

# SOUTH END PUBLIC SPACE



## SOUTH END HISTORY

LOCATED NEXT TO BOSTON'S BACK BAY AND CLOSE TO DOWNTOWN BOSTON

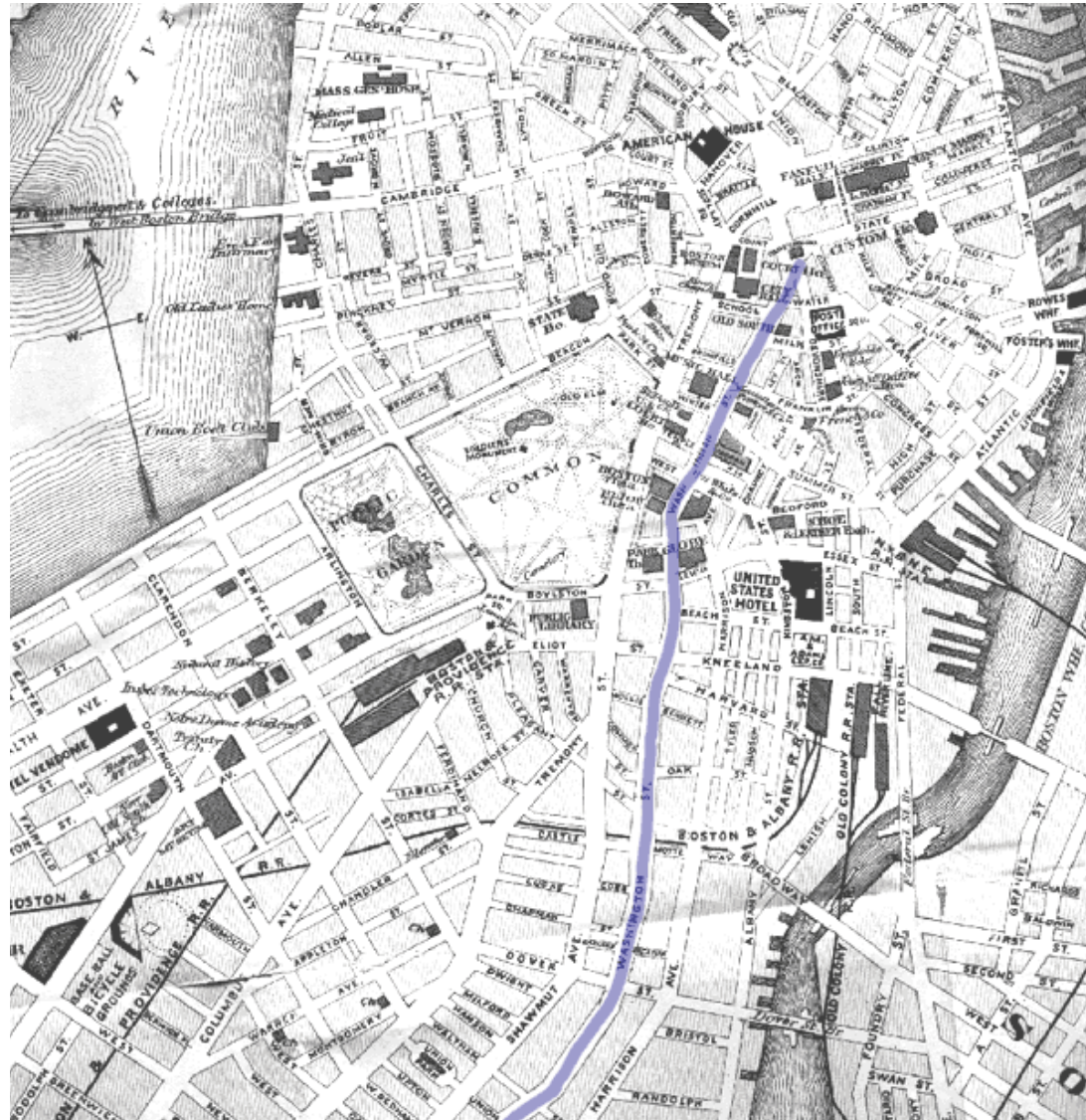
EXTENDS: WEST TO MASSACHUSETTS AVENUE  
EAST TO BERKELEY AVENUE  
NORTH TO COLUMBUS AVENUE  
SOUTH TO HARRISON AVENUE

WASHINGTON, TREMONT, AND COLUMBUS ARE THE MAIN COMMERCIAL STREET OF THE SOUTH END

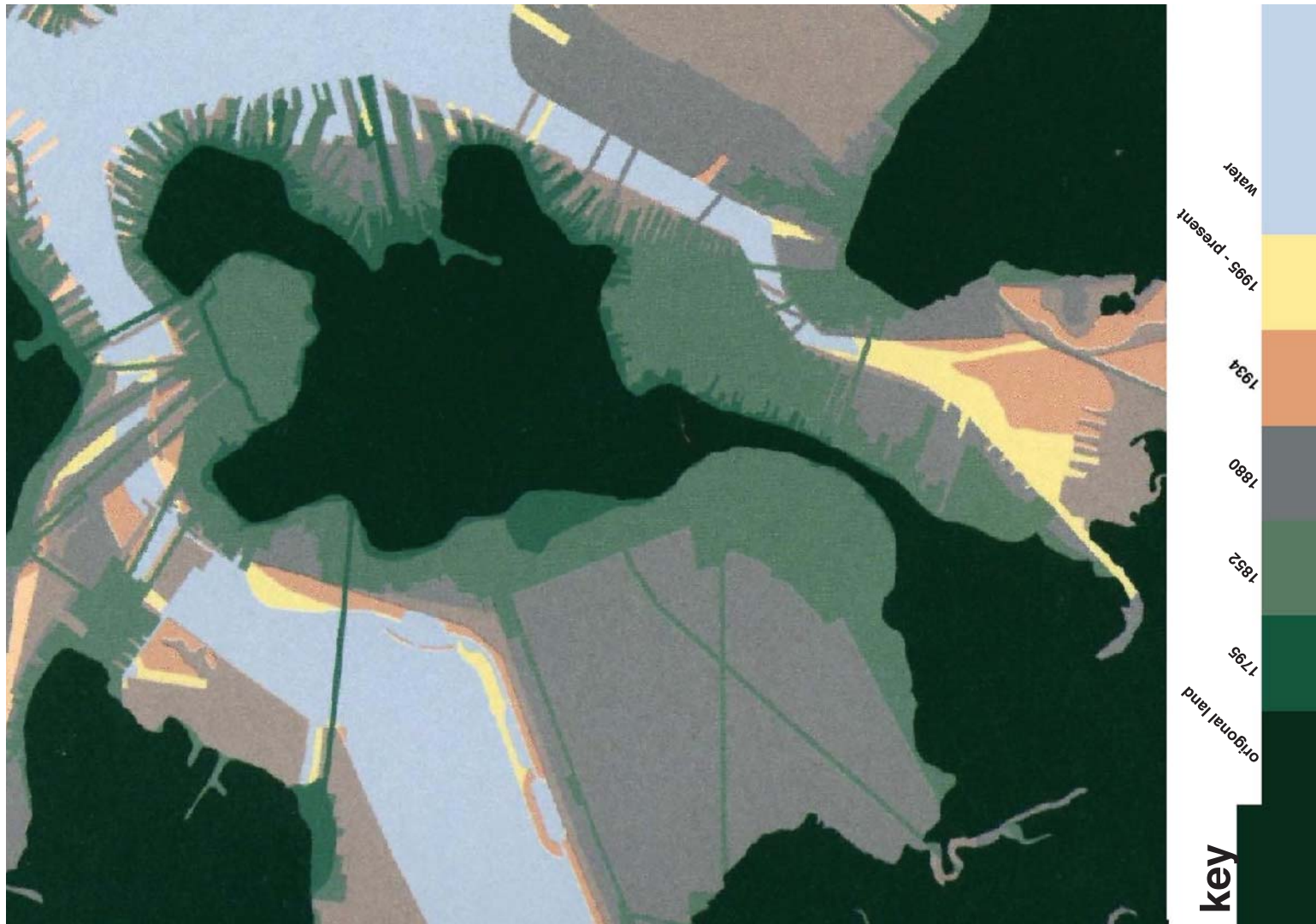
ORIGINALLY A NARROW STRIP OF LAND, CONNECTING THE SHAWMUT PENINSULA TO ROXBURY, WITH THE SURROUNDING AREA BEING TIDAL MARSH



SOUTH END HISTORY: EXPANSION 1840-1883 FILL IN OF THE SOUTH BAY AND BACK BAY MARSHES



SOUTH END LANDFILL: ORIGINAL TO TODAY



## SOUTH END HISTORY

**1840:** BOSTON WAS OVER POPULATED AND OVER CROWDED SO THE DECISION WAS MADE TO FILL IN BOTH SIDES OF THE BOSTON NECK THE SOUTH BAY MARSH AND THE BACK BAY MARSH WITH LAND IMPORTED FROM NEEDHAM TO CREATE AREA FOR HOUSING

**1850:** CHARLES BULFINCH CREATED THE PLAN FOR THE NEWLY ENLARGED AREA OF LAND THAT CALLED FOR ROWS OF BROOKSTONE TOWNHOUSES WITH SMALL FENCED IN YARDS AND SCATTERED SMALL GREEN PARKS

**1850-1865:** FASHIONABLE AREA FOR WEALTHY YOUNG PEOPLE

**1870'S:** FINANCIAL CRISIS AND BANK SEIZURES CAUSED THE WEALTHY RESIDENTS TO MOVE OUT OF THE SOUTH END

**TURN OF THE CENTURY:** ALL OF THE WEALTHY RESIDENTS LEFT THE AREA AND TENEMENT AND LODGING STYLE HOUSING BEGAN TO TAKE OVER

ROWING AFRICAN AMERICAN POPULATION BEGAN MOVING INTO THE AREA BRINGING IN THIS NEW VIBE

**1940'S:** GAYS AND OTHER DIVERSE GROUPS WERE DRAWN TO THE AREA

**1960'S:** CRIME AND POVERTY DOMINATED THE SOUTH END AND MANY OF THE PUBLIC SPACES FELL INTO NEGLECT HOWEVER MIDDLE CLASS FAMILIES AND PROFESSIONALS WERE DRAWN TO THE AREA AND BEGAN PRESERVING BULFINCH'S ORIGINAL TOWNHOUSES



## SOUTH END PUBLIC HISTORY

**1973:** SOUTH END LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES AS THE LARGEST URBAN VICTORIAN NEIGHBORHOOD IN THE COUNTRY

**1983:** NAMED A BOSTON LANDMARK DISTRICT

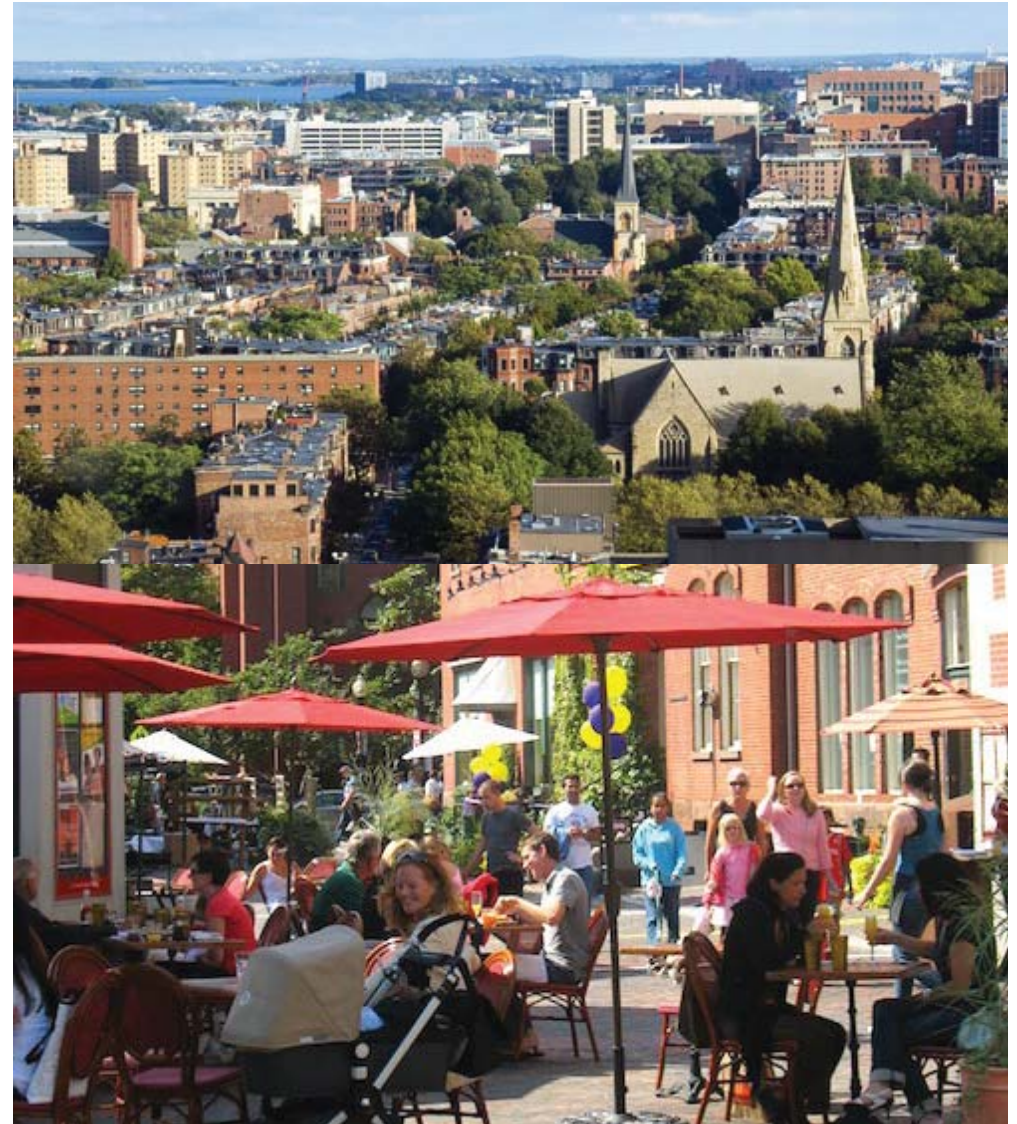
**1990'S - TODAY:** WITH BOSTON'S RENT CONTROL ENDING, RENT AND PROPERTY TAXES BEGAN RISING IN THE SOUTH END, APPEALING TO AN UPPER MIDDLE CLASS POPULATION

