



The Navy Yard



*The U.S.S. Constitution, Old Ironsides, is permanently berthed at the Navy Yard.*



# The Navy Yard — The Anchor in Harborpark

**S**urely the single most dramatic and breathtaking redevelopment plan in the nation today is the Charlestown Navy Yard. This is the place that built and launched hundreds of ships in record time during World War II, that is home port



*The Quarter Deck restaurant.*

to the U.S.S. *Constitution*, and that has played an integral part in the life of Boston ever since it was commissioned in 1800 as a cornerstone in the nation's defense system. Yet the Navy Yard has always been a special place for Bostonians, with its superb vantage point on the Harbor. Many nineteenth-century visitors came for the

views as well as “to picnic and to promenade.”

Characterized by granite structures dating from the 1800s, graced with magnificent views of the harbor and skyline, and ringing with the sounds of rivet guns and construction equipment, the entire Navy Yard is springing to life in ways that were unimagined just a few years ago. Private developers are working with the City of Boston and the Boston Redevelopment Authority in a partnership that is transforming the Navy Yard into one of the city's newest and most attractive neighborhoods.

To be a part of what is



*Shipyards Park.*



*Constitution Quarters.*

happening at the Navy Yard is very definitely to be a part of everything that is exciting and dynamic about Boston, undoubtedly — and quite understandably — one of the country's most livable cities. The Navy Yard, a vital part of Boston's History, proudly enters the 21st century.

# The Reality Begins to Take Shape

**M**uch of the work needed to get the Navy Yard moving has already been completed: the delightful, award-winning Shipyard Park is in place, as is a 400-foot-long public pier; many of the residential developments are either occupied or under construction; a dozen or so commercial rehabilitations for offices and retail uses are under way or nearing completion; extensive



*A gazebo at Shipyard Quarters Marina.*

roadways are in place, as are underground utilities, granite curbs, and cobblestone walkways; and the beautiful Ship-



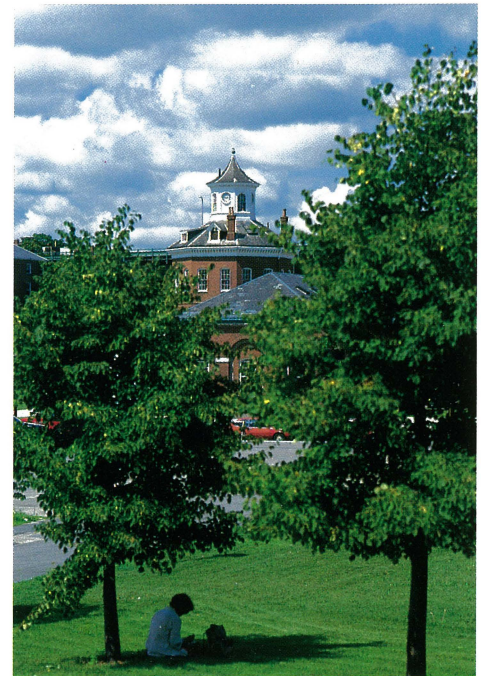
*The view from the marina.*

yard Quarters Marina and Yacht Club have been drawing boating enthusiasts for several seasons.

With more than half a billion dollars invested by completion in the early 1990s, the Navy Yard will clearly have re-established its position of pre-eminence—now as a triumphant revival of the waterfront for living, working, shopping, and playing where once it built and sent to sea the ships that defended our country.

As the city's planning agency, the Boston Redevelopment Authority has brought together the skills and arts that

Boston has always been noted for and that have resulted in structures and open spaces of inordinate charm and force. At the same time, the Boston Redevelopment Authority has worked closely with the people of Charlestown and has seen to



*The Muster House.*

it that provisions have been made within the development both for housing and jobs geared to Charlestown residents, for the Navy Yard is as much a part of Charlestown as Charlestown is a part of Boston.

As the Navy Yard reaches the point of “critical mass” — the point where a project hits its



The Shipyard Marina and Constitution Quarters are in the foreground, and the Chain Forge and Constitution Park are visible in the background.

stride and begins to attain a recognizable shape and form — it daily becomes clearer and clearer that this place will become one of the jewels in Boston’s crown, and, as such, one of the country’s national treasures.



