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Architecture Raising Awareness of the Wider World: A Centre for Haiti in Boston

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ARCHITECTURE RAISING AWARENESS OF THE WIDER WORLD:
A Centre for Haiti in Boston

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Independent Project submitted to
Roger Williams University, School of Architecture, Art and Historic Preservation
In fulfillment of the requirements of the B.Arch Degree in Architecture
In May 2009

Architecture Raising Awareness of the Wider World: A Centre for Haiti in Boston
Thomas Burns

Committee: Professor Luis Carranza, Professor Patrick Charles, Professor Hasan Uddin-Khan

Project Proposal Advisor: Hasan Uddin-Khan

ABSTRACT

More than 80 percent of the world's population lives in countries where income differentials are widening. The statistics are overwhelming. This calls for a cultural awareness shift that people can feel and relate to. In Haiti, a large portion of the population is in dire need of assistance. The unemployment rate is around 70% in the country of 9 million, and where 1% of the population holds half of the country's wealth. Haiti is the poorest country in the western hemisphere. In spite of this, the captivating culture of the people survives to this day.

This project proposes a Centre, an architectural space that will help the people of Haiti, (many of whom live in and around the city), while also educating and engaging others in Haitian culture and reality. This Centre includes a combination of programmatic elements within an appropriate urban setting.

The site of this project is in Boston's Back Bay at the intersection of Commonwealth Ave and Clarendon Street, in between Copley Square and the Boston Commons. With the objective of raising public awareness, this site has the ideal balance between the tourist and local community use.

This Centre houses Boston's Haitian Consulate, NGO offices for groups related to Haiti, and a third component that serves as social and cultural functions. These comprise a food market, a café, a library with a focus on the region, an art gallery, and classrooms. This will provide an environment to reach out to a diverse audience and promote understanding, and even involvement to support Haiti.

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THE DISCONNECT



Newbury Street - Boston, MA

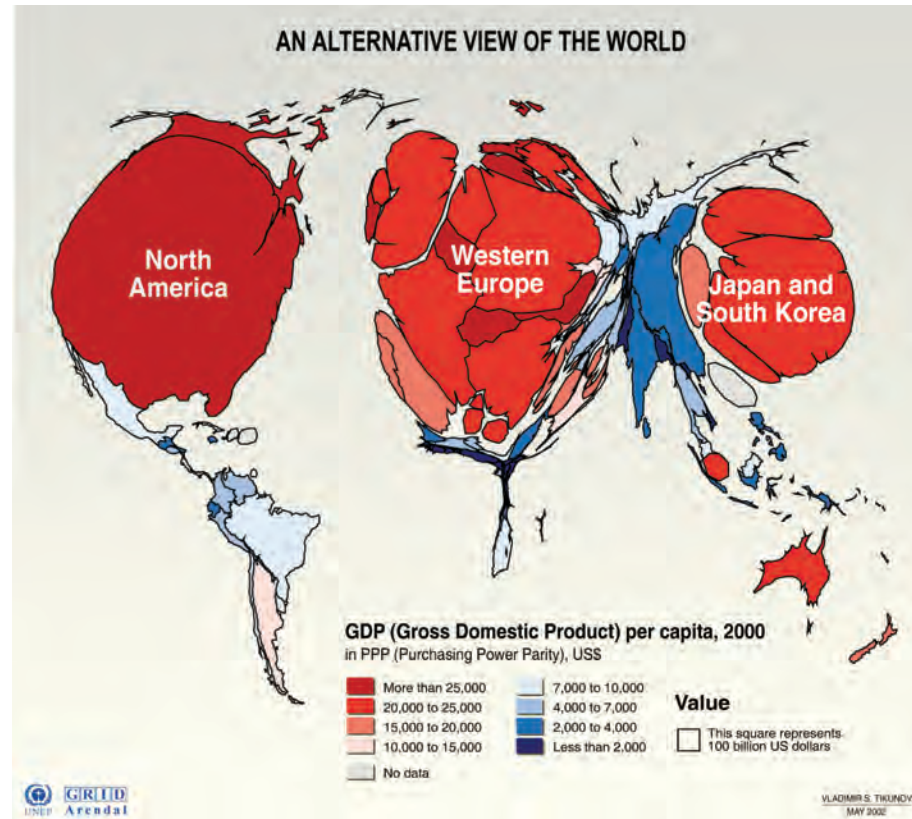
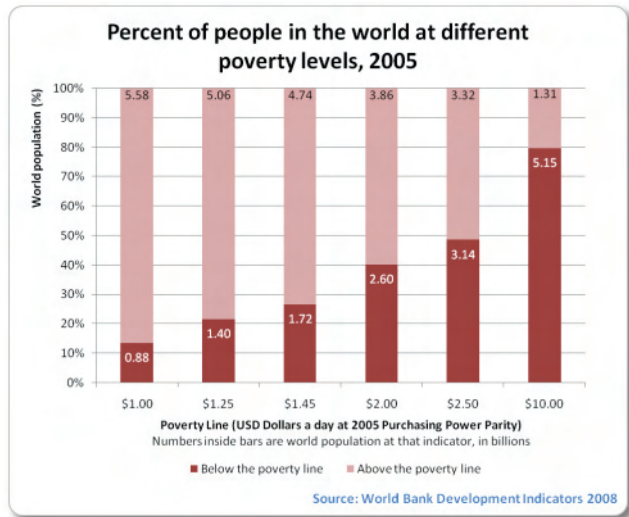


Port-Au-Prince, Haiti

A CENTRE FOR HAITI
Boston, MA

PROBLEM
STATEMENT

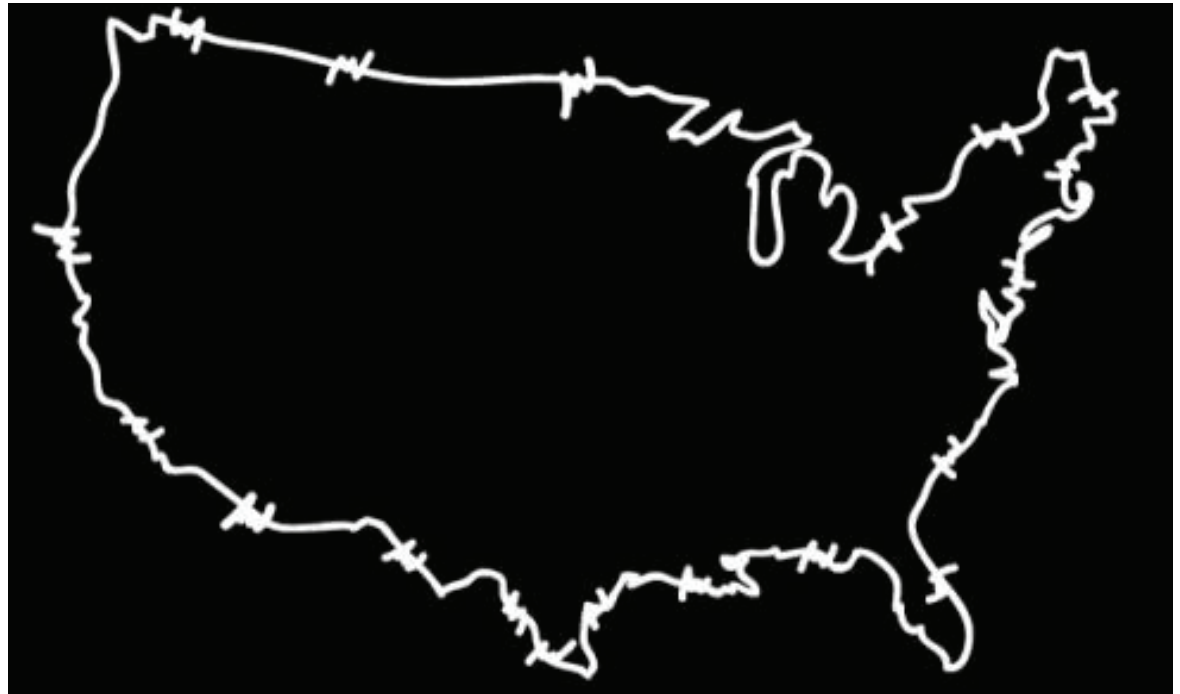
More than 80 percent of the world's population lives in countries where income differentials are widening (2007 HDR).



One way to tackle this problem of inequality in the world is by finding a way of educating all peoples (rich and poor) in order to bring them together to learn, benefit and live together.

"We live in a state of spatial apartheid (Pavel, 2006)." Domestically, we live isolated by class but connected through the economy. Internationally, we are isolated by understanding but connected through the world economy.

Our government is deeply involved in the political and economic affairs of other country's while our society pays little attention. However, if our society is aware of our government's ill treatment of other countries, we rarely feel the desire to do anything about it. We sit idle while our government continues this behavior and literally builds a fence to keep those affected from entering our country.



There must be a cultural/awareness shift. Even if we do become aware of some of the statistics of the world... they are overwhelming. There is no human element to these statistics. To us, they are left as facts and statistics on a piece of paper. There must be a human element people can feel and relate to.

PROJECT

In order to help bring about this cultural shift I must focus my effort to one country. This project will attempt to bring the "human element" to the situation in Haiti.

Haiti is one of many places where a large portion of the population is in dire need of assistance. The unemployment rate is around 70% in this country of 9 million (<https://www.cia.gov/>). Haiti is the poorest country in the western hemisphere. 1% of the population holds half of the country's wealth (Farmer). Persisting through these sad realities, the captivating culture of these people survives to this day.

This project will be a proposed formula/model to possibly put a halt to this frightening trend of increasing inequality throughout the world. The project will propose an architectural space that will research how to help the people of one particular region (Haiti), while also educating and engaging others in their culture and their reality.

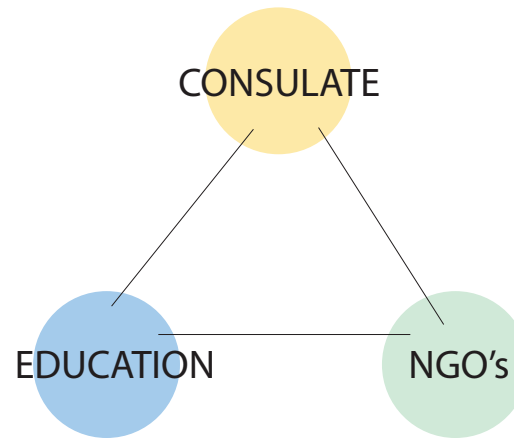
This place will have two purposes:

1. **Educate/Research** into assisting the people of Haiti
2. **Social** - help give "human element"/awareness/transparency to the "1st World" of the "3rd World"

This project will be an exploration into finding the appropriate combination of programmatic elements, in addition to the appropriate siting of a project of this nature. First, designing a building which will house a consulate function in addition to a NGO function. Second, adding in social programmatic elements which will feed off of the other programmatic elements. This will in turn, become an environment to help reach out to an audience. The end result will be a "raising of awareness" of the wider world (in this particular case the country of Haiti).

PROGRAM

As this is an exploration into finding the appropriate combination of programmatic elements, the relationship between these elements will be crucial in order for this project to reach its full potential. The individual components making up the civic and the educational functions will be in relationship to one another to create the appropriate balance to the whole. The relationship between the consulate, the education of Haiti to the US citizens, and the NGO's will all work off of, and benefit from the presence of each other.



The consular component will give this project its civic function. Although this component will require additional security, it will still be interconnected with the other programmatic components. To preserve Commonwealth Avenue's quiet, peaceful environment, the consulate offices will have a separate entrance along Clarendon Street. Rather than isolating the consulate offices as currently are on Copley Square, these offices will be situated in the same building as other Haitian resources. History has shown there is quite often a tension between the people of Haiti and their government. This intermixing of government functions with NGO's and cultural education of Haiti to the wider world will hopefully strengthen the relationship between the people and their government as well as raise awareness to the people of the US of the wider world.

Food market

General food

Corn, beans, pineapples, bananas, coffee

Haitian specialties

Millet, yams, manioc, coffee beans, avocados, mangoes, pineapples, coconuts, guava

Café/Bar

Café

Serving Haitian coffee, fruit drinks and traditional Haitian dishes

Bar

Haitian beers, mixed drinks, featuring Haitian music

Gallery/Exhibition space

Haitian art

Educational research display (contributed by NGO's)

Green Roof

Public green space with views of Boston

Public programs (education)

Day Care

Workshop

Agriculture

Architecture

Community organization

Library

Haitian literature

Sustainable development literature

Auditorium

Lectures

Movies/Films

Presentations (of research projects)

Greenhouse

Agricultural research

NGO Offices (research)

Office space

Conference Room

Consulate (civic)

Office space

Conference Room

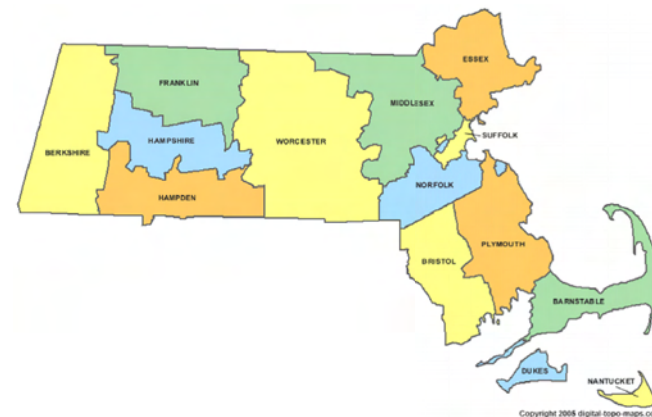
SITE

Native American archaeological sites that have been excavated in the city of Boston have shown the Shawmut Peninsula was inhabited as early as 5,000 BC. The current name of Boston was given to the city by English settlers after the city in England, Boston Lincolnshire. However, the name Massachusetts comes from the Wampanoag word Massachusset, which means "by the range of hills."

English Puritan colonists were the first Europeans to settle on the land now known as Boston in September 17, 1630. Boston's early European settlers first called the area Trimountaine. This name derived from the peninsula's original three hills Fort Hill, Copps Hill and Trimont.



View of the city of Boston from
Dorchester heights, 1841



Shortly after Boston's settlement, Puritans founded America's first public school, Boston Latin School (1635), and America's first college, Harvard College (1636). In the 1770s, British attempts to exert more-stringent control on the thirteen colonies prompted Bostonians to initiate the American Revolution, with many battles for independence following.

The city of Boston originally began to develop with a strong international trade economy. However, due to the Embargo Act of 1807, and the War of 1812 Boston's harbor activity reduced drastically. During this slow down of international trade, Boston's merchants found alternatives for their capital investments. Gradually, this led to the manufacturing industry overtaking international trade in economic importance by the mid-1800s. During this manufacturing era, the population of Boston began to swell. In the 1820s, the city's ethnic composition changed dramatically with the first wave of European immigrants. From the mid-nineteenth to late-nineteenth century, Boston flourished culturally. Also, in terms of humanity relations, the city is also known to as becoming a center of the abolitionist movement.



Scollay Square, Boston, 1880

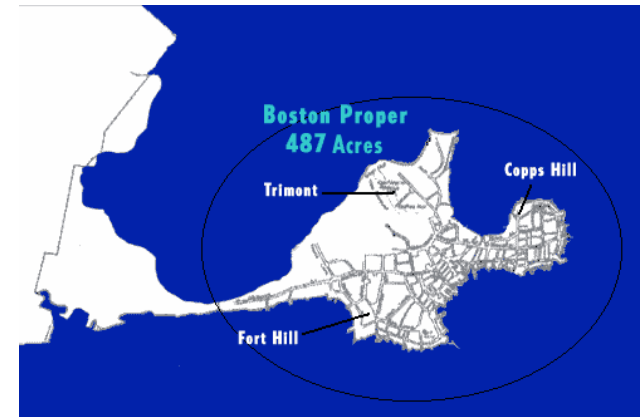
Between 1630 and 1890, the city tripled its physical size by land reclamation—by filling in marshes, mud flats, and gaps between wharves along the waterfront. The largest reclamation efforts took place during the 1800s. Beginning in 1807, the crown of Beacon Hill was used to fill in the 50-acre mill pond that later became the Haymarket Square area.



Cutting down Beacon Hill in front of
the Massachusetts State House, 1811

Reclamation projects in the middle of the century created significant parts of the South End, West End, the Financial District, and Chinatown. After The Great Boston Fire of 1872, workers used building rubble as landfill along the downtown waterfront. During the mid-to-late nineteenth century, workers filled nearly 600 acres of marshlands in the Charles River just west of the Boston Common with gravel brought by rail from the hills of Needham Heights.

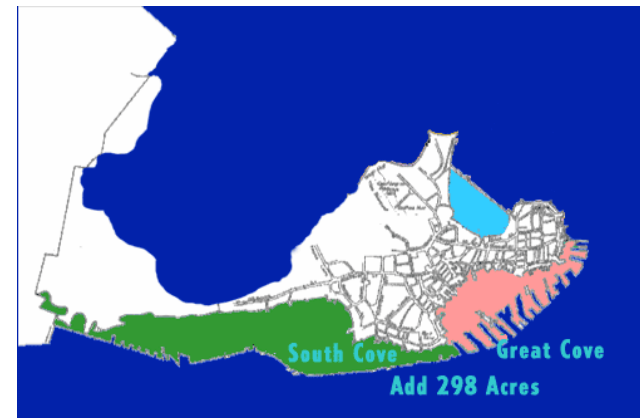
Reclamation projects of Boston, MA amounted to a total of 1116 acres, leaving the total size at 1603 acres.



1634



1830



1845



1865

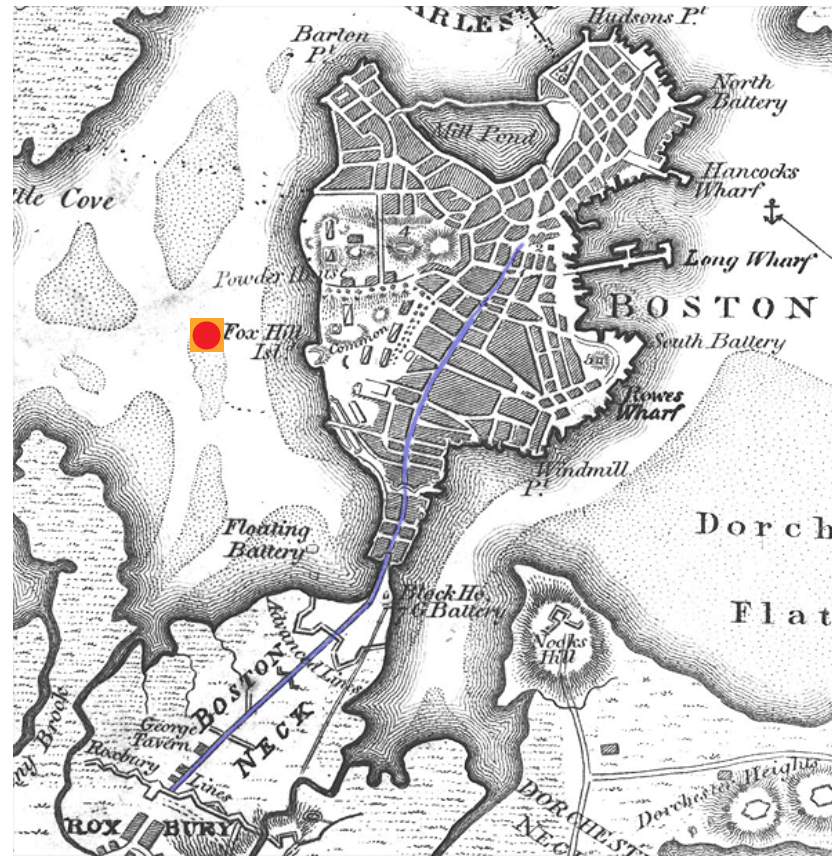


1890




City plan of Boston, 1796

Site



Early city plan of Boston

Site 




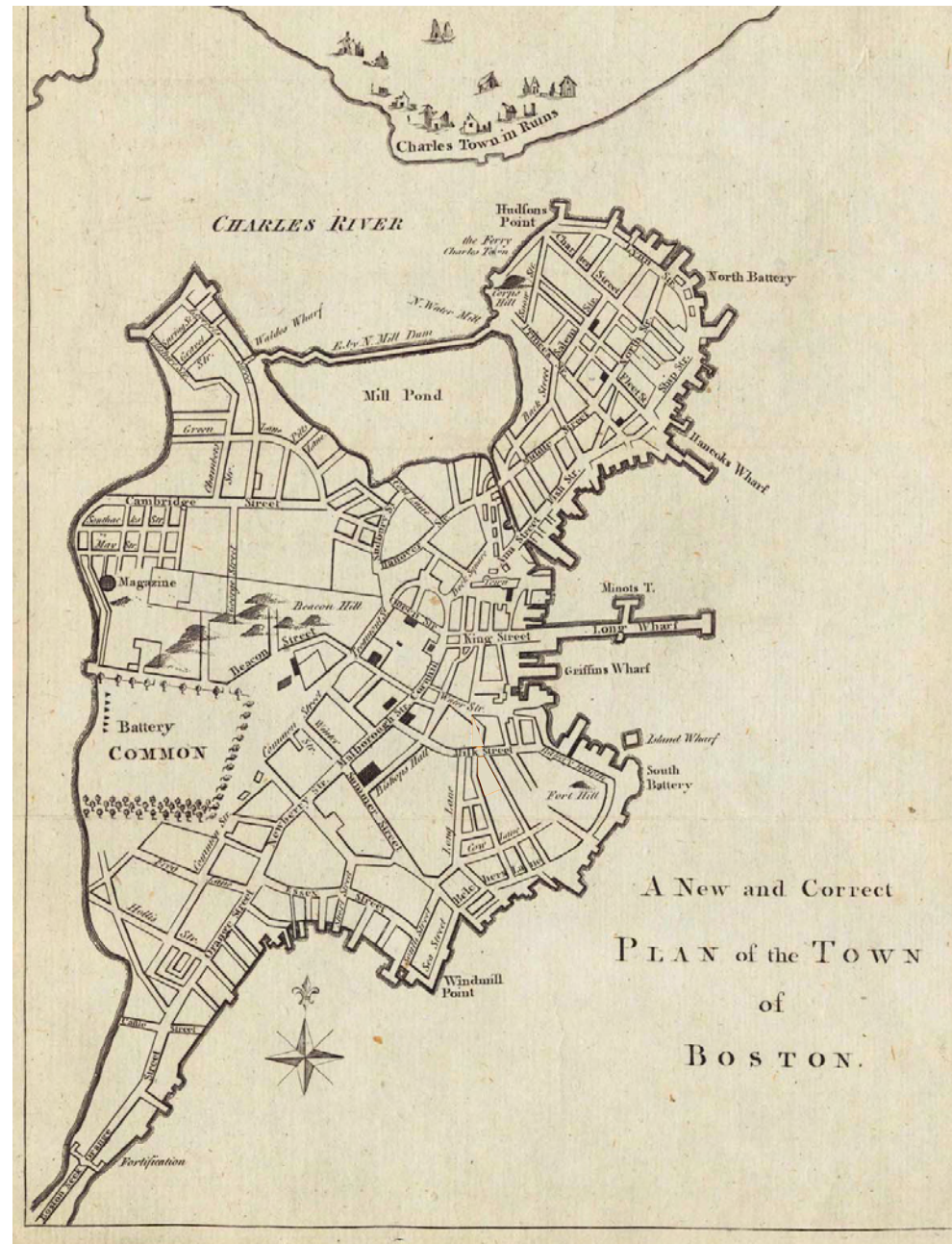
City plan of Boston, 1643




Typical blocks
Boston, 1722



City plan of Boston, 1722
Site 



City plan of Boston, 1775

Site 

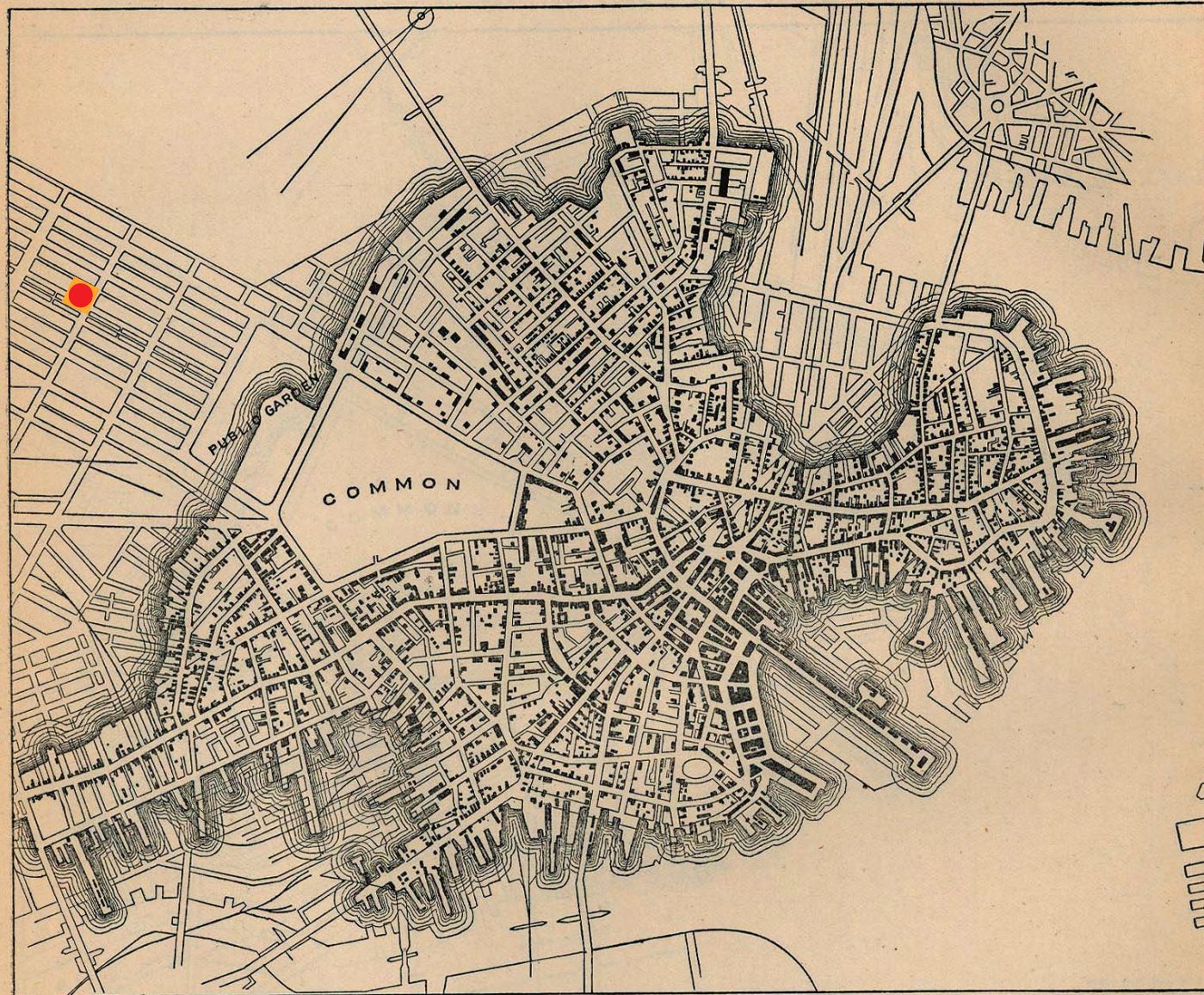
A CENTRE FOR HAITI
Boston, MA

SITE
HISTORY


BOSTON IN 1814.

