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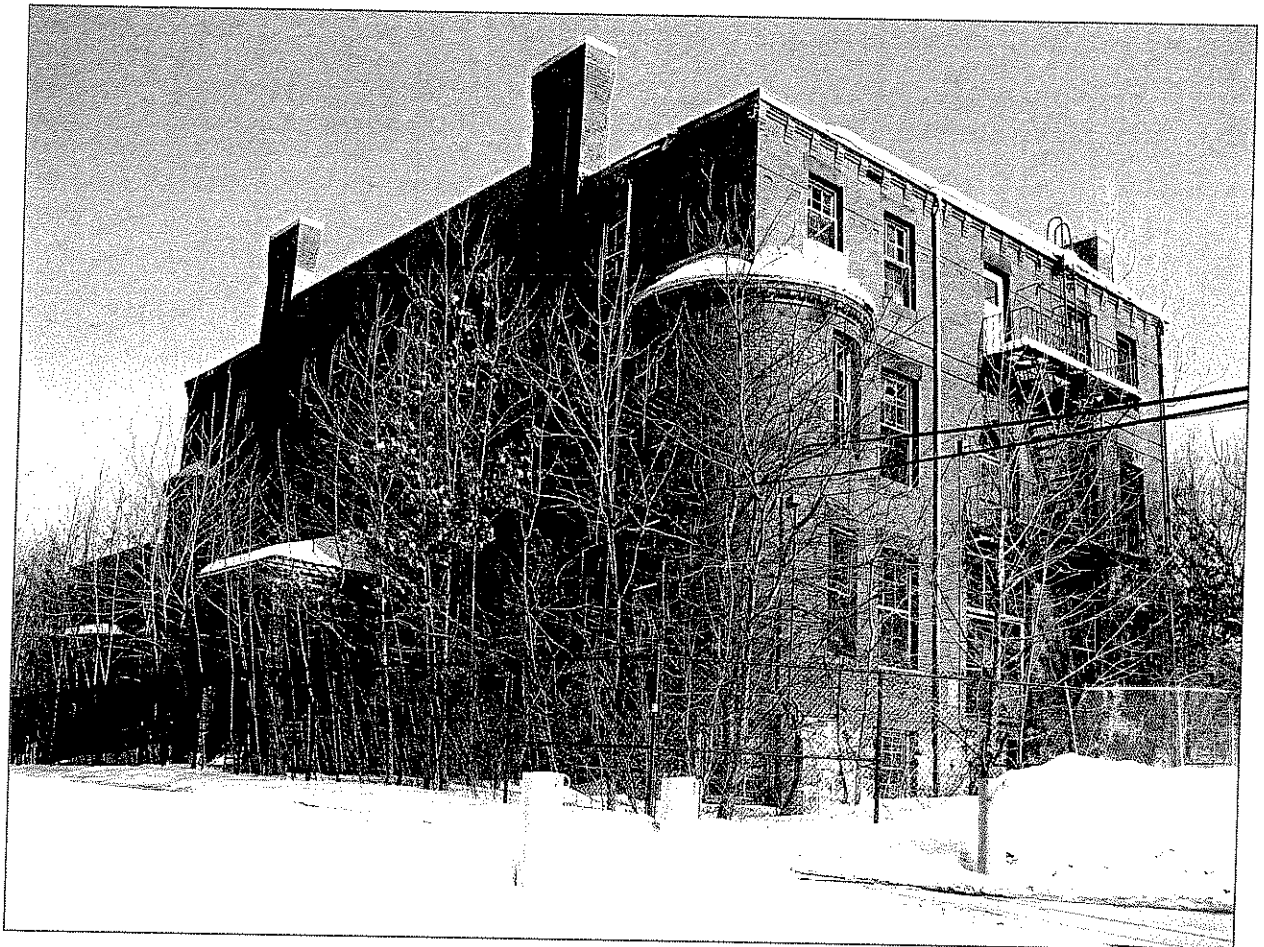
Mayor's Office

MASSACHUSETTS HISTORICAL COMMISSION

PROJECT NOTIFICATION FORM

FERNALD DEVELOPMENTAL CENTER

200 TRAPELO ROAD, WALTHAM, MA



SUBMITTED BY:

EXECUTIVE OFFICE FOR ADMINISTRATION AND FINANCE
MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT
ONE ASHBURTON PLACE
BOSTON, MA 02108

PREPARED BY:

EPSILON ASSOCIATES, INC.
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February 27, 2009

Epsilon
ASSOCIATES INC.

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MA 02125

PROJECT NOTIFICATION FORM

Project Name Walter E. Fernald Developmental Center

Location/Address 200 Trapelo Road

City/Town Waltham, MA

Project Proponent

Name John O'Donnell, MA Division of Capital Asset Management

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)

DCAM Bond Financing

Project Description (narrative):

The proposed project includes the demolition of several buildings located on the Walter E. Fernald Developmental Center site in Waltham.

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

The proposed project involves demolition of several buildings located on the Walter E. Fernald Developmental Center site in Waltham. A detailed discussion of buildings proposed for demolition is attached.

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

No rehabilitation of existing buildings is proposed.

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

No new construction is proposed.

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.

The proposed project is located within the Walter E. Fernald State School District, formerly known as the Massachusetts School for Idiotic & Feeble-Minded Youth, a district listed in the State and National Registers of Historic Places as part of the State Hospitals and State School Thematic Nomination.

What is the total acreage of the project area?

Woodland	<u>N/A</u>	acres	Productive Resources:		
Wetland	<u>N/A</u>	acres	Agriculture	<u>N/A</u>	acres
Floodplain	<u>N/A</u>	acres	Forestry	<u>N/A</u>	acres
Open space	<u>N/A</u>	acres	Mining/Extraction	<u>N/A</u>	acres
Developed	<u>approx. 4</u>	acres	Total Project Acreage	<u>approx. 4</u>	acres

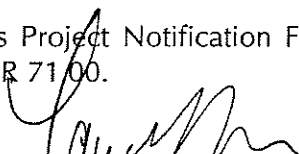
What is the acreage of the proposed new construction? 0 acres

What is the present land use of the project area? vacant buildings

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

See attached Figure 2-1

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



Signature of Person submitting this form

2/27/09

Date

Name Taya Dixon, Senior Planner

Address Epsilon Associates, Inc., 3 Clock Tower Place, Suite 250

City/Town/Zip Maynard, MA 01754

Telephone 978-461-6245

REGULATORY AUTHORITY

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

TABLE OF CONTENTS

1.0	REGULATORY REQUIREMENTS	1-1
1.1	State Register Review	1-1
1.2	Massachusetts Environmental Policy Act	1-1
2.0	PROJECT DESCRIPTION	2-1
2.1	Project Site	2-1
2.2	Project Description	2-1
3.0	HISTORIC AND ARCHAEOLOGICAL RESOURCES	3-1
3.1	Historic Resources	3-1
	3.1.1 Historic Resources Proposed for Demolition	3-1
	3.1.2 Historic Resources Not Part of Proposed Project	3-4
3.2	Archaeological Resources	3-5
4.0	ALTERNATIVES ANALYSIS	4-1
4.1	Existing Conditions	4-1
	4.1.1 Existing Building Conditions	4-1
	4.1.1.1 Structural Conditions	4-1
	4.1.1.2 Hazardous Materials Conditions	4-5
	4.1.2 Existing and Future Site Uses	4-5
4.2	Alternatives Analysis	4-5
	4.2.1 Reuse by State Agency	4-5
	4.2.2 Disposition to Private Ownership	4-6
	4.2.3 Mothballing	4-6
5.0	PROPOSED MITIGATION	5-1
5.1	Photographic Documentation	5-1
5.2	Intensive Archaeological Survey of Possible Burial Ground	5-1
5.3	Design Review of New Construction	5-1

APPENDICES

Appendix A: Existing Conditions Photographs

Appendix B: Preliminary Structural and Hazardous Materials Assessment

FIGURES

Figure 2-1: USGS Map of Fernald Developmental Center

Figure 2-2: Structures Proposed for Demolition

1.0 Regulatory Requirements

1.0 REGULATORY REQUIREMENTS

This section describes the regulatory requirements of the Project associated with cultural resources.