The parking garage.

## The City as a Partner

*The Charlestown Navy Yard is Boston’s historic past and exciting future all in one place. The Yard has become one of the jewels of Boston’s resurgent waterfront. Closed 12 years ago as an active Naval installation, the Yard has been brought back by creative partnerships between the City and the private sector.*

*The City of Boston is working hard to create a new Navy Yard that provides housing, jobs, and recreation opportunities to families and individuals from the full spectrum of backgrounds and interests. For 200 years, the Yard was the source of employment opportunities for neighbors in Charlestown and throughout the city. We want to reinvigorate that role for the Yard.*

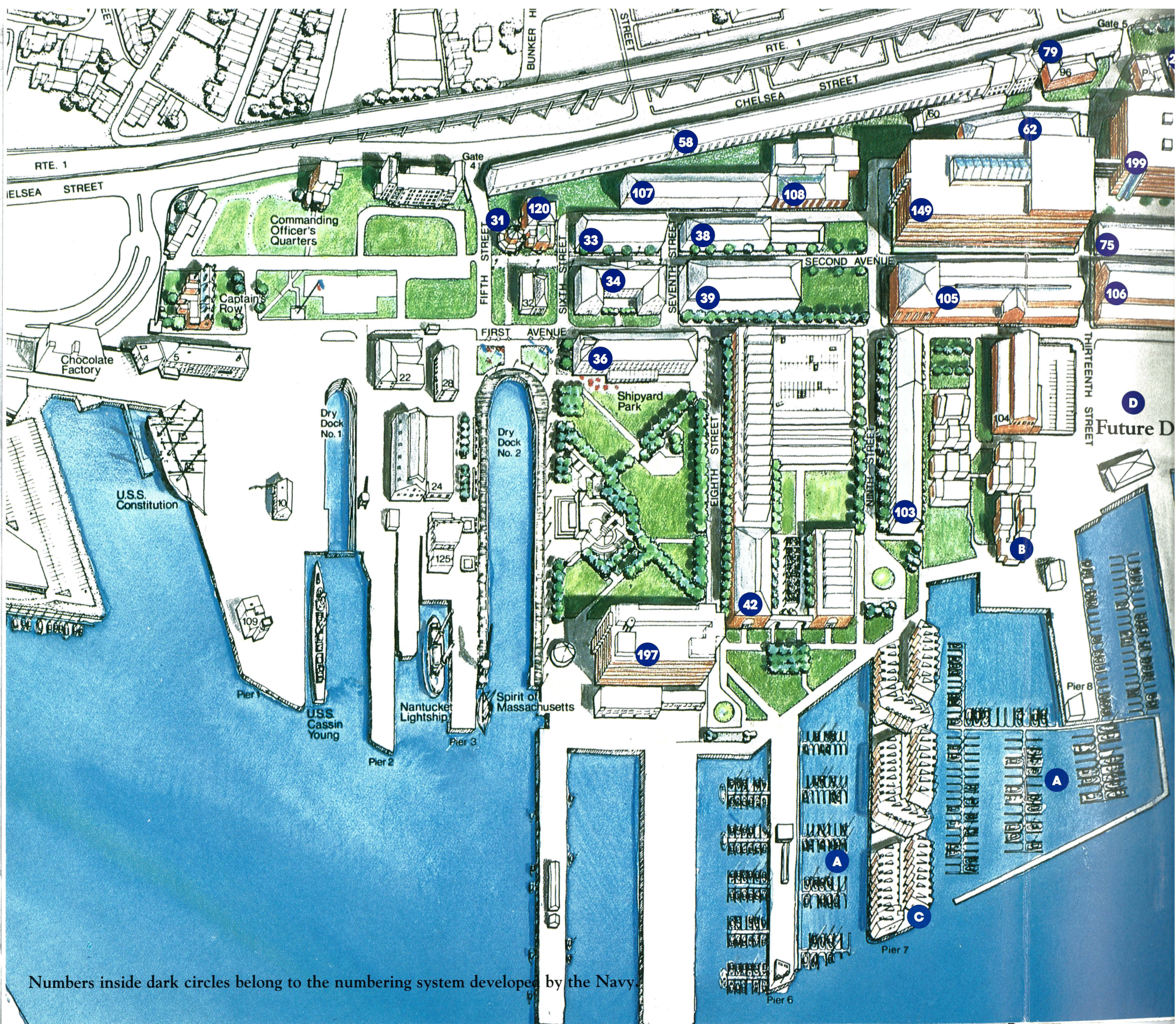
*The historic Charlestown Navy Yard is an exciting place to live, to work, to invest, and to experience the beauty of Boston’s waterfront. It is an exceptional opportunity to renew and rediscover this City’s maritime heritage.*



