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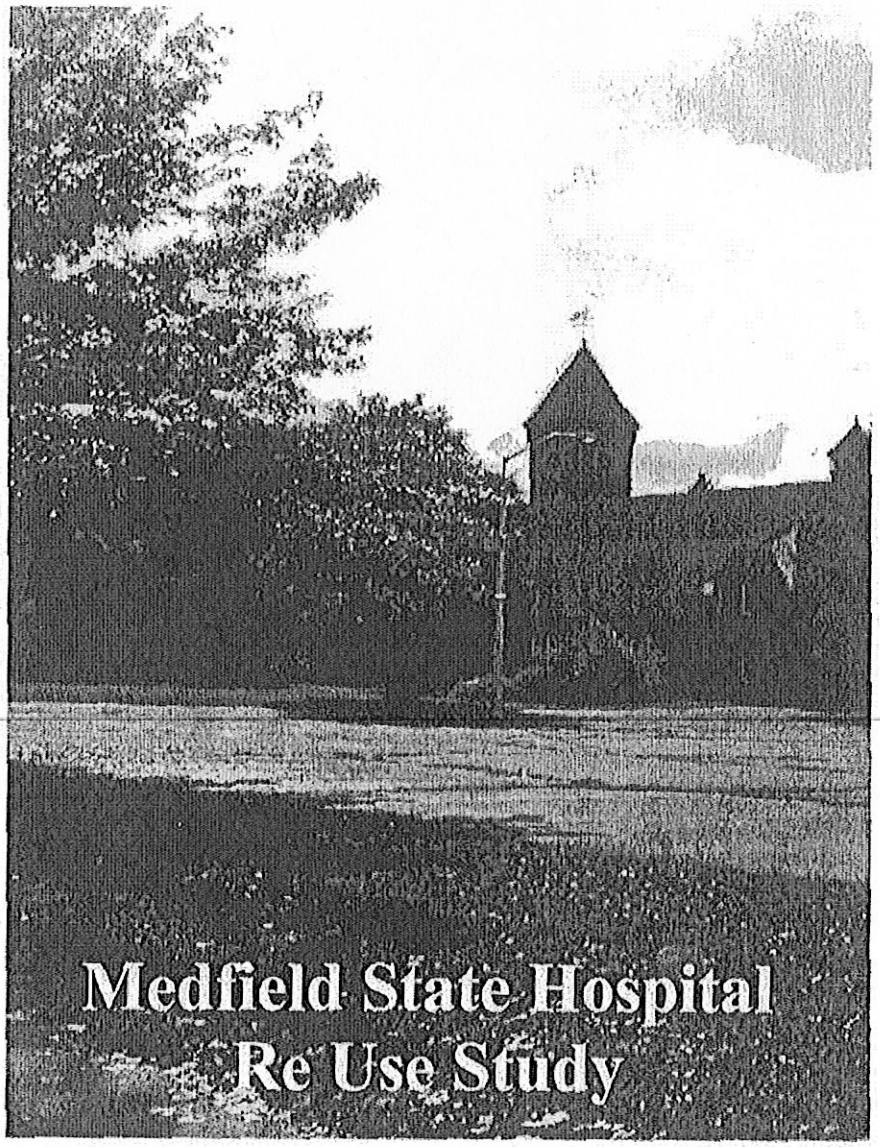

Medfield State Hospital Re Use Study

Lozano, Baskin, and Associates, Inc.

ARCHITECTURE URBAN DESIGN CITY PLANNING

Medfield State Hospital
Re Use Study

Prepared for:

DCAM, Office of Planning, Design & Construction
and Office of Real Estate Management.
MA State Project No. DCP03 03 ST1

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February 24, 2003

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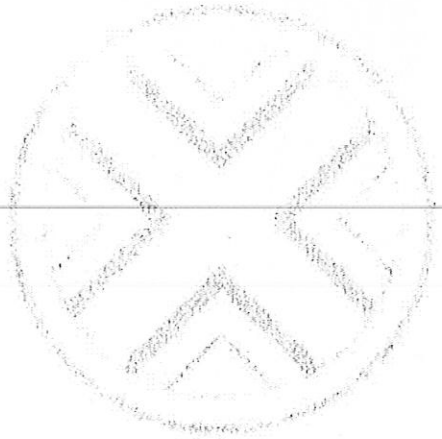


Executive Summary

The campus of Medfield State Hospital (MSH) is located in the Town on Medfield, two-miles north of the Town center. The hospital campus originally covered more than 400 acres, and first opened its doors in May of 1896. MSH was the first state mental health hospital to be built on the "cottage plan", with individual buildings to allow for better light and ventilation, easier classification, and to create a more homelike environment. The first series of buildings were constructed in 1896-1897, forming a cohesive historic campus core with considerable architectural value. Between 1904 and 1914 another series of major buildings were constructed, later expansions in the 1950's and 1960's, and the construction of other miscellaneous structures completed the campus. Today, the campus totals approximately 247 acres, has approximately 60 structures of varying size, including 47 buildings totaling nearly 800,000 square feet, most of them vacant and mothballed. The Department of Mental Health will be vacating the campus in April, 2003.

The buildings at MSH represent an architecturally significant surviving ensemble of a late 19th and early 20th century state mental hospital complex utilizing the concept of dispersed wards for patient care. Its significance lies in its planning and the design relationship between the buildings of the complex as a whole, and represents late Victorian vernacular design. The MSH campus is listed in the National, the State, and Medfield Register of Historic Places.

Although many of the buildings are in fair condition at best, several buildings have experienced major deterioration since they have been vacated. The buildings were visually surveyed to assess their current architectural and structural condition, and to evaluate their historical and architectural value. In addition to the individual quality and condition of each building, their contribution to the quality of the total complex was very much considered.

Re Use Recommendations

The architectural significance of the complex suggests that a quality reuse of the campus would likely result in a significant development opportunity. In order to make rehabilitation and reuse viable and to make the site attractive to developers, reuse plans must be flexible and include a balance of preservation, open space and new construction on the entire campus. Several potential reuses were identified for the redevelopment of the MSH property. These reuse options need not be mutually exclusive. Some of the uses could be mixed with advantages for the residents, as well as for the developer. Potential reuses include:

- a residential village community
- conference/retreat/hotel complex
- long-term care community
- technology/office/incubator center
- recreation/culture/community functions.

In evaluating the condition and historic value of each building, a recommendation was made whether it should be rehabilitated and reused, or demolished:

- 27 buildings and 6 small ones are recommended for Preservation, Rehabilitation and Reuse. Preservation is recommended as these buildings are historically valuable.
- 2 buildings and 4 small ones are recommended for Rehabilitation and Reuse. These buildings are non-contributing buildings offering potential for reuse.
- 2 buildings, 4 small ones and 2 utility complexes are recommended (or allowed) to be demolished as they are seriously deteriorated, and/or are not historically or architecturally valuable, and/or are not key elements in the original design of the complex.

It is recommended that stabilization measures be implemented immediately in recently vacated buildings or those soon to be vacated, to prevent major deterioration to occur. The intent of these repairs is to secure the building envelope in an effort to maintain the value of the property until it is transferred to a developer, which may be up to 2 years.

Buildings have been classified to be either in Stabilization Plan A or B.

- Stabilization Plan A: It is recommended that 21 buildings receive some level of repair to prevent (further) deterioration and to prevent the appearance (or spread) of dry rot. It includes cold mothball with ventilation, and performing emergency repairs aimed at preventing water damage.

- Stabilization Plan B: The remaining buildings, because they typically have been vacated and may already have dry rot present, are recommended to remain as is until a substantial rehabilitation takes place. However, adding ventilation and performing emergency repairs to prevent water damages to 18 buildings is recommended. In addition, security fencing is recommended to be installed around various buildings or portions of buildings.

Following is a Table detailing the recommended action for each building, as well as a Site Plan with the list of building names and key identification numbers.

Historic Buildings Preserved, Rehabilitated and Reused

Large Buildings		*Small Buildings*		*Total*
Id. #	Area (square feet)	Id. #	Area (square feet)	Area (square feet)
1	15,272	42	3,808	
2	15,272	46	4,541	
3	15,272	48	4,541	
4	15,272	49	3,308	
5	17,738	50	3,308	
6	17,738	62	225	
7	17,738			
8	17,738			
9	9,315		19,731 (6 buildings)	
10	9,315			
11	9,315			
12	9,315			
13	16,986			
14	16,986			
15	29,403			
16	29,403			
17	17,495			
18	17,495			
23	29,648			
24	24,730			
31	6,690			
52	15,412			
53	8,311			
54	15,593			
55	11,834			
57	43,233 (2 buildings)			
	452,519 (27 buildings)			472,250 (33 buildings)

Non-Historic Buildings Rehabilitated and Reused

Large Buildings		*Small Buildings*		*Total*
Id. #	Area (square feet)	Id. #	Area (square feet)	Area (square feet)
19	34,464	25	3,654	
20	47,499	27	3,654	
		29	3,654	
		30	3,654	
	81,962 (2 buildings)		14,616 (4 buildings)	96,579 (6 buildings)