SOUTH END STILL RETAINS SOME AREAS OF ECONOMIC DIVERSITY, WITH AREAS OF LOW INCOME HOUSING

PEOPLE OF DIFFERENT FINANCIAL CIRCUMSTANCES, RACE, ETHNICITY, RELIGION, AND SEXUAL PREFERENCE LIVE AS NEIGHBORS

CULTURE, FOOD, VENUES AND SHOPPING

Source: [unclear] - [unclear] - [unclear] [unclear]



SOUTH END AREA OF FOCUS



SOUTH END CONTEXT





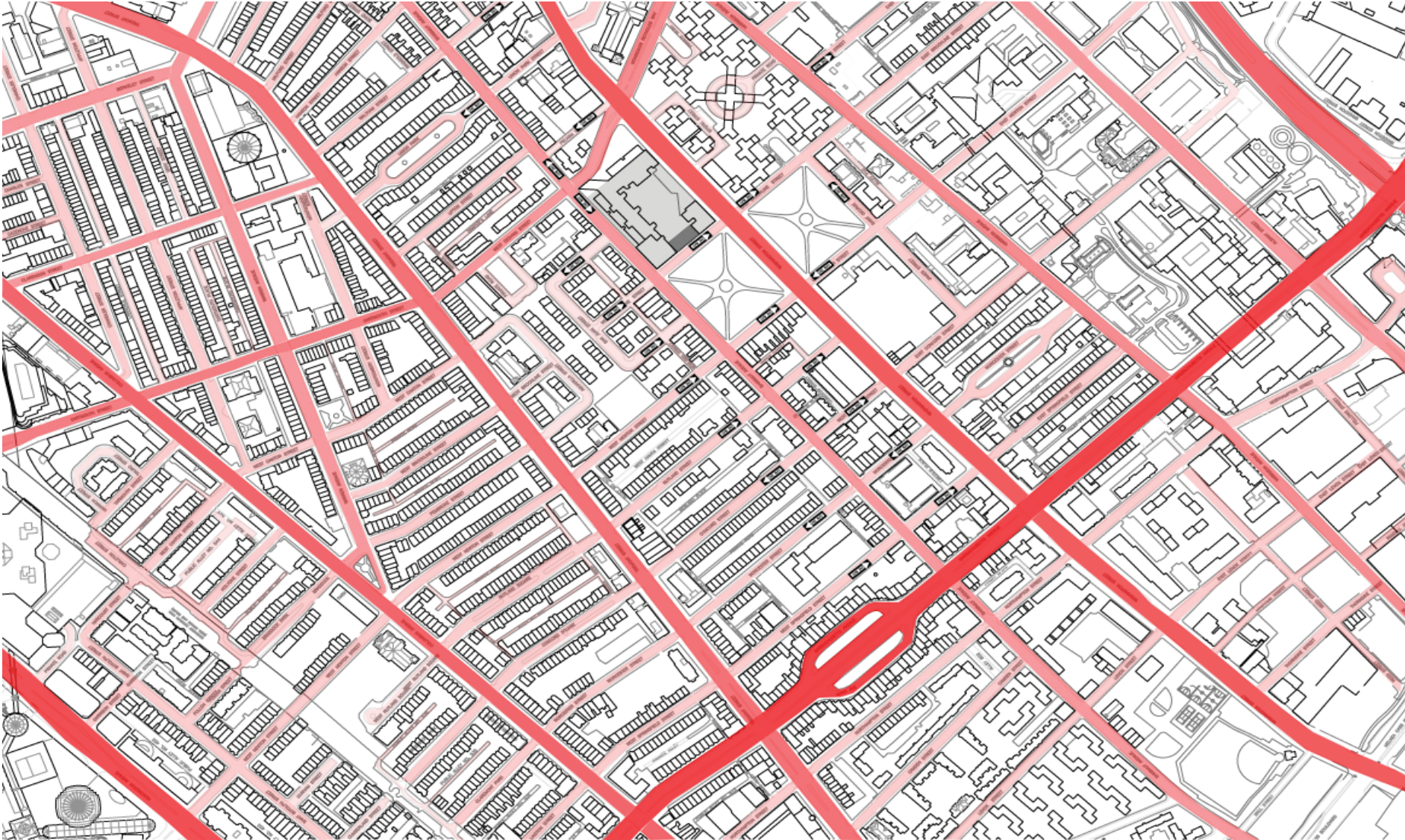
SOUTH END PUBLIC SPACE



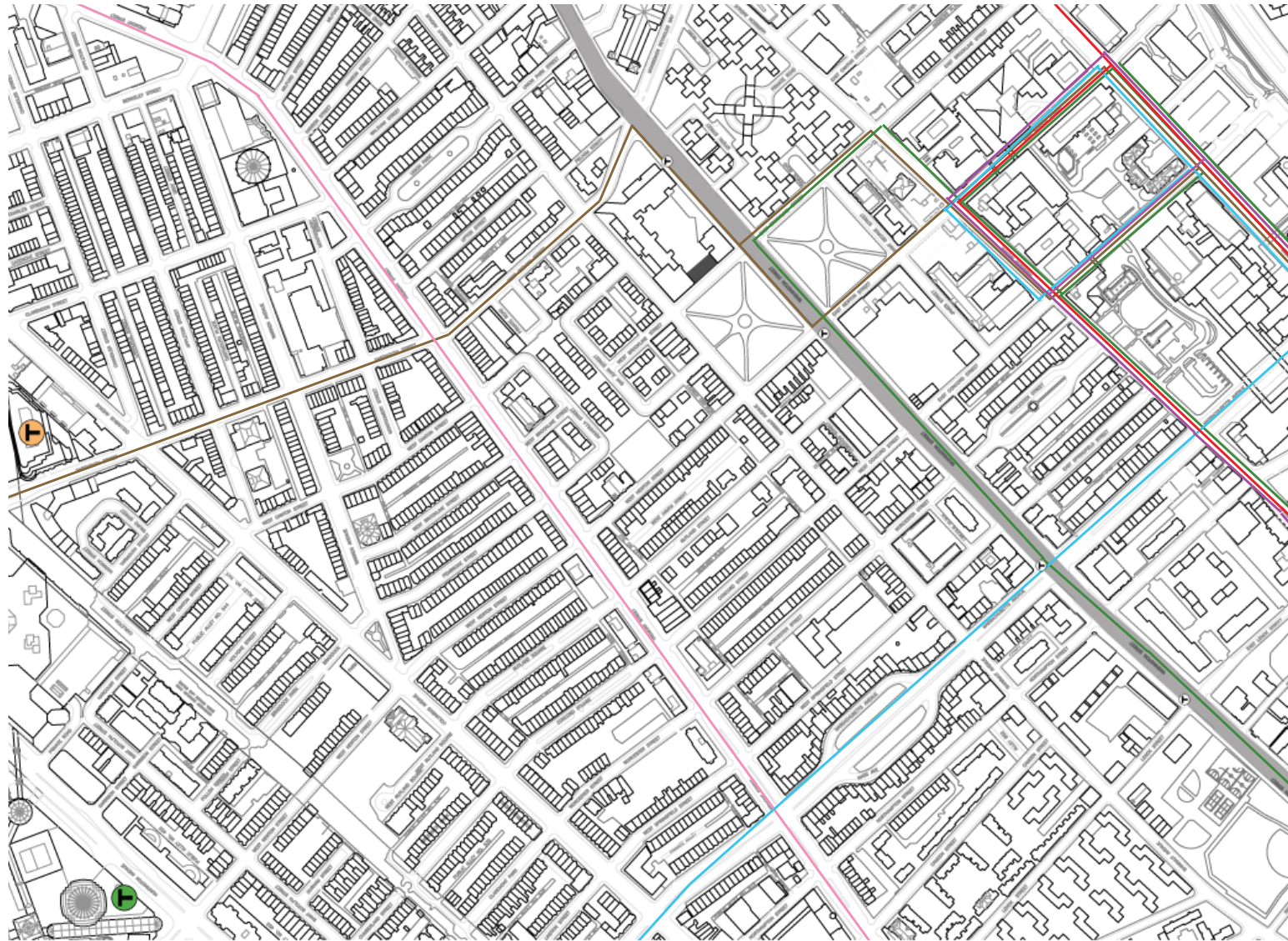
SOUTH END PUBLIC SPACE



SOUTH END PUBLIC TRAFFIC DENSITY



# SOUTH END PUBLIC TRANSPORTATION



- 10-City Point
- 8-Kenmore
- 47-Broadway
- CT3-Andrew
- CT1-Central
- 43-Ruggles
- Prudential
- Back Bay
- Silver Line

INTERVIEW WITH SOUTH END OFFICIAL - TABITHA BENNETT

Lives in Jamaica Plain, and her office is in downtown Boston.

Works with neighborhood officials, residents and business owners. Helps those who have city service issues. Does development, transportation and community improvement projects in the neighborhood.

Benefits from the neighborhood's proximity to downtown Boston and the city's investment in infrastructure.

Neighborhood:

-Gentrification

-Takes time to understand the neighborhood's history and culture.

-Doesn't see gentrification as a bad thing.

-A lot of people are moving into the neighborhood, and it's changing the character.

-Feels like the neighborhood is being transformed.

-Neighborhood is becoming more diverse.

-Not sure if it's a good thing or not, but it's definitely changing.

Projects:

-Development

-Supports the development of affordable housing and community facilities.

-Looks for ways to improve the neighborhood's infrastructure.

-Community development projects like B, C and A.

-A lot of people are interested in the neighborhood's future.

-Part of the city's effort to revitalize the neighborhood and create jobs.

SOUTH END: C S P

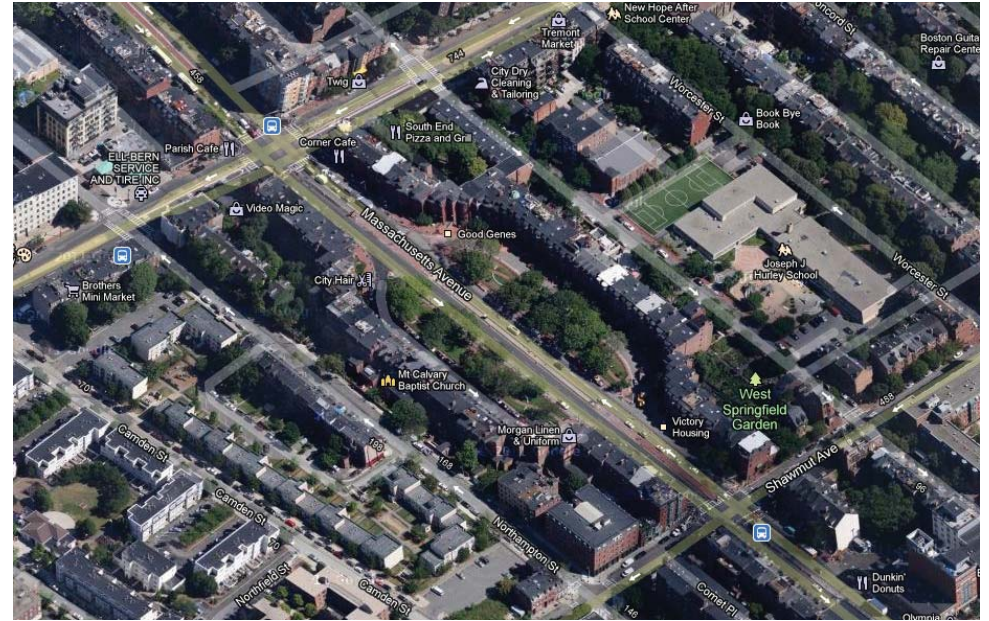


## CHESTER SQUARE PARK



The ground is shuffling along the ground. Where is everybody? They must be at work, leaving this park feeling empty. People walk by on Mass Ave, but why don't they come in and rest in the park? Buses and cars move by, I wonder what they think of the park? People must smoke here, considering all that is left from them is there cigarette butts. One man is enjoying himself in the park, but of course he is just smoking. As the wind blows the leaves off the trees, and grows stronger and strong, I wonder where is the sun? This park isn't getting much of it. Is that why it's so empty? Big trucks pass by; all they leave behind is there pollution. The smell of cigarette smoke fills the air. Some trees are naked, is it from all of this wind?

