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January 24, 2020

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

Subject: Charles F. Hurley Building, Long Term Ground Lease
MHC Project Notification Form

Dear Ms. Simon:

On behalf of the Division of Capital Asset Management and Maintenance (DCAMM), Epsilon is pleased to submit for your review and consideration the enclosed Project Notification Form (PNF) for the proposed long-term ground lease of the Charles F. Hurley Building in downtown Boston.

Through the authority of the Commonwealth's Asset Management Board, DCAMM is seeking to solicit redevelopment proposals and subsequently enter into a long-term ground lease for the redevelopment of the parcel of land occupied by the Hurley Building at the Boston Government Services Center (BGSC).

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 redevelopment partner will create new space for both private and state use, and will enable the Commonwealth to control office space for its own use over a period coterminous with the ground lease. In addition to creating new, modern office space for state employees, the project will ensure long-term cost stability for capital and operating budgets, will improve the public realm at and surrounding the BGSC, and will derive economic benefits through jobs and tax revenues associated with the anticipated large-scale development project.

This action is subject to review by MHC under Massachusetts General Laws, Chapter 9, sections 26-27C as amended by Chapter 254 of the Acts of 1988 (950 CMR71.00) due to the transfer of state-owned property. DCAMM looks forward to working with the MHC and interested parties in advancing this important project.

If you have any questions regarding the enclosed PNF, please do not hesitate to contact me at (978) 461-6259.

Sincerely,
EPSILON ASSOCIATES, INC.

Douglas J. Kelleher
Principal

cc: Abigail Vladeck, DCAMM
Carol Meeker, DCAMM
Rosanne Foley, Boston Landmarks Commission
Greg Galer, Boston Preservation Alliance
Gary Wolf, DOCOMOMO New England

APPENDIX A
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Charles F. Hurley Building, Long Term Ground Lease

Location/ Address: 19 Staniford Street

City/ Town: Boston

Project Proponent

Name: Division of Capital Asset Management and Maintenance (DCAMM)

Address: One Ashburton Place, 15th Floor

City/Town/Zip/Telephone: Boston, MA 02108 (617) 727-4050

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name	Type of License or funding (specify)
Asset Management Board	Long Term Ground Lease. Consideration will be used to offset the Commonwealth's ongoing costs of occupancy.

Project Description (narrative):

DCAMM, through the Asset Management Board, seeks to enter into a Long Term Ground Lease of the Charles F. Hurley Building with a private developer. The Lindemann Center will be retained. See attached for further information.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

The current project is limited to the issuance of an RFP for a long-term ground lease of the Hurley Building to a private developer. The Massachusetts Historical Commission and the Boston Landmarks Commission will be provided an opportunity to review redevelopment proposals that may include demolition activities.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

The current project is limited to the issuance of an RFP for a long-term ground lease of the Hurley Building to a private developer. The Massachusetts Historical Commission and the Boston Landmarks Commission will be provided an opportunity to review redevelopment proposals that may include rehabilitation of the existing building.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

The current project is limited to the issuance of an RFP for a long-term ground lease of the Hurley Building to a private developer. The Massachusetts Historical Commission and the Boston Landmarks Commission will be provided an opportunity to review redevelopment proposals that may include new construction.

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

Yes, the Charles F. Hurley Building is included in the Inventory of Historic and Archaeological Assets of the Commonwealth and there are properties and districts listed in the State and National Registers of Historic Places nearby. See attached for additional information.

What is the total acreage of the project area?

Woodland _____ acres
Wetland _____ acres
Floodplain _____ acres
Open space _____ acres
Developed Approx. 3.25 acres

Productive Resources:
Agriculture _____ acres
Forestry _____ acres
Mining/Extraction _____ acres
Total Project Acreage Approx. 3.25 acres

What is the acreage of the proposed new construction? N/A

What is the present land use of the project area?

Presently the property includes the Charles F. Hurley Building. Land use is primarily office space for state agencies, parking, and public pedestrian plazas.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

See attached USGS locus map (Figure 1).

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____ Date: 1/24/2020

Name: Doug Kelleher, Epsilon Associates, Inc.

Address: 3 Mill and Main Place, Suite 250

City/Town/Zip: Maynard, MA 01754

Telephone: (978) 461-6259

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

Project Description (continued)

DCAMM, through the authority of the Commonwealth's Asset Management Board, is seeking 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 Services Center (BGSC). This action is subject to review by the Massachusetts Historical Commission (MHC) under Massachusetts General Laws, Chapter 9, sections 26-27C as amended by Chapter 254 of the Acts of 1988 (950 CMR71.00) due to the transfer of state-owned property. The BGSC was built between 1964 and 1970 and is a major work by Paul Rudolph, one of the nation's foremost post-World War II architects. Rudolph developed a master plan and design guidelines for the site, served as coordinating architect, and personally designed the Lindemann Mental Health Center. The Charles F. Hurley Building was designed by Shepley, Bulfinch, Richardson & Abbot.

