Lindemann-Hurley Redevelopment Site
Design Guidelines

Original Hurley Building Guidelines: April 6th, 2021
Updated Lindemann-Hurley Guidelines: 2025 - DRAFT FOR PUBLIC COMMENT

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INTRODUCTION

The Lindemann and Hurley Buildings were built in the 1960s as part of an Urban Renewal project to revitalize the Government Center area by centralizing state functions in monumental new buildings. The buildings are part of the Boston Government Services Center (BGSC), a composition of buildings and open spaces conceived by Paul Rudolph in the 1960's, but not fully realized (see the full Historic Preservation Report[1]). At over 50 years old, this site is ripe to be reconceived in a way that respects its historic importance, engages and invites people in, and exhibits innovations in sustainability while fulfilling the Commonwealth's building needs.

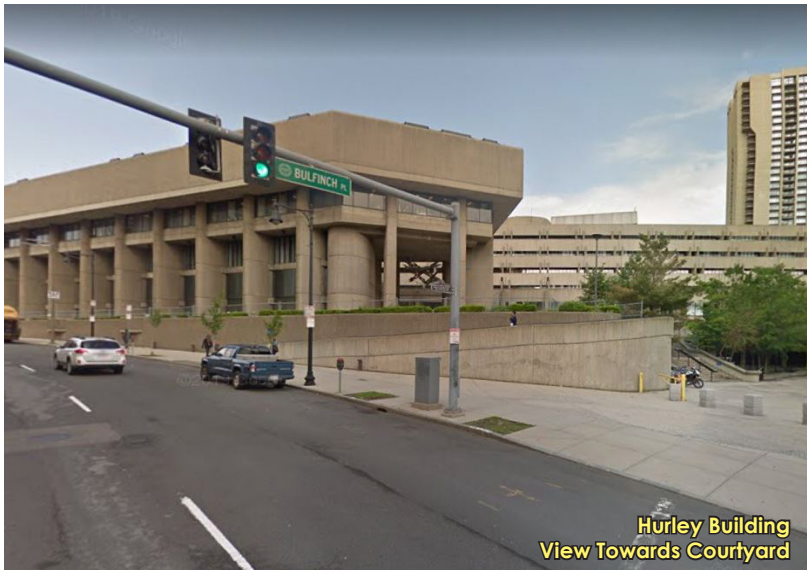
DCAMM acknowledges the important place the Boston Government Services Center occupies in architectural culture, as well as the opportunities and challenges of Rudolph's unfulfilled plan.

The purpose of this package of Design Guidelines is to set forth the goals that the Division of Capital Asset Management and Maintenance (DCAMM) seeks to achieve in redeveloping the Lindemann-Hurley Site. This iteration of Design Guidelines builds upon the orignal set of principles published in 2021[2], as well as on the 2020 Historic Preservation Report produced by Bruner/Cott Architects.

1. "Boston Government Services Center: Lindemann-Hurley Preservation Report." Bruner/Cott Architects, with OverUnder and Stantec. January, 2020.
2. "Hurley Site Design Guidelines." DCAMM, with Stantec. April, 2021.

Lindemann and Hurley Buildings
Aerial View


Lindemann Building
View from Staniford and Merrimac Streets



Hurley Building
View Towards Courtyard


Hurley Building
View of Courtyard from Terrace


Lindemann Building
View from Central Courtyard

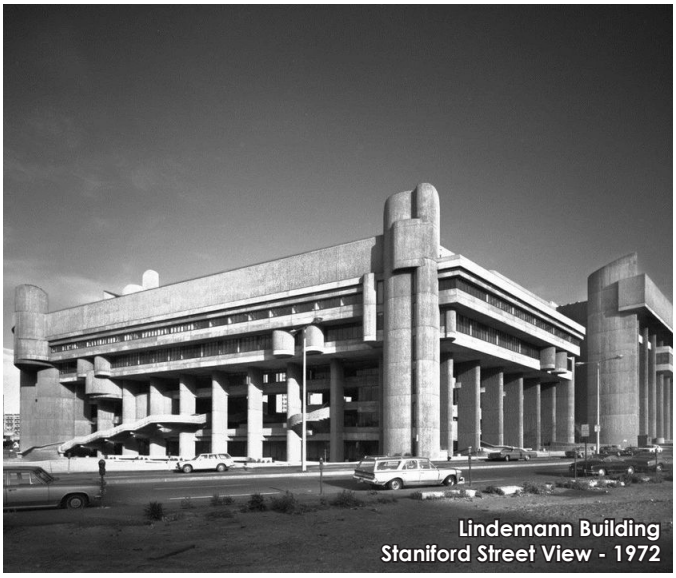
PROJECT SCOPE

The Lindemann-Hurley Redevelopment Site includes:

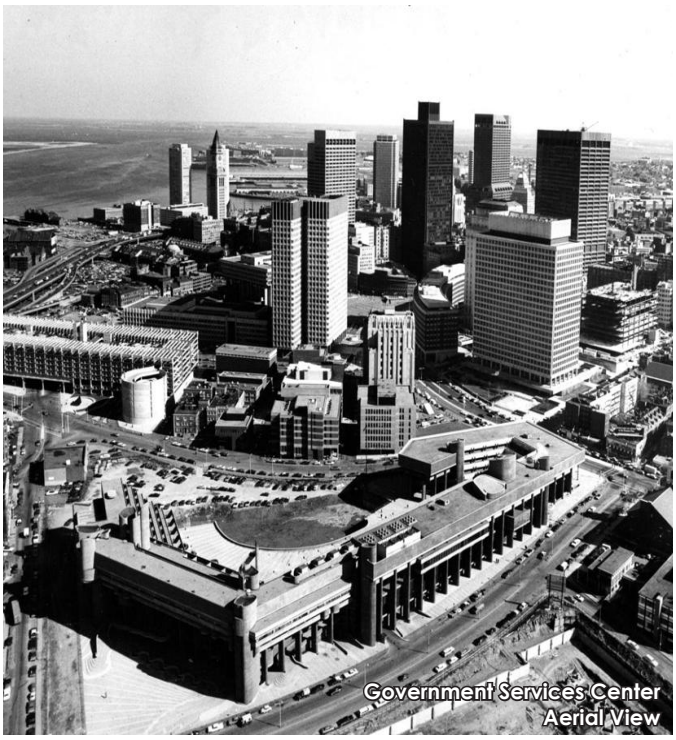
1. Erich Lindemann Mental Health Center Building (222k GSF)
2. Charles F. Hurley Building (347k GSF)
3. Central Courtyard & Garage
4. Merrimac Plaza, Cambridge Street Plaza, & surrounding side walks

Both buildings as well as the site's sidewalks, plazas, and interior courtyard are all available for renovation, new building additions and open space improvements. The Lindemann building is considered one of Paul Rudolph's most identifiable buildings. Development teams are encouraged to propose improvements that will restore Merrimac Plaza, engage the central courtyard and increase through-block connections.

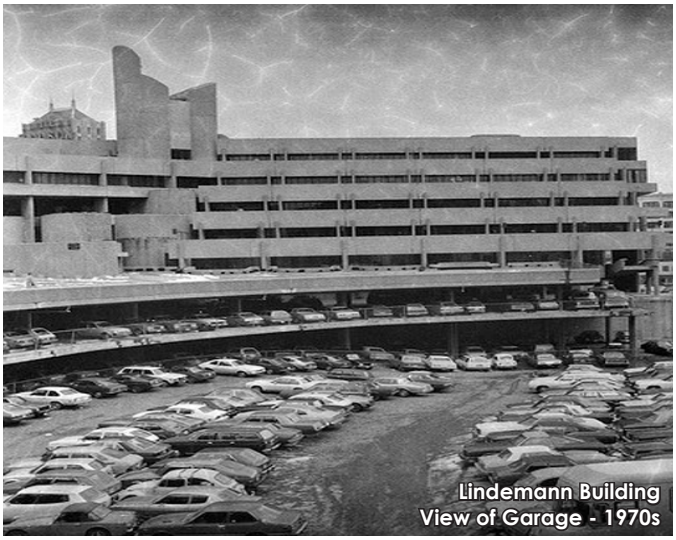
Note: The Brooke Courthouse is not included in the scope of this project.



Lindemann Building
Staniford Street View - 1972



Government Services Center
Aerial View



Lindemann Building
View of Garage - 1970s

HISTORICAL SIGNIFICANCE OF THE LINDEMANN-HURLEY CAMPUS

Paul Rudolph's plan for Boston Government Services Center (BGSC) was part of I.M. Pei and Henry Cobb's 60-acre Government Center Urban Renewal Plan. Three concrete buildings were planned for the site, but only two of those were built. Today, the Lindemann and Hurley Buildings share the BGSC site with the Edward Brooke Courthouse, which was added to the site several decades later.

Rudolph's work is recognized nationally and internationally as emblematic of an era of concrete modernism in the United States. The Lindemann Building at the corner of Staniford and Merrimac Streets was designed under the direct leadership of Paul Rudolph and the team at Desmond & Lord. It is the most complex and expressionistic portion of the original site's three conceived buildings. The Hurley Building was designed within Rudolph's guidelines, but under the control of Shepley Bulfinch Richardson and Abbott's architect Jean Paul Carlhian. The west side of the freestanding garage was designed by Rudolph, but was only partially built. It was completed as a part of the construction of the Brooke Courthouse. The current courtyard and east side of the garage below were designed by SBRA at the time of the Brooke Courthouse construction.

Key defining architectural features of the buildings and site include the following elements:

Lindemann and Hurley Buildings:

- Bush-hammered (corduroy) concrete
- Columns reaching several stories high spaced at regular intervals
- Prominent vertical elements that contain elevators & staircases

Lindemann Building:

- Monumental, curved exterior staircases
- Curved benches at Merrimac Plaza
- Spiral interior staircases
- Walled interior courtyards
- Chapel
- Biomorphic exterior elements; e.g. "Frog"

Hurley Building:

- Nivola Frescoes in Lobby

Redevelopment should celebrate these features to the extent feasible through imaginative, contemporary adaptive reuse of the existing buildings.

NEIGHBORHOOD CONTEXT

At the edge of Boston's West End neighborhood, beside Beacon Hill and Financial District, the Boston Government Services Center occupy a prominent site in Downtown Boston. Each surrounding neighborhood has its own distinct architectural character, scale, and open spaces. From Beacon Hill's narrow streets and brownstones, to the Old West Church and modern high-rise residential and hospital buildings of the West End, to the brick and concrete 1960's and 70's government office buildings of Government Center and sleek new towers near North Station each side of the Lindemann-Hurley complex offers something unique.

It is important that design proposals acknowledge the physical context of the neighborhoods and amenities around the project site, and create programmatic synergies that improve the local experience.