From a Map of Boston, in the State of Massachusetts, surveyed by I. G. Hales

THE FAINTER LINES SHOW STREETS OF 1880.




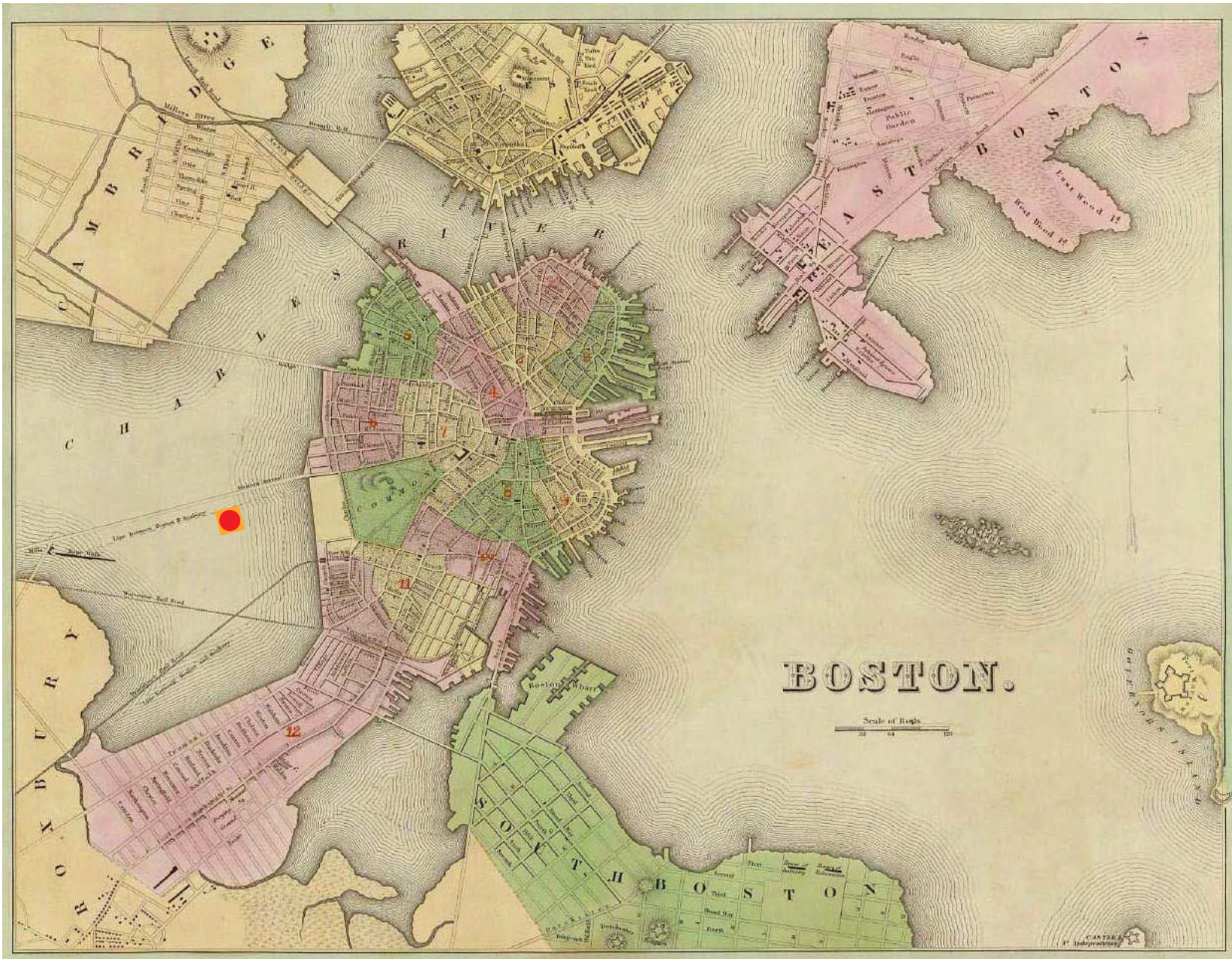
City plan of Boston, 1814

Site 



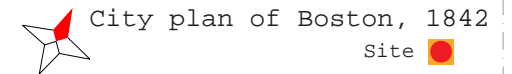
City plan of Boston, 1841

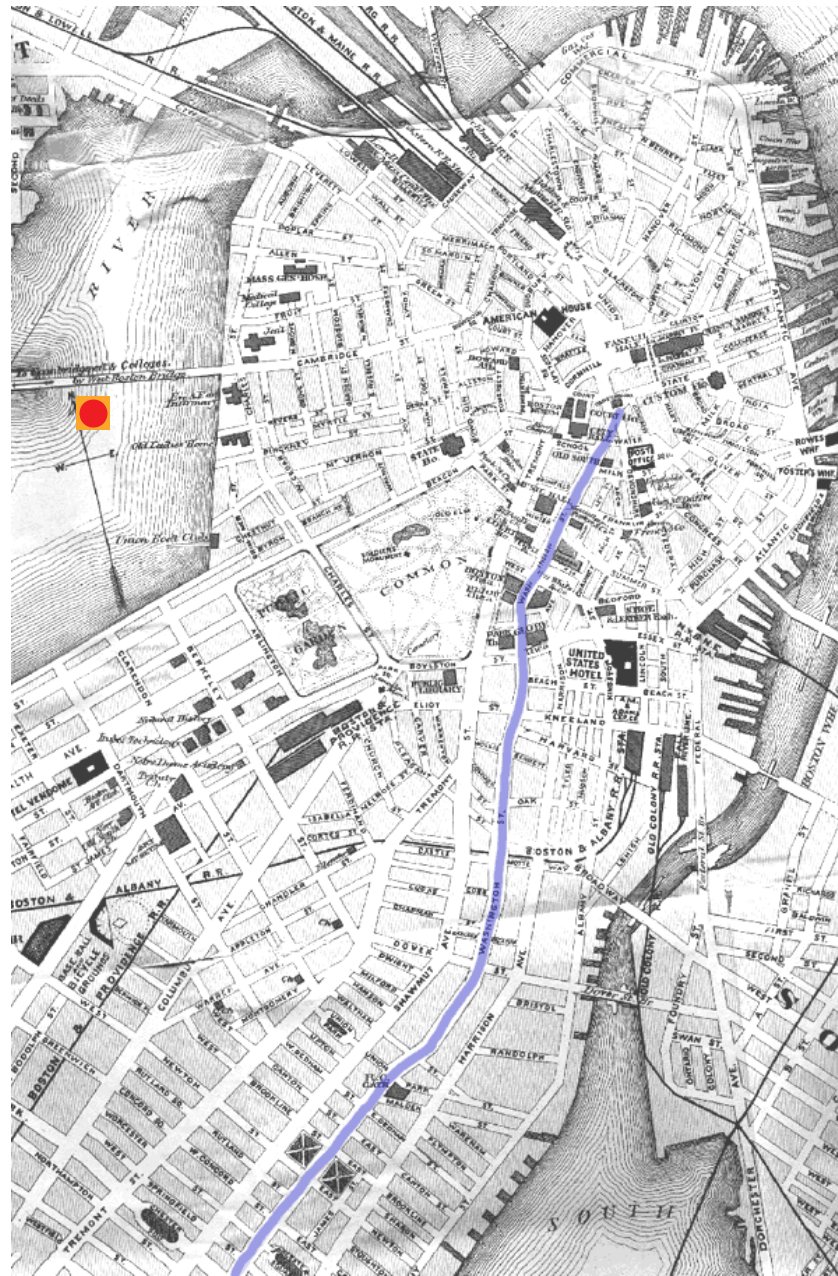
Site 




City plan of Boston, 1842

Site



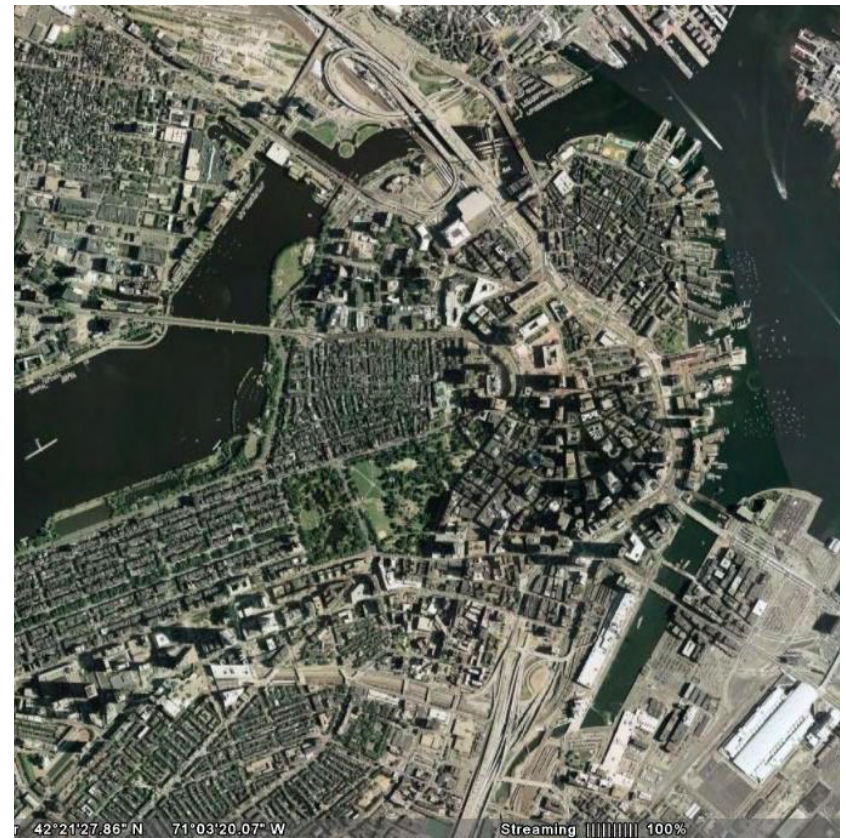


City plan of Boston, 1842

Site 



City plan of Boston, 1700's



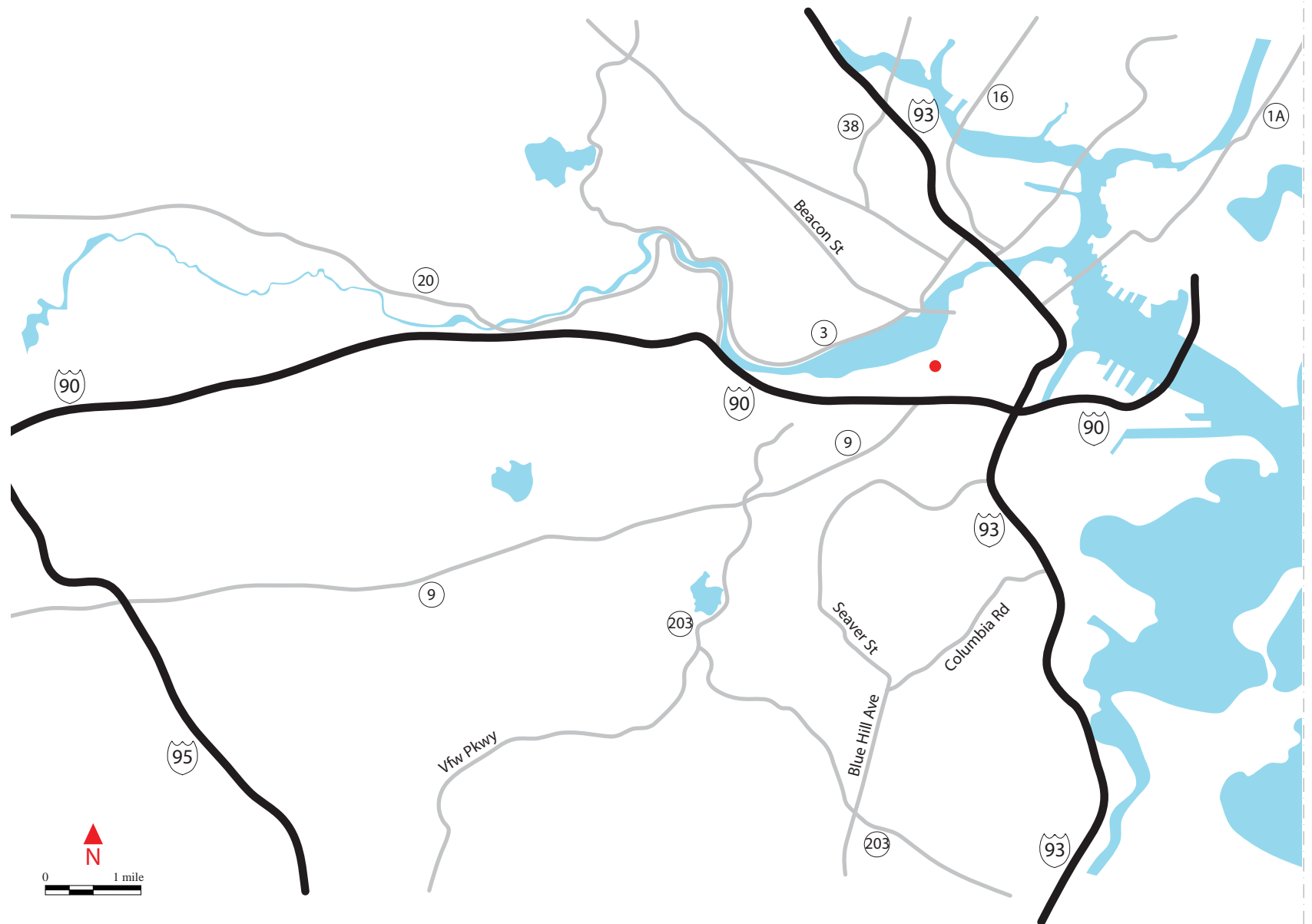
City plan of Boston, 2008

By the early twentieth and mid-twentieth century, the city was in decline as factories became old and obsolete, and businesses moved out of the region for cheaper labor elsewhere. Boston responded by initiating various urban renewal projects under the direction of the Boston Redevelopment Authority (BRA), which was established in 1957. In 1958, BRA initiated a project to improve the historic West End neighborhood. Extensive demolition garnered vociferous public opposition to the new agency. BRA subsequently reevaluated its approach to urban renewal in its future projects, including the construction of Government Center. By the 1970s, the city's economy boomed after thirty years of economic downturn. Hospitals such as Massachusetts General Hospital, Beth Israel Deaconess Medical Center, and Brigham and Women's Hospital led the nation in medical innovation and patient care. Schools such as Harvard University, MIT, Boston University, Boston College, and Northeastern University attracted students to the Boston area.



Panorama of Boston, 2008

In the early twenty-first century, the city has become an intellectual, technological, and political center.



A CENTRE FOR HAITI
Boston, MA

SITE 
PRESENT DAY BOSTON

Today, Boston is one of several cities in the US with a high Haitian population. For over forty years Haitians have been migrating to Boston. All backgrounds, from "boat people" to "Boeing people" (upper-class immigrants), they have settled throughout the Boston area, with their largest population settling in Mattapan. Over the years, these people have established themselves in their new home. There is currently a wide range of resources and organizations serving their needs.



**01. Center for Community Health, Education,
and Research (CCHER)**

420 Washington Street
Dorchester, MA 02124

CCHER's mission is to increase access to different types of services for HIV consumers. Activities include comprehensive case management, affordable housing, home delivered meals and support services, psychological counseling, community and culturally based interventions, testing and analysis of interventions and services concerning their impact on the community.

**2. Haitian American Public Health Initiatives,
Inc. (HAPHI)**

10 Fairway Street
Mattapan, MA 02126

HAPHI's mission is to act to promote health and foster well-being within the Haitian community of Greater Boston through education and prevention, advocacy, outreach, and services. HAPHI programs promote culturally appropriate health education and support, advocacy for access to care, and the creation of opportunities for economic development in the field of health care. HAPHI's activities include chronic disease prevention, case management and family support and counseling for families with mentally challenged children, smoking prevention and cessation, HIV testing and counseling, Haitian men's health program, and two after school programs at the Lewenberg and Wilson middle schools.

3. Haitian Multi-Service Center (HMSC)

12 Bicknell Street
Dorchester, MA 02121

HMSC's mission is to prepare and assist immigrants in their struggle for social and economic self-sufficiency in America. Activities include day care; education; adult and children's health; emergency support; immigration services; and HIV/AIDS counseling, case management, and support; advocacy; and coordination of services.

4. Haitian Health Outreach Project (HHOP)

52 Beacon St.
Somerville, MA 02143

The mission of the Haitian Health Outreach Project (HHOP) is to reduce the transmission of HIV and AIDS by providing culturally appropriate outreach and education for Haitians living in Cambridge and Somerville. Activities include recruiting and training Haitian community leaders, home presentations about HIV/AIDS and other health issues, HIV counseling and testing, and a youth program addressing issues of cultural values, self-esteem, violence, substance abuse, sexually transmitted diseases, and HIV/AIDS.

5. Haitian Health Institute (HHI) Boston Medical Center

91 E. Concord Street
Boston, MA 02118

The mission of the Haitian Health Institute is to research unmet needs, identify gaps in services, and evaluate existing programs for quality, effectiveness and efficiency of service within the Massachusetts Haitian Community. Activities include networking with other

organizations, community organizing, evaluation of existing programs, research, and rapid response to community health crises.

6. Haitian Nurses Association

P.O. Box 393
Mattapan, MA 02126

Tutoring, mentoring, preparation for board exams for nursing students, health fairs, "Future Nurses Camp" for young adults

7. Haitian Mental Health Unit, Cambridge Hospital

26 Central Street 3rd Floor
Somerville, MA 02143

The mission of the Haitian Mental Health Clinic is to provide culturally sensitive and linguistically appropriate psychological and psychiatric services to the Haitian community in Massachusetts, regardless of ability to pay. Activities included psychiatric crisis and therapeutic intervention for adults, children, couples, families, and groups. It offers a rich, cross-cultural environment for residents in psychiatry, psychiatric nurses, and trainees. It provides in-service training to other departments of the Cambridge Hospital, as well as other agencies, conferences, and case consultation. Further activities include Haitian Health Day, radio and cable TV programming, and published material.

8. Grassroots International

179 Boylston Street, 4th Floor
Boston, MA 02130

Supports a food security program which includes support for human rights as well as agricultural peasant initiatives and work on

alternative development policies.

9. Jobs with Justice

3353 Washington St
Jamaica Plain, MA 02130
Contact: Diana Cohen/Russ Davis

Organizes Haitian home nurse workers.

10. Partners in Health

641 Huntington Avenue
Boston, MA 02115

Sister organization, Zanmi Lasante (ZL) is based in the plateau central village of Cange. ZL consists of an outpatient clinic, a 30-bed hospital, TB center, women's health clinic, and a school. It is fully staffed by Haitian doctors, nurses, community health workers and teachers.

11. Evaluation, Family Counseling Haitians & Minorities (EFACHAM)

52 Province Street
Boston, MA 02108
Tel: 617-451-1070

Counseling, job placement.

12. Haitian Consulate

545 Boylston Street Suite 201
Boston, MA 02116

Diplomatic representation, Haitian library, translation, legalization of documents, cultural affairs

13. Association of Haitian Women in Boston (AFAB)

330 Fuller Street

Dorchester, MA 02124

AFAB seeks all opportunities to equip Haitian women with the necessary tools to improve their social, economic and political status so that they can take control of their lives and futures. Activities include a radio program on women's issues; lectures at high schools and colleges; workshops on health care, domestic violence, and legal and parenting issues; a young women's leadership development program; networking to address issues affecting poor women and their families; literacy and ESL classes; and advocacy on such issues as health care, housing, domestic violence, rape, child care, and welfare.

14. Somerville Haitian Coalition

1 Davis Square Room 25LL
Somerville, MA 02144

Promotes cultural awareness, assists Haitians with citizenship process, voter registration, provides resources and referrals for Haitians in the local area.

15. Haitian Communications Project

P.O.Box 366 Kendall Square
Cambridge, MA 02142

Information on Haiti, news analysis, workshops, political activism, cultural activities

16. Cambridge Haitian Services Collaborative

19 Brookline Street
Cambridge, MA 02139

17. Haitian Teens for a Positive Change

156 Highland Avenue
Somerville, MA 02145

Programs for youth.

18. MA Coalition of Haitian Parents

240A Elm Street
Somerville, MA 02144

Information and assistance to parents of school-aged children.

19. The Caribbean Foundation of Boston, Inc.

317 Blue Hill Ave.
Dorchester, MA 02121

**20. UMass Boston Haitian Studies Association
-Haitian Studies Program**

University of Massachusetts at Boston
100 Morrissey Blvd.
Dorchester, MA 02135-3393

Research, dissemination on Haiti and Haitians, conferences, discussions on Haitian policy, newsletter, Haitian Language Institute.

21. Haitian American Cultural Center

105 Windsor Street
Cambridge, MA 02139

HIV/AIDS outreach and education, food pantry, social services

22. Haitian Artists Assembly

200 Governor's Drive #31
Winthrop, MA 02152

Workshops, presentations, referrals to Haitian artists, annual cultural events, data base of artists.