The ground lease parcel is located within the BGSC in downtown Boston and is located at the southern portion of the BGSC, bound by New Chardon Street to the southeast, Cambridge Street to the south, Staniford Street to the west, and the BGSC to the north. A USGS map illustrating the location of the parcel is included as Figure 1. The ground lease parcel includes approximately 3.25 acres of land containing one building, the Charles F. Hurley Building at 19 Staniford Street. Figure 2 identifies the parcel proposed for disposition. The Lindemann Mental Health Center will be retained.

The BGSC has been used by the Commonwealth of Massachusetts since its initial phase of construction between 1964 and 1970. Presently the property is managed by DCAMM. The primary occupant of the Charles F. Hurley Building is the Executive Office of Labor and Workforce Development. Other state agencies occupying the building include Human Resources, the Group Insurance Commission, Health Information Exchange, Commission on the Status of Women, and Executive Office of Technology Services and Security. The adjacent Lindemann Mental Health Center is occupied by the Commonwealth's Department of Mental Health and holds in-patient and clinical facilities, a transitional housing center, and a 113-bed homeless shelter. The northeast corner of the site is occupied by the Edward W. Brooke Courthouse constructed in 1999.

The Commonwealth seeks to increase the amount of office space it has under long-term control (owned or long-term leased) in downtown Boston. The Commonwealth has a relatively stable headcount of employees who need to be in or proximate to downtown Boston, yet it currently accommodates about half of those employees in leased space with short-term leases. This creates undue market exposure and operating budget pressures that the Commonwealth is looking to mitigate – in part by increasing its occupancy at the Hurley Building site with better, more efficient office space and by using the value of private development rights on the site to offset the costs of that space. In addition, securing owned or long-term leased space on the Hurley Building site will reduce risk and market exposure by determining the Commonwealth's financial obligation upfront for a longer period of time.

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 redevelopment partner will create new space for both private and state use, and will enable the Commonwealth to control office space for its own use over a period coterminous with the ground lease. In addition to creating new,

modern office space for state employees, the project will ensure long-term cost stability for capital and operating budgets, will improve the public realm at and surrounding the BGSC, and will derive economic benefits through jobs and tax revenues associated with the anticipated large-scale development project.

The Hurley Building occupies a large and prominent site area. The building faces a series of challenges, including an estimated $200 million in capital renewal needs. The existing electrical distribution is outdated, and the building has sustained substantial damage from leaking roofs, inadequate and failing roof drains, and poorly sealed skylights. Hairline cracks have been observed in the roof slab. The two-level parking garage has signs of leakage, concrete cracks, and delamination. The current building layout is inefficient, outdated, and expensive to maintain. On the building interior, the Hurley Building functions poorly for the agencies that occupy it and their employees, as well as members of the public who access the building's agencies. The upper floor lacks windows on three sides, and the geometry of the building is challenging for modern office layouts and best practices. Main entrances on the interior elevated plaza level, away from the street, are not obvious to the building's occasional users and provide an impenetrable front for pedestrians and an underutilized courtyard.

As the Hurley Building and Lindemann Center approached fifty years in age, DCAMM contracted with Stantec and Bruner/Cott Architects to develop a strategic preservation and redevelopment approach for the complex. Analysis of preservation priorities, current uses within the complex, current zoning, and structural configuration of the buildings were used to create a set of preservation recommendations for the site. The recommendations provide a framework to improve site circulation, activate street frontages, and improve interior building conditions while considering Paul Rudolph's original design intent for the site. As outlined in the attached Lindemann-Hurley Preservation Report (Appendix A), the redevelopment as currently envisioned may proceed along one of several different scenarios or variants thereof.

The Commonwealth's redevelopment strategy separates the Hurley Building and its site from the Lindemann Center, recognizing a distinction between the Rudolph-designed Lindemann Center and the Hurley Building, designed by Shepley, Bulfinch, Richardson & Abbot. The distinctive architectural design qualities of the Lindemann Center and its primary authorship by Paul Rudolph, combined with programmatic challenges at the Lindemann Center, make the Hurley Building more suitable for redevelopment alongside a retained Lindemann Center.

Four redevelopment scenarios have been conceptually explored to date and include planning alternatives with different historic preservation and urban design implications. The alternatives analyze varying opportunities to meet the Commonwealth's programmatic requirements, including building functionality and project economics. The analyses of these scenarios consider structural and technical feasibility, historic significance, and architectural quality. Development potential is assessed within the parameters of existing zoning for the site.

The scenarios are not intended to represent an exhaustive study of the site's redevelopment potential, but rather test outcomes for a broad range of approaches. All scenarios include the retention of Paul Rudolph's Lindemann Center. Unifying all approaches is the introduction of passage at the northern

boundary of the ground lease parcel to address circulation and streetscape challenges. The four scenarios are summarized below; further detail on each is provided in the attached Lindemann-Hurley Preservation Report (Appendix A).