# CHESTER SQUARE PARK





BEFORE AND AFTER



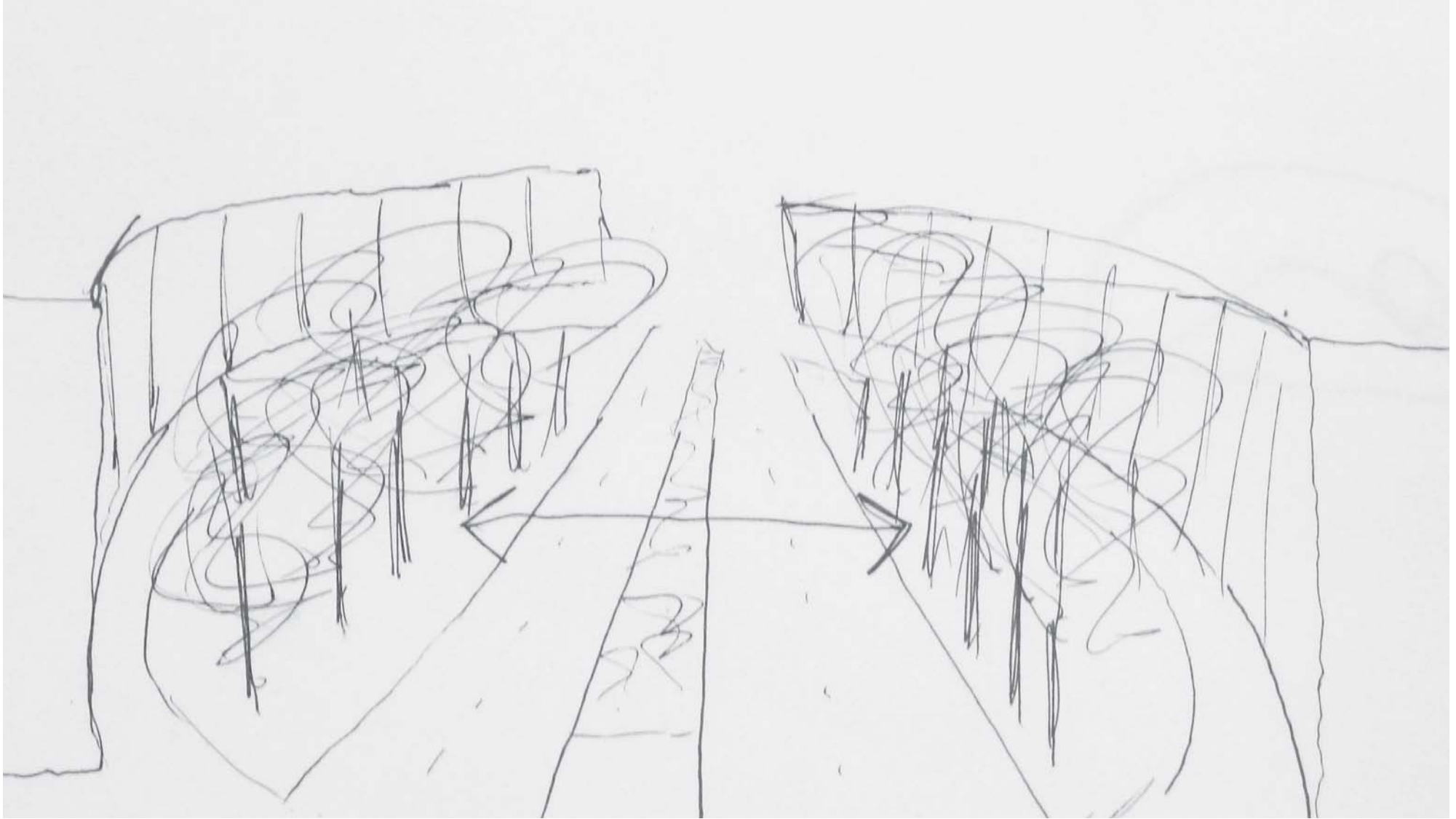
CHESTER SQUARE PARK UPPER HALF



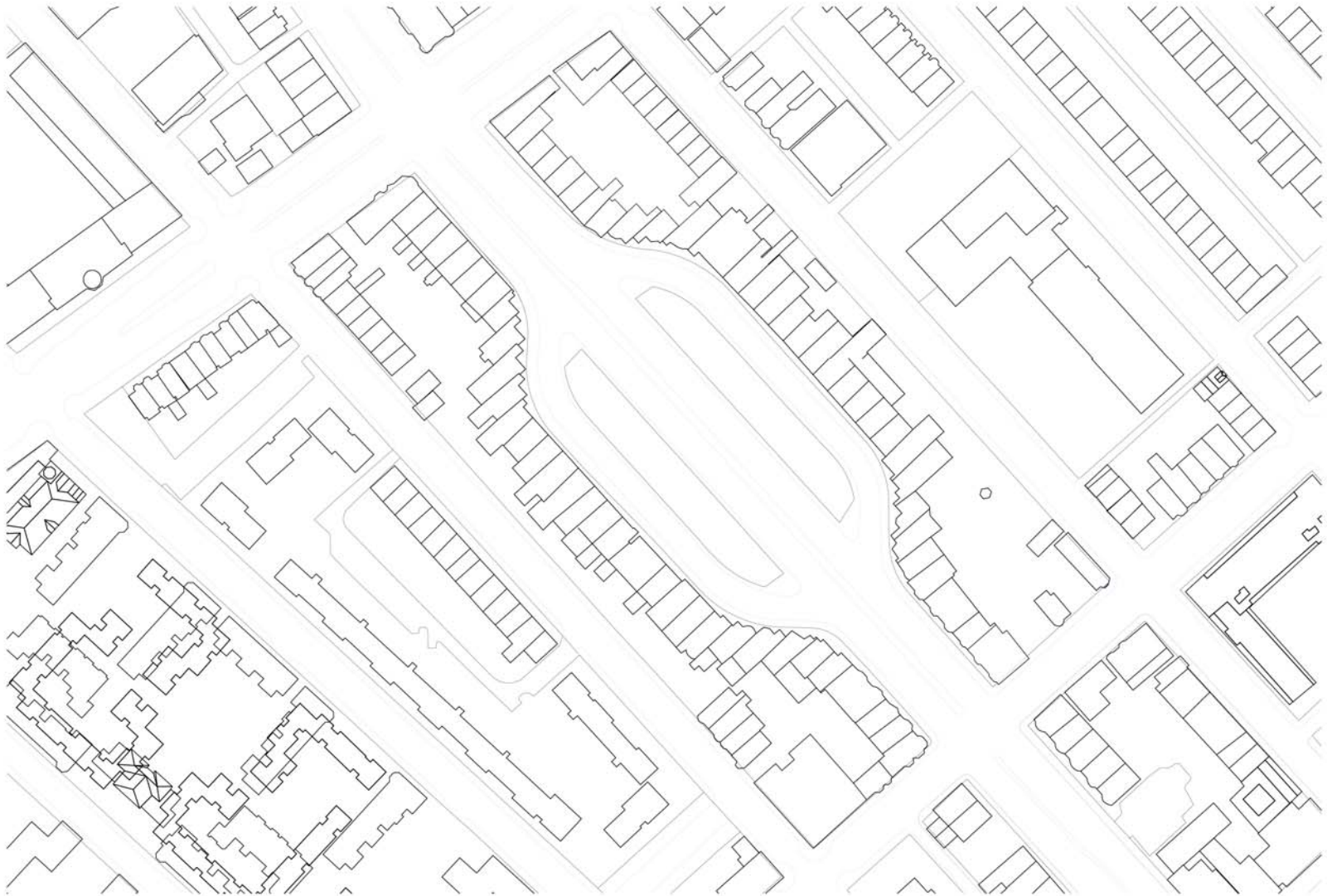
CHESTER SQUARE PARK LOWER HALF



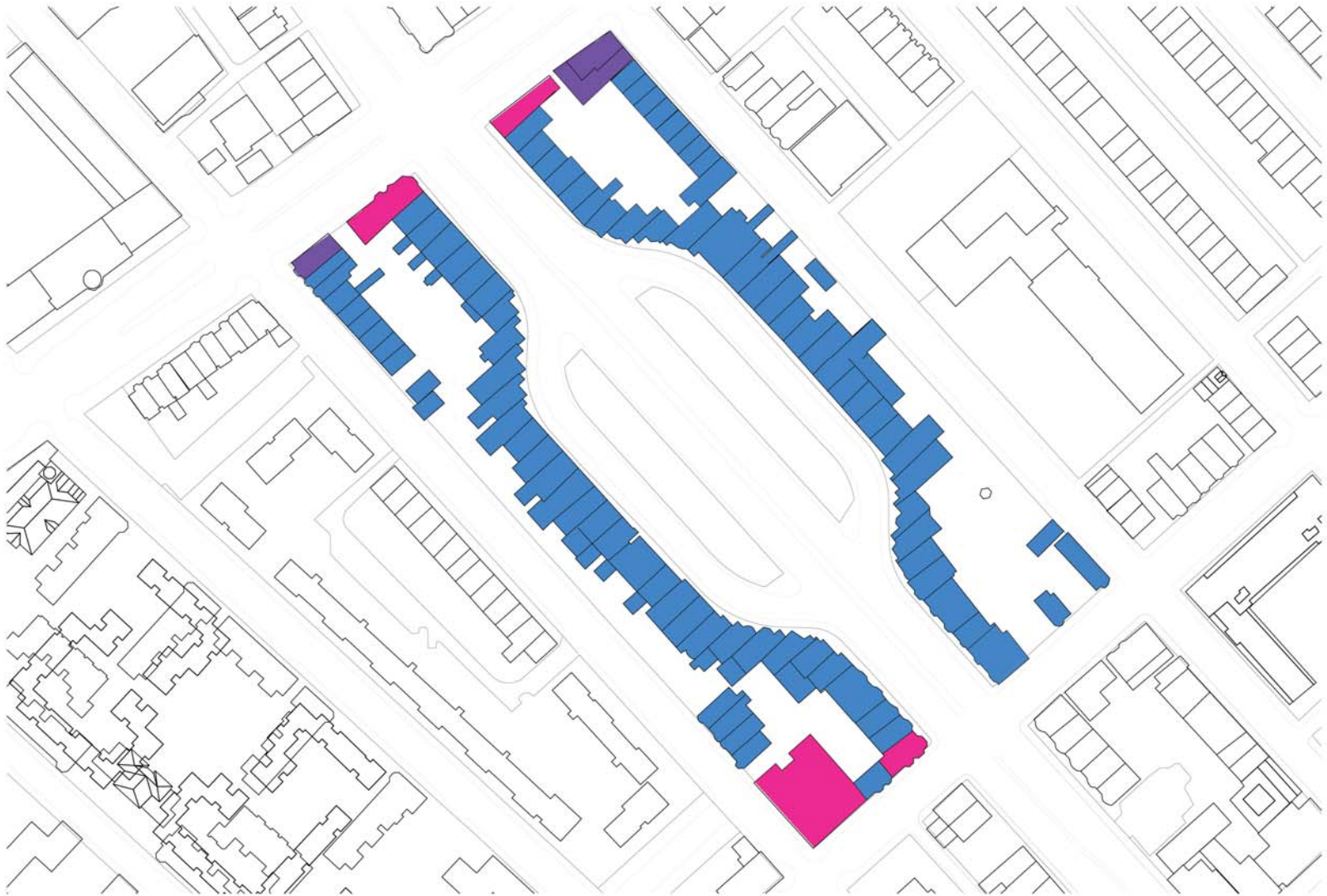
CHESTER SQUARE PARK SKETCH



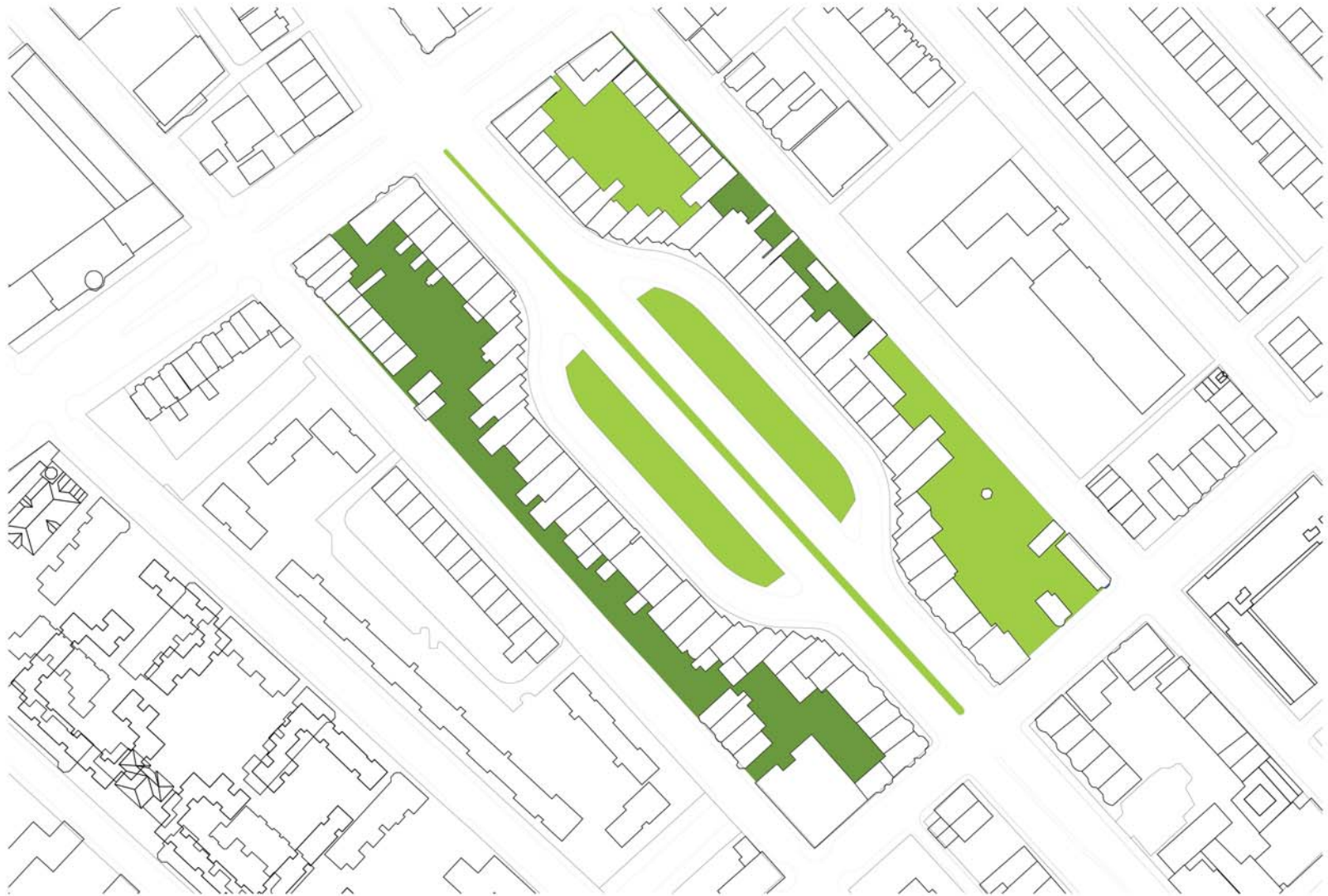
CHESTER SQUARE PARK CONTEXT



CHESTER SQUARE PARK BUILDING TYPES



CHESTER SQUARE PARK OUTDOOR SPACES



# CHESTER SQUARE PARK OPEN SPACE CONTEXT





CHESTER SQUARE PARK THROUGH VEHICULAR CIRCULATION



