



The Commonwealth of Massachusetts
Executive Office for Administration and Finance
Division of Capital Asset Management and Maintenance
One Ashburton Place
Boston, Massachusetts 02108

Tel: (617) 727-4050
Fax: (617) 727-5363

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MICHAEL J. HEFFERNAN
SECRETARY
ADMINISTRATION & FINANCE
CAROL W. GLADSTONE
COMMISSIONER

Brona Simon
Executive Director, Massachusetts Historical Commission
220 Morrissey Boulevard
Boston MA 02125

November 10, 2020

Dear Ms. Simon:

I am pleased to share with you the enclosed *draft* design guidelines for the redevelopment of the Charles F. Hurley Building in Downtown Boston – part of the 5.25-acre Government Service Center that we recognize is eligible for listing in the State and National Registers of Historic Places.

As you know, for the past few years, DCAMM has been planning a redevelopment of the Hurley Building in an effort to cost effectively renew the building, consolidate state employees currently spread throughout leases in Downtown Boston into Commonwealth-owned space, and transform the site from an imposing super-block into a pedestrian-friendly part of a vibrant neighborhood.

The enclosed guidelines express our expectations for how the site can and should evolve while respecting its cultural heritage. The final version of these guidelines will be included in our RFP for a redevelopment partner, and respondents to the RFP will be evaluated, in part, on how well their planned redevelopment of the site shows consistency with these guidelines.

The guidelines were developed with input from an informal group of advisors that met with us throughout the summer to help ensure that we move forward in a way that respects this site as a significant cultural resource, while also allowing us to achieve other critical goals such as improvements to the public realm, improved energy efficiency, and office space for Commonwealth employees that meets contemporary workplace standards. Among others, the group included preservation advocates, practitioners, and neighborhood interests. While the

group did not formally vote on the recommendations – and was not even asked to come to consensus– their input greatly helped advance our thinking about this site.

In particular, I want to call your attention to two shifts that DCAMM is making with this document:

1. We will require our development partner to address public realm issues across the entire BGSC site (including Merrimac Plaza, in front of the Lindemann Building), not just within the redevelopment site itself.
2. There is a new emphasis in these guidelines on adaptive reuse as a way to respect the cultural heritage of the site, while reinterpreting it for a modern era. We are no longer contemplating approaches that entail complete demolition of the Hurley Building.

Over the next 2-3 months, we will be soliciting input from stakeholders and the general public on these design guidelines. I will make sure that you and your staff receive notices about all these efforts. In addition, we would also welcome the opportunity to brief you and your staff via a virtual meeting.

You will see these guidelines in their final version when we share with you a draft of our RFP, which we expect will be early in 2021. We also expect to share proposals with you for review and comment. In the meantime, we welcome your input on this draft document.

Sincerely,



Abi Vladeck
Senior Project Manager, Real Estate

CC by email: Rosanne Foley, Boston Landmarks Commission
Greg Galer, Boston Preservation Alliance
Gary Wolf, DOCOMOMO New England
Kelvin Dickinson, Paul Rudolph Heritage Foundation
Mark Pasnik, OverUnder