

THE NAZZARO BUILDING

A preliminary design investigation of how the Nazzero Building can remain a vital part of the community of Boston's North End



*Spring
Semester
2019*

gateway

BOSTON
ARCHITECTURAL
COLLEGE

*Killion Mokwete Anastasia Rodriguez, Hind Alshankiti, Akira Zortea, Yusheng Lin, Chloe Seo
Supervisor*

TABLE OF CONTENTS

03	Project and Team
07	History & Heritage
09	Sasaki Summary
12	Stakeholders
12	Meeting Notes
15	Current Programs
17	Precedent Studies
22	Proposed Options
36	Summary Recommendations

GATEWAY PROJECT AND TEAM

PROJECT DELIVERABLES

The BAC Gateway project aims to deliver documentation of design recommendations for examples how the Nazzaro Center may continue to be used by the community and kept as a key part of North End life. The following will be some outline deliverables;

1. Client Brief- The Client brief will summarize the aspirations for Save The Nazzaro initiative and profile our understanding of the undertaken desktop work.
2. Project Profile and Background Information
3. Feasibility Options Studies Report- Documentation of space utilization options and layouts

COMMUNITY ENGAGEMENT

The BAC team have worked through a community engagement process that will involve the North End residents through the 'Save The Nazzaro Coalition'. The engagement process will be organized in three parts;

- Engaging current Nazzaro building management staff and management.
- Community meetings with North End residents to establish activity wish lists and current building use.
- Engaging community and stakeholders to review options developed.

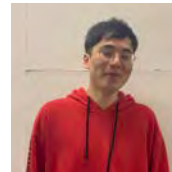
The Gateway Project team is composed of BAC students from both the Architecture stream and Interior Design. The students have worked as a team under the supervision of an instructor to develop the brief and project analysis.



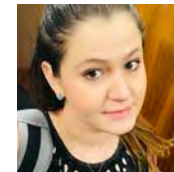
Killion Mokwete
• Supervisor



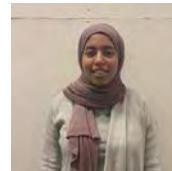
Chloe Seo
• Project, Background, Documentation
• Design Drawings and Report Development



Yusheng Lin
• Schematic Design (Feasibility Study)
• Design Drawings and Report Development



Akira Zortea
• Project, Background, Documentation
• Schematic Design (Feasibility Study)
• Design Drawings and Report Development



Hind Alshankiti
• Schematic Design (Feasibility Study)
• Design Drawings and Report Development



Anastasia Rodriguez
• Project Brief
• Design Drawings and Report Development

ABOUT THE GATEWAY



<https://the-bac.edu/academics/practice/gateway-initiative>

Gateway to Practice

The Gateway Initiative was introduced by the Practice Department in 2008 and has served over 1,500 students and 150 community groups, municipal agencies, and nonprofit organizations in Greater Boston. Through collaborative, multidisciplinary partnerships with community clients, students provide design services while acquiring vital professional skills and experiences. Gateway has helped community partners to clarify and consolidate project ideas, with project outcomes typically a combination of preliminary schematic drawings, reports, and supporting recommendations - often functioning as catalysts for nonprofits to seek funding or for licensed practitioners to move a project forward.

Mission Statement

The Gateway to Practice program strives to satisfy three goals:

- To forge sustainable and enduring partnerships with nonprofits, community organizations, and municipalities;
- To provide community partners with access to design services through projects with clearly defined goals and deliverables;
- To provide students with opportunities to expand their knowledge base and apply learning through research and action; engage with community leaders and stakeholders; collaborate across disciplines; and acquire vital professional skills and competencies

For more information, please visit: the-bac.edu/gateway.

Disclaimer: This report and any other work undertaken through this initiative is an educational exercise with the sole purposes of enabling community conversations. The report should not be used for any other purposes outside engagement and community stakeholder conversations.

PROJECT BACKGROUND



<https://www.savethenazzaro.org/>

Client: Save the Nazзарo Coalition

Primary Contacts: Ellen Hume, Marie Simboli & Kirsten Hoffman

Client Background

The Save The Nazзарo Coalition: We are a broad-based nonprofit community group of North End residents organized to the Nazзарo Building (originally the 1906 North Bennet Street Bath House and Gymnasium) at 30 North Bennet St., Boston, and keep the building in community use. The building has been in public use, in a unique location in the heart of the densely populated North End, for over 100 years. Our initiative has the support of the North End Waterfront Residents Association (NEWRA).

Project Background

The City of Boston is planning to construct a new community center building in the North End, Boston and has completed a site selection process for the new center, choosing a site on the North End waterfront. In addition, city officials have promised that the city-owned Nazзарo Building also will remain in community use, rather than being sold. The Save the Nazзарo Coalition has approximately 1,400 signatures on two petitions to save the building and keep it in public community use.

In order to ensure that the Nazзарo Building is kept in active community use, the Nazзарo Coalition engaged with BAC to propose an interior redesign of the Nazзарo Building to continue at least some community programs here, even as a new basketball and some other community programs are relocated to a second location.

PROJECT BRIEF NOTES

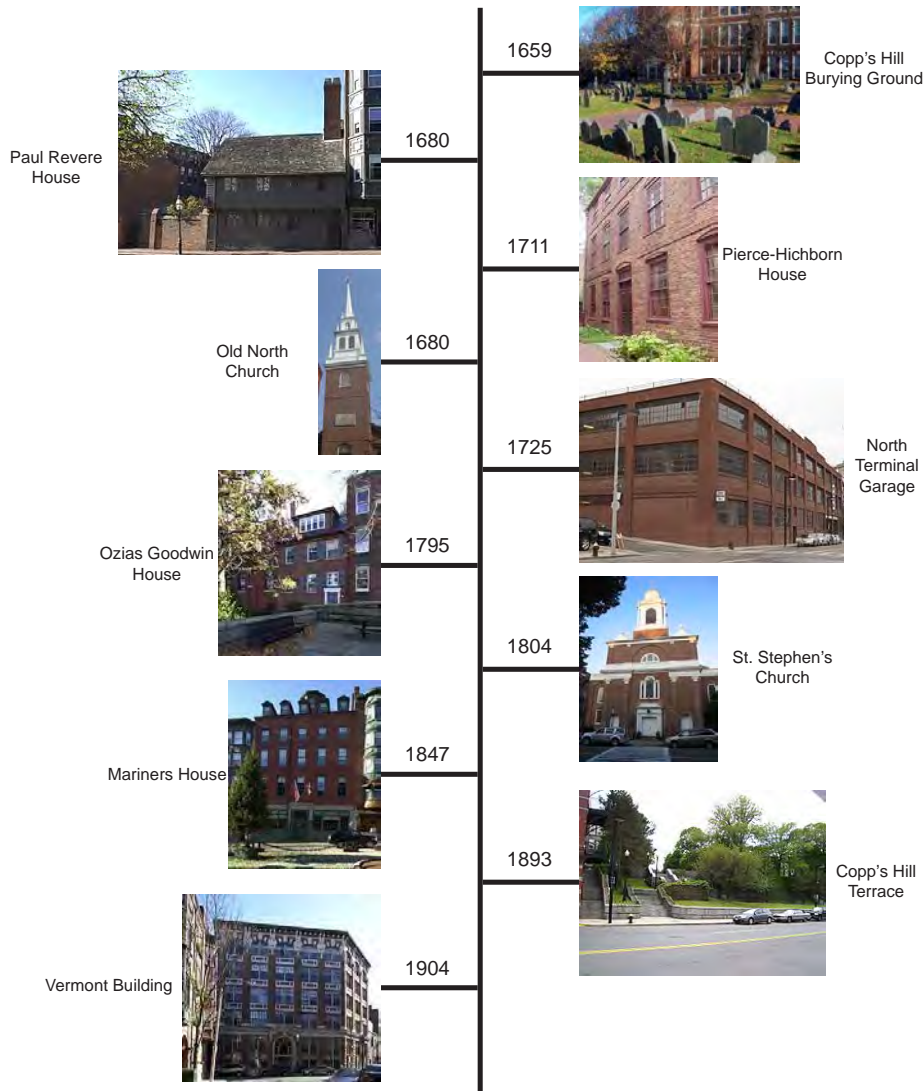


Project Notes from Save The Nazzaro Coalition :

“We would like two or more complete design options to present to city officials, as arguments for keeping this building in public use, with a protected exterior and playground footprint. This could mean one design that continues to be entirely public uses as outlined above, and a second mixed use design that includes some non profit or government use. We need to consider keeping lowest cost and highest flexibility in all aspects of both design options.”