A CENTRE FOR HAITI
Boston, MA

SITE
SUBWAY STOPS



Back Bay

Legend

- 1 Family Residential
- 2 Family Residential
- 3 Family Residential
- Apartments/Condos
- Mixed Use (Res./Comm.)
- Commercial
- Institutional
- Industrial
- Open Space
- Surface Parking
- Main Streets District
- MBTA Stations
- MBTA Surface Subway Lines
- MBTA Underground Subway Lines
- Commuter Rail
- Below Ground Commuter Rail
- Water Transit Facilities
- Water Transit Routes
- Bus Routes



A CENTRE FOR HAITI
Boston, MA

SITE 
FIGURE/GROUND

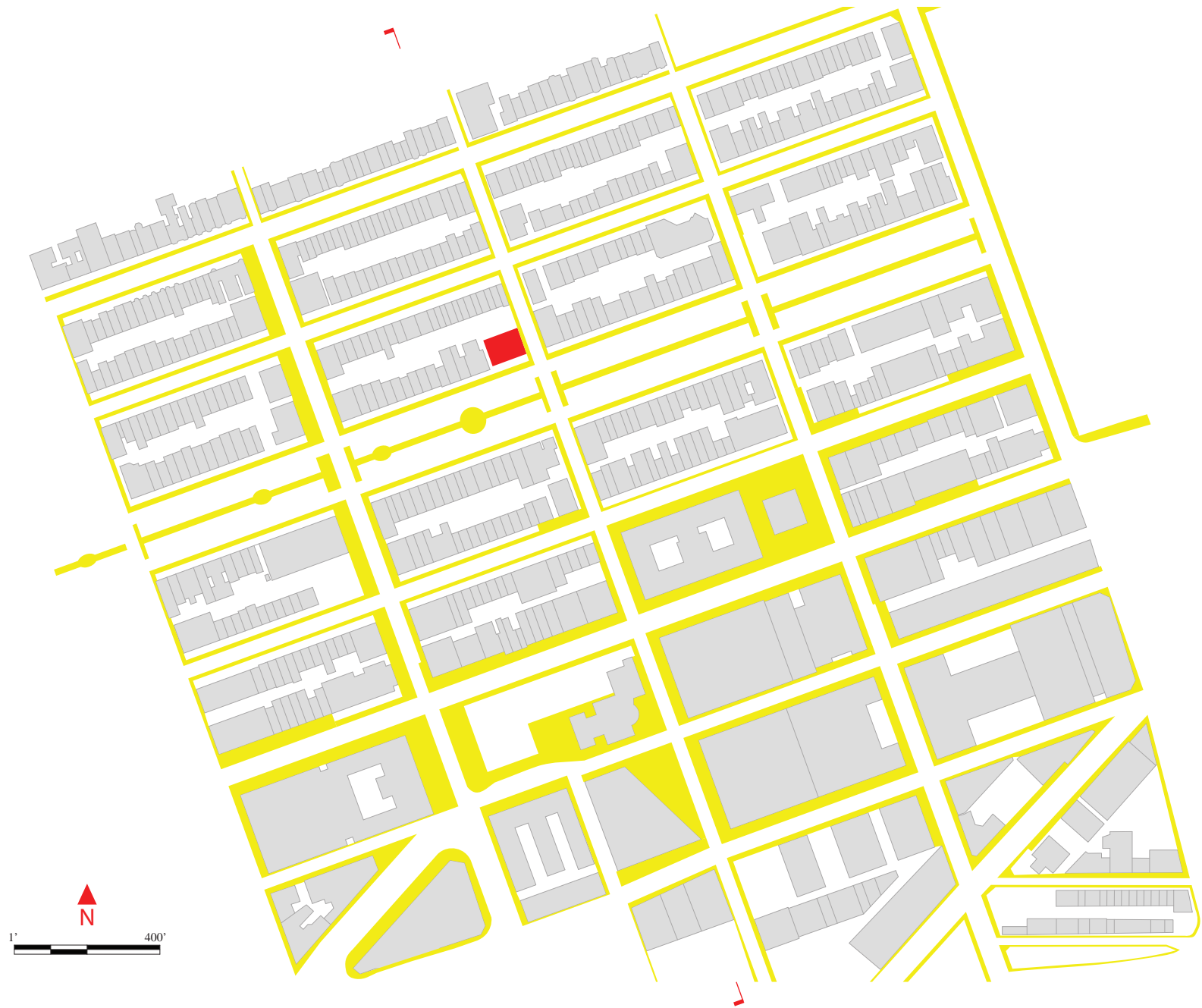




A CENTRE FOR HAITI
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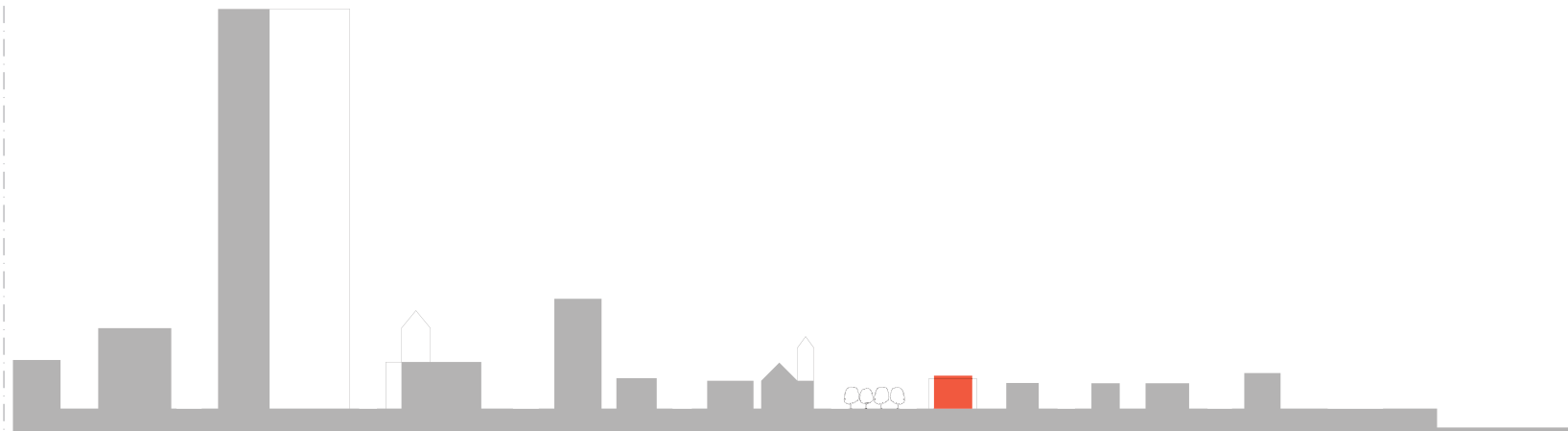
SITE
GRASS AREAS





A CENTRE FOR HAITI
Boston, MA

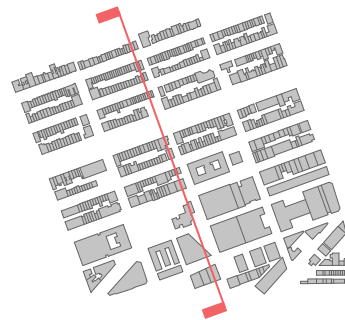
SITE
PEDESTRIAN



North/South Section

Site

0' 200'



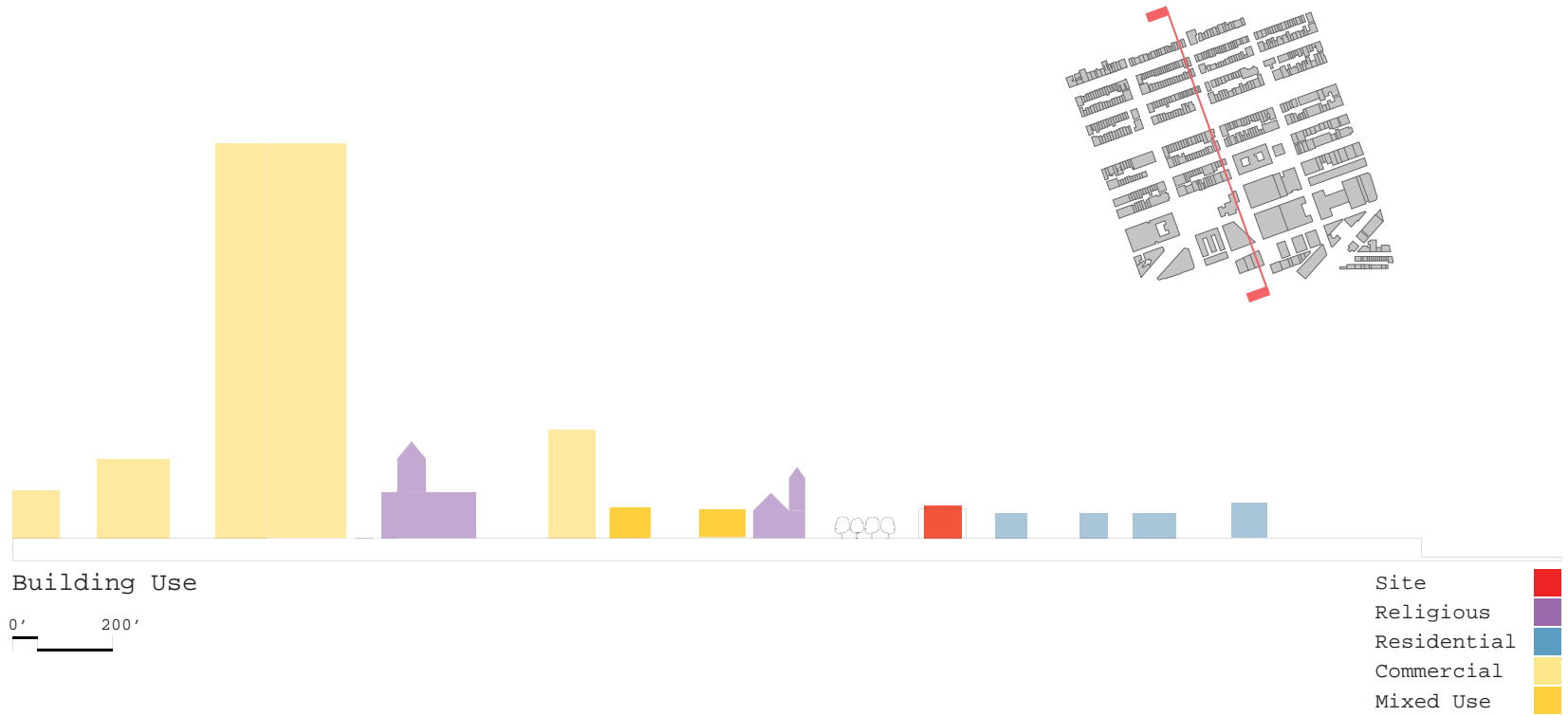
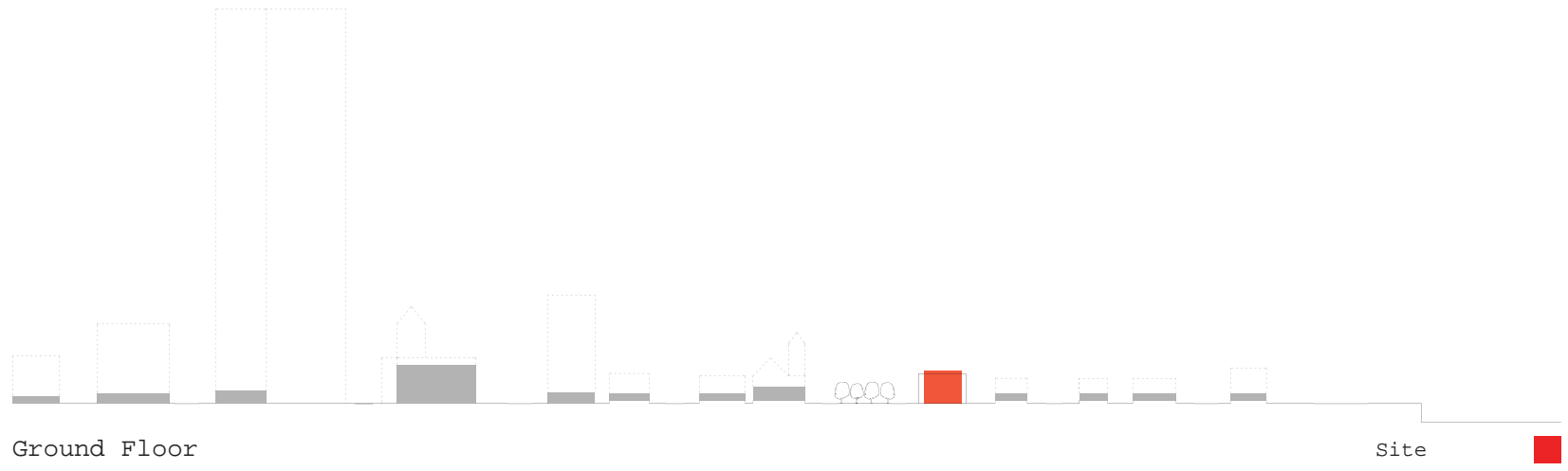
Circulation Intensity

Site

Pedestrian

Vehicular

0' 200'







1



2



3



4



3b



4b

A CENTRE FOR HAITI
Boston, MA

SITE
CIRCULATION TO SITE



5



6



7



A CENTRE FOR HAITI
Boston, MA

SITE
LOCATION





A CENTRE FOR HAITI
Boston, MA

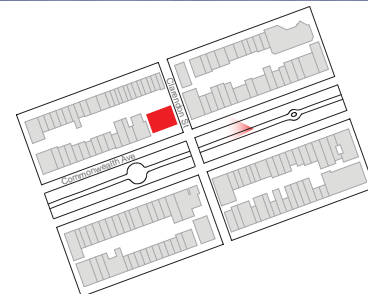
SITE
LOCATION

Back Bay

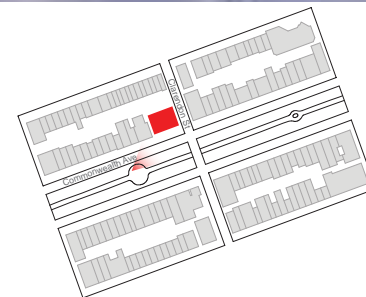
Legend

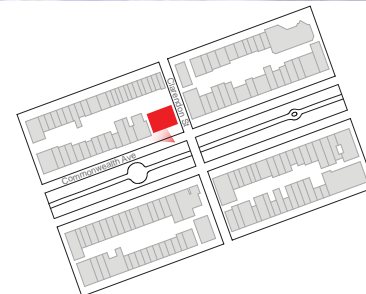
- 1 Family Residential
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- Surface Parking
- Main Streets District
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- MBTA Underground Subway Lines
- Commuter Rail
- Below Ground Commuter Rail
- Water Transit Facilities
- Water Transit Routes
- Bus Routes



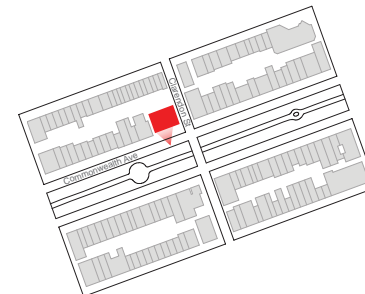


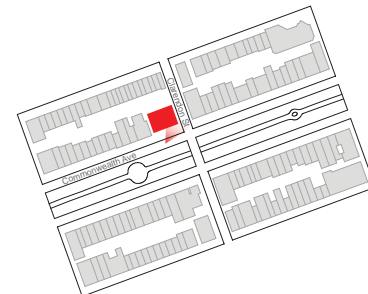
A CENTRE FOR HAITI
Boston, MA





A CENTRE FOR HAITI
Boston, MA





A CENTRE FOR HAITI
Boston, MA



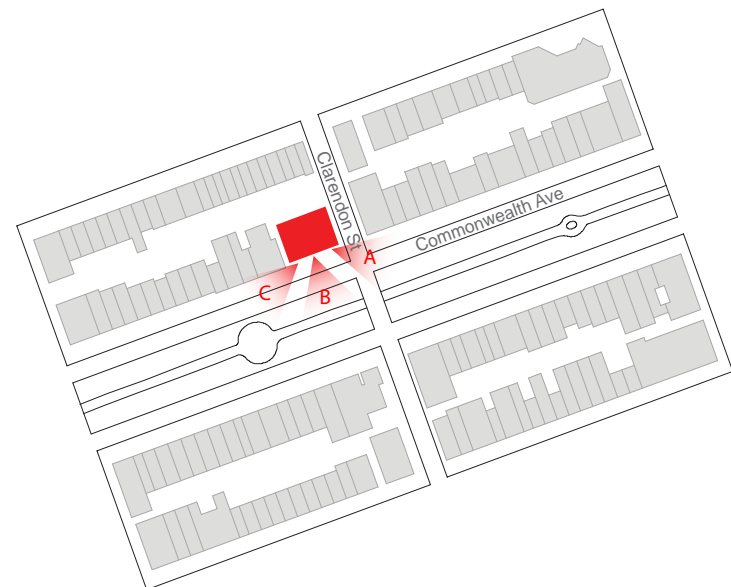
A



B



C



A CENTRE FOR HAITI
Boston, MA



A CENTRE FOR HAITI
Boston, MA



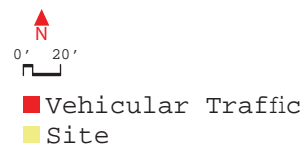
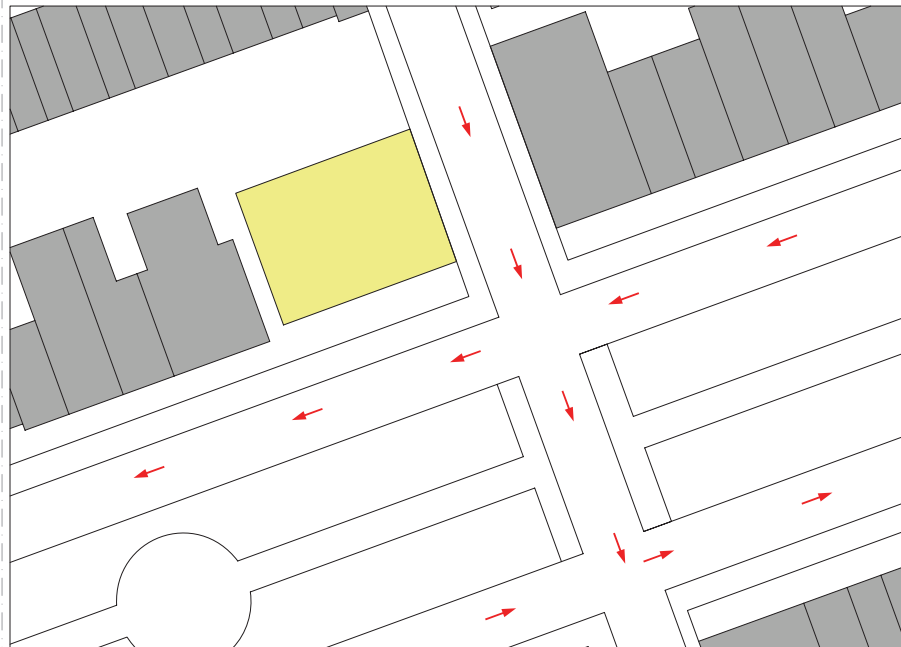
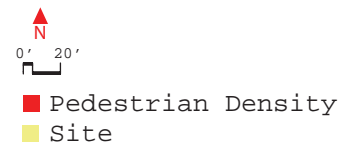
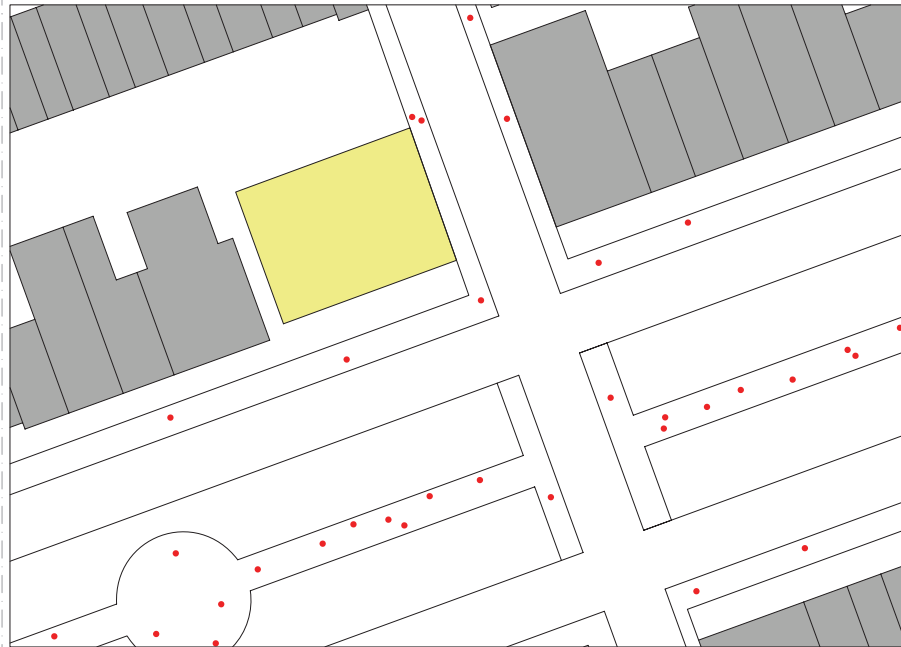
D



E



F





Weather averages for Boston, Massachusetts

| Month | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Year |
|---|-----------------|---------------|----------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|----------------|-------------------|
| Average high °F (°C) | 36 (2) | 38 (3) | 45 (7) | 56 (13) | 67 (19) | 77 (25) | 82 (28) | 80 (27) | 73 (23) | 63 (17) | 52 (11) | 41 (5) | 59 (15) |
| Average low °F (°C) | 22 (-6) | 23 (-5) | 31 (-1) | 40 (4) | 50 (10) | 59 (15) | 65 (18) | 64 (18) | 57 (14) | 47 (8) | 38 (3) | 27 (-3) | 44 (7) |
| <u>Precipitation</u> inches (mm) | 3.8 (97) | 3.5 (89) | 4.0 (102) | 3.7 (94) | 3.4 (86) | 3.0 (76) | 2.8 (71) | 3.6 (91) | 3.3 (84) | 3.3 (84) | 4.4 (112) | 4.2 (107) | 42.9 (1,090) |
| <u>Snowfall</u> inches (mm) | 12.0 (304.8) | 11.3 (287) | 7.9 (200.7) | 0.9 (22.9) | 0.0 (0) | 0.0 (0) | 0.0 (0) | 0.0 (0) | 0.0 (0) | 0.0 (0) | 1.3 (33) | 7.5 (190.5) | 40.9 (1,038.9) |

Source: Weatherbase^[39] Sep 2008

To achieve the objectives of this project, (raising awareness of the wider world), this site is most appropriate. Currently, the Haitian consulate is located on Copley Square. This location is not surprising as most consulate offices are office suites rented out in commercial buildings. This project will be an attempt to rethink the siting of consulate offices.

The title "consul" is used for the official representatives of the government of one state in the territory of another, normally acting to assist and protect the citizens of the consul's own country, and to **facilitate trade and friendship** between the people of the country to whom he or she is accredited and the country of which he or she is a representative. In addition to this, a consul's other responsibility is in assisting the citizens of the country the consul is in who wish to travel to or trade with the consul's country.

After visiting the site a few times I began to understand the atmosphere(s) of the area. From Copley to Newbury to Commonwealth, each street is very different. The type of circulation, the surroundings and the mind-set varies significantly from street to street. This site wouldn't be a place that is right in the middle of a retail/commercial area, but it would be set back into the community area.

The three most important characteristics of this site:

- 1) It is not necessarily an "agreeable" community or a "disagreeing" community.
- 2) It is not strictly in the Haitian community
- 3) It is not too rich (the other extreme)

In raising awareness of the wider world, this project will attempt to "build a bridge" between the rich and the poor. This bridge, would not work so much as a literal bridge (some site in between, physically/geographically)... but a place in between more in a class/society manner.

By siting the project at this site, it will capture the attention of an specific audience. Gaining the support of this **"in between"** or **"bridge" audience** I feel will have a great impact on bringing awareness to the wider world. This will, eventually, bring the cultural shift necessary to put an end to the injustice and absurd inequality seen in the world.

DESIGN PROPOSAL

More than 80 percent of the world's population lives in countries where income differentials are widening. The statistics are overwhelming. This calls for a cultural awareness shift that people can feel and relate to. In Haiti, a large portion of the population is in dire need of assistance. The unemployment rate is around 70% in the country of 9 million, and where 1% of the population holds half of the country's wealth. Haiti is the poorest country in the western hemisphere. In spite of this, the captivating culture of the people survives to this day.