CHESTER SQUARE PARK LOCAL VEHICULAR CIRCULATION



CHESTER SQUARE PARK BUS CIRCULATION



CHESTER SQUARE PARK PEDESTRIAN CIRCULATION



CHESTER SQUARE PARK CIRCULATION



Context: Context Specific Pedestrian Oriented Urban Street



SOUTH END PUBLIC SPACE ANALYSIS | DYLAN PHANEUF & AMANDA SCHIFFER | APPROACHES TO PUBLIC SPACE | FALL 2011

# CHESTER SQUARE CIRCULATION

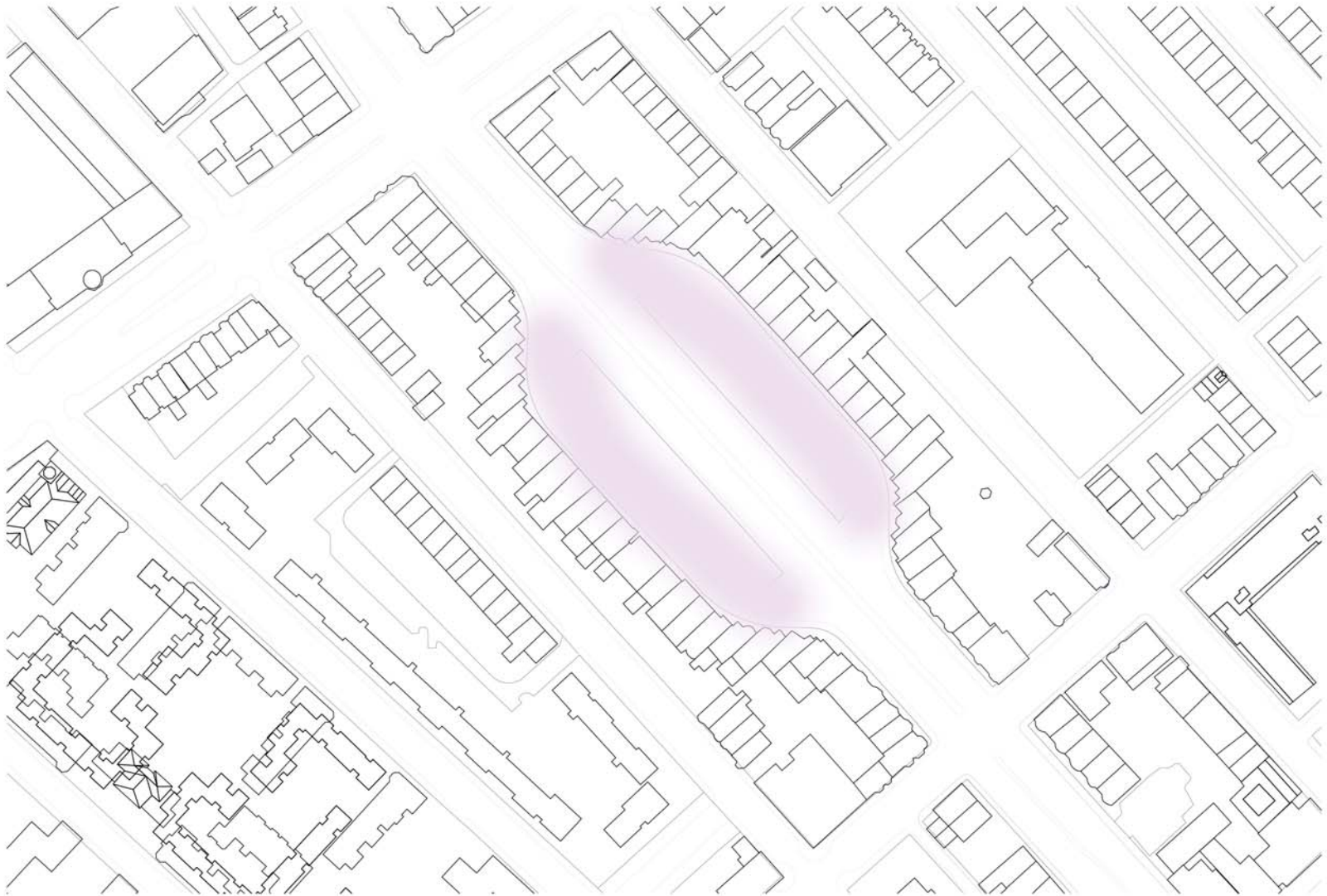


CHESTER SQUARE PARK DEMOGRAPHICS