The playground out front could include a community garden. But cost is a big factor. Your students will determine what is realistic and which elements need to be abandoned as impractical. Our wish list is large but the building and playground are not.”

NEIGHBORHOOD HISTORICAL TIME LINE



NORTH END HISTORICAL LOCAL COMMUNITIES

African American Community;

From the 17th to the 19th century, a small community of African American lived at the base of Copp's Hill. The members of this community were buried in the Copp's Hill Burying Ground. The community was served by the First Baptist Church. In the late 19th century, much of the community had actually moved to Beacon Hill.

Irish Community;

Between 1845 and 1853, Irish immigrants settled in the North End and the neighborhood became mainly Irish. Between 1865-1880, the North End was almost completely Irish and Catholic.

Jewish Community

In the late 19th century, Jewish community began to develop in the North End. Much of the community settled along Salem Street. In 1903, the first and only synagogue to be built in the North End was constructed. Carroll Place was renamed "Jerusalem Place" in honor of the building. By 1922, however, the majority of Jewish residents had moved out of the North End to other neighborhoods such as Roxbury.

Italian Community

The area of North Square was known as Little Italy by 1890. The North End's population of Italian immigrants grew to its peak. Although many social clubs, businesses and religious institutions celebrate Italian heritage, only about three percent of the current residents of the North End are from Italian descent.

Time line based on information from wikipedia

https://en.wikipedia.org/wiki/North_End,_Boston

NAZZARO CENTER BUILDING HERITAGE

*Abstracted from (Nazzaro Community Center and Polcari Playground)
Landmarks Petition, January 2019 www.savethenazzaro.org*

The Architectural Review

The Pen-and-ink Perspective

By Charles D. Maginnis



**Municipal Bathhouse, Boston.
Maginnis, Walsh & Sullivan, Architects.**

Historical Significance: The North Bennet Street Public Bath and Gymnasium (also known as the North End Bath House and currently as the Nazzaro Community Center) is one of the last remaining grand public bath houses, situated at the heart of Boston's oldest neighborhood.

*Architectural Significance: The Italian Renaissance revival building, opened in 1910, was designed after the Villa Medici in Rome by Maginnis, Walsh & Sullivan, one of America's most prominent architectural firms. The building's design was published extensively at the time, appearing in *American Architect*, *Architectural Review*, and *Brickbuilder*, as well as more contemporary publications including *Arts & Crafts Architecture* (Meister, 2014) and the *Society of Architectural Historians' Buildings of the United States: Metropolitan Boston* (Morgan).*

See full report at: www.savethenazzaro.org

- *Architecture inspired by the Villa Medici in Rome*
- *Welterweight World Champion Tony DeMarco trained here*
- *Sponsored by President John F. Kennedy's grandfather, "Honey Fitz"*
- *Progressive Era bathhouse for 20th century European immigrants*
- *Popular public meeting place for after-school programs, seniors, community meetings, holiday parties and voting for over 100 years.*



Hanover Street, 1930, (wikipedia)

PROPOSED BUILDING ACTIVITIES SUMMARY BY SASAKI

As part of assessing the community's preferred community center activities, Sasaki conducted extensive community engagement and listing activities to understand current usage, preferred usage and minimum to optimum activities. Results of the survey lead to the following activities as mapped in the Sasaki Report.

activities. However, as many of these desired functions are relocated to the new community center in the future, this community "wish list" is useful for designing the future uses of the Nazzaro building. Ideally, redundancies can be addressed before the new community center is designed, since some of these functions can remain in the Nazzaro Building. Here is the complete list of activities mapped in the Sasaki report:

Results of the survey led them to conclude the Nazzaro Building was not large enough to accommodate all these

SASAKI Report; *North End Community Center Study, Community Meeting #3 October 17, 2017*

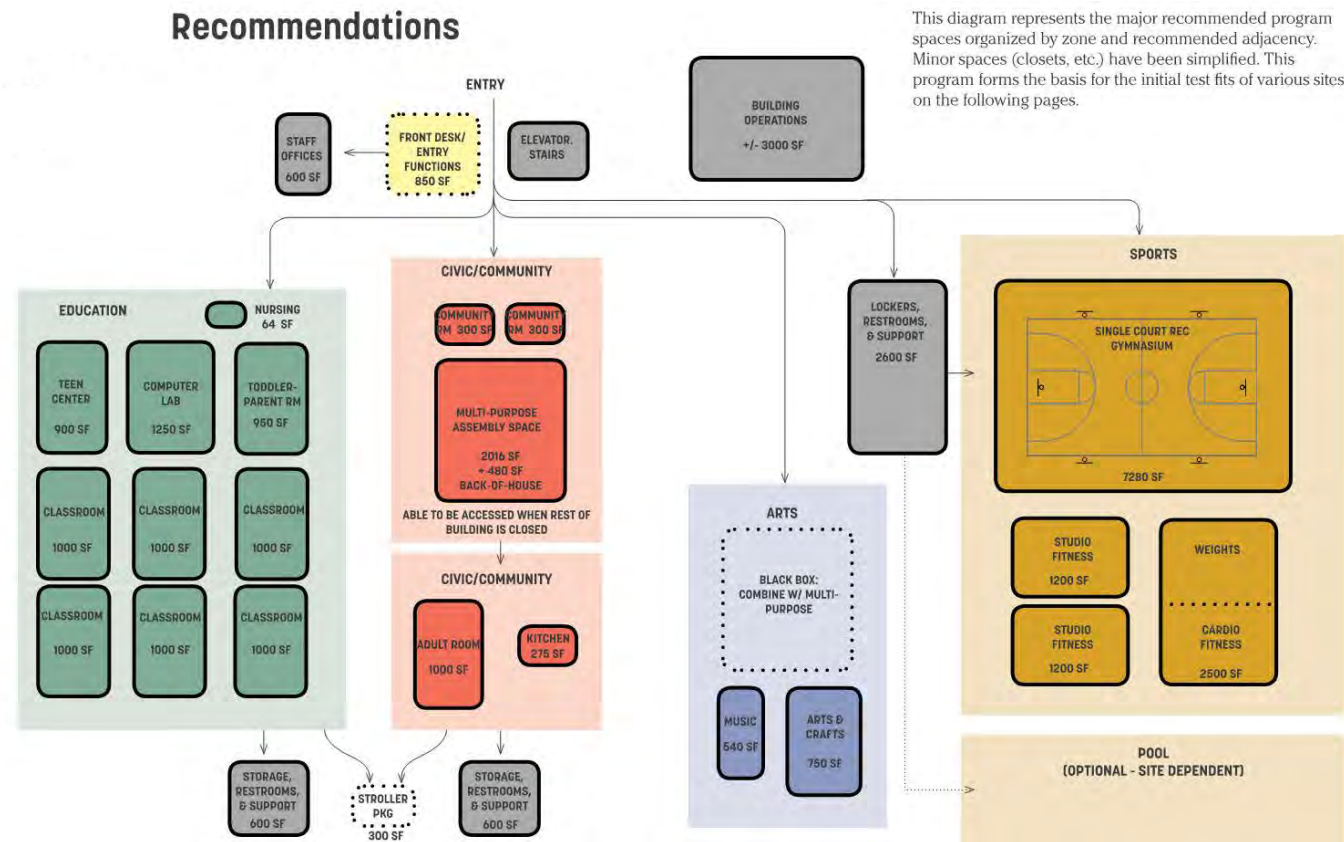
Program - "Ideal-Recommended"