Scenario A

A portion of the Hurley Building at its northeast end on New Chardon Street is removed and made available for new construction, likely a high-rise building. Allowing the greatest degree of retention of the existing building, this scenario provides limited opportunities to correct the existing urban design conditions. This scenario also limits opportunities to create a commercially viable floorplate on the buildable parcel, and is the least likely to generate adequate square footage to offset the Commonwealth's costs of continued occupancy at the site.

Scenario B

The portions of the Hurley Building fronting New Chardon and Cambridge Streets are removed and made available for new construction, potentially to include a high-rise on the Hurley Plaza and a lower building at Cambridge Street. The concrete colonnade along Staniford Street, along with its entrances and lobbies, are preserved. This approach allows for correction of some of the existing urban design conditions and may allow for a density that meets the Commonwealth's programmatic and financial needs and may be attractive to private developers.

Scenario C

The portion of the Hurley Building along Staniford Street adjacent to the Lindemann Center is removed and replaced with new construction. The portion along Cambridge Street is retained, triggering the need for costly upgrades to add a street-facing entrance and address structural instability. This alternative does not provide desired outcomes in any of the areas analyzed: historic preservation, urban design, and development opportunities.

Scenario D

The Hurley Building is removed in its entirety and the site made available for new construction alongside a retained Lindemann Center. The approach allows the greatest flexibility to address the existing urban design challenges and an opportunity to address Rudolph's original and unfulfilled vision for the BGSC through new construction sympathetic to the Lindemann Center and Rudolph's design guidelines. This approach maximizes the opportunity for new square footage to meet the Commonwealth's programmatic and financial needs, and will likely attract the greatest developer interest.

Historic Resources

The ground lease parcel consists of the Charles F. Hurley Building and its site, located at 19 Staniford Street in downtown Boston. The building is a significant component of the BGSC. The BGSC is included in the Inventory of Historic and Archaeological Assets of the Commonwealth (the Inventory) and has been determined eligible for listing in the National Register of Historic Places by the Massachusetts Historical Commission.

The BGSC consists of a complex of three buildings on an approximately 8.5-acre urban parcel. The site is bound by Cambridge Street to the south, Staniford Street to the west, Merrimac Street to the north, and New Chardon Street to the southeast. The BGSC was constructed between 1964 and 1970 and contains two buildings envisioned in Paul Rudolph's master plan for the site: the Erich Lindemann Mental Health Center and the Charles F. Hurley Building. The northeast corner of the BGSC is occupied by the 1999 Edward W. Brooke Courthouse. The Brooke Courthouse approximately occupies the area originally envisioned for the third structure at the site: a Health, Education, and Welfare Tower. The tower, along with several associated lower structures, were never constructed due to a lack of funding. As a result, Rudolph's vision for the BGSC was never fully executed.

The BGSC is within the Government Center Urban Renewal Area, a mid-twentieth century redevelopment project involving clearance of sixty acres of land. The BGSC was conceived as a site of state functions alongside municipal and federal facilities within the Government Center master plan. The development of the BGSC began under a master plan by I.M. Pei and Henry Cobb, and was an early project of the Boston Redevelopment Authority. Three architects were employed for the three envisioned structures. Paul Rudolph's involvement was initially as a consultant to the firm of Desmond and Lord, who were engaged to design the Lindemann Center. The design of the Hurley Building was led by Shepley, Bulfinch, Richardson & Abbot, and the initial architect for the Health, Education, and Welfare Tower was M.A. Dyer with Pederson & Tilney Company. Due to a lack of cohesion of the three structures, Rudolph ultimately became coordinating architect for the entire BGSC site and created a set of ten design guidelines to apply to the three buildings and associated public spaces.

Rudolph envisioned an enclosed, pedestrian scale courtyard and monumental street-facing elevations, and a centrally located 23-story, approximately 300-foot-tall tower which would signal the government services center from great distances. Rudolph himself redesigned the tower after the original architects were dismissed. Plans also featured setbacks at principal intersections for pedestrian traffic and outdoor seating to integrate the complex with the surrounding city. The Lindemann Center and Hurley Building were constructed in accordance with Rudolph's principles, while the proposed tower and associated lower structures at the corner of Merrimac and New Chardon Streets were never realized. The Lindemann Center was directly overseen by Rudolph while the Hurley Building was not. For thirty years, the New Chardon Street side of the site was fenced off for surface parking. In 1999, the Commonwealth constructed the Edward W. Brooke Courthouse on the site of the lower height portions of the envisioned tower. Construction of the Brooke Courthouse led to the completion of the parking structure and plaza.

Significant design elements of the BGSC include bush hammered corrugated concrete exterior surfaces, round ended piers, story-height cornice panels, vertical curvilinear towers, and terraced massing stepping down to the courtyard at the site interior. Apart from Merrimac Plaza, The Lindemann Center's character-defining features are largely intact despite deterioration of concrete surfaces and changes to original circulation patterns. Its monolithic concrete construction, rectilinear and opaque upper story, biomorphic volumes, long curving exterior and interior stairs, ribbon windows, and other key features remain legible and without significant alteration. The dramatic multi-story stair is closed due to lack of compliance with life-safety and accessibility codes, and benches and paving textures at the Merrimac Street plaza have deteriorated nearly beyond recognition.