Hurley Building
Existing Staniford Street Facade

Hurley Building
Existing Concrete Details

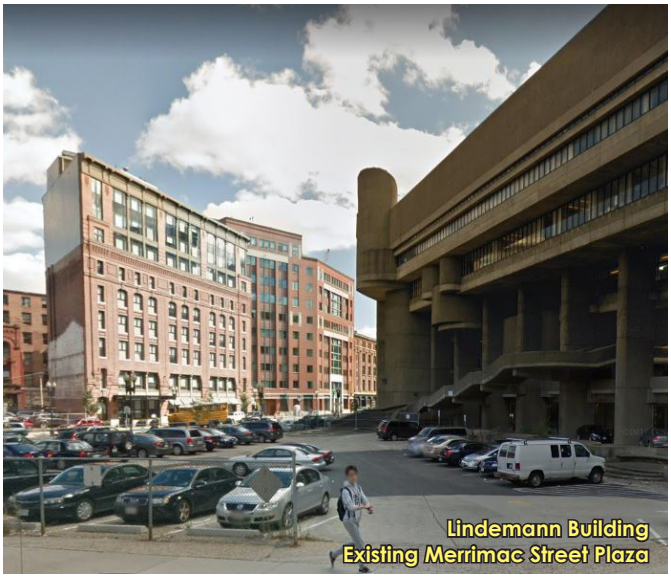
Lindemann Building and Courtyard
View from Courtyard/Garage

URBAN DESIGN

DCAMM encourages significant, creative, dynamic urban interventions at the site that complement, celebrate, and improve the Lindemann and Hurley Buildings and the entire urban block. The Lindemann and Hurley Buildings exhibit many qualities recognized from the era of concrete modernism, while at the same time they face critical reactions related to design flaws, deferred maintenance issues, and changes in their setting.

By encouraging preservation of significant features along with adaptive reuse and rehabilitation, DCAMM asks respondents to address the site's existing urban design challenges by:

- Complementing the monumental scale with additional elements at human scale.
- Seeking ways to activate the ground floor, sidewalks, and public spaces.
- Finding solutions that enhance what are currently under-utilized or poorly utilized paved plazas.
- Providing additional points of entry to enliven streets and plazas.
- Re-conceiving areas with concealed entrances, dark passages, or other unsafe pedestrian conditions.
- Enhancing the connectivity of the Central Courtyard to improve its linkage to the city surrounding it.
- Improving or removing loading docks on Staniford Street.
- Incorporating resilient design in the redevelopment of Merrimac Plaza


Lindemann Building
Existing Merrimac Street Plaza


PRECEDENT
Harvard Plaza - Stoss


PRECEDENT
First Avenue Water Plaza- SCAPE

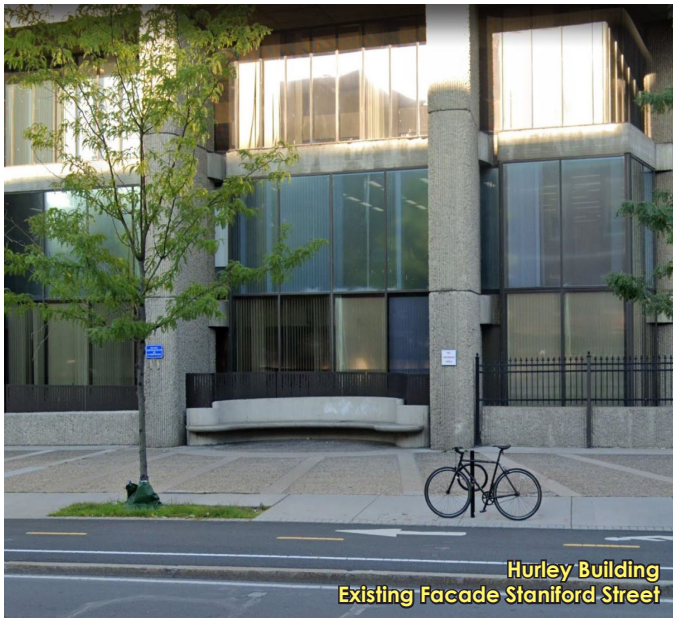

PRECEDENT
First Avenue Water Plaza- SCAPE

URBAN DESIGN PRINCIPLE 1

PROVIDE HIGH QUALITY, LANDSCAPED, ACCESSIBLE OPEN SPACES CENTRAL COURTYARD AND CORNER PUBLIC PLAZAS AND SAFE, PEDESTRIAN-FRIENDLY SIDEWALKS.

The sidewalks and large empty spaces in and around the Lindemann-Hurley complex require thoughtful redesign to bring them up to modern standards (refer to Boston's Complete Streets Guidelines) for seating, lighting, planting, and security. Designs for the Cambridge Street and Merrimac Street Plazas should reimagine them as places that the public and building users would want to spend time in as well as pass through, and special care should be taken to preserve views of the Historic West End Church across the Cambridge Street Plaza.

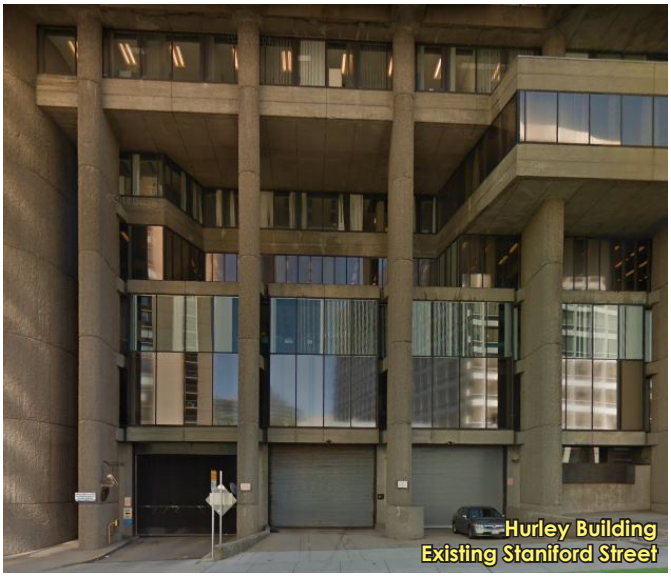
Areas for pedestrian enjoyment, public art, bike storage, and other street furnishings should be proposed with an eye to adding open space activities that complement the surrounding neighborhoods. With increased stormwater due to climate change, permeable landscape should be employed as much as possible to soften harsh surfaces and control runoff, especially at Merrimac Plaza.