Add:

- 2 Classrooms
- Toddler / Parent Room
- Arts / Crafts

Total Area:

- 50,000 GSF (+1500 NSF)



NAZZARO CENTRE STAKEHOLDERS & ENGAGEMENT

As part of carrying out a community project of this nature, there is a need to understand community stakeholders that need to be **consulted, involved, informed and/or collaborated** with. These stakeholders range from government, local communities, local institutions, youth groups, advocacy groups, private stakeholders and others. For purposes of this limited study, a few government stakeholders were identified as follows;

Note: A full community engagement strategy with an inventory of all stakeholders will be needed for a full feasibility study.

Stakeholders	Roles
Boston Mayor: Marty Walsh	<ul style="list-style-type: none"> • Make Final Decision(s) • Oversees city's main departments
State Representative: Aaron Michaelwitz	<ul style="list-style-type: none"> • They create new laws, modify or update old laws
State Senate: Joe Boncore	<ul style="list-style-type: none"> • Creating, debating, and voting on legislation that either makes new laws or modifies existing ones.
City Councilors: Lydia Edwards	<ul style="list-style-type: none"> • Define City's goals • Approve major projects and infrastructure improvements
Boston Landmarks Commission: Rosanne Foley	<ul style="list-style-type: none"> • Preserve Boston's historic buildings
Community: North End Residents	<ul style="list-style-type: none"> • Sign petitions to show to the officials • Emailing officials • Users of the nazzaro building and new centre
Nazzaro Center: Steven Siciliano	<ul style="list-style-type: none"> • Responsible for managing staff, budgets, sub-contractors • Overseeing construction projects • Negotiating administering leases

SITE VISIT 01

- *Building usage for seniors and kids in after school programs*
- *Lack of storage*
- *Basketball court should move*
- *Weekend activities (i.e. Halloween parties, Saturday parties, etc.)*
- *Self sustenance*
- *Senior citizen activities*
- *After-school movie nights on second floor*
- *Gym in use*
- *Entertainment activities (aquarium visits, etc.)*
- *After school activities*



GATEWAY COMMUNITY ENGAGEMENT MEETING NOTES

COMMUNITY MEETING 01

Options to explore via Save the Nazzaro Coalition:

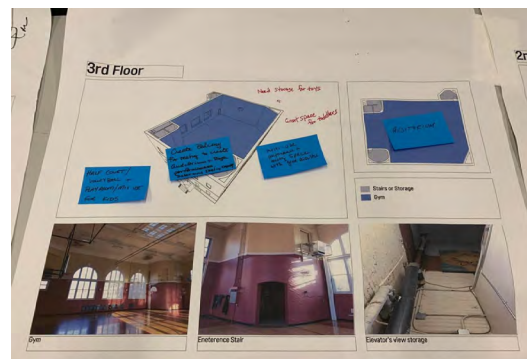
- *Two teen spaces*
- *No emphasis on parking*
- *Offices and Music spaces*
- *Relocate indoor basketball court*
- *Uncertain on mixed usage.*
- *Suggestions given:*
- *Speak to teens about future programs*
- *Spaces for seniors needed*
- *Speak with Elliot School about arrangement with Nazzaro Community Center*
- *Things noticed in meeting regarding building:*
- *Footsteps on the second floor*
- *Able to hear children on the other side of wall during community meetings*



COMMUNITY MEETING 02

Program for Nazzaro Center

- *Seniors*
- *Meetings*
- *Daycare/ Small Children*
- *New Building*
- *Teens*
- *Sports*
- *May have a rental spaces*



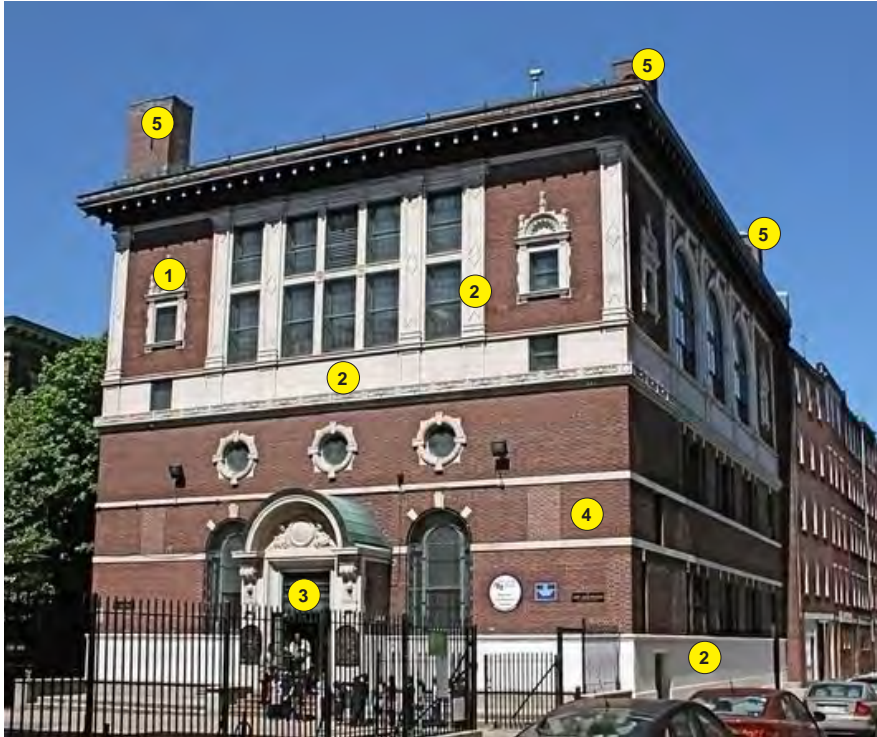
COMMUNITY MEETING 03

Options presentations- BAC Team presenting options for review and comments by the community for input.