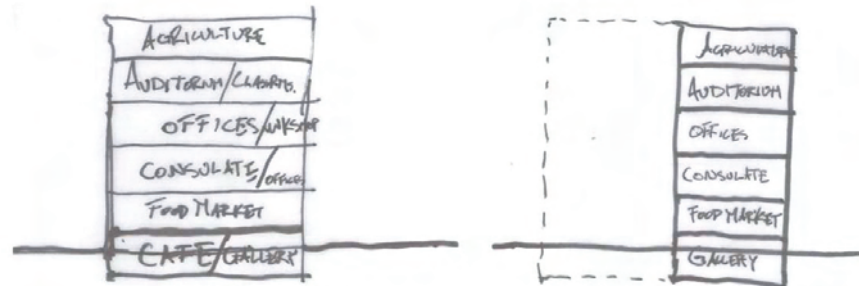
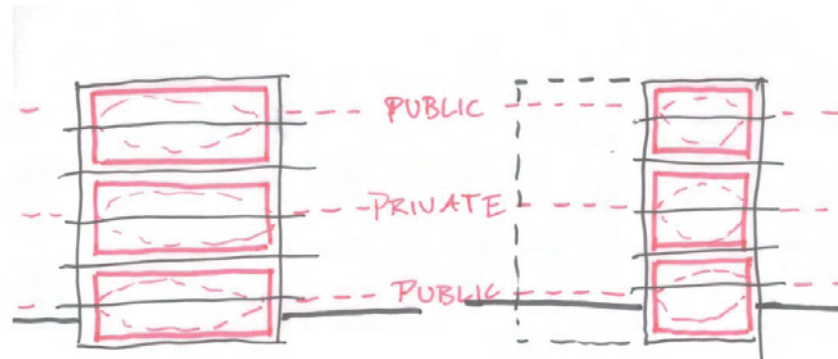
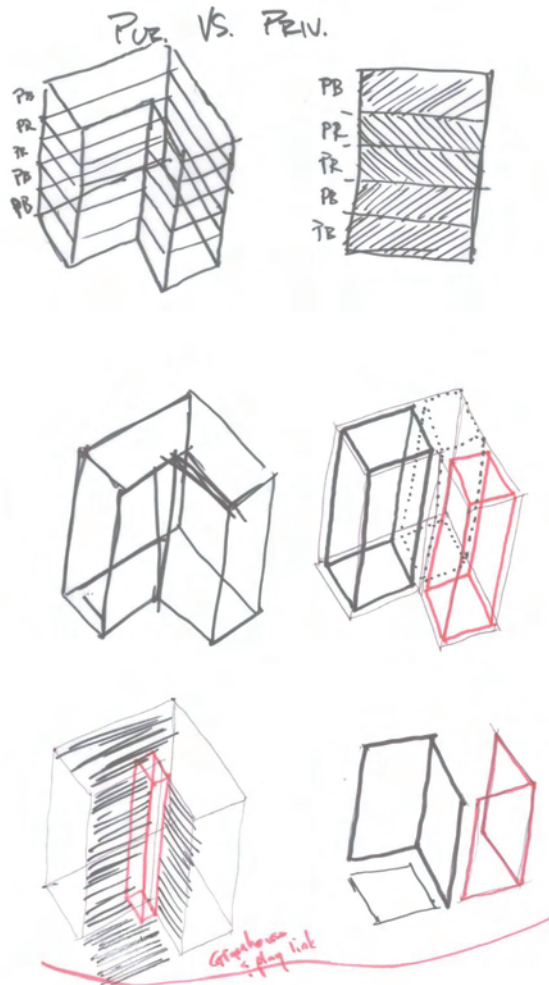


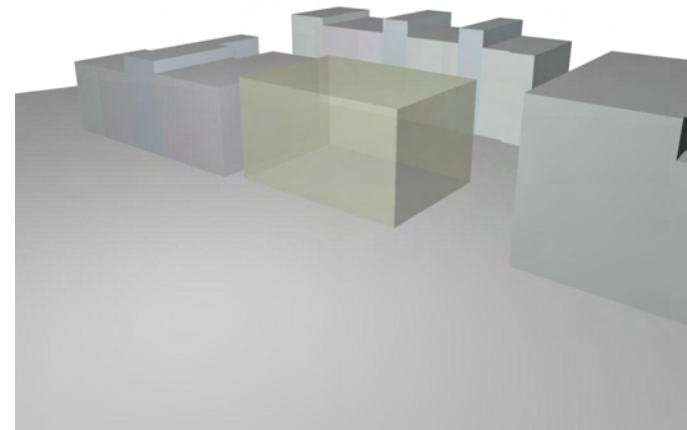
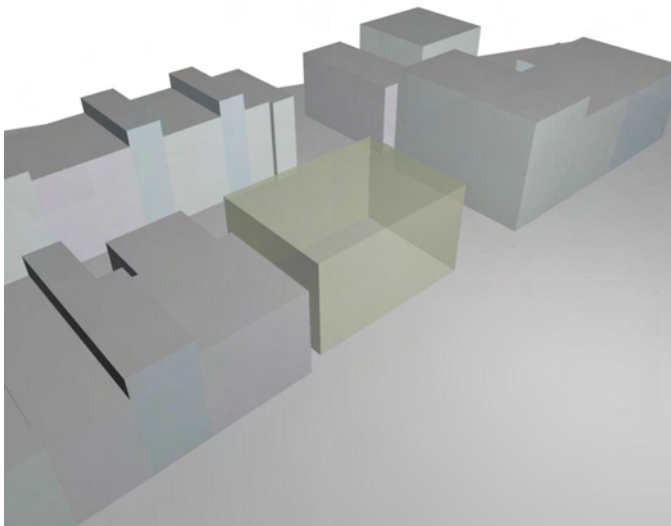
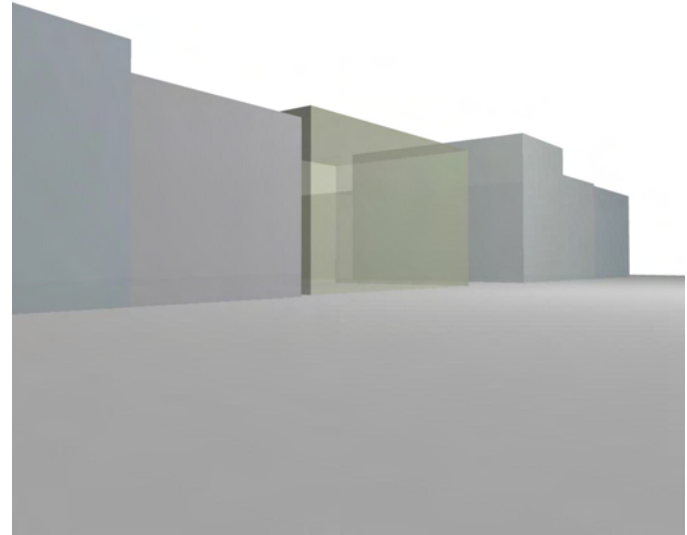
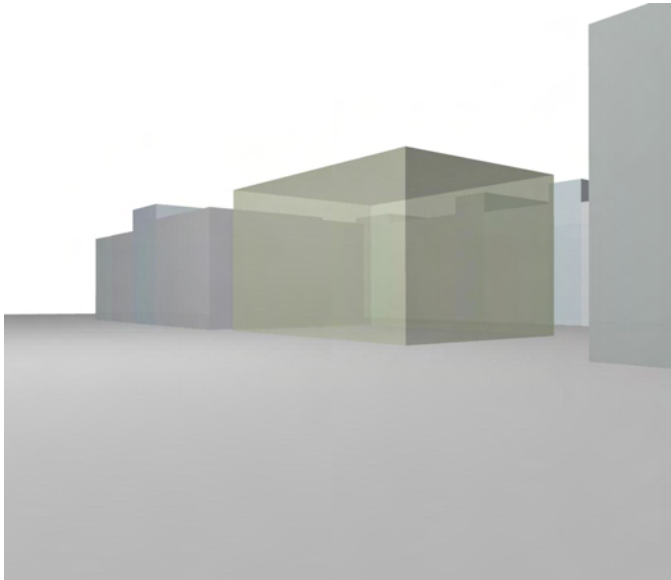
This project proposes a Centre, an architectural space that will help the people of Haiti, (many of whom live in and around the city), while also educating and engaging others in Haitian culture and reality. This Centre includes a combination of programmatic elements within an appropriate urban setting.

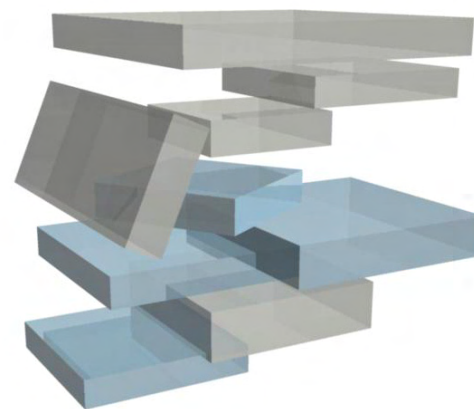
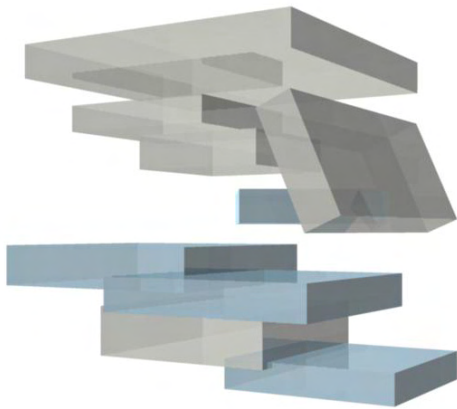
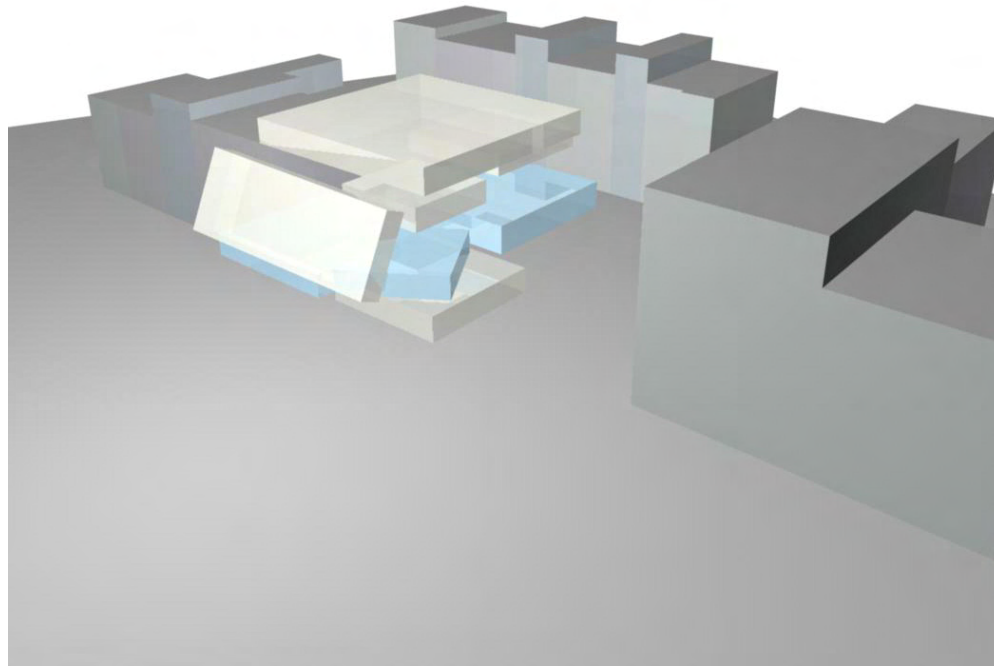
The site of this project is in Boston's Back Bay at the intersection of Commonwealth Ave and Clarendon Street, in between Copley Square and the Boston Commons. With the objective of raising public awareness, this site has the ideal balance between the tourist and local community use.

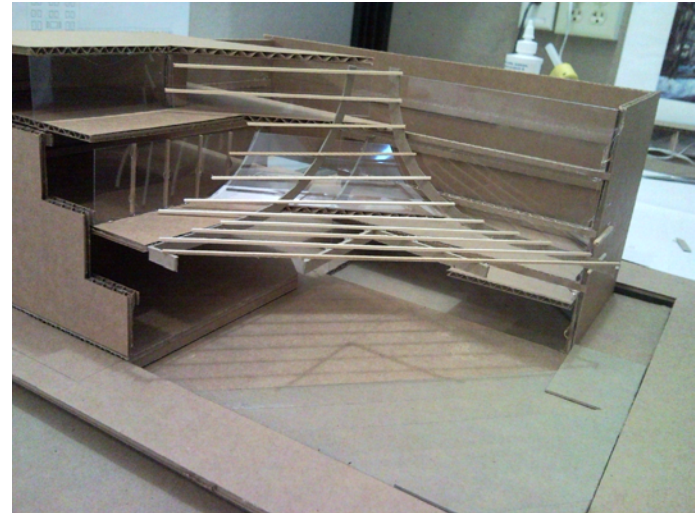
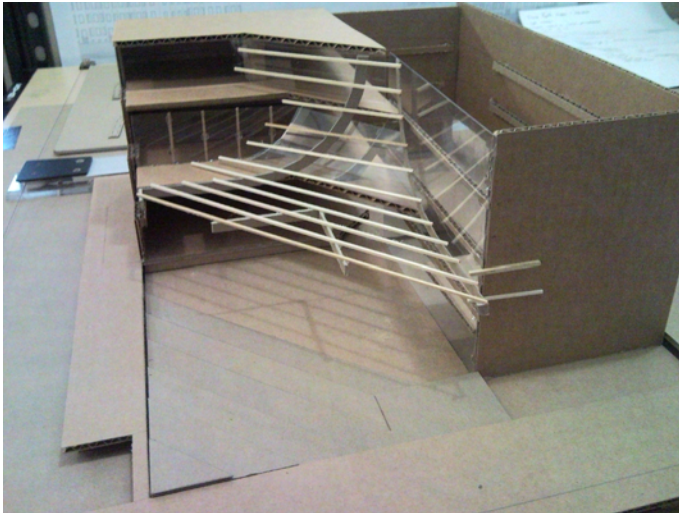
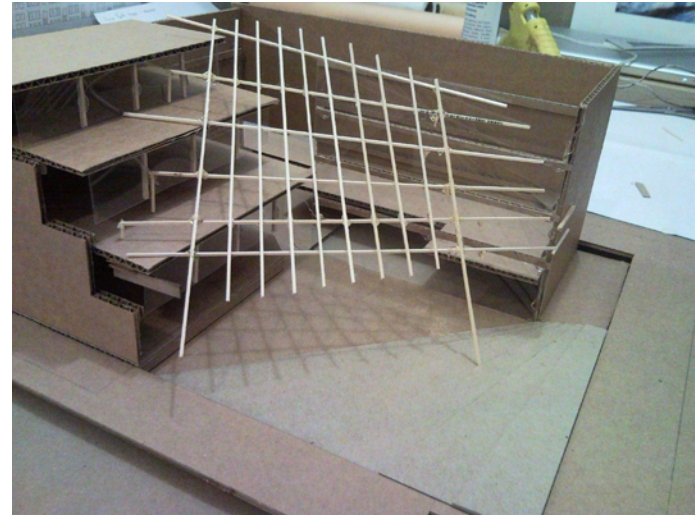
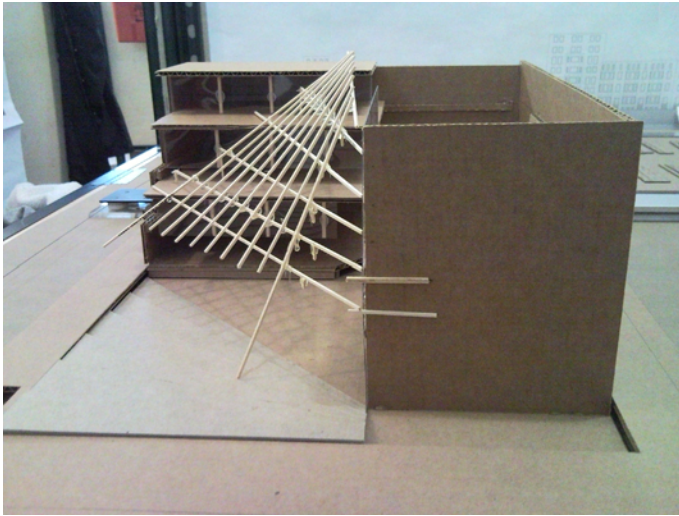
This Centre houses Boston's Haitian Consulate, NGO offices for groups related to Haiti, and a third component that serves as social and cultural functions. These comprise a food market, a café, a library with a focus on the region, an art gallery, and classrooms. This will provide an environment to reach out to a diverse audience to promote understanding, and even involvement to support Haiti.

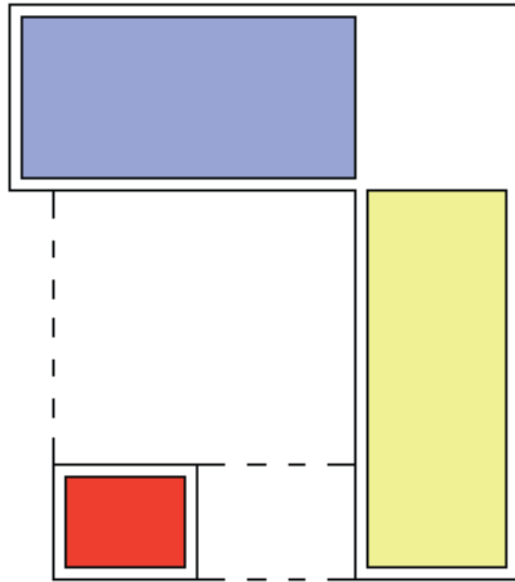




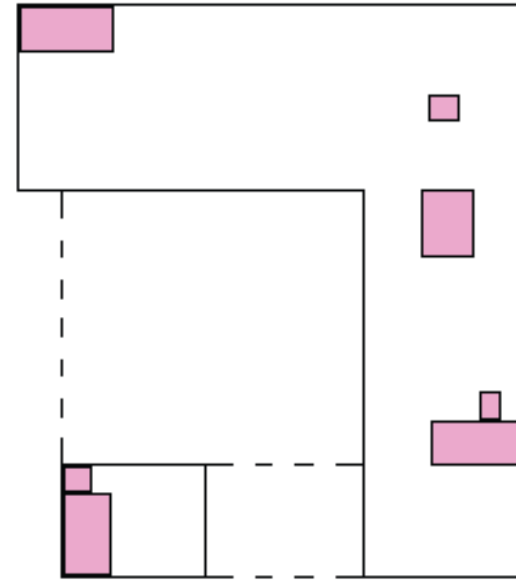




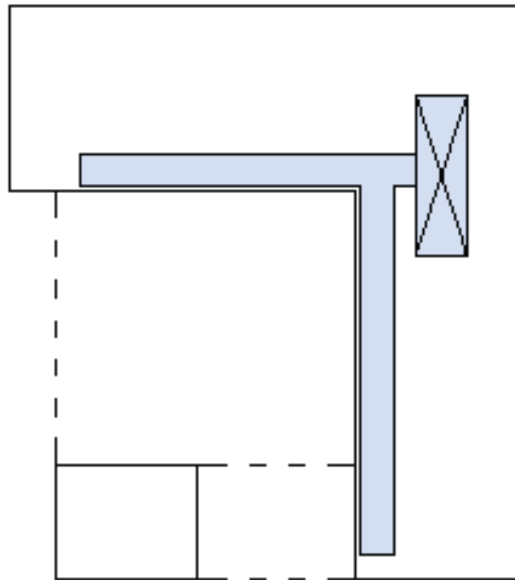




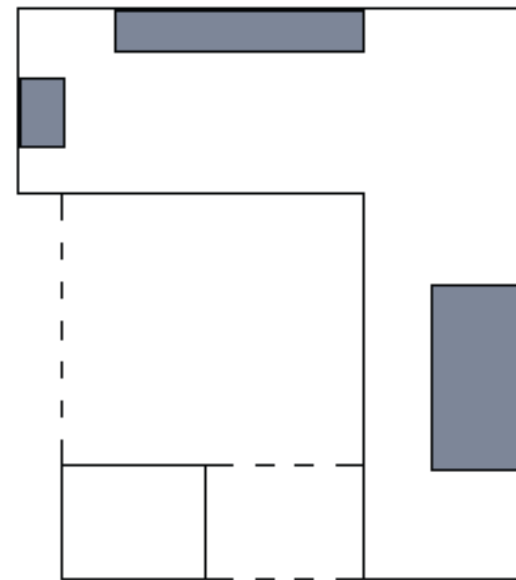
PROGRAM



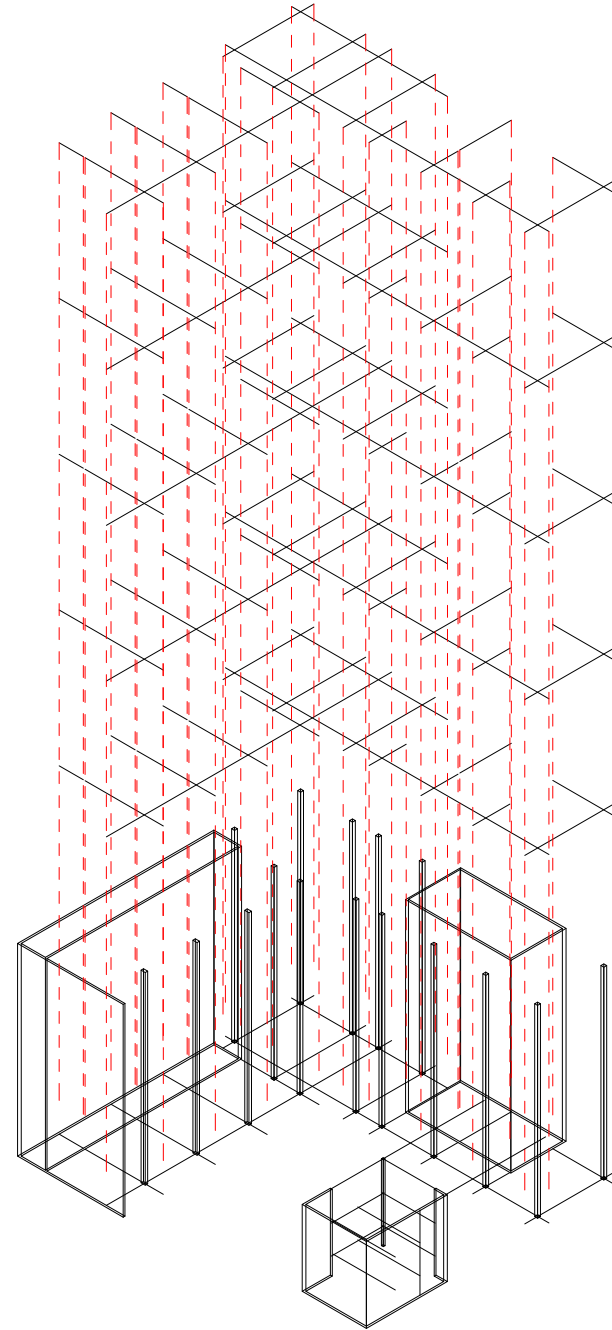
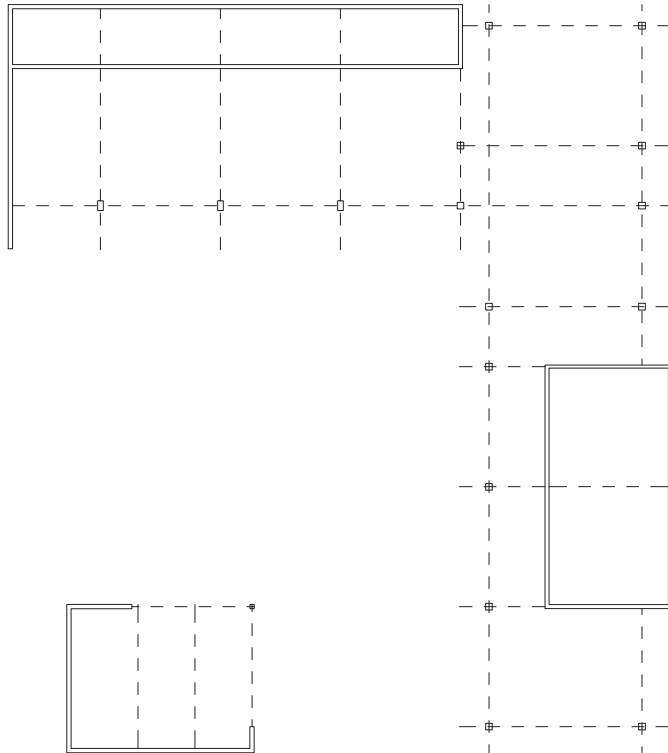
EGRESS

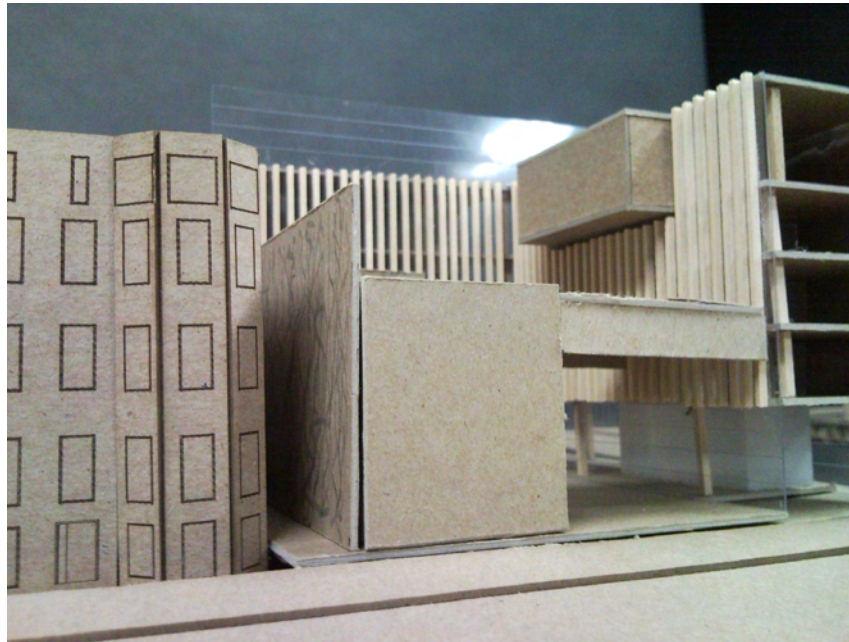


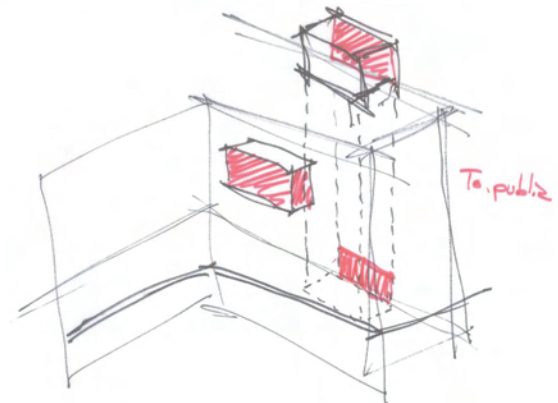
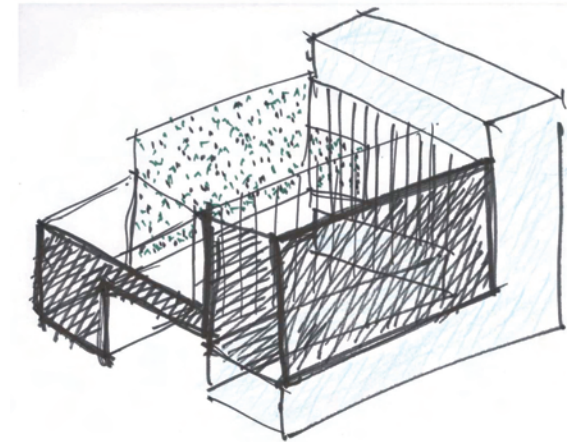
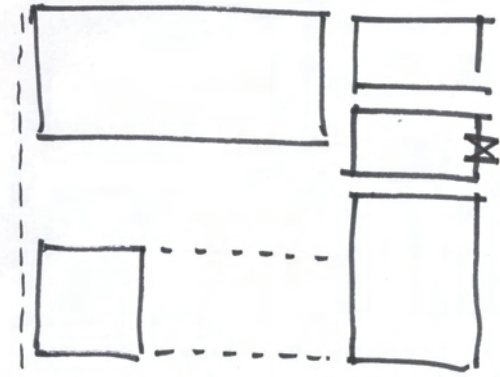
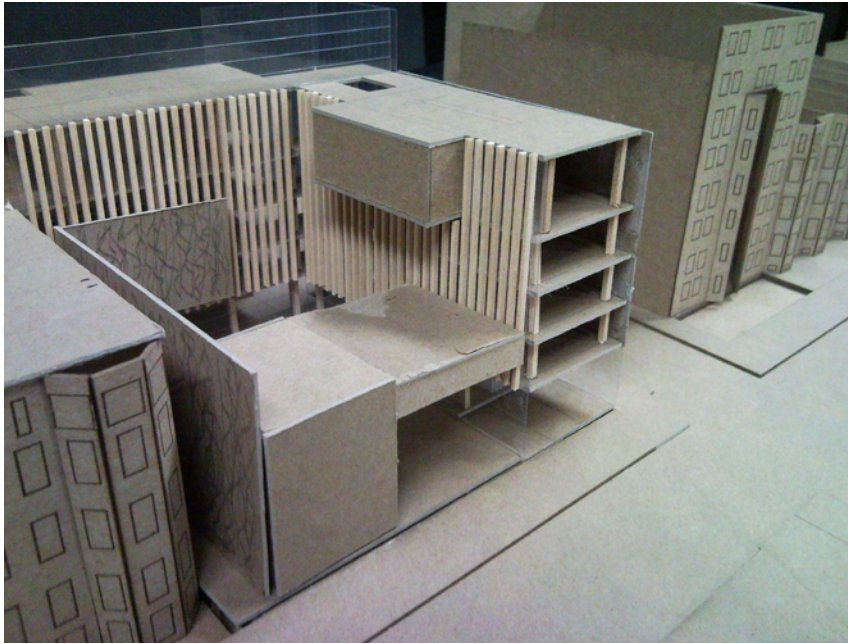
CIRCULATION