URBAN DESIGN PRINCIPLE 2

ACTIVATE GROUND FLOORS SO THAT PLAZAS AND SIDEWALKS ARE ENGAGING, PROMOTE COMMUNITY LIFE, AND ENRICH THE SENSE OF PLACE.

Along the Staniford, Cambridge, Merrimac, and New Chardon Street facades, active programs should be placed at the ground level, including retail, restaurants, community spaces, entrances, and lobbies. Currently the ground floor does not engage with the sidewalk level across much of the buildings' perimeter; interventions which improve on that connection and increase accessibility are important. Increased glazing could be used to reduce the solid facades that currently exist at the base of the buildings. Service and loading areas should be kept off main facades as much as possible.



Hurley Building
Existing Staniford Street

PRECEDENT
Ithaca Commons - Sasaki

PRECEDENT
Pierhouse - Marvel Architects

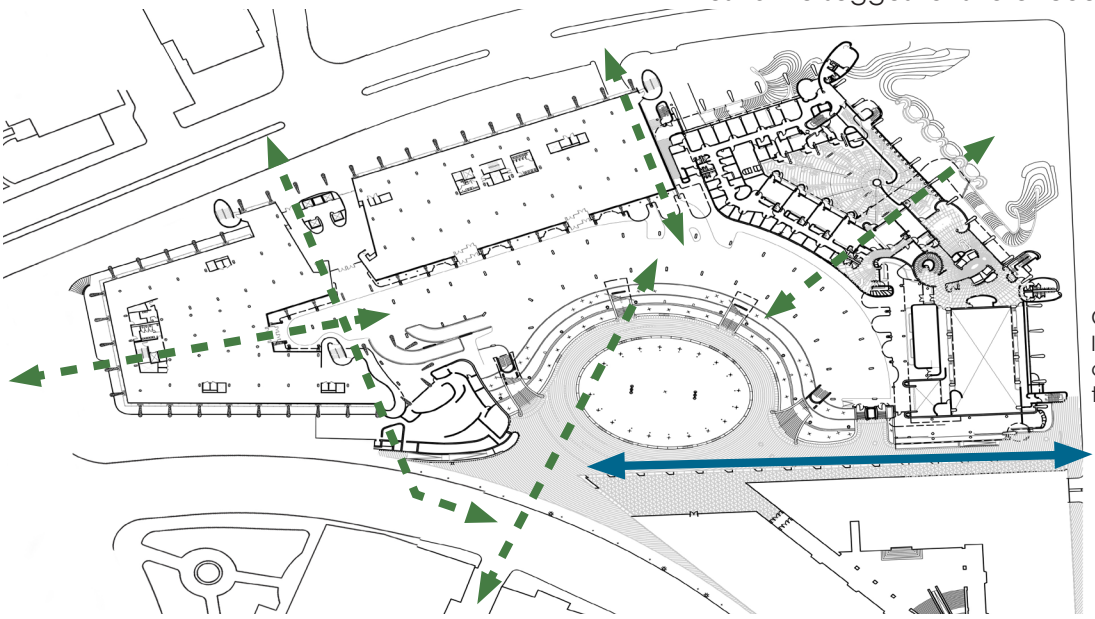
URBAN DESIGN PRINCIPLE 3

REDUCE THE 'SUPERBLOCK' EFFECT.

Pedestrians prefer neighborhood blocks that allow for a variety of experiences and convenient short cuts to their destinations. The existing Brooke arcade is already a major route from Beacon Hill to North Station.

DCAMM encourages the creation of a new 'Shared Street' (see definition in Boston Complete Streets Guidelines) between the Lindemann and Hurley Buildings to allow passage for pedestrians and bicyclists across the site. Other potential connections through the Hurley Building's lobbies, public cross-block corridors, and pathways that flow through the monumental Lindemann stair to Merrimac Street – while accounting for accessibility needs – are encouraged.

Several possibilities are diagrammed here – these are only illustrative suggestions to encourage creative solutions.



Connections Diagram:
Illustrative suggestions for possible connections to address and reduce the 'superblock' effect.