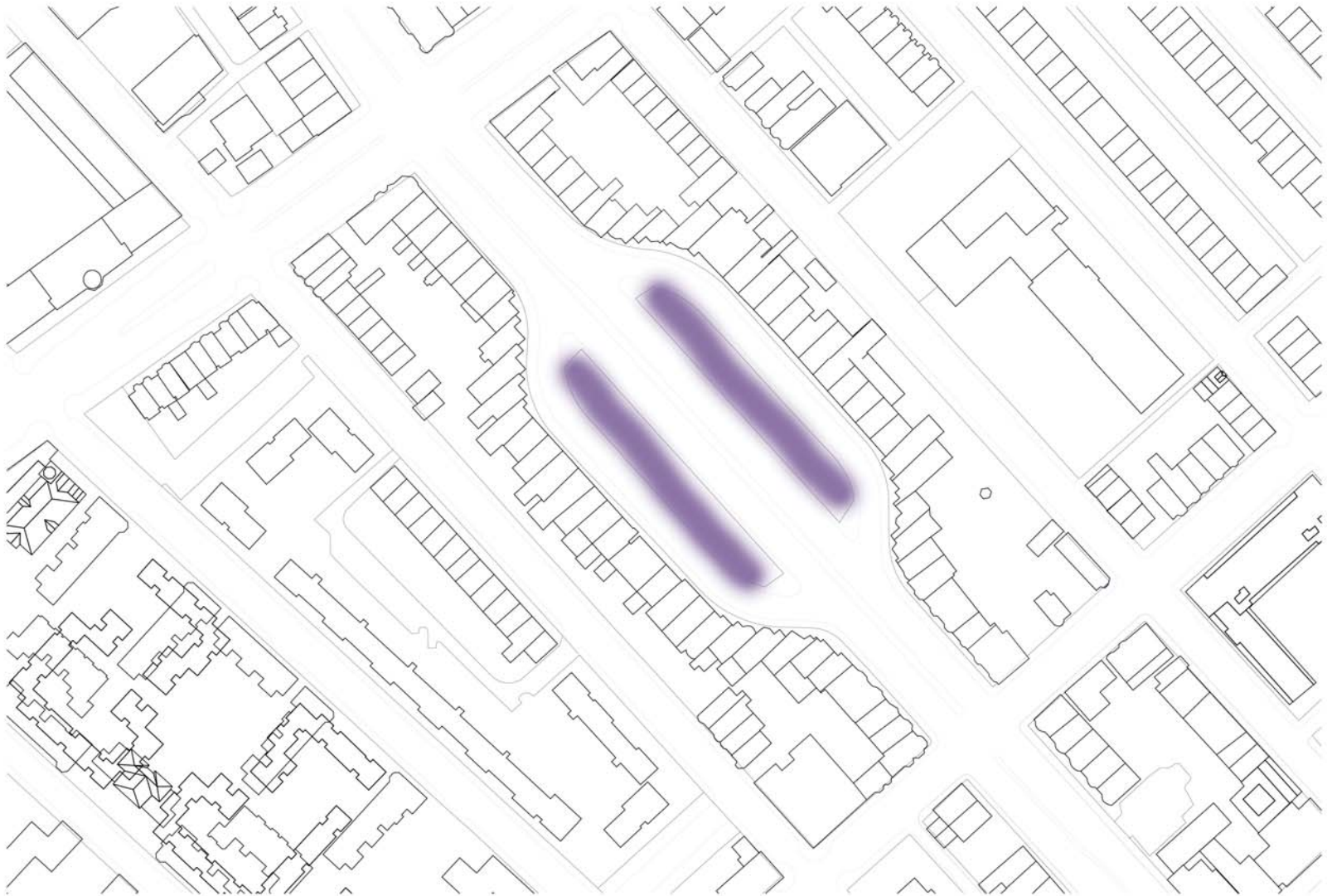




CHESTER SQUARE PARK DEMOGRAPHICS



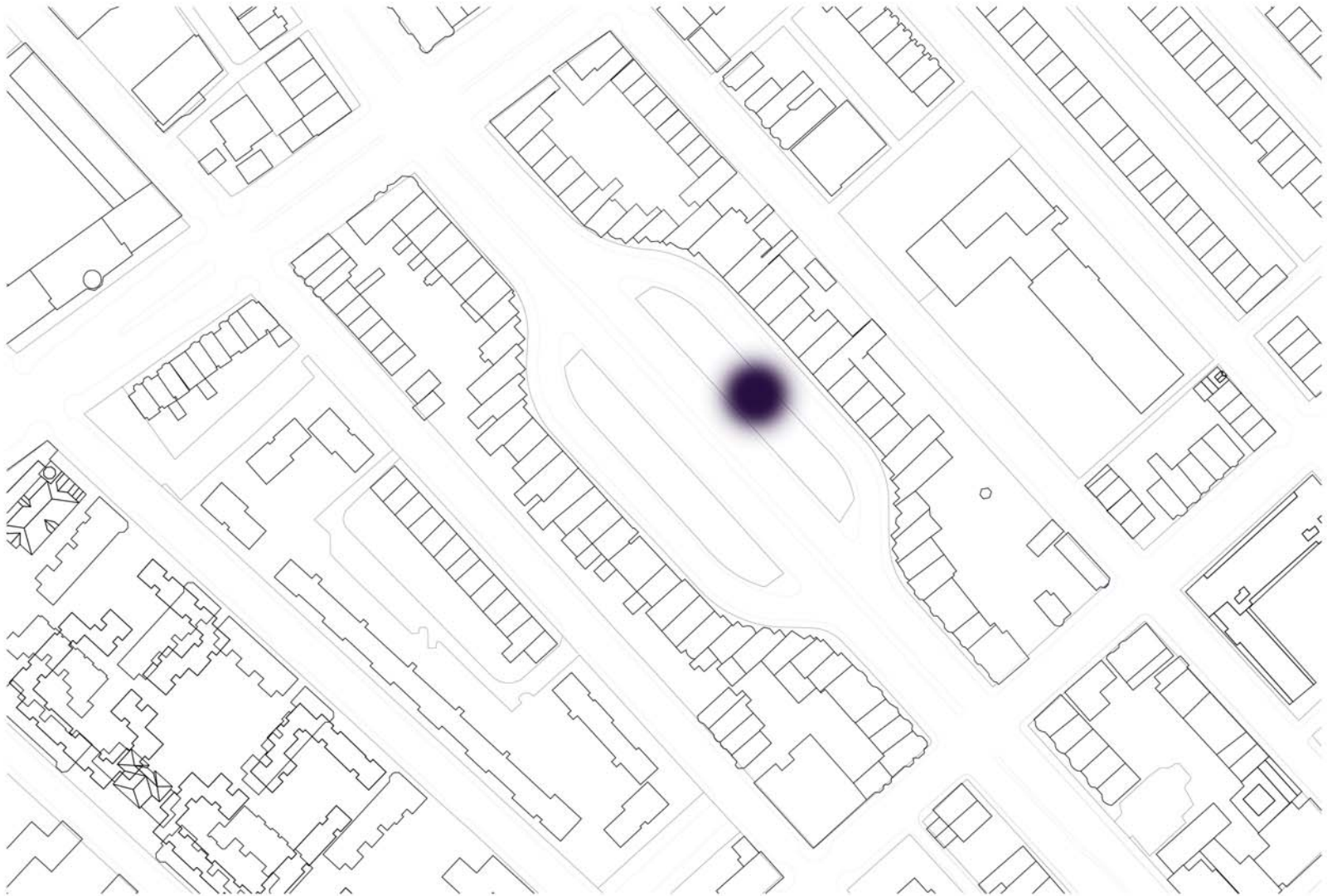
CHESTER SQUARE PARK DEMOGRAPHICS



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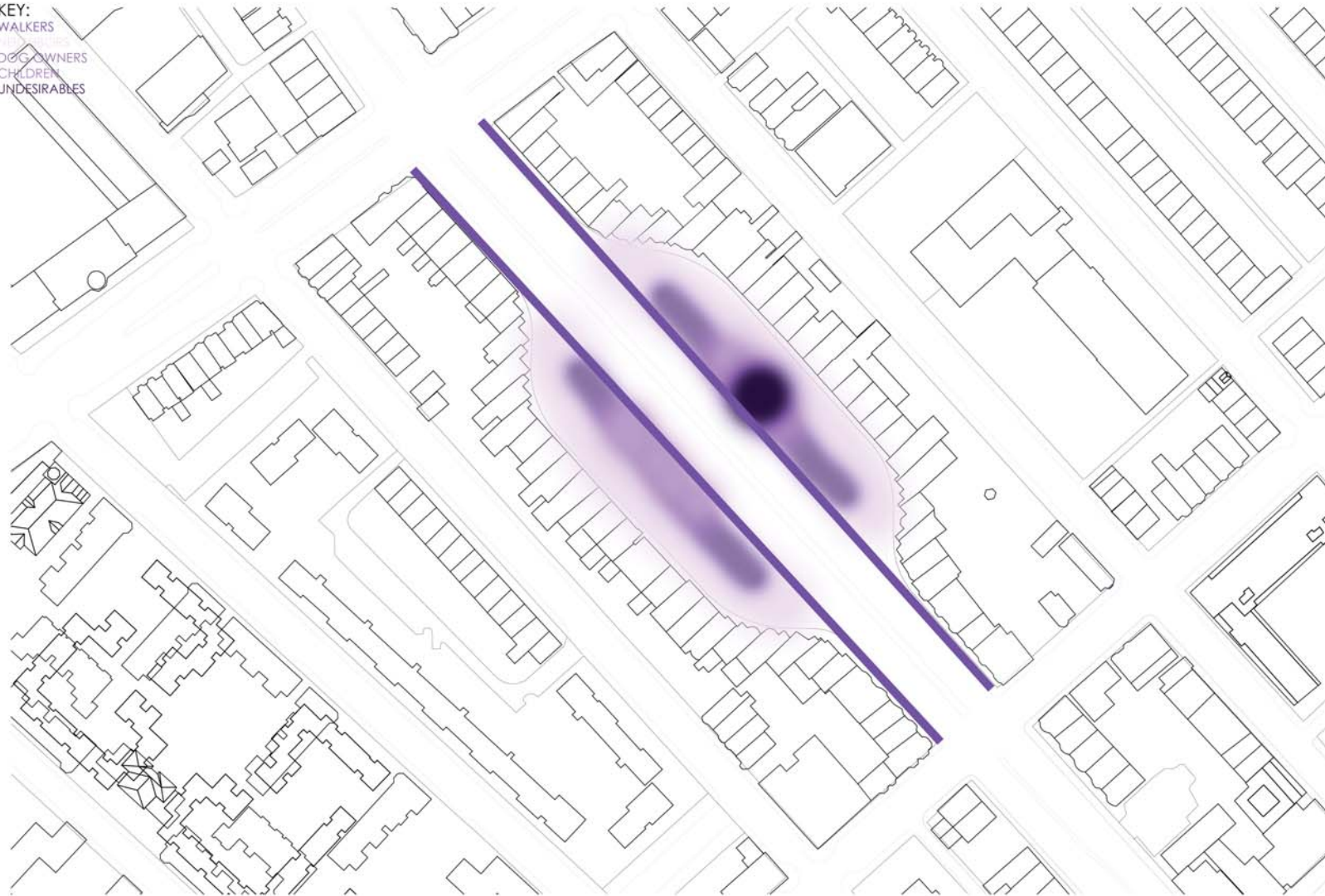


CHESTER SQUARE PARK DEMOGRAPHICS

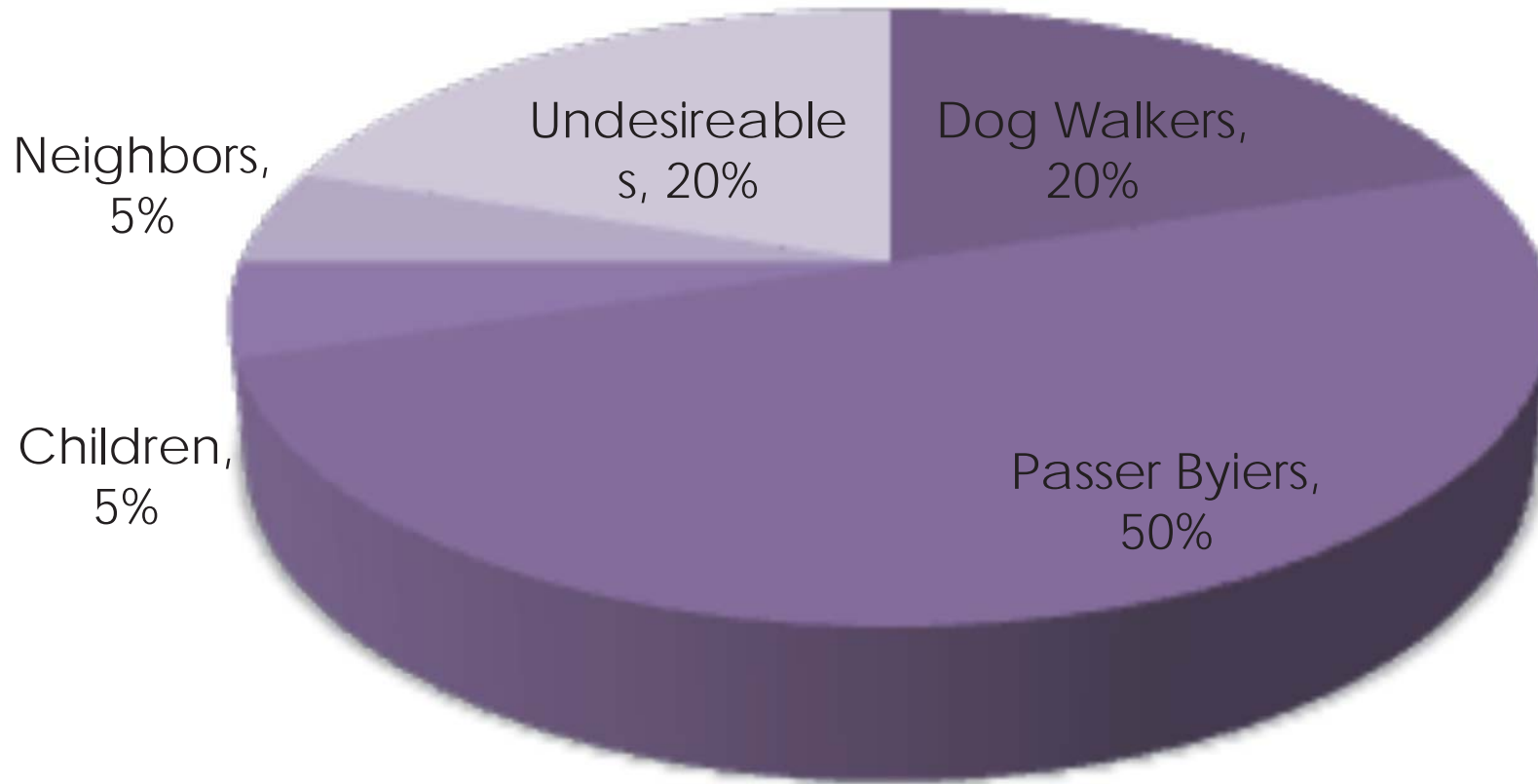


# CHESTER SQUARE PARK DEMOGRAPHICS

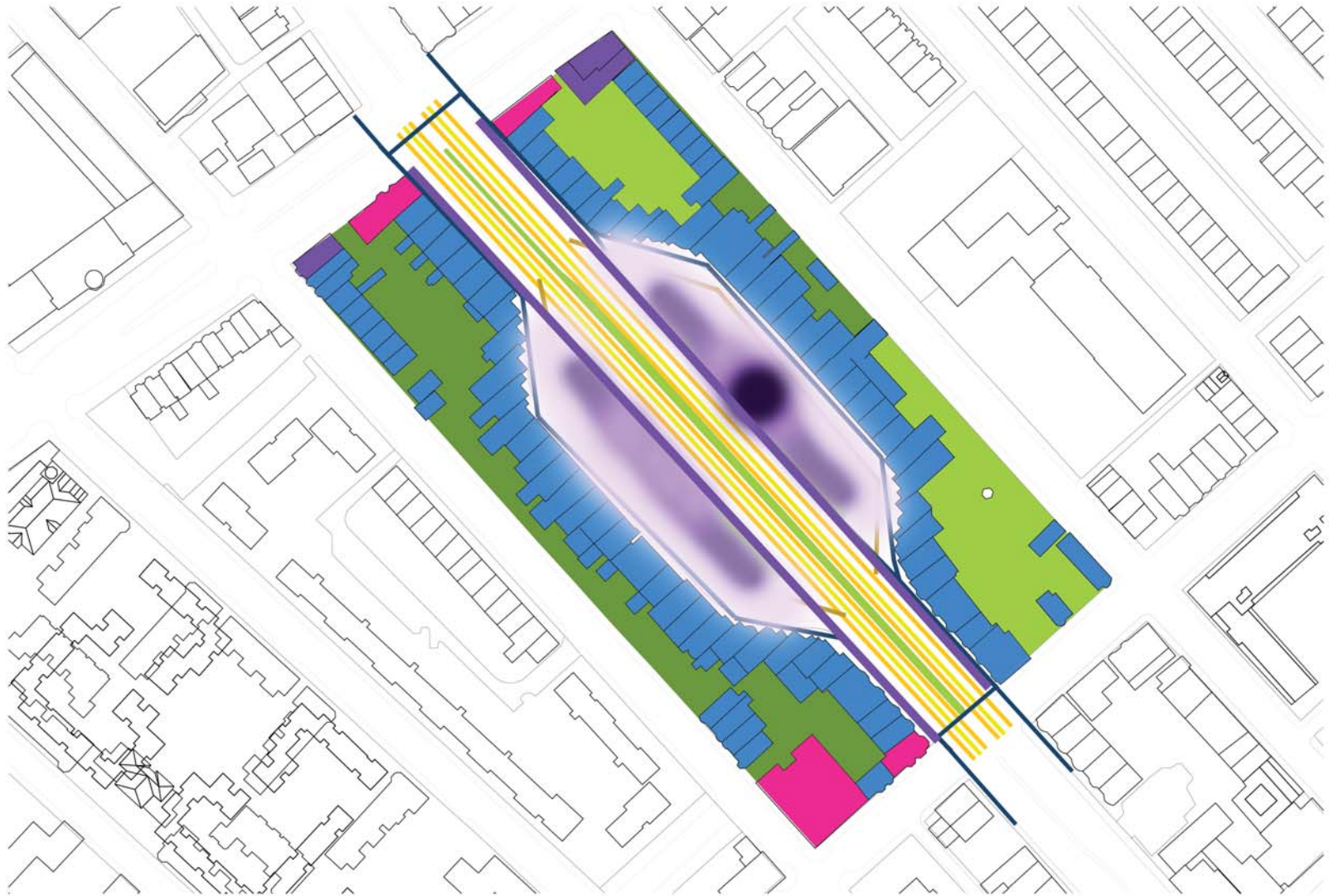
KEY:  
WALKERS  
DOG OWNERS  
CHILDREN  
UNDESIRABLES