1.1 State Register Review

The proposed Project will be undertaken by the Massachusetts Division of Capital Asset Management (DCAM), therefore, the Project 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 CMR 71.00). This MHC Project Notification Form (PNF) is provided in compliance with State Register Review.

1.2 Massachusetts Environmental Policy Act

Although the proposed Project involves the use of state funds, the proposed project does not require a mandatory Environmental Notification Form (ENF) as the only MEPA threshold exceeded is Historical and Archaeological Resources. Unless requested by the Secretary of Energy and Environmental Affairs, the submission of an ENF is not needed provided the Project is the subject of a Determination of No Adverse Effect or is consistent with a Memorandum of Agreement (MOA) with the MHC that has been subject to public notice and comment. Through the State Register Review process, DCAM anticipates a MOA will be developed for this Project.

2.0 Project Description

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the existing Project site and proposed Project.

2.1 Project Site

The proposed Project is located on scattered sites within the Walter E. Fernald Developmental Center campus, formerly known as the Walter E. Fernald State School. The Project site includes approximately 4 acres. A USGS map of the Fernald State School District is included as Figure 2-1.

2.2 Project Description

The proposed Project consists of the demolition of 16 abandoned and deteriorated structures including six Buildings from the 1890s, two Buildings from the 1900s to 1920s, two Buildings from the 1930s, two Single-family Staff Dwellings and four Modern Buildings as described in the National Register Nomination for the Walter E. Fernald State School District. All of the existing buildings are in poor or extremely poor condition as a result of abandonment and lack of maintenance. All electric, plumbing and heating services have been removed to all structures proposed for demolition. Many of these buildings have severely deteriorated roofs and masonry walls resulting in catastrophic collapses of interior floors.

All of the buildings proposed for demolition were abandoned by the Massachusetts Department of Mental Retardation (DMR) over a series of years following a 1975 consent decree through the federal courts that required clients of Fernald be relocated from institutional settings to community settings. Due to their size and layout, the buildings proposed for demolition were abandoned as they were no longer met the mandated requirements for care by DMR.

Although some buildings on the site have been adaptively reused since 1975, many of the buildings are in such poor condition as a result of lack of funding to maintain or adequately mothball the structures, the buildings are now safety hazards. Despite the efforts of on-site security as well as the presence of the security fences, trespassers illegally gain entry into the buildings on a regular basis causing further damage to the structures through vandalism.

As a result of the extremely poor condition of the existing buildings, reuse of these structures by a state agency or third party would be impossible. To date, no state agency or third party has expressed an interest in reusing the buildings proposed for demolition. The Commonwealth does not have the financial resources available to rehabilitate these buildings and, as a result, proposes to demolish the existing structures.

Figure 2-2 identifies the location of the structures proposed for demolition.



Walter E. Fernald Developmental Center Waltham, MA

3.0 Historic and Archaeological Resources

3.0 HISTORIC AND ARCHAEOLOGICAL RESOURCES

This section describes the historic and archaeological resources associated with the proposed Project.

3.1 Historic Resources

The proposed Project is located within the Walter E. Fernald State School District, a district listed in the State and National Registers of Historic Places as part of the Massachusetts State Hospitals and State Schools Multiple Property Submission. The Fernald State School District includes several groups or types of buildings including Pre-existing Buildings, Buildings from the 1890s, Buildings from the 1900s to 1920s, Buildings from the 1930s, Single-family Staff Dwellings and Modern Buildings in addition to its landscape features. Photographs of the existing conditions of buildings within the Fernald State School District proposed for demolition are included as Appendix A.

3.1.1 Historic Resources Proposed for Demolition

The following contributing and non-contributing resources within the Fernald State School District are proposed for demolition. The resources represent properties associated with the Buildings from the 1890s, Buildings from the 1900s to 1920s, Buildings from the 1930s, Single-family Staff Dwellings and Modern Buildings.

- **Building 1, Waverley Hall:** Constructed in 1891, Waverly Hall was the original Administration Building for the school until it was converted to staff housing in 1936. Two large, rear ells were added to the complex at a later date. The main three-story original portion of the building was designed by William G. Preston in the Queen Anne style in red brick with sandstone beltcourses, lintels, sills and decorative carved panels. The building has been vacant for over 25 years and is surrounded by a chain link fence.
- **Building 3, Activity Center:** The Activity Center, designed by William G. Preston, is a three-story, red brick building constructed in 1891. The main (west) elevation features a five-bay center section with projecting chimneys. The building with its fieldstone foundation and corbelled cornice was originally constructed as a girl's dormitory. The Queen Anne style building features sandstone sills and beltcourses and rounded and square window openings with brick and sandstone arches and lintels. The building has been vacant for over 25 years and is surrounded by a chain link fence.
- **Building 6, Chipman:** Chipman is a red brick, former dormitory, with a fieldstone foundation and sandstone trim. The two-story building has a projecting three-bay center section with an open portico at the first story of the east elevation. Decorative brick panels are located between the first and second floor windows.

This small hip roof building was designed by William G. Preston in 1892. The building has been vacant for over 25 years and is surrounded by a chain link fence.

- **Building 17, Cottage #17:** Designed by Curtis W. Bixby, this two-story former staff residence is one of four nearly identical wood-frame and stucco cottages constructed in 1925. The Craftsman-style building features a gable roof with exposed rafter ends and an off-center chimney. An enclosed entrance is situated at the center of the west elevation and a one-story enclosed porch is located on the north elevation. The building has been vacant for over 25 years.
- **Building 18, Cottage #18:** Designed by Curtis W. Bixby, this two-story former staff residence is one of four nearly identical wood-frame and stucco cottages constructed in 1925. The Craftsman-style building features a gable roof with exposed rafter ends and an off-center chimney. An enclosed entrance is situated at the center of the west elevation and a one-story enclosed porch is located on the north elevation. The building has been vacant for over 25 years.
- **Building 33, West Building:** Constructed in 1889-1890, the West Building is a two-story, E-shaped, red brick building with Queen Anne and Romanesque Revival style elements. The building features a two-story central projecting pavilion with two projecting wings to the rear. Located in the southwest quadrant of the campus, it was the first building constructed by the school and was designed by William G. Preston. Section 7 Page 3 of the National Register Nomination notes this building is vacant and deteriorating. Section 7 Page 4 notes the building as in poor condition on a heavily overgrown site. The building has been vacant for over 25 years and is surrounded by a chain link fence.
- **Building 34, Belmont House:** This small, rectangular-shaped building is set on a cast stone foundation and features red brick walls. Probably designed by William G. Preston in 1890, this building was renovated in the early 1980s when its windows and doors were replaced. The ground floor of the building is utilized for salt storage by the maintenance staff while the upper level is vacant.
- **Building 35, Seguin Hall:** Seguin Hall was constructed in 1934 as a one-story, red brick infirmary. Designed by Clarence P. Hoyt, the Colonial Revival style structure features a Y-shaped plan and is set on a cast stone foundation. A slate hip roof is surmounted by a cupola. The original windows have been replaced with one-over-one sash and a handicapped accessible ramp constructed in the 1990s to provide barrier-free access to the interior of the building. The building has been vacant for several years.
- **Building 38, West Nurses' Home:** This rectangular, two-story, red brick building is consistent in appearance with the East Nurses' Home also constructed in 1906. Constructed as housing for single nurses, the building features nearly symmetrical facades of punched window openings and central entrances recessed within large