Sincerely yours

*Raymond L. Flynn*

Raymond L. Flynn  
Mayor of Boston

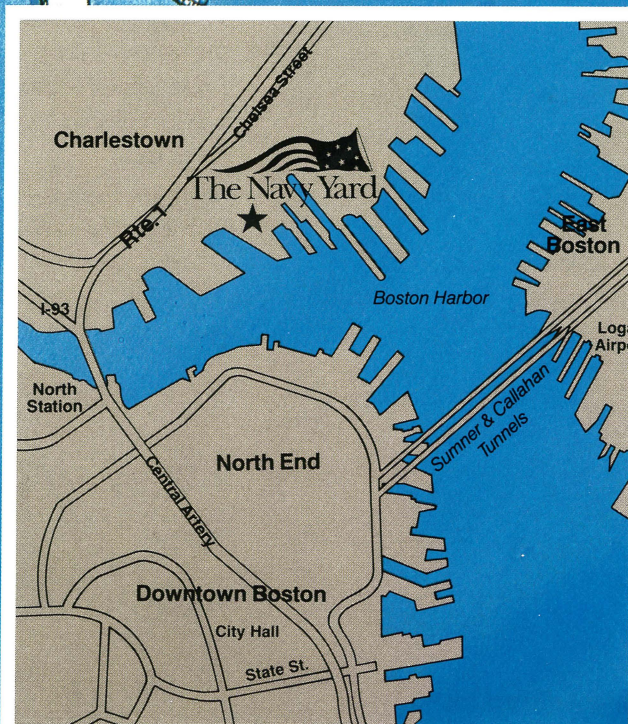
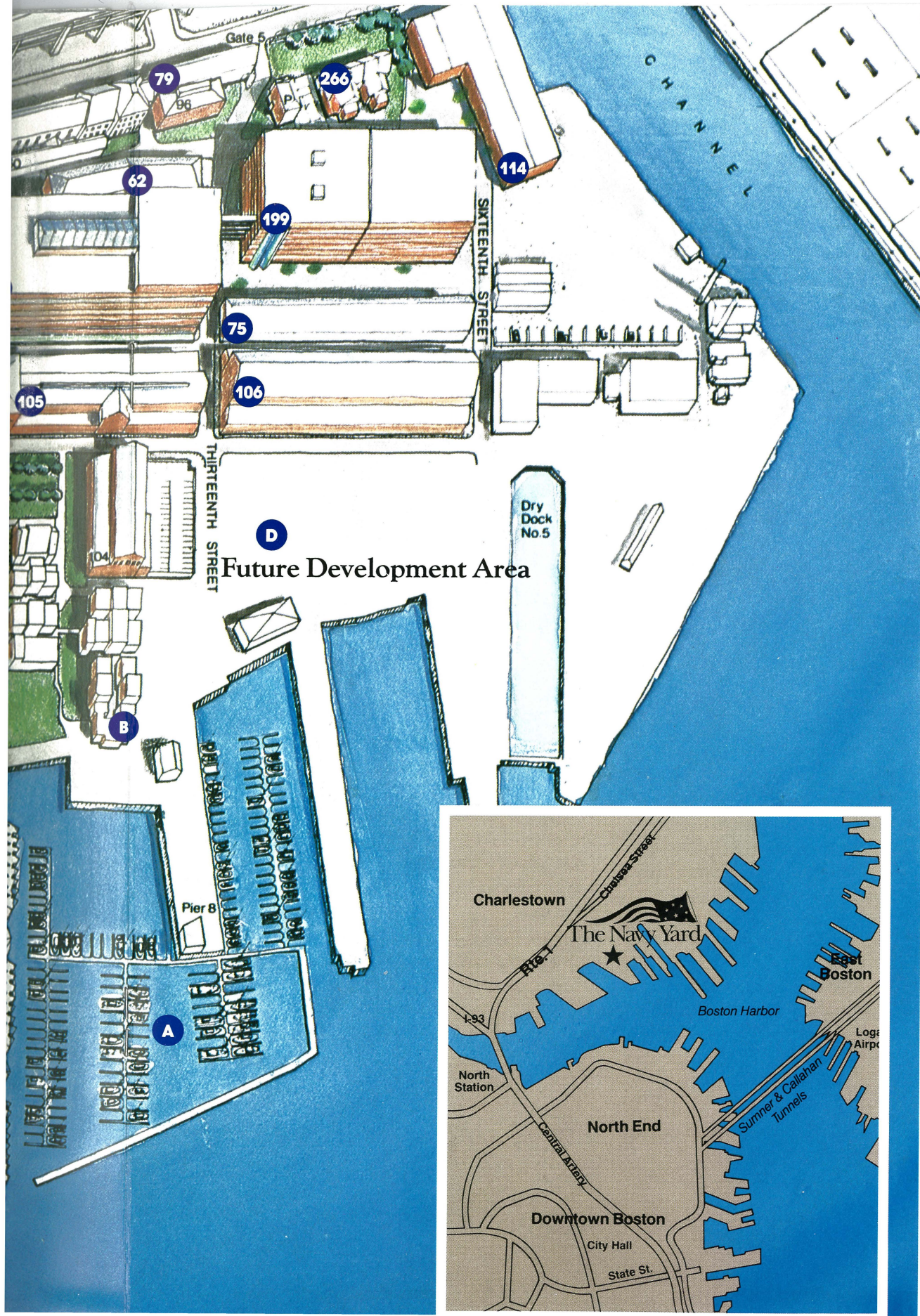