CHESTER SQUARE PARK DEMOGRAPHICS



CHESTER SQUARE PARK DIAGRAM CONCLUSION



CHESTER SQUARE PARK SITTING SPACES





## HOW OFTEN DO YOU USE THE PARK?

Question 22: How often do you use the park? (Select one)

Question 31: Name

Question 4: Male Female

Question: Address

Question 0: I am a resident of the neighborhood. (Select one)

WHAT IS ATMOPSHERE OF THE PARK TO YOU?

Dylan, 22: I find that the park is usually empty but the fountain creates a very relaxing environment.

31: I like the park because it's a nice place to go and it's very relaxing.

4: Not really, I don't think it's a very good park. It's just a place to go and sit.

Willard, 65: Usually I don't look around and just get from one place to another. I mean there is a park here and some trees, but it's not really a park.

0: I don't really go to the park. I just walk through it when I'm going to work.

DO YOU FIND IT UNUSED OR OVERUSED?

Dylan, 22: I find the park unused, it is sort of closed off to the neighborhood and Massachusetts.

Alex P: I think the park is sort of closed off to the neighborhood and Massachusetts.

31: I think the park is sort of closed off to the neighborhood and Massachusetts.

4: So I think the park is sort of closed off to the neighborhood and Massachusetts.

5: I think the park is sort of closed off to the neighborhood and Massachusetts.

0: I think the park is sort of closed off to the neighborhood and Massachusetts.

DO YOU FEEL LIKE THIS IS A SUCESSFUL PUBLIC SPACE?

D...22: I ... M...A... ..

...31: N... .. P... ..

...4: I ... M...A... ..

...: I... ..

Stanton, 50: It is fine. Glad there is no playground equipment.

## WHAT ARE THE DEMOGRAPHICS OF THE PARK?

Dylan, 22: People with dogs, people smoking, and the occasional neighbor just sitting there.

31: Most people are just sitting there and smoking.

4: I see a lot of people sitting there and smoking.

5: There are a lot of people sitting there and smoking. I see a lot of people sitting there and smoking.

0: There are a lot of people sitting there and smoking. I see a lot of people sitting there and smoking. Y... I see a lot of people sitting there and smoking.

## Chester Square Park: Chester Square Park

Chester Square Park was a large and elegant park that used to exist for the Chester Square community. Most of the time you find the park empty, but when there are people there they are just passing through or even engaging in illegal substances. But if you let the park invite you in and you sit down, it allows you a small opportunity to escape from the city life and relax amongst the trees. However, you cannot walk through the park because it is enclosed by brownstones. Neighbors use to stroll through the park and enjoy the outdoors, while the traffic flowed far away on the park's perimeter. In the mid 1900's the decision was made to construct interstate 93, and Massachusetts Avenue would be a main axis for Bostonians to access it. Therefore, the decision was made to construct a four lane highway that cut the park in half. Today Chester Square Park is a small reminder of a glorious and elegant park that used to exist for the Chester Square community. Most of the time you find the park empty, but when there are people there they are just passing through or even engaging in illegal substances. But if you let the park invite you in and you sit down, it allows you a small opportunity to escape from the city life and relax amongst the trees. However, you cannot walk through the park because it is enclosed by brownstones. Neighbors use to stroll through the park and enjoy the outdoors, while the traffic flowed far away on the park's perimeter. In the mid 1900's the decision was made to construct interstate 93, and Massachusetts Avenue would be a main axis for Bostonians to access it. Therefore, the decision was made to construct a four lane highway that cut the park in half.

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SOUTH END: BLACKSTONE SQUARE



## BLACKSTONE SQUARE: STREAM OF CONSCIOUSNESS



As I approach the park, the rigor of the harsh black fence dictates my entry. I pass five access points, each with a small gate. The fence is made of black wrought-iron with decorative finials. The sign on the fence is black with white text. The background shows a park with trees and a street.

another must make a wide adjustment for this obstruction. One girl steps down the 12+ inches in the gap. The fence is made of black wrought-iron with decorative finials. The sign on the fence is black with white text. The background shows a park with trees and a street.

be the reason the accompanying park across the street receives so much less traffic, it appears that the fence is a barrier. The fence is made of black wrought-iron with decorative finials. The sign on the fence is black with white text. The background shows a park with trees and a street.



# BLACKSTONE SQUARE: SITE DEVELOPMENT



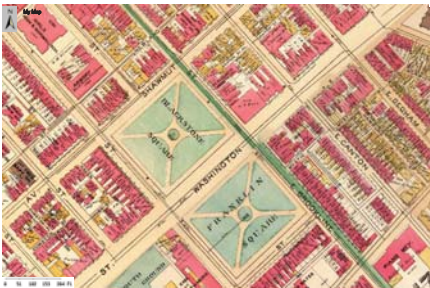
Columbia square before the bissection by Washington St (large oval-shaped park 1826)



Blackstone and Franklin Squares after the bissection by Washington St (1883)



Blackstone and Franklin Squares(1888)