round arched openings. Designed by William G. Preston, the building has been vacant for several years.

- **Building 39, Wheatly Hall:** This one-story, red brick building was constructed in 1933 in a modified E-shaped plan. The Colonial Revival style building features a slate gable roof with a central cupola. Designed as a nursery for young children, the building features a cast stone foundation and a gabled wood portico and cross pavilions with Palladian windows and quoins. This building has been vacant for over 25 years.
- **Building 42, East Dowling Hall:** Constructed in 1906, this Queen Anne style T-shaped building was designed by William G. Preston. The two-story red brick building is set on a fieldstone foundation and features punched window openings with cast stone sills. Many of the original multi-pane, double hung windows have been replaced with glass block. The west elevation features a central projecting section with a large Palladian window set above a covered entrance porch. The building has been vacant for over 25 years.
- **Building 44, Hillside Cottage Garage:** Constructed in 1912, the Hillside Cottage Garage is a one-story, rusticated concrete block building. The building is two bays wide and has a hip roof. The building is situated behind the Hillside Cottage, the building is heavily overgrown and has been vacant and unused for 25 years.
- **Building 49, Infirmary/Stephen Bowne Hall:** Designed by William G. Preston, Bowne Hall was constructed as an infirmary for patients with contagious diseases. The three, attached square plan, red brick wings were constructed individually in 1893, 1901 and 1907. The building features a fieldstone foundation and corbelled cornices. The one-story sections have slate hip roofs and large chimneys. The building has been vacant for over 25 years and is surrounded by a chain link fence.
- **Building 55, Cottage 17 Garage:** Constructed in ca. 1950, the Cottage #17 Garage is a non-contributing building in the District. The Garage is a one-story, concrete block, two-bay structure located across a narrow driveway from Cottage #17. The building has been vacant for over 25 years.
- **Building 60, Kelley Hall:** Constructed in 1969, this modern building is three and four-stories in height. The red brick cruciform plan building features punched openings with steel sash. This structure is located at the southeast quadrant of the District and is a non-contributing resource. The building has been vacant for over 25 years.
- **Building 87, Pool Area:** The ca. 1960 pool area is situated near the non-contributing Greene Unit and Farrell Hall. The concrete in-ground pool is surrounded by a chain link fence and features a modern, wood-frame storage shed.
- **Malone Park Comfort Station:** This one-story, wood frame structure is located in a heavily overgrown area of Malone Park. This building is not identified in the

National Register Nomination, District Data Sheet or District Map but is approximately 20 years old.

3.1.2 Historic Resources Not Part of Proposed Project

These resources are located outside of the Project site, but within the Fernald State School District. No work on these resources is proposed.

- Building 2, North Building
- Building 4/5, Schoolhouse/Gym
- Building 7, North Nurses' Home
- Building 8, Waverly Hall Lawn
- Building 9, East Nurses' Home
- Building 10, Manual Training
- Building 11, Warren Hall
- Building 12, South Nurses' Home
- Building 13, Thom Building
- Building 14, Power Plant
- Building 15, Main Garage
- Building 16, Storehouse
- Building 19, Cottage #19
- Building 20, Cottage #20
- Building 21, Southard Research Laboratory
- Building 22, Laundry
- Building 23, Lavers Hall
- Building 24, Maintenance
- Building 25, Greenhouse (non-contributing)
- Building 26, Electric Substation (non-contributing)
- Building 27, Engineers' Storage
- Building 28, Barn Foundation
- Building 29, Shed (stucco)
- Building 30, Shed (metal) (non-contributing)
- Building 31, Garage (concrete block) (non-contributing)
- Building 32, Tarbell Hall
- Building 36, MacDougall Hall
- Building 37, Dolan Hall
- Building 40, Food Service Building
- Building 41, Howe Hall
- Building 43, Hillside Cottage
- Building 45, Baldwin Cottage
- Building 46, Wallace Hall
- Building 47, Administration
- Building 48, Farrell Hall (non-contributing)
- Building 50, Greene Unit (non-contributing)
- Building 51, Trapelo Cottage
- Building 52, Trapelo Cottage Garage (non-contributing)
- Building 53, Cardinal Cottage

- Building 54, Garage (non-contributing)
- Building 56, Garage (non-contributing)
- Building 57, Garage (non-contributing)
- Building 58, Electric Substation (non-contributing)
- Building 59, Cast Iron Fence
- Building 61, Activities Center (non-contributing)
- Building 62, Withington Center (non-contributing)
- Building 63, Eunice Shriver Center (non-contributing)
- Building 64, Cottage #5 (non-contributing)
- Building 65, Cottage #6 (non-contributing)
- Building 66, Cottage #7 (non-contributing)
- Building 67, Cottage #8 (non-contributing)
- Building 68, Cottage #9 (non-contributing)
- Building 69, Cottage #10 (non-contributing)
- Building 70, Cottage #11 (non-contributing)
- Building 71, Cottage #12 (non-contributing)
- Building 72, Cottage #13 (non-contributing)
- Building 73, Cottage #3 (non-contributing)
- Building 74, Cottage #4 (non-contributing)
- Building 75, Brookside (non-contributing)
- Building 76, Woodside (non-contributing)
- Building 77, Site 5 (non-contributing)
- Building 78, Open Pavilion (non-contributing)
- Building 79, Shed (non-contributing)
- Building 80, Shed (concrete) (non-contributing)
- Building 81, Garage (concrete) (non-contributing)
- Building 82, Shed (concrete) (non-contributing)
- Building 83, Malone Park 1 (non-contributing)
- Building 84, Malone Park 2 (non-contributing)
- Building 85, Malone Park 3 (non-contributing)
- Building 86, Malone Park 4 (non-contributing)
- Building 87, Pool/Playground (non-contributing)
- Building 88, Chapel (non-contributing)
- Building 89, Electric Substation (non-contributing)
- Building 90, Shed (wood)
- Building 91, Activity Center Lawn

3.2 Archaeological Resources

There are no previously identified archaeological resources located within the Project site. The National Register Nomination notes the high potential for prehistoric archaeological resources as well as a high potential for recovery of locating significant historic archaeological remains within the grounds of the Fernald State School District. However, the sites of the existing buildings are heavily developed areas, whose construction likely destroyed any prehistoric or historic period archaeological resources. The Nomination does note that a cemetery has not been located on the grounds, and an unmarked cemetery may

exist near the West Building “where a small area exists enclosed by a decorative wrought iron fence.” Due to the nature of the Project within existing building footprints, no archaeological resources will be affected by the proposed Project.

