

THE NAZZARO COMMUNITY CENTER

BOSTON LANDMARKS COMMISSION

STUDY REPORT



Petition #264.19
Boston Landmarks Commission
Office of Historic Preservation
City of Boston

Report on the Potential Designation of

The Nazzaro Community Center

30-32 North Bennet St., Boston, Massachusetts, 02113

As a Landmark under Chapter 772 of the Acts of 1975, as amended

Approved by:



Rosanne Foley, Executive Director

June 5, 2023

Date

Approved by:



Lynn Smiledge, Chair

June 5, 2023

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Draft report posted on June 5, 2023

Amended report posted August 9, 2023

Cover image: Nazzaro Community Center, Boston, Mass., March 20, 2023, by Brenna Pisanelli

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INTRODUCTION

The designation process of the Nazzaro Community Center was initiated in 2019 after a petition was submitted by registered voters to the Boston Landmarks Commission asking that the Commission accept their petition under the provisions of Chapter 772 of the Acts of 1975, as amended. The purpose of such a designation is to recognize and protect a physical feature or improvement which in whole or part has historical, cultural, social, architectural, or aesthetic significance.

Summary

The Nazzaro Community Center (previously called either the North Bennet Street Public Bath House and Gymnasium or the North End Bath House) was constructed in 1906-1908 and opened in 1910. Designed in 1903 by the Boston-based architectural firm of Maginnis, Walsh and Sullivan, the building is an exceptional example of early 20th-century Beaux-Arts Renaissance Revival Style architecture with its detailed ornamentation indicative of the Arts and Crafts movement. The City of Boston constructed the building as one of 12 municipally run bathhouses in response to a public health policy implemented in 1895. New public health policies mandated around the United States sought to address the effects of industrialization, urbanization, and poverty by providing public access to bathing and recreational facilities.

Situated in the heart of the North End section of Boston, the North Bennet Street Public Bath House and Gymnasium with the adjacent Polcari Park at 45 Prince St. (established in 1897 as Prince Street Playground) served the area's growing immigrant population in the early 20th century. The bathhouse underwent minor renovations and maintenance in the 1940s in response to community members' continual complaints of the facility's poor conditions. The bathhouse operated until the 1970s when it was officially closed, having fallen into a state of neglect. In 1985, the Boston Centers for Youth & Families (BCYF) acquired the building and reopened it as the Nazzaro Community Center.

This study report contains Standards and Criteria which have been prepared to guide future physical changes to the property in order to protect its integrity and character.

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1.0 LOCATION

1.1 Address

According to the City of Boston's Assessing Department, the Nazzaro Community Center does not have a designated legal address for the property. However, the address is considered to be 30-32 North Bennet Street, Boston, Mass., 02113.

1.2 Assessor's Parcel Number

The Assessor's Parcel Number is 0302342000.

1.3 Area in which Property is Located

The Nazzaro Community Center is located on North Bennet Street and is situated in the center of Boston's Little Italy, which is in the North End section of the city. The land associated with the Community Center measures 7,658.4 square feet. The building occupies most of the parcel with the southwest portion designated as garden/park space.

1.4 Map Showing Location



Figure 1. Map showing the boundaries of Parcel Number 0302342000.

2.0 DESCRIPTION

2.1 Type and Use

The Nazzaro Community Center, located at 30-32 North Bennet St. in Boston's North End neighborhood, was built in 1906-1908 as a bathhouse and gymnasium for neighborhood residents. It was operated as a bathhouse and gymnasium until 1976. In 1985, the building was acquired by the Boston Centers for Youth & Families (BCYF) and reopened as the Nazzaro Community Center, being named in honor of Michael A. Nazzaro Jr., a former state representative who was a prominent advocate of the North End neighborhood. The building has always been a dedicated public space, serving as a center of community, heritage recognition, and sense of place.

2.2 Physical Description of the Resource

The Nazzaro Community Center occupies most of its 0.17-acre North Bennet Street parcel. The lot is level and has been fully developed with little to no landscaping. The parcel is bounded by development on all sides, with a parking lot directly in front of the building. The entrance to the property is through a wrought iron fence that borders North Bennet Street.

Designed as a municipal bathhouse in 1903 by the architectural firm of Maginnis, Walsh and Sullivan, the Nazzaro Community Center is an exceptional example of early 20th-century Beaux-Arts/Renaissance Revival style architecture. Constructed by the builders Mack & Moore, the structure retains most of its original elements and ornamentation. A few minor changes were made to the building in 1947 after the community demanded improved conditions at the bathhouse, which are reflected in the current elevations of the structure.

The building is formally finished on three sides: the façade (southeast), the North Bennet Street side (northeast) elevation, and park-side (southwest) elevation. The community center directly abuts a structure on the northwest elevation of the building. The three-story building rises from a raised basement; it is indicative of palazzo-style architecture and consists of brick and granite construction with terra-cotta ornamentation. A low-pitched deck on a hipped slate roof and two brick chimneys are hidden from the street-level view by an elaborate metal cornice. Each elevation displays aspects of symmetry and is dominated by the third story. The park-side elevation has a tower that extends off the rear of the building; it functions as a stairwell. The details of each elevation are discussed in detail below and exemplified in Figures 2 through 27.

Façade

The building façade faces southeast. Defined by symmetry and Renaissance-inspired ornamentation, it contains the central vestibule flanked on either side by rounded arched

windows with a three-centered arch and terra-cotta keystones. The vestibule contains a double-leaf door with a multi-pane transom. The vestibule includes large, elaborate corbels and a terra-cotta bas-relief lunette over the doorway. The lunette depicts the Boston city insignia enclosed in a wreath between the gods Neptune and Mercury. The sides of the vestibule have small windows that were part of the original 1903 plan, which were bricked up in 1947. The raised basement level is defined by large granite composite blocks with terra-cotta seme glaze. Two belt courses extend across the façade, framing the lunette on the top and bottom, as well as the bricked-up windows. Three oculus windows with terra-cotta garland motif surrounds extend over the entryway. The third story of the façade is defined by double rows of eight-over-eight rectangular windows with terra-cotta mullions and surrounds. Stylized Doric pilasters frame the windows as well as the sides of the façade; they extend down to a shell and fish/sea creature motif belt course followed by a dentil course. Two identical two-over-two sash windows with an elaborate, rusticated surround appear on each side of the third story. The window surrounds include a terra-cotta semicircular pediment head with dentils, a shell motif in the tympanum, and three finials.

North Bennet Street (Northeast) Side Elevation

The northeast side is identified in the 1903 architectural plans as the North Bennet Street elevation (Figure 44). It is five bays deep and three stories high. The basement/ground-floor level is differentiated from the upper levels by large, granite composite blocks with terra-cotta. There are entrances on the right and left sides of the basement level. While the entrance on the left side was original to the 1903 plans, the one on the right was added during the 1947 update, replacing a set of two-over-two casement windows, of which the flat arch and keystone are still visible.

The first floor of the northeast elevation is defined by three sets of identical, coupled-style windows consisting of two vertical two-over-two fixed windows with a flat arch and terra-cotta keystone on either side of a six-over-six sash window with a flat arch and terra-cotta keystone. The original casement windows were replaced with sash windows, most likely during the 1947 update. A single, vertical two-over-two window is located on the left side of the façade. A terra-cotta belt extends across the building above the windows, creating a visual distinction between the first and second floor. Above this a single two-over-two sash window exists on the left side of the building and is bordered above by an additional terra-cotta belt course. This window pattern is repeated on the upper level of the second floor with an additional six-over-six sash window on the right side of the building.

The third floor of the northeast elevation retains the most elaborate ornamentation, it is visually separated from the second floor by a belt of dentils, followed by a wide stone belt course with a seashell and fish/sea creature motif. The dominance of the third story is emphasized by three large, round-arched windows. The large windows have decorated wood muntins with elaborate terra-cotta surrounds. In addition, six circular terra-cotta medallions frame the windows. The mullions are representative of stylized Doric pilasters and aid in the visual strength of the third floor. The architrave is flanked by an identical

two-over-two sash window with elaborate rusticated window surrounds on each side. The window surrounds include a semicircular pediment head with dentils, a shell motif in the tympanum, and three finials.

Park-side (Southwest) Elevation

This elevation of the building is called the park side because it opens onto a small park defined by a brick patio and brick walls. The park is named the George “GiGi” Reppucci Garden. This elevation is almost identical to the North Bennet Street (northeast) elevation in structure and ornamentation. The main difference is the tower extending off the back of the elevation. An entrance is located at the raised basement level on the right side. The granite composite blocks with terra-cotta seme glaze have been covered with current-day murals painted by children who frequent the community center. The murals depict religious scenes and motifs. The tower is hexagonal and contains a two-over-two sash window at the second and third stories on the southeast side and four six-over-six sash windows on the southwest side, two at each story, with an entrance at the ground level. Much like the North Bennet Street elevation, the first and second stories of the park-side elevation are defined by three sets of identical coupled-style windows consisting of two vertical two-over-two fixed windows with a flat arch and terra-cotta keystone on either side of a six-over-six sash window with a flat arch and terra-cotta keystone. Each level is defined by a terra-cotta belt course that continues around the tower at the first and third stories. The ornamentation and windows of the third story are identical to those of the North Bennet Street elevation.

2.3 Contemporary Images



Figure 2. Façade of the Nazzaro Community Center.



Figure 3. Detail of the Nazario Community Center façade.



Figure 4. Closeup of front entrance.



Figure 5. Lunette over the front entrance.



Figure 6. Decorative plaque at front entrance.



Figure 7. Detail of double rectangular windows on the façade.



Figure 8. Side view of front entrance.



Figure 9. Façade view of cornice and chimney.



Figure 10. View of northeast elevation at North Bennet Street.



Figure 11. Rounded arched window at the North Bennet elevation.



Figure 12. Detail of North Bennet Street elevation rounded arch.



Figure 13. Detail of cornice, North Bennet Street elevation.



Figure 14. Third-story window on North Bennet Street elevation.



Figure 15. Detail of frieze, North Bennet Street elevation.



Figure 16. Chimney, cornice, and brick dentil elements.



Figure 17. Park-side elevation.



Figure 18. Mural on park-side elevation.



Figure 19. Frieze on park-side elevation.



Figure 20. Detail of park-side elevation frieze.



Figure 21. Brick detail on park-side elevation.



Figure 22. Small window on park-side elevation.



Figure 23. Detail of abutting brick walls at park-side elevation.



Figure 24. Tower and chimney at park-side elevation.



Figure 25. Park area adjacent to park-side elevation.



Figure 26. Brick wall, park-side elevation.