- *Option 1-Minimal renovations offers little space for Kitchen*
- *Mezzanine option offers best case use for the space and could be potential income generation.*



EXISTING CONDITIONS NOTES-EXTERIOR



P.1

Notes

- 1 Stone window frame decorations
- 2 Terra Cotta
- 3 Small entrance door
- 4 Brick
- 5 Chimney
- 6 Delivery door
- 7 Parking



P.2



P.3

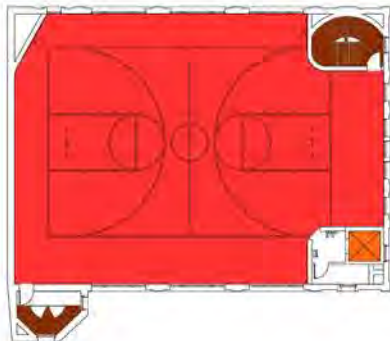
EXISTING CONDITIONS NOTES-BUILDING USE



Meeting Room



Fitness Room



Gym

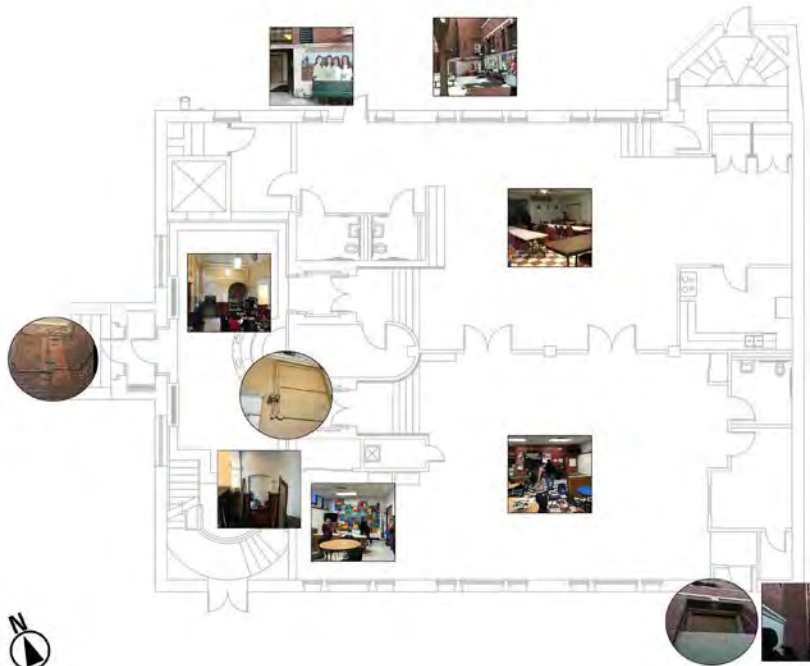
- Meeting Room
- Circulation
- Fitness Room
- Instrument Storage
- GYM
- Stair
- Restroom
- Elevator

Program	Area (sf)
Children's RM	3000
Adult RM	1000
Fitness Area	2400
Music RM	540
Consoli-Dated Locker / Restroom	2000
Teen RM	900
Half-Court GYM	3640
Cardio Area	1250

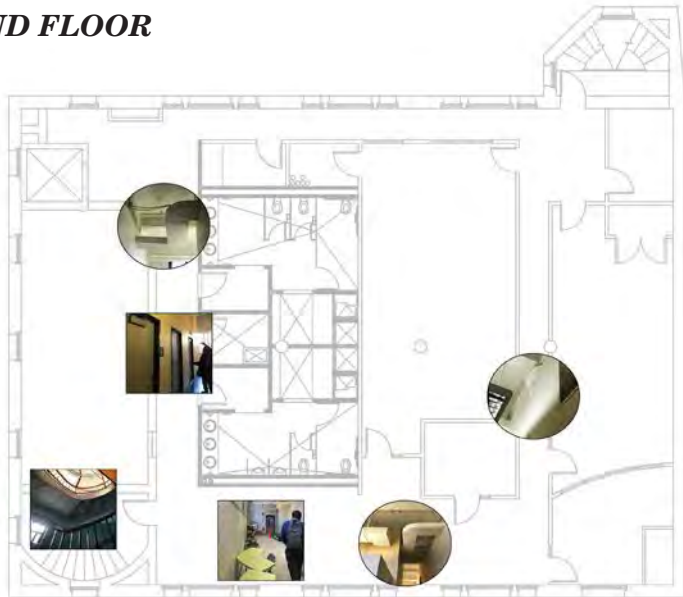
Wishing List

Activity / Program	Applicable people
Flexible-sized meeting/activity rooms	senior citizens, toddlers and other groups of 10- 40 people
Open play space	indoor sports activities for student
Teen center	ping pong table, informal seating etc

EXISTING CONDITIONS NOTES-INTERIOR



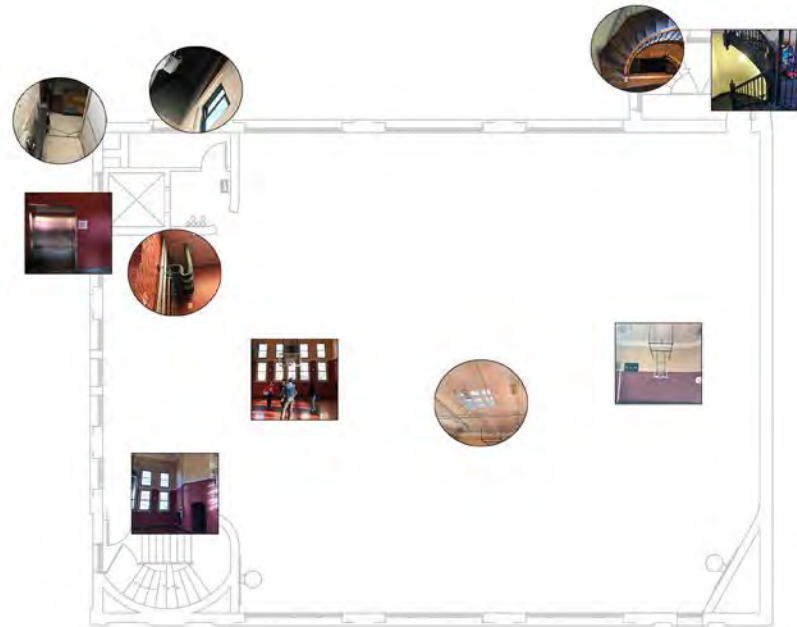
GROUND FLOOR



FIRST FLOOR

Through visual observations during site visits, the following key issues were observed by the team;

- Basement level is congested with old mechanical equipment that seems disused.
- Lack of storage spaces at ground floor level with stairwells used as extra kids toy storages
- Community meeting spaces at ground floor inadequate for large meeting sessions
- First floor level layout inefficient due to double corridor and central located bathrooms.
- Second floor space insufficient for current sports recreational use and also has acoustic issues for large community meetings.



SECOND FLOOR

PRECEDENT STUDY - PARIS STREET COMMUNITY CENTER RENOVATION



*Location. East Boston, MA
Size. 27,000 SF*

Originally built in 1910, the Paris Street Community Center once served as a public gym and bathhouse, it is the oldest public gymnasium in the country. Located in the heart of East Boston, the center is approximately 27,000 SF and offers a variety of services to the community, whose needs have evolved since the building's last major renovation in 1987.

Described by Marty Walsh at the ribbon cutting ceremony as the "gold standard" for Boston's community centers, Fennick McCredie designed the extensive renovation to address universal access and life safety requirements and upgrades ranging from replacement of windows to new building systems. The building's programming was successfully expanded to accommodate the needs and desires of the community, while maintaining the historical integrity of the facility.

BCYF Paris Street features include a community room, computer lab, dance studio, gymnasium, fitness center, indoor pool, and teen center.