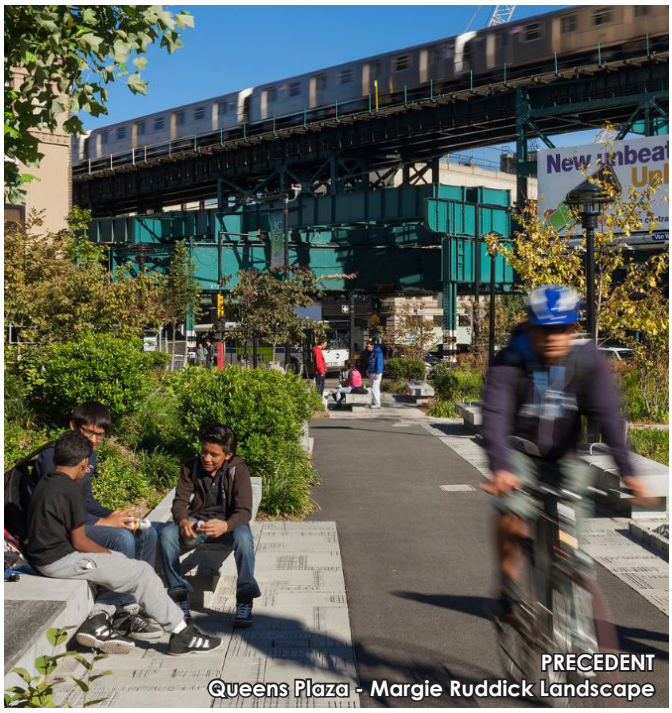
Edward W. Brooke Courthouse Connection

Potential Connections

MBTA Bowdoin Station


Charles MGH MBTA Station

PRECEDENT
Bike Share


PRECEDENT
Queens Plaza - Margie Ruddick Landscape

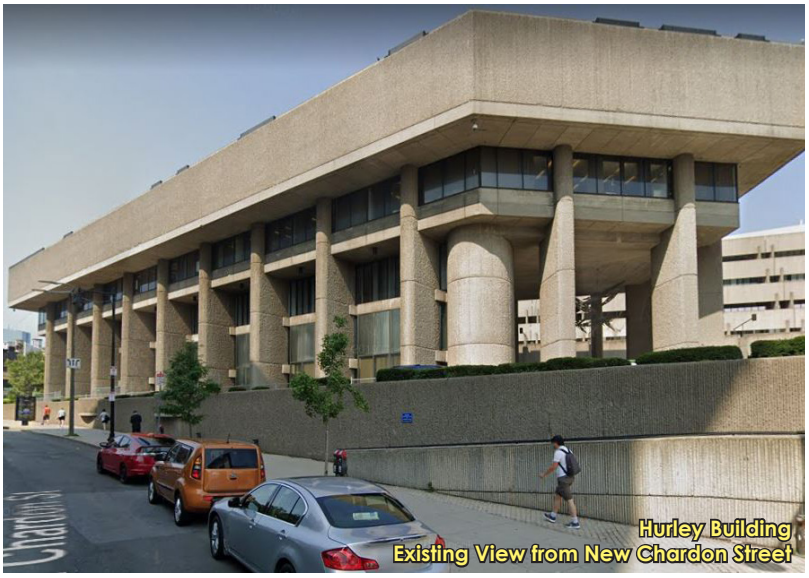
URBAN DESIGN PRINCIPLE 4

MODERNIZE HOW PEOPLE GET TO THE SITE; FOCUS ON TRANSIT-ORIENTED DESIGN.

The Commonwealth is focused on leveraging the site to minimize traffic and pollution from the site redevelopment. Mixed use urban sites such as this benefit from being served by multiple modes, clean transportation, and electric vehicle charging infrastructure.

With three MBTA transit lines (Orange, Blue, Green) and commuter rail stations within a 5-minute walk and a fourth transit line (Red) within a 10-minute walk, as well as bus lines on surrounding streets, the site is extremely well served by public transit. Car and bike-sharing pick up and drop off locations should be planned in proximity to building entrances. Additional parking beyond state requirements should be minimized.


Lindemann Building
Existing view from Courtyard


Hurley Building
Existing View from New Chardon Street


Hurley Building
Existing Cambridge Street Facade


Hurley Building
Existing View from Courtyard

BUILDING DESIGN

DCAMM is seeking a world class solution to the common challenge of adapting and adding to buildings in ways that respect their unique architecture while reimagining and rehabilitating them for future use. Design proposals should include contemporary, innovative approaches, just as Rudolph's design represented innovation and public aspirations for its era. Renovations should take care to respect historically significant aspects of the existing structures while addressing the specific challenges the Lindemann and Hurley Buildings' present, including:

- Low-performance building envelopes.
- Stepped courtyards that are not fully accessible, and which are difficult to maintain and keep waterproof.
- Inefficient and oddly-shaped floor plates.
- Upper-level spaces that lack windows.
- Outdated interior configurations and inconsistent access to natural light.

As noted in the Historical Significance section of these Design Guidelines and in the Preservation Report, the architecturally significant elements of the property are primarily concentrated in the Lindemann Building.

New construction on the site should be complementary in terms of use, form, fenestration, and materials. Designers should consult the Secretary of the Interior's Standards for Rehabilitation to guide decisions about changes to the existing buildings, and new design elements should reinvigorate the site, transforming the public's perceptions of the site into a place they want to visit, linger, and return to frequently.

Concrete Benches - Merrimac Plaza
View from Lindemann External Staircase

Lindemann Building
View of Terraces from Central Courtyard

BUILDING DESIGN PRINCIPLE 1

PRIORITIZE ADAPTIVE REUSE, REHABILITATION, & PRESERVATION.

DCAMM encourages solutions that creatively adapt and reuse as much of the existing buildings and their character-defining elements as reasonably feasible while also meeting other Commonwealth goals. At the same time, radical reimagination may be required to transform the Lindemann and Hurley into state-of-the-art buildings, while also creating a pedestrian-friendly site within its urban context.
The overall form-giving characteristics of both buildings should be respected, namely:

- Bush-hammered (corduroy) concrete surfaces
- Round-ended rectangular piers that establish the massing and rhythm of the facades
- Sculptural tower elements (containing stairs & elevators)
- Story-high cornice banding ribbons (form only; modifications should be considered to allow natural light to enter and views out from the occupied interior spaces).

The Lindemann Building was designed under the direct leadership of Paul Rudolph and the team of Desmond & Lord. It is the most complex and expressionistic of the buildings on the site. The Hurley Building was less closely supervised by Rudolph and is of a lesser architectural quality. While many of the programmatic spaces in the Lindemann building are quite ordinary and not of substantial architectural merit, the artistic bones of the building are unique and should be preserved in the redevelopment design.