2.4 Historical Maps and Images

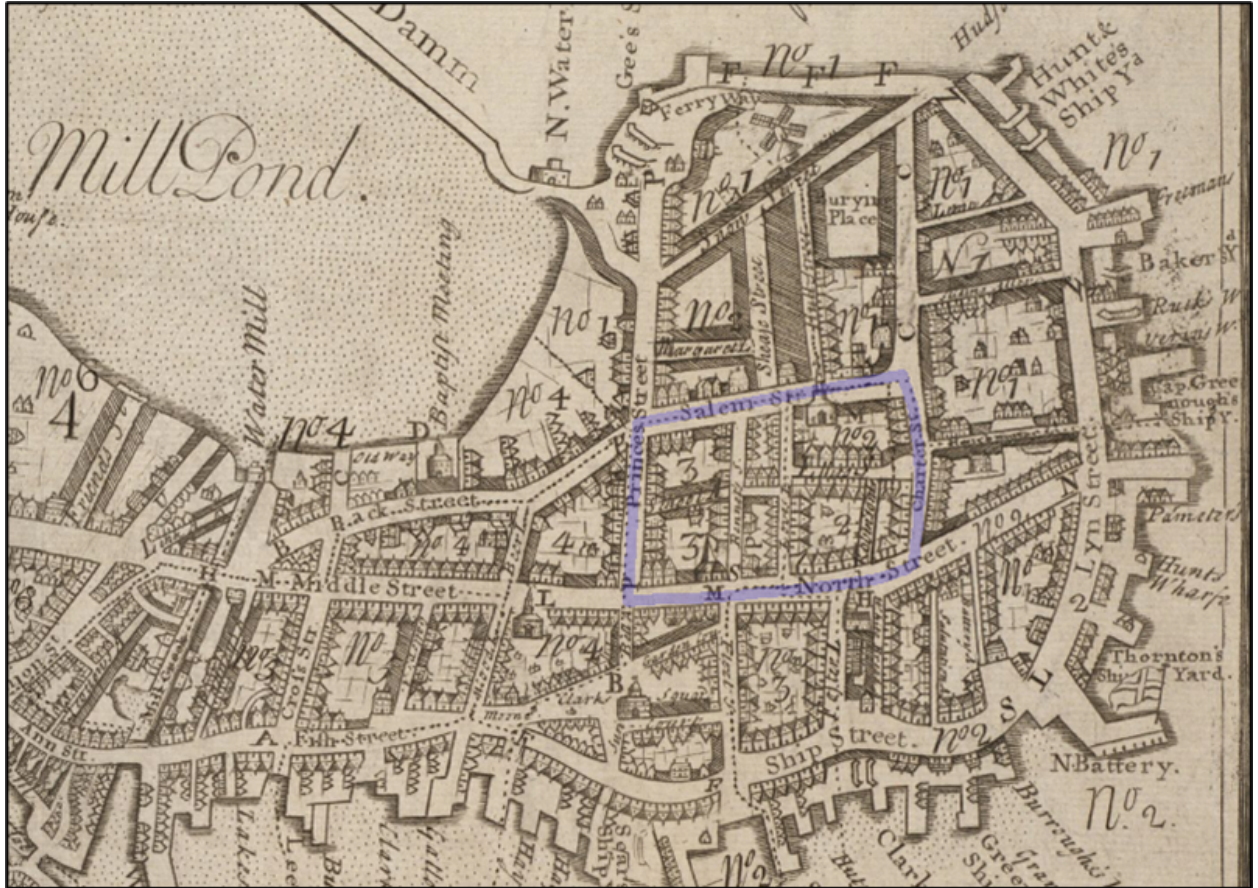


Figure 27. 1743 map of the North End.

Source: Price, William. *A New Plan of Ye Great Town of Boston in New England in America, with the Many Additional Buildings & New Streets to the Year 1743.* Boston: William Price, 1743.

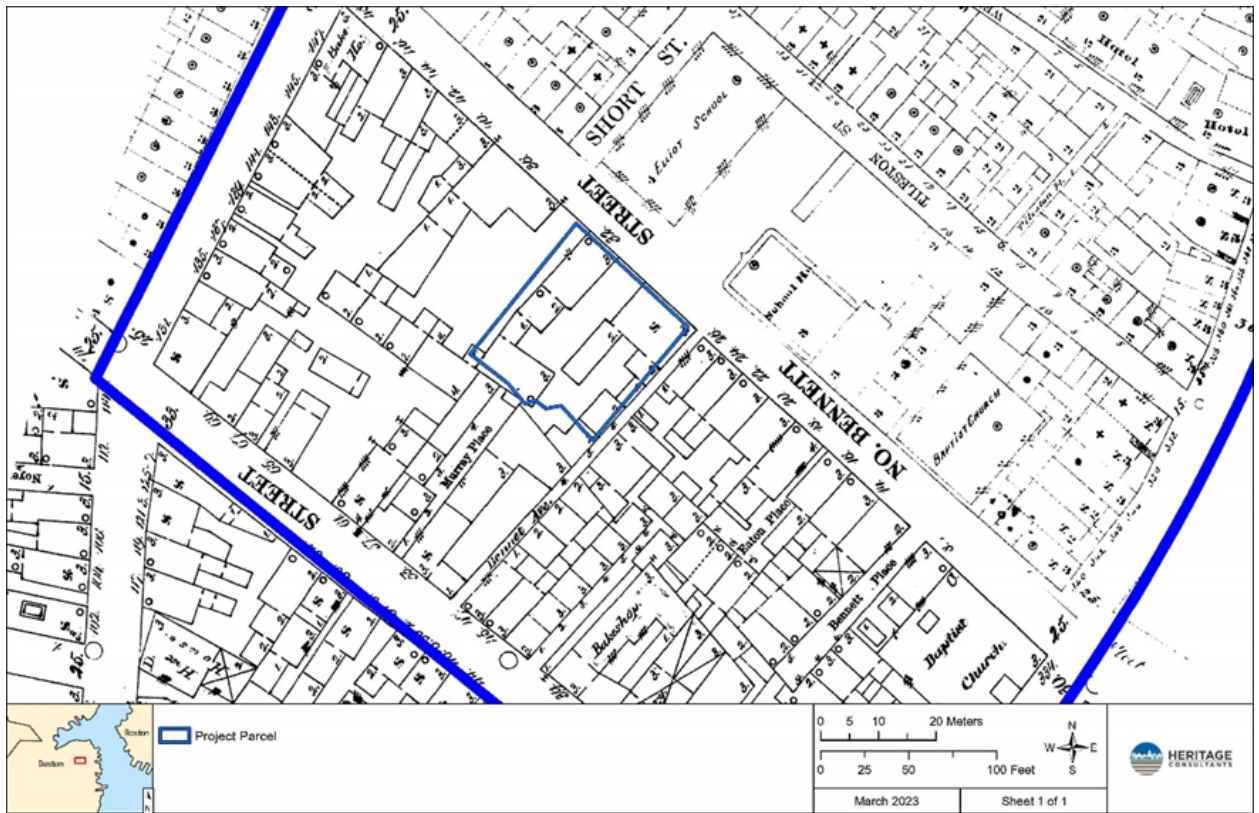


Figure 28. 1867 insurance map showing parcels the city would later acquire for the North End bathhouse.

Source: Sanborn, Daniel A. *Insurance Map of Boston*. Volume 1. New York: D. A. Sanborn, 1867.



Figure 29. 1883 map showing bathhouse project parcel outlined in blue.

Source: Bromley, George W. and Bromley, Walter S. Part of Wards 6 & 7. Plate A in *Atlas of the City of Boston, Volume 1: City Proper*. Philadelphia: G. W. Bromley and Co., 1883.



Figure 30. 1895 map with bathhouse project outlined in blue, as well as the change in the spelling of the street name from N. Bennett to N. Bennet.

Source: Sanborn Map Company. *Sanborn Fire Insurance Map from Boston, Suffolk County, Massachusetts*. Volume 1. New York: Sanborn Map Company, 1895.

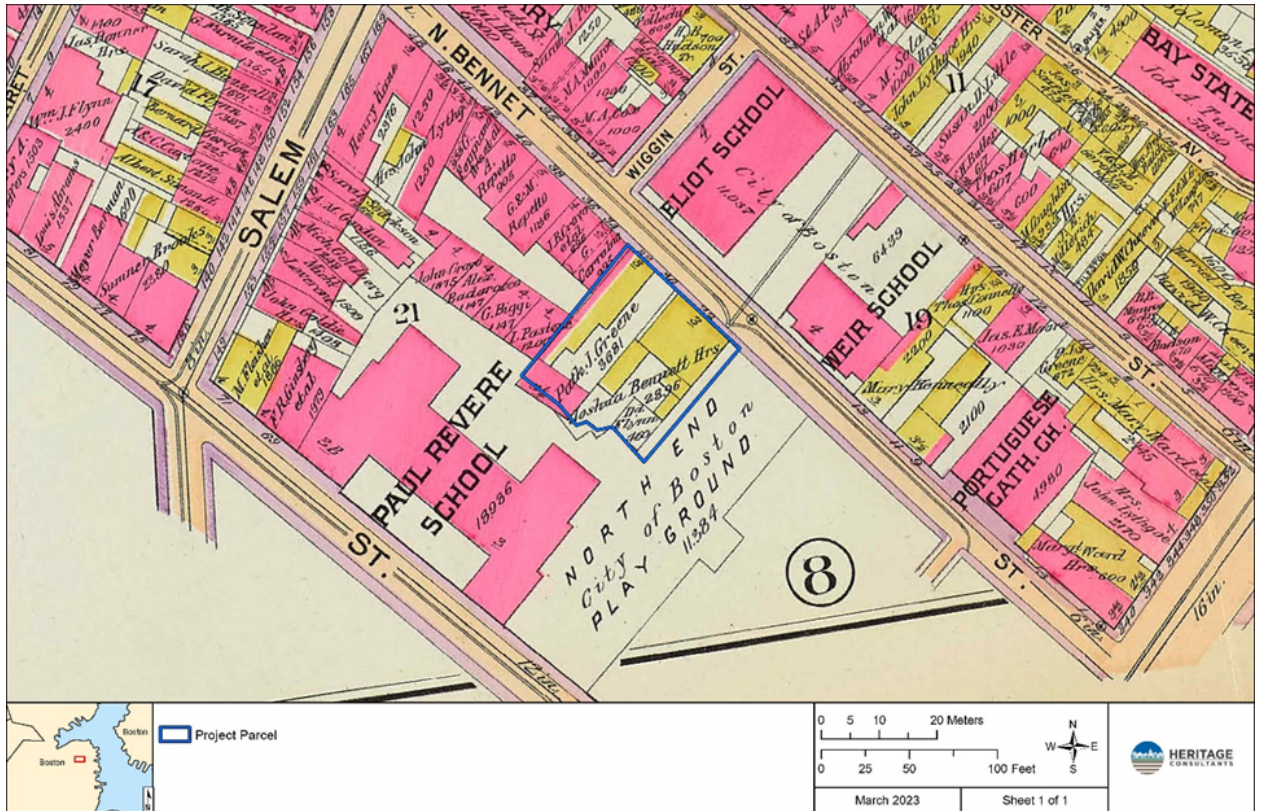


Figure 31. 1898 showing addition of playground between North Bennet and Prince streets.