Numbers inside dark circles belong to the numbering system developed by the Navy.

## The Master Plan for the Navy Yard

The Navy Yard is following a well-defined development program that will result in a million square feet of office space, over 100,000 square feet of retail space, and over 3,000 units of housing. More than 15 private developers are at work on some 18 development projects, a number of which are substantially complete. The overall plan calls for a variety of complementary uses, all intended to maximize the Navy Yard's strong historical character as well as its prime waterfront location.

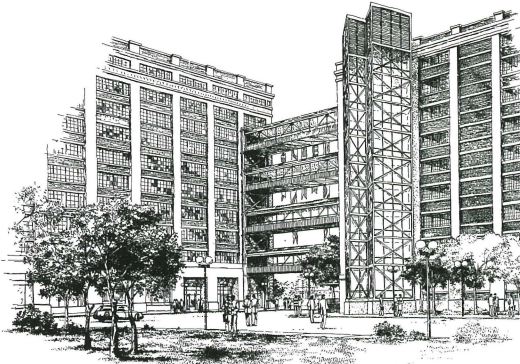
Originally planned by Alexander Parris, the architect for Quincy Market and many other significant structures nationwide, the Navy Yard reflects many eras: notably the first half of the nineteenth century, the Victorian period, and World Wars I and II. Today, the Navy Yard clearly harks back to its historical past while making a strong statement about life in twentieth-century Boston.





## Constitution Park <sup>149</sup> and The Navy Yard Parking Garage <sup>199</sup>

Both these massive properties are being developed by The Congress Group. The largest structure within the Navy Yard, *Constitution Park* will contain 610,000 square feet of office space and 40,000 square feet of retail space. Built during World War I, *Constitution Park* was used by the Navy for both offices and storage. Consisting of two sections, one eight stories, the other ten stories, this impressive project contains two large and very dramatic atriums.



*Constitution Park* (left) and the 1,388-car *Navy Yard Parking Garage*.

Built at the outbreak of World War II, *The Navy Yard Parking Garage* is a 545,000-square-foot structure that was originally used as a storage facility. It is now being used as a 1,388-car parking facility and will serve the office and commercial uses within the Navy Yard.

Developer: *The Congress Group*  
Architect: *Huygens and DiMella, Inc.*

## Navy Yard Plaza

The four rehabilitated buildings that make up *Navy Yard Plaza* were built more than 120 years ago and offer 160,000 square feet of office space on the upper floors and over 40,000 square feet of retail space at ground level. The structures include:



*The Billings Building*.