Hurley Building
View of Banding Ribbons from Staniford Street

PRECEDENT - Paul Rudolph Design
Claire T. Carney Library - designLAB Architects

BUILDING DESIGN PRINCIPLE 1 CONTINUED:

In designing interventions for the Hurley Building, particular attention should be given to the exterior elevations, which are critical elements in conveying the architectural importance of Paul Rudolph's vision for the site. Modifications to the façade, including along Staniford Street where there is a significant grade change, are anticipated to require both sensitive restoration and creative new interventions to allow connections to the street and to the floor levels at the building's interior.

Key defining architectural features include the following:

LINDEMANN BUILDING

- Monumental curving exterior staircases:
  - Merrimac Plaza to Central Courtyard
  - Staniford Street to Central Courtyard
  - Staniford / Merrimac corner to Ground level entrance
  - Mezzanine to Plaza & Plaza to Floor 2
- Interior Spiral Stair from Ground to Plaza
- Chapel on 4th & 5th Floors
- Sinusoidal curved walls & benches at Merrimack Plaza
- Internal walled courtyards on Mezzanine, Plaza & 4th Floor
- Biomorphic exterior façade volumes; eg. "Frog"
- Decorative bush-hammered concrete interior surfaces

HURLEY BUILDING

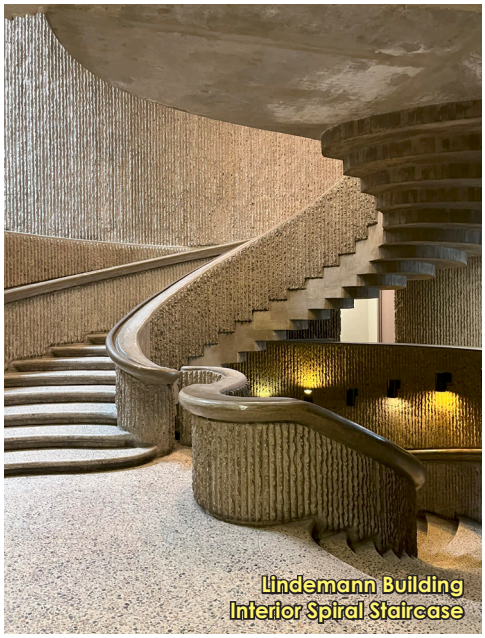
- Two story main lobby linking Staniford Street & Central Courtyard, with two two-story high frescoes by Constantino Nivola