Source: Bromley, George W. and Bromley, Walter S. Part of Ward 6, City of Boston. Plate 7 in *Atlas of the City of Boston*. Philadelphia: G. W. Bromley and Co., 1898.



Figure 32. 1902 map shows consolidation of the parcels in the project area.

Source: Bromley, George W. and Bromley, Walter S. Part of Ward 5, City of Boston. Plate 7 in *Atlas of the City of Boston, Boston Proper and Back Bay*. Philadelphia: G. W. Bromley and Co., 1902.



Figure 33. 1908 map with gymnasium on North Bennet Street.

Source: Bromley, George W. and Bromley, Walter S. Part of Ward 5, City of Boston. Plate 7 in *Atlas of the City of Boston, Boston Proper and Back Bay*. Philadelphia: G. W. Bromley and Co., 1908.



Figure 34. 1909 map featuring the municipal bathhouse.

Source: Sanborn Map Company. *Sanborn Fire Insurance Map from Boston, Suffolk County, Massachusetts*. Volume 1. New York: Sanborn Map Company, 1909.



Figure 35. 1912

Source: Bromley, George W. and Bromley, Walter S. "Part of Ward 6, City of Boston." Plate 7 in *Atlas of the City of Boston, Boston Proper and Back Bay*. Philadelphia: G. W. Bromley and Co., 1912.



Figure 36. 1928 map.

Source: G. W. Bromley and Co. "Part of Ward 3, City of Boston." *Atlas of the City of Boston: Boston Proper and Back Bay*. Philadelphia: G. W. Bromley and Co., 1928.



Figure 37. 1938 map.

Source: G. W. Bromley and Co. "Part of Ward 3, City of Boston." Plate 7 in *Atlas of the City of Boston: Boston Proper and Back Bay*. Philadelphia: G. W. Bromley and Co., 1938.



Figure 38. 1947 aerial view of the bathhouse.

Source: Massachusetts Department of Transportation (MA DOT). Aerial Photograph Series for Massachusetts. Boston: MA DOT, 1947.



Figure 39. 1983

Source: Boston Redevelopment Agency (BRA). Aerial Photograph Series for Boston. Boston: Boston Redevelopment Agency, 1983.

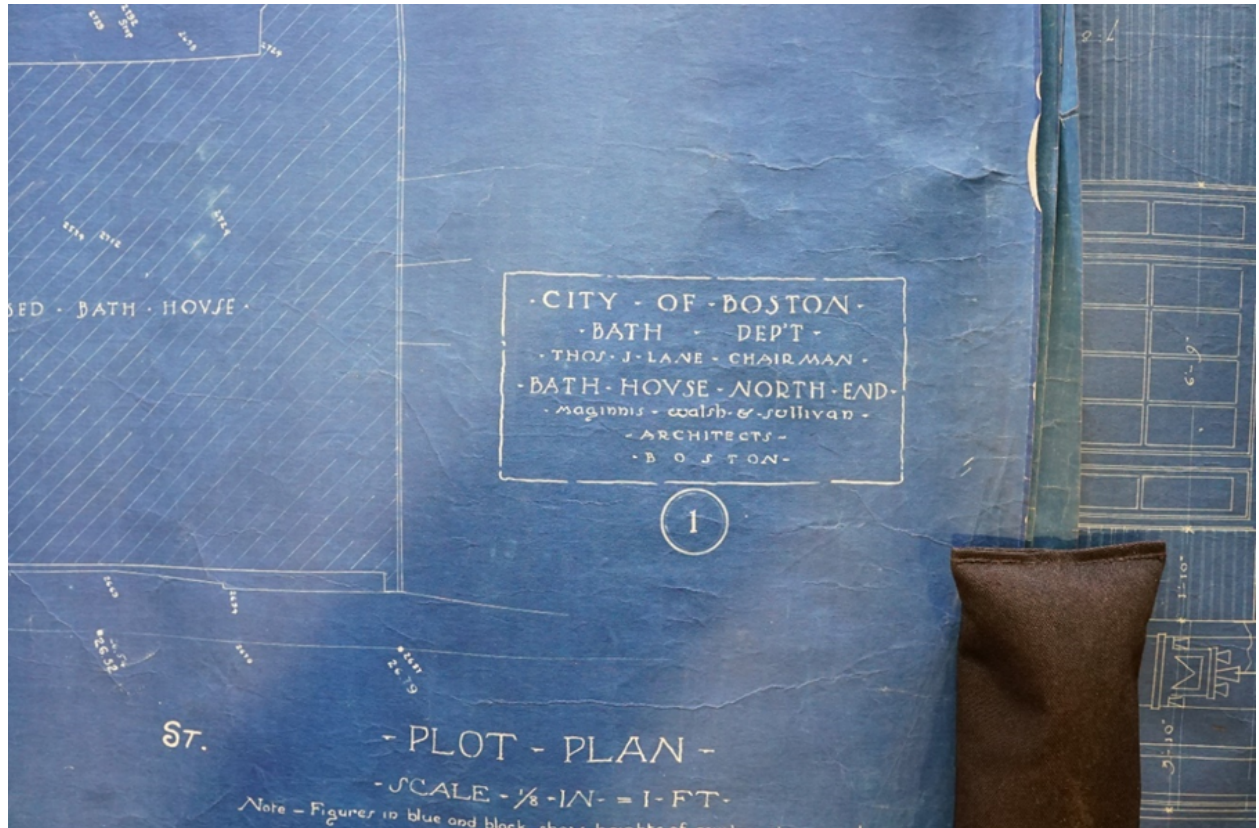


Figure 40. Architectural plans dated 1903 for “Bath House North End.”

Source: Boston Public Works Department. Building Department Plan No. 636, 1907, 30 North Bennet Street. West Roxbury, Massachusetts: Boston City Archives.



Figure 41. 1903 architectural plans labeled “Front Elevation.”

Source: Boston Public Works Department. Building Department Plan No. 636, 1907, 30 North Bennet Street. West Roxbury, Massachusetts: Boston City Archives.



Figure 42. 1903 architectural plans, detail of front elevation, lower level.

Source: Boston Public Works Department. Building Department Plan No. 636, 1907, 30 North Bennet Street. West Roxbury, Massachusetts: Boston City Archives.

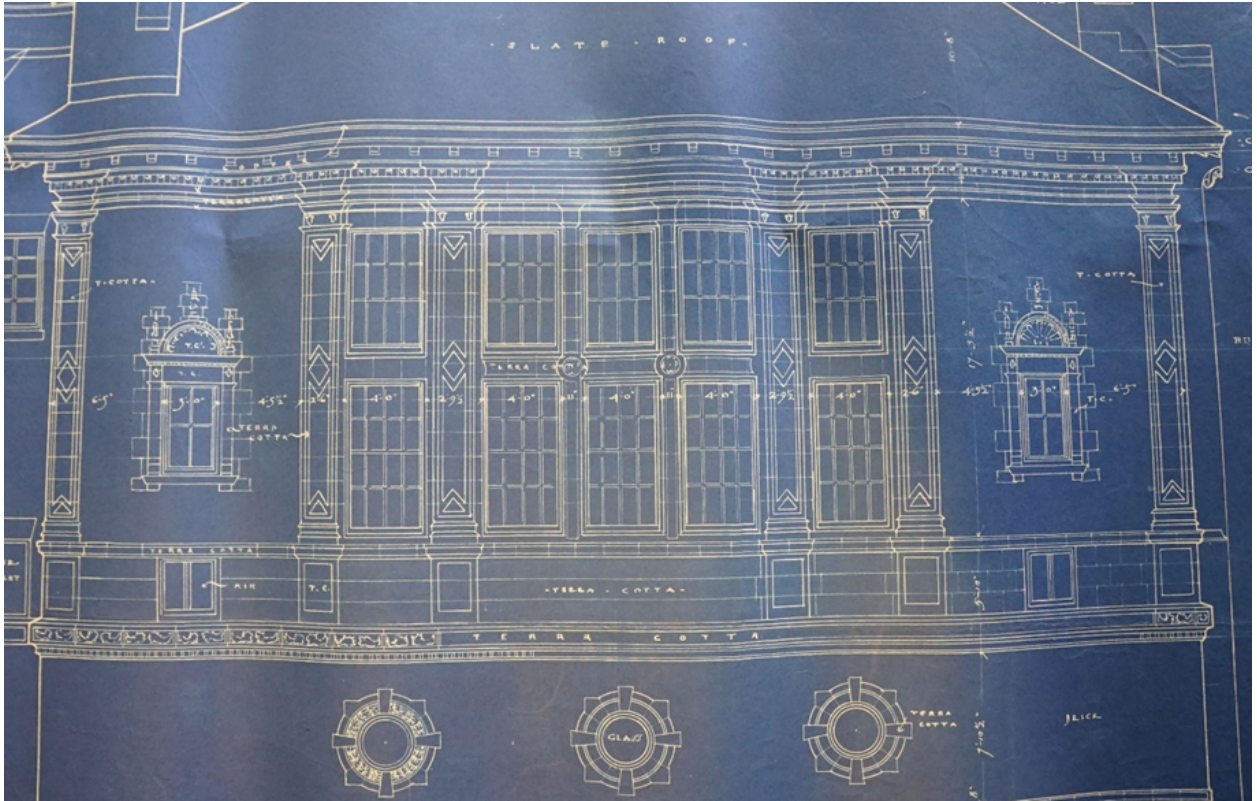


Figure 43. Detail of front elevation upper levels on 1903 architectural plans.

Source: Boston Public Works Department. Building Department Plan No. 636, 1907, 30 North Bennet Street. West Roxbury, Massachusetts: Boston City Archives.



Figure 44. 1903 Architectural plans, North Bennet Street elevation.

Source: Boston Public Works Department. Building Department Plan No. 636, 1907, 30 North Bennet Street. West Roxbury, Massachusetts: Boston City Archives.



Figure 45. 1903 architectural plans of the Park Side elevation.

Source: Boston Public Works Department. Building Department Plan No. 636, 1907, 30 North Bennet Street. West Roxbury, Massachusetts: Boston City Archives.