4.0 Alternatives Analysis

4.0 ALTERNATIVES ANALYSIS

Alternatives to avoid, minimize, or mitigate the potential adverse effect of demolition of the historic resources proposed for demolition within the Fernald State School District have been considered by DCAM.

4.1 Existing Conditions

The proposed Project has been designed to take into consideration existing conditions of the buildings on the site. This section describes the existing conditions and impacts each has had on the proposed Project. The extremely poor condition of the buildings and present and future uses of the remainder of the Fernald Developmental Center site present significant challenges to the reuse of the existing buildings.

Photographs of the existing conditions of the buildings are included as Appendix A. Due to the extremely poor structural condition of the buildings, Paul Bermingham, Director of Public Safety for the Fernald Developmental Center, would not allow access to the interior of the buildings at this time. Information provided on the interior condition of the buildings is based upon conversations with the Mr. Bermingham and GZA Incorporated (the structural and hazardous materials engineers working on the project) and visual inspection from the exterior of the structures. In many locations, floor and ceiling collapses are visible through window openings, but are difficult to photograph due to lighting conditions.

4.1.1 *Existing Building Conditions*

4.1.1.1 Structural Conditions

A preliminary review of the existing conditions of the buildings was undertaken. A preliminary structural assessment is included as Appendix B.

- **Building 1, Waverly Hall:** Waverly Hall is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of broken and missing bricks, with significant losses around the eaves, resulting from years of water infiltration creating spalled brick and deteriorated mortar. Multiple areas of efflorescence are also present on all elevations of the building indicating moisture penetration within the masonry structure. Photographs 1-15 depict the exterior condition of the building.
- **Building 3, Activity Center:** Situated adjacent to Waverly Hall, the Activity Center is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building which has

resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The original exterior walls of the building exhibit areas of broken and missing bricks, with significant losses around the eaves, resulting from years of water infiltration creating spalled brick and deteriorated mortar. Multiple areas of efflorescence are also present on all elevations of the building indicating moisture penetration within the masonry structure. Photographs 16-22 depict the exterior condition of the building.

- **Building 6, Chipman:** Located west of Waverly Hall, Chipman is in severely deteriorated condition. The roof flashing has failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The original exterior walls of the building exhibit areas of spalling brick and mortar resulting from years of water infiltration. Multiple areas of efflorescence are also present on all elevations of the building indicating moisture penetration within the masonry structure. Photographs 23-27 depict the exterior condition of the building.
- **Building 17, Cottage #17:** Located at the west end of the site, Cottage #17 is in severely deteriorated condition. The roof has failed in many locations, including a large visible hole on the west elevation, resulting in significant water infiltration into the walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling stucco resulting from years of water infiltration. Photographs 37-41 depict the exterior and interior condition of the building.
- **Building 18, Cottage #18:** Located at the west end of the site, Cottage #18 is in severely deteriorated condition. The roof has failed in many locations, including a large visible hole on the west elevation, resulting in significant water infiltration into the walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling stucco resulting from years of water infiltration. Photographs 44-46 depict the exterior condition of the building.
- **Building 33, West Building:** Located in the northwest quadrant of the site, the West Building is in severely deteriorated condition. The roof has failed in many locations, with a substantial collapse at one rear wing, resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to

the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of broken and missing bricks resulting from years of water infiltration creating spalled brick and deteriorated mortar. Photographs 49-58 depict the exterior condition of the building.

- **Building 34, Belmont House:** Located near the West Building, Belmont House is in poor condition. The exterior masonry of the building was inappropriately repointed in the early 1980s but the roof was not replaced. Since that time, the roof has begun to fail resulting in water infiltration within the building. The eaves of the building are also failing as a result of substantial ice dams developing yearly. Photographs 59-61 depict the exterior condition of the building.
- **Building 35, Seguin Hall:** Seguin Hall was renovated in the 1990s when its original windows were replaced and accessible ramps constructed to provide access to the building. Although some elements of the building were renovated, a new roof was not installed and it is now failing resulting in water infiltration into the masonry walls of the building. Photographs 81-82 depict the exterior condition of the building.
- **Building 38, West Nurses' Home:** Located in the northwest quadrant of the site, the West Nurses' Home is in deteriorated condition. The roof flashing and eaves have failed in many locations resulting in significant water infiltration into the masonry walls of the building which is causing deterioration of the interior floors and ceilings. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat within the building. The exterior walls of the building exhibit areas of spalling brick and mortar resulting from years of water infiltration. Photographs 62-66 depict the exterior condition of the building.
- **Building 39, Wheatly Hall:** Located at the northern end of the site, Wheatly Hall is in severely deteriorated condition. The roof and roof flashing have failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors and ceiling, particularly in areas where ice dams have repeatedly developed over the years. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling brick and mortar and efflorescence resulting from years of water infiltration. Photographs 68-75 depict the exterior condition of the building.
- **Building 42, East Dowling Hall:** Located near the center of the site, East Dowling Hall is in severely deteriorated condition. The roof and roof flashing have failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors and ceiling. The deterioration has been exacerbated by exposure to the elements and

multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling brick and mortar and efflorescence resulting from years of water infiltration. Photographs 77-80 depict the exterior condition of the building.

- **Building 44, Hillside Cottage Garage:** Located in the southeast quadrant of the site, the Hillside Garage is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building. The exterior concrete block walls and mortar are in poor condition due to exposure to the elements and multiple freeze/thaw cycles, lack of heat and severely overgrown vegetation that is undermining the stability of the structure. Photographs 47-48 depict the exterior condition of the building.
- **Building 49, Stephen Bowne Hall:** Located in the southwest quadrant of the site, Stephen Bowne Hall is in severely deteriorated condition. The roof and roof flashing have failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors and ceiling, particularly in areas where ice dams have repeatedly developed over the years. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling brick and mortar and efflorescence resulting from years of water infiltration. Photographs 68-75 depict the exterior condition of the building.
- **Building 55, Cottage #17 Garage:** Located at the southwestern edge of the site, the Cottage #17 Garage is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building. The exterior concrete block walls and mortar are in poor condition due to exposure to the elements and multiple freeze/thaw cycles. Photographs 42-43 depict the exterior condition of the building.
- **Building 60, Kelley Hall:** Located in the southwest quadrant of the site, Kelley Hall is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building. The exterior walls of the building exhibit areas of spalling brick and mortar and efflorescence resulting from years of water infiltration. Photographs 28-30 depict the exterior condition of the building.
- **Building 87, Pool/Playground:** The Pool/Playground area is located near Wheatly Hall. The area is surrounded by a chain link fence and incorporates a modern, wood frame shed structure. The poured concrete pool has not been used in years and is cracking and in poor condition. Photograph 67 depicts the condition of the area.
- **Malone Park Comfort Station:** Constructed in ca. 1990, this deteriorated wood frame structure is in poor condition as a result of lack of maintenance. Located within

Malone Park at the northeast quadrant of the site, heavily overgrown vegetation is undermining the structure.