- **The Billings Building <sup>33</sup>** was built in 1856 of granite and features strong architectural design; it originally served as a barracks.
- **The Parris Building <sup>34</sup>** was designed by Alexander Parris, the Navy Yard's chief architect, for use as a blueprint shop. The rehabilitated building will feature a central courtyard.
- **The Cooper Building <sup>38</sup>** was built in 1854 and evolved through a series of recreational uses, including a library, movie theater, and bowling alley. This structure was designed by Joseph Billings, who succeeded Parris as chief architect of the Navy Yard.

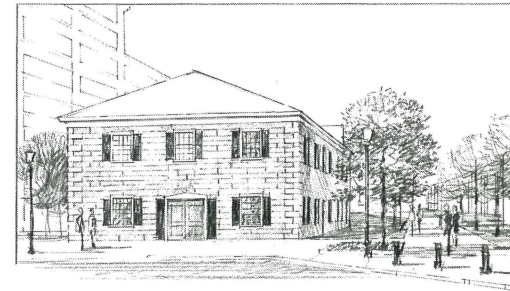
- **The Carriage Building <sup>39</sup>** was built in 1886 originally as the Ordnance Shop. As with the other structures in *Navy Yard Plaza*, *The Carriage Building* can easily be adapted for small to medium-sized office tenants as a consequence of its heavy granite walls and open-span spaces.

Developer: *Navy Yard Plaza Development Associates*  
Architect: *The Architectural Team, Inc.*

## The Hemp House <sup>62</sup>

*The Hemp House* was where hemp was stored before it was taken to be water-proofed and subsequently made into rope at the *Ropewalk <sup>58</sup>*. This 42,000-square-foot structure is being rehabilitated for use as the headquarters of the *New Medico Company* as well as for other office tenants.

Developer: *New Medico Associates & Kendall Development Corporation*  
Architect: *Stephen Blatt Associates*



*The Hemp House*.

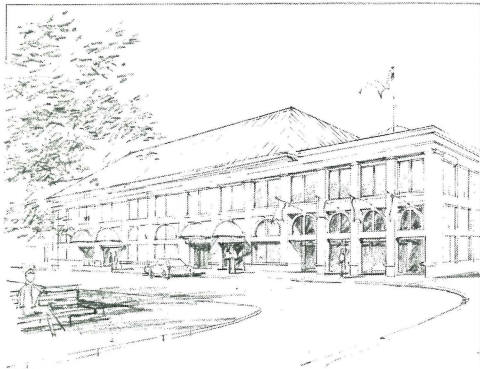
## Ironsides Place <sup>36</sup>

Overlooking Shipyard Park and the harbor, *Ironsides Place* is a beautiful granite structure that was built in 1886 as a "Joiners Shop and Painters Loft." The upper floors are now offices while the ground floor is scheduled to contain a restaurant featuring an outdoor terrace overlooking the harbor and nearby drydock.

Developer: *Incubator Associates*  
Architect: *Anderson, Notter, Feingold*



*Ironsides Place*.



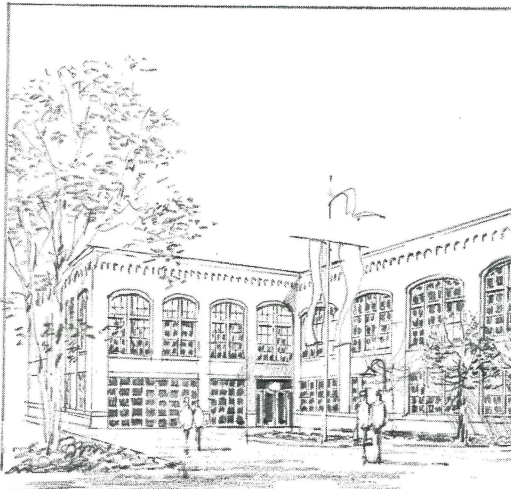
*The Anchor Building.*

### **The Anchor Building** 108

This structure first served as the Navy Yard's main power plant. Over the years, *The Anchor Building* has been heavily altered and will be largely restored when it has been fully rehabilitated for use as office space. The 71,000-square-foot building is adjacent to Anchor Park, an outdoor storage area that the developer will convert into a landscaped plaza.