Figure 46. 1903 architectural plan of vestibule.

Source: Boston Public Works Department. Building Department Plan No. 636, 1907, 30 North Bennet Street. West Roxbury, Massachusetts: Boston City Archives.

3.0 SIGNIFICANCE

3.1 Historic Significance

The North Bennet Street Bath House and Gymnasium (30-32 North Bennet Street; today known as the Nazzaro Community Center) is a public building constructed in the early 20th century as part of the City of Boston's efforts to improve the health and well-being of its population. Its location in the North End makes the building part of the area commonly known as "Boston Proper," consisting of the oldest-settled and most intensively developed urban sections of the city. North Bennet Street was laid out in 1708, and historically was known variously as North School Street, North Grammar School Street, North Latin School Street, and Bennet Street.¹ Consistent with its colonial origins, this one-way street is narrow. Situated at the northern end of the Shawmut Peninsula, the North End is bordered by the Charles River on its northwestern side and Boston Harbor on its northern and eastern sides. As a result, this area was an important early commercial, industrial, and residential zone of Boston. Today, the neighborhood still has some working wharves as well as others that have been converted to residential purposes.

When Boston was established, the North End contained a topographic eminence called Copp's Hill (also known as Windmill Hill or Snow Hill). Much of this hill was leveled for development and for use as fill during the 19th century; what remains of the slope today is apparent from Copp's Hill Burying Ground facing north to Charlestown across the harbor. The graveyard, much of the street layout, and a few buildings survive from the earliest period of colonization. Prior to the Revolutionary War, the North End already contained dense urban sections and wharves, though destructive fires during the late 17th and 18th centuries forced rebuilding during nine different periods. As time passed and Boston's population continued to grow, the North End and other neighborhoods experienced repeated phases of building and rebuilding, creating a patchwork of structures that date from many different periods. In addition, the outer edges of the Shawmut Peninsula were gradually extended by episodes of filling and land creation.

During the Federal period, an artisan district developed along Hanover Street and Salem Street, including new industries such as chocolate manufacturing, ready-made clothing, chandleries, an early coal gasification plant, and a wide variety of merchants. Housing for workers included three-story brick row houses. During the early Industrial period, horse railways were added to the North End's transportation system. Irish immigrants came to be a major component of the neighborhood's population, although there was also a small Italian community there as early as 1860. To accommodate the ever-growing working population, much of the housing in this area changed to multistory, multifamily buildings.²

The late Industrial period in the Boston metropolitan area was characterized by the development of subways, elevated trains, and trolleys, including those that ran throughout the North End. The local Italian and Eastern European Jewish immigrant population also increased at this time and became roughly equal to the Irish population, although by 1910 only Italian immigrants remained in

¹ City of Boston, *A Record of the Streets, Alleys, Places, Etc. in the City of Boston* (Boston: Municipal Printing Office, 1902), 266.

² Massachusetts Historical Commission, *MHC Reconnaissance Survey Town Report: Boston* (Boston: Massachusetts Historical Commission, 1981).

significant numbers. At that time, tenement housing, mostly built of brick, continued to be the dominant residential form, along with several factories ranging from metal working plants to the coal gasification plant to a confectionary, as well as warehouses and wharves. During the Early Modern period, the North End's population continued to reside in extremely crowded tenement conditions.³ As an interior street, North Bennet Street was only affected by the various residential and other development processes rather than landfilling or industrial activities.

In 1902, the city acquired the property on which the 30-32 North Bennet Street building stands. An 1898 map of the North End shows the brick and wooden tenements lining the streets around the site. In addition to the residences, however, the area had four schools, a Catholic church, and the North End Playground. The 1898 map also indicates that the northwestern side of the 30-32 North Bennet Street property belonged to Patrick J. Greene and the southeastern side belonged to the heirs of Joshua Bennett. The map indicates that both lots contained three-story frame buildings, and that there was an additional three-and-a-half-story brick building at the rear of Greene's lot (Figure 32).⁴ The 1902 edition of the Boston atlas shows that the city had acquired the southeastern half of the property and added to the playground; the northwestern half of the property remained in Patrick J. Greene's possession (Figure 33).⁵

Land records show that the Boston Park Commission condemned the southeastern half of the property, complete with its buildings, in January 1901. This was done to add to the playground. At that time, the property belonged to Rosie Rudnick.⁶ According to the 1900 federal Census, Rudnick was a daughter of Russian immigrants and was married to a Russian builder named Joseph Rudnick; he had immigrated in the 1880s and was a naturalized citizen. They had a large family of young children and enough income to employ a live-in servant at their home on Mt. Pleasant Avenue in Roxbury.⁷ The Rudnick family had purchased the property in July 1900 from the trustees of the estate of Ellen B. Holden, presumably for its income-producing potential.⁸ An interesting point about this property is that according to the deeds and a plot plan, as well as city property maps from 1867, 1883, and 1895 (Figures 29, 30, and 31), the southeastern boundary of this lot was a street called Bennet Avenue.⁹ Although the street had been absorbed into the playground according to the maps, it appears that it was still relevant to land titles.

Ellen B. Holden was one of the two daughters of Joshua Bennett (1792-1865), whose name appeared on the 1898 map mentioned above. Bennett was a businessman who owned distilleries, bought and sold hops, served on the boards of directors of railroads and banks, and most importantly, owned a large amount of real estate in Lowell and Boston. Bennett was also a farmer who ultimately retired to an estate in his native Billerica, Massachusetts. He married Eleanor Richardson, also of Billerica, in

³ MHC, *MHC Reconnaissance Survey*.

⁴ George W. Bromley and Walter S. Bromley, "Part of Ward 6, City of Boston," Plate 7 in *Atlas of the City of Boston* (Philadelphia: G. W. Bromley and Co., 1898).

⁵ George W. Bromley and Walter S. Bromley, "Part of Ward 5, City of Boston," Plate 7 in *Atlas of the City of Boston, Boston Proper and Back Bay* (Philadelphia: G. W. Bromley and Co., 1902).

⁶ Suffolk County Land Records (Boston: Suffolk County Registry of Deeds), 2728:127; 2728:302.

⁷ United States Census, Twelfth Census of the United States, Schedule No. 1 - Population [1900], Ancestry.com (Provo, UT: Ancestry.com), 684:5.

⁸ Suffolk County Land Records, 2700:177, 2700:179.

⁹ Daniel A. Sanborn, *Insurance Map of Boston*, Volume 1 (New York: D. A. Sanborn, 1867), Plate 7; George W. Bromley and Walter S. Bromley, "Part of Wards 6 & 7," *Atlas of the City of Boston, Volume 1: City Proper* (Philadelphia: G. W. Bromley and Co., 1883), Plate A; Sanborn Map Company, *Sanborn Fire Insurance Map from Boston, Suffolk County, Massachusetts*, Volume 1 (New York: Sanborn Map Company, 1895), Plate 29.

1815. They had two daughters—Ellen, who married George Holden of Boston; and Rebecca, who wed William Wilkins Warren of Boston. The biography from which this information is drawn also noted that Joshua Bennett’s will was not signed.¹⁰ That may have been a factor in the map’s notation that his heirs still owned part of the property; it would not be unusual for a large and complex estate to remain collectively owned and managed even for decades. In fact, an 1898 book notes that Joshua Bennett Holden, a state legislator in that year and presumably Joshua Bennett’s grandson via his daughter Ellen, was in “charge of real estate in Boston and Lowell belonging to the Joshua Bennett estate and the estate of George Holden, and also has large real estate interests of his own to look after.”¹¹ Through the Bennett estates and the Rudnick family, the historical context of the southeasterly half of the lot included both older and wealthy Boston families and recent immigrants seeking to improve their fortunes.

Like the Rudnick family, Patrick J. Greene was also of immigrant origins. He sold the northwestern part of the 30–32 North Bennet Street property to the City of Boston on November 19, 1902.¹² Greene, a native of Ireland, arrived in the United States as a child in the 1840s. He operated a “home furnishing goods” store on Hanover Street, in the neighborhood of the subject property. Greene’s name also appears numerous times in the Suffolk County Land Records index, which is consistent with the fact that the 1903 city directory identified him as a person working in the real estate business.¹³ Thus, prior to its acquisition by the city, this section of the property also had been directly linked to Boston’s immigration history. Indeed, the actual residents of the buildings on both halves of the bathhouse property were probably immigrants as well. These were tenement buildings, most of which would have belonged to people who lived elsewhere.

The building the city constructed at 30–32 Bennet Street was both a bathhouse and a gymnasium, as shown on the 1908 Boston atlas map (Figure 10).¹⁴ It should be noted that documents of the period can cause some confusion for modern-day readers because people of the time tended to use the term “bathing” interchangeably for both recreational swimming and taking baths for personal hygiene. This building accommodated only the hygiene version of baths. The city’s decision to build such a structure is related to its late-19th- and early 20th-century public health policies and programs, as well as to the type of neighborhood the North End was and remains today. Figure 9 and Figure 17 illustrate the neighborhood’s densely crowded conditions, with little open space and buildings fronting directly on the streets.¹⁵ The combined effects of industrialization, urbanization, and poverty during the 19th century contributed to high rates of endemic and epidemic disease in Boston and throughout the North End. In response, Boston’s leaders implemented a series of

¹⁰ William T. Davis, *Professional and Industrial History of Suffolk County, Massachusetts*, Volume 2 of 3 (Boston: The Boston History Company, 1894), 633–635.

¹¹ A. M. Bridgman, *A Souvenir of Massachusetts Legislators*, Vol. 7 (Stoughton, MA: A. M. Bridgman, 1898), 120.

¹² Suffolk County Land Records, 2864:169.

¹³ Sampson, Murdock, & Co., *The Boston Directory, Containing the City Record, A Directory of the Citizens, Business Directory, and Street Directory, With Map, For the Year Commencing July 1, 1900*, Vol. XCVI [96] (Boston: Sampson, Murdock & Co., 1900), 701; Sampson, Murdock, & Co., *The Boston Directory, Containing the City Record, A Directory of the Citizens, Business Directory, and Street Directory, With Map, For the Year Commencing July 1, 1903*, Vol. XCIX [99] (Boston: Sampson, Murdock & Co., 1903), 770; United States Census, Tenth Census of the United States. Schedule 1 – Inhabitants [1880] (Ancestry.com. Provo, Utah: Ancestry.com), 553:303A; United States Census, 1900, 678:11.

¹⁴ George W. Bromley and Walter S. Bromley, “Part of Ward 5, City of Boston,” *Atlas of the City of Boston, Boston Proper and Back Bay* (Philadelphia: G. W. Bromley and Co., 1908), Plate 7.