4.1.1.2 Hazardous Materials Conditions

Based upon conversations with Fernald's Director of Public Safety, all of the existing buildings are known to contain visible friable asbestos materials and lead-based paint. A survey is currently underway by GZA Incorporated, the structural and hazardous materials engineers working on the project, to identify all regulated and hazardous materials within and around the project site. A preliminary overview letter from GZA Incorporated regarding the ongoing 2009 survey of the hazardous materials contained within and around the buildings is included as Appendix B.

Project-wide Hazardous Materials Observations

In addition to observations by the Director of Public Safety, GZA's Preliminary Observations letter indicates the buildings likely contain asbestos, PCB and mercury-containing materials, and chemical and petroleum waste. GZA has begun documenting regulated and hazardous materials within the Project site and will provide a detailed analysis of the hazardous materials to DCAM in the Spring of 2009.

4.1.2 *Existing and Future Site Uses*

All of the existing buildings are vacant. Due to their poor condition and presence of hazardous materials, no reuse of the existing buildings is possible. No future use of the existing buildings is proposed. Following removal of the buildings, the sites will be loamed and seeded until such a time as plans for the property are identified by the Commonwealth.

4.2 Alternatives Analysis

4.2.1 *Reuse by State Agency*

Due to their size and layout, DMR is unable to rehabilitate these buildings to meet its mandated requirements for care. Consideration was also given to offering the existing buildings for reuse by the other state agencies located within the Fernald Developmental Center site including the following:

- Department of Mental Retardation, Metropolitan Regional Services, currently located in the Wallace Building, Cottages 19 & 20 and the North Nurses' Home;
- Middlesex County District Attorney's Office and a State Police Unit located in the South Nurses' Home;
- Department of Weights and Measures located in Lavers Hall; and

- The EK Shriver Center, operated in partnership with the University of Massachusetts Medical Center, in the Shriver Center.

To date, none of these agencies has expressed an interest in rehabilitating the existing buildings for their use. In addition, no other state agency is interested in relocating to Waltham to rehabilitate these buildings for their use. Due to the condition of the buildings and presence of hazardous materials, lack of interest and funds available to these agencies to rehabilitate and remediate the existing buildings, no agency has expressed an interest in reusing the existing structures.

4.2.2 Disposition to Private Ownership

The Commonwealth has been actively offering the sale or lease of buildings within the Fernald Developmental Center for use by private individuals or groups as buildings are vacated by the DMR. The following private groups currently occupy former DMR buildings within the site:

- Middlesex Human Services, a private non-profit, operates homeless shelters for women and children in Tarbell, Dolan, MacDougall and Warren Halls;
- The Archdiocese of Greater Boston occupies the Chapel of the Holy Innocents;
- Tuft's Dental operates a facility in the Withington Center;
- The Fernald Association, a non-profit group, operates a nursing facility in the Thom Building; and
- Bentley College leases space in the Storage Building for storage.

Due to the condition of the buildings and presence of hazardous materials, no private individual or group has expressed an interest in purchasing and rehabilitating the existing buildings.

4.2.3 Mothballing

Although the Commonwealth has made attempts to secure the existing buildings including the construction of a security fence around several of the buildings and establishment of a security detail, the buildings continue to be vandalized by trespassers. The Commonwealth does not have sufficient funds to stabilize the severely deteriorated condition of the buildings and remediate the hazardous materials prior to cold mothballing of the structures (traditional mothballing is not possible as there are no active mechanical services to the buildings); therefore, the already deteriorating condition of the buildings will continue, rendering mothballing ineffective.

5.0 Proposed Mitigation

5.0 PROPOSED MITIGATION

DCAM has considered all prudent and feasible alternatives to demolition. Since no prudent and feasible alternatives exist to avoid the adverse effect of demolition, DCAM requests the MHC accept the adverse effect of demolition and develop a MOA outlining mitigation to be undertaken by DCAM in consultation with the MHC and Waltham Historical Commission (WHC). The following mitigation measures are proposed by DCAM.

5.1 Photographic Documentation

The proponent will produce archival photographic and written recordation of the buildings proposed for demolition prior to the commencement of demolition activities. Photographic documentation will consist of digital photographs captured and printed according to the MHC's Photographic Documentation Technical Requirements for Digital Images. Written recordation will consist of copies of historical images, if available, and text discussing the history of the Fernald Developmental Center. All written recordation will be printed on archival paper and housed in archival enclosures. Archival documentation will be provided to the WHC for curation.

5.2 Intensive Archaeological Survey of Possible Burial Ground

DCAM will undertake an Intensive Archaeological Survey of the area immediately surrounding the West Building to determine if an unmarked burial ground, suggested in the National Register Nomination, exists within or around the building that may be affected by the proposed demolition activities.