*Developer: Boston Investment & Development Company*

*Architect: Childs, Bertman, Tsekares & Casendino*



*The Charlestown Boatyard.*

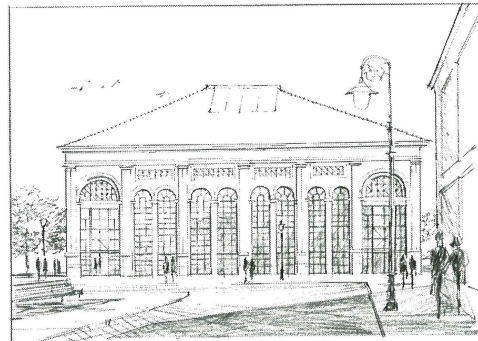
### **The Charlestown Boatyard** 114

This L-shaped industrial building was first used as a woodworking and boat

shop. One of two structures within the Navy Yard to be partially reused for its original purposes, this 93,000-square-foot building will contain space for boat storage and repair, as well as 15,000 square feet of retail space and 30,000 square feet of office space. There will also be a 77-slip marina that is a part of the *Charlestown Boatyard*.

*Developer: Joinery Shop Associates*

*Architect: The Architectural Team, Inc.*



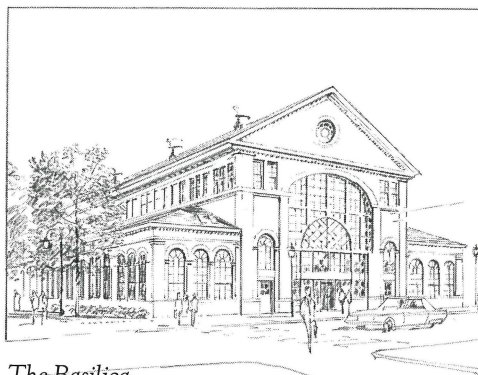
*The Chain Forge.*

### **The Chain Forge** 105

A large 130,000-square-foot brick structure with granite detailing, *The Chain Forge* is where die-lock chain making was invented. Much of the original equipment will be placed in a historical display within a 30,000-square-foot gallery as part of *The Chain Forge's* restoration for office and retail use.

*Developer: Immobiliare-Congress Joint Venture*

*Architect: The Architects Collaborative*



*The Basilica.*

### **The Basilica** 106 and **The Timber House** 75

Built in 1905, *The Basilica* was first used as a metalworker's shop. The cavernous interior allows for a dramatic atrium in this 119,400-square-foot structure, which will become 92 units of housing, ten percent of which will be for elderly residents.

Developed by the same team, the adjacent *Timber House* is a granite and wood structure that was originally used to store the timber used in shipbuilding. This 24,000-square-foot building is being rehabilitated for commercial uses.

*Developer: Basilica Associates*

*Architect: Vitols Associates*



*John Paul Jones House.*

### **John Paul Jones House** 120

Built in 1905, this handsome little building is situated between the distinctive Muster House built in the 1800s and the Boston Marine Society with its intriguing collections, including models of ships that have sailed Boston's waters. Designed as a medical dispensary and clinic, it contains 16,000 square feet of office space.

*Developer: John Paul Jones Limited Partnership*

*Architect: Vitetta Group*



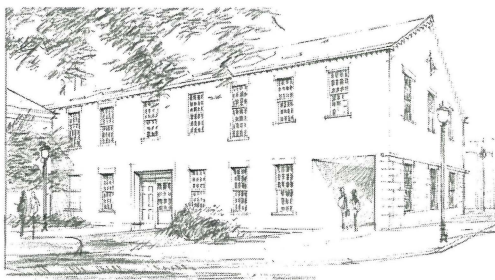
*Captain's Quarters.*

### **Captain's Quarters** 266 and **The Power House** 96

Built in the late 1880s, the *Captain's Quarters* is an attached series of brick rowhouses, first used to house naval officers. The restoration of its 22,500 square feet of space for offices retains many of the original domestic features including fireplaces and kitchens.