Hurley & Lindemann Facade
View from Staniford Street

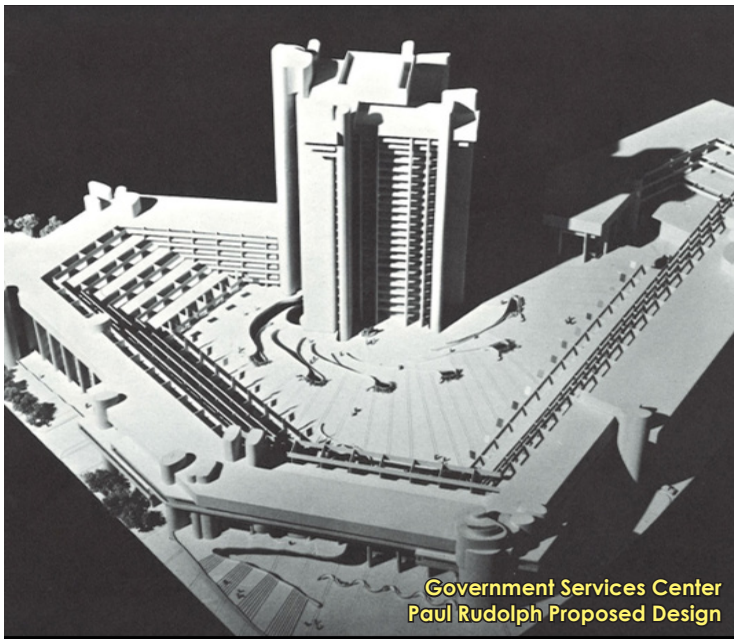

Hurley Building
Existing Nivola Mural


Lindemann Building
Existing Exterior Staircase


Lindemann Building
Chapel


Lindemann Building
Interior Spiral Staircase

Government Services Center Aerial Site Density Diagram


Government Services Center Paul Rudolph Proposed Design

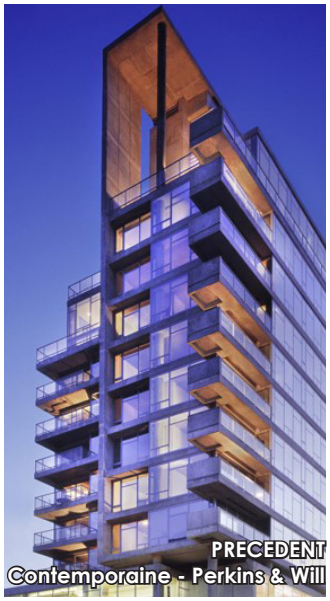
BUILDING DESIGN PRINCIPLE 2

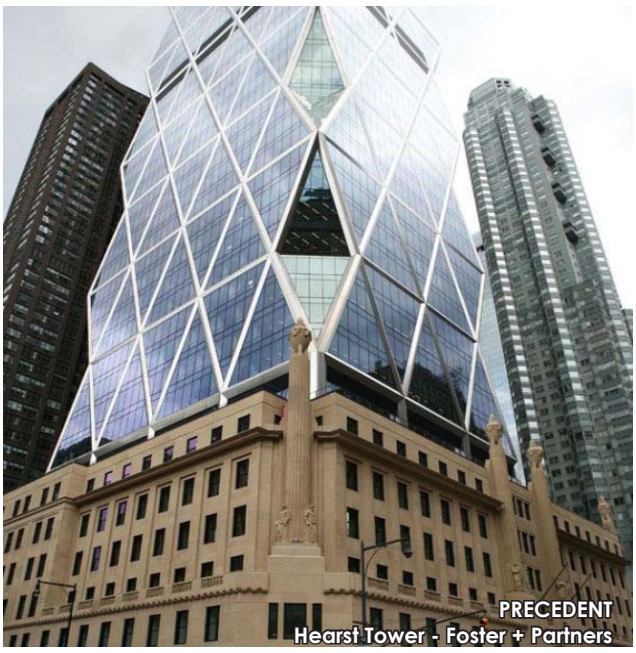
DEVELOP AN INNOVATIVE AND COMPLEMENTARY NEW COMPOSITION OF MASSING AT VARIOUS SCALES.

The original, unrealized Rudolph composition included a mixture of heights and a central tower. This city block, north of Beacon Hill and between the North End and Government Center, is in an evolving zone of mid-rise and high-rise buildings, and an increase in density will improve and enliven the site.

At the same time, new building massing and height near the Lindemann building should be appropriately scaled. Any additions should also be sensitive to adjacent residential communities such as Beacon Hill and the West End, National Register Districts (Beacon Hill, Bulfinch Triangle), and National Historic Landmarks (Old West Church, Otis House).


Rendering of Proposed Tower Paul Rudolph


PRECEDENT Contemporaine - Perkins & Will



BUILDING DESIGN PRINCIPLE 3

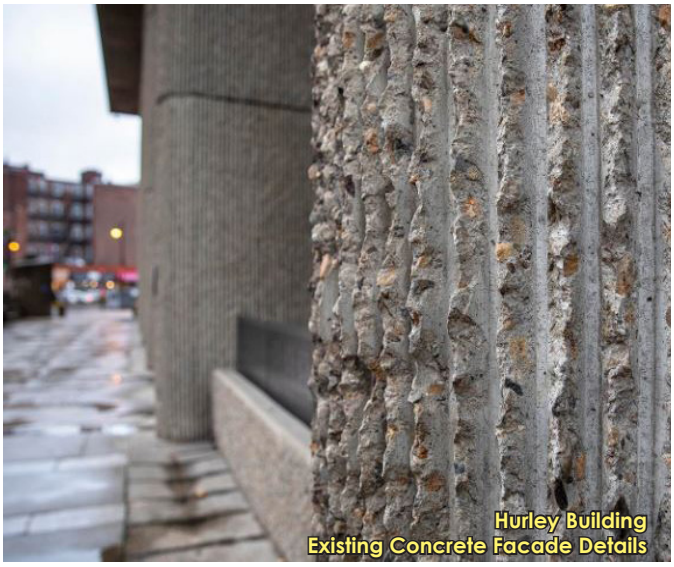
CREATE A SIGNATURE NEW RENOVATION & ADDITION(S) TO COMPLEMENT THE EXISTING HURLEY/ LINDEMANN/ COURTHOUSE BLOCK.

DCAMM is looking for solutions that fulfill its program needs and meet current standards to acheive design excellence. Design excellence is characterized by (but not limited to) an exemplary architectural outcome that is developed with best practice standards for modern planning and design, with state-of-the-art building infrastructure systems, and spaces that reflect the ideals of the Commonwealth.

New buildings proposed will showcase the Commonwealth's commitment to better stewardship of State's assets such as conveying universal design goals and enhancing resilience in the face of climate change and societal challenges.

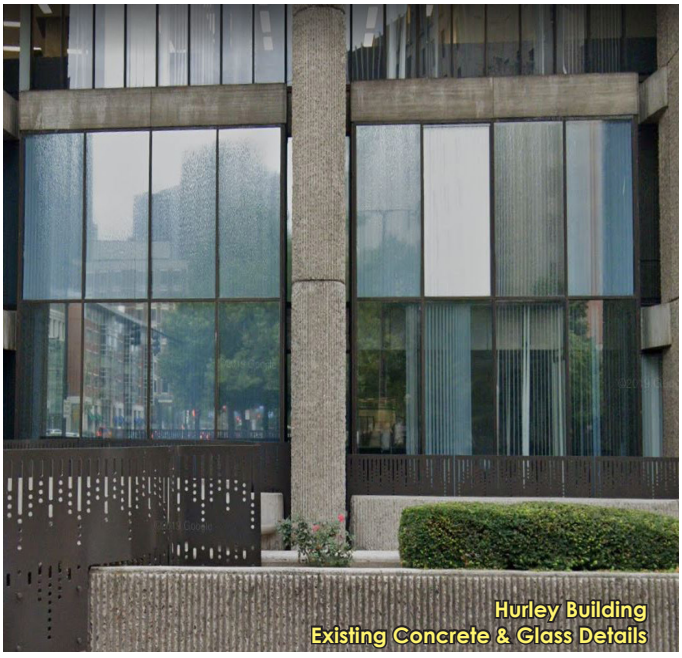
Due to the differing architectural qualities and character-defining elements of the buildings, it is understood that it would be more appropriate for significant interventions to occur in the vicinity of the Hurley Building. Significant additions to the Lindemann building may not be appropriate.

DCAMM believes that any new construction on the site should be both exceptional and approachable, and that transforming the Lindemann-Hurley site with inventive design ideas is critical to the project's successful approval and implementation.