The Hurley Building also remains intact on the exterior, with areas of concrete deterioration. While less dynamic than the Lindemann Center, key features – including colonnades of massive piers offset by recessed vertical glazing, a projecting soffit and cornice panels, and impenetrable street facing elevations – remain legible. Constantino Nivola's *Graffito Murals* remain in place in the Hurley Building's lobby, and Charles Fayette Taylor's suspended sculpture *Upward Bound* remains at the New Chardon Street portico. The building's street frontage holds few entry points as Shepley, Bulfinch, Richardson & Abbot's design placed entrances within the courtyard in accordance with Rudolph's plan. The Hurley Building suffers from poor climate control, obsolete HVAC systems, and large expanses of un-insulated glazing which contribute to heat gain and heat loss.

A sunken garage, portions of which date to the construction of the Edward W. Brooke Courthouse, remains an incomplete version of Rudolph's vision. Nonetheless, nearly continuous light wells, bush hammered concrete surfaces, and interior walkways and ramps of the original construction remain. A courtyard plaza, bowl-shaped in design, offers a secluded space with dramatic views of the stepped interior facades of the complex but remains inactive and underused.

The most significant loss of integrity for the site is the incomplete realization of the overall design concept, namely, the absence of Rudolph's tower which was to be the centerpiece of the site. All design aspects of the BGSC, including circulation and landscape elements, were designed to relate to the tower; its absence fundamentally compromises the complex both visually and functionally. The absence of the tower particularly impacts the Hurley Building, which has no visible entrances or views to the central plaza from the south. Rudolph envisioned the tower as a visual marker for entry points at the site interior. The Hurley also conceals the courtyard from views along main thoroughfares, contributing to underutilization of the site interior. Photographs of the existing conditions of the Hurley Building are included as Appendix B.

Historic Resources in the Vicinity

A review of the State and National Register of Historic Places-listed and eligible properties as well as properties included in the Inventory concluded that a number of State and National Register listed properties are located within a quarter-mile radius of the Site, which may be expected in a dense urban environment.

Table 1 provides a listing of the State and National Register listed properties and districts located within a quarter-mile radius of the Site. The locations of the properties are identified in Figure 3.

Archaeological Resources

A review of the MACRIS archaeological base maps on November 27, 2019 revealed no known archaeological sites located at the Site. The Site consists of previously disturbed land. Due to previous ground disturbance activities and other improvements, including the construction of the existing building on the Site and other activities, it is unlikely that the Project Site contains significant archaeological resources.

Table 1 Historic Resources

Map No	Historic Resource	Address	Designation
A	Bulfinch Triangle Historic District	Roughly bound by Canal Street, New Chardon Street, Merrimack Street and Causeway Street	NRDIS
B	Park Street District	Roughly bound by Park Street, Beacon Street, and Tremont Street	NRDIS
C	Sear's Crescent and Sear's Block	38-68 Cornhill Street and 70-72 Cornhill Street	NRIND
D	Boston Common and Public Garden	Bound by Boylston Street, Tremont Street, Park Street, Beacon Street and Arlington Street	LL, NHL, NRDIS
E	Beacon Hill Historic District	Roughly bound by Cambridge Street, Bowdoin Street, Beacon Street and Embankment Road	LHD
F	Beacon Hill Historic District	Roughly bound by Cambridge Street, Bowdoin Street, Beacon Street and Embankment Road	NHL, NRDIS
G	Granary Burying Ground	83-115 Tremont Street	LHD, NRDIS, PR
1	Boston Athenaeum	10 ½ Beacon Street	LHD, NHL, NRDIS, NRIND, PR
2	Congregational House	12-14A Beacon Street	LHD, NRDIS, PR
3	Chester Harding House	16 Beacon Street	LHD, NHL, NRDIS, NRIND
4	Claflin Building	18-20 Beacon Street	LHD, NRDIS, PR
5	Boston Transit Commission Building	15 Beacon Street	NRIND
6	Sears' Block	70-72 Cornhill Street	NRIND
7	John Adams Courthouse	1 Pemberton Square	NRIND
8	Catherine E. Tarbell Building	85 Merrimac Street	NRDIS, NRIND
9	Saint John the Evangelist Mission Church	35 Bowdoin Street	LHD, NHL, NRDIS, PR
10	African Meeting House	8 Smith Court	LHD, NHL, NRDIS, NRIND, PR
11	Peter Faneuil School	30 South Russell Street	LHD, NHL, NRDIS, NRIND
12	Boston Police Station #3	74 Joy Street	LHD, NHL, NRDIS, PR
13	Massachusetts State House	Beacon Street	LHD, MAHL, NHL, NRIND