The *Power House* is a small, turn-of-the-century power plant. A single-story, hip-roofed structure, the building contains just under 5,500 square feet of office space.

*Developer: Conroy Heafitz Development Team*  
*Architects: Aldrich Company (Captain's Quarters)*  
*Kelly Becker Associates (Power House)*



*The Boiler House.*

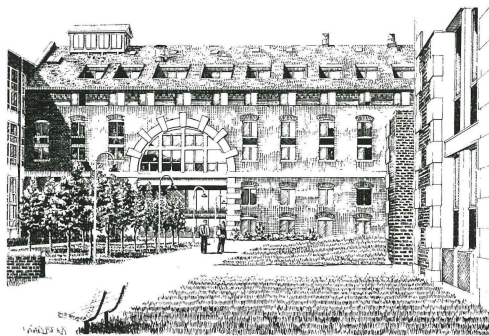
### **The Boiler House** 79

This 19,000-square-foot structure is being rehabilitated for use as 15 units of housing. Originally it was built as a coal storehouse and features strong detailing.

*Developer: Boston Harbor Investment Group*  
*Architect: CSS Architects*

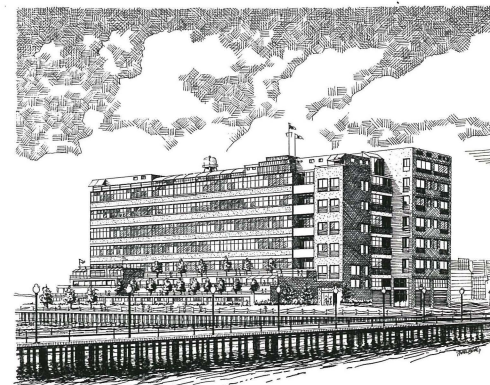
### **The Shipyard**

The *Shipyard* portion of the Navy Yard is being developed by Immobiliare New England, an affiliate of the Raymond Cattle Company of Boston. Consisting of 58 acres of land, piers, and water, approximately a third of this largely residential section of the Navy Yard has already been completed. A part of *The Shipyard* development is the **Shipyard Quarters Marina** A (architect: Anderson Associates), which has enjoyed an exceptionally warm reception from the very start. Pleasure craft of all sorts are tied up at the marina, whose Quarter Deck restaurant is regularly filled with boating enthusiasts, residents, visitors to the area, and people who work at the Navy Yard.



*Constitution Quarters.*

Projects already completed and occupied within *The Shipyard* are **Constitution Quarters** 42 (architect: Anderson, Notter, Feingold), a 367-unit luxury apartment complex; **The Anchorage** 103 (architect: Bruner Cott), a 112-unit apartment structure developed in partnership with a subsidiary of The Barkan Companies, with assisted rents for persons 55 and older; and **The Shipways** B (architect: Childs, Bertman, Tsekares & Casendino), a 57-unit residential and office condominium complex built on the massive concrete shipways that were used to launch ships.



*Independence Quarters.*

Presently under construction at *The Shipyard* are the following projects: **Independence Quarters** 197 (architect: Jordan Gruzen Partnership), at the southern end of Shipyard Park, will contain 154 residential condominium units; **Constellation Wharf** C (architect: Notter, Feingold, Alexander), a 64-unit townhouse condominium development being built on Pier 7; and **Bricklayers and Laborers Non-Profit Housing** D (architect: William Rawn Associates), a nonprofit joint venture with the Bricklayers and Laborers Non-Profit Housing Corporation and Immobiliare New England which will result in 80 units of affordable housing.

Several other development projects are still in the planning stages for *The Shipyard* portion of the Navy Yard, and these, too, will consist primarily of housing developments. When complete, the Navy Yard will provide both rental and home ownership opportunities, and 25% will be affordable.

*At right, an artist's rendering of the cobblestone retail mall that will run down Second Avenue, providing shoppers with easy access to the stores at ground level. With much the feeling of the Faneuil Hall Marketplace, the Navy Yard mall features the attractive little Muster House (at left), an octagonal building that was built in the 1800s and that is planned as a visitors' information center.*





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For Information Contact:  
Harbor Planning and Development Department  
Boston Redevelopment Authority  
100 First Avenue  
Boston, Massachusetts 02129  
Tel. (617) 722-4300