



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

May 20, 2020

Carol Gladstone
Commissioner
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor
Boston, MA 02108

RE: Long Term Ground Lease of Hurley Building, Government Service Center Complex,
19 Staniford Street, Boston (Downtown), MA; MHC# RC.56843

Dear Commissioner Gladstone:

The Massachusetts Historical Commission (MHC) is in receipt of your letter dated April 15, 2020 regarding the Long Term Ground Lease of the Hurley Building, received at this office on April 21, 2020. The staff of the MHC have reviewed the information submitted and have the following comments.

DCAMM proposes to solicit redevelopment proposals and subsequently enter into a long-term ground lease for the redevelopment of a parcel of land at the Boston Government Service Center. The ground lease parcel includes approximately 3.25 acres of land containing the Charles F. Hurley Building at 19 Staniford Street. As proposed, the entire Hurley Building site will be ground-leased to a redevelopment partner who will lead the planning, permitting, financing, and construction for the site.

The MHC understands from your letter and the initial project submission that the goal of this Long Term Ground Lease and associated development project is to increase the square footage of office space for state employees on this parcel.

MHC continues to requests that the RFP include additional options: (1) retention and rehabilitation of the Hurley Building; and (2) retention and rehabilitation of the Hurley Building with new construction, which should precede the options listed in the PNF (Options A – D) in importance.

The RFP should promote retention of the Hurley Building and should consider impacts to the entire Government Services Center site. This entire site is nationally significant for its Modern Architecture and its association with master architect Paul Rudolph.

The RFP should not only give priority to increased square footage, but should also give priority to preservation, promotion of this important building within the context of downtown Boston, and how any new design would harmonize with it and the other portions of the historic complex.

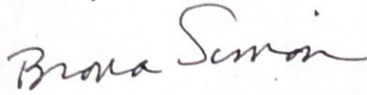
The MHC looks forward to reviewing and commenting on the draft Request for Proposal (RFP).

It has been MHC staff opinion for many years that the Boston Government Service Center, including the Lindemann Center, Hurley Building, and site features, meets the criteria of eligibility for listing in the State and National Registers of Historic Places under criteria C at the local, state, and national levels of significance for its extra ordinary Modern Architecture and its association with master architect Paul Rudolph. Many of the important and significant features of the complex are retained today, including the Hurley Building, Lindemann Center, and associated site features.

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.sec.state.ma.us/mhc

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00) and MEPA (301 CMR 11). Please do not hesitate to contact Elizabeth Sherva of my staff if you have any questions.

Sincerely,



Brona Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

xc: Abi Vladeck, DCAMM
Carol Meeker, DCAMM
Doug Kelleher, Epsilon Associates, Inc.
Rosanne Foley, BLC
Gary Wolf, DOCOMOMO/US_NE
Greg Galer, BPA
Kelvin Dickinson, Paul Rudolph Heritage Foundation
Mark Pasnik, OverUnder