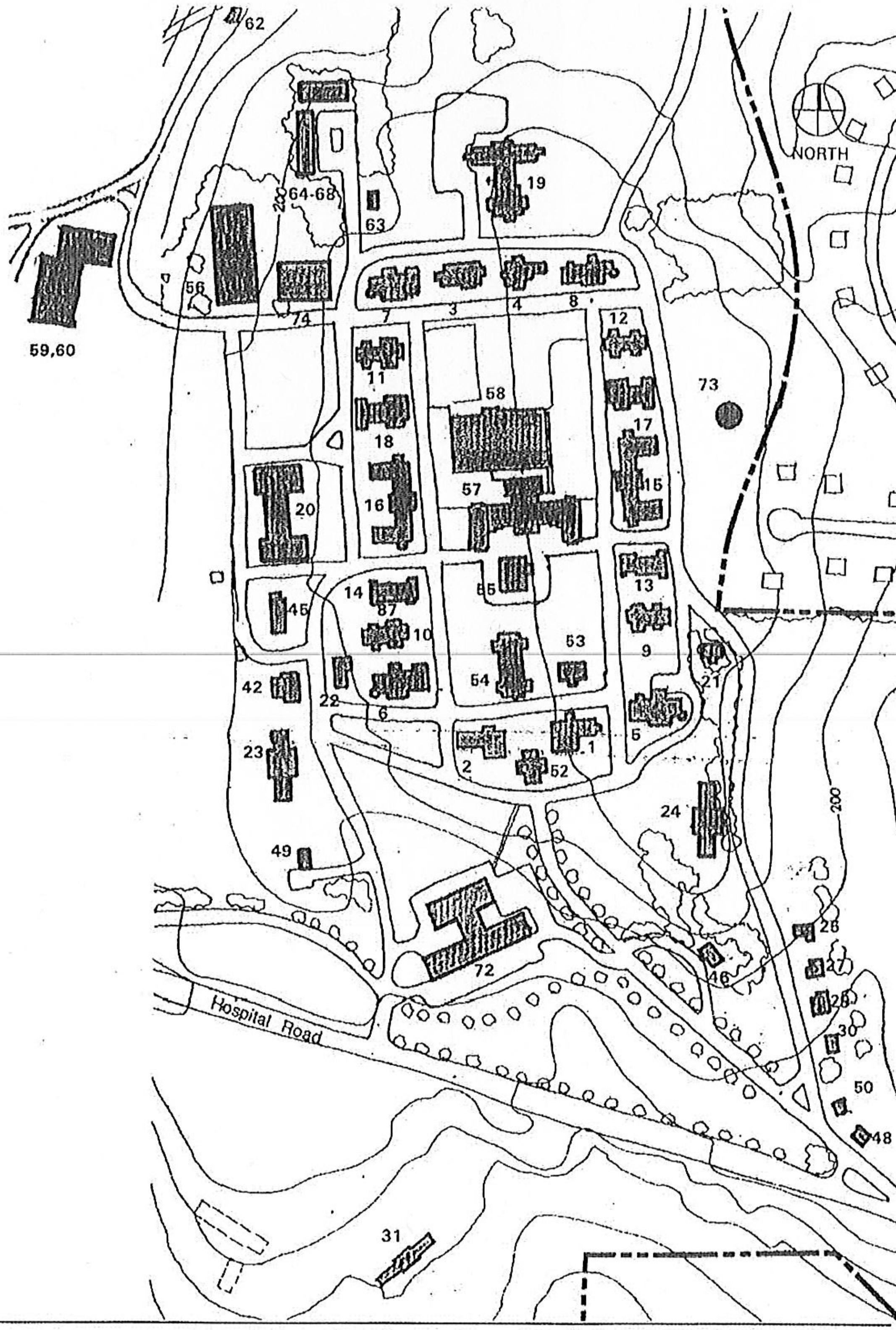
Buildings to be Demolished

Large Buildings			*Small Buildings*		*Utility Buildings*		*Total*
Id. #	Area		Id. #	Area	Id. #	Area	Area
58	91,163	21	2,306		59	7,497	
72	79,776	22	1,636		74	18,000	
			45	400			
			56	16,200			
	170,939 (2 bldgs)					25,497 (2 bldgs)	
				20,542 (4 bldgs)			216,978

Summary

Historic Preserved, Rehabilitated and Reused:	33 buildings	472,250 sf
Non-Historic Rehabilitated and Reused:	6 buildings	96,579 sf
TOTAL REUSED	39 buildings	568,829 sf
Demolished	8 buildings	216,978 sf
GRAND TOTAL	47 buildings	785,807 sf

Note: The following 13 marginal structures were not included above: # 47 and 51 (domestic garages of cottages), # 60 (Coal Storage), # 63 to 68 (structures in the Salvage Yard), # 73 (Water Tower), # 75 (Ventilator), # 81 (Main Gate), and # 87 (new Greenhouse).


62
NORTH
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200
49
72
26
46
27
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48
31
Hospital Road

LBA/FA+A

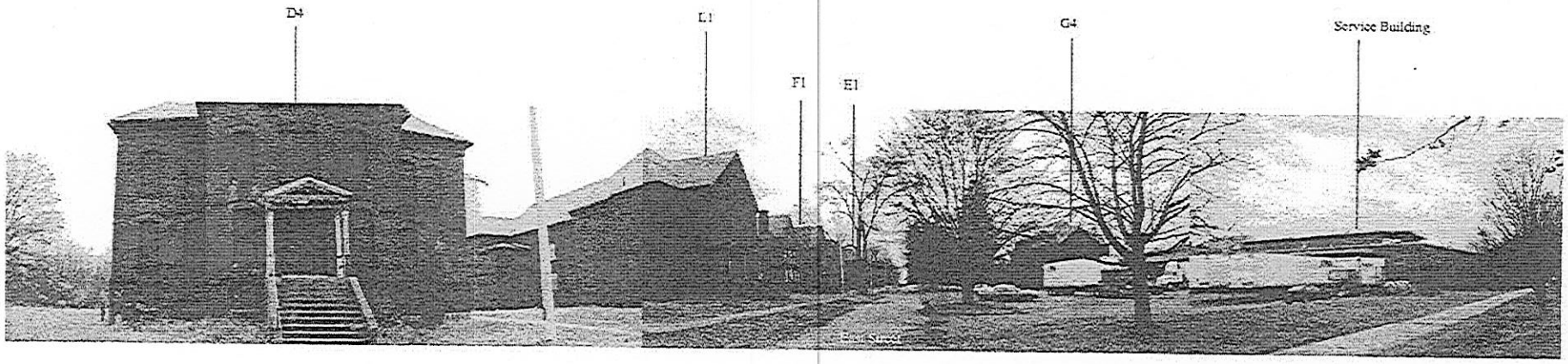
Medfield State Hospital

Map #	Building Name	SF	Year Built	Building Style	Architect	Register of Historic Places Eligible	Condition	Contributing	In Use	Year Closed	Stabilization Code Type	Re-use
1	Ward B-1	15,272	1896	Queen Anne	Edwin Tobey/William Pitt Wentworth	Yes	Fair	Yes	Yes		A	Yes
2	Ward B-2	15,272	1896	Queen Anne	Edwin Tobey/William Pitt Wentworth	Yes	Poor	Yes	No	1994	B	Yes
3	Ward B-3	15,272	1896	Queen Anne	Edwin Tobey/William Pitt Wentworth	Yes	Fair	Yes	Yes		A	Yes
4	Ward B-4	15,272	1896	Queen Anne	Edwin Tobey/William Pitt Wentworth	Yes	Poor	Yes	No	1982	B	Yes
5	Ward C-1	17,738	1896	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1977	B	Yes
6	Ward C-2	17,738	1896	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1972	B	Yes
7	Ward C-3	17,738	1896	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1982	B	Yes
8	Ward C-4	17,738	1896	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1982	B	Yes
9	Ward D-1	9,315	1896	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1987	B	Yes
10	Ward D-2	9,315	1896	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	2000	B	Yes
11	Ward D-3	9,315	1896	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1982	B	Yes
12	Ward D-4	9,315	1896	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1977	B	Yes
13	Ward E-1	16,986	1897	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1977	B	Yes
14	Ward E-2	16,980	1897	Queen Anne	William Pitt Wentworth	Yes	Fair	Yes	Yes		A	Yes
15	Ward F-1	29,403	1897	Queen Anne	William Pitt Wentworth	Yes	Fair	Yes	Yes		A	Yes
16	Ward F-2	29,403	1897	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1987	B	Yes
17	Ward L-1	17,495	1897	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	No	1974	B	Yes
18	Ward L-2 (Rainbow Shop)	17,494	1897	Queen Anne	William Pitt Wentworth	Yes	Fair	Yes	Yes		A	Yes
19	Ward R	34,464	1904	Utilitarian	Park & Kendall	Yes	Good	Yes	Yes		A	Yes
20	Ward S (Training Academy)	47,499	1906	Beaux-Arts	Shepley, Rutan & Coolidge	Yes	Good	Yes	Yes		A	Yes
21	TB Cottage (C-1X)	2,306	1906	Craftsman Cottage	Park & Kendall	Yes	Poor	Yes	No		N/A	No
22	TB Cottage (C-2X)	1,636	1906	Craftsman Cottage	Park & Kendall	Yes	Poor	Yes	No		N/A	No
23	Male Employees Home (West Hall)	29,648	1904	Craftsman/Classical Revival	Park & Kendall	Yes	Fair	Yes	Yes		A	Yes
24	Nurses Home (East Hall)	24,730	1903	Craftsman/Ren. Revival	Park & Kendall	Yes	Fair	Yes	No	2000	A	Yes
25	Employee Cottage 1	3,654	1907	Dutch Colonial	Robert R. Kendall	Yes	Good	Yes	No	2002	A	Yes
26	Site of Cottage 2	N/A	1907	N/A	Unknown	Yes	N/A	N/A	N/A		N/A	N/A
27	Employee Cottage 3	3,654	1907	Dutch Colonial	Robert R. Kendall	Yes	Fair	Yes	No	2002	A	Yes
28	Site of Cottage 4	N/A	1914	N/A	Unknown	Yes	N/A	N/A	N/A		N/A	N/A
29	Employee Cottage 5	3,654	1914	Dutch Colonial	Robert R. Kendall	Yes	Fair	Yes	No	2002	A	Yes
30	Employee Cottage 6	3,654	1914	Dutch Colonial	Robert R. Kendall	Yes	Fair	Yes	No	2002	A	Yes
31	Farm Dormitory (Odyssey House)	8,690	1898	Craftsman/Colonial	Winslow, Wetherell & Bigelow	Yes	Poor	Yes	No	Not Known	B	No
32	Hennery	N/A	1910's	Utilitarian	Unknown	N/A	Collapsed	N/A	N/A		N/A	N/A
33	Brooder House	N/A	1951	N/A	Unknown	N/A	Collapsed	N/A	N/A		N/A	N/A
34	Calf Barn Foundation	N/A	1912	N/A	N/A	N/A	Collapsed	N/A	N/A		N/A	N/A
35	Wagon Shed	N/A	1912	N/A	N/A	N/A	Collapsed	N/A	N/A		N/A	N/A
36	Cellar Hole	N/A	1912	N/A	Unknown	N/A	N/A	N/A	N/A		N/A	N/A
37	Main Barn Foundation	N/A	1920	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A
38	Tractor Shed	N/A	1920	Utilitarian	N/A	N/A	Collapsed	N/A	No	N/A	N/A	N/A
39	Bull Barn Foundation	N/A	1226	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A
40	Storage Shed	N/A	Ca. 1920	N/A	Unknown	No	Collapsed	N/A	N/A	-	N/A	N/A
41	Shed	N/A	Ca. 1900	Utilitarian	Unknown	No	Collapsed	N/A	N/A	-	N/A	N/A
42	Stable/Main Garage (Barn)	3,808	1897	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	Yes	-	A	Yes
43	Wagon Shed Site	N/A	1934	N/A	N/A	No	N/A	N/A	N/A	-	N/A	N/A
44	Tool Shed Site	N/A	1934	N/A	N/A	No	N/A	N/A	N/A	-	N/A	N/A
45	Greenhouse Headhouse	400	1921	Utilitarian	Unknown	No	Poor	Yes	No	Not Known	N/A	No
46	Superintendant's House (Lindberg House)	4,541	1907	Dutch Colonial	Robert R. Kendall	Yes	Fair	Yes	Yes	-	A	Yes
47	Garage	400	Ca. 1940	N/A	Unknown	No	Poor		Yes	-	N/A	No
48	Assistant Superintendant's House	4,541	Ca. 1840	Greek Revival	Unknown	Yes	Poor	Yes	No	1990	B	Yes
49	Hillside Cottage S-8 (Hillside House)	3,308	1931	Colonial Revival	Unknown	No	Fair	Yes	Yes		A	Yes

