above property and have found that the rehabilitation does not conform with the Secretary of the Interior's "Standards for Rehabilitation." The completed rehabilitation does not conform with the following Standards:

STANDARD NO. 2

The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

STANDARD NO. 5

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

STANDARD NO. 6

Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

The Sara J. Baker School is an individually listed property located in the Roxbury district of Boston. The building, a three and a half story brick building constructed in 1905 in what might be called a Romanesque Revival style, is described in the National Register nomination as "a fine example of early 20th century school architecture ... designed by a distinguished Boston architect of the turn of the century ... Julius A. Schweinfurth ..." Criteria A and C are cited as applicable criteria of significance, the latter of which, in particular, stresses the building's architectural importance.

**Year of
the
Visitor**

Distinguishing features of the building prior to its rehabilitation included the strongly expressed relief patterns of its exterior brickwork, a prominent corbelled brick cornice, both round and square-headed window openings, and a variety of window types, mostly six-over-six wood windows with two-over-two wood storms. Interior finishes and plan were fairly typical of school buildings of this period, and included metal firestairs and relatively simple wood trim. Much of the interior was arguably in poor condition at the time of rehabilitation, and resultant interior work, which removed most of the original materials, is not considered a negative factor in our office's evaluation of the rehabilitation work.

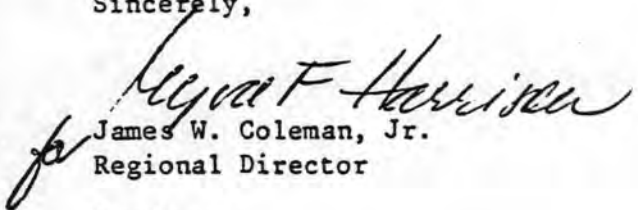
The main concern of our office is the removal during the course of rehabilitation of the original operable wood windows and the substitution of new, non-matching, single-light, double-hung, metal windows. Such a treatment is a clear violation of Standards 2, 5, and 6 as described above, which collectively call for the retention of distinguishing original qualities, the sensitive treatment of examples of craftsmanship and the repair, rather than replacement, of deteriorated features. Photographs submitted with the application show that the original windows were in place at the time of rehabilitation and seem to indicate that they were not deteriorated beyond repair. If the condition of the existing windows, in fact, precluded their retention, that condition should have been documented in the application. Replacement windows, in turn, should have matched the visual qualities of the original windows. In this office's evaluation, the six-over-six paned windows were significant features of the building's overall design, integrating the window openings with other decorative features of the building. On the basis of this inappropriate window treatment, our office has no course but to deny certification of completed work.

This project therefore does not qualify as a "certified rehabilitation" for purposes of §§ 212 and 214 of the Economic Recovery Tax Act of 1981, and is exempt from the historic preservation provisions of the Act which apply to "certified rehabilitations."

We have enclosed a copy of the U.S. Department of the Interior's regulations that outline in Section 67.10 the process for appealing this decision. Should you wish to enter an appeal, please comment by letter to the Chief Appeals Officer, Preservation Assistance Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, addressing the concerns raised in our letter.

Should you have any questions regarding our review of your application, or the appeals process, please feel free to contact William Chapman of this office at (215) 597-2337.

Sincerely,


James W. Coleman, Jr.
Regional Director

Enclosure

cc: TPS/WASO
DC SHPO
(Part 2 Denial)

Part 2 Appeal

Prepared by: Michael Auer
Preservation Assistance Division
September 18, 1985

Property:

Sarah J. Baker School
33 Perrin Street
Roxbury, Massachusetts
MA-85-0692

Owners:

Sarah Baker Manor Associates
10 Fairway Street
Mattapan, Massachusetts 02126

Participants for Owners:

Mr. John B. Cruz, III, General Partner
Mr. Richard Walwood, Project Architect
Mr. Karl Coiscou, Project Manager

NR Chronology:

Built in 1905
Listed in National Register on 7/7/83

Application Chronology:

6/81	Project started
8/82	Project completed
2/12/85	Application received by SHPO
3/15/85	Application received by MARO
5/7/85	Project denied by MARO
6/7/85	Appeal request received by WASO
9/18/85	Appeal held; Dr. Connally presiding

Use Before/After Rehabilitation:

School (vacant)/ Residential apartments

Denial Issue:

Window replacements

Recommendations/Approvals/Endorsements:

SHPO: Project meets the Standards, with reservations