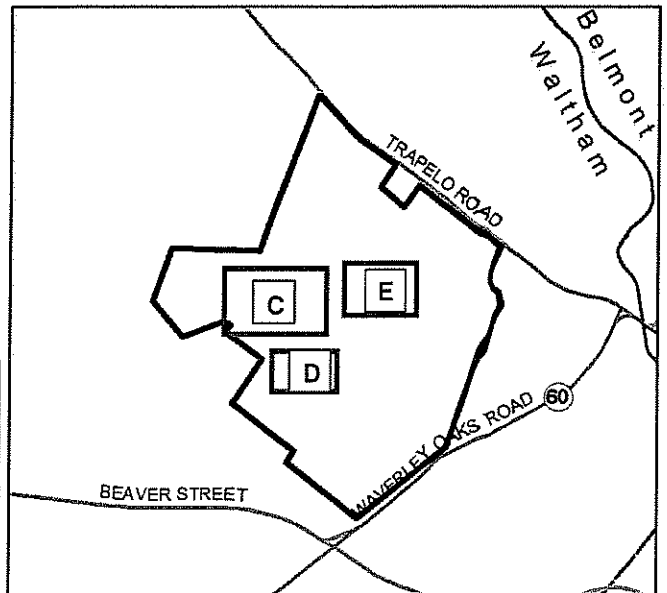
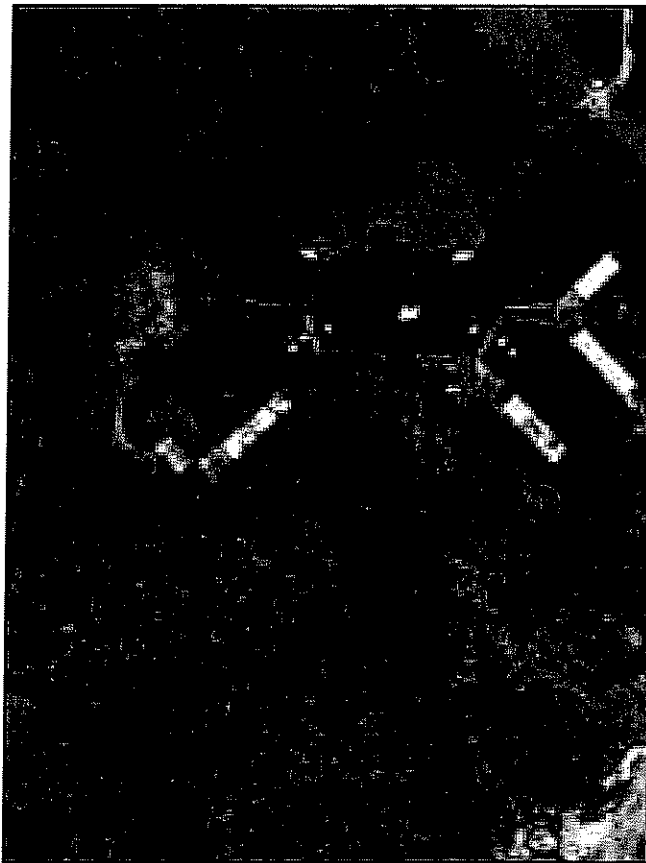
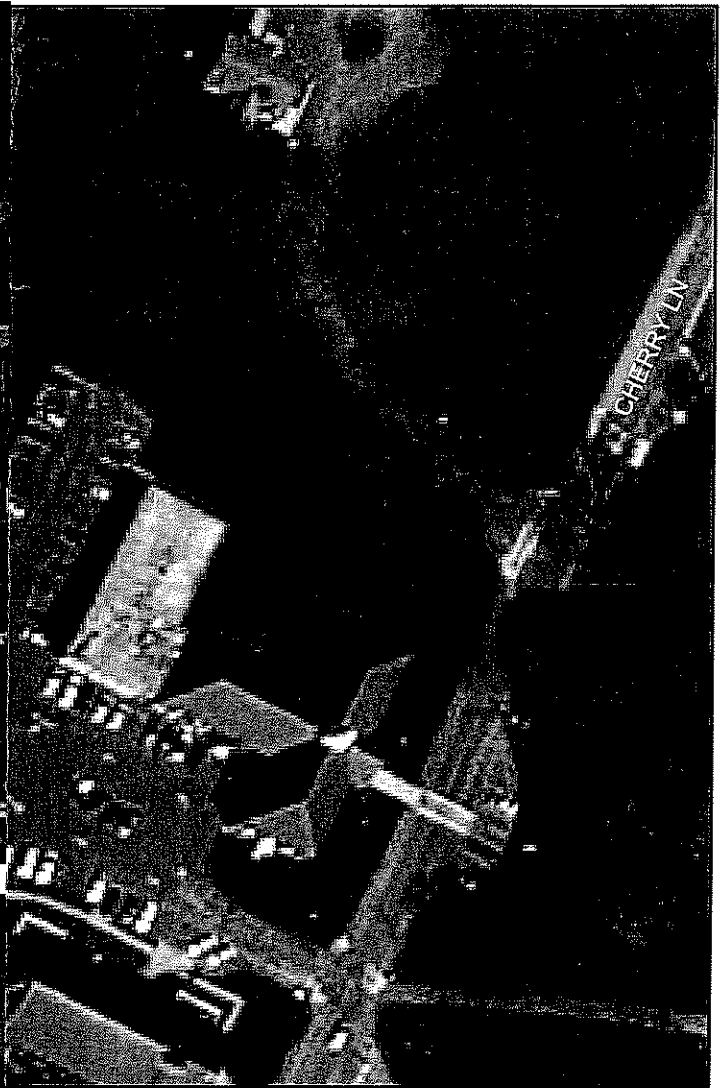
5.3 Design Review of New Construction

Although no new construction is proposed at this site, if new construction is proposed on the Project site in the future, DCAM will provide the MHC with a Project Notification Form to initiate the State Register Review process.

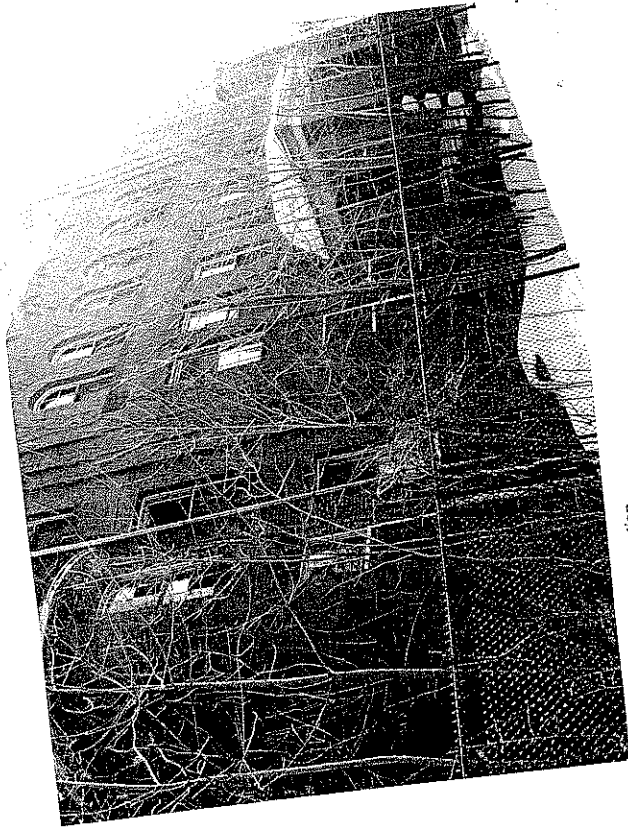
Appendix A: Existing Conditions Photographs



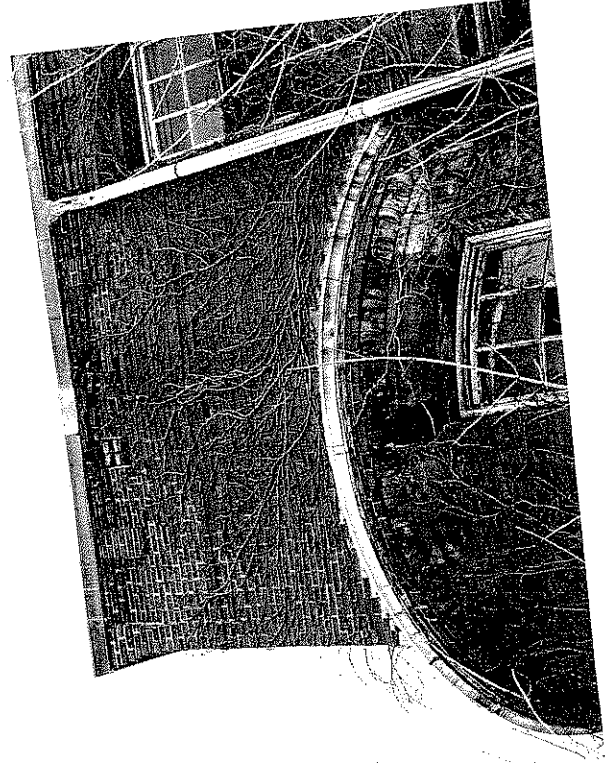
Walter E. Fernald Developmental Center Waltham