SERVICES

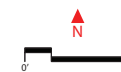
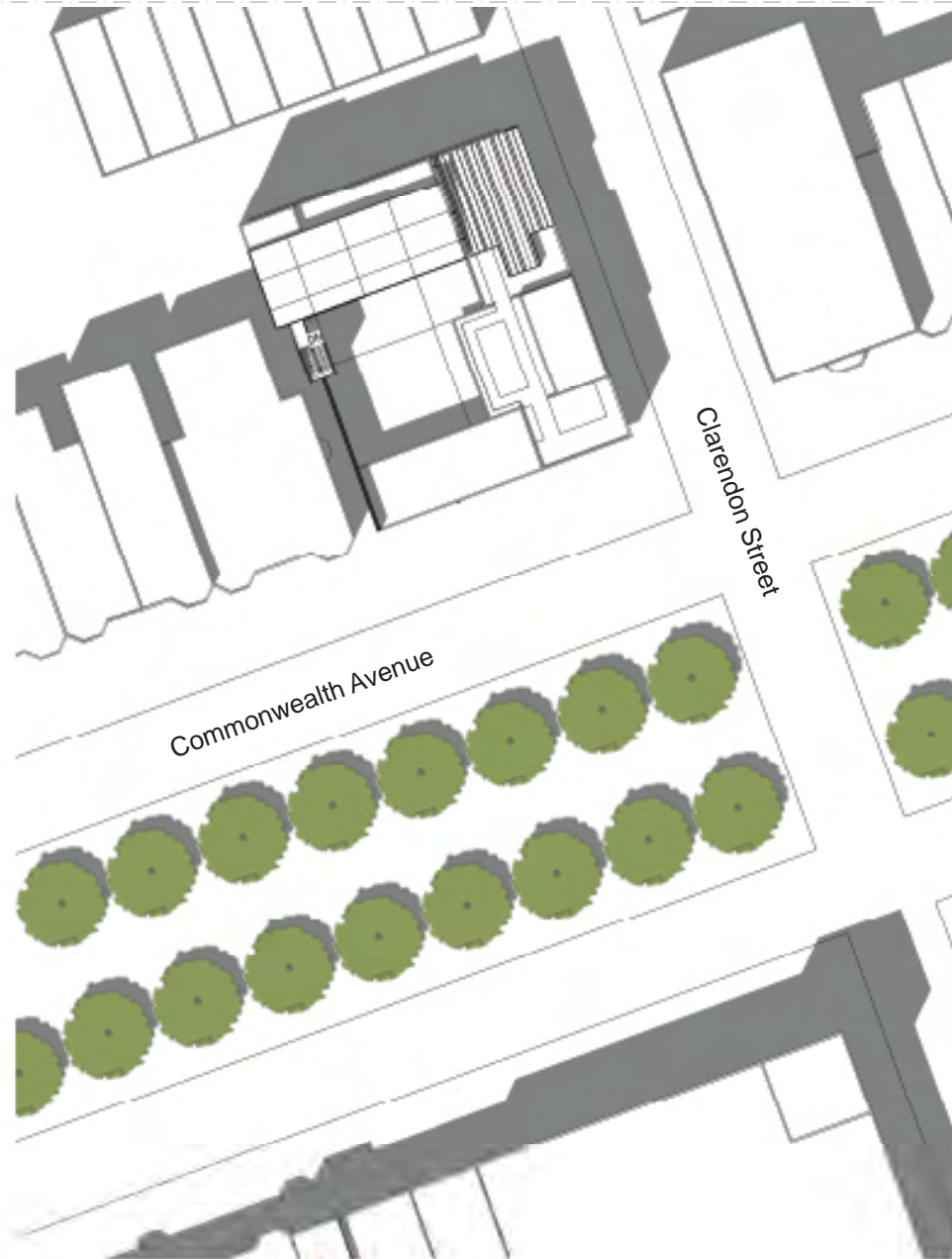


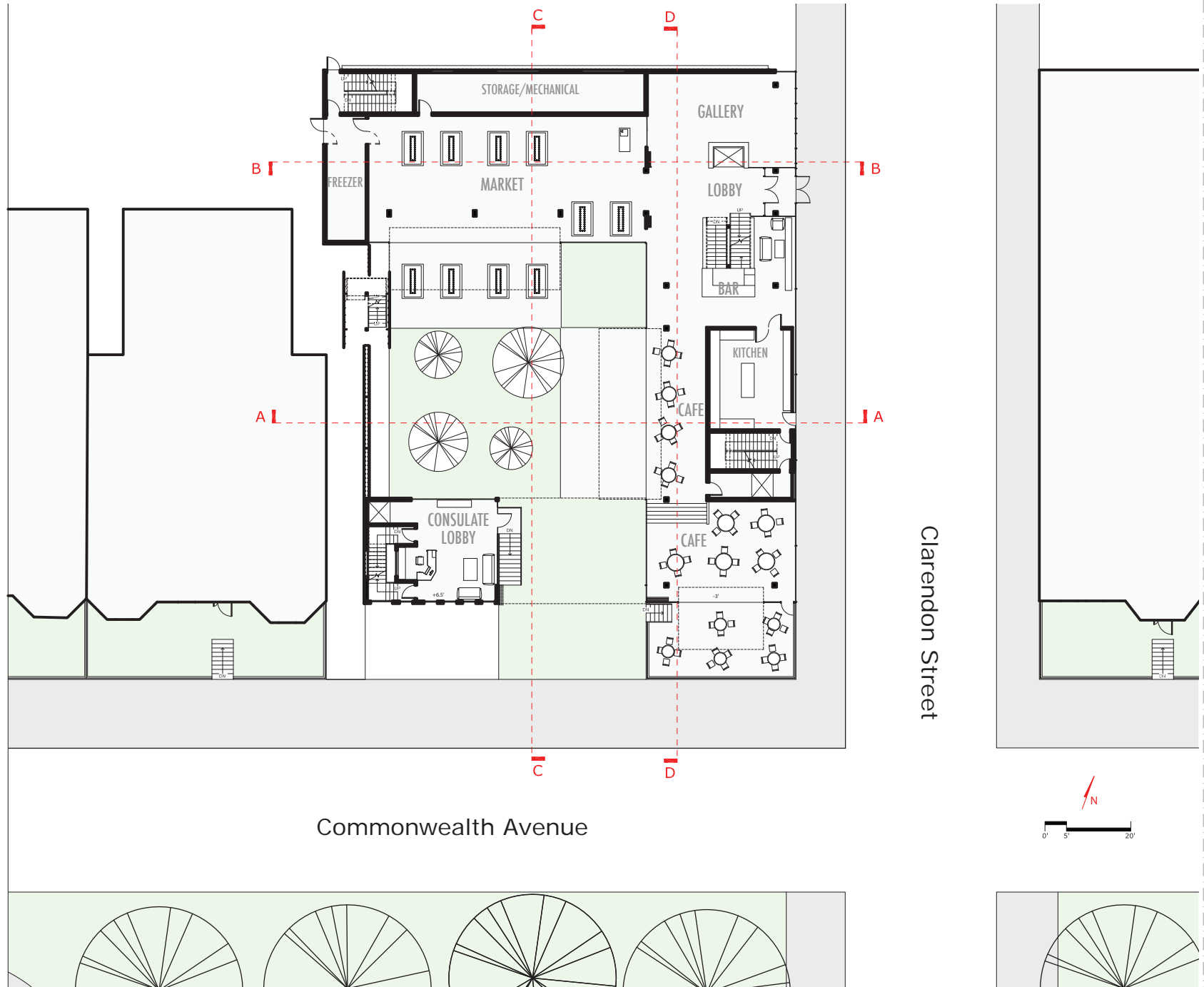




A CENTRE FOR HAITI
Boston, MA

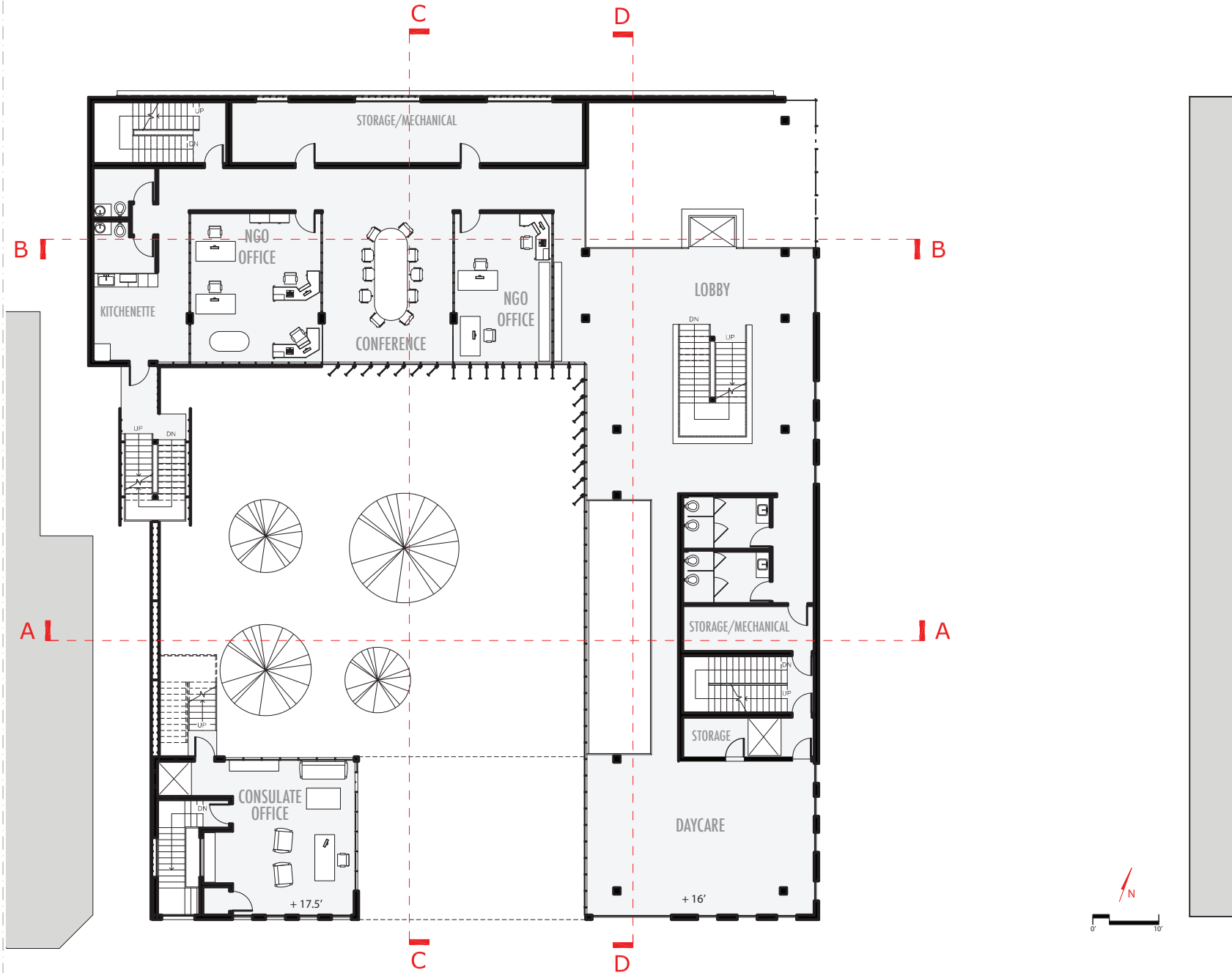
DESIGN PROPOSAL





A CENTRE FOR HAITI
Boston, MA

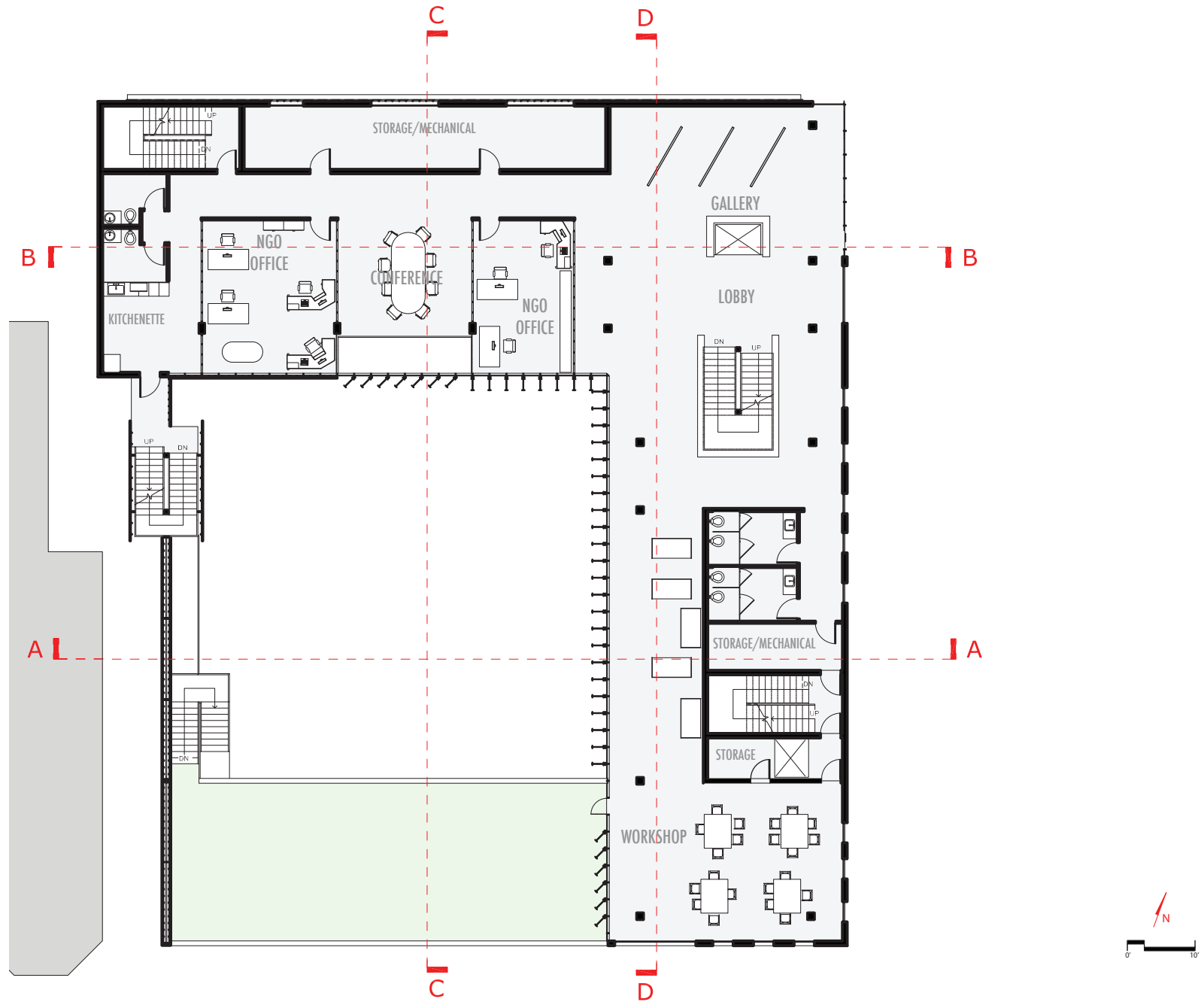
DESIGN PROPOSAL
GROUND FLOOR 1/32" = 1'-0"

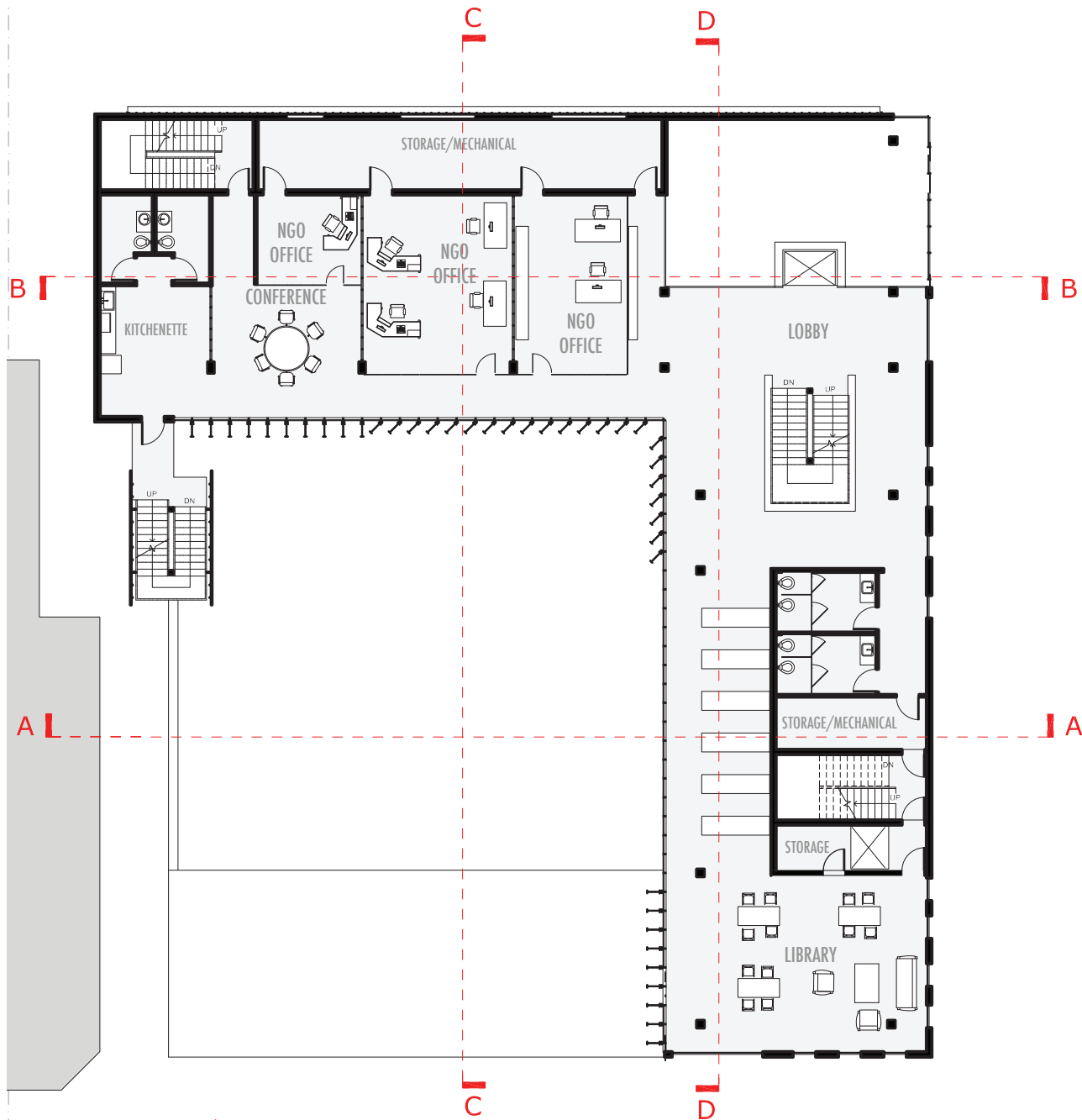


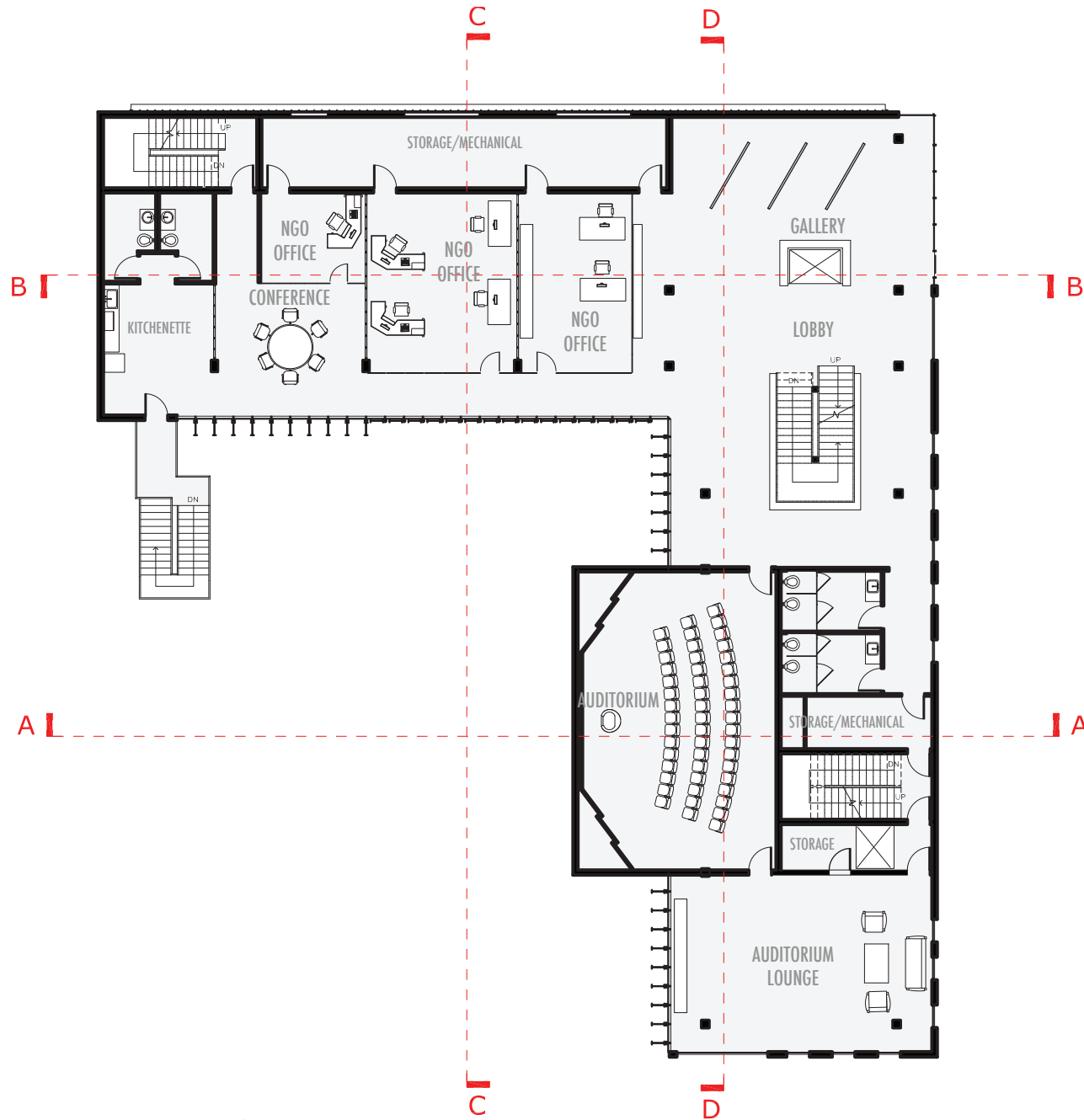
DESIGN PROPOSAL

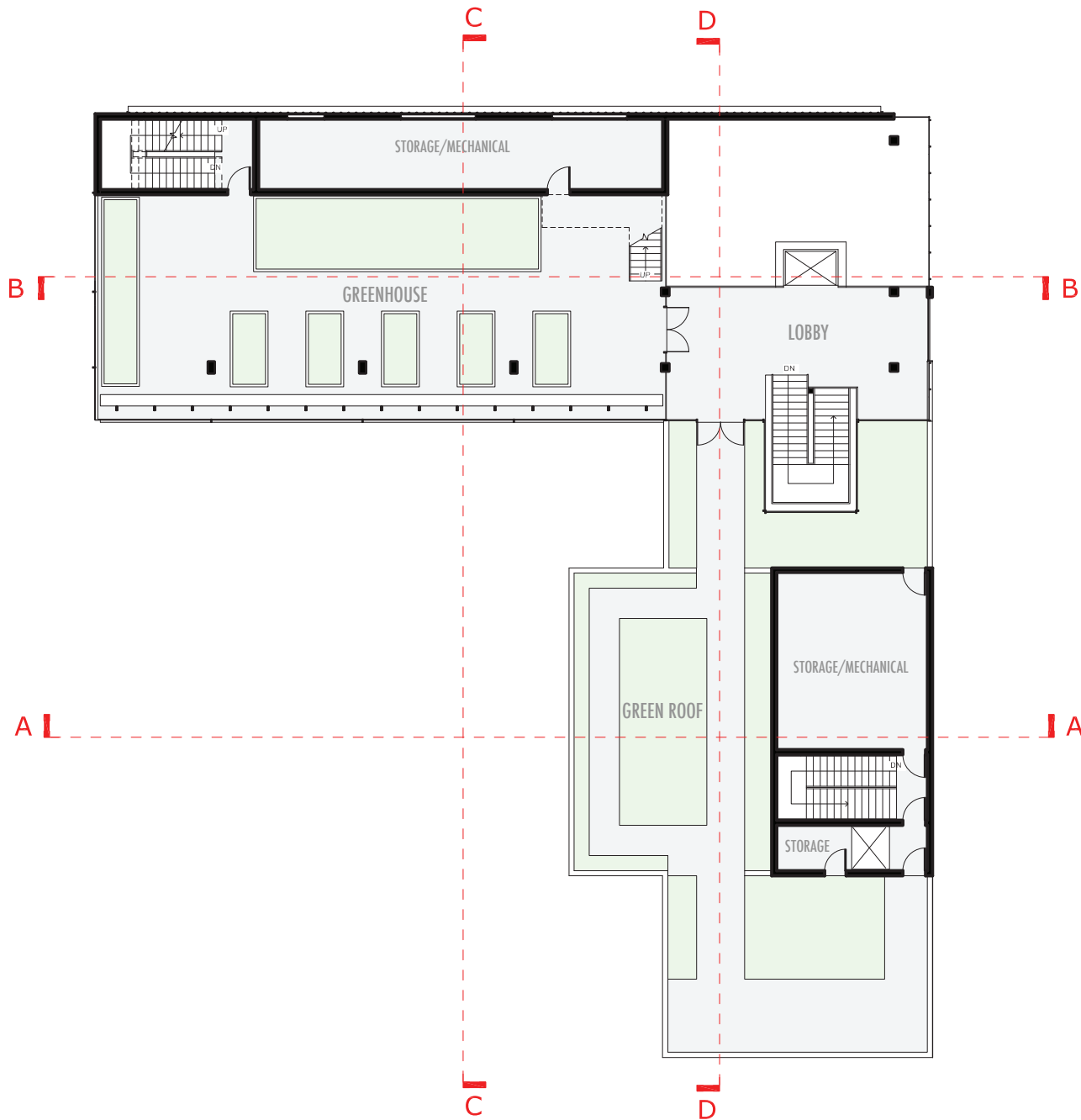
SECOND FLOOR - DAY CARE/NGO'S $\frac{3}{64}'' = 1'-0''$