PRECEDENT STUDY - PARIS STREET COMMUNITY CENTER RENOVATION



PRECEDENT STUDY - PARIS STREET COMMUNITY CENTER RENOVATION



PRECEDENT STUDY - VINE STREET COMMUNITY CENTER

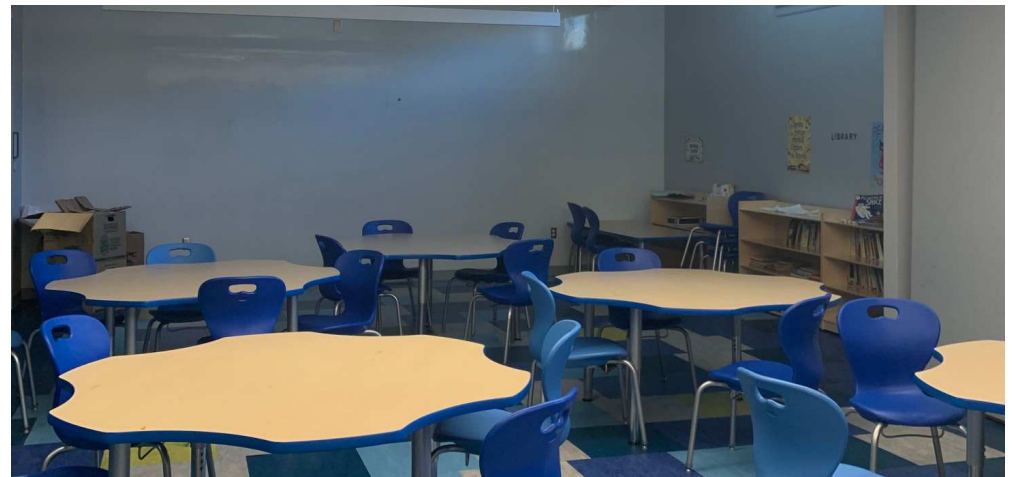


*Location: Roxbury, MA
Size: 27,000 SF*

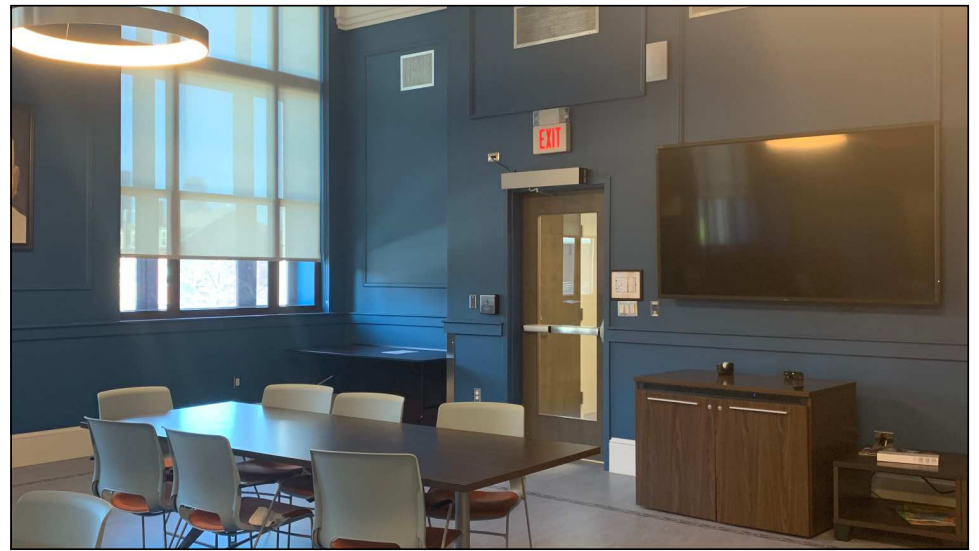
“For more than 100 years this center has been the heart of the community and now it’s ready to serve Roxbury residents for another 100 years,” said Mayor Walsh. “We’ve invested over five million dollars so that this building can offer more programs and have more high-quality space available to meet the needs of the community. I am excited to see everything that the center is now able to offer.”

Interior upgrades included sound mitigation for the second-floor community rooms and the third-floor gymnasium, adding air conditioning to the gym, and refinishing the entire gym floor. Program spaces were reconfigured into multi-purpose areas to accommodate the community’s dynamic needs. New kitchen equipment was added to the senior space, and the dance studio and teen rooms were renovated. A new recording studio was also built.

Exterior upgrades included a new ground floor facade with an accessible handicap ramp, HVAC upgrades, and a new roof. Since BCYF Vine Street Community Center serves as an evacuation site for the community during emergency situations, the project also included the installation of a transfer switch which allows a mobile emergency generator to be hooked up to the building in case of need.



PRECEDENT STUDY - Vine street community center



OPTION 1- SIMPLE RENOVATION

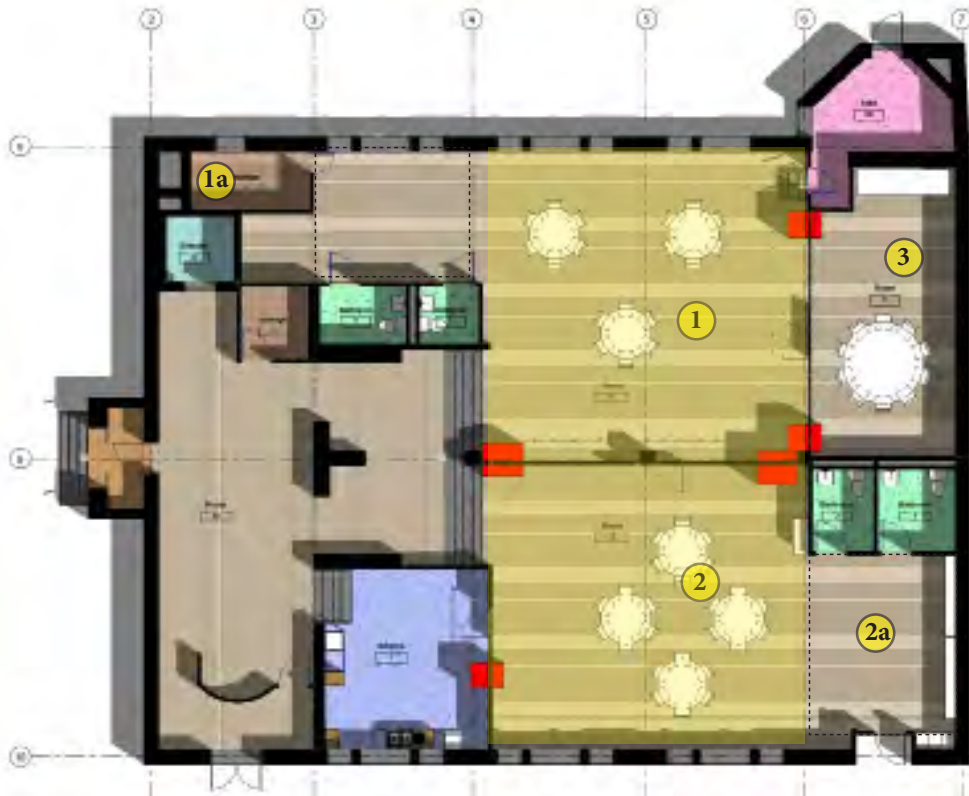
'KEEP THE NAZZARO CENTRE BUILDING EXCLUSIVELY FOR THE LOCAL COMMUNITY ACTIVITIES ONLY'

KEY PROGRAMME

- SENIOR'S ACTIVITIES
- COMMUNITY MEETINGS
- TODDLERS & MOTHERS



FIRST FLOOR - SENIOR CENTER (OPTION1)

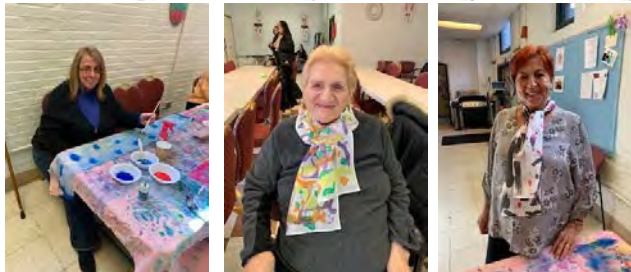


Room

- Bathroom
- Elevator
- Kitchen
- Room
- Stair
- storage



"...we want to keep our seniors in the community"