14	William C. Nell Residence	3 Smith Court	LHD, NHL, NRDIS, NRIND
15	Charles Sumner House	20 Hancock Street	LHD, NHL, NRDIS, NRIND
16	Old West Church	131 Cambridge Street	NHL, NRDIS, NRIND, PR
17	First Harrison Gray Otis House	141 Cambridge Street	MAHL, NHL, NRDIS, NRIND, PR
18	Massachusetts General Hospital – Bulfinch Building	Fruit Street	NHL, NRIND
19	Senate Reception Room	Beacon Street	LHD, MAHL, NHL, NRIND, PR
20	Massachusetts General Hospital – Ether Dome	Fruit Street	NHL, NRIND
21	Temple Street Park	44-46 Temple Street	LHD, NHL, NRDIS, PR
22	Vilna Shul	14-16 Philips Street	LHD, NHL, NRDIS, PR
23	Jonathan Mason - Charles Harvey Parker House	55 Mount Vernon Street	LHD, NHL, NRDIS, PR
24	Charles Roberts House/ Saint John the Evangelist Mission Church Rectory	33 Bowdoin Street	LHD, NHL, NRDIS, PR
25	Samuel H. Remick – E. Samands House	24 Garden Street	LHD, NHL, NRDIS, PR
26	William H. Horton House	30 Hancock Street	LHD, NHL, NRDIS, PR
27	Dr. Calvin G. Page Double House	78-80 Myrtle Street	LHD, NHL, NRDIS, PR
28	Amos A. Lawrence House	1 Rollins Place	LHD, NHL, NRDIS, PR
29	William and Samuel K. Buss House	3 Rollins Place	LHD, NHL, NRDIS, PR

Designation Legend:	
LHD	Local Historic District Property
LL	Local Landmark
MAHL	Massachusetts Historic Landmark
NHL	National Historic Landmark
NRDIS	National Register Historic District
NRIND	National Register Individual Property
PR	Preservation Restriction

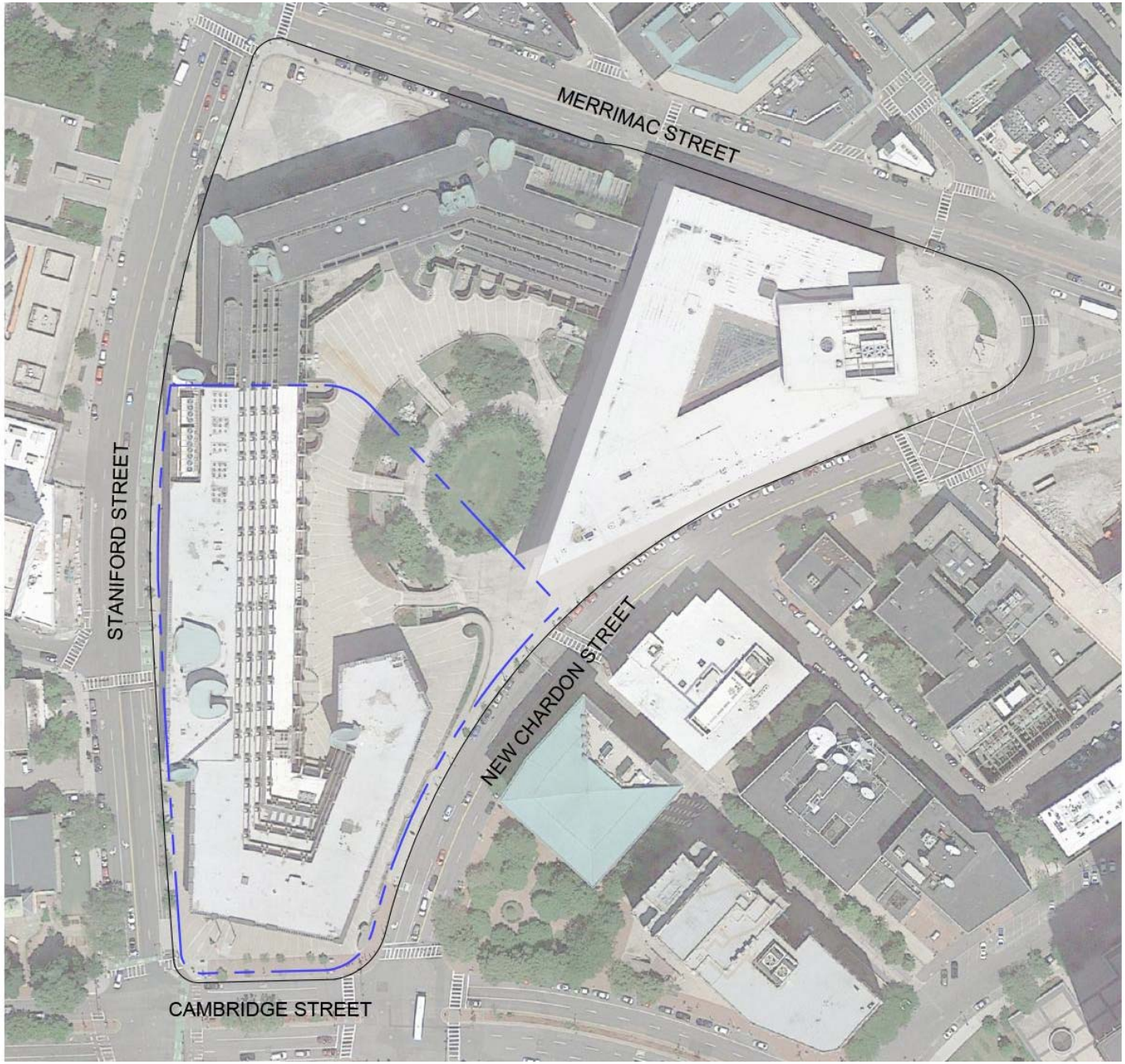
Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