Hurley Building
Existing Concrete Facade Details

PRECEDENT - Resilient Landscape + Infrastructure
Benthemplein "Watersquare" - Rotterdam



Hurley Building
Existing Concrete & Glass Details

SUSTAINABLE DESIGN

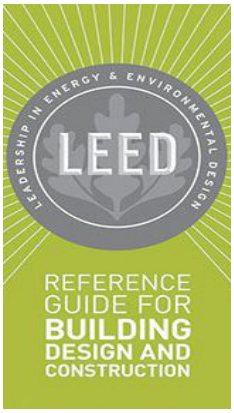
The Lindemann and Hurley Buildings are products of 1960's construction techniques and available materials, and the site's redevelopment will be a showcase of sustainable rehabilitation and revitalization strategies for similar buildings of this era in the Commonwealth. Upgrading and adding to buildings like the Lindemann and Hurley require intensive analysis and imagination to retain their design essence while addressing occupant comfort and energy consumption. Full life-cycle analysis that includes operating and embodied carbon of the existing structures must be included in net carbon emission assessments.

Recognizing that the goals of sustainable and resilient design are interwoven with the goals of urban design and building design, the following guidelines pertain specifically to Sustainable Design Principles.

Section of Lindemann Building
Paul Rudolph

PRECEDENT - Net Zero
Massachusetts Fish and Wildlife Headquarters - DCAMM

PRECEDENT - LEED Platinum
Lowell Justice Center-- DCAMM



PRECEDENT - Net Zero
BCC- Sbrega Health and Science Building- DCAMM

SUSTAINABLE DESIGN PRINCIPLE 1

GO BEYOND MINIMUM SUSTAINABLE AND RESILIENT DESIGN REQUIREMENTS.

Sustainability and resiliency are central goals of the Lindemann-Hurley Site redevelopment project. The City of Boston and the Commonwealth have developed robust regulatory frameworks for sustainable building and site design. The Site development is subject to these requirements, which include but are not limited to: Executive Order No. 594: Decarbonizing and Minimizing Environmental Impacts of State Government, and Article 37 Green Building and Climate Resiliency Guidelines of the Boston Zoning Code.

Along with meeting the mandatory requirements, the Lindemann-Hurley redevelopment should meet higher standards of performance, set target Energy Use Intensities (EUIs) below baseline EUI for similar code-compliant buildings, and balance embodied carbon with operational carbon assessments over the life-cycle of the development. Projects are asked to adopt as many of the following goals and standards as they are willing and able to achieve:

- LEEDv5 Gold or Platinum certification, Passive House or propose equally ambitious certification.
- Minimize carbon emissions by being fossil fuel free, complying with Net Zero Carbon, Net Zero Zoning, Net Zero Energy guidelines, or other robust measures.
- Adopt the all-electric building option referenced in the Article 37 Energy Modeling Report.
- Healthy, day-lit, and flexible space with potential for WELL or Fitwell certification.
- Meet the specialized option in code requirements with best practices in envelope design, including low window to wall ratio.
- Employ strategies to reduce embodied carbon; for instance, by retaining signifigant portions of the existing buildings.

Lindemann Building - Window
Exterior Corner Detail

Hurley Building
Cambridge Street Facade

Hurley Building
Existing Entrance

PRECEDENT
Powder House Community Campus - Recover Green Roofs

SUSTAINABLE DESIGN PRINCIPLE 2

RETROFIT TO ADDRESS THERMAL PERFORMANCE OF EXISTING LINDEMANN AND HURLEY BUILDINGS.

The air sealing and insulation of the existing Lindemann and Hurley Buildings' roofs, basements, walls, windows, doors, and floors are well below today's standards, affecting the ongoing cost of operations and occupant comfort, and leading to higher energy use. For instance, buildings currently feature:

- Poor thermal envelope
- 8" thick uninsulated concrete walls
- Inadequate roof insulation
- ¼" single glazed windows
- Metal window and door frames without thermal breaks
- Large areas of exposed cantilevered concrete floors
- Lindemann Building Energy Use Intensity: 110
- Hurley Building Energy Use Intensity: 146

Even in portions of the buildings that remain, Executive Order No. 594 will apply. Careful attention to addressing all aspects of the envelope thermal performance will be essential.

The challenge of upgrading the existing building envelopes' thermal performance while preserving each building's character needs to be addressed with sensitivity.

Opportunities should be explored to incorporate green roofs and on-site renewable energy at appropriate areas of Lindemann and Hurley Buildings.

SUSTAINABLE DESIGN PRINCIPLE 3

CREATE A BUILT ENVIRONMENT THAT FOSTERS HEALTH AND WELLNESS.

Upgrades and additions to the Lindemann and Hurley Buildings offer an immense opportunity to employ evidence-based approaches to achieve positive health outcomes. New HVAC&R systems, glazing, and exterior insulation can tie together health and sustainability outcomes and leverage the latest technology and products to measurably optimize indoor environmental quality and wellbeing for the future building occupants.

Key areas of focus that should be addressed in the Lindemann-Hurley redevelopment:

- Indoor air quality emphasizing "green" specifications, filtration, and increased ventilation
- Water quality emphasizing access to drinking water and filtration of contaminants
- Lighting quality emphasizing occupant controls, sensors, daylight, and toxic materials avoidance
- Active furnishings and use of Active Design Guidelines to promote physical activity and ergonomics
- ADA and Universal Design strategies to promote accessibility and equity
- Thermal comfort emphasizing occupant controls, sensors, and productivity
- Materials specifications reducing health hazards and embodied carbon, while promoting Biophilic Design
- Resilient design solutions for Merrimac Plaza