

Christian Science Plaza Revitalization Project

Citizens Advisory Committee

Historical Development &

Existing Conditions Presentation

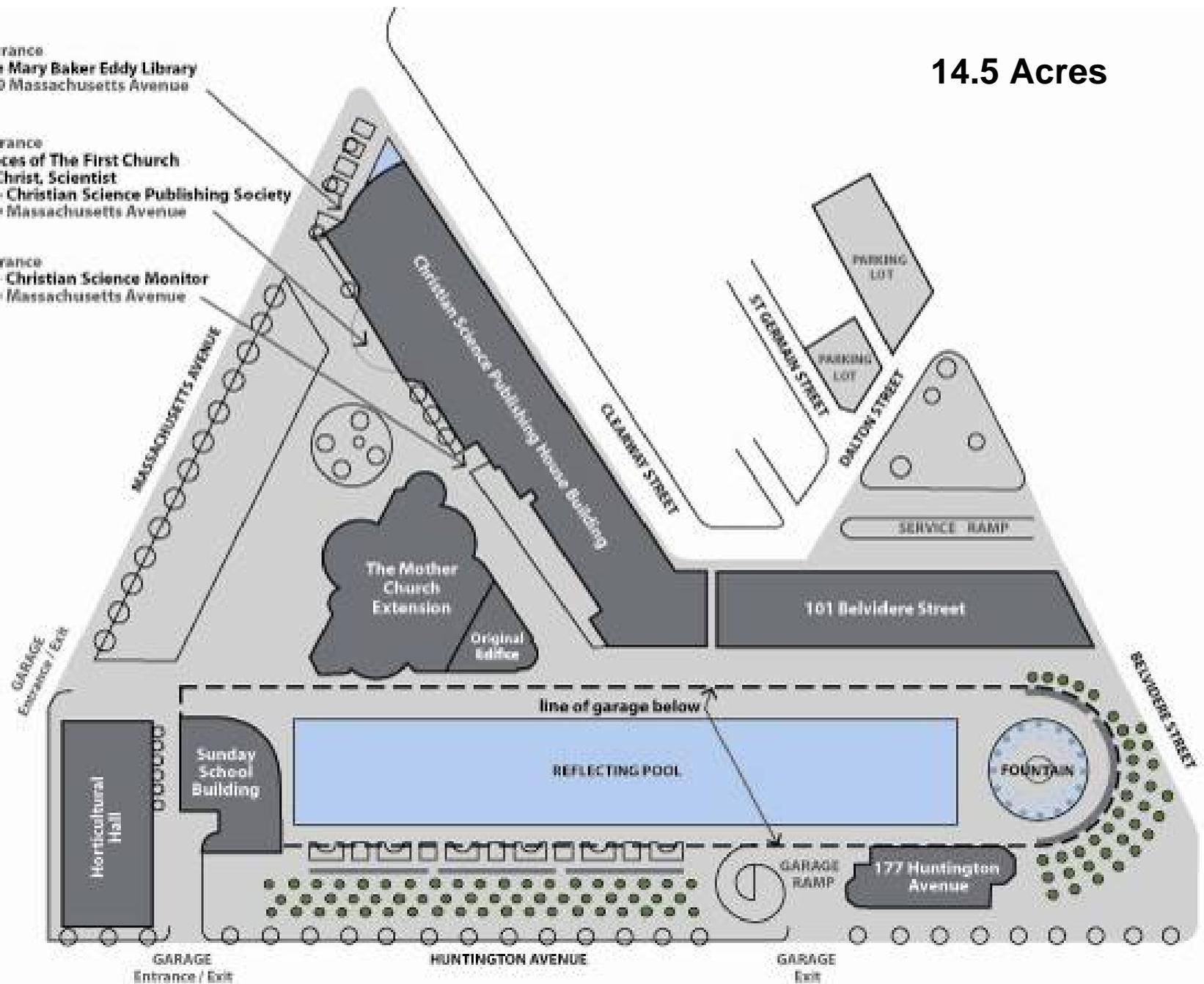
April 2, 2009

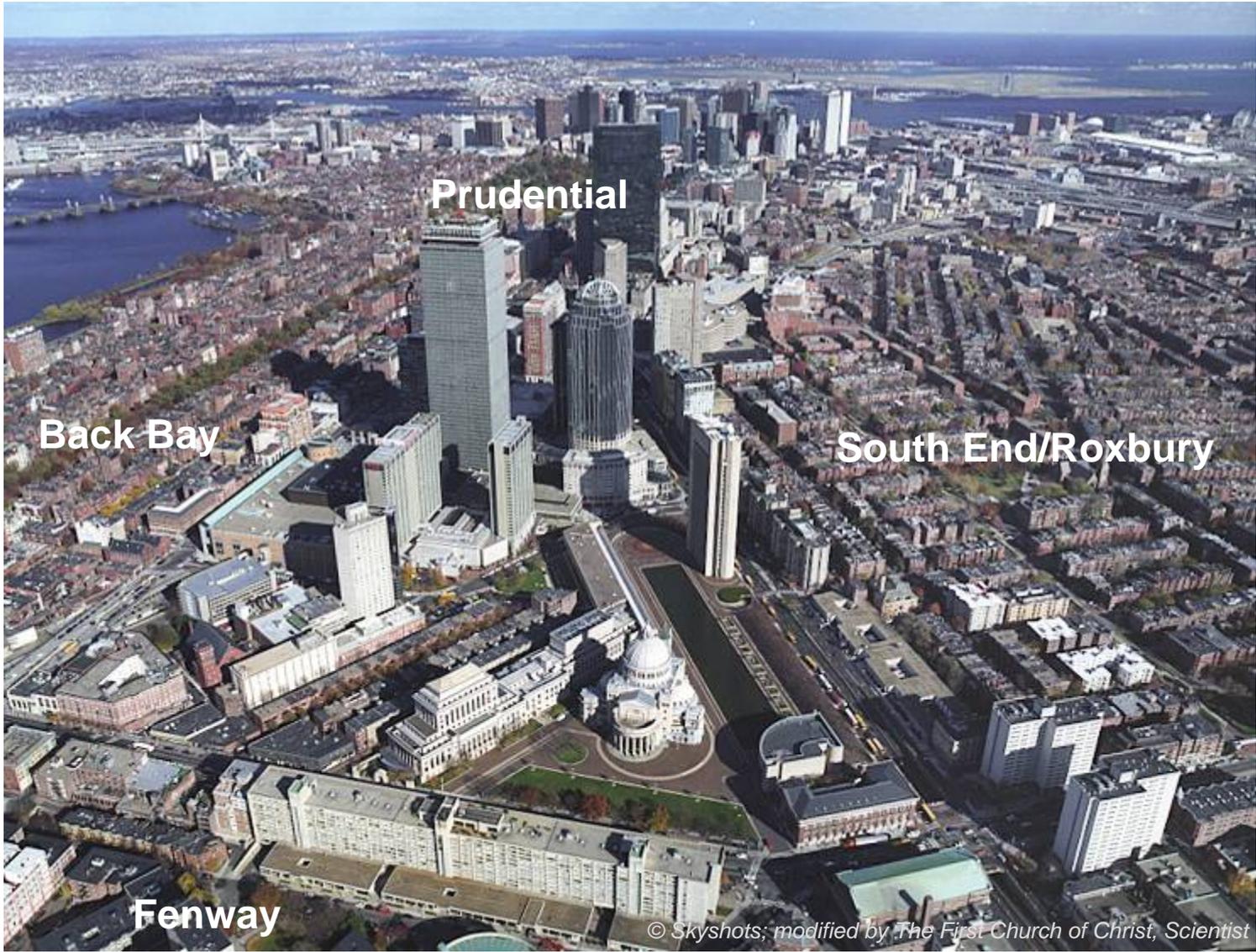
14.5 Acres

Entrance
The Mary Baker Eddy Library
200 Massachusetts Avenue

Entrance
Offices of The First Church
of Christ, Scientist
The Christian Science Publishing Society
210 Massachusetts Avenue

Entrance
The Christian Science Monitor
210 Massachusetts Avenue





Prudential

Back Bay

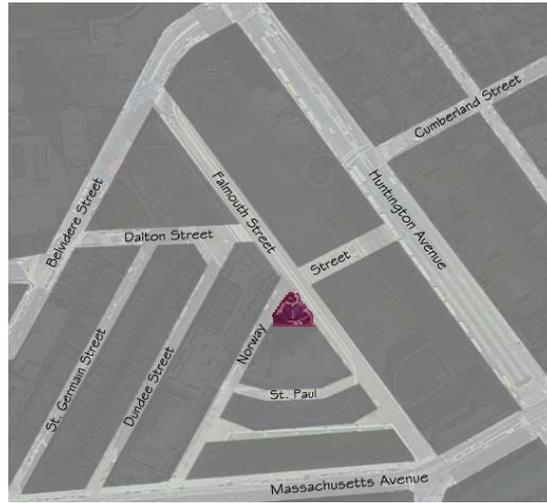
South End/Roxbury

Fenway

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**Historical Development:
The First Church of Christ, Scientist
Boston, MA**

1894 - Present



1894



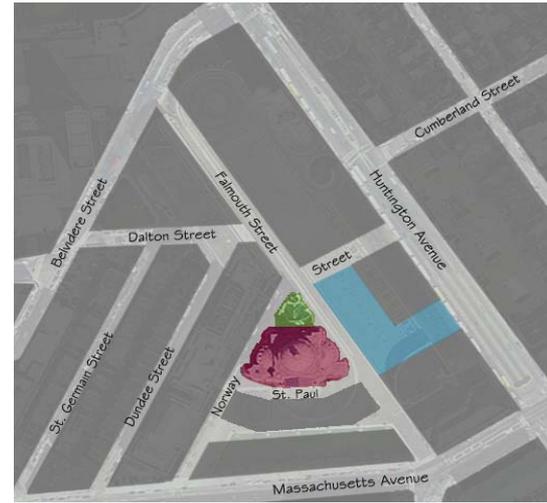
- The Original Mother Church



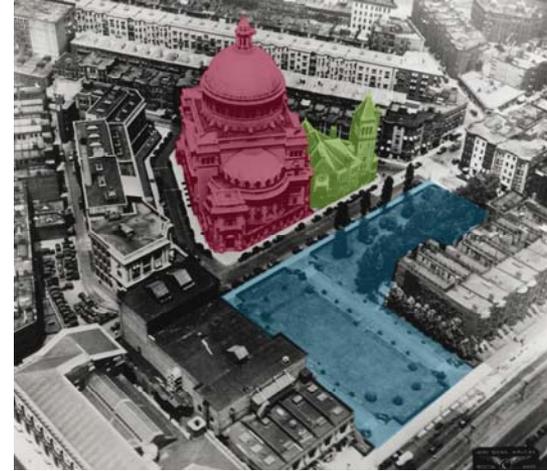
1894



- The Original Mother Church



1906



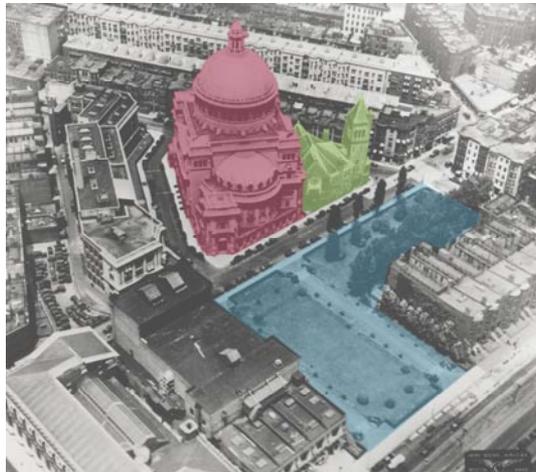
- The Mother Church Extension
- Expanded Site/Open Space



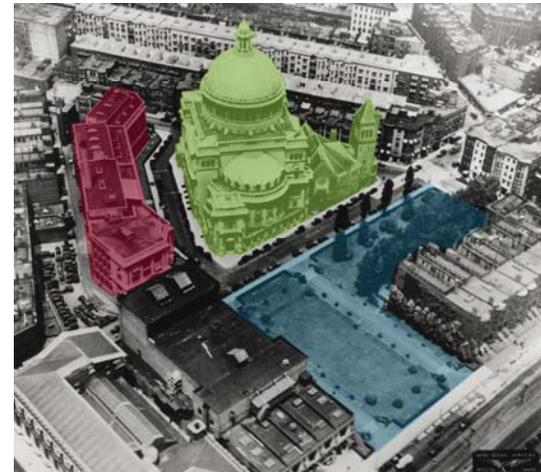
1906



1908



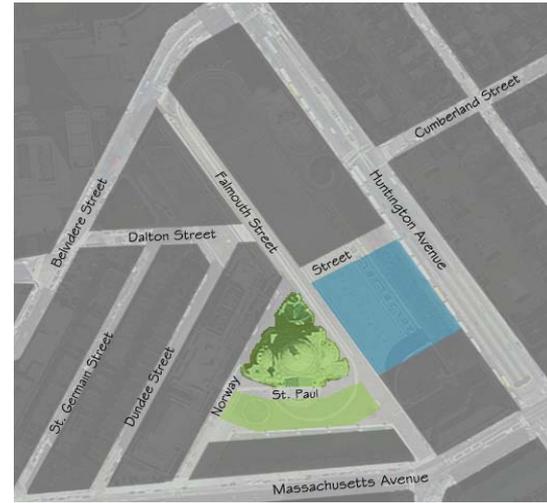
- The Mother Church Extension
- Expanded Site/Open Space



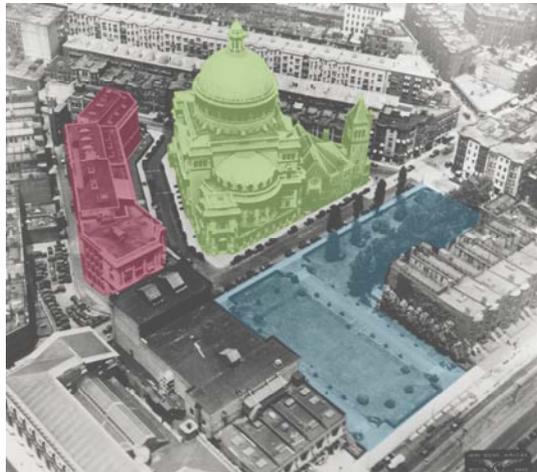
- First Christian Science Publishing House



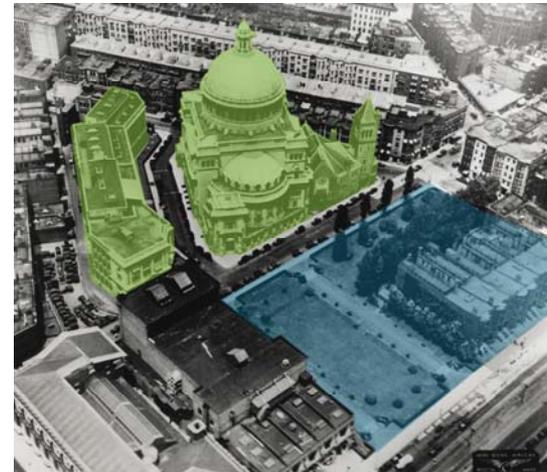
1908



1917



- First Christian Science Publishing House



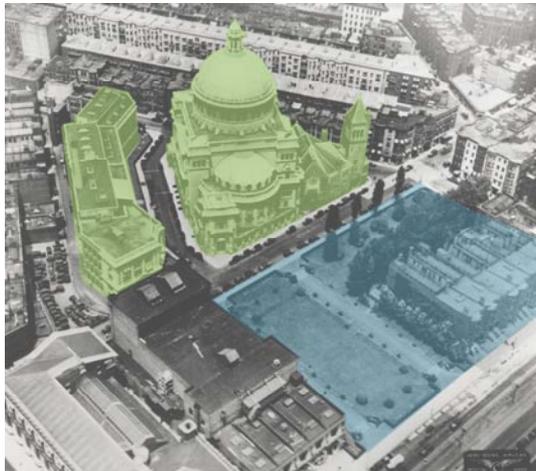
- Expanded Site/Open Space



1917



1934



- Expanded Site/Open Space



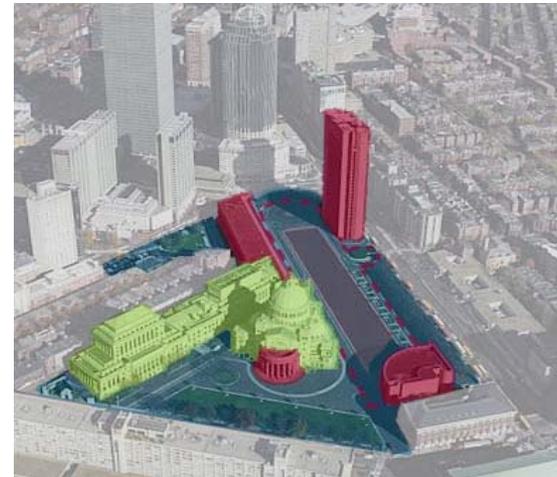
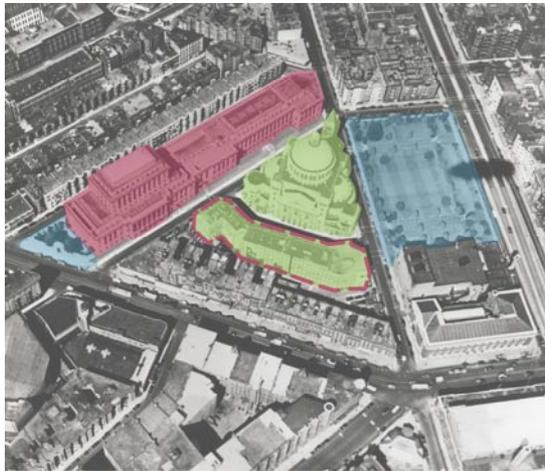
- Second Christian Science Publishing House
- Church Administration Building



1934



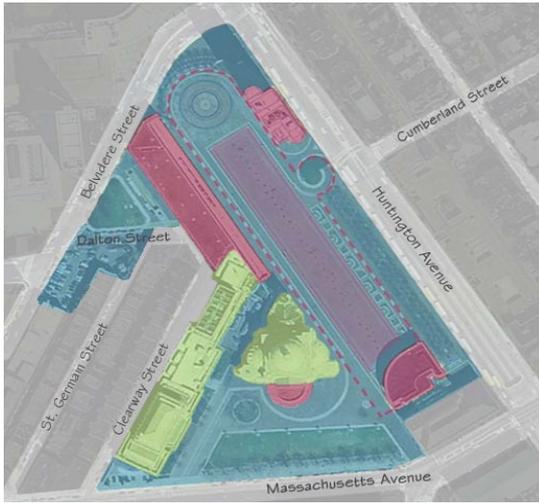
1971-75



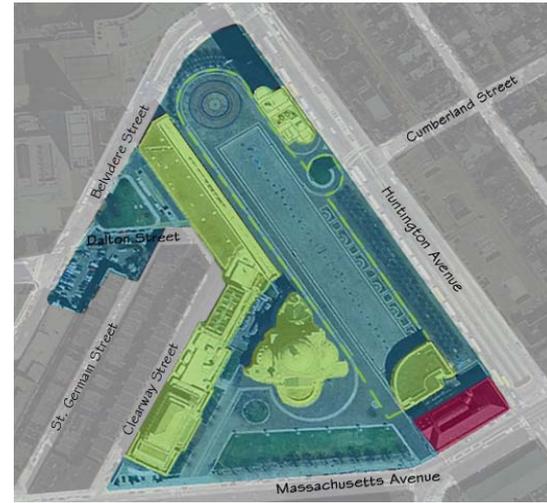
- Second Christian Science Publishing House
- Church Administration Building

- Administration Building
- Church Colonnade Building
- Sunday School Building
- Church Portico
- Plaza & Garage
- Expanded Site/Open Space

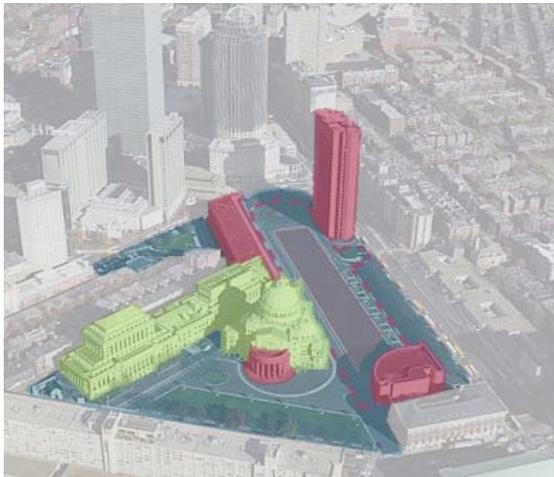
Maps: Courtesy of The First Church of Christ, Scientist; **Aerial Photos:** (Left) Courtesy of The Mary Baker Eddy Collection, (Right) © Skyshots; modified by The First Church of Christ, Scientist



1971-75



1992

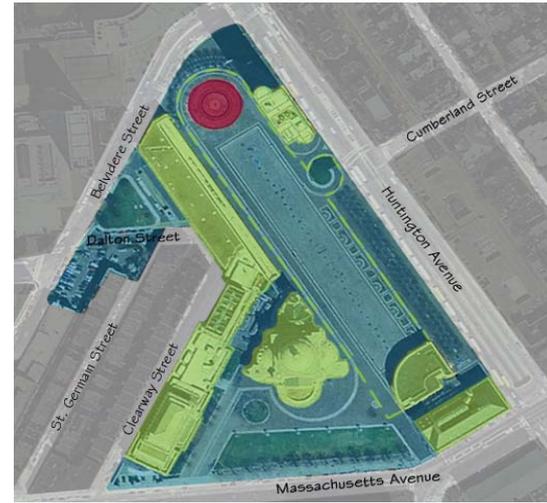


- Administration Building
- Church Colonnade Building
- Sunday School Building
- Church Portico
- Plaza & Garage
- Expanded Site/Open Space

- Horticultural Hall Purchased



1992



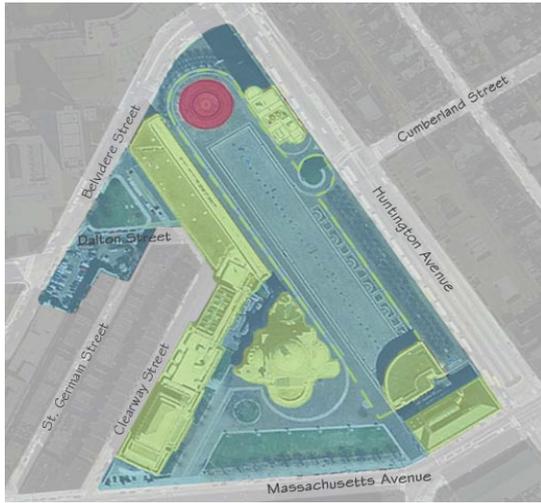
2001



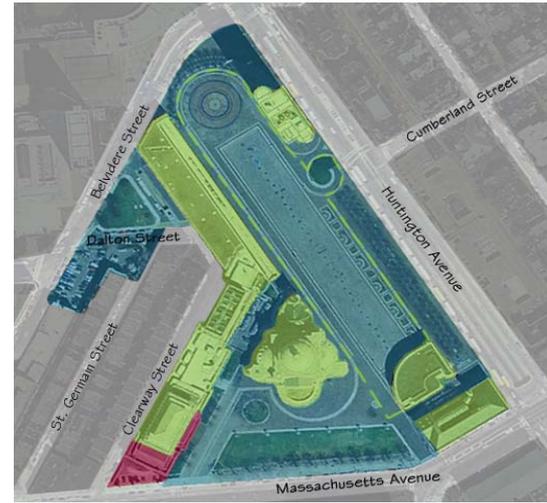
- Horticultural Hall Purchased



- Children's Fountain Re-Designed & Re-Built



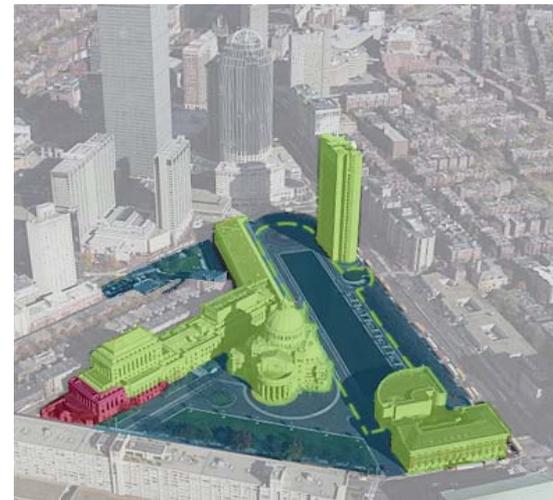
2001



2002



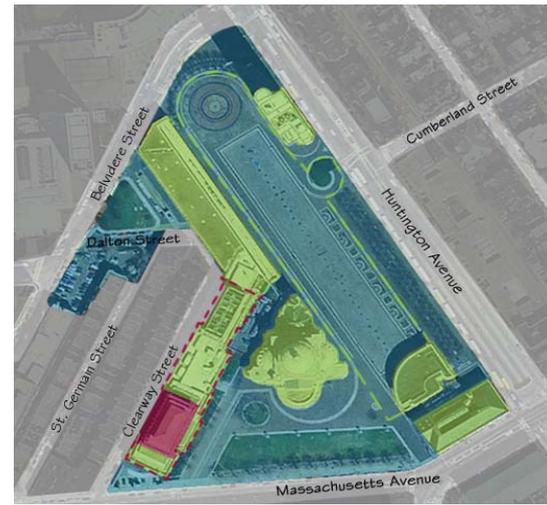
- Children's Fountain Re-Designed & Re-Built



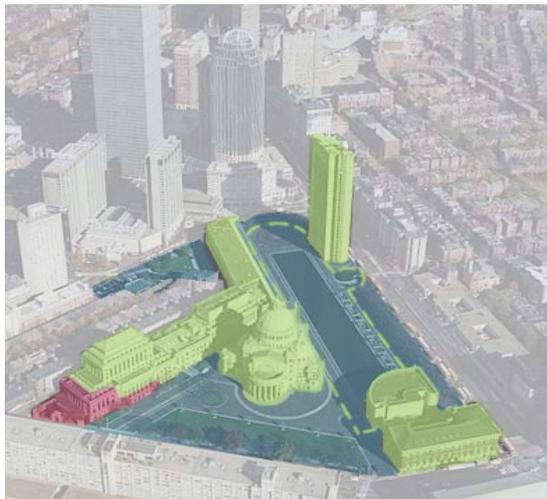
- Mary Baker Eddy Library



2002



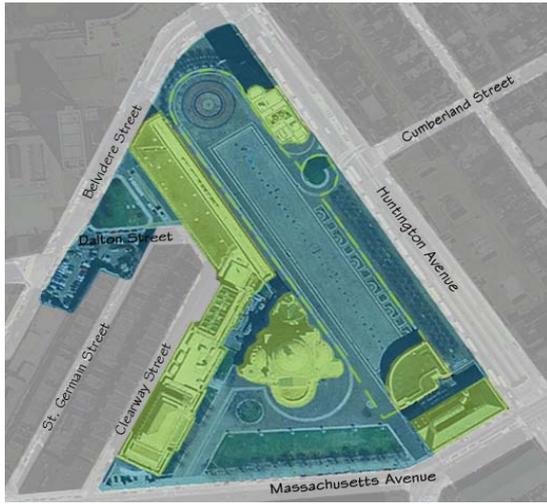
2008



- Mary Baker Eddy Library



- Consolidation of Employees into The Publishing House Building



Present



Future



Planning Objectives

1. Enhance Open Space
2. Improve Environmental Sustainability
3. Identify Opportunities for Underutilized Real Estate

The First Church of Christ, Scientist Perimeter Properties Ownership



© Skyshots; modified by The First Church of Christ, Scientist

- Christian Science Plaza Revitalization Project Site
- Church Owns Land – Long Term Ground Lease to Others
- Church Owns Land/Building – Leased to Others

EXISTING CONDITIONS

CHILDREN'S FOUNTAIN



© The First Church of Christ, Scientist

Previous Fountain Design



Children's Fountain Re-designed & Re-built



© The First Church of Christ, Scientist

Children's Fountain Re-designed & Re-built



© The First Church of Christ, Scientist

Children Playing in Fountain

REFLECTING POOL



© The First Church of Christ, Scientist
Surveying Waterproofing Membrane in Reflecting Pool



© The First Church of Christ, Scientist

Reflecting Pool's Damaged Waterproofing Membrane



Empty “Reflecting” Pool 5 ½ - 6 Months of the Year

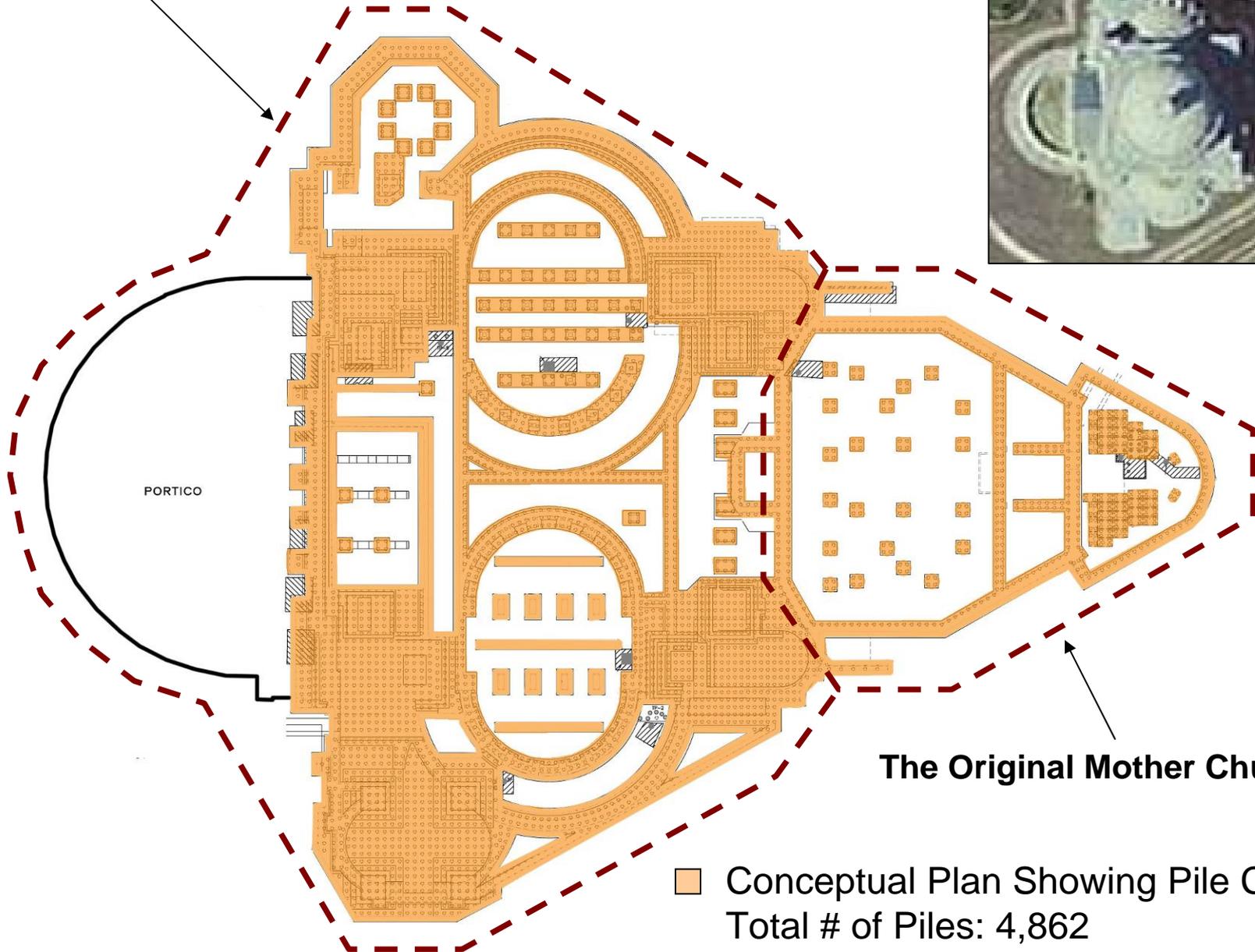


© The First Church of Christ, Scientist

“Reflecting” Pool in Winter

WOOD PILES

The Mother Church Extension



The Original Mother Church

■ Conceptual Plan Showing Pile Clusters
Total # of Piles: 4,862



Surveying Pile Condition



© The First Church of Christ, Scientist

Pile Underpinning Fix

PLAZA PAVING



© The First Church of Christ, Scientist

Deteriorated Paving Condition



Deteriorated Paving Condition



© The First Church of Christ, Scientist

Deteriorated Paving Condition

CONCRETE FACADES

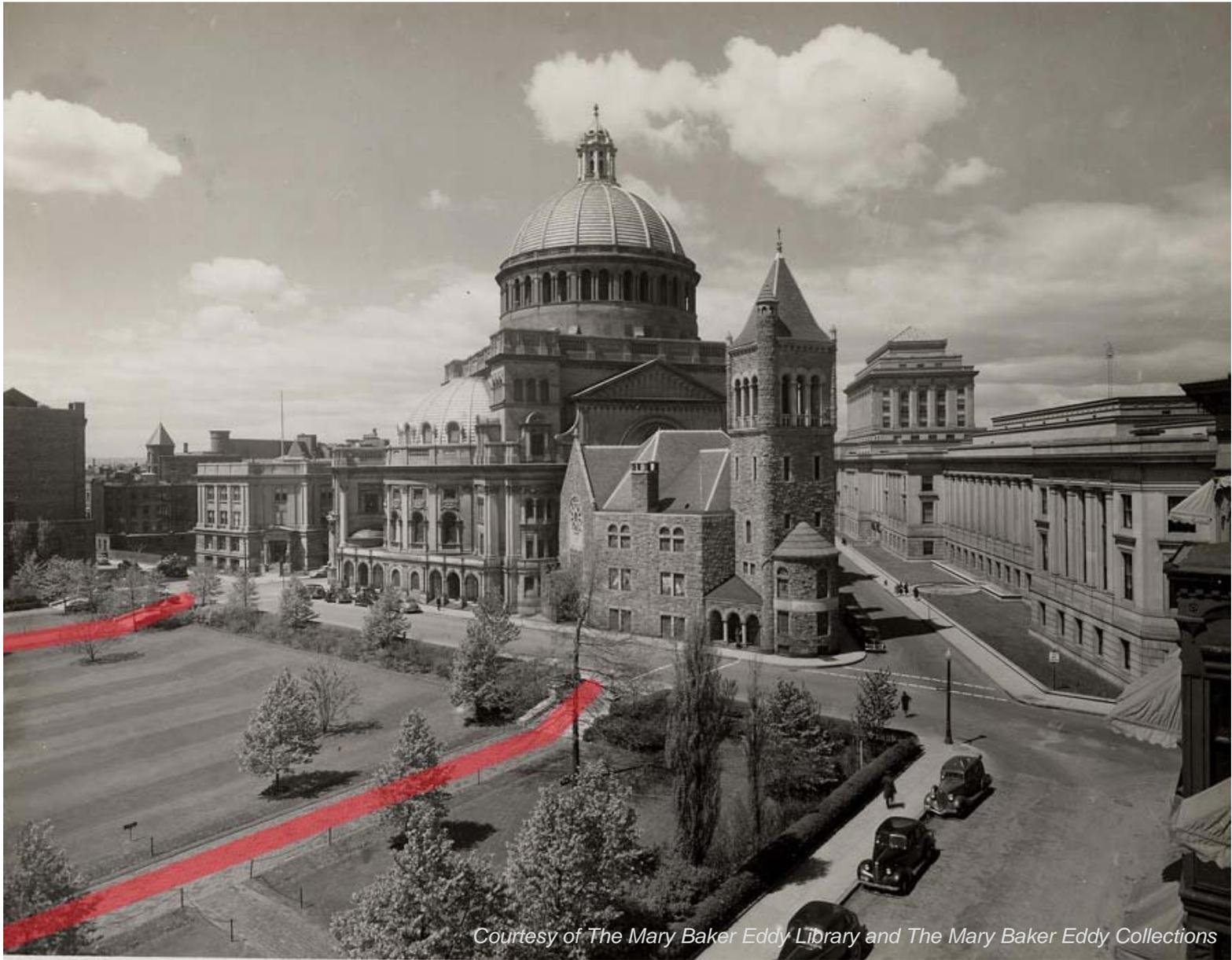


Concrete Façade Deterioration



Concrete Façade Deterioration

PATHWAYS TO CHURCH



The Mother Church Park Pathways: 1930's-1960's



Courtesy of Robert A. Herlinger

The Original Mother Church Park Pathway: 1930's-1960's

BARRIERS TO CHURCH



© The First Church of Christ, Scientist

Access Barriers to The Original Mother Church



Reflecting Pool Access Barrier

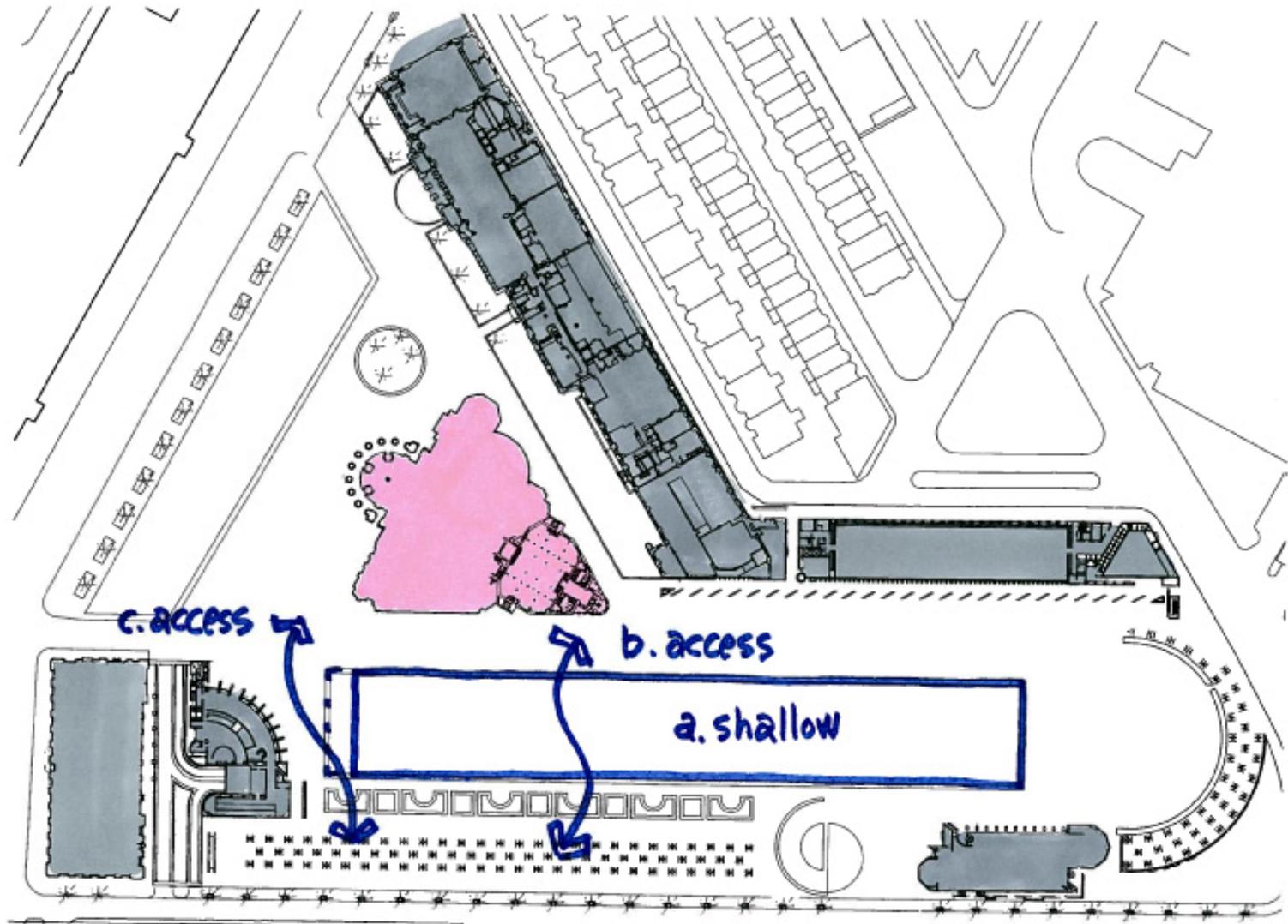


Access Barriers from Huntington Avenue to The Church Edifices



Access Barriers from Huntington Avenue to The Church Edifices

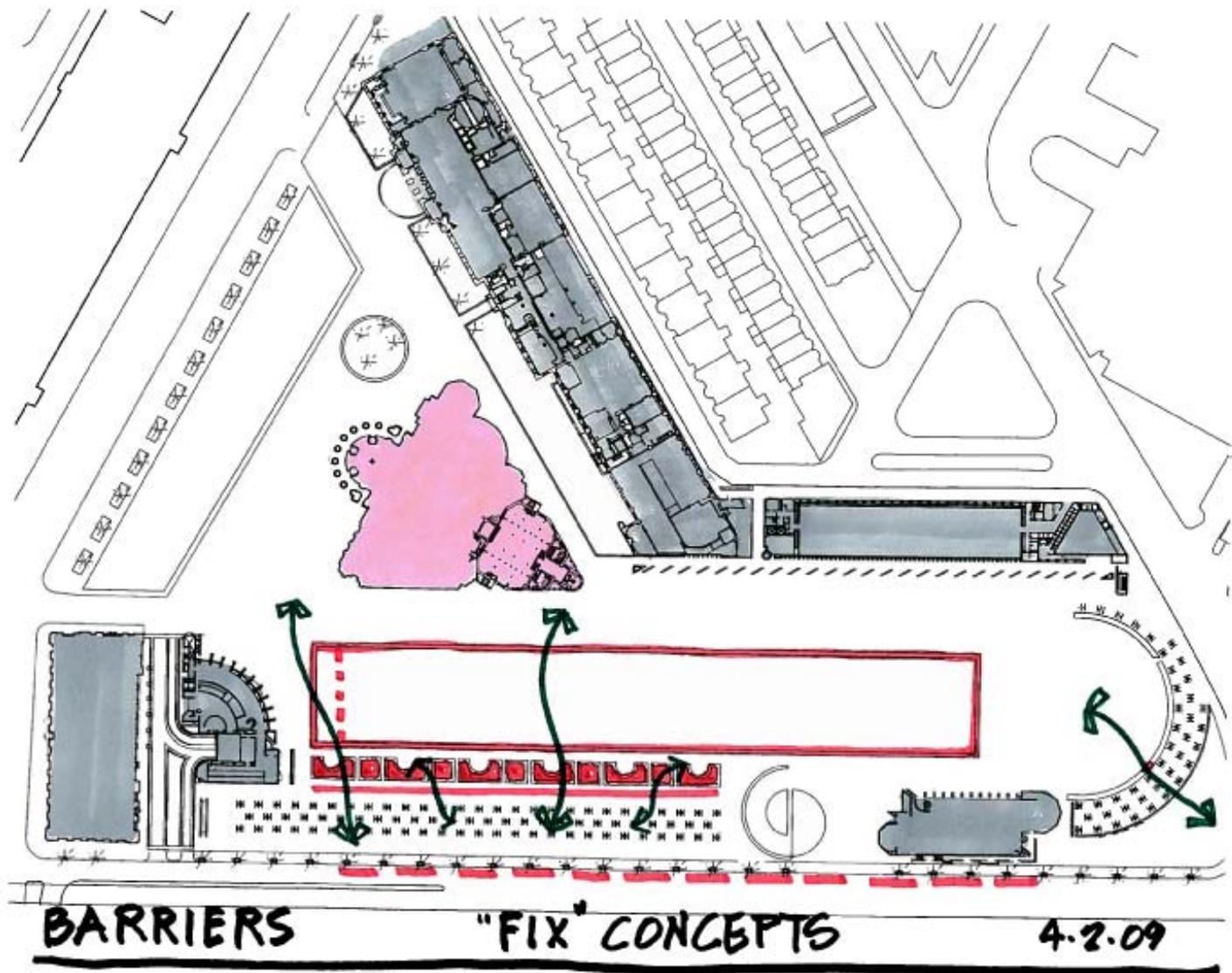
POSSIBLE “FIXES”



REFLECTING POOL

"FIX" CONCEPTS

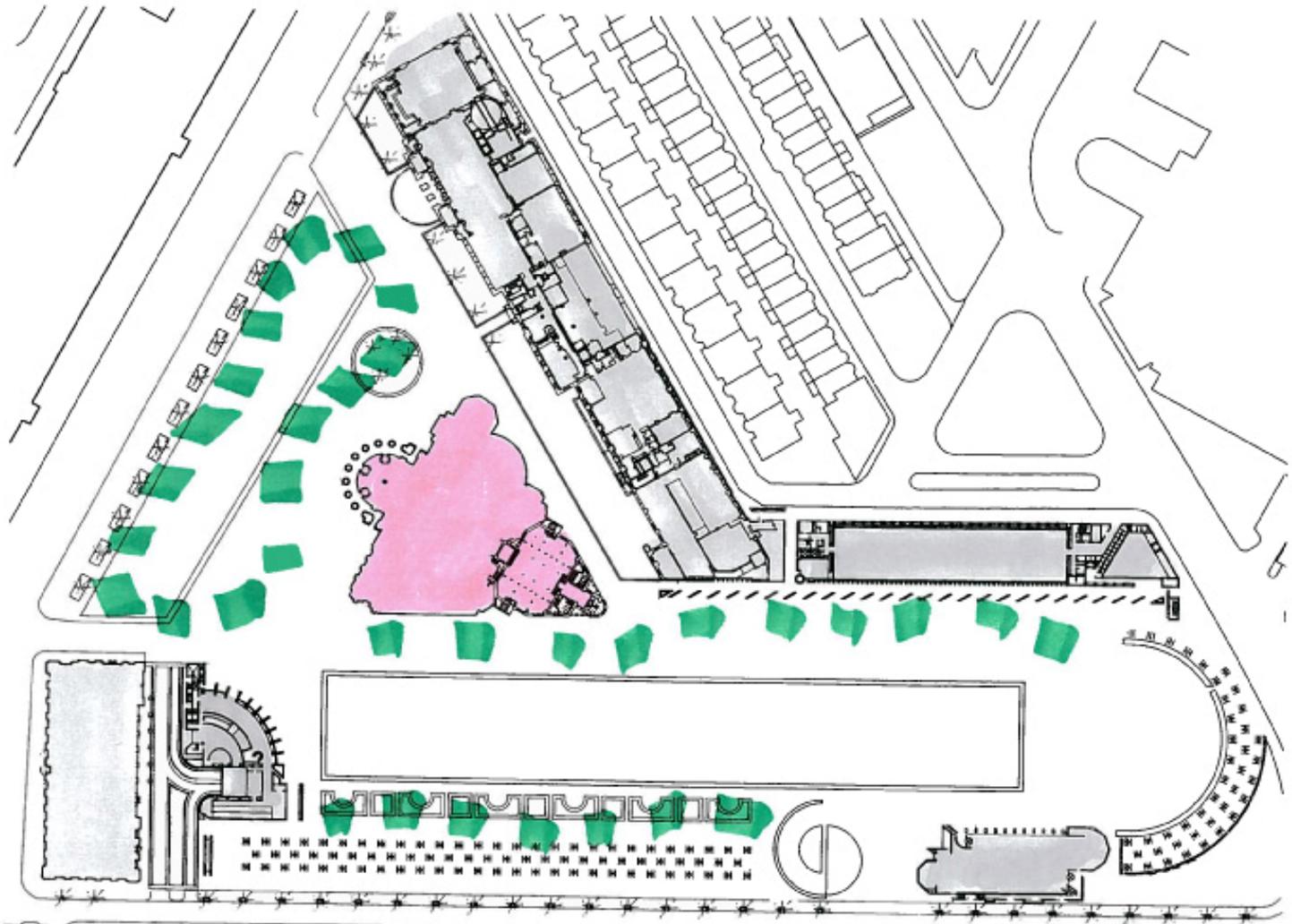
4.2.09



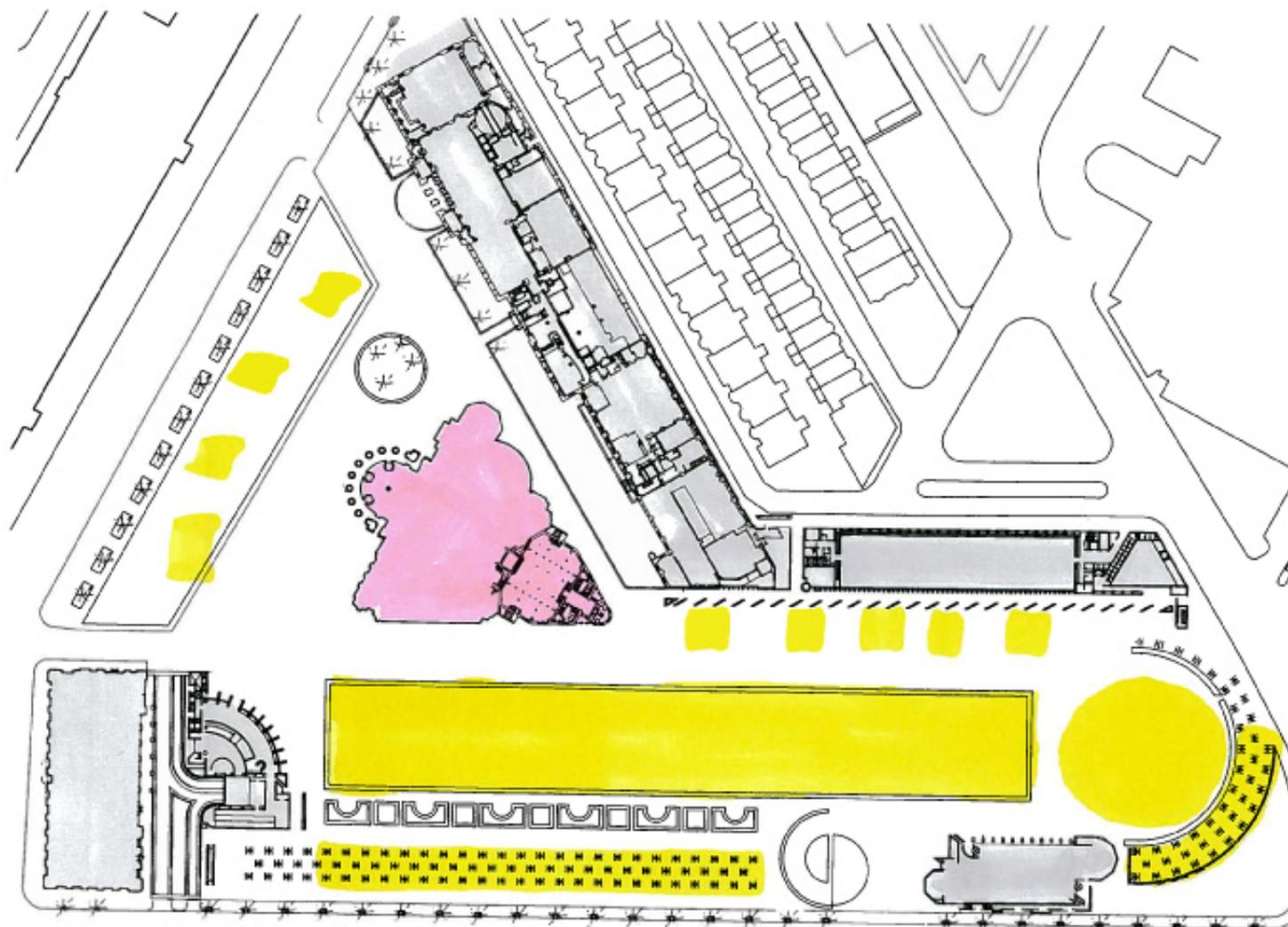
BARRIERS

"FIX" CONCEPTS

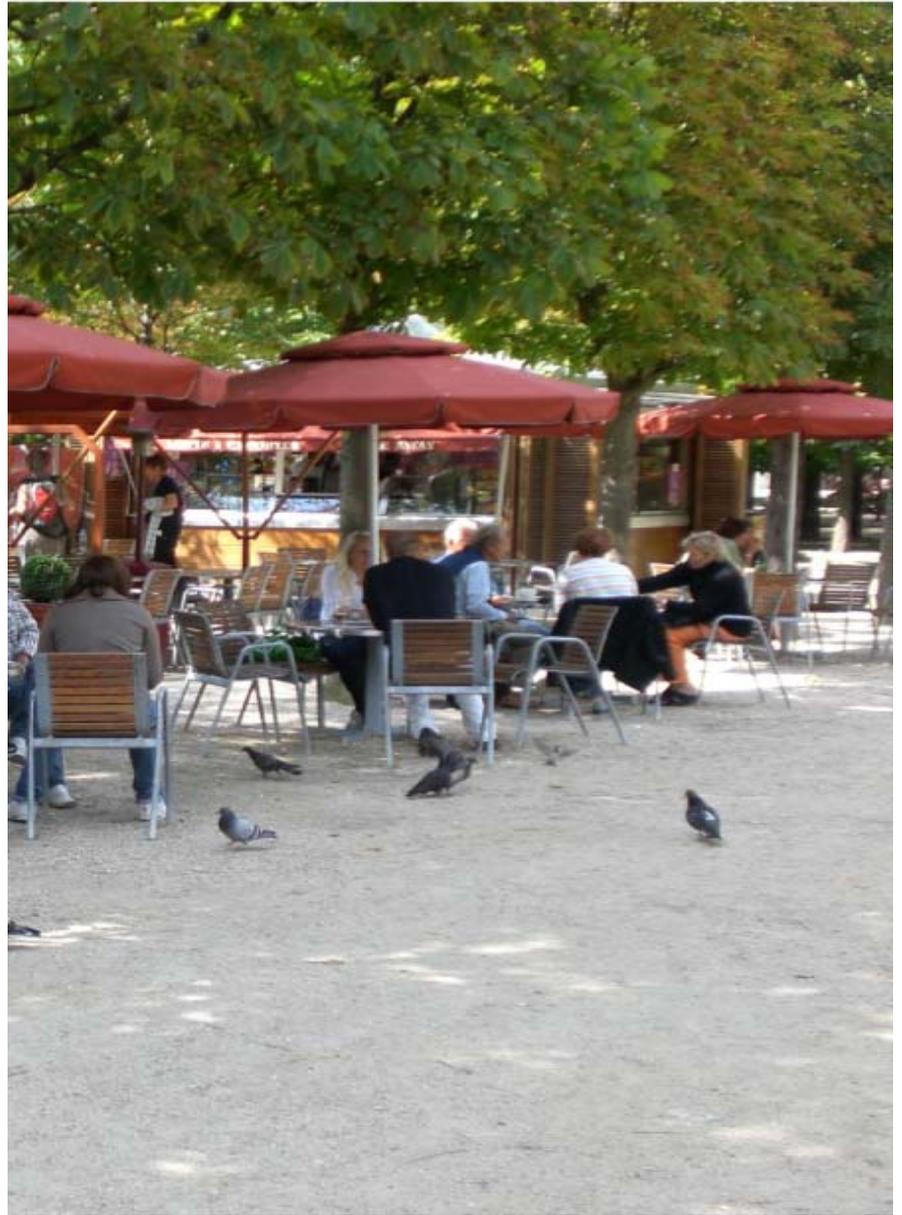
4.2.09



LANDSCAPE "SOFTENING" "FIX" CONCEPTS 4.2.09



ACTIVATED YEAR-ROUND USE "FIX" CONCEPTS 4.2.09



Bringing life to the areas under the bosques!

Christian Science Plaza Revitalization Project

Summary Points

Meet Church needs and be more welcoming & healing place for neighbors

- ❖ Open pathways
- ❖ Remove “barriers”
- ❖ More “softness”
- ❖ Children’s Fountain
- ❖ Redesigned Reflecting Pool
- ❖ Year-round enjoyment
- ❖ Lots of open space
- ❖ Improved sustainability