¹⁵ Google LLC, Google Map Imagery for Boston, Massachusetts, accessed March 29, 2023 (Mountain View, California: Google LLC, 2023); Bert Poole, *Twentieth Century Boston* (Boston: F. D. Nichols Company, 1905).

policies that reflected their understanding of the causes of disease. One early belief was that the “dirt” itself was a cause of disease, eventually followed by an understanding that unsanitary conditions encourage the proliferation of disease vectors (such as rats, fleas, and mosquitos). Comprehension of the fact that some diseases are passed by person-to-person transmission, especially in crowded conditions, came last.¹⁶

Initially, the policies of the Board of Health, which was created in 1824, were directed toward improving the physical environment of the city and responding to epidemics. Throughout the decades thereafter, the Board of Health was assigned a wide variety of functions related to public health, ranging from quarantine facilities to licensing undertakers to abatement of nuisances such as overflowing cesspits. Because of the belief that “dirt” caused illness, the concept of providing public bathing facilities for city residents who did not have them at home was first raised in 1860. After the Civil War, six, summer-only public bathhouses were created in 1866, thought to be the first such facilities in the country. The provision of year-round bathhouses did not begin until 1898, when one was built on Dover Street; the succeeding decade witnessed the construction of three more in Roxbury, Charlestown, and finally in the North End. Some of these facilities included swimming pools and gymnasiums, and in the next decade, some municipal buildings had public bathing functions or gymnasiums added. Because of their connection with swimming and exercise activities, the bathhouses and gymnasiums were considered part of the Park Department in the early 1920s.¹⁷ Prior to that, however, and beginning in 1898, they were under the authority of a separate “Bath Department,” which also took over the care of playgrounds, beaches, and public toilets from the Board of Health. The department’s annual reports commented freely on the benefits of its gymnasium services for improving the general physical fitness of Boston residents, notably including applicants to the police and fire departments. The gymnasiums also provided examinations by and advice from physicians.¹⁸ From this, it is clear that the fact that physical fitness improves overall health was known a century ago.

Although the city acquired the subject property in 1901 and 1902, secured a set of plans, and proposed to build a bath and gymnasium on North Bennet Street in 1903, successive annual reports indicate that sufficient funding for construction was not actually obtained until the 1907-1908 fiscal year. In the 1908 annual report, the department briefly described the building and its contents, noting that its cost (including design plans, land, and furnishings) was \$130,000.00. Based on the report for Fiscal Year 1908-09, however, the building was still under construction and had not been opened to the public. The 1910 annual report indicates that the department was finally able to put on the finishing touches (ranging from lockers to a piano) and open the building to the public. The North Bennet Street Bath House appeared in the city’s operating expenses that year, and also in the facilities’ attendance numbers. In its first period of operation, 123,535 people (97,890 men and boys, and 25,645 women and girls) used the bathing facilities and 8,749 people used the gymnasium.

¹⁶ Barbara Gutman Rosenkrantz, *Public Health and the State: Changing Views in Massachusetts, 1842-1936* (Cambridge: Harvard University Press, 1972).

¹⁷ John Koren, *Boston, 1822 to 1922: The Story of Its Government and Principal Activities During One Hundred Years* (Boston: City of Boston Printing Department, 1923), 67-71, 127-128.

¹⁸ See, for example, City of Boston, “Annual Report of the Bath Department for the Year 1901,” City Document No. 5, *Documents of the City of Boston for the Year 1902*, Volume 1 (Boston: Municipal Printing Office, 1903; Hathitrust. <http://hdl.handle.net/2027/mdp.390150681885910>), 3-4.

Although earlier annual reports included photographs of some of the department's facilities, the 1909 and 1910 reports did not.¹⁹

The civic pride expressed in many of these annual reports is clearly apparent and was not all due to the Bath Department's desire to justify its existence. During the period in which these facilities were being developed, the city was willing to spend substantial amounts of money constructing public facilities that were both beautiful and functional. In January 1906, *The Boston Globe* published a substantial, illustrated article on the proposed North Bennet Street facility, stating that its exterior would "be as handsome a structure of this kind as there is in the city, and it will be an ornament to the neighborhood."²⁰ Later in the year, the newspaper published another lengthy, illustrated article on the popularity of the public baths, noting the long lines and people's willingness to pay for the hot water, towels, and soap provided. According to the writer, "[p]overty is not a crime, but is only punished as such, someone has said, and the late chairman Lane of the bath trustees, the 'father of the municipal bathhouses and gymnasiums,' was very much in earnest in seeking to remove one of the punishments of poverty—enforced uncleanliness."²¹ The underlying problem was that most tenements that had water service had only cold water, which made bathing difficult and uncomfortable at best, and potentially dangerous in winter.

Over the decades, however, the city's waning commitment to public services is reflected in a newspaper article reporting on the agitation of citizens' organizations for maintenance and improvement of the North Bennet Street Bathhouse.²² In 1976, however, it appears that the city had lost control of the building, leading to it being vandalized, its boiler ruined, and its closure. At that time, approximately 900 neighborhood residents still used it for taking showers.²³ The building was

¹⁹ City of Boston, "Annual Report of the Bath Department for the Year 1902-1903," City Document No. 5, *Documents of the City of Boston for the Year 1903*, Volume 1 (Boston: Municipal Printing Office, 1904; Hathitrust, <http://hdl.handle.net/2027/mdp.39015068188559>), 3; City of Boston, "Annual Report of the Bath Department for the Year 1903-1904," City Document No. 5, *Documents of the City of Boston for the Year 1904*, Volume 1 (Boston: Municipal Printing Office, 1905; Hathitrust, <http://hdl.handle.net/2027/mdp.39015068188518>), 2; City of Boston, "Annual Report of the Bath Department for the Year 1904-1905," City Document No. 5, *Documents of the City of Boston for the Year 1905*, Volume 1 (Boston: Municipal Printing Office, 1906; Hathitrust, <http://hdl.handle.net/2027/mdp.39015068188484>), 7; City of Boston, "Annual Report of the Bath Department for the Year 1905-1906," City Document No. 5, *Documents of the City of Boston for the Year 1906*, Volume 1 (Boston: Municipal Printing Office, 1907; Hathitrust, <http://hdl.handle.net/2027/mdp.39015068188443>), 6; City of Boston, "Annual Report of the Bath Department for the Year 1906-1907," City Document No. 5, *Documents of the City of Boston for the Year 1907*, Volume 1 (Boston: Municipal Printing Office, 1908; Hathitrust, <http://hdl.handle.net/2027/mdp.39015068188401>), 4-5; City of Boston, "Annual Report of the Bath Department for the Year 1908-1909," City Document No. 5, *Documents of the City of Boston for the Year 1909*, Volume 1 (Boston: Municipal Printing Office, 1910; Hathitrust, <http://hdl.handle.net/2027/mdp.39015068188336>), 10-11; City of Boston, "Annual Report of the Bath Department for the Year 1909-1910," City Document No. 5, *Documents of the City of Boston for the Year 1910*, Volume 1 (Boston: Municipal Printing Office, 1911; Hathitrust, <http://hdl.handle.net/2027/mdp.39015068188294>), 2-6.

²⁰ *Boston Globe*, "North End Soon to Have Free Bath-House and Gym," Wednesday, January 31, 1906, p. 4 (accessed March 30, 2023 at Newspapers.com).

²¹ *Boston Globe*, "Waiting Hours for a Bath," Sunday, November 18, 1906, p. 56 (accessed March 30, 2023 at Newspapers.com).

²² *Boston Globe*, "Improvements Sought at North End Bathhouse," Friday, September 13, 1935, p. 12 (accessed March 30, 2023 at Newspapers.com); *Boston Globe*, "Italo Balbo Club Plans Dance to Aid Protest," Friday, October 30, 1936, p. 30 (accessed March 30, 2023 at Newspapers.com); James Hammond, "North End Residents Win Fight to Keep Open Gymnasium," Thursday, June 27, 1974, p. 16 (accessed March 30, 2023 at Newspapers.com).

²³ Anson Smith, "City Closes Vandal-Wrecked Facility, Bathhouse for 900 North End Poor," Saturday, January 24, 1976, p. 4 (accessed March 30, 2023 at Newspapers.com).

acquired by Boston Centers for Youth & Families in 1985 and reopened as the Nazzaro Community Center.²⁴

3.2 Architectural (or Other) Significance

The Nazzaro Community Center is an excellent example of early 20th-century Beaux-Arts Renaissance Revival architecture. The building was designed in 1903 by the noted Boston-based architectural firm of Maginnis, Walsh, and Sullivan. The firm, which was established in 1898 by principal architects Charles Donagh Maginnis, Timothy Walsh, and Matthew Sullivan, gained acclaim for their ecclesiastical architecture. It was dissolved in 1905 when Sullivan branched out and established his own practice, making the North End Bath House representative of the firm's later and final work. The firm was rebranded as Maginnis & Walsh and went on to attain national recognition for church designs and college campus buildings and became a leading architectural firm of the first half of the 20th century.

Charles Donagh Maginnis was an Irish immigrant who studied at Cusack's Academy in Dublin. After immigrating to Canada and then to the United States, he became head draftsman for Edmund M. Wheelwright (the prominent New England architect who served as architect for the city of Boston from 1891-1895. After starting his own firm, Maginnis served as chairman of the Boston Arts Commission, president of the American Institute of Architects, and a trustee of the Museum of Fine Arts, Boston. Maginnis' partner Timothy Walsh was born in Cambridge, Massachusetts. He studied at the architectural firm of Peabody & Stearns and at Paris Ateliers, after which he joined the firm in 1895, where he remained for the rest of his career. Mathew Sullivan was a Boston native who was city architect prior to the position being abolished. He joined the firm with Maginnis and Walsh and remained there until 1905 when he left to pursue a solo career focused on the designs of Catholic churches.

The firm's choice of the Renaissance Revival style for the North End Bath House is part of the larger architectural narrative of the time period. As America continued to seek a collective identity and style, the 20th-century interest and investment in the sciences led to identification with the Renaissance period across the landscape in expositions, monuments, public and private buildings, and City Beautiful campaigns. Architects, landscape architects, artists, painters, sculptors, and craftsmen collectively created an iconography that would represent the belief that the nation was at the forefront of cultural and scientific advancements. Further, the concomitant municipal interest in public health was a direct result of the new scientific understanding of how the combined effects of industrialization, urbanization, and poverty affected endemic and epidemic diseases throughout cities. As a result, this new, 20th-century American Renaissance ideology and iconography was manifested through the built environment. Architectural historian Richard Guy Wilson stated that "through architecture the operative myth of the American Renaissance can be grasped."²⁵ This was not always achieved through direct duplication of European buildings, "but rather with combining

²⁴ Lance Reynolds, "New Community Center Coming to Boston's North End: 'It's Going to Be What the Neighborhood Deserves,'" January 7, 2023 (accessed March 30, 2023, <https://www.bostonherald.com/2023/01/07/new-community-center-coming-to-boston-s-north-end-it-s-going-to-be-what-the-neighborhood-deserves/>).