1890



1895



1902



1908



1928



1938

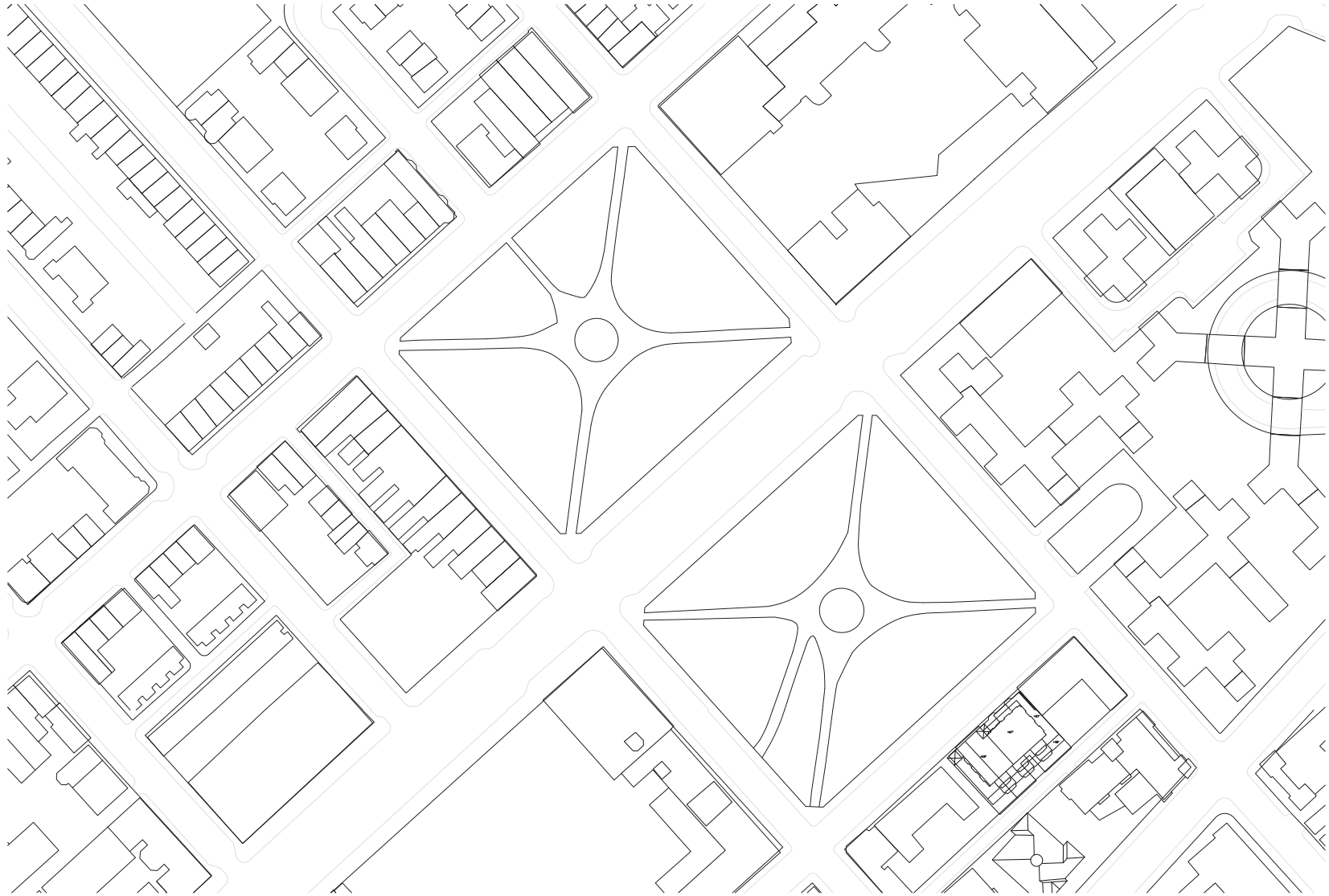


1995

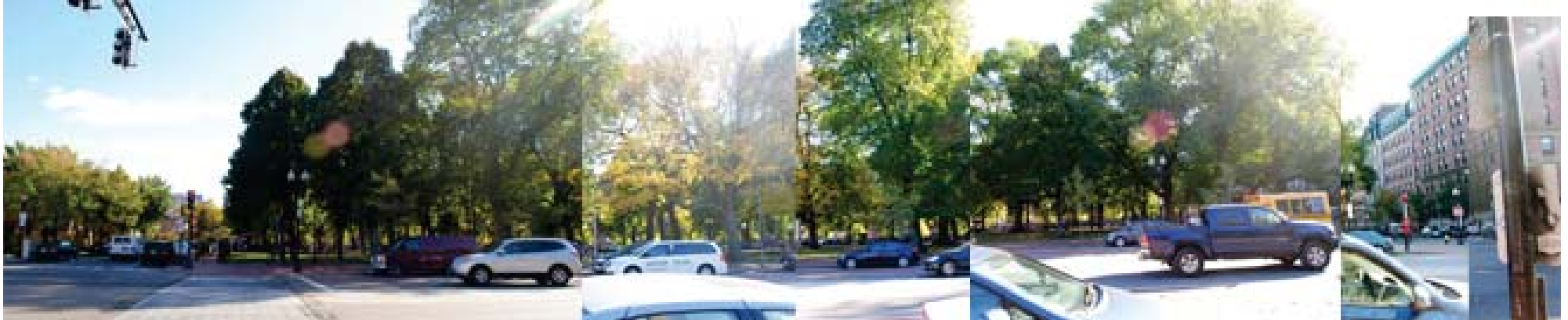


2003

BLACKSTONE SQUARE



BLACKSTONE SQUARE: STREET VIEWS



BLACKSTONE SQUARE: STREET VIEWS



BLACKSTONE SQUARE





BLACKSTONE SQUARE: CONTEXT



BLACKSTONE SQUARE: CONTEXT



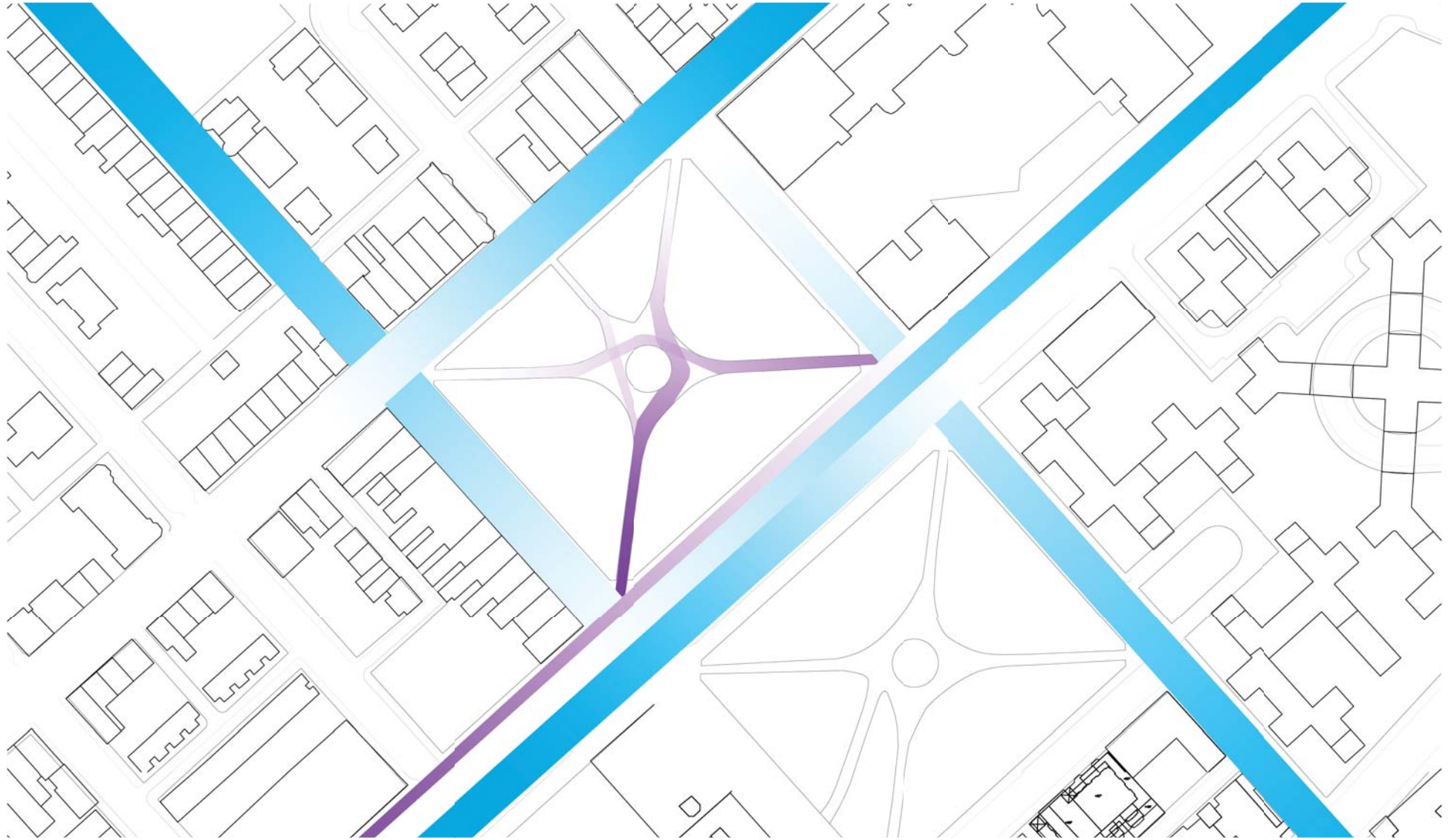


CAR ALARM  
KICKING SOCCER BALL JINGLING  
CRUNCHING ALKING  
BUSES **CONSTRUCTION** TRAFFIC  
BRAKES CHILDREN TALKING CARS CHILDREN YELLING  
**BUS SHAKING** STROLLERS BIKES  
BEEP BEEP  
RUNNING **CHILDREN SCREAMING**  
BACKING NOISES CHATTING FROM BENCHES  
DOGS RUNNING