19 Staniford Street Boston, Massachusetts

Epsilon ASSOCIATES INC.

Figure 1

USGS Locus Map



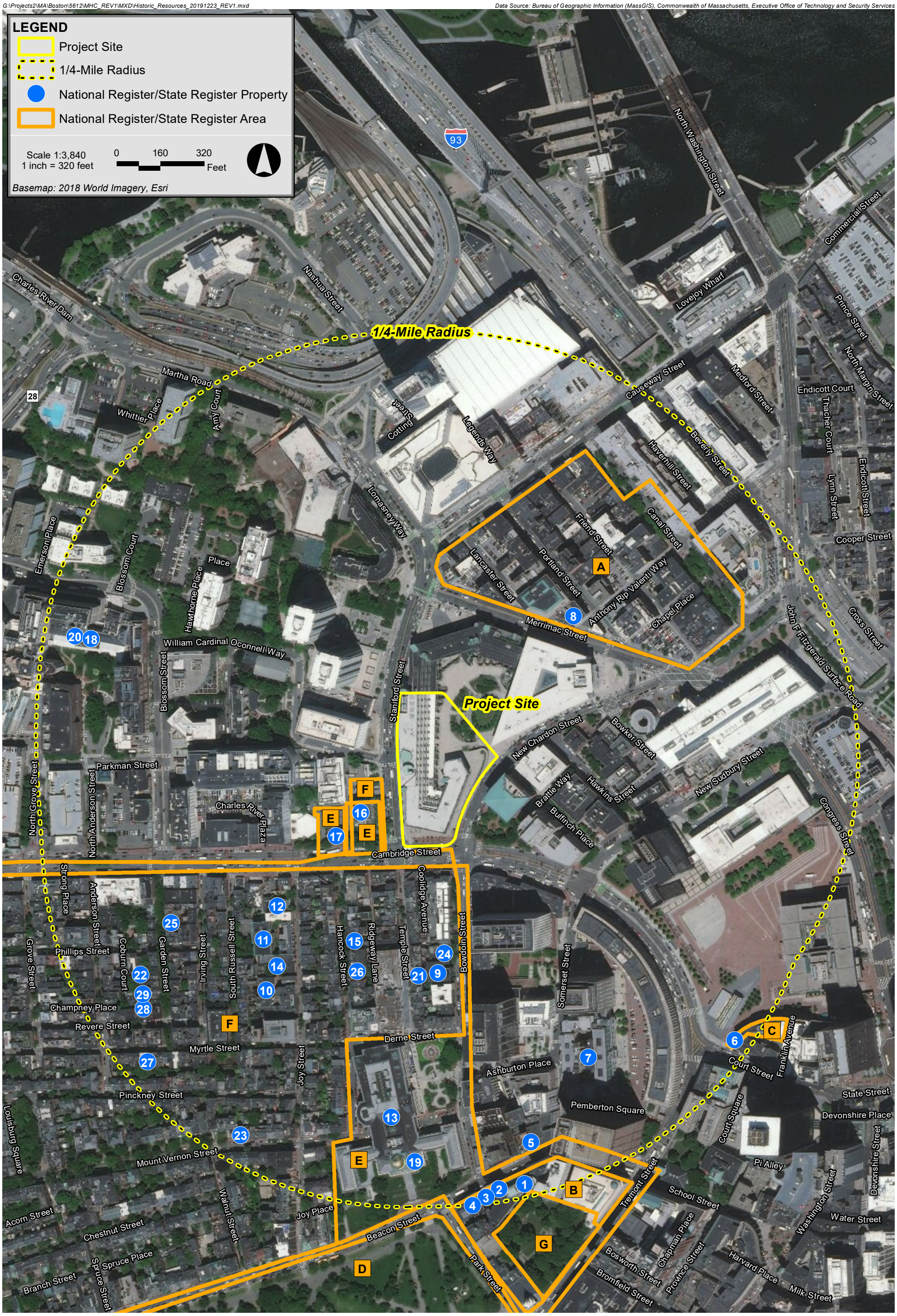
Charles F. Hurley Building **Boston, MA**

Epsilon ASSOCIATES INC.

Figure 2
Aerial Locus Map

G:\Projects2\MA\Boston\5612\MHC_REV1\MXD\Historic_Resources_20191223_REV1.mxd

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services



19 Staniford Street Boston, Massachusetts

Epsilon Associates Inc.