FLOOR OCCUPANCY FLOOR USE		AREA (SQF)	# PEOPLE
1 & 2	Smaller community activities	960 sqf, 873sqf	
1 + 2	Large community meetings	1,833 sqf	180
3	private meetings room	399 sqf	25-30
2a	Open meeting and storage	250 sqf	
1a	Baby Stroller storage	74 sqf	

FIRST FLOOR - SENIOR CENTER (OPTION1)



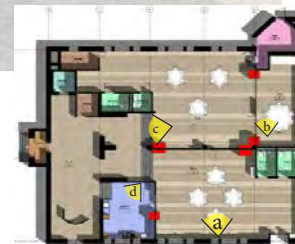
a. Community Meeting Hall ① + ②



b. Small Meeting Room ③



c. Exhibition



d. Kitchen

SECOND FLOOR - YOUTH CENTER (OPTION1)



"...after-school youth activities"



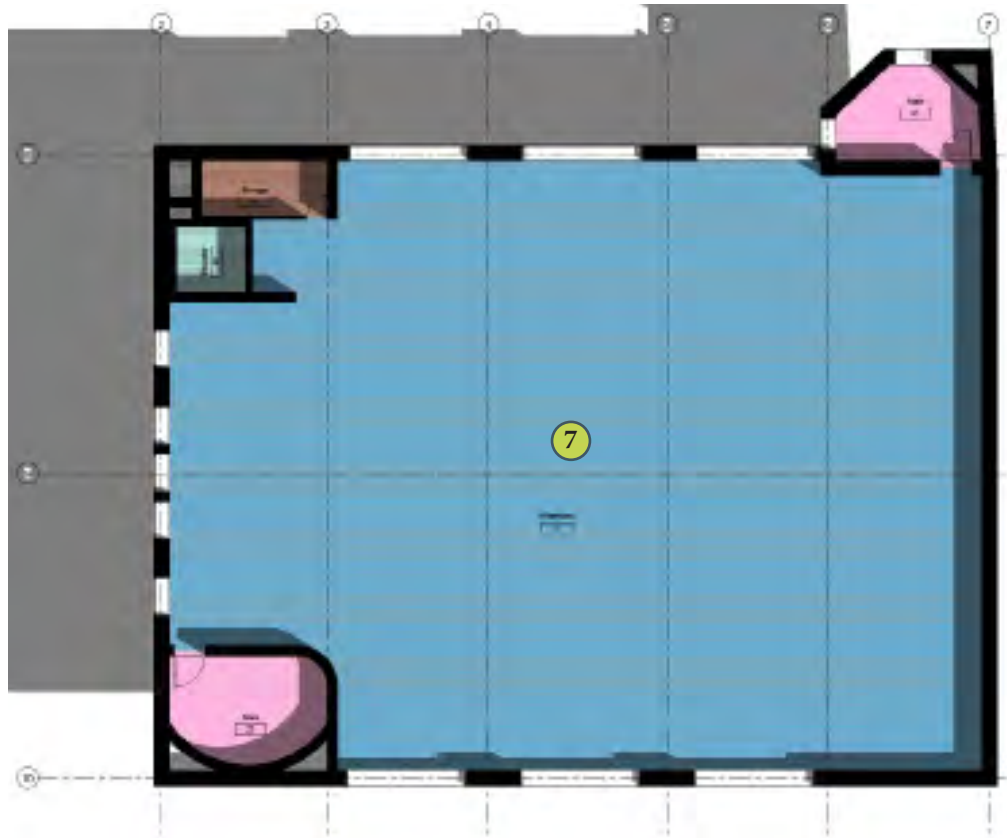
FLOOR OCCUPANCY	FLOOR USE	AREA (SQF)	# PEOPLE
④ & ⑤	Computer lab & youth meetings	1070 sqf, 710 sqf	
④ + ⑤	Large youth multipurpose	1780 sqf	
⑥	Fitness Centre/Gym	530 sqf	
⑦	Toilets & showers	644 sqf	

SECOND FLOOR - YOUTH CENTER (OPTION1)



e. Fitness Room

THIRD FLOOR - TODDLERS & SENIOR CENTER (OPTION1)



"...mothers and toddlers, seniors indoor multi-use recreational space"



FLOOR OCCUPANCY	FLOOR USE	AREA (SQF)	# PEOPLE
⑦	Multi-purpose Toddlers & Youth Activities Hall	4,030 sqf	

OPTION 2- Community Auditorium

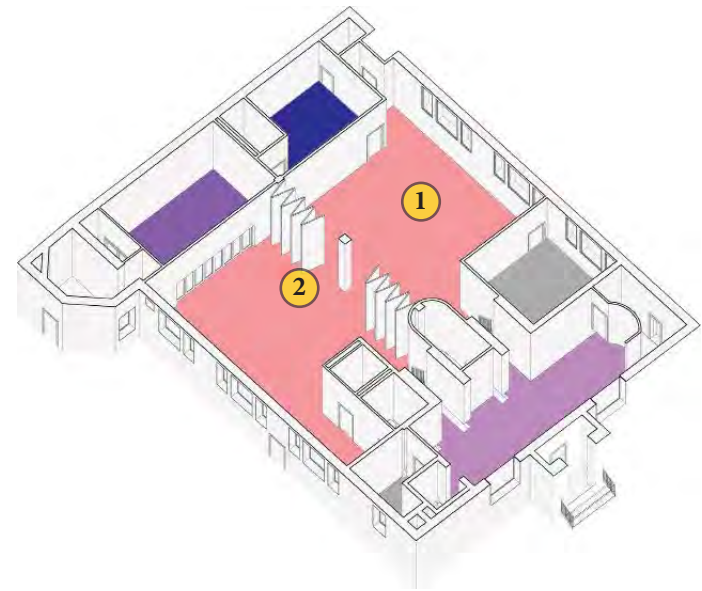
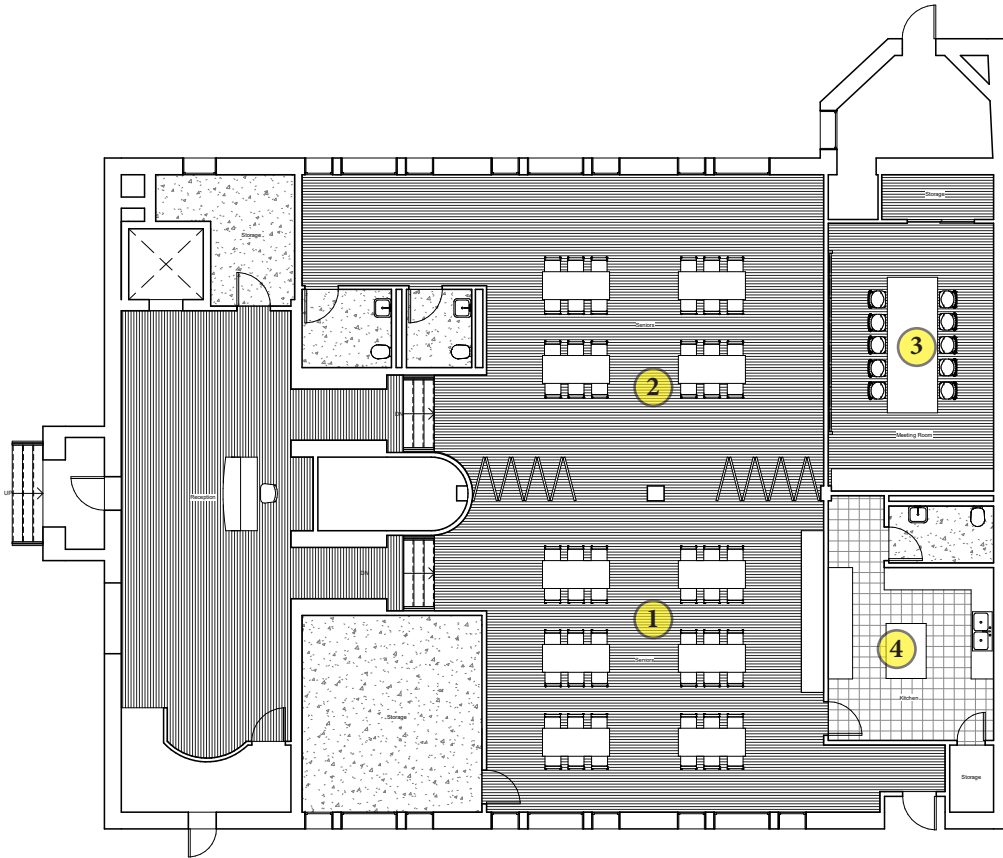
THE NAZZARO BUILDING + COMMUNITY AUDITORIUM