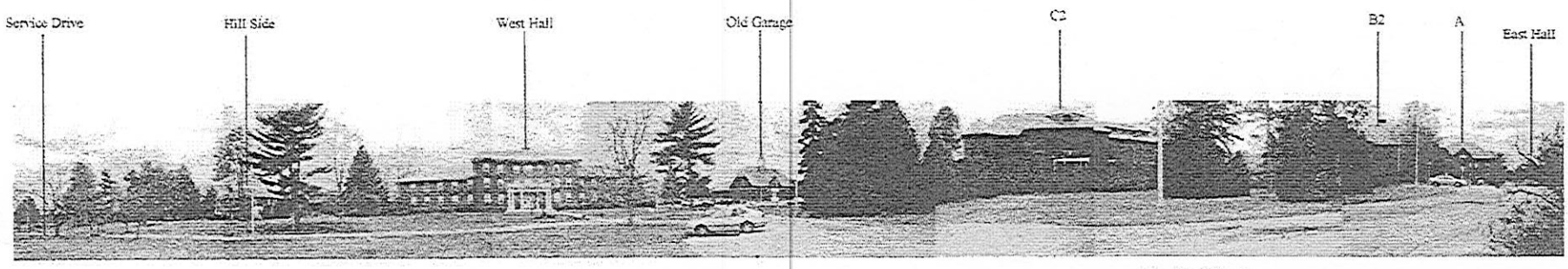
LBA/FA+A

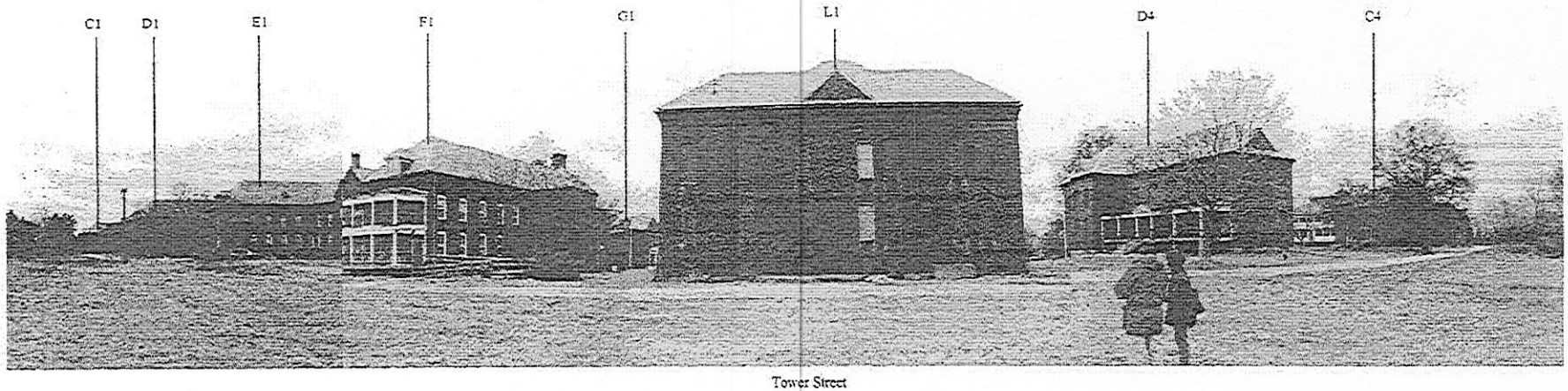
Medfield State Hospital

Map #	Building Name	SF	Year Built	Building Style	Architect	Register of Historic Places Eligible	Condition	Contributing	In Use	Year Closed	Stabilization Code Type	Re-use
50	Cottage S-5 (Stonegate House)	3308	1932	Colonial Revival	Unknown	No	Fair	Yes	Yes	-	A	Yes
51	Garage	400	Ca. 1932	Utilitarian	Unknown	No	Poor	No	Yes	-	N/A	No
52	Administration (A Building)	15,412	1896	Queen Anne	Edwin Tobey/William Pitt Wentworth	Yes	Fair	Yes	Yes	-	A	Yes
53	Infirmary (Old Research Building)	8,311	1904	Classical Revival	Unknown	No	Poor	Yes ?	No	1990	B	Yes
54	Chapel/Gymnasium (Lee Building)	15,593	1897	Queen Anne	William Pitt Wentworth	Yes	Fair	Yes	Yes	-	A	Yes
55	Club/Recreation (Canteen)	11,634	1897	Queen Anne	William Pitt Wentworth	Yes	Poor	Yes	Yes	-	B	Yes
56	Laundry (Garage)	16,200	1925	Utilitarian	Robert R. Kendall	Yes	Poor	No	Yes	-	N/A	No
57	Dining/Kitchen	43,233	1896	Queen Anne	William Pitt Wentworth	Yes	Fair to Poor	Yes	Yes	-	A	Yes
58	Bakery/Food Service	91,163	1950's	Modern	Unknown	No	Good	No	Yes	-	N/A	No
59	Power Plant	7,497	1905	Utilitarian	Shepley, Rutan & Coolidge	Yes	Fair	No	Yes	-	A	Yes
60	Coal Storage	N/A	1905	Utilitarian	N/A	N/A	N/A	No	No	Not Known	N/A	No
61	RR Trestle	N/A	1905	N/A	N/A	N/A	N/A	No	N/A	-	N/A	No
62	Pumping Station	225	1896	Utilitarian	William Pitt Wentworth	Yes	Poor	Yes	No	Not Known	B	Yes
63-68	Salvage Yard/Paint Shop	N/A	Ca. 1930	Utilitarian	Unknown	No	Poor	No	No	2002	N/A	No
69	Silo	N/A	1949	Utilitarian	Unknown	No	N/A	No	No	-	N/A	N/A
70	Filter Bed Pump Station	N/A	1968	N/A	Unknown	N/A	N/A	No	No	-	N/A	Yes
71	Cemetery	N/A	Ca. 1900	N/A	Unknown	No	N/A	Yes	N/A	-	N/A	N/A
72	Clark Building	79,776	1958	Modern	Leland, Larsen, Bradley & Hibbard	Yes	Poor	No	Yes	-	N/A	No
73	Standpipe (Water Tower)	N/A	1940's	N/A	N/A	No	Good	No	Yes	-	N/A	Yes
74	Machine Shop	16,000	1964	Utilitarian	Unknown	No	Fair	No	Yes	-	N/A	No
75	Ventilator	N/A	Ca. 1920	N/A	N/A	N/A	N/A	No	Yes	-	N/A	No
76	Round Pavilion	N/A	Ca. 1900	N/A	N/A	N/A	N/A	Yes	N/A	-	N/A	Yes
77	Walled Yard	N/A	Ca. 1920	N/A	N/A	N/A	Poor	No	N/A	-	N/A	N/A
78	Stone Wall	N/A	Ca. 1920	N/A	N/A	N/A	Poor	No	N/A	-	N/A	N/A
79	Ventilator	N/A	Ca. 1920	N/A	N/A	N/A	N/A	No	Yes	-	N/A	No
80	Ventilator	N/A	Ca. 1920	N/A	N/A	N/A	N/A	No	Yes	-	N/A	No
81	Main Gate	N/A	Ca. 1900	N/A	N/A	N/A	Good	Yes	N/A	-	N/A	Yes
82	MR Housing	N/A	Ca. 1980	Modern	Unknown	No	N/A	No	N/A	-	N/A	N/A
83	Quadrangle/Green	N/A	1896	N/A	N/A	N/A	Good	Yes	N/A	-	N/A	N/A
84	Supt. House Lawn	N/A	Ca. 1910	N/A	N/A	N/A	Good	Yes	N/A	-	N/A	N/A
85	Clark Building Lawn	N/A	Ca. 1910	N/A	N/A	N/A	Good	Yes	N/A	-	N/A	N/A
86	Agricultural Land	N/A	1886	N/A	N/A	N/A	Good	Yes	N/A	-	N/A	N/A
87	Greenhouse	N/A		Utilitarian		No	Fair	No	No	2002	N/A	No