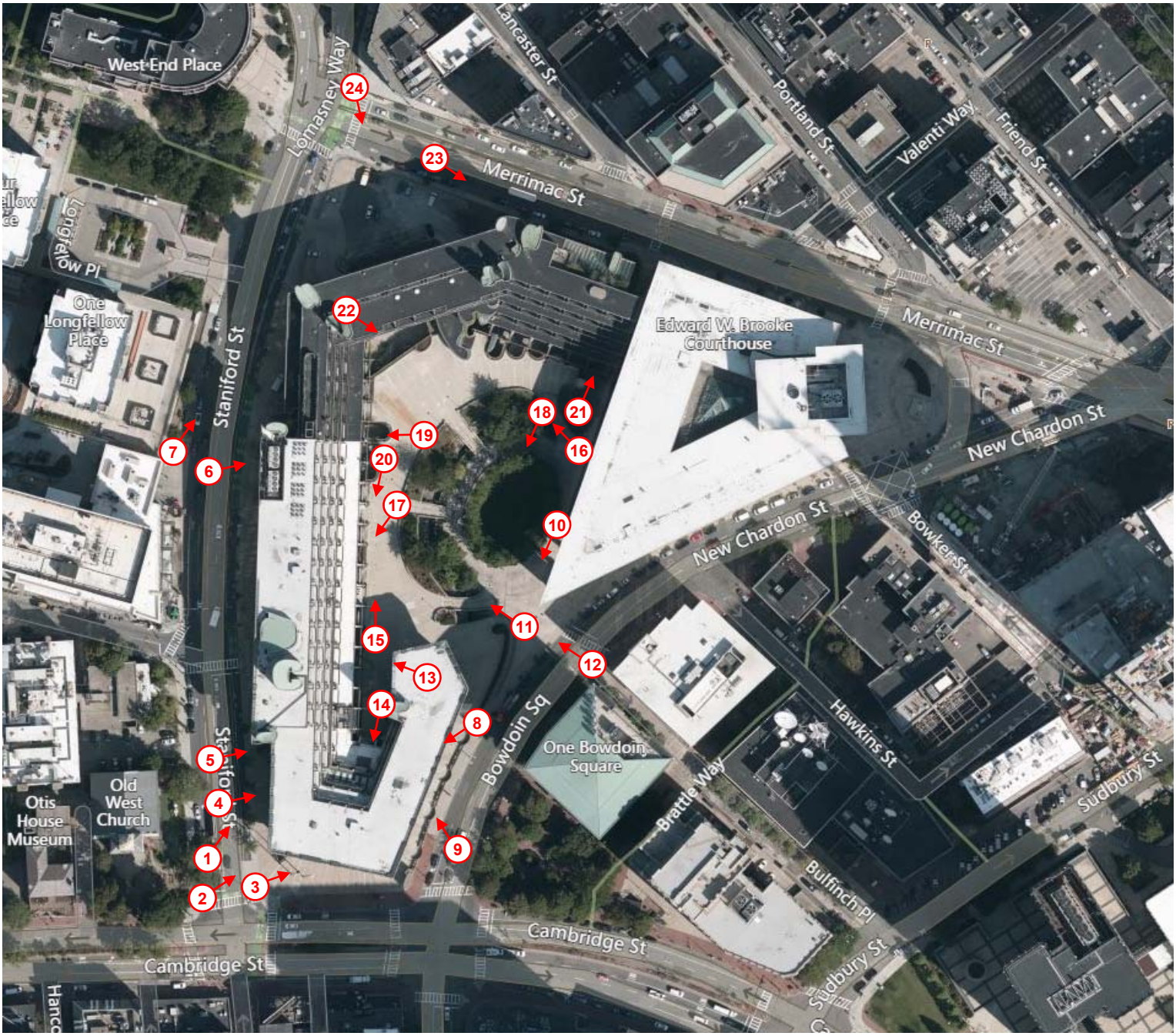
Figure 3

Historic Resources Map

Attachment A:

Boston Government Services Center: Lindemann-Hurley Preservation Report

Attachment B: Existing Conditions Photographs


West End Place
Lomasney Way
Lancaster St
Portland St
Valenti Way
Friend St
Merrimac St
Longfellow Pl
One Longfellow Place
Staniford St
Edward W. Brooke Courthouse
Merrimac St
New Chardon St
New Chardon St
Bowker St
Bowdoin Sq
One Bowdoin Square
Hawkins St
Brattle Way
Sudbury St
Bulfinch Pl
Cambridge St
Cambridge St
Sudbury St
Otis House Museum
Old West Church
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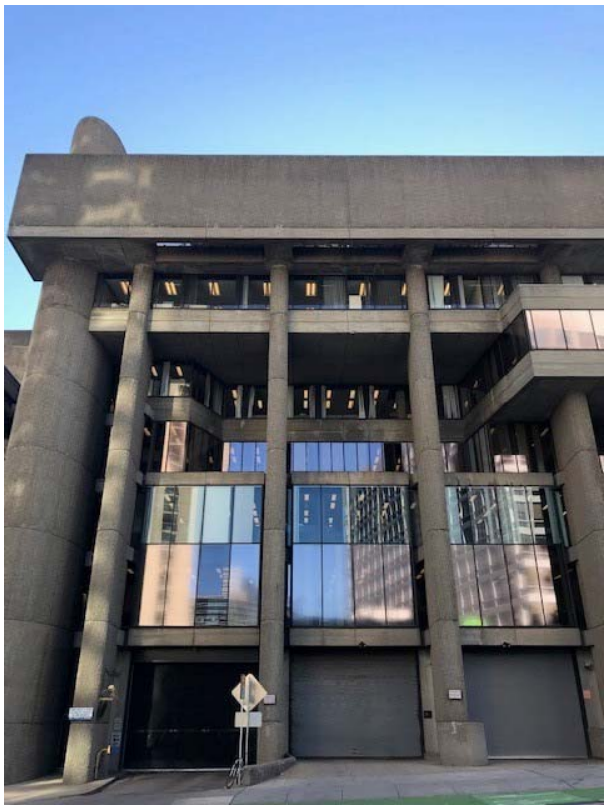
1. Hurley Building, west elevation, view northeast

2. Hurley Building, west elevation (left) and south elevation (right), view northeast

3. Hurley Building, south elevation, view east

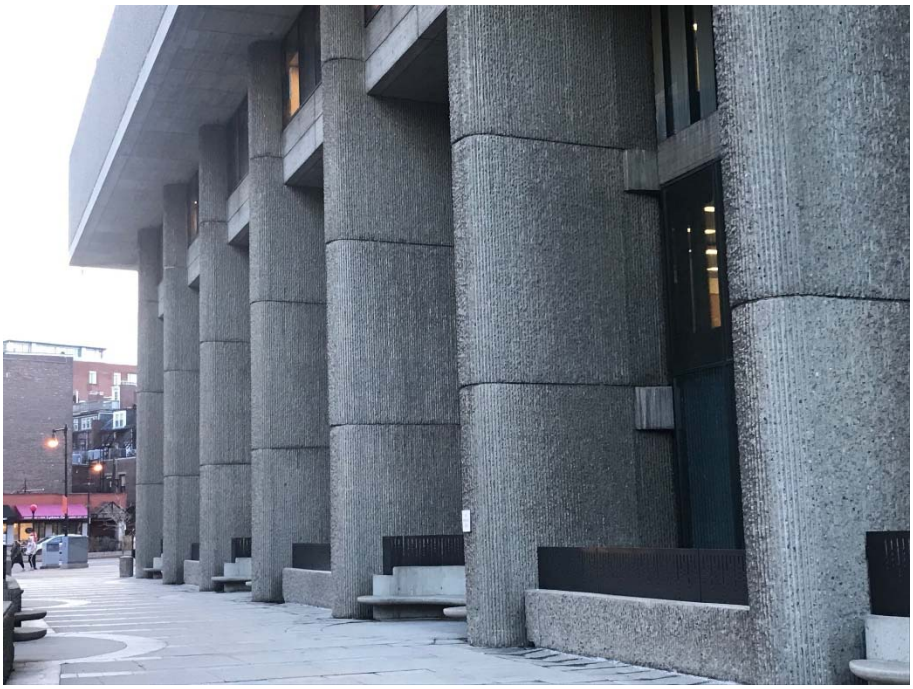
4. Hurley Building, west elevation detail, view east

5. Hurley Building, west elevation, lobby entrance from Staniford Street



6. Hurley Building, west elevation detail, view east

7. Hurley Building, west elevation, view northeast



8. Hurley Building, east elevation, view southwest

9. Hurley Building, east elevation detail, modern safety railing, view northwest

10. Hurley Building east elevation, view southwest

11. Interior courtyard, Hurley Building, view northwest

12. Interior courtyard, Hurley Building (left) and Lindemann Center (extreme right), view northwest

13. Hurley Building, interior courtyard entrance, view west

14. Hurley Building, interior courtyard entrance, view southwest

15. Hurley Building, interior courtyard, view northwest

16. Interior courtyard stair and Lindemann Center. view northwest

17. Interior courtyard, Hurley Building, view southwest

18. Interior courtyard, Hurley Building, view southwest

19. Interior courtyard, view west of party wall and passage between Hurley Building (left) and Lindemann Center (right)

20. Interior courtyard, Hurley Building, view south

21. Interior courtyard, view north toward Lindemann Center and pedestrian passage between Lindemann Center and Brooke Courthouse

22. Recessed enclosure, Lindemann Center, view southeast

23. North (left) and northwest (right) elevations of Lindemann Center, view southeast

24. Northwest elevation of the Lindemann Center, view southeast

25. Typical office space in Hurley Building

26. Constantino Nivola's *Graffito Murals* in Hurley Building Lobby