KEY PROGRAMME

- SENIOR'S ACTIVITIES
- COMMUNITY MEETINGS
- MULTIPURPOSE AUDITORIUM
- SUPPORT OFFICES

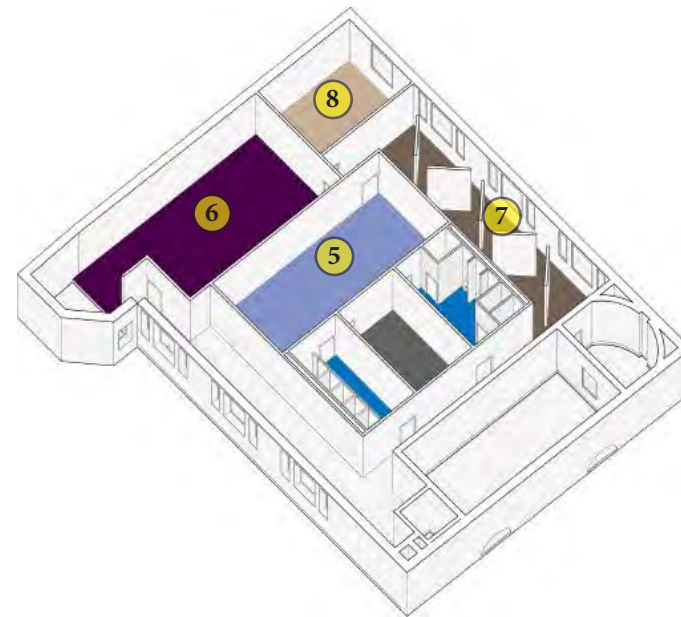
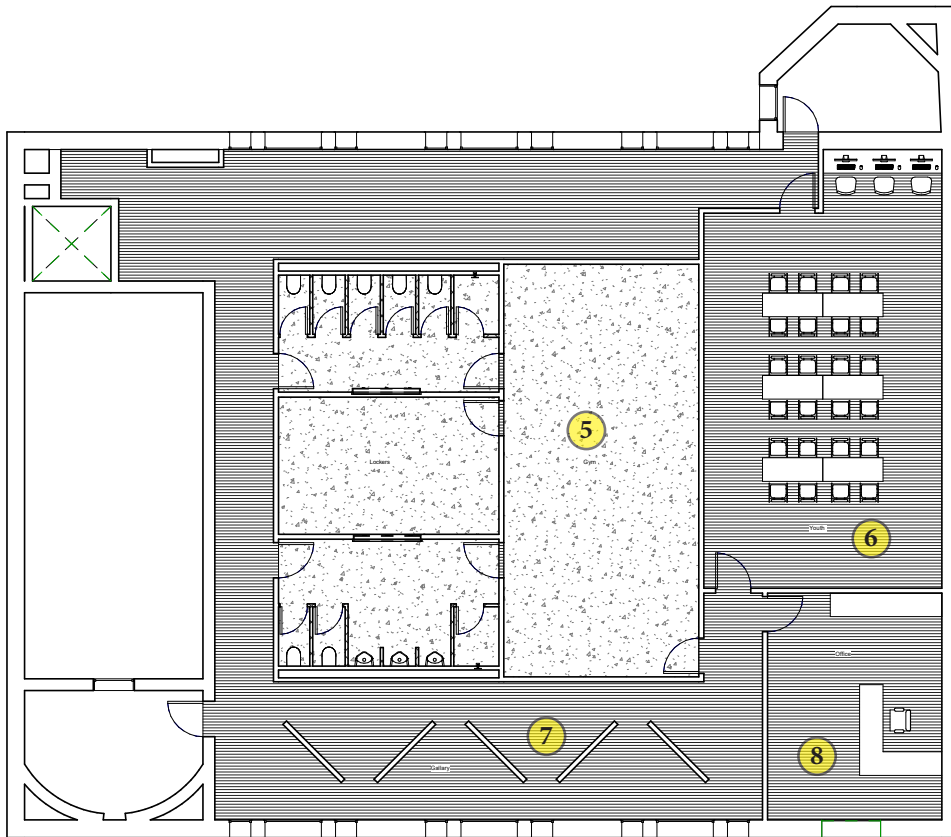


FIRST FLOOR- SENIORS +COMMUNITY (OPTION 2)



FLOOR OCCUPANCY	FLOOR USE	AREA (SQF)	# PEOPLE
① & ②	Smaller community meetings		
① + ②	Large community meetings	1,710sqf	170
③	Private meetings room	322 sqf	30
④	Community kitchen	210 sqf	

SECOND FLOOR- YOUTH & AFTER SCHOOL (OPTION 2)

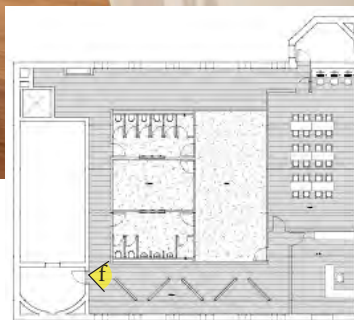


FLOOR OCCUPANCY	FLOOR USE	AREA (SQF)	# PEOPLE
5	Fitness gym	560 sqf	40
6	Meeting space & classroom	620 sqf	50
7	display gallery	539 sqf	
8	Office space	266 sqf	