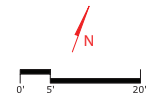
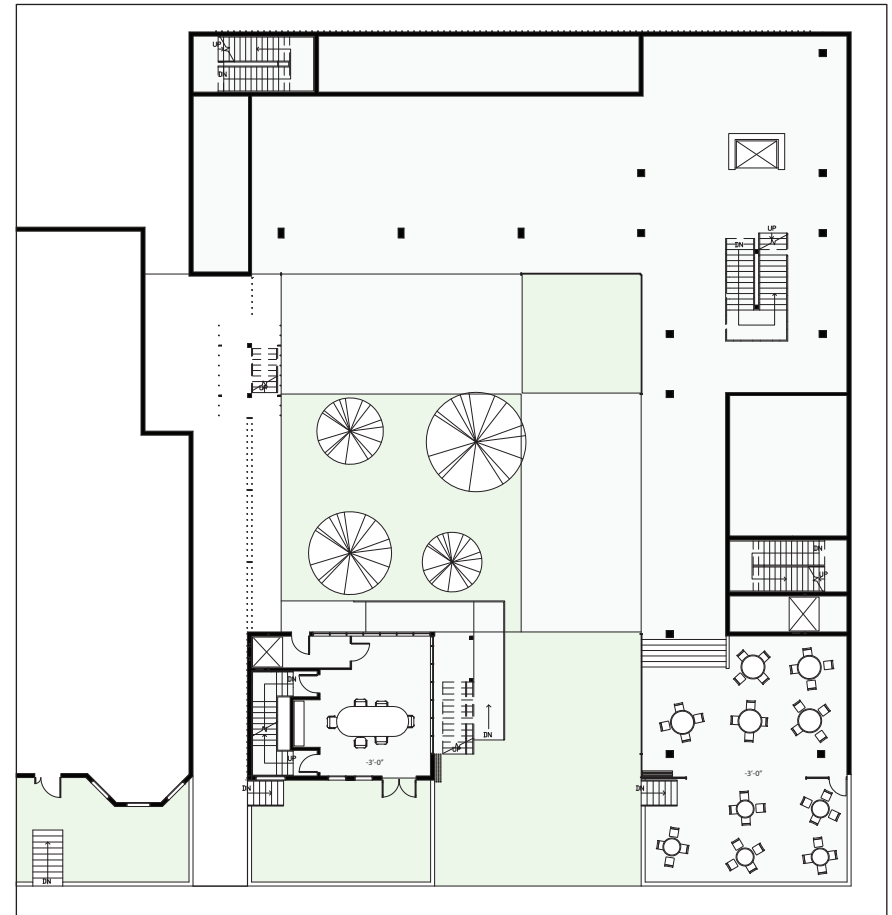
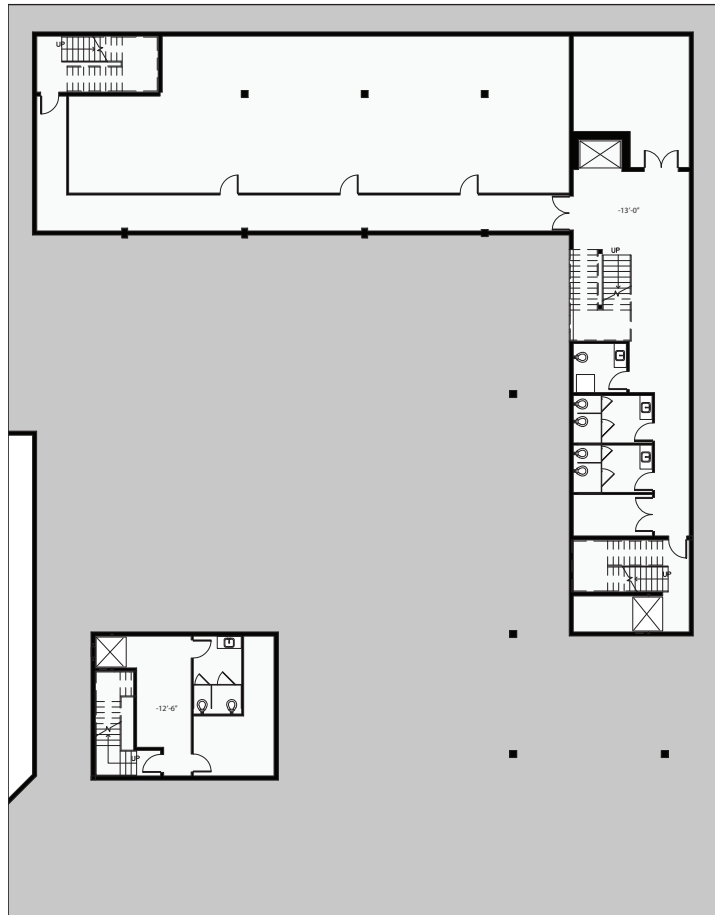
A CENTRE FOR HAITI
Boston, MA









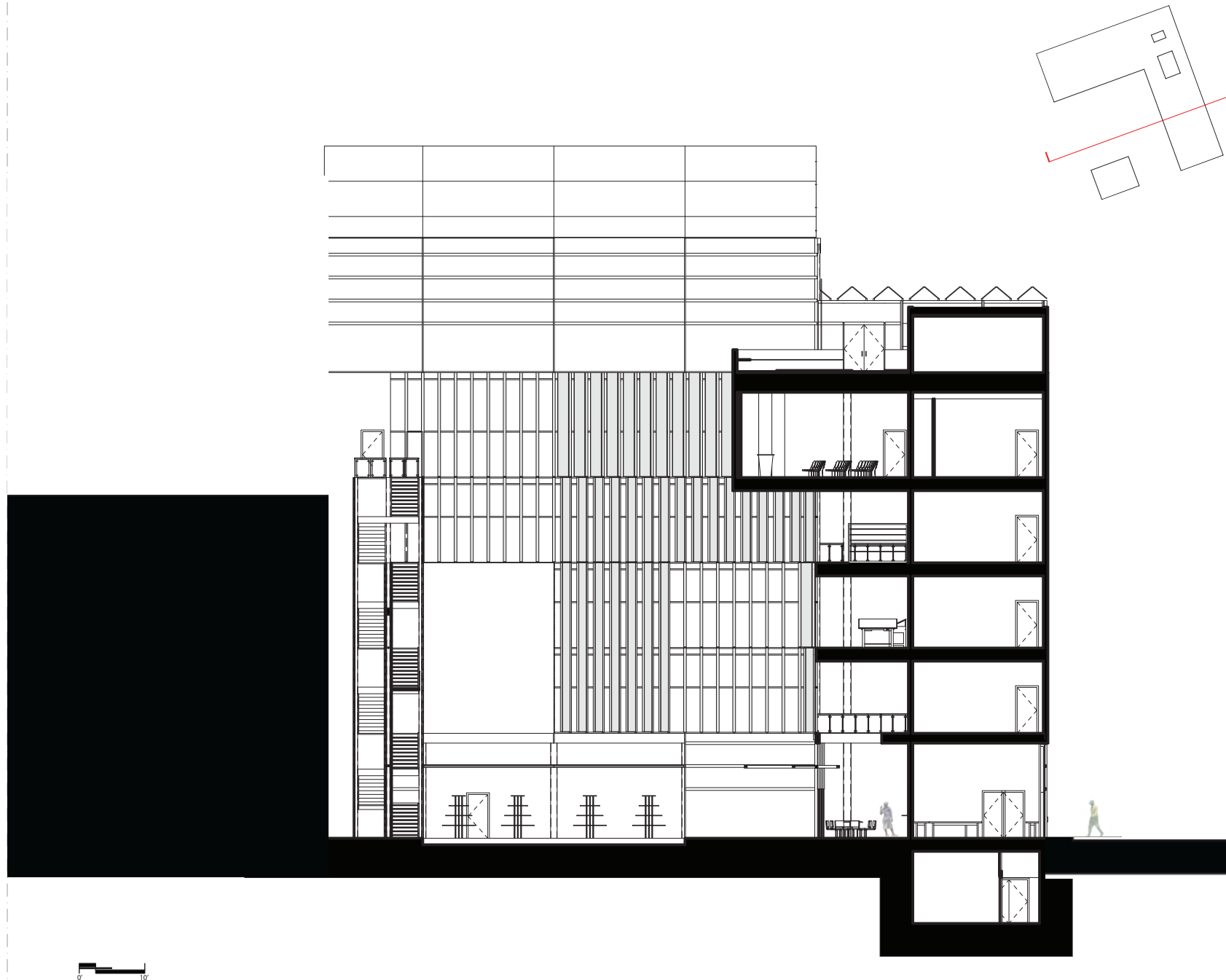




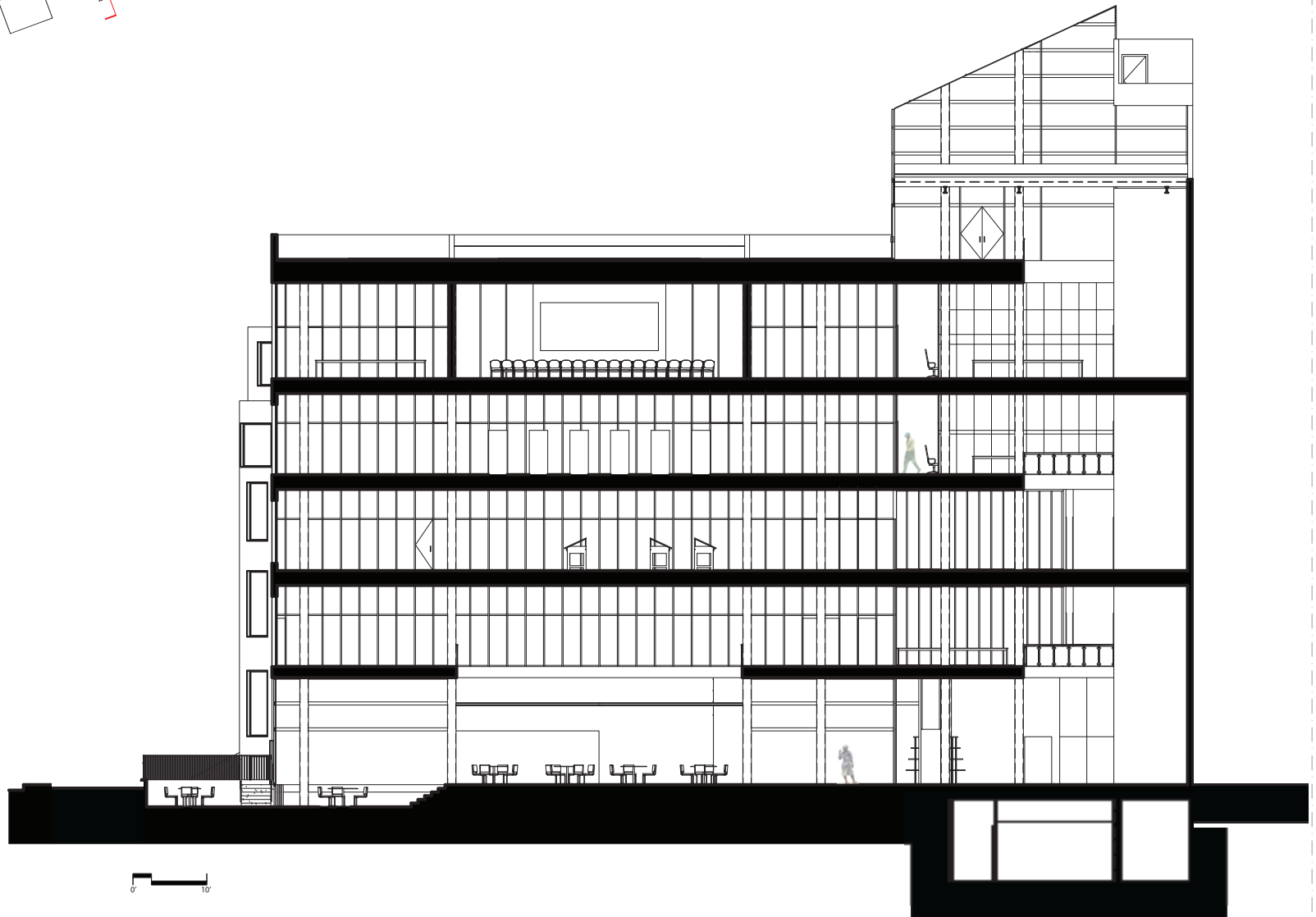
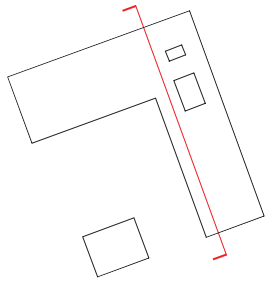


A CENTRE FOR HAITI
Boston, MA

DESIGN PROPOSAL
EAST ELEVATION - CLARENDON ST. 1/32" = 1'-0"

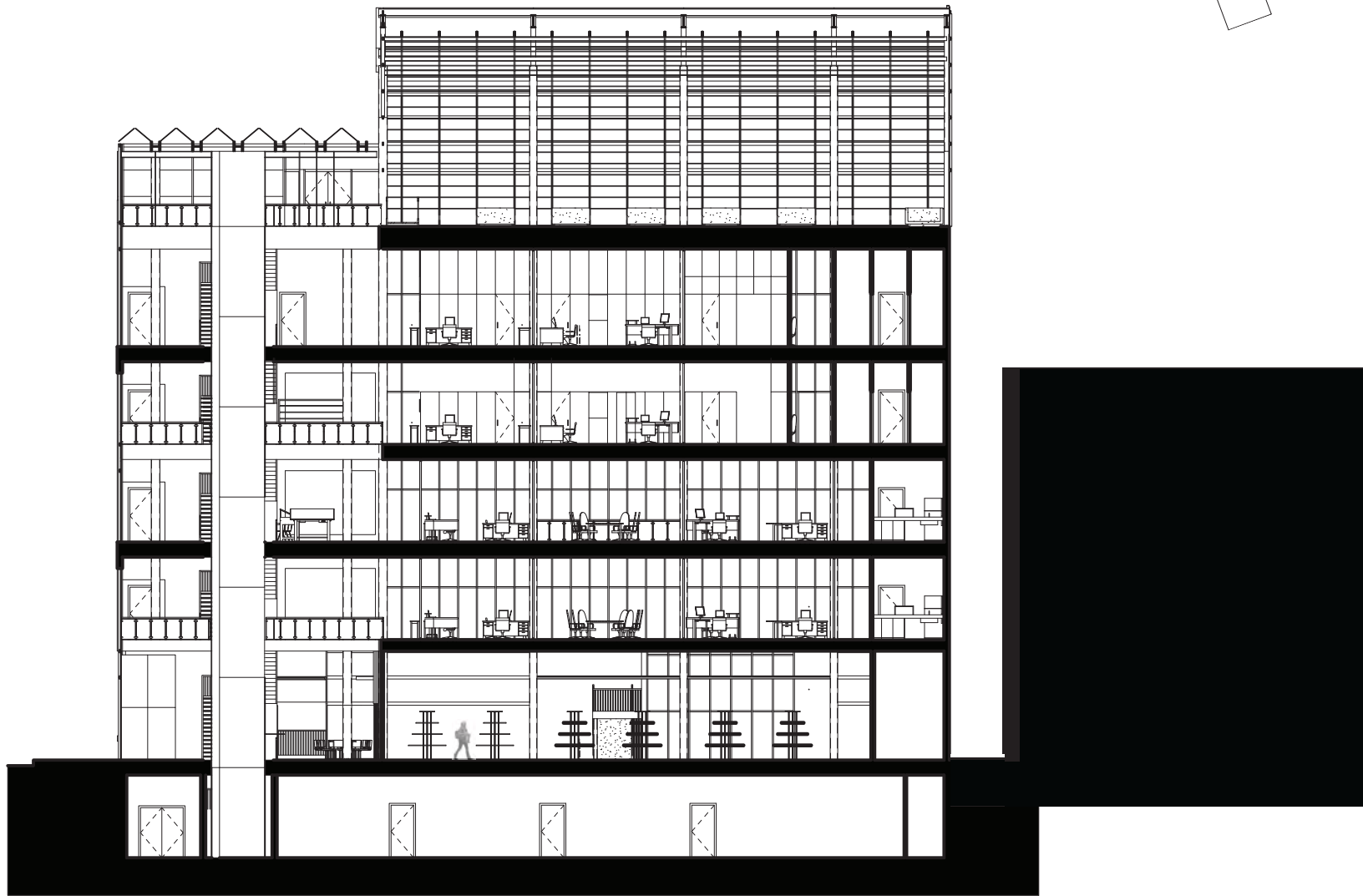
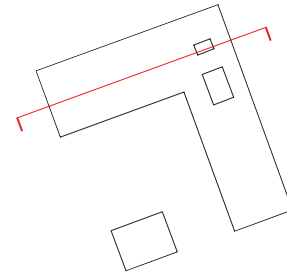


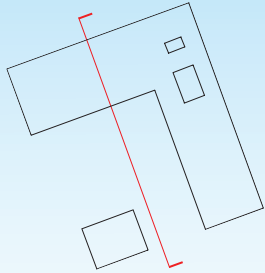
0' 10'



A CENTRE FOR HAITI
Boston, MA

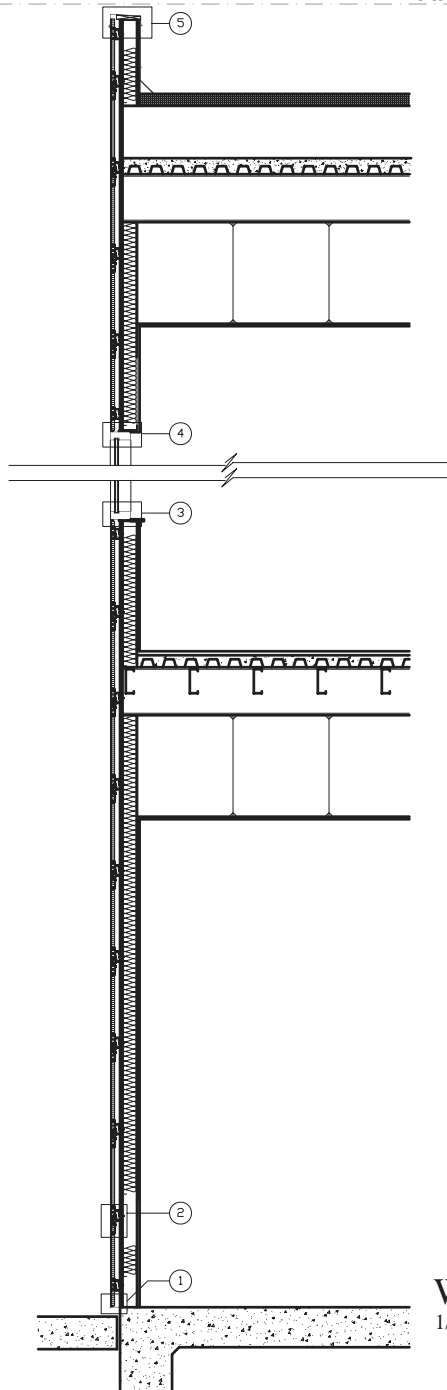
DESIGN PROPOSAL
CROSS SECTION BB $\frac{3}{64}'' = 1'-0''$



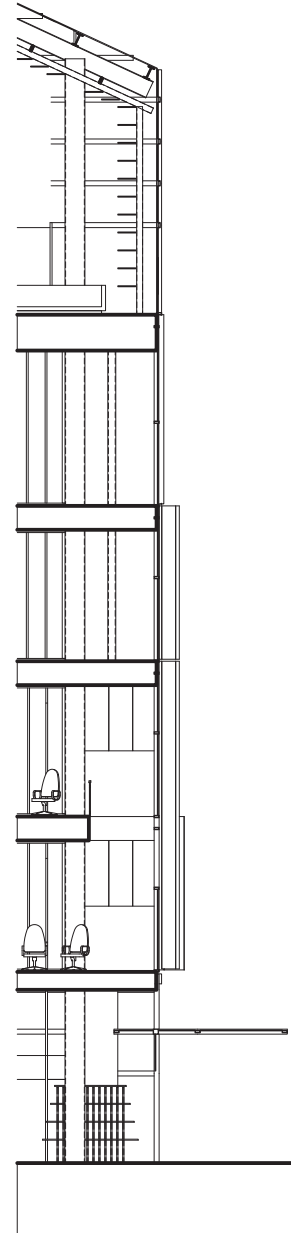
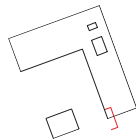


A CENTRE FOR HAITI
Boston, MA

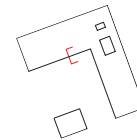
DESIGN PROPOSAL
CROSS SECTION AA $1/32" = 1'-0"$

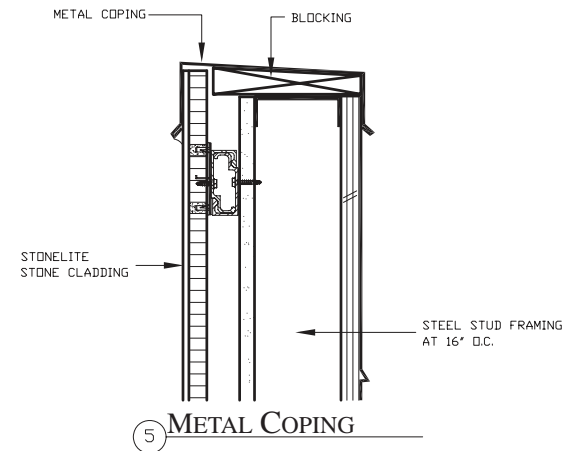
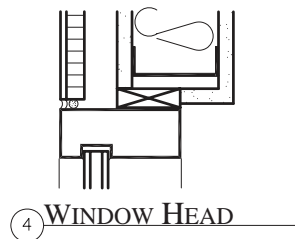
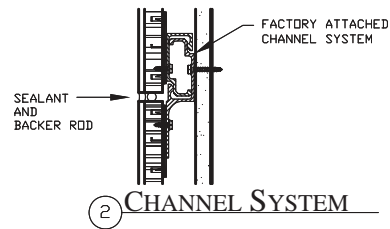
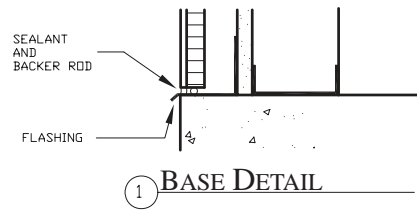


WALL SECTION A
1/2" = 1'-0"



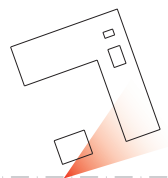
WALL SECTION B
1/16" = 1'-0"