Walter E. Fernald Developmental Center Waltham



3. View South of North Elevation



4. Detail of North Elevation



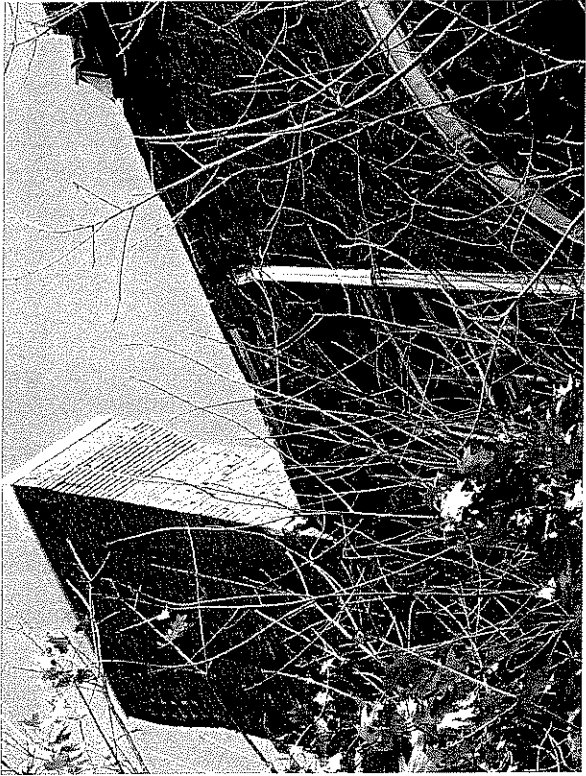
1. View South of North Elevation



2. View South of North Elevation

Waltham, MA

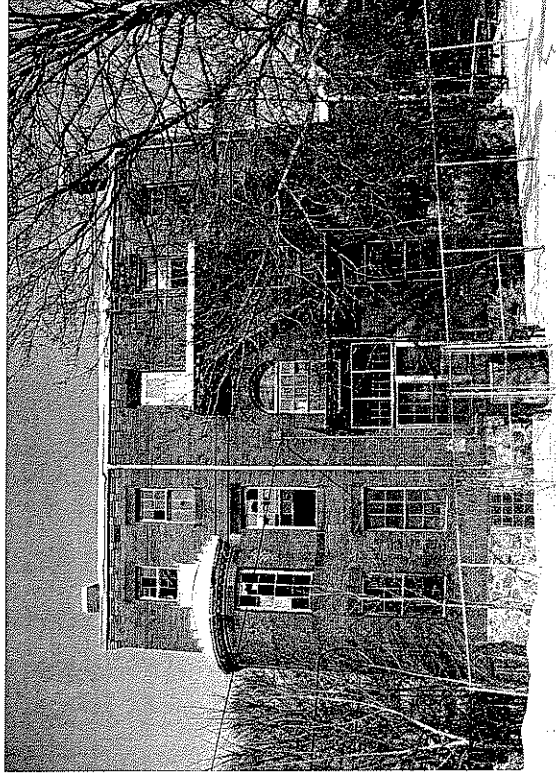
Walter E. Fernald Developmental Center



5. Detail of North Elevation



7. View North of South Elevation



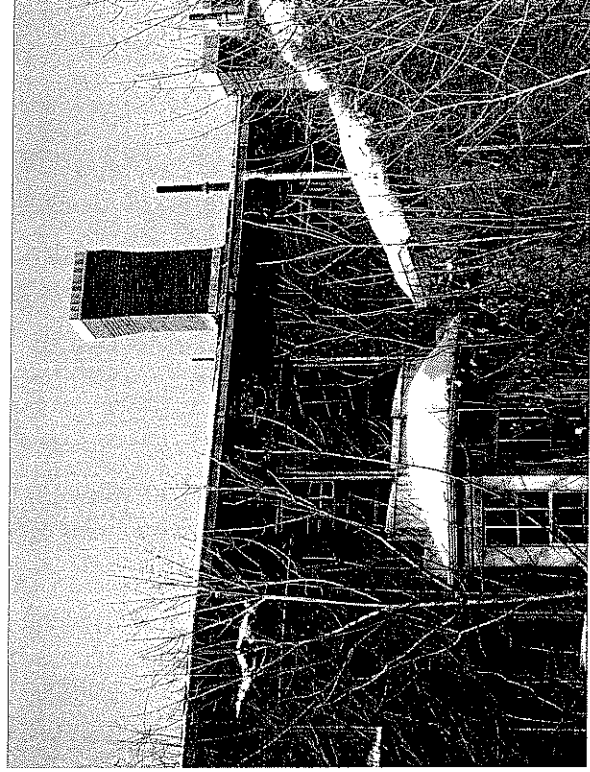
6. View East of West Elevation
Walter E. Fernald Developmental Center Waltham, MA