²⁵ Richard Guy Wilson, "Architecture and the Reinterpretation of the Past in the American Renaissance," *American Architectural History: A Contemporary Reader*, Keith L. Eggner, ed. (New York, N.Y.: Routledge, 2004), 228.

motifs drawn from different sources to create a new entity.”²⁶ The Nazzero Community Center represents the intersectionality of these ideals in both its physical manifestation and its designated purpose as a public bathhouse.

This concept is further solidified in the terra-cotta ornamentation of the building. A general sea/sea-creature motif is carried across three façades of the building in the belt courses and window surrounds. The notable sculptor, Hugh Cairns, was commissioned in 1907 to sculpt the lunette located above the entrance of the vestibule; this element continues this motif. The 9 x 5-foot bas-relief sculpture represents Boston’s connection with land and sea by situating the God Neptune and Mercury on either side of the City insignia, encased in a wreath. It should be noted that the artist chose to depict a more youthful Neptune rather than the traditional bearded God with a trident. This level of artistic style and detail is indicative of the Arts and Craft movement that was ongoing across the country at that time.

The Nazzero Community retains almost all aspects of the exterior elements of the Maginnis, Walsh, and Sullivan 1903 architectural plans as exemplified in Figures 38 through 44, as well as the original Cairns sculpture. While some minor changes to the façades occurred during the 1947 renovations, such as the bricking over of some windows and the addition of side entrance ways, most of the ornamentation and the overall appearance and style of the façades remained unchanged. The building continues to be an extraordinary testament to both architectural and social history.

3.3 Archaeological Sensitivity

The Nazzero Community Center property is archaeologically sensitive, meaning it may contain intact archaeological deposits that could aid in better understanding the historic significance of the existing property and the buildings and people who occupied the space before its construction. The North End is archaeologically sensitive for ancient Native American and historical archaeological sites. The proximity of the neighborhood to natural resources—including river, marine, and upland areas—make it suitable for Massachusetts Native habitation and use. Open spaces that have not been previously developed within the Nazzero Community Center’s lot may contain significant ancient Native archaeological sites. Historically, the North End was a significant part of Boston’s 17th-through 19th-century history and contains intact archaeological sites related to Boston’s colonial, Revolutionary, and early Republic history, especially yard spaces where features including cisterns and privies may remain intact and significant archaeological deposits. The Nazzero Community Center’s property once contained multiple structures dating to the 18th through 19th centuries. Open spaces within the property may contain intact archaeological deposits that represent the histories of North End homelife, artisans, industries, enslaved people, immigrants, and Native peoples spanning multiple centuries.

3.4 Relationship to Criteria for Designation

The building that is currently the Nazzero Community Center holds an important place in both the socio-cultural history of the region, as well as the architectural history and development of the North End. It retains almost all of the architectural elements from the original construction and is representative of the immigrant and working-class communities that it served while functioning as a

²⁶ Ibid., 239.

bathroom and gymnasium. The building was surveyed by the Boston Landmarks Commission in 1980, then again in 2015 by the Massachusetts Historical Commission, as part of the North End Municipal Area. Both investigations found the building to be of architectural and historical significance, suggesting its potential for eligibility for listing on the National Register of Historic Places.

The Nazzaro Community Center meets the following criteria for designation as a Boston Landmark as established in Section 4 of Chapter 772 of the Acts of 1975, as amended:

B. Structures, sites, objects, man-made or natural, at which events occurred that have made an outstanding contribution to, and are identified prominently with, or which best represent some important aspect of the cultural, political, economic, military, or social history of the city, the commonwealth, the New England region or the nation.

Since the building opened as the North End Bath House in 1909, what is now the Nazzaro Community Center has been central in the social and cultural history of the North End neighborhood of Boston. Operating as a public space used by immigrant and working-class residents, the building has been a defining feature of the area and adds dramatically to past and present sense of place. Beyond its local significance, the building represents one of 12 bathhouses the city built across Boston in compliance with a public health policy enacted in 1895. Thus the Nazzaro Community Center is reflective of the social and health reforms that emerged in cities across the United States during the 20th century and the advancements and discourse concerning public health.

D. Structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer, or builder whose work influenced the development of the city, the Commonwealth, the New England region, or the nation.

The Nazzaro Community Center is a distinguished example of the Renaissance Revival and Beaux-Arts architectural styles of the early 20th century; it is exemplary in its material, craftsmanship, and integrity. Despite interior renovations, the exterior of the building retains almost all its original 1907 architectural features, including terra-cotta ornamentation that represents the high level of craftsmanship associated with the emerging Arts and Crafts movement. In addition, the building is representative of the later work of the Boston architectural firm of Maginnis, Walsh, and Sullivan, which was renowned regionally and nationally for its designs.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value

According to the City of Boston Assessor's records, the property at 30-32 North Bennet Street (parcel 0302342000) where the Nazzaro Community Center is located has a total assessed value of \$2,849,300.00, with the land valued at \$1,089,800.00 and the building valued at \$1,759,500.00 for Fiscal Year 2022.

4.2 Current Ownership

According to the City of Boston Assessor's records, the Nazzaro Community Center is owned by the Boston Centers for Youth & Families (BCYF), with its headquarters and mailing address at 1483 Tremont Street, Boston, MA 02120.

5.0 PLANNING CONTEXT

5.1 Background

Since the 18th century, the North End of Boston has functioned as a center for both residential and commercial occupation. The parcel on which the Nazzaro Community Center sits was residential property between 1743 and 1898. During that period, the North End experienced waves of Portuguese and Irish, and later Italian, immigration. This consistent increase in population is exemplified in the historic maps of the area included in this study report, which reflect continued growth in building density. In addition, the names associated with land parcels during this period are indicative of families and individuals of Portuguese, Irish, and Italian descent.

An 1833 map shows that the current parcel was subdivided into three lots, with the northern portion belonging to the heirs of “Jim,” the middle portion listed under the ownership of Atkins, and the southern portion listed under the heirs of Joshua Bennett. By 1898, the current parcel was divided into only two properties with the northern part owned by Patrick J. Greene while the southeastern section remained under the ownership of the heirs of Joshua Bennett.

Patrick J. Greene sold the parcel of land to the City of Boston in 1902, after which the city built a public bathhouse known then as the North End Bath House. The city then commissioned architectural plans for the current building in 1903 by the architectural firm of Maginnis, Walsh, and Sullivan. Construction occurred between 1907 and 1908. The city has maintained ownership of the land and the building since its purchase in 1902, and the property has continued to function as a public recreational facility, now called the Nazzaro Community Center.

The Nazzaro Community Center continues to be situated in a densely populated area characterized by commercial shops and restaurants, multi-use structures, and multifamily residences. The North End, also known as Boston’s Little Italy, continues to reflect its immigrant past and maintains a sense of pride in community heritage and sense of place.

5.2 Zoning

Parcel 0302342000 is located in the North End neighborhood zoning district, the MFR subdistrict (Multifamily Residential) and is in the Restricted Parking overlay district.

5.3 Planning Issues

On January 28, 2019, a petition to Landmark the North Bennet Street Bath House and Gymnasium and North End (Polcari) Playground at 30-32 N. Bennet St., Boston, Mass., 02113, was submitted. At a public hearing on February 12, 2019, the Boston Landmarks Commission voted to accept the North End Bathhouse (Nazzaro Community Center) for further study.

In early January 2023, state Representative Aaron Michlewitz (Third Suffolk District) announced the City of Boston’s plans to spend \$5 million to refurbish the Nazzaro building and retain it for community programs use.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives available to the Boston Landmarks Commission

A. Designation

In 1980, a Boston Landmarks Commission form (BOS.5405) was completed for the Nazzaro Community Center, which was then still referred to as the North End Bath House. In that form, the building was recognized as both architecturally and historically significant. The building was then part of an additional survey in 2015 by the Massachusetts Historical Commission as part of the North End Municipal Area, which was considered within the boundaries of the potential North End District; it was determined eligible in 1990, and the North End Municipal Area contributed significance to that district. This survey confirmed the North End Municipal Area (including the Nazzaro Community Center) were of both historical and architectural significance and potentially eligible for listing on the National Register of Historic Places.

The Commission retains the option of designating the Nazzaro Community Center as a Landmark. Designation shall correspond to Assessor's parcel 0302342000 and shall address the following exterior elements hereinafter referred to as the "Specified Features":

- The exterior envelope of the building.
- Certain landscape elements including: the area that is now known as the "George "Gigi" Reppucci Garden."

B. Denial of Designation

The Commission retains the option of not designating any or all of the Specified Features.

C. National Register Listing

The Commission could recommend that the property be listed on the National Register of Historic Places, if it is not already.

D. Preservation Plan

The Commission could recommend development and implementation of a preservation plan for the property.

E. Site Interpretation

The Commission could recommend that the owner develop and install historical interpretive materials at the site.

6.2 Impact of alternatives

A. Designation

Designation under Chapter 772 would require review of physical exterior changes to the Nazzaro Community Center in accordance with the Standards and Criteria adopted as part of the designation.

B. Denial of Designation

Without designation, the City would be unable to offer protection to the Specified Features, or extend guidance to the owners under chapter 772.

C. National Register Listing

The Nazzaro Community Center could be listed on the National Register of Historic Places. Listing on the National Register provides an honorary designation and limited protection in cases when federal funds are involved in proposed physical changes. It also creates incentives for preservation, such as tax incentives for income-producing properties and possible eligibility for grants through the Massachusetts Preservation Projects Fund (MPPF) from the Massachusetts Historical Commission. National Register listing provides listing on the State Register, affording parallel protection for projects with state involvement and also the availability of state tax credits. National Register listing does not provide any design review for changes undertaken by private owners at their own expense.

D. Preservation Plan

A preservation plan allows an owner to work with interested parties to investigate various adaptive use scenarios, analyze investment costs and rates of return, and provide recommendations for subsequent development. It does not carry regulatory oversight.

E. Site Interpretation

A comprehensive interpretation of the history and significance of the Nazzaro Community Center could be introduced at the site.

