

BOSTON PRESERVATION ALLIANCE

www.bostonpreservation.org

June 9, 2025

Abigail Vladeck
Director of Development and Asset Management
Division of Capital Asset Management and Maintenance
1 Ashburton Place, 15th floor, Boston, MA 02108
Re: Lindemann-Hurley Redevelopment Draft Final Project Proposal

Dear Abigail Vladeck,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 40 Organizational Members, 134 Corporate Members, and a reach of over 100,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Boston Preservation Alliance (Alliance) appreciates that the Division of Capital Asset Management and Maintenance (DCAMM) has emphasized the historical and cultural importance of the Hurley and Lindemann Buildings in their latest Draft Project Proposal and Design Guidelines. Paul Rudolph's original design proposed three buildings of monumental scale, with a unified vision of elements across the site and consistent use of concrete. Although only two buildings were completed, the Hurley and Lindemann buildings speak to Rudolph's original cohesive design intent and are major pieces in the narrative of modernist architecture in Boston. The Alliance notes that the project scope has been expanded upon from earlier drafts to include the Lindemann building which allows for a redevelopment of the site as a whole, in keeping with Rudolph's original concept. This latest set of redevelopment guidelines prioritize adaptive reuse, rehabilitation, and preservation and call out the need for cohesive materiality, design, scale, and massing of any proposed interventions and construction. Additionally, the identification of specific character-defining features, including bush-hammered concrete, vertical elements containing elevators and staircases, and Constantino Nivola murals on the interior of the Hurley building, is a positive inclusion and the Alliance welcomes DCAMM's focus on a redevelopment solution that is harmonious with existing fabric and honors the site's historical and cultural significance.

The emphasis on sensitive restoration in combination with new interventions, particularly in the Hurley Building, acknowledges the need to revitalize the site as an urban community space while respecting the site's history both architecturally and as a major urban renewal project. Paul Rudolph's original plan approached the site as a whole, and Alliance appreciates that the proposed design guidelines encourage future designs to redevelop the space as a cohesive campus. In addition to the emphasis on adaptive reuse, the inclusion of better integration with the surrounding

community and urban context as one of the project goals is welcome. The Alliance hopes this will encourage potential developers to restore existing plazas and courtyards which are either non-accessible or unwelcoming to pedestrians and ultimately encourage the community to re-engage with this site.

It is critical that the Hurley and Lindemann buildings be preserved and any new construction on the site complement the existing composition, both to protect architectural significance and promote sustainable design. The Alliance believes the Final Draft Project Proposal adequately emphasizes the importance of sensitive redevelopment and presents the redevelopment of this site as an opportunity to re-engage the community with the space while also advancing housing and sustainability goals.

Thank you,

A handwritten signature in cursive script that reads "Kimberlee Schumacher". The signature is written in black ink and is positioned below the "Thank you," text.

Kimberlee Schumacher
Interim Executive Director