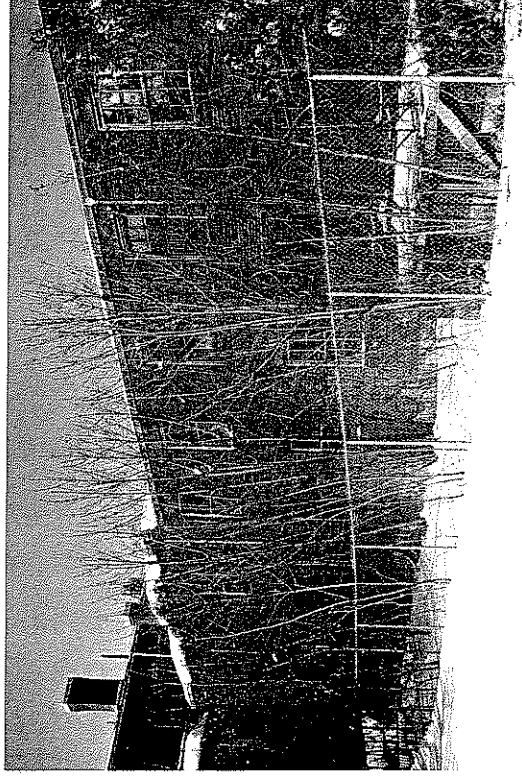
8. View East of West Elevation



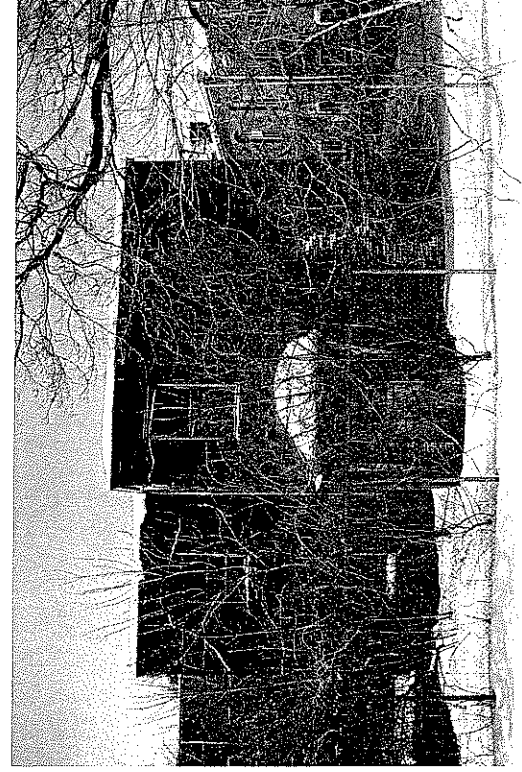
9. Detail of West Elevation



11. Detail of South Elevation



10. View Northeast of West Elevation



12. View North of South Elevation

Walter E. Fernald Developmental Center Waltham, MA





13. View North of South Elevation

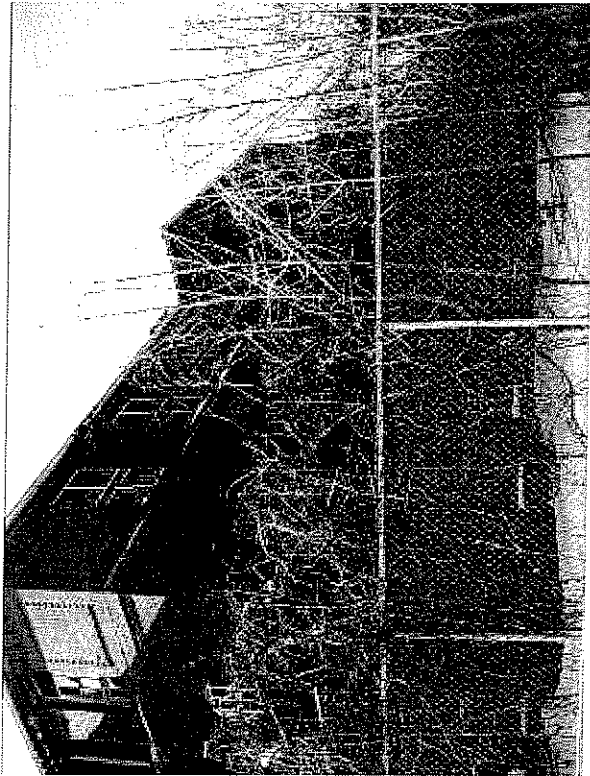


15. View Southwest of East Elevation



14. View North of South Elevation

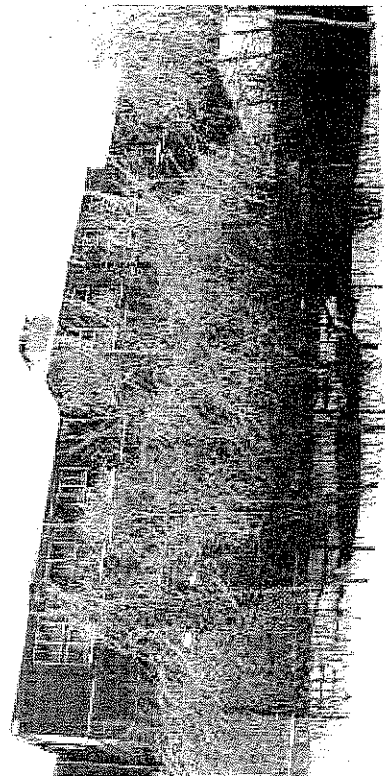
Walter E. Fernald Developmental Center Waltham, MA



20. View Northwest of East Elevation



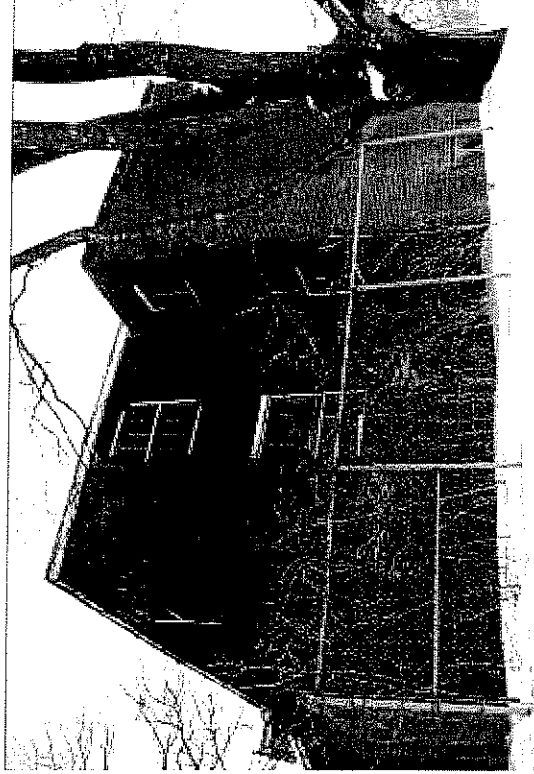
22. View South of North Elevation



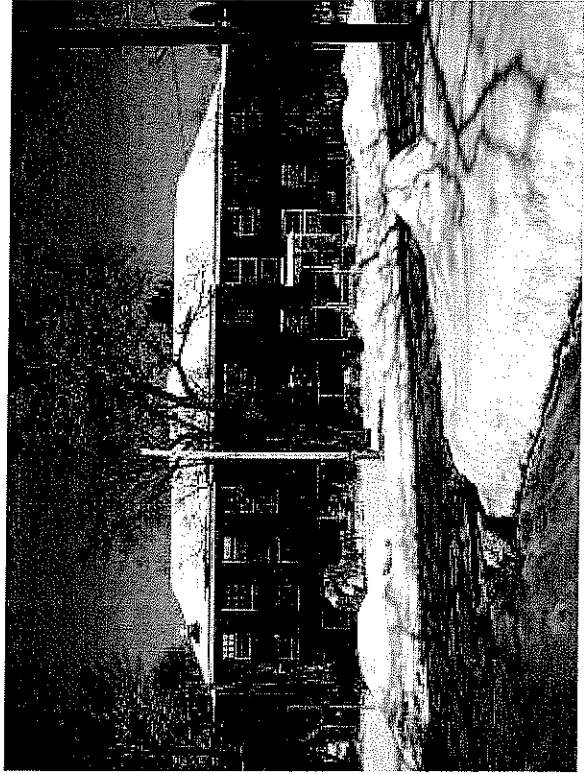
21. View West of East Elevation

Walter E. Fernald Developmental Center Waltham, MA

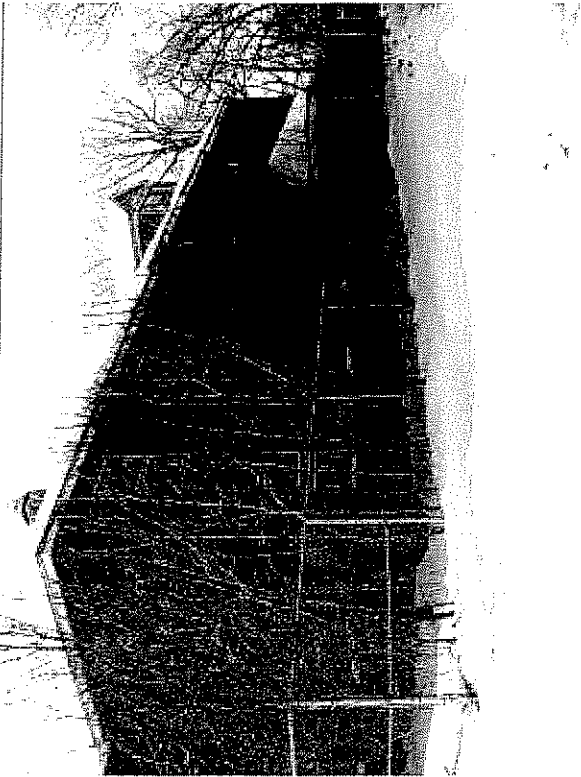