7.0 RECOMMENDATIONS

The Nazzaro Community Center is significant on the regional and local levels. Originally constructed in 1907 as one of 12 bath houses built by the City of Boston as a result of the new public health policy of 1895, the building reflects the social and health reforms that emerged in cities across the country during the twentieth century. At the time of its construction, the North End Bath House (now Nazzaro Community Center) was the largest municipal bath in Boston, containing 88 dressing rooms, 400 lockers, 65 showers, and a gymnasium. It served the public from its opening in 1909 until its closure in 1976. The building then reopened as the Nazzaro Community Center and continued its history of offering a recreational space for the local community. In addition to the social-historical significance, the building is exemplary of the Renaissance Revival of the early twentieth century. Retaining almost all of its original exterior architectural features, the building is the only of its kind within the North End and represents the later work of the Boston based, architectural firm, Maginnis, Walsh, and Sullivan, who were nationally renowned. The terracotta details on the exterior of the building are emblematic of the emerging Arts and Craft Style with high levels of craftsmanship and attention to detail. Overall, the structure retains a high level of architectural integrity along with its socio-historical background.

The staff of the Boston Landmarks Commission makes the following recommendations:

1. That the exterior of the Nazzaro Community Center be designated by the Boston Landmarks Commission as a Landmark, under Chapter 772 of the Acts of 1975, as amended (see Section 3.4 of this report for Relationship to Criteria for Designation);
2. That the boundaries corresponding to Assessor's parcel 0302342000 be adopted without modification;
3. And that the Standards and Criteria recommended by the staff of the Boston Landmarks Commission be accepted.

8.0 STANDARDS AND CRITERIA, WITH LIST OF CHARACTER-DEFINING FEATURES

8.1 Introduction

Per sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Designation which shall be applied by the Commission in evaluating proposed changes to the historic resource. The Standards and Criteria both identify and establish guidelines for those features which must be preserved and/or enhanced to maintain the viability of the Designation. The Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.²⁷ Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purpose of the statute.

The intent of these guidelines is to help local officials, designers and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily ensure approval, nor are they absolute, but any request for variance from them must demonstrate the reason for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

Proposed alterations related to zoning, building code, accessibility, safety, or other regulatory requirements do not supersede the Standards and Criteria or take precedence over Commission decisions.

In these standards and criteria, the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions that are specifically required.

8.2 Levels of Review

The Commission has no desire to interfere with the normal maintenance procedures for the property. In order to provide some guidance for property owners, managers or developers, and the Commission, the activities which might be construed as causing an alteration to the physical character of the exterior have been categorized to indicate the level of review required, based on the potential impact of the proposed work. Note: the examples for each category are not intended to act as a comprehensive list; see Section 8.2.D.

- A. Routine activities which are not subject to review by the Commission:
 - 1. Activities associated with normal cleaning and routine maintenance.

²⁷ U.S. Department of the Interior, et al. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*, Secretary of the Interior, 2017, www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

- a. For building maintenance, such activities might include the following: normal cleaning (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind repainting, staining or refinishing of wood or metal elements, lighting bulb replacements or in-kind glass repair/replacement, etc.
 - b. For landscape maintenance, such activities might include the following: normal cleaning of paths and sidewalks, etc. (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind spot replacement of cracked or broken paving materials, in-kind repainting or refinishing of site furnishings, site lighting bulb replacements or in-kind glass repair/replacement, normal plant material maintenance, such as pruning, fertilizing, mowing and mulching, and in-kind replacement of existing plant materials, etc.
2. Routine activities associated with special events or seasonal decorations which do not disturb the ground surface, are to remain in place for less than six weeks, and do not result in any permanent alteration or attached fixtures.
- B. Activities which may be determined by the staff to be eligible for a Certificate of Exemption or Administrative Review, requiring an application to the Commission:
1. Maintenance and repairs involving no change in design, material, color, ground surface or outward appearance.
 2. In-kind replacement or repair.
 3. Phased restoration programs will require an application to the Commission and may require full Commission review of the entire project plan and specifications; subsequent detailed review of individual construction phases may be eligible for Administrative Review by BLC staff.
 4. Repair projects of a repetitive nature will require an application to the Commission and may require full Commission review; subsequent review of these projects may be eligible for Administrative Review by BLC staff, where design, details, and specifications do not vary from those previously approved.
 5. Temporary installations or alterations that are to remain in place for longer than six weeks.
 6. Emergency repairs that require temporary tarps, board-ups, etc. may be eligible for Certificate of Exemption or Administrative Review; permanent repairs will require review as outlined in Section 8.2. In the case of emergencies, BLC staff should be notified as soon as possible to assist in evaluating the damage and to help expedite repair permits as necessary.

C. Activities requiring an application and full Commission review:

Reconstruction, restoration, replacement, demolition, or alteration involving change in design, material, color, location, or outward appearance, such as: New construction of any type, removal of existing features or elements, major planting or removal of trees or shrubs, or changes in landforms.

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the Landmarks staff shall determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption.

E. Concurrent Jurisdiction

In some cases, issues which fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state and federal boards and commissions such as the Boston Art Commission, the Massachusetts Historical Commission, the National Park Service and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, a joint staff review or joint hearing will be arranged.

8.3 Standards and Criteria

The following Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.²⁸ These Standards and Criteria apply to all exterior building alterations that are visible from any existing or proposed street or way that is open to public travel.

8.3.1 General Standards

1. Items under Commission review include but are not limited to the following: exterior walls (masonry, wood, and architectural metals); windows; entrances/doors; porches/stoops; lighting; storefronts; curtain walls; roofs; roof projections; additions; accessibility; site work and landscaping; demolition; and archaeology. Items not anticipated in the Standards and Criteria may be subject to review, refer to Section 8.2 and Section 9.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property shall be avoided. See Section 8.4, List of Character-defining Features.

²⁸ U.S. Department of the Interior, et al. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*, Secretary of the Interior, 2017, www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved. (The term “later contributing features” will be used to convey this concept.)
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new material shall match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Staff archaeologists shall review proposed changes to a property that may impact known and potential archaeological sites. Archaeological surveys may be required to determine if significant archaeological deposits are present within the area of impact of the proposed work. Significant archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures will be required before the proposed work can commence. See section 9.0 Archaeology.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of a property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
11. Original or later contributing signs, marquees, and canopies integral to the building ornamentation or architectural detailing shall be preserved, excluding references to building ownership, operations, and tenants.
12. New signs, banners, marquees, canopies, and awnings shall be compatible in size, design, material, location, and number with the character of the building, allowing for contemporary expression. New signs shall not detract from the essential form of the building nor obscure its architectural features.
13. Property owners shall take necessary precautions to prevent demolition by neglect of maintenance and repairs. Demolition of protected buildings in violation of Chapter 772 of the Acts of 1975, as amended, is subject to penalty as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.

8.3.2 Masonry at exterior walls (including but not limited to stone, brick, terra cotta, concrete, adobe, stucco, and mortar)

1. All original or later contributing masonry materials shall be preserved.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be repaired, if necessary, by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods.
3. Existing masonry materials, features, details, surfaces, and ornamentation that become deteriorated or missing should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement of existing materials or elements is necessary, it should be based on physical or documentary evidence.
5. Sound original mortar shall be retained.
6. Deteriorated mortar shall be carefully removed by hand raking the joints.
7. Use of mechanical hammers shall not be allowed. Use of mechanical saws may be allowed on a case-by-case basis.
8. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile, and method of application.
9. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
10. Cleaning of masonry is discouraged and should only be performed when necessary to halt deterioration.
11. If the building is to be cleaned, the masonry shall be cleaned with the gentlest method possible.
12. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
13. Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted. Doing so can change the visual quality of the material and damage the surface of the masonry and mortar joints.
14. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.

15. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some significant point in the history of the property.
16. New penetrations for attachments through masonry are strongly discouraged. When necessary, attachment details shall be located in mortar joints, rather than through masonry material; stainless steel hardware is recommended to prevent rust jacking. New attachments to cast concrete are discouraged and will be reviewed on a case-by-case basis.
17. Deteriorated stucco shall be repaired by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
18. Deteriorated adobe shall be repaired by using mud plaster or a compatible lime-plaster adobe render, when appropriate.
19. Deteriorated concrete shall be repaired by cutting damaged concrete back to remove the source of deterioration, such as corrosion on metal reinforcement bars. The new patch shall be applied carefully so that it will bond satisfactorily with and match the historic concrete.
20. Joints in concrete shall be sealed with appropriate flexible sealants and backer rods, when necessary.

8.3.3 Wood at exterior walls

1. All original or later contributing wood materials shall be preserved.
2. Original or later contributing wood surfaces, features, details, and ornamentation that become deteriorated or missing shall be retained and, if necessary, repaired by patching, piecing-in, consolidating, or reinforcing the wood using recognized preservation methods.
3. Existing wood surfaces, features, details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement of materials is necessary, it should be based on physical or documentary evidence.
5. Cleaning of wood elements shall use the gentlest method possible.
6. Paint removal should be considered only where there is paint surface deterioration or excessive layers of paint have coarsened profile details and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light; stripping the wood bare will expose the surface to the effects of weathering.

7. Damaged or deteriorated paint should be removed to the next sound layer using the mildest method possible.
8. Propane or butane torches, sandblasting, water blasting, or other abrasive cleaning and/or paint removal methods shall not be permitted. Doing so changes the visual quality of the wood and accelerates deterioration.
9. Repainting should be based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

8.3.4 Architectural metals at exterior walls (including but not limited to wrought and cast iron, steel, pressed metal, terneplate, copper, aluminum, and zinc)

1. All original or later contributing architectural metals shall be preserved.
2. Original or later contributing metal materials, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the gentlest method possible.
6. The type of metal shall be identified prior to any cleaning procedure because each metal has its own properties and may require a different treatment.
7. Non-corrosive chemical methods shall be used to clean soft metals (such as lead, tinplate, terneplate, copper, and zinc) whose finishes can be easily damaged by abrasive methods.
8. If gentler methods have proven ineffective, then abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed for hard metals (such as cast iron, wrought iron, and steel) as long as it does not abrade or damage the surface.
9. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
10. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Paint or other coatings help retard the

corrosion rate of the metal. Leaving the metal bare will expose the surface to accelerated corrosion.

11. Repainting should be based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

8.3.5 Windows (also refer to Masonry, Wood, and Architectural Metals)

1. The original or later contributing arrangement of window openings shall be retained.
2. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
3. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.
4. Original or later contributing window sash, elements, features (functional and decorative), details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating, or otherwise reinforcing using recognized preservation methods.
5. Existing window sash, elements, features (functional and decorative), details, and ornamentation that become deteriorated or missing should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. Alternative materials will be considered on a case-by-case basis.
6. When replacement of sash, elements, features (functional and decorative), details, or ornamentation is necessary, it should be based on physical or documentary evidence.
7. If replacement is approved, replacement sash for divided-light windows shall have through-glass muntins or simulated divided lights with dark anodized spacer bars the same width as the muntins.
8. Tinted or reflective-coated glass shall not be allowed.
9. Metal or vinyl panning of the wood frame and molding shall not be allowed.
10. Exterior combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.
11. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
12. Clear or mill finished aluminum frames shall not be allowed.
13. Window frames, sashes, and, if appropriate, shutters, should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

8.3.6 Entrances/Doors (also refer to Masonry, Wood, Architectural Metals, and Porches/Stoops)

1. All original or later contributing entrance elements shall be preserved.
2. The original or later contributing entrance design and arrangement of the door openings shall be retained.
3. Enlarging or reducing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
4. Original or later contributing entrance materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Existing entrance elements, materials, features (functional and decorative), details, and ornamentation that become deteriorated or missing should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. Original or later contributing entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
8. Storm doors (aluminum or wood-framed) shall not be allowed on the primary entrance unless evidence shows that they had been used. They may be allowed on secondary entrances. Where allowed, storm doors shall be painted to match the color of the primary door.
9. Unfinished aluminum storm doors shall not be allowed.
10. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
11. Buzzers, alarms and intercom panels, where allowed, shall be flush mounted and appropriately located.
12. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

8.3.7 Porches/Stoops (also refer to Masonry, Wood, Architectural Metals, Entrances/Doors, Roofs, and Accessibility)

1. All original or later contributing porch elements shall be preserved.

2. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details, and ornamentation shall be retained if possible and, if necessary, repaired using recognized preservation methods.
3. Deteriorated or missing porch and stoop materials, elements, features (functional and decorative), details and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
6. Porch and stoop elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/porch and stoop.

8.3.8 Lighting

1. There are several aspects of lighting related to the exterior of the building and landscape:
 - a. Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
 - b. Quality of illumination on building exterior.
 - c. Security lighting.
2. Wherever integral to the building, original or later contributing lighting fixtures shall be retained and, if necessary, repaired by patching, piercing in or reinforcing the lighting fixture using recognized preservation methods.
3. Existing lighting fixture materials, elements, features (functional and decorative), details, and ornamentation that become deteriorated or missing should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. Original or later contributing lighting fixture materials, elements, features (functional and decorative), details, and ornamentation shall not be sheathed or otherwise obscured by other materials.
6. Supplementary illumination may be added where appropriate to the current use of the building.

7. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
 - a. Reproductions of original or later contributing fixtures, based on physical or documentary evidence.
 - b. Accurate representation of the original period, based on physical or documentary evidence.
 - c. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
 - d. New lighting fixtures which are differentiated from the original or later contributing fixture in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
8. The location of new exterior lighting shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
9. No exposed conduit shall be allowed on the building.
10. Architectural night lighting is encouraged, provided the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended.
11. On-site mock-ups of proposed architectural night lighting may be required.

8.3.9 Storefronts (also refer to Masonry, Wood, Architectural Metals, Windows, Entrances/Doors, Porches/Stoops, Lighting, and Accessibility)

1. Refer to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Storefront section).

8.3.10 Curtain Walls (also refer to Masonry, Wood, Architectural Metals, Windows, and Entrances/Doors)

1. Refer to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Curtain Walls section).

8.3.11 Roofs (also refer to Masonry, Wood, Architectural Metals, and Roof Projections)

1. The roof shapes of the existing building shall be preserved.
2. Original or later contributing roofing materials such as slate, wood trim, elements, features (decorative and functional), details and ornamentation, such as cresting, shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.

4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute material may be considered.
6. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material and design (integral gutters shall not be replaced with surface-mounted).
8. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.

8.3.12 Roof Projections (includes satellite dishes, antennas and other communication devices, louvers, vents, chimneys, and chimney caps; also refer to Masonry, Wood, Architectural Metals, and Roofs)

1. New roof projections shall not be visible from the public way.
2. New mechanical equipment should be reviewed to confirm that it is no more visible than the existing.

8.3.13 Additions

1. Additions can significantly alter the historic appearance of the buildings. An exterior addition should only be considered after it has been determined that the existing building cannot meet the new space requirements.
2. New additions shall be designed so that the character-defining features of the building are not radically changed, obscured, damaged or destroyed.
3. New additions should be designed so that they are compatible with the existing building, although they should not necessarily be imitative of an earlier style or period.
4. New additions shall not obscure the front of the building.
5. New additions shall be of a size, scale, and materials that are in harmony with the existing building.

8.3.14 Accessibility

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities the level of physical access to historic properties that is required under applicable law, consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact. Access modifications for persons with disabilities shall be designed and installed to least affect the character-defining features of the property.

Modifications to some features may be allowed in providing access, once a review of options for the highest level of access has been completed.

2. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Assess the property's existing and proposed level of accessibility;
 - c. Evaluate accessibility options within a preservation context.
3. Because of the complex nature of accessibility, the Commission will review proposals on a case-by-case basis. The Commission recommends consulting with the following document which is available from the Commission office: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; Preservation Brief 32 "Making Historic Properties Accessible" by Thomas C. Jester and Sharon C. Park, AIA.

8.3.15 Renewable Energy Sources

1. Renewable energy sources, including but not limited to solar energy, are encouraged for the site.
2. Before proposing renewable energy sources, the building's performance shall be assessed and measures to correct any deficiencies shall be taken. The emphasis shall be on improvements that do not result in a loss of historic fabric. A report on this work shall be included in any proposal for renewable energy sources.
3. Proposals for new renewable energy sources shall be reviewed by the Commission on a case-by-case basis for potential physical and visual impacts on the building and site.
4. Refer to the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings for general guidelines.

8.3.16 Building Site

1. The general intent is to preserve the existing or later contributing site and landscape features that enhance the property.
2. It is recognized that often the environment surrounding the property has character, scale and street pattern quite different from what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition between the historic property and its newer surroundings.
3. All original or later contributing features of the building site that are important in defining its overall historic character shall be retained and, if necessary, repaired using recognized preservation methods. This may include but is not limited to walls, fences, steps, walkways, paths, roads, vegetation, landforms, furnishings and fixtures, decorative

elements, and water features. (See section 9.0 for subsurface features such as archaeological resources or burial grounds.)

4. Deteriorated or missing site features should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the designated property's structure or site.
7. If there are areas where the terrain is to be altered, these areas shall be surveyed and documented to determine the potential impact to important landscape features.
8. The historic relationship between buildings and the landscape shall be retained. Grade levels should not be changed if it would alter the historic appearance of the building and its relation to the site.
9. Buildings should not be relocated if it would diminish the historic character of the site.
10. When they are required by a new use, new site features (such as parking areas, driveways, or access ramps) should be as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and be compatible with the historic character of the property. Historic rock outcroppings like puddingstone should not be disturbed by the construction of new site features.
11. Original or later contributing layout and materials of the walks, steps, and paved areas shall be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the designated property.
12. When they are necessary for security, protective fencing, bollards, and stanchions should be as unobtrusive as possible.
13. Existing healthy plant materials which are in keeping with the historic character of the property shall be maintained. New plant materials should be appropriate to the character of the site.
14. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the designated property.
15. The Boston Landmarks Commission encourages removal of non-historic fencing as documentary evidence indicates.
16. The Boston Landmarks Commission recognizes that the designated property must continue to meet city, state, and federal goals and requirements for resiliency and safety within an ever-changing coastal flood zone and environment.

8.3.18 Guidelines

The following are additional Guidelines for the treatment of the historic property:

1. Should any major restoration or construction activity be considered for a property, the Boston Landmarks Commission recommends that the proponents prepare a historic building conservation study and/or consult a materials conservator early in the planning process.
 - a. The Boston Landmarks Commission specifically recommends that any work on masonry, wood, metals, or windows be executed with the guidance of a professional building materials conservator.
2. Should any major restoration or construction activity be considered for a property's landscape, the Boston Landmarks Commission recommends that the proponents prepare a historic landscape report and/or consult a landscape historian early in the planning process.
3. When reviewing an application for proposed alterations, the Commission will consider whether later addition(s) and/or alteration(s) to the features or elements proposed for alteration can, or should, be removed on a case-by-case basis. Since it is not possible to provide one general guideline, the following factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:
 - a. Compatibility with the existing property's integrity in scale, materials and character.
 - b. Historic association with the property.
 - c. Quality in the design and execution of the addition/alteration.
 - d. Functional usefulness.

8.4 List of Character-defining Features

Character-defining features are the significant observable and experiential aspects of a historic resource, whether a single building, landscape, or multi-property historic district, that define its architectural power and personality. These are the features that should be identified, retained, and preserved in any restoration or rehabilitation scheme in order to protect the resource's integrity.

Character-defining elements include, for example, the overall shape of a building and its materials, craftsmanship, decorative details and features, as well as the various aspects of its site and environment. They are critically important considerations whenever preservation work is contemplated. Inappropriate changes to historic features can undermine the historical and architectural significance of the resource, sometimes irreparably.

Below is a list that identifies the physical elements that contribute to the unique character of the historic resource. The items listed in this section should be considered important aspects of the historic resource and changes to them should be approved by commissioners only after careful consideration.

The character-defining features for this historic resource include:

1. Architectural style
 - a. Renaissance Revival
2. Ornamentation
 - a. Terra-cotta details, lunette above entrance, the cast iron relief sculptures, community-painted murals.
3. Building materials and finishes
 - a. Brick, terra-cotta, slate, wood, iron, copper, glass.
4. Roof type, forms, and features (chimneys, cupolas, dormers, etc.)
 - a. Chimneys, roof deck,
5. Cornices
6. Doors and windows
7. Steps and/or stoops
 - a. Vestibule
8. Visible elements of structural systems (columns, beams, trusses, etc.)
 - a. All ornamentation.
9. Massing of building
10. Relationship of building to lot lines, sidewalks, and streets
 - a. Building footprint shall remain the same.
11. Stone walls
 - a. Brick walls that line the garden area.

9.0 ARCHAEOLOGY

All below-ground work within the property shall be reviewed by the Boston Landmarks Commission and City Archaeologist to determine if work may impact known or potential archaeological resources. An archaeological survey shall be conducted if archaeological sensitivity exists and if impacts to known or potential archaeological resources cannot be mitigated after consultation with the City Archaeologist. All archaeological mitigation (monitoring, survey, excavation, etc.) shall be conducted by a professional archaeologist. The professional archaeologist should meet the Secretary of the Interior's Professional Qualifications Standards for Archaeology.

Refer to Section 8.3 for any additional Standards and Criteria that may apply.

10.0 SEVERABILITY

The provisions of these Standards and Criteria (Design Guidelines) are severable and if any of their provisions shall be held invalid in any circumstances, such invalidity shall not affect any other provisions or circumstances.

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