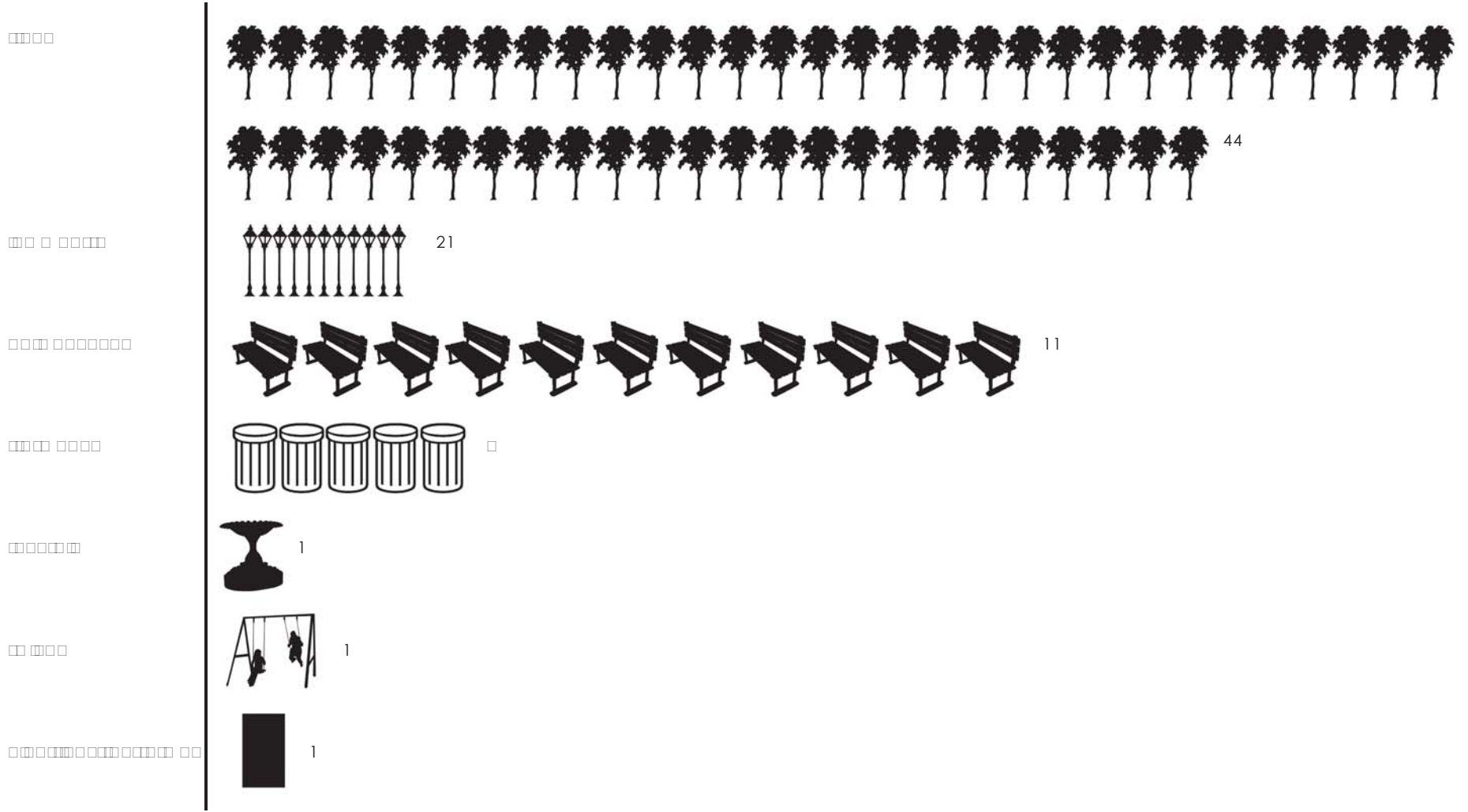
BLACKSTONE SQUARE: TOMOGRAPHIES: DOGS



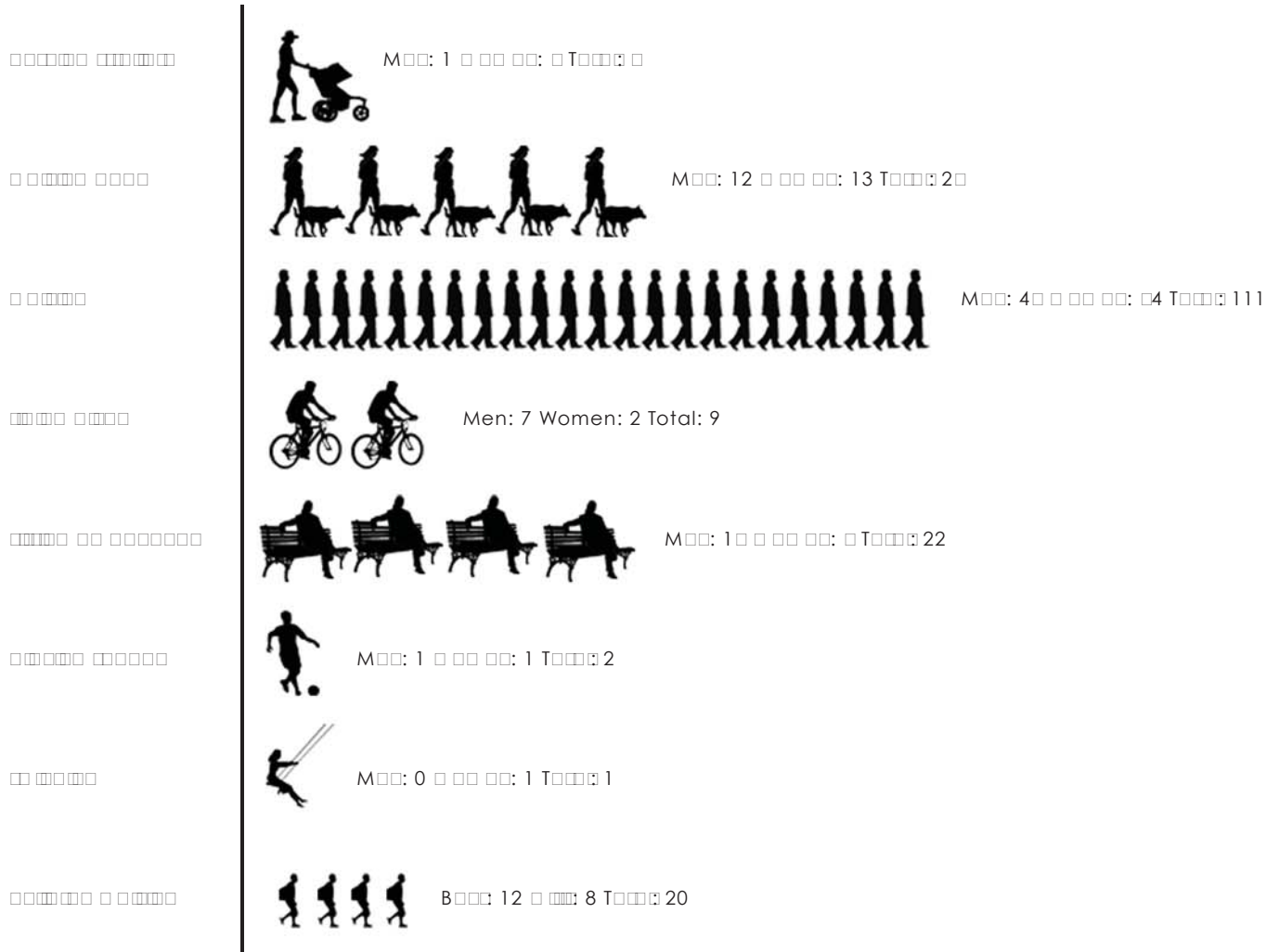
BLACKSTONE SQUARE: CIRCULATION



BLACKSTONE SQUARE: CONTENTS



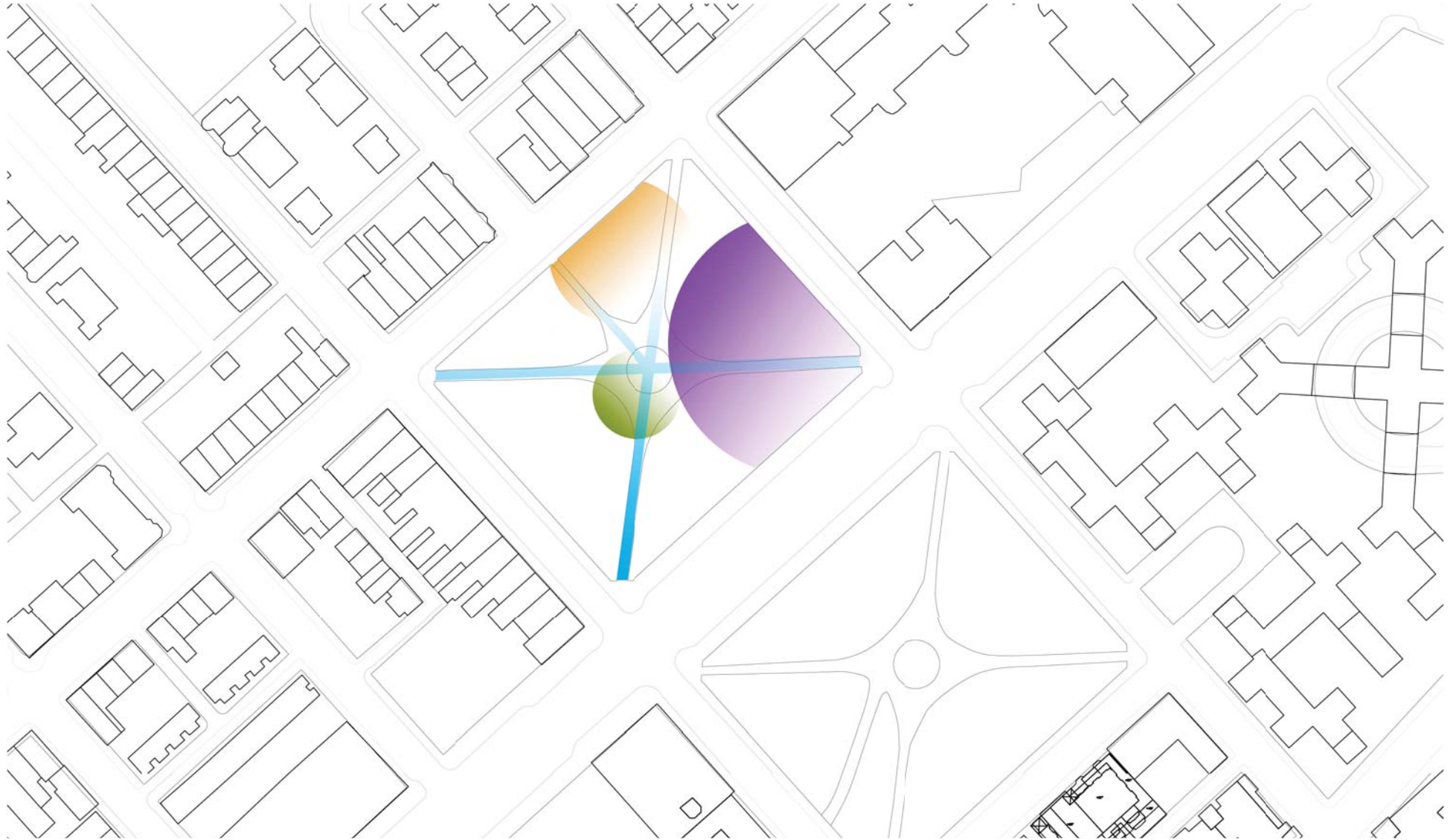
# BLACKSTONE SQUARE: DEMOGRAPHICS



## CONDITIONS:

Fri, Nov 4, 2011  
 1:40 - 3:40  
 Boston, MA

BLACKSTONE SQUARE: DEMOGRAPHICS



BLACKSTONE SQUARE: HOW OFTEN DO YOU USE THIS PARK?

It's not a destination

It's all about the dog

"I'm here three to five times a week. There's usually also birds here, he likes to chase birds." Fabio

People are here to get fresh air

Some people are here to get fresh air, some are here to get a sandwich or just getting fresh air

## BLACKSTONE SQUARE: WHAT IS THE ATMOSPHERE OF THE PARK?

“I don’t know what that person just dropped and then Layla picks it up and eats it.” Lauren  
“I wouldn’t hang out here.”

**Awesome as far as dogs and dog owners** “I don’t know what that person just dropped and then Layla picks it up and eats it.” Lauren

**sociological experiment** “I don’t know what that person just dropped and then Layla picks it up and eats it.” Lauren  
for bums to hang out, drinking vodka at 9am. The atmosphere is different over there than over here.” Fabio

**welcoming**  
**feeling of community**

**active activities**



### BLACKSTONE SQUARE: HOW OFTEN IS THE PARK USED?

I think the park is used often. I think there's a lot of people who come to the park. I think the park is used a lot.

**All the time** I think the park is used all the time. I think there's always people in the park. I think the park is used a lot. I think there's always people in the park. I think the park is used a lot.

“There's always people. Some come at 9am, sleep on the bench, pee on parked cars. They're here all day so there's **always someone here**. I think there's always people in the park. I think the park is used a lot.”

I think cultural events bring in more people. I think there's always people in the park. I think the park is used a lot. **Cultural events bring in more people**. I think there's always people in the park. I think the park is used a lot.

“There are always people running their dogs around or just sitting and chatting. This is the minimum amount of people you would see in the park.”

BLACKSTONE SQUARE: WHO USES THE PARK?

I see people drinking vodka

Do you see people? People are drinking vodka

"Do I want them to police the area better? I don't know because if they keep this area free of the degenerates  
I see people here. They're drinking vodka."

Pretty good mix of people. I see people drinking vodka.

I see everyone. They're drinking vodka.

## BLACKSTONE SQUARE: IS THIS A SUCCESSFUL PUBLIC SPACE?

“It’s a big place in the middle of the city you can do so much more.” A public space in the middle of the city is a great place to be. It’s a place where people can go to relax, play, and socialize. It’s a place where people can enjoy the outdoors and the company of others. It’s a place where people can feel a sense of community and belonging. It’s a place where people can make a difference.

“Homeless people are the only problem.” Some people in the South End area are homeless. They are a problem because they are a burden on the community. They are a problem because they are a source of crime and disorder. They are a problem because they are a source of social and economic inequality. They are a problem because they are a source of human suffering.

“I wouldn’t come here if I didn’t have a dog.” A dog is a great companion. It’s a source of joy and companionship. It’s a source of exercise and activity. It’s a source of security and protection. It’s a source of love and affection. It’s a source of life and meaning. It’s a source of happiness and well-being. It’s a source of hope and inspiration. It’s a source of strength and courage. It’s a source of wisdom and knowledge. It’s a source of peace and harmony. It’s a source of love and life. It’s a source of everything that makes life worth living.

“more community use if the dogs had a more designated area.” A designated area for dogs would be a great idea. It would provide a safe and secure place for dogs to play and socialize. It would provide a place where dog owners can meet and talk to each other. It would provide a place where dogs can be trained and socialized. It would provide a place where dogs can be exercised and kept healthy. It would provide a place where dogs can be loved and cared for. It would provide a place where dogs can be a source of joy and companionship. It would provide a place where dogs can be a source of life and meaning. It would provide a place where dogs can be a source of happiness and well-being. It would provide a place where dogs can be a source of hope and inspiration. It would provide a place where dogs can be a source of strength and courage. It would provide a place where dogs can be a source of wisdom and knowledge. It would provide a place where dogs can be a source of peace and harmony. It would provide a place where dogs can be a source of love and life. It would provide a place where dogs can be a source of everything that makes life worth living.

“great layout.” The layout of the public space is great. It’s a well-designed and well-maintained space. It’s a space that is easy to navigate and use. It’s a space that is safe and secure. It’s a space that is beautiful and enjoyable. It’s a space that is a source of pride and joy. It’s a space that is a source of life and meaning. It’s a space that is a source of happiness and well-being. It’s a space that is a source of hope and inspiration. It’s a space that is a source of strength and courage. It’s a space that is a source of wisdom and knowledge. It’s a space that is a source of peace and harmony. It’s a space that is a source of love and life. It’s a space that is a source of everything that makes life worth living.

BLACKSTONE SQUARE: OTHER INFORMATION

↳ Litter is thrown **trash by the trash cans**. There are trash cans around the perimeter of the park. People throw trash.

↳ Toddlers and a **homeless man take a poop over by the swingset**. There are no bathrooms in the park.

↳ People are more **different dynamic**. People are more diverse.

↳ Yuppies and the Park. People supervise their dogs **They supervise their dogs less than people who come here**. There are dog fights every week.

↳ I get **I get carried away**. People get carried away.

C██████████: BLACKSTONE SQUARE



## CASE STUDY: BLACKSTONE SQUARE

Blackstone Square is a public space that is used by many and understood in as many different ways. The vast majority of people use the space to promote their own use. These people walking through are evenly split between men and women. The vast majority of people who use the space are young adults. The space is used for a variety of activities, including walking, sitting on benches, and playing. The space is also used as a meeting place for friends and family. The space is a popular destination for people who are looking for a place to relax and enjoy the outdoors.

People on the benches are also diverse. The majority of the people are what was identified during the observation and interviewing process as the problem of the site, the homeless. They are there on the benches first thing in the morning through the entire day. It is a common sight to see people sitting on the benches, some of whom are clearly homeless. The presence of homeless people on the benches is a major issue for the community. The homeless people are often seen sleeping on the benches, and this is a source of concern for many people. The homeless people are also often seen using the benches as a place to store their belongings. The presence of homeless people on the benches is a major issue for the community.

During the observation and interviewing process, it was found that the homeless people are often seen using the benches as a place to store their belongings. The presence of homeless people on the benches is a major issue for the community. The homeless people are often seen sleeping on the benches, and this is a source of concern for many people. The homeless people are also often seen using the benches as a place to store their belongings. The presence of homeless people on the benches is a major issue for the community.

Even though the space is used by many people, the space is not always used in the same way. Some people use the space for walking, while others use it for sitting on benches. The space is also used for playing. The space is a popular destination for people who are looking for a place to relax and enjoy the outdoors. The space is used for a variety of activities, including walking, sitting on benches, and playing. The space is also used as a meeting place for friends and family. The space is a popular destination for people who are looking for a place to relax and enjoy the outdoors.

This site has its flaws but these quirks are what makes it such a success. If the dogs were removed the park would lose its vibrancy. The space is used for a variety of activities, including walking, sitting on benches, and playing. The space is also used as a meeting place for friends and family. The space is a popular destination for people who are looking for a place to relax and enjoy the outdoors. The space is used for a variety of activities, including walking, sitting on benches, and playing. The space is also used as a meeting place for friends and family. The space is a popular destination for people who are looking for a place to relax and enjoy the outdoors.

## CHESTER SQUARE AND BLACKSTONE SQUARE

Chester Square and Blackstone Square are located about five minutes walking distance apart from one another. The main roads, Massachusetts Ave and Washington Street respectively. These two streets have a great deal of traffic, both vehicular and pedestrian. Chester Square and Blackstone Square are both located on the same side of the street, so they are not very visible to each other. These points fail to lead the pedestrian to a place that they cannot reach by just continuing on the sidewalk, so the streets are not very pedestrian friendly. Blackstone Square is a very busy street and is a very important street in the South End. Chester Square is a very busy street and is a very important street in the South End. The streets are not very pedestrian friendly and are not very safe for pedestrians.

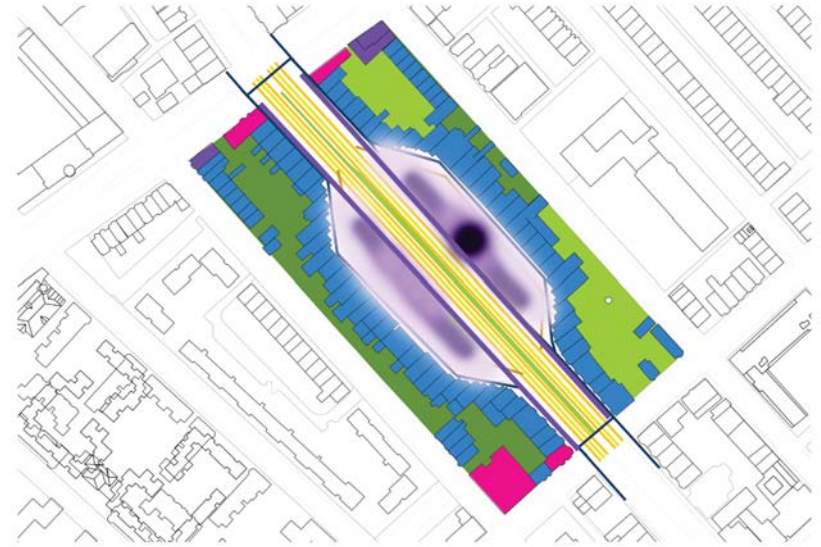
The streets are not very pedestrian friendly and are not very safe for pedestrians. The streets are not very pedestrian friendly and are not very safe for pedestrians. The streets are not very pedestrian friendly and are not very safe for pedestrians. The streets are not very pedestrian friendly and are not very safe for pedestrians. The streets are not very pedestrian friendly and are not very safe for pedestrians. The streets are not very pedestrian friendly and are not very safe for pedestrians. The streets are not very pedestrian friendly and are not very safe for pedestrians. The streets are not very pedestrian friendly and are not very safe for pedestrians. The streets are not very pedestrian friendly and are not very safe for pedestrians. The streets are not very pedestrian friendly and are not very safe for pedestrians.

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CHESTER SQUARE AND BLACKSTONE SQUARE



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