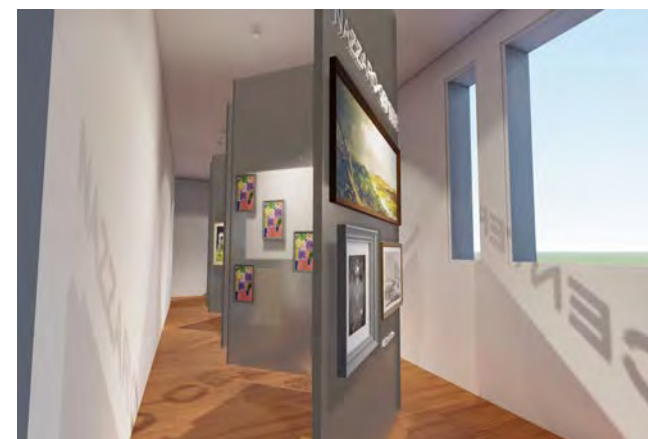
SECOND FLOOR- YOUTH & AFTER SCHOOL (OPTION 2)



f. Exhibition & gallery

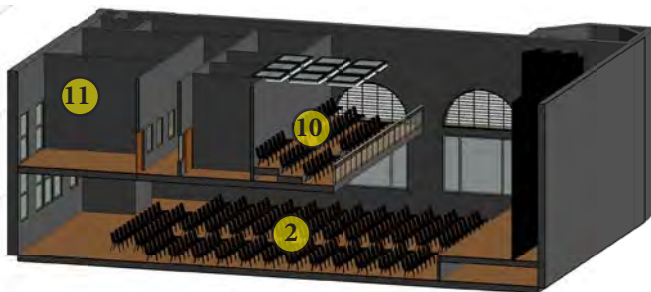
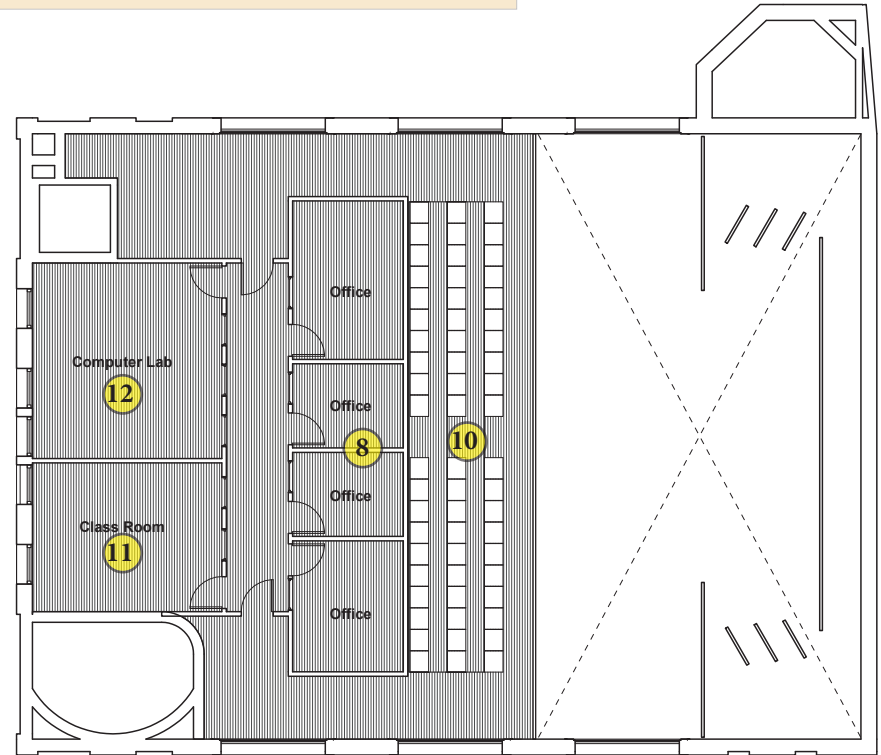
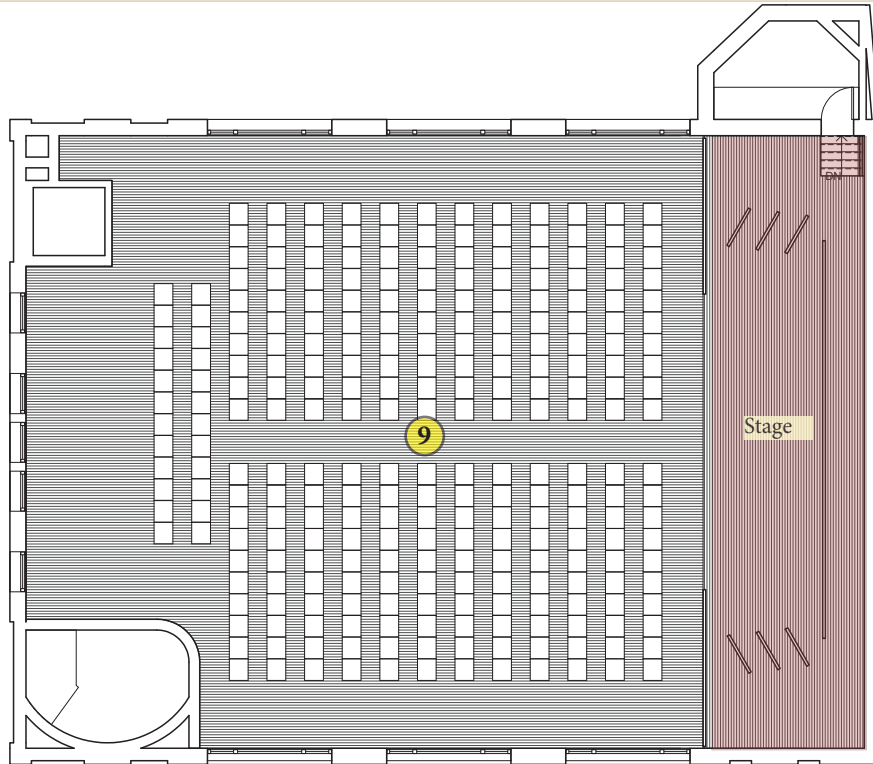


Exhibition



Exhibition

THIRD FLOOR- MULTIPURPOSE AUDITORIUM (OPTION 2)



FLOOR OCCUPANCY	FLOOR USE	AREA (SQF)	# PEOPLE
9 & 10	Auditorium Seating	3,591sqf (10 sqf/person)	359
11	classrooms	238 sqf	22
12	computer room	238 sqf	25
8	Office space	464 sqf	

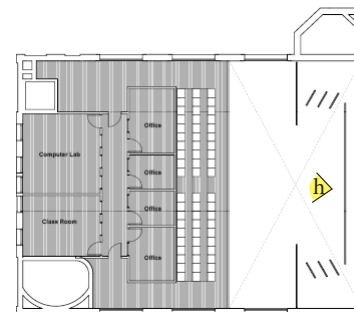
THIRD FLOOR- MULTIPURPOSE AUDITORIUM (OPTION 2)



View to Stage: City Mayor on Stage

. Auditorium

NEMPAC | 
North End Music & Performing Arts Center



SUMMARY RECOMMENDATIONS

The options proposed by the BAC Gateway project for the potential community uses of the Nazzaro Building are a basis for further investigations and engagements with the community and relevant government stakeholders. The following key recommendations can be drawn from the study;

1. The Nazzaro Building can be retained as a community use building with key spaces that support Seniors, Toddler, Mothers, Community meetings and can also accommodate other community activities such as multi-use auditorium. Further schematic investigations are needed to reconcile opportunities for efficiencies between the two options produced by BAC.
2. Coordination with Sasaki ,BYCF and other relevant municipal stakeholders are recommended to reconcile the proposed activities at the new proposed community center the community needs that may be retained at the Nazzarro Building.
3. Further community engagement activities and participatory activities are recommended to ensure broad participation, support and buy in into any final option for investigation.
4. Due to the scope of this exercise, there was no exterior space use investigation undertaken. Further investigations of current and potential access will be needed to reconcile any new proposed outside activities.
5. There are opportunities for basement usage activities such as storage and others.
6. The options recommendations on this report are at preliminary stages and will need further measured iterations and detailed resolution before they can inform schematic design.
7. Cost analysis for the options contained in the report were not undertaken.