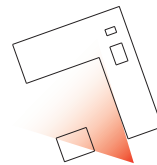


Commonwealth Avenue:
Consulate and Cafe



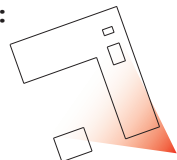


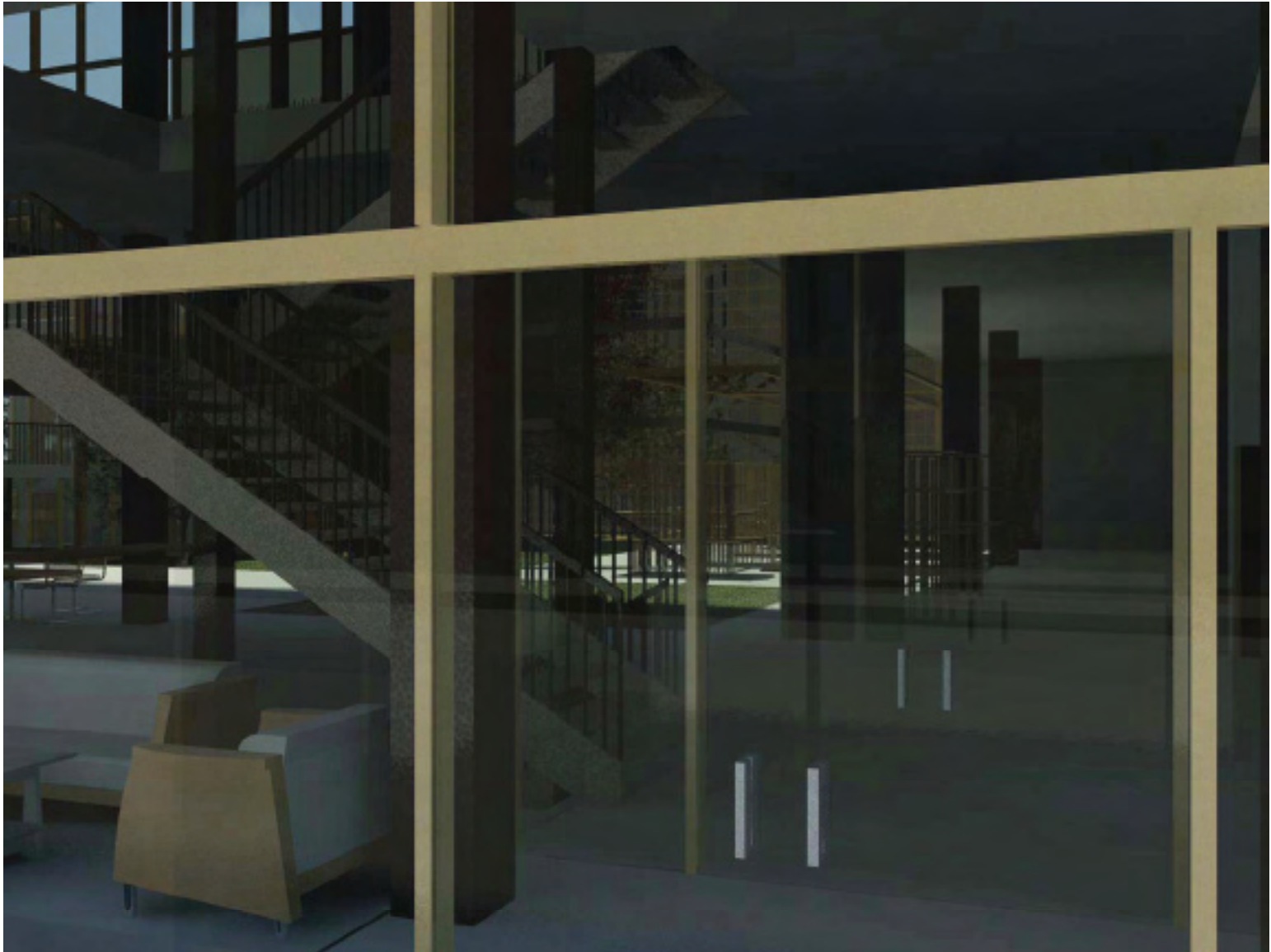
Commonwealth Avenue:
Courtyard and Consulate entrance



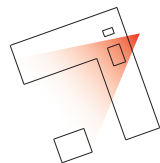


Commonwealth Avenue:
Cafe



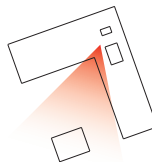


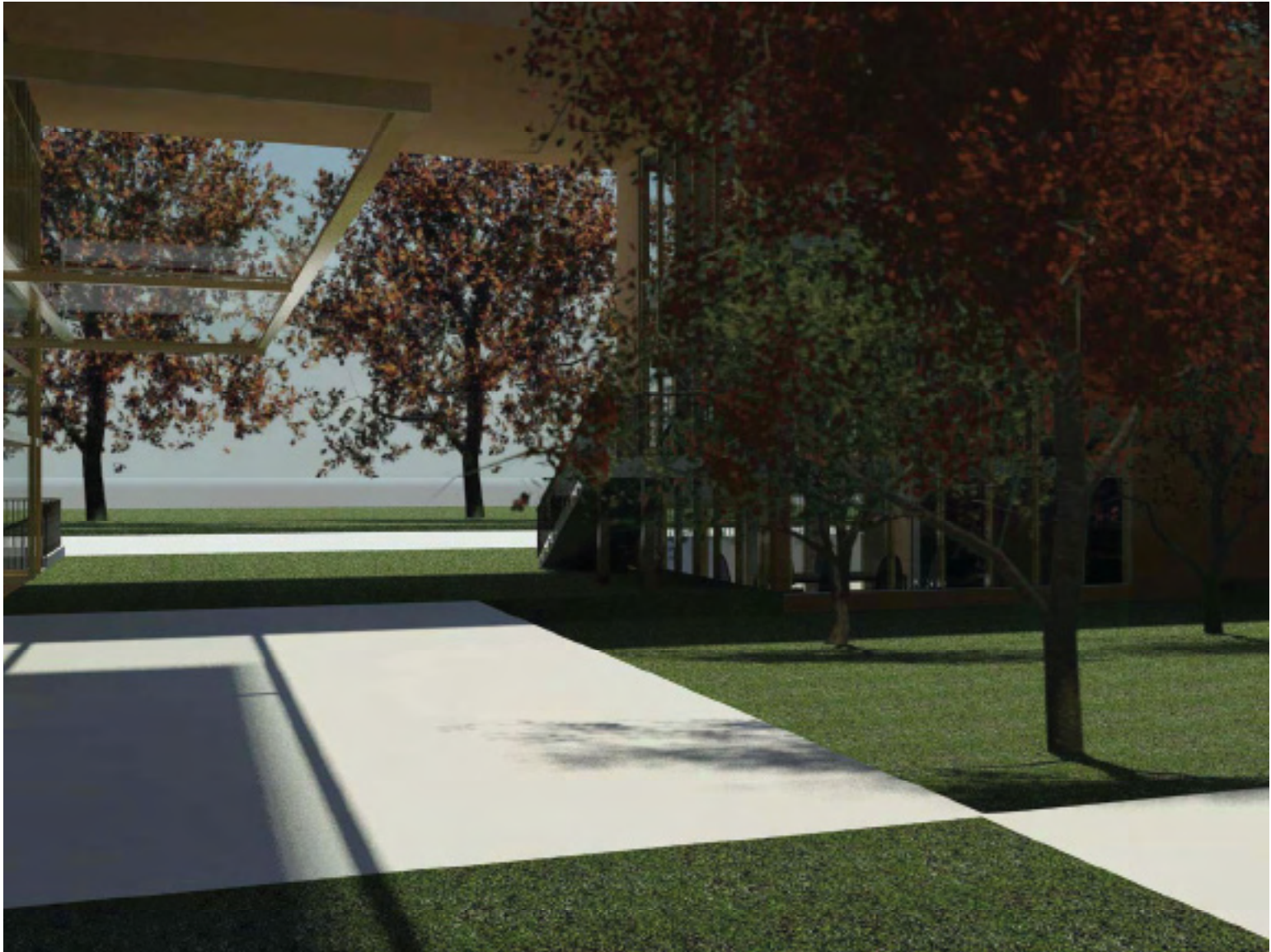
Commonwealth Avenue:
Main Entrance



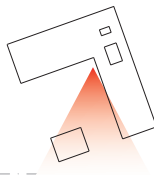


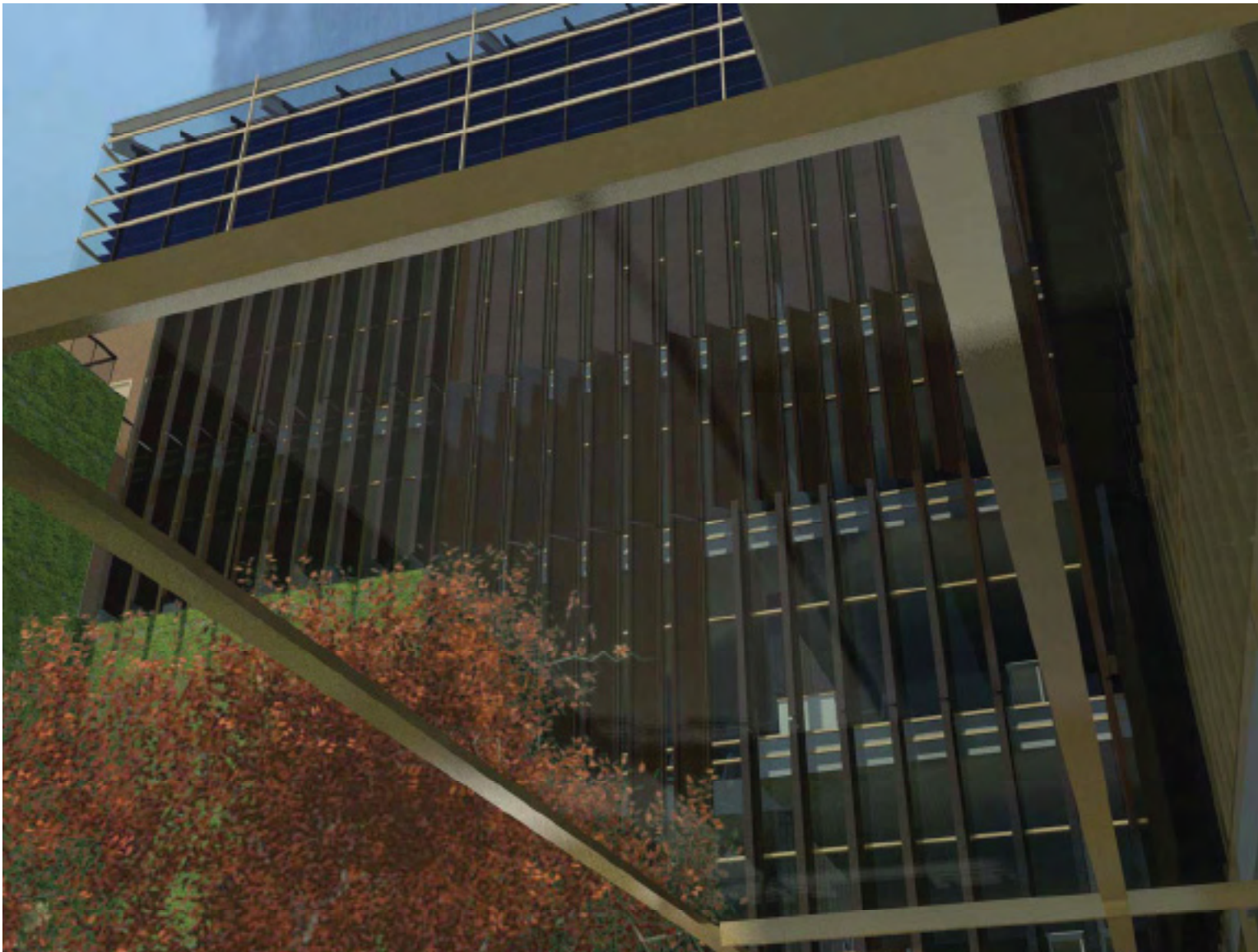
Ground Floor:
Courtyard view from main lobby



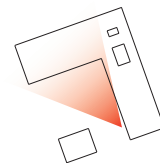


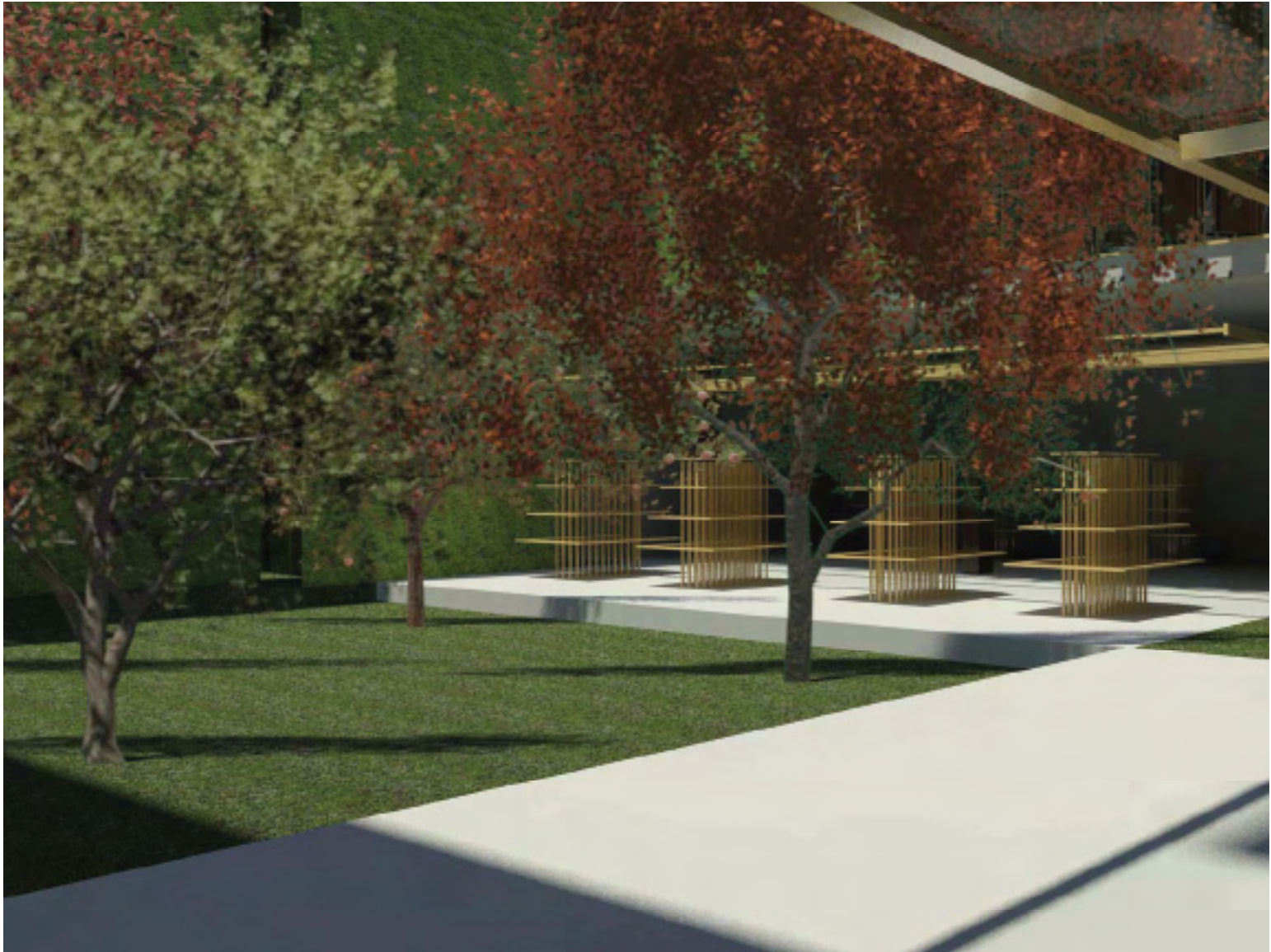
Ground Floor:
Courtyard



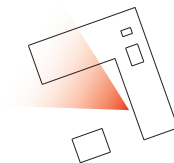


Ground Floor:
Exterior view of NGO offices and greenhouse



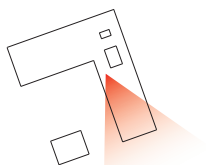


Ground Floor:
Courtyard and market stands



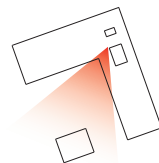


Ground Floor:
Cafe



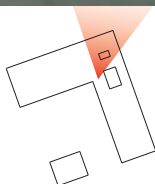


Second Floor:
Lobby



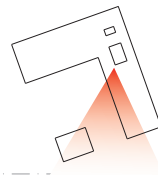


Second Floor:
Lobby view of elevator



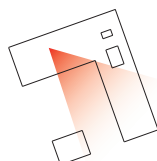


Second Floor:
View towards day care



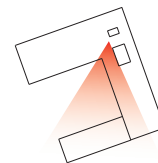


Second Floor:
NGO conference room



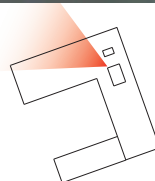


Third Floor:
Lobby view towards workshop and NGO offices



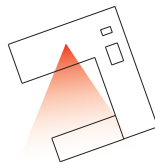


Third Floor:
Lobby view towards NGO offices



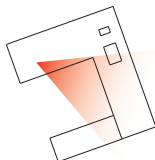


Third Floor:
NGO conference room



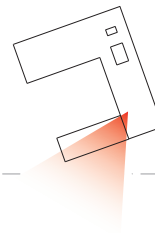


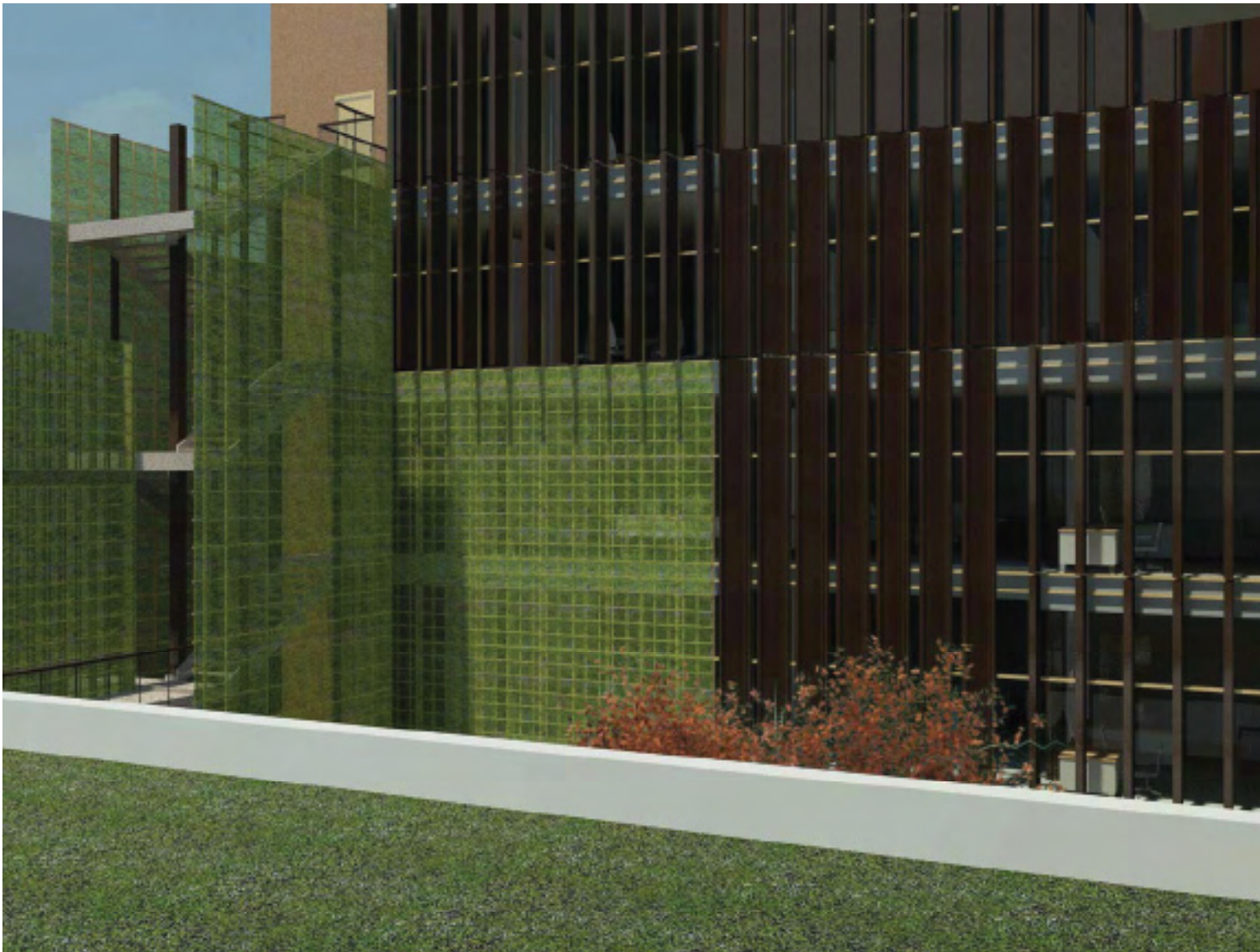
Third Floor:
NGO office



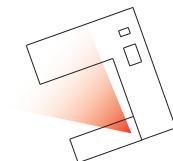


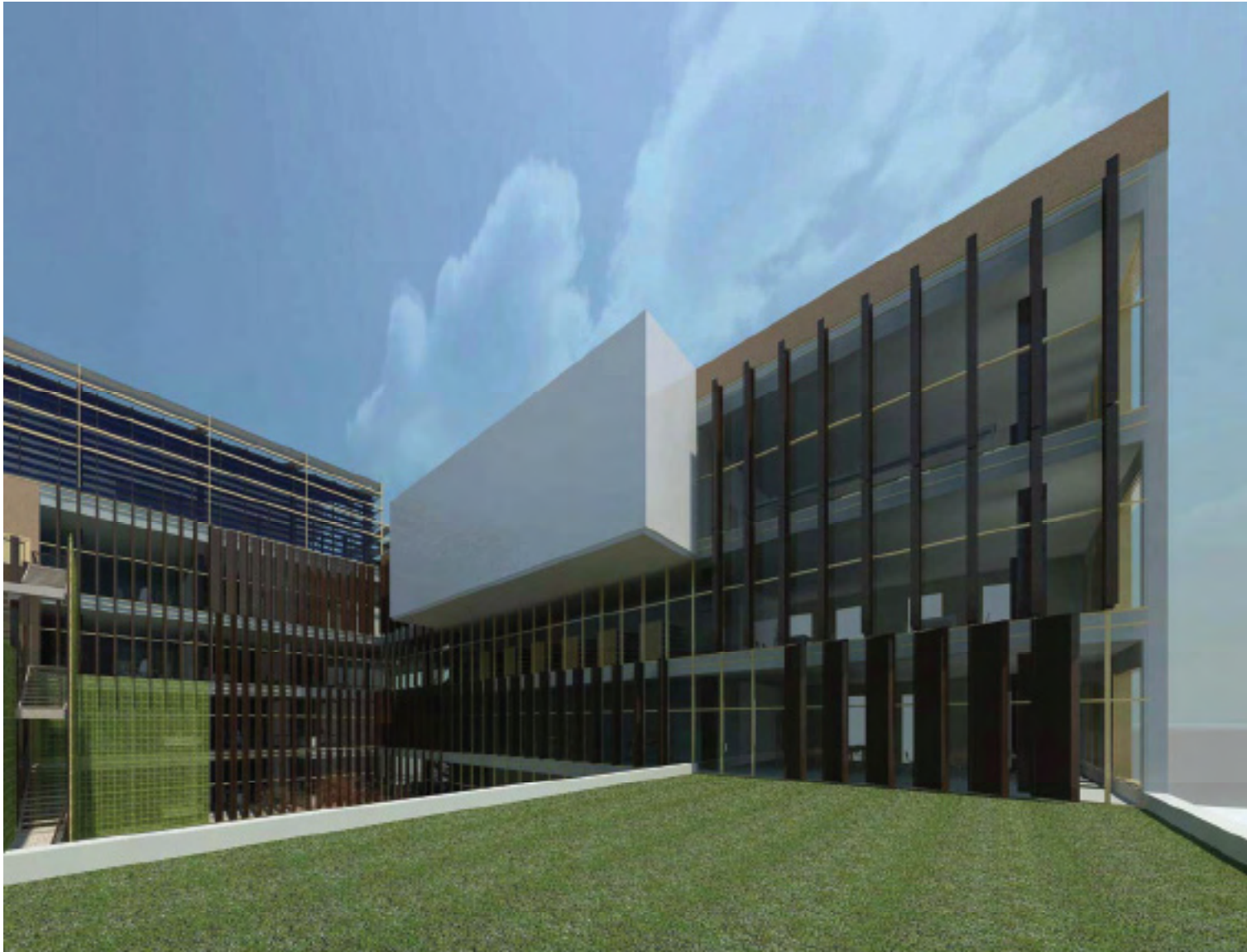
Third Floor:
Workshop view onto green roof/bridge



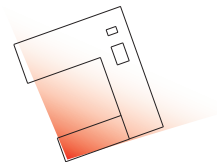


Third Floor:
Green roof/bridge view of green wall
and NGO offices



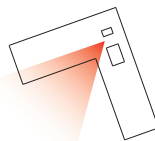


Third Floor:
Green roof/bridge view of public cultural
component and NGO offices component



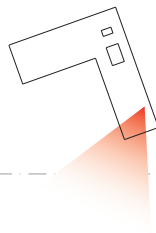


Fourth Floor:
Lobby view towards NGO offices



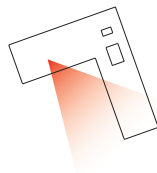


Fourth Floor:
Library



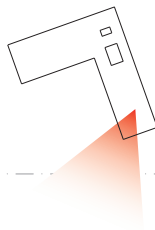


Fifth Floor:
NGO conference room



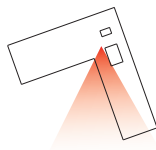


Fifth Floor:
Auditorium Lounge



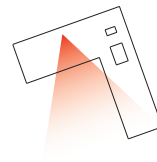


Sixth Floor:
Lobby view onto green roof



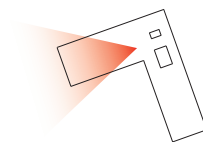


Sixth Floor:
Greenhouse observation deck view





Sixth Floor:
Research Greenhouse



| | | |
|----------------------------------|-----------|------------------|
| Lobby | | [374 sf] |
| Airlock | [7x11] | 77 sf |
| Lobby area | [27x11] | 297 sf |
| Galleries | | [2244 sf] |
| | [34x22]x3 | 2244 sf |
| Food Market | | [2531 sf] |
| Retail/Display | [64x29] | 1856 sf |
| Storage/Mechanical | [53x9] | 477 sf |
| Freezer | [22x9] | 198 sf |
| Café/Bar | | [2498 sf] |
| Bar area | [14x35] | 490 sf |
| | [9x12] | 108 sf |
| Sitting area | [13x40] | 520 sf |
| | [34x20] | 680 sf |
| Kitchen | [18x22] | 396 sf |
| Storage | [19x16] | 304 sf |
| Bathrooms | | [280 sf] |
| Men | [13x8] | 104 sf |
| Women | [13x8] | 104 sf |
| Handicapped | [9x8] | 72 sf |
| Shared Storage/Mechanical | | [2002 sf] |
| | [77x26] | 2002 sf |
| Outdoor Area | | [7428 sf] |
| Ground Level | [58x58] | 3364 sf |
| | [32x40] | 1280 sf |
| | [32x16] | 512 sf |
| Roof Garden | [34x14] | 476 sf |
| | [26x39] | 1014 sf |
| | [34x23] | 782 sf |

| | | | |
|------------------------------------|-----------|---------|-------------------|
| Public programs (education) | | | [10793 sf] |
| Lobby | [34x11]x4 | 1496 sf | |
| Storage/Mechanical | [20x7]x4 | 560 sf | |
| | [9x6]x4 | 216 sf | |
| Bathrooms | | | |
| Men | [13x8]x4 | 416 sf | |
| Women | [13x8]x4 | 416 sf | |
| Day Care | [34x23] | 782 sf | |
| Workshop | [34x23] | 782 sf | |
| | [14x40] | 560 sf | |
| Library | [34x23] | 782 sf | |
| | [14x40] | 560 sf | |
| Auditorium | [26x39] | 1014 sf | |
| Lounge | [34x23] | 782 sf | |
| Greenhouse | [75x26] | 1950 sf | |
| Observation Deck | [53x9] | 477 sf | |
| NGO Offices (research) | | | [7711 sf] |
| Office space | [19x22]x4 | 1672 sf | |
| | [14x22]x3 | 924 sf | |
| | [13x12] | 156 sf | |
| Conference Room | [19x22] | 418 sf | |
| | [19x17]x3 | 969 sf | |
| Bathrooms | | | |
| Men | [9x13]x4 | 468 sf | |
| Women | [9x13]x4 | 468 sf | |
| Kitchenette | [14x13]x4 | 728 sf | |
| Storage/Mechanical | [53x9]x4 | 1908 sf | |
| Consulate (civic) | | | [1551 sf] |
| Lobby/Secretary | [23x18] | 414 sf | |
| Office | [23x18] | 414 sf | |
| Conference Room | [23x18] | 414 sf | |
| Bathroom | [8x13] | 104 sf | |
| Storage/Mechanical | [13x15] | 195 sf | |

CODE ANALYSIS:

CITY OF BOSTON ZONING ORDINANCE

SITE LOCATION:

The site is located at 65 Commonwealth Ave. It is in the Residential H-3-65 Zone which is currently under an Interim Overlay Planning District.

SITE SUMMARY:

The lot is 6588 square feet on the corner of Commonwealth Avenue and Clarendon Street. The south side is bordered by Commonwealth Avenue, the north side is bordered by Public Alley 423, the west side is bordered by Clarendon Street and the east side shares a party wall with another existing building.

SPATIAL STANDARDS:

Lot Size (sq ft): 13,805
 Maximum Lot Coverage (sq ft): 7,550 (55%)
 Lot Width (ft): 110
 Lot Depth (ft): 125.5
 Buildable Area Width (ft): 100
 Buildable Area Depth (ft): 75.5
 Floor Area Ratio (max): 3.0
 Building Height (max): 55 ft

Minimum Setbacks:

(Article 21, Section 21-2)¹
 (Article 13)²
 Front:
 (east-west street): 20 ft
 (north-south street): none
 Side: 10 ft
 Rear: 30 ft

1 "Boston Zoning Code and Enabling Act." Boston Redevelopment Authority. 10 Dec. 2008 <<http://www.cityofboston.gov/bra/zoning/downloadzone.asp>>.

2 Boston Redevelopment Authority.

USES ALLOWED BY SPECIAL USE PERMIT:

H-3-65: Apartment, Other Use
Interim planning overlay
Article 27, in Section 27-2 states:

2. An Interim Planning Overlay District may operate to suspend all or a portion of the existing underlying zoning of an area for the period during which the Interim Planning Overlay District shall be in effect.

USE GROUP CLASSIFICATION:

Restaurants, night clubs and bars are classified as Group A-2. Art galleries, exhibition halls and lecture halls are classified as Group A-3. Civic administration, laboratories, and training and skill development not within a school or academic program are classified as Group B.

HEIGHT AREA LIMITATIONS: (table 503)

Based on type 3 construction (mixed systems):
Group A-2, A-3: 2 stories or 55' height, and 9,500 sf.
Group B: 4 stories or 55' height, and 19,000 sf.

FIRE RESISTANCE: (table 601 & 602)

Fire walls and party walls 2 hour rated.
Structural frame 1 hour rated.
Exterior load bearing walls 2 hour rated.
Interior load bearing walls 1 hour rated.
Mixed-use separations 2 hour rated.
Non-bearing partitions 0 hour rated.
Floor construction including supporting beams and joists 1 hour rated.
Roof construction including supporting beams and joists 1 hour rated.

FIRE ALARM & SUPPRESSION SYSTEM: (table 907.2)

Occupancy types A and B with an occupant load of >500 require a manual fire alarm. However, this is not required if the building is sprinklered with a water-flow

PRECEDENT

Royal Netherlands Embassy
Addis Ababa, Ethiopia

Client: Dutch Ministry of
Foreign Affairs, The Netherlands
Architects: Dick van Gameren and
Bjarne Mastenbroek
Completed: 2005

The main building, an elongated horizontal volume, cuts across the sloping terrain on an east-west axis. Walls, floors and ceilings are pigmented the same red-ochre as the Ethiopian earth and are uniformly composed of concrete, creating the effect of a cave-like space, reminiscent of the rock-hewn architecture of Ethiopia. By contrast, the roof garden with its network of shallow pools alludes to a Dutch water landscape.



View from side yard



Main entrance

PRECEDENT

A CENTRE FOR HAITI
Boston, MA

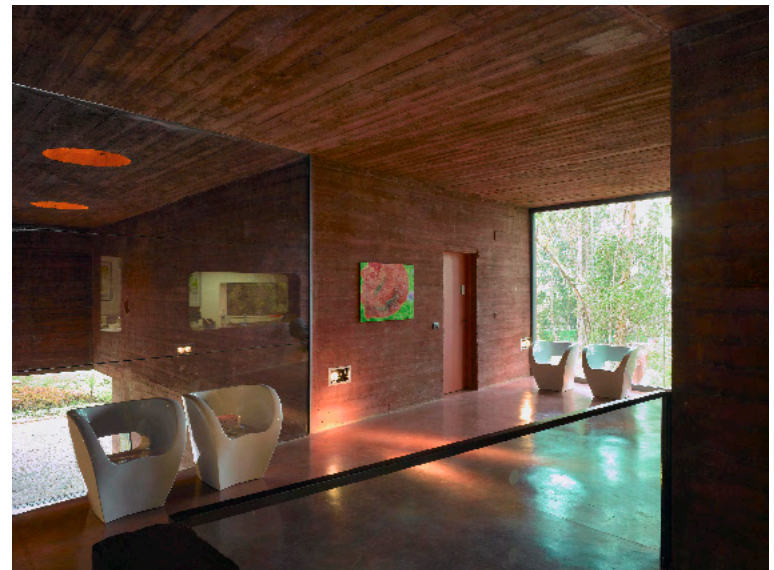
This building won the Aga Khan Award for Architecture in 2007. The Aga Khan Development Network (AKDN) focuses on health, education, culture, rural development, institution-building and the promotion of economic development. It is dedicated to improving living conditions and opportunities for the poor, without regard to their faith, origin or gender. The jury citation of this particular project was with respect to the design and connection to the site. They stated "this is an architecture that works with its environment, reducing the use of mechanical services and relying instead on natural ventilation and high insulation."



Roof reminiscent of Dutch landscape

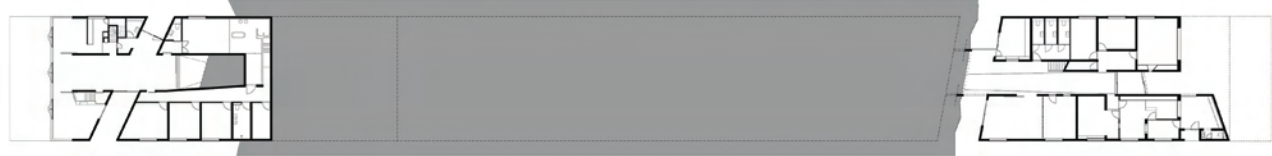
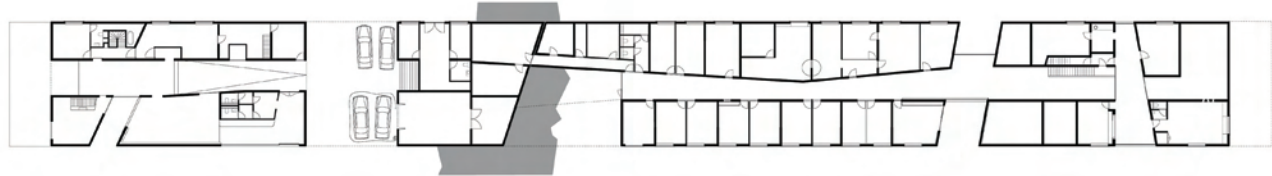
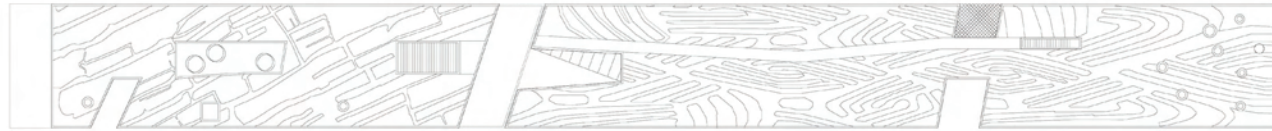


Pedestrian passageway



Sitting area

Although this is a well designed work of architecture, I do not see as much of a social connection as I thought I would have. The embassy's website states they are dedicated to cooperation with Ethiopia and "and the embassy's activities to stimulate private investments and trade between the Netherlands and Ethiopia."

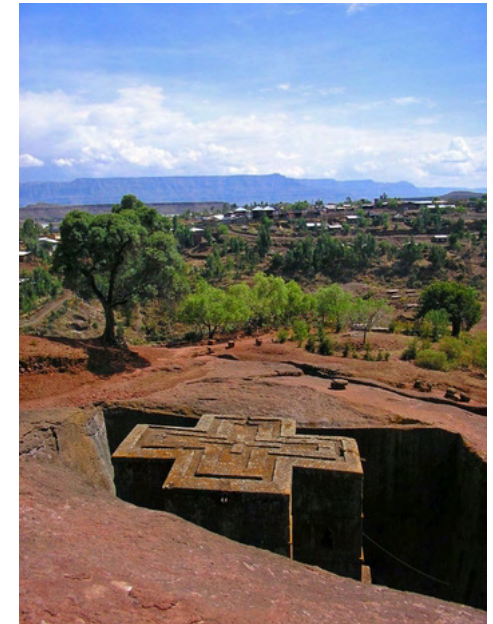


0 2 5 10 25m

I see the importance of the respect to place in this project. Although it is mainly aesthetic, it still serves a valuable purpose. This building shows respect to the people by paying homage to the history of their country and culture. The texture and tones of the walls and roof mimic the red-ochre earth of Ethiopia and regional architecture like the rock-hewn churches of Lalibela. On its roof, a garden of shallow pools and raised islands suggest the low-lying landscape of the Netherlands. "Like the country that surrounds it, the embassy building reflects a convergence of cultures."



Rock-hewn churches of Lalibela



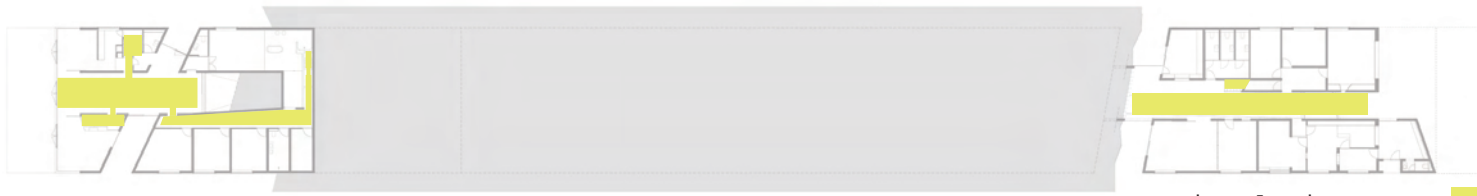
Churches and red-ochre earth of Ethiopia



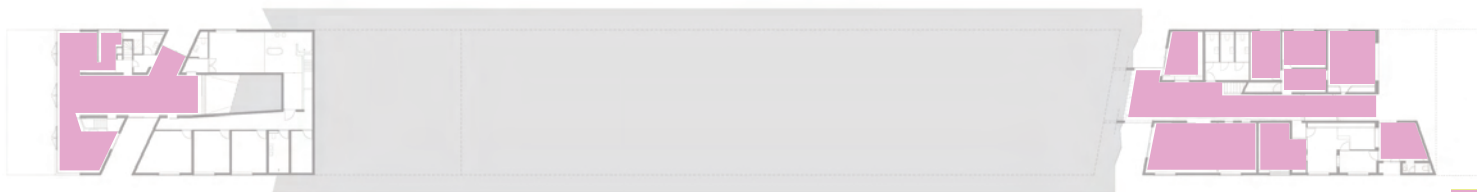
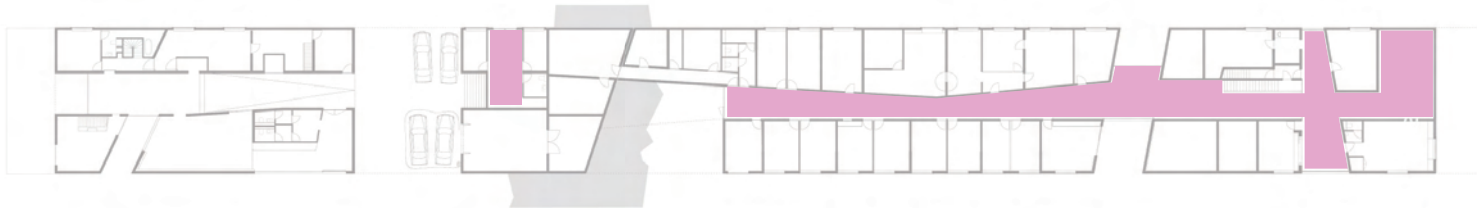
Materials mimic the local Ethiopian vernacular



Roof reminiscent of Dutch landscape

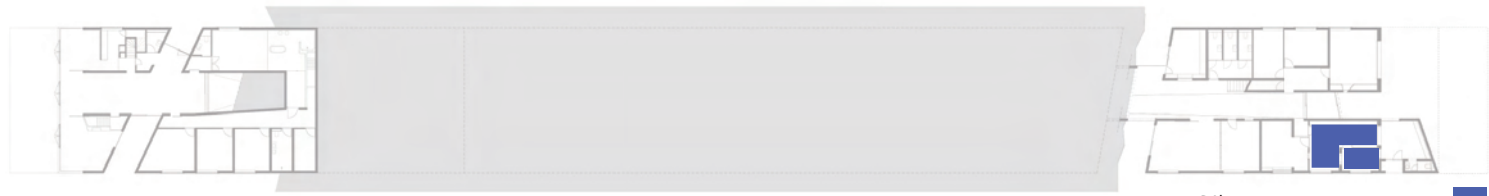
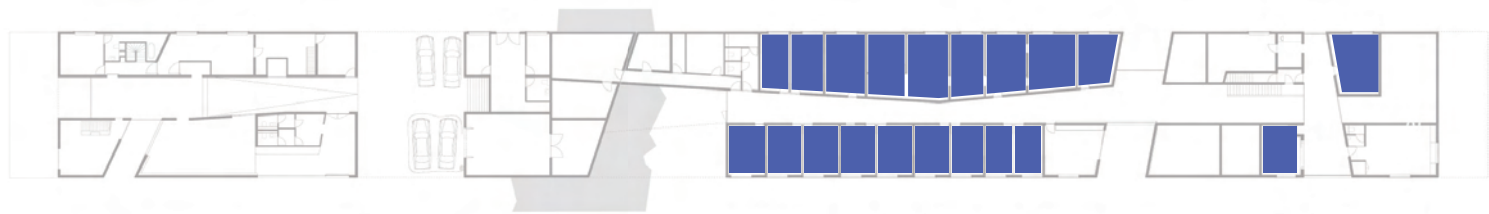


Circulation

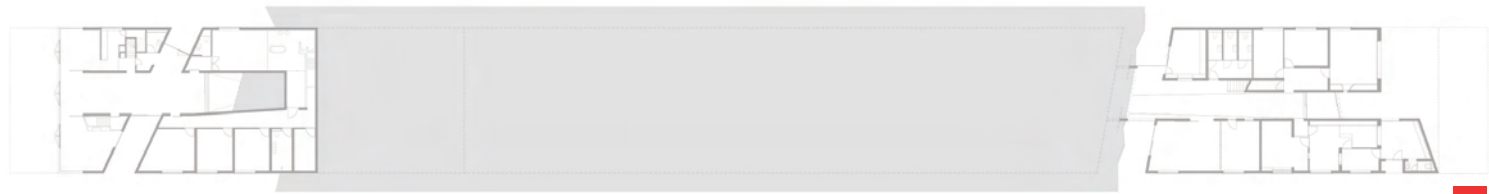
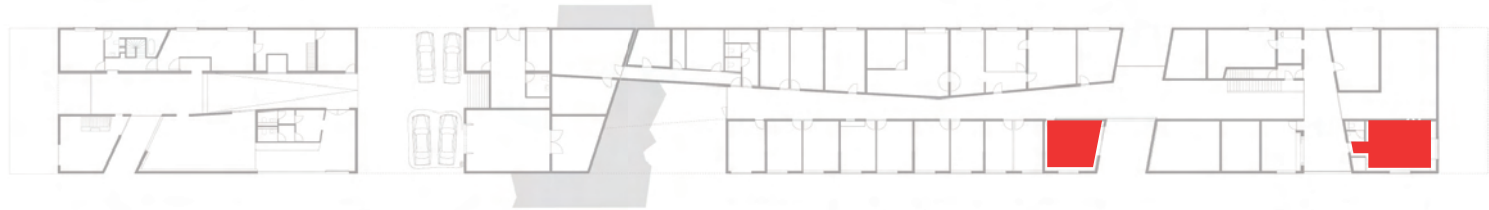


Public Area



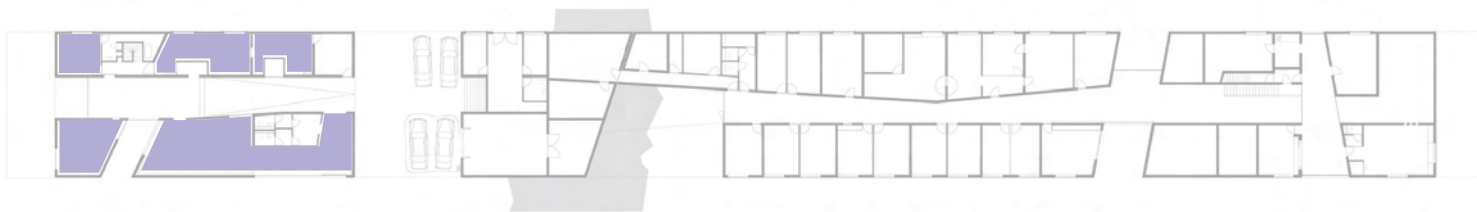


Office Space

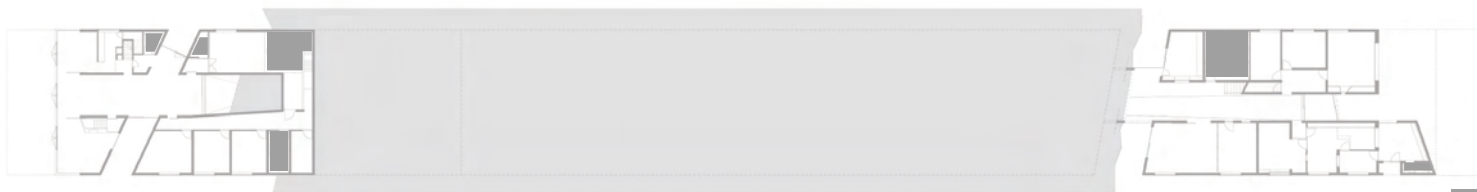
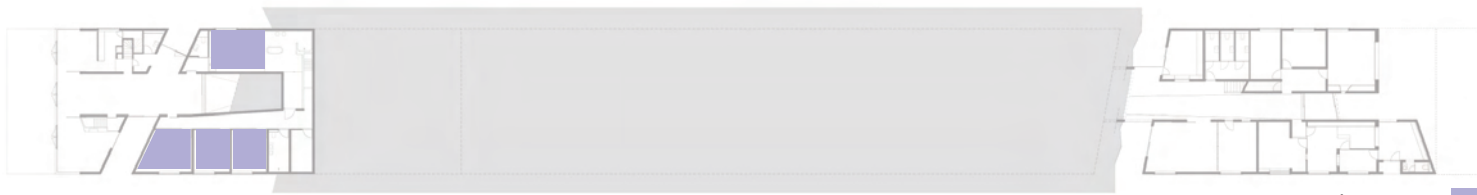


Conference Rooms



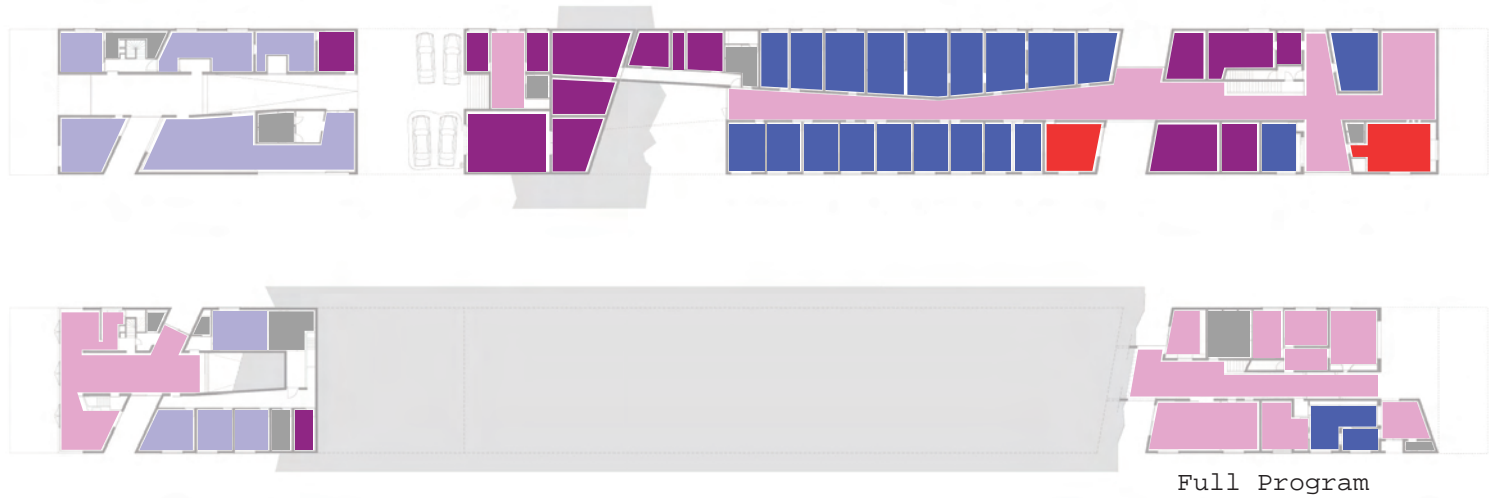


Consul Residence



Bathrooms





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