



THE SCHOOL-HOUSE

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CONDOMINIUM PRESENTATION

SPONSOR

School-House Condominiums, Inc.

ARCHITECT

Graham Gund Associates, Inc.

GENERAL CONTRACTOR

Erland Construction, Inc.

CONSTRUCTION LENDER

Shawmut Bank of Boston, N.A.

BROKER

Brownstone Real Estate Company, Inc.

DEVELOPER DESIGNATED BY

Public Facilities Department of  
The City of Boston

## THE SCHOOL-HOUSE CONDOMINIUM PRESENTATION

### Introduction

This Presentation is designed to introduce you, as a prospective owner, to The School-House: the history of its development, the neighborhood, the special features of the renovation and the legal framework for the operation of The School-House as a condominium community.

Exhibits I - VII which follow this Presentation, contain the proposed forms of the legal documents which are required for the creation of The School-House Condominium and which determine the rights and obligations of the unit owners. This Presentation provides a summary of the contents of those documents, but should there be any inconsistencies between the summaries in this Presentation and the documents included as exhibits, the documents will govern. Therefore, a reading of this Presentation does not substitute for reading the documents themselves.

We urge you to review this Presentation and all exhibits carefully and to consult your own legal counsel in connection with your decision to purchase a unit. All of the sales and other representatives of School-House Condominiums, Inc. are prohibited from attempting to interpret the legal effect of any part of this Presentation or the accompanying exhibits. Any information, data or representation not included in this Presentation or contained in the exhibits and other documents mentioned herein, must not be relied upon. Neither this Presentation nor any exhibit may be modified orally.

### The Site and The Neighborhood

Located on St. Botolph Street at the center of one of the most successfully restored nineteenth-century residential neighborhoods in the City of Boston, The School-House was formerly the Charles C. Perkins School. The yellow-brick school building was constructed in 1891 as an annex to the Prince School on Newbury Street. Its days as a public school ended when the Boston School Committee designated it as a surplus school in November of 1976 and turned it over to the City's Public Facilities Department. In the fall of 1979, the Public Facilities Department held a design/development competition to select a developer for the Perkins School. Graham Gund Associates, Inc. won the competition with its proposal to convert the school into twenty-one residential condominium units. School-House Condominiums, Inc. (the "Sponsor") was subsequently formed to carry out the project.

The School-House is only a short walk from the shops and offices of the Back Bay. It is readily accessible from other parts of the City by public transportation. The Prudential and Symphony subway stops on the Green Line and the Massachusetts Avenue subway stop that will soon be under construction on the Orange Line are a block away.

The St. Botolph Street neighborhood has an active neighborhood organization, the St. Botolph Citizens Committee. It sponsors an annual street fair and participates in design review of development projects that will have an impact on the area.

### The School-House Design

Looking at The School-House from St. Botolph Street the changes that have transformed the surplus Perkins School into The School-House begin with the new landscaping. Magnolia trees and large beds of shrubs now frame the main entrance instead of asphalt. A new wrought-iron fence surrounds them.

On the west side of the building, the school's asphalt playground has been completely removed. Three private terraces accessible from ground floor units now separate the building from a smaller paved parking area. New plantings, including many rhododendrens, screen the parking area from St. Botolph Street. A large evergreen tree will be planted in this area in memory of a long-time resident of the neighborhood, Mrs. Chris Gaines, for use as a community Christmas tree. In the fall of this year, ground cover and bulbs for spring flowers will be added to the new planted areas.

The semi-circular wrought-iron balconies on the west and north sides of the building are the major new details added to its exterior. They are located in front of doors on the first and second floors that formerly opened onto fire escapes. Creating an enclosed stairwell inside the building made it possible to eliminate the cumbersome fire escapes.

Inside the school building, even more dramatic changes have taken place. The stairwell at the entrance has become a brightly-painted, three-dimensional abstract garden with trees, vines, a stream, trellises, stalactites and clouds overhead.

On the first and second floors, long, straight corridors with many doors and the basic classroom cloakroom modules have disappeared. Instead, the entrances to the units open onto short hallways which curve around the new elevator at the center of the building. What was once an attic two and one-half stories high is now living space. Roof windows and recessed outdoor decks with sliding glass doors open the units located within the former attic to the City skyline.

The interiors of the units within The School-House have been carefully designed to create a sense of entry and a sequence of spaces. The floor surfaces change from hardwood (oak or the original narrow maple) in the entries, the dining areas and some of the living room areas, to carpeting in the bedroom areas, to quarry tile in the baths and kitchens. At the entry some wall area is often exposed brick; the balance of the unit is painted. In units on the first and second floors, the floor and ceiling levels also vary. All of the living room areas in these units have been raised several steps to take advantage of the views from the high classroom windows. The ceilings of the kitchen or bath and hallways are generally lower than the ceilings in the living-dining room areas and the bedrooms.

Even the smallest units have two separate zones: a bedroom-bath area and a living-dining area. Whenever possible, the more private areas have been carefully isolated from the spaces usually used for entertaining. Bedrooms and baths, for example, open into small hall areas rather than directly into a living or dining room.

The design of the units also emphasizes connections to the outdoors. Living rooms are located in the corners of the building whenever possible to maximize natural light and view. Where it was not possible to provide private outdoor space on a deck, balcony, or terrace, the units have either a large greenhouse window or access through a window to a private outdoor planting area.

### Construction Features

#### Energy Conservation

All of the original windows of the Perkins School have been replaced with thermopane windows. The new windows set into the roof of the building, the new sliding glass doors and new greenhouse windows are also thermopane. During the course of the conversion, rigid insulation board was added to the building's exterior walls and new fiberglass batt insulation was installed in the roof. The building now meets the requirements of the 1979 State Energy Code.

#### Heating and Air-Conditioning

The School-House has a new central heating and air-conditioning system consisting of a central gas-fired boiler, chiller, outdoor condensing unit duct and pipe systems and fan-coil units within each unit. Each unit has one or two thermostats for individual area control. All of the duplexes and most other large units have more than one fan coil unit. A central system was installed because it is more energy-efficient than separate systems. It is estimated to consume