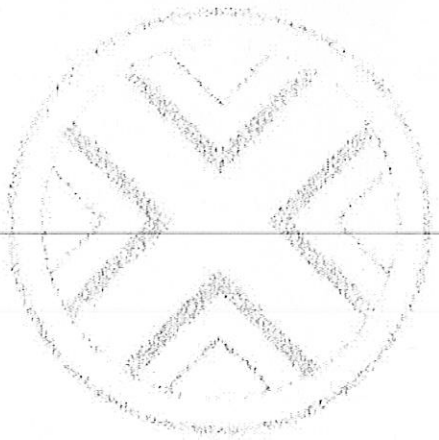

D4
L1
F1
E1
G4
Service Building


D3
C3
B3
B4
C4


Service Drive
Hill Side
West Hall
Old Garage
C2
B2
A
East Hall
South Street


C1
D1
E1
F1
G1
L1
D4
C4
Tower Street

Reuse Analysis



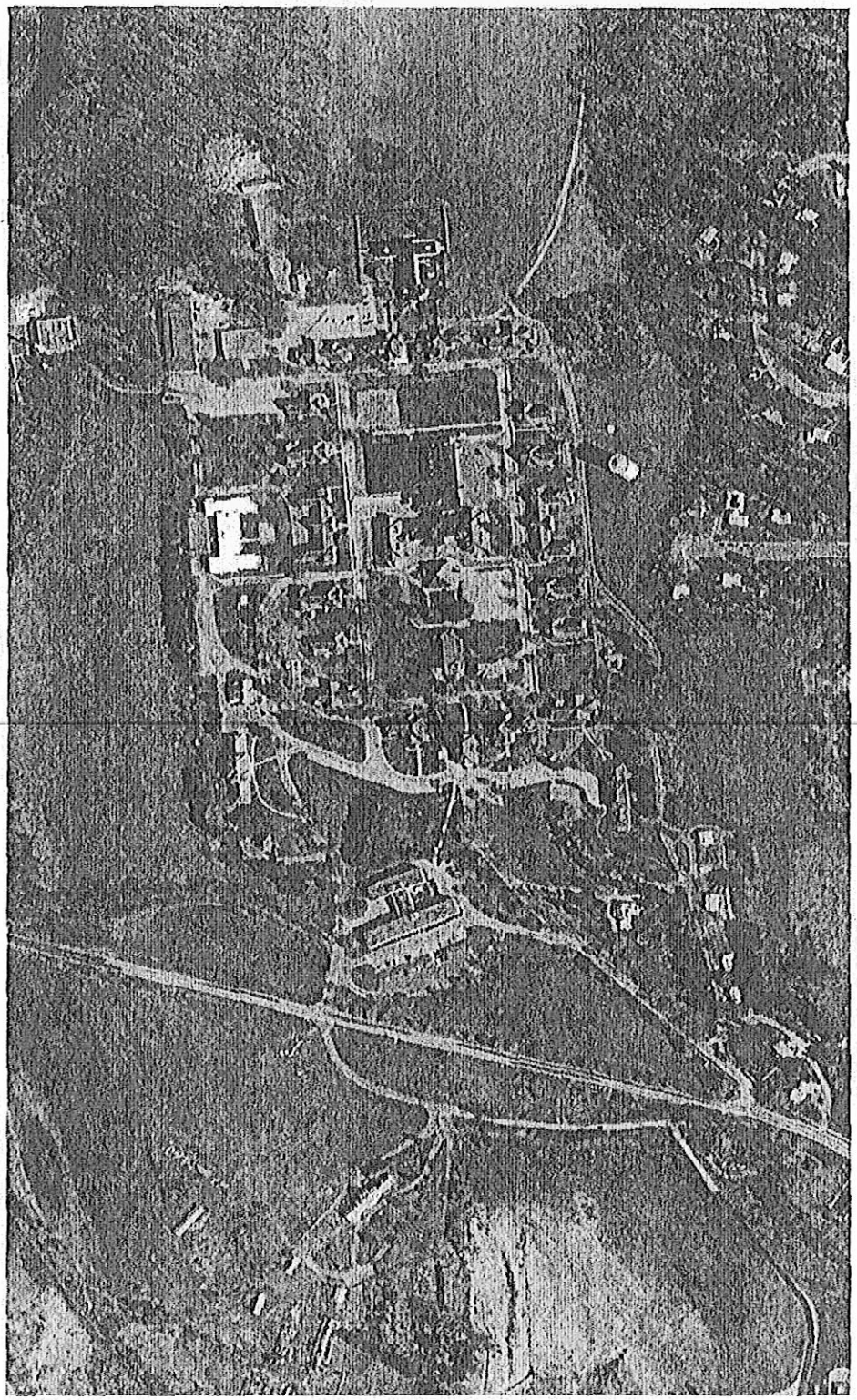
Reuse Analysis

Introduction

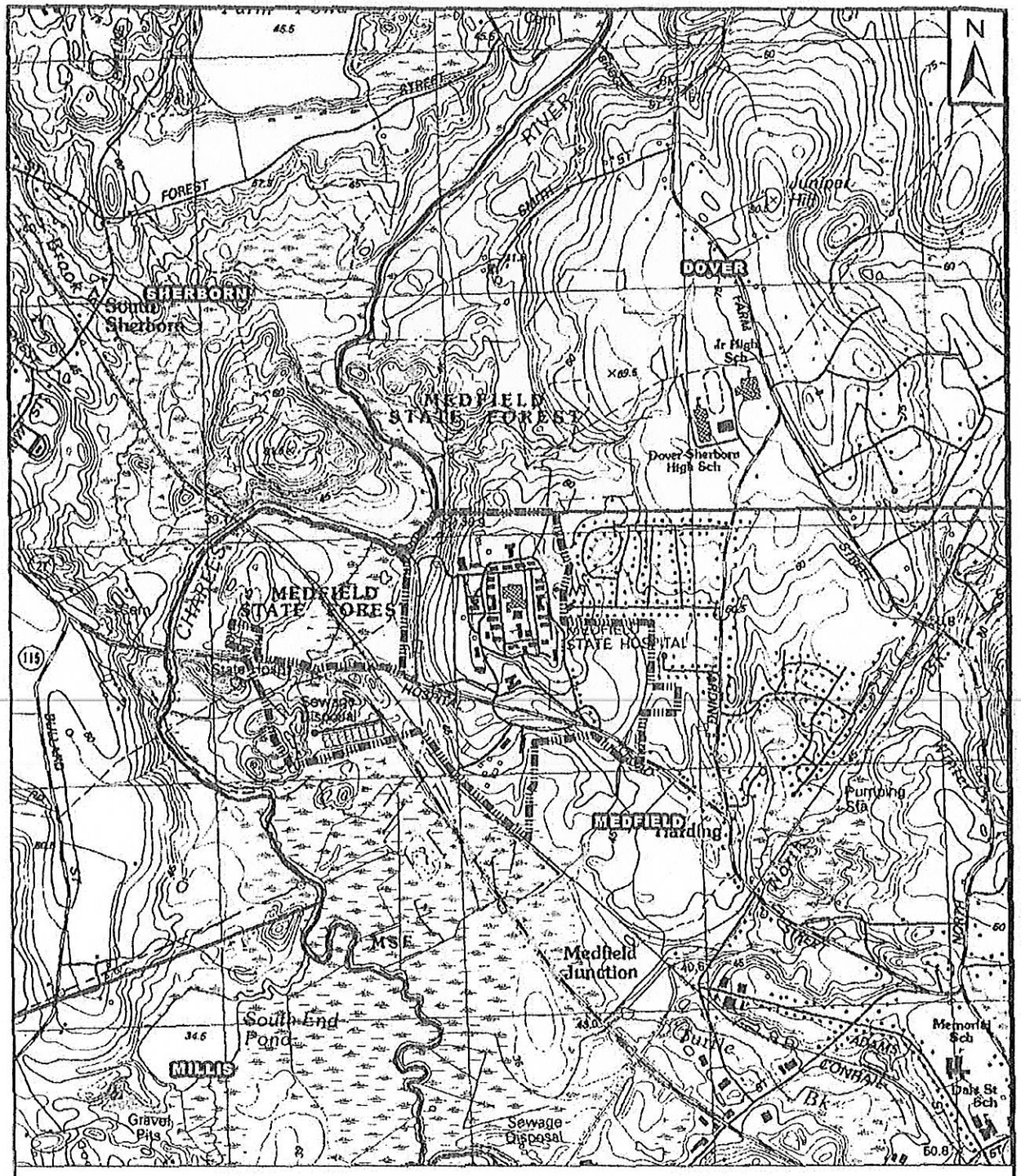
The campus of the Medfield State Hospital is located in the Town of Medfield, two miles northwest of the Town center. State Route 27 provides access to the campus, via Hospital Road. The Charles River defines part of the western boundary of the property. Single-family residential subdivisions define the eastern boundary. The total area of the campus is approximately 247 acres. The property is bisected by Hospital Road. The campus has approximately 60 buildings of very different size, most of them vacant and many mothballed, comprising nearly 800,000 square feet. The original buildings date from the last years of the 19th century and first years of the 20th century, forming a coherent historic campus with architectural value. Later buildings were added during the 1950s and 1960s. The Department of Mental Health will be vacating the campus by April 2003, as will other state agencies occupying space.

Although many of the historical buildings are in fair condition at best, the architectural significance of the complex suggests that a quality reuse of the campus would likely result in a significant development opportunity to the benefit of the Town, the State, the developer, and the potential users.

Following is a Boundary Plan of the MSH property.



Main Campus Today / Aerial Photograph



Site Boundary

Town Boundary

Base map and spatial datalayers obtained from MassGIS, EOEA.

TRC

Boott Mills South
Foot of John Street
Lowell, MA 01852
978-970-5600

SITE LOCATION
MEDFIELD STATE HOSPITAL
MEDFIELD, MASSACHUSETTS

FIGURE 1-1	PROJECT NO. 34664

The Campus

Medfield State Hospital was originally built in a 426-acre site purchased in 1892. The campus is located north of Hospital Road, which is where the historic buildings are located –except for Odyssey House –as detailed below. The Charles River, which defines a section of the western boundary of the campus, constitutes a valuable recreation resource. The campus is surrounded by open space, including parcels north of the Dover line and south of Hospital Road, which are, or were, used for agriculture. The recreation assets of the campus are some of its most desirable features. Following is the description of buildings composing the campus, identified by their map identification number, as shown in the Site Plan inserted after the Executive Summary.

The Core: Ring and Green of 24 Historic Buildings (1896-1897)

The campus is organized as a village centered on a central "green", result of the original design intention, which shapes a very desirable community environment. The historical core, built in 1896-1897, is formed by a rectangular ring of buildings defining the central green, within which other buildings are located. This historical ring around the green is formed by 19 buildings, which correspond to the so-called types A, B, C, D, E, F, and L (# 1 through 18, and 52); these buildings were originally wards and a few of them are still in use. The buildings in the green, inside the ring, which have unique characteristics, are Lee Hall (#54) –originally a chapel, and later a gymnasium –the Canteen (#55), and the 2 G buildings -originally used as kitchen and dining halls. A few years later, in 1904, the Infirmary (#53) was added near Lee Hall.

The 19 buildings that formed the rectangular ring range in size from the smaller D type (# 9 through 12) with 9,315 square feet, to the largest F type (#15 and 16) with 29,403 square feet. This ring of 19 buildings amounts to a total of 312,473 square feet, resulting in an average size of 16,446 square feet. They are mostly two stories with basement and attic, with exterior brick masonry facades, pitched roofs, and occasional wooden porches. The masonry work often shows elaborate details of considerable sophistication. Stone caps, lintels and sills lend the facades additional elegance. The fenestration, instead, has either being covered in the process of mothballing the buildings, or is in poor condition, which tend to affect the sills. These historic buildings still preserve slate roofs, replaced after the 1938 hurricane. The wooden porches, however, are in varying degrees of deterioration.

Within this precinct, there are several unique historic buildings. The outstanding one is Lee Hall (# 54), a 15,593 masonry structure with a magnificent side tower, and an impressive interior "grand space", originally used as a church, later as a gymnasium and theater, and currently degraded to storage. The location of Lee Hall, at the southern end of the green, creates a landmark entry to the campus core.

There are other historic buildings within the green. The Canteen (# 55) is a 18,834 square feet, one story masonry building, originally used as the kitchen, located behind (north) and on the center line of Lee Hall. The complex of 2 buildings of G type (# 57), originally used as dining halls with a total of 43,260 square feet, is located farther back (north) into the green. The historical parts of the G

complex are the 2 story wings at the ends and a small central pavilion. During the 1950s, a major Service building (# 58) was added, with a new kitchen, laundry and receiving docks, with a total of 66,541 square feet; integrated with the G complex. The new Service building is in good condition, although it is clearly a non-contributing building due to its visual mediocrity.

Early Expansion (1904-1914)

Later, between 1904 and 1914, major buildings were added: the R building, the S building, the West and the East Hall, anchors around the historic core. The R building (# 19), with an area of 34,464 square feet, up to recently used as secured care unit, is located at the northern end campus. It is a two-story and basement brick masonry structure well integrated in the historic environment. The S building (# 20), with an area of 47,499 square feet, used as a Training Academy for security personnel, is located adjacent and to the west of the core. It is a two-story and basement brick masonry structure also well integrated in the historic environment.

The East Hall or Female Nurses (# 24) with 24,730 square feet, and the West Hall or Male Employees (# 23) with 29,648 square feet, are located to the south, at both sides of the campus core. Both structures are built with careful masonry details and columnated porticoes that integrate very well with the original buildings, forming a sort of "bookends" at the entry of the historic core. East Hall was only recently vacated, while West Hall is still in use.

Later Expansion (1950s-1968)

During 1950s and 1960s, two large additions took place. The new Service building (# 58) including kitchen, laundry and delivery docks in the middle of the green was already mentioned. The other addition is the Clark building (# 72), a mediocre 79,776 square feet, three-story structure; it is located farther south by Hospital Road, without any visual relationship to the historic buildings, or any organizational relationship to the fine urban design of the original core.

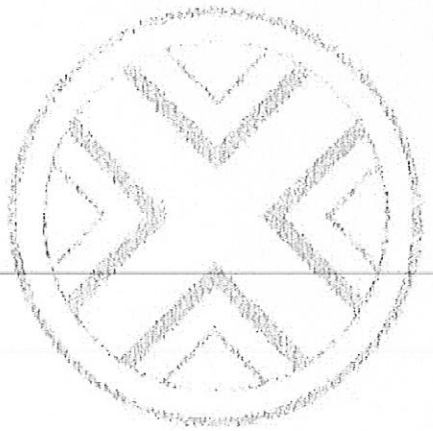
Miscellaneous buildings, roadways, utilities

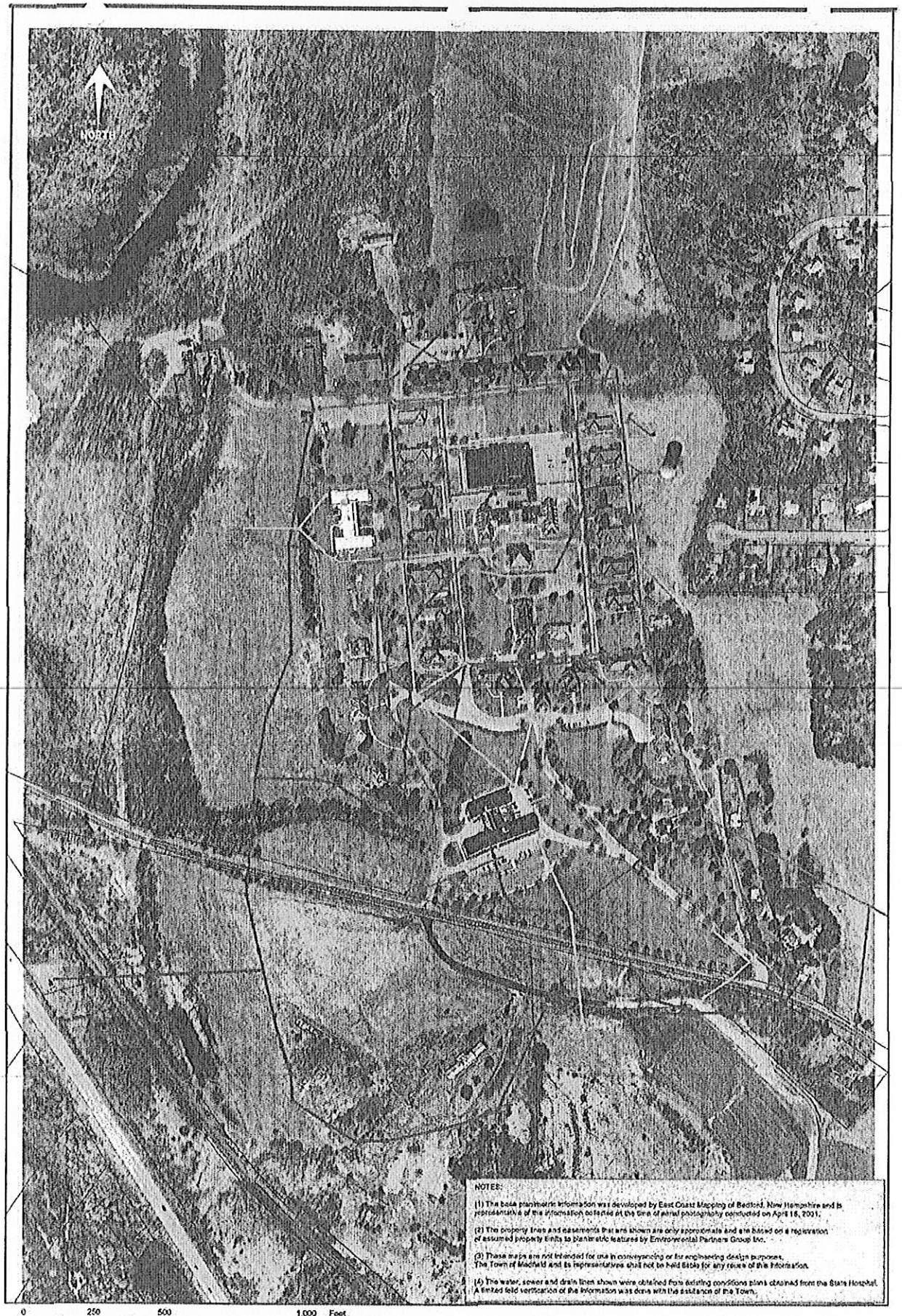
Miscellaneous buildings include the Old Garage (# 42), 2 small old buildings sited without any reference to the original layout (# 21, 22), the remnants of a partially demolished greenhouse (# 45), and the tiny Old Pumping Station (# 62). Utility structures, such as the Power Plant (# 59 and 60), the Shop Building (# 74), the Garage/former Laundry (# 56), and others supported the Hospital functions. Also, part of the Hospital are 8 small cottages mostly located to the southeast edge of the campus (# 49, 46, 25, 27, 29, 30, 50, and 48). Finally, a farm structure, the Odyssey House (# 31), is located south of Hospital Road.

The roadway system developed from the original design. The historic campus was organized by a ring road that runs around the green, separating it from the rectangular ring of buildings. This ring road was then link to an access road to Hospital Road. In later years, this was supplemented with roads running behind the ring of historic buildings, serving the R, S, and Clark buildings; the Power Plant and the Salvage Yard (# 64 through 68), as well as by ad hoc parking lots.

The utility systems follow the ring distribution pattern. The campus steam system, originating in the Power Plant, is distributed through a ring tunnel. The electrical power and the water system follow the same ring distribution layout.

Following is a Utility Plan.




NORTH
NOTES:
(1) The base planimetric information was developed by East Coast Mapping of Bedford, New Hampshire and is representative of the information collected at the time of aerial photography conducted on April 16, 2001.
(2) The property lines and easements that are shown are only approximate and are based on a registration of assumed property limits to planimetric features by Environmental Partners Group Inc.
(3) These maps are not intended for use in conveyancing or for engineering design purposes. The Town of Medfield and its representatives shall not be held liable for any reuse of this information.
(4) The water, sewer and drain lines shown were obtained from existing conditions plans obtained from the State Hospital. A limited field verification of the information was done with the assistance of the Town.
0
250
500
1,000 Feet
Legend
Town of Medfield - State Hospital
Environmental Partners Group

Building Quality and Condition

The buildings of the Medfield State Hospital were visually surveyed to assess their architectural and structural condition, and to evaluate their historical and architectural value. In addition to the individual quality and condition of each building, their contribution to the quality of the total complex was very much considered.

The quality and condition of the Medfield State Hospital was evaluated considering the whole campus as an integrated complex.

This approach has important implications in developing recommendations. One example is that a historically and architecturally valuable building with a given level of deterioration could be recommended for preservation and reuse, while a non-contributing building with a similar level of deterioration may not be recommended for repair. Another example is that a historical building playing a significant role in the urban design of the original campus concept, even though may show substantial levels of deterioration, may be recommended for preservation and reuse. The reason is that its omission could seriously damage the design concept of the complex –thus negatively affecting all buildings.

The physical survey identifies every building by name, map identification number, construction date, area, number of floors, structural system, façade material, roof structure, and current use. The survey analyzes the existing conditions by substructure, shell (all elevations), interiors, services, equipment & furnishings, special construction & demolition, and code (safety and accessibility). General remarks provide special information. Photographs support the text.

Two types of recommendations for stabilization of the vacant buildings, until full rehabilitation and reuse takes place, are proposed:

Stabilization Plan:

- *Type A*, to prevent deterioration in buildings recently mothballed or still in use, mainly to prevent the appearance of dry rot. It is recommended that 21 buildings be stabilized with Type A measures, which include the boarding up of the first floor and basement windows while allowing ventilation, and the completion of essential repairs to seal the building envelope. This stabilization plan is based on cold mothballing, and for this reason, it is necessary that these buildings be rehabilitated and reused within two years –beyond which there is the threat of the appearance of dry rot.

- *Type B*, applicable to buildings mothballed decades ago, with significant dry rot, to simply wait until substantial rehabilitation takes place. It is recommended that 18 buildings be stabilized with Type B measures, which include providing ventilation in some of the boarded up windows, and the completion of essential repairs to seal the building envelope. This stabilization plan is also based on cold mothballing. In

addition, security fencing is recommended to be installed around various buildings or portions of buildings.

The implementation of the Stabilization Plan is intended to maintain the value of the property until is disposed or transferred to the private sector, which could be approximately two years.

When the property is disposed or transferred to the private sector, comprehensive rehabilitation should take place, designed to satisfy the specific requirements of clearly programmed reuses. The Repair and Reuse Plan presented below represents the recommended options for the private sector in the future.

Repair and Reuse Plan for the Future:

- *Preservation, Rehabilitation, Reuse*, recommended for historically valuable buildings offering potential for reuse after a suitable preservation and rehabilitation program is
  implemented. This includes 27 buildings and 6 small ones.

- *Rehabilitation and Reuse*, recommended for non-contributing buildings offering potential for reuse. This includes 2 buildings and 4 small ones.

- *Demolition*, identifying highly/seriously deteriorated buildings that are not historically or architecturally valuable, and/or are not key elements in the original design of the complex. This includes 2 major non-contributing buildings, 4 highly deteriorated small buildings, and 4 utility structures.

The implementation of the Repair and Reuse Plan would be undertaken by the successful developer (s) to whom the property would be transferred. Clearly, the rehabilitation, as well as the preservation efforts in historic buildings, would change according to the specific reuse contemplated.

Preservation and Rehabilitation Plan:

As result of the physical survey, considering the actual condition of each building, as well as their historical, architectural, and campus value, it is possible to summarize the conclusions of the building conditions study.

The summary of the study conclusions are presented in terms of the following building groups: 1) Ring of 19 Historic Buildings; 2) Historic and Non-Contributing Buildings within the Ring, at the green; 3) Historic and Non-Contributing Anchor Buildings; and 4) Miscellaneous Buildings including utility structures and cottages.

1) ***The Ring of 19 Historic Buildings should be Preserved, Rehabilitated, and Reused.***

These 19 historic buildings are in different physical conditions, some show extensive deterioration including dry rot in those mothballed decades ago, others are still in use and in fair physical condition. Most of the wooden porches, however, are in very deteriorated condition, and should be properly removed –subject to historical replication later. Here, the considerations of historical value, and most important, contribution to the integrity of the original concept for the campus play a key role in the recommendations.

A narrow interpretation of the physical conditions may lead to recommend the demolition of the most deteriorated structures. This approach, however, would certainly damage, even destroy, the original concept for the campus, a very serious problem. Historically, it is essential to preserve the integrity of the original concept. From the urban design viewpoint, the visual quality created by the village environment with a central green is also essential to the redevelopment of the campus.

By preserving, rehabilitating, and reusing the complete ring of historic buildings, it would be possible to create a unique community, building upon the original campus concept. This concept is vary valid today in the light of our current desire to return to recreate living and working environments with human scale and pedestrian access.

The preserved and reused ring of historic buildings amounts, as indicated, to a total of 312,473 square feet, with a size range of 9,315 to 29,403 square feet, and an average of 16,446 square feet.

2) A. ***The 5 Historic Buildings at the Green should be Preserved, Rehabilitated, and Reused***

This includes Lee Hall (# 54), the Canteen (# 55), and the G1 & G4 buildings (# 57), located on the centerline of the green, within the Ring of historic buildings, and integral to the original campus concept, as well as the slightly later addition, the Infirmary (#53).

The jewel of the campus is Lee Hall, which creates a visual landmark at the entry to the complex, through unique and distinguished architecture. In addition, it is in fairly good condition,

and still under some type of use, as storage. Lee Hall should be preserved, rehabilitated, and reused as a focal point in the redeveloped campus.

The Canteen and the G buildings should also be maintained, since they are part of the original concept, as well as the Infirmary (#53). From the urban design viewpoint, they are less important than the Ring of 19 historic buildings and, obviously, Lee Hall.

2) B. ***The Non-Contributing Service Building at the Green could be demolished***

The Service building (# 58) is a major, one-story mediocre structure, which houses a new kitchen, laundry and truck docks in its 66,541 square feet area. (It should be noticed that this building is shown, mistakenly, with a much larger area in previous reports). It is in reasonably good condition, and the kitchen equipment is fairly new. It has sizable interior spaces with high floor-to-ceiling clearance. Besides the kitchen and laundry, there is dining space, a library, and a lounge. It is linked to the G buildings, forming an integrated service complex at the center of the campus.

Unfortunately, its fenestration is made of curtain walls combining glass windows and large expanses of blue-green plastic, set within blank brick masonry walls: a totally disruptive and mediocre building, located at the center of the green.

A comparative cost analysis demonstrates that the rehabilitation of the Service building would demand substantial resources invested in a mediocre and poorly integrated structure –which would also negatively affect the original campus image. On the other hand, its demolition and replacement with a more suitable, and perhaps smaller building, would result in a better solution, visually, functionally, and financially.

Thus, it would be possible to demolish the Service building, and to replace it, if wanted, with a new, well-integrated building, of a size no larger than the Service building. Any new replacement of this building should be planned to reinforce the original urban design concept of the campus. Such replacement need not necessarily replicate the existing historical architecture, but it must be designed with empathy and/or creative contrast with the campus architecture.

3) A. ***The Anchor R and S buildings could be Preserved, Rehabilitated, and Reused***

Both the R building (# 19) and the S building (# 20) are architecturally valuable, and are in good condition. Although they are not part of the original historical concept for the campus, they fit reasonably well as later additions. The R building appears to culminate the axial composition of the green, while the S building creates a minor cross axis with the G buildings.

The R building is a rather elegant two-story and basement structure, with flat roof, well-detailed brick masonry walls and proportioned fenestration. It still being used for patients requiring se-

cured care, and it is in reasonably good condition. Its footprint and its size, 34,464 square feet, make of it a small landmark closing the northern end of the lineal composition of the campus formed by Building A (# 52), Lee Hall (# 54), the Canteen (# 55), and the G buildings (# 57).

The S building is also an elegant two-story and basement structure, with flat roof and brick masonry walls. The later addition of two emergency stairs does not integrate with the building architecture; these stairs should be rehabilitated. The S building is still being used as a training academy for correction security officials, and is generally in good condition. It has a footprint and size, 47,499 square feet, which makes it attractive for potential reuse. Its location does not detract from the original campus concept.

Thus, both Anchor Buildings could very well be preserved, rehabilitated, and reused, adding to the advantages offered by the campus to private developers, the Town, and the future residents of the reused complex.

3) B. ***The Anchor East and West Halls should be Preserved, Rehabilitated, and Reused***

The two structures, originally dedicated as the Female Nurses (# 24) and the Male Employees (# 23) Halls, have comparable size, 24,730 square feet and 29,648 square feet respectively. They are historically and architecturally valuable, and are in fair to good condition –the East Hall was recently mothballed, and the West Hall is still in use. Their role in the urban design of the complex is similar: they act as "bookends" framing the southern entry to the campus.

Both halls are elegant structures, with two stories, basement and attic, endowed with columnated porticoes and fine brick masonry facade details. Although not part of the original concept, they support it by better defining the southern approach to the campus.

3) C. ***The Clark building should be demolished***

The Clark building (#72) is a 79,776 square feet structure with 3 stories, brick masonry walls and flat roof. It is a mediocre structure typical of the 1950s period, with low floor-to-ceiling clearance, small rooms, and a generally uninspired layout. It is in very questionable condition: its brick masonry façade wall is cracking and threatening collapse, due to faulty design. This would require a new façade, new windows and new lintels –a major repair for a mediocre building. Furthermore, its elevators do not comply with the accessibility codes, which would demand the construction of new elevator towers, quite possibly outside of the existing envelope – another major upgrade.

A major consideration is that its location would degrade the perceived quality of the campus. The Clark building is located at the entry to the campus, the most visible structure from Hospi-

tal Road, creating a misleading first impression. The image of a mediocre building at the entry to the campus would negatively affect the perception of developers and future residents, damaging the financially viability of a property transfer.

A comparative cost analysis indicates that the demolition of the existing façade, the construction of a new brick façade, and the installation of new windows with new lintels, would result in a cost at least twice as high as the demolition cost. Substantial additional costs should be added, and this considerable investment resulting in a marginal building, with negative impact on the historic campus. Thus, it is recommended that the Clark building be demolished.

4) ***Miscellaneous buildings***

The Miscellaneous buildings include several historic buildings: the Old Garage (# 42), a historically valuable small structure part of the original campus concept; the Old Pump Station (# 62), a tiny pavilion in poor condition; two later additions to the original campus, C-1X (# 21) and C-2X (# 22), both in poor condition; and the remnants of a partially demolished greenhouse (# 45). Based on their contribution, condition, and potential repair cost, the following is recommended:

* *The Old Garage should be preserved, rehabilitated, and reused.*

* *The Old Pump Station could be preserved, rehabilitated, and reused.*

* *The C-1X, C-2X buildings should be demolished.*

* *The remnants of the Greenhouse should be demolished.*

The Miscellaneous buildings also include a number of utility structures: the Power Plant (# 59, 60), the Shop Building (# 74), the Salvage Yard (# 64 through 68), the Garage/former Laundry (# 56), and the water tower (# 73). Based on their functional and practical potential value, the following is recommended:

* *The Power Plant could be closed until redevelopment is implemented. After that, if the redevelopment does not rely on the Power Plant, it could be demolished by the developer.*

* *The Shop Building and the Salvage Yard should be maintained to serve during the construction phase of the redevelopment. Afterwards they should be demolished.*

* *The Garage/former Laundry should be maintained to serve during the construction phase. Afterwards, if no suitable reuse is found, it could be demolished.*

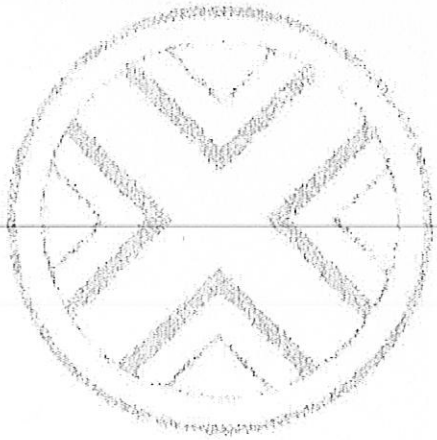
* *The water tower may be near the end of its useful life and will need replacement.*

Finally, the Miscellaneous buildings include 8 small cottages (# 49, 46, 25, 27, 29, 30, 50, and 48), all located to the south and southeast of the campus, and one farm structure, Odyssey House (# 31), located across Hospital Road. Some of the cottages are in good conditions, while others show some deterioration and one specifically (# 48) is in very poor condition. However, this cottage was the first to be built, in 1840, making it a historical example of the only pre-existing farm house at Medfield State Hospital.

* *The 8 cottages should be rehabilitated and reused.*

Odyssey House (#31), a historic building, originally beautiful but somewhat marred by later additions, is now in a very deteriorated condition. Yet, it still conveys a valuable architectural image. The recommendation is as follows:

* *Odyssey House should be preserved and reused.*



Reuse Alternatives

The generation of alternatives for reuse of the Medfield State Hospital campus is guided by one goal, that of offering developers a preliminary set of options to accelerate their analysis, shaping scenarios of potential feasibility. In order to make rehabilitation and reuse viable and to make the site attractive to developers, reuse plans must be flexible and include a balance of preservation, open space and new construction on the entire campus. The selection of possible reuses or the campus would be guided by three key factors:

* *Location and physical characteristics of the campus*: Different real estate demand sectors would require specific types of locations and physical environments. Understanding the opportunities (and constraints) offered by the campus would focus the search for reuse options.

* *Active Real Estate Demand Market Sectors*: The conditions of the demand market would indicate the sectors most actively involved seeking, and able to affording, specific real estate. Those that seek locations and physical environments similar to the campus would become potential reuse alternatives.

* *Desirability of a Mixed-use Development*: The reuse options need not be mutually exclusive. On the contrary, some of them could be mixed with advantages for the residents, as well as for the developer –who would be able to adjust the various uses to the actual demand responses.

Matching the active real estate demand sectors with the location and physical characteristics of the campus would yield a set of possible reuse alternatives. However, this is not a linear deterministic process, as successful developers know well. Imagination to structure reuse programs matching active demand sectors, and creativity to rehabilitate the existing campus resulting in unique environments are both key components of the process. The following reuses should be considered:

Residential Village Community

Currently, there is a strong demand for housing at the upper price ranges, and there is an even stronger, but unfulfilled, demand at the upper middle ranges. Medfield and its region are a very desirable location for residential, commanding prices in the upper ranges for single-family units. At the same time, there are demand sectors that are, or could be, interested in alternative residential options. These include condominium units in village-like environments with pedestrian scale: while offering important amenities not found in traditional single-family subdivisions, they also involve lower development costs, and so lower prices.

The campus offer a unique opportunity to develop a residential village community with pedestrian scale, within buildings of unique architectural quality that echoes past times, considered by

many a "golden age" of community life.

The building types B, C, D, E, G and L (# 1 through 14, 17 and 18) have a size and footprint that lend themselves to units similar to residential townhouses, that is units divided by a party wall, with direct access through porches. The articulation of the footprints with occasional towers and bow windows, as well as the interior fireplaces, could easily result in very attractive dwellings. The building type F (# 15 and 16), and the R (# 19) and S (# 20) buildings, of larger size, could be developed as apartments, equally attractive. The East (# 24) and West (# 23) Halls could probably be developed as either party wall townhouses or apartments.
Considering the buildings forming the ring around the green, the anchor R and S buildings, and the East and West Halls, a total of near 450,000 square feet of historic space would be available for redevelopment. However, the possibility, and even desirability, of mixing other types of activities, would reduce the residential space. As an example, if the R and S buildings are redeveloped for other reuses, there would be only slightly over 350,000 square feet available for residential development.

These residential structures would be located around the green, shaping a highly desirable village-like community. Non-residential uses could be developed in the buildings located within the green, resulting in a mixed-use community with services and amenities within very easy walking distance of the residential units.

Lee Hall (# 54), the jewel of the campus, should be preserved and rehabilitated as a multifunction community facility, where plays, concerts, films, dances, parties, exhibits, and other similar celebrations could take place within a unique architectural environment. These activities should be open to Medfield residents, which would enrich the Town's life and create an enduring bridge between the future residents of the campus and the Town's residents.

The complex formed by the historic Canteen (# 55), the G buildings (# 57), and a potential replacement to the Service building (# 58) offers many possibilities. Retail serving the residential community, and possibly others, is an obvious reuse. Another is the possibility of some food preparing activity, as a delicatessen or restaurant, taking advantage of the kitchen equipment available in the Service building. The popularity of aerobics and other type of exercises strongly suggest the possibility of a health club combining generous indoor facilities with the existing open space in good weather –shaping an athletic complex that could have regional attraction.

Conference / Retreat / Hotel Complex

The enticing historic and open space environment offered by the campus, the number of regional professional and trade associations that regularly held meetings, and the high technology development around the metro area combine to suggest the possibility of a conference/ retreat/ hotel center. This complex should be oriented to small size meetings seeking a suburban location with adjacent open space. Its hospitality facilities could also be opened to people seeking a

hotel room at reasonable prices and accessible without entering Boston's traffic.

A Conference/ Retreat /Hotel Complex need not, and should not, occupy the entire campus; it could be mixed with other uses, such as residential, to their mutual benefit. For example, East Hall (# 24), with close to 25,000 square feet, and West Hall (# 23), with nearly 30,000 square feet, could be considered for hospitality use, due to their closeness to Hospital Road and Route 27. Their footprint and size could result in between 30 to 50 rooms each, depending on room size and layout. The view commanded from these halls of the generous open space surrounding the buildings, would differentiate them from the conventional roadside motel.

The demolition of the Clark building (# 12) would offer the opportunity of creating a quality image hospitality structure with 80,000 square feet, perhaps 100 rooms, as a landmark at the entry to the campus. This new building could have function rooms, restaurants, and other amenities that would be used by the future residents and the campus and the Town's residents.
Some large spaces should be provided to be used for assembly functions, such as meetings, conferences, and exhibits –all of which form the backbone of conference centers –while smaller rooms could be used for seminar rooms. The possibility of a food preparing facility and a health club adjacent to the conference center would add to the attraction of the complex.

Finally, the closeness of the Charles River, just a short walk away, with its recreational potential of nature walks, canoeing, fishing, and swimming, would be very welcomed by conventioneers, as well as by residents of the campus and the Town.

Long-term and Assisted Care Community

There appears to be a steady demand for long-term and assisted care, with related housing services for the elderly. Some residential units potentially available at the campus could easily be oriented to satisfy the needs of those groups. The possible operation of a kitchen related to restaurant and/or catering functions could make food preparation (and delivery if preferred) feasible. The potential location of a health club, as well as of community facilities and recreation programs centered in Lee Hall (# 54) should also be an added attraction for the elderly, as would be the open space and Charles River.

Apartments for long-term and assisted care could be developed in the F-1 (# 15) and F-2 (# 16) buildings, which are located closest to the historic core in the green. In order to facilitate, indeed encourage, the pedestrian access, glass-enclosed walkways and bridges could be developed linking the residential buildings with the community facilities within the green. This concept could be extended also to other residential units, linking them with glass galleries –not unlike a tread linking the beads of a necklace –which would uplift the solid volumes of the historical buildings in contrast with their transparency.

Technology / Office / Incubator Center

Currently the real estate market does not seem to be particularly optimistic about demand for space for technology uses, offices, or incubator space. But this study must consider a range of time horizons, from the immediate years to the next decade and beyond. The economy will recover. Massachusetts' leadership in high technology and innovation, as well as the need for back offices for financial services could create a demand in the campus for firms desiring work environments with human scale. Potential candidates are the R (# 19) and the S (# 20) buildings, probably after years of being reused for other activities, or a future new structure built to replace the Clark building.

Recreation / Culture / Community Functions

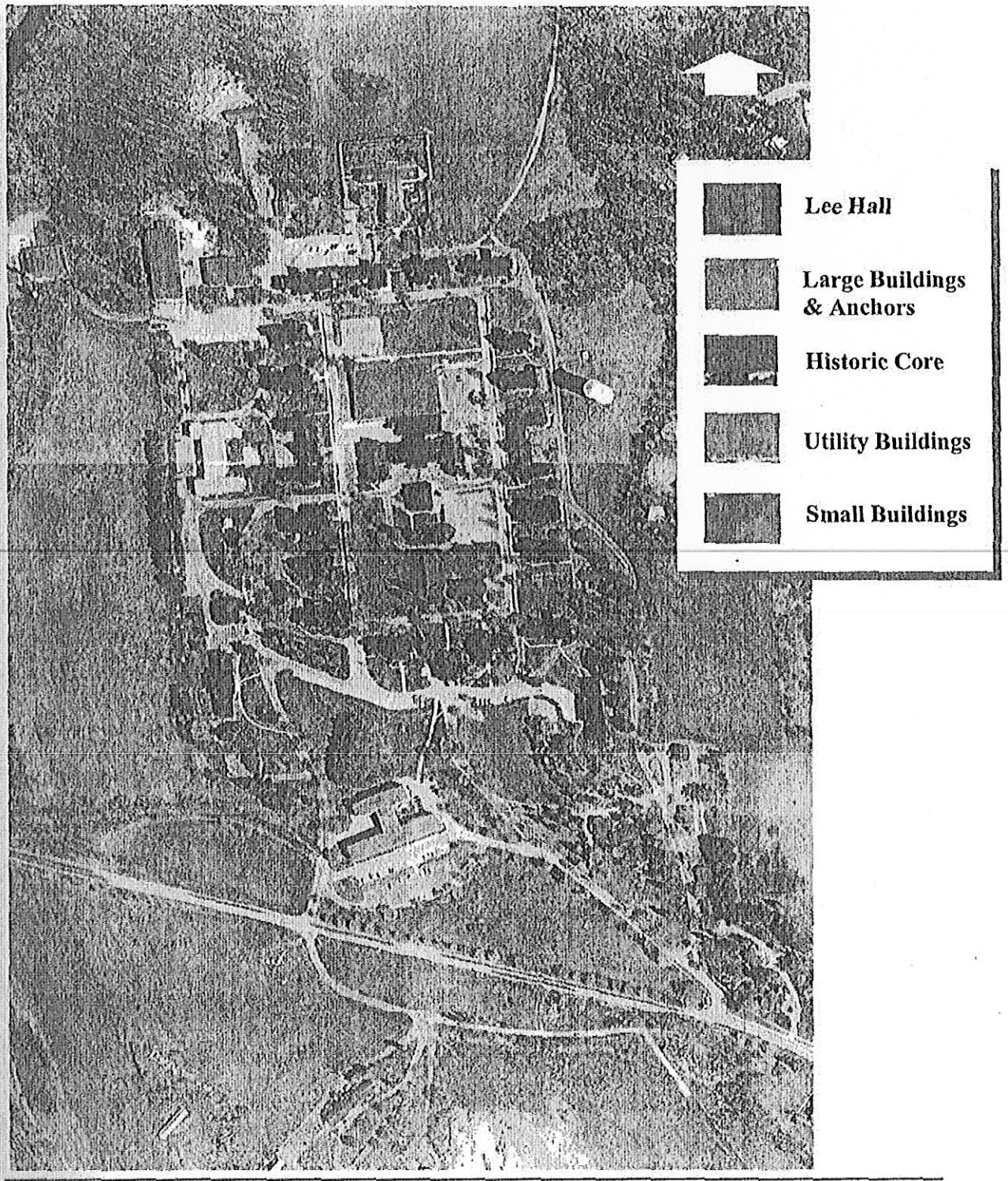
The campus has myriad opportunities for recreation (both indoor and outdoor), cultural events, and community functions. Indoor activities should be clustered in Lee Hall (# 54), the Canteen (# 55), and a potential replacement to the Service complex (# 57 and 58), which should form a sort of community axis, easily accessible to all of the Ring and the Anchor buildings. Outdoor activities would enjoy the green, the Charles River, and the extensions of open space that surrounds the campus.
Lee Hall (# 54) is the ideal venue for plays, concerts, films, dances, and community parties; as well as for gymnastics, basketball, volleyball and other sport events. This may indicate the convenience of rehabilitating Lee Hall as a multi-function flexible space, but always preserving its historical and architectural value. Lee Hall, a physical landmark, should always be the functional and activity landmark, center of the life of the various communities that would share the redeveloped campus.

A replacement to the Service building (# 58) linked to the G buildings (# 57) offer different opportunities for a variety of activities that could be developed next to each other in space (i.e. in adjacent spaces) or sequentially in time (i.e. coordinating schedules). As mentioned before, the existing kitchen equipment could be reused for food preparation activities. Large spaces should be provided to be used as health club, retail stores, exhibit space, and winter recreation activities, among others. The Canteen (# 55) could be reused as a small pub, lounge, game room, or other similar type of activity, developed in close relationship with the replacement of the Service complex and Lee Hall.

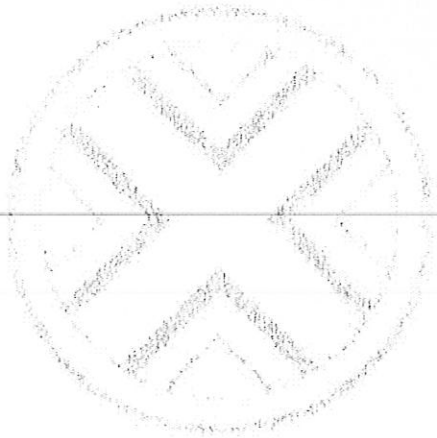
The open space also offers many opportunities. Athletic fields for sports such as soccer could be developed, combined with space in the basement of an adjacent building reused as locker room and showers. Private sport clubs may be interested in acquiring and managing such athletic fields and ancillary building spaces. Canoeing, fishing, and swimming in the Charles, and nature walks in the woods, could make use of a preserved and rehabilitated Old Pump Station as a rest pavilion with concessions for soft drinks, tea, and other refreshments –a token of old-time elegance recovered.

Following is a Site Plan identifying the buildings in the campus.

Building Character Site Plan



Overall Approach to the Buildings



The buildings at Medfield State Hospital represent an architecturally significant surviving ensemble of a late 19th and early 20th century state mental hospital complex utilizing the concept of dispersed wards for patient care. Its significance lies in its planning and the design relationship between the buildings of the complex as a whole. With a few exceptions, the individual buildings while interesting and generally intact, do not possess a particular architectural distinction. They are typical of surviving examples of buildings of this period and similar late Victorian vernacular design. Two buildings which possess a high level of architectural significance through their innovative design and architectural distinction are the Lee Building #54 and the S Building #20. This being said, however we should emphasize that all of the buildings at the Green or center of the campus contribute to the historic significance of the site. Numerous non-conforming buildings are identified in the study as well as the potential candidates for demolition.

Because of this unique ensemble, as opposed to the highest level of historic significance for the individual buildings, we recommend that the overall approach to the project involve rehabilitation and re-use rather than a strict level of historic restoration. For example the slate roofs on the buildings have reached the end of their useful life and our recommendation for rehabilitation would be to use a high profile architectural shingle in lieu of slate. We have developed the budget and reuse design guidelines based on this approach in this report. Thus, the framework for preserving the buildings at the Medfield State Hospital is based on the adaptive use of a planned community of buildings.

The landscape features which contribute to the significance of the site include pedestrian and vehicular circulation, fences, walls, and major trees and planted areas and should be further evaluated for their significance and contribution to the original design of the site as reuse options are developed.

Specific design guidelines are enclosed as an Appendix as is the Secretary of the Interior's Standards for Preservation, the guidelines for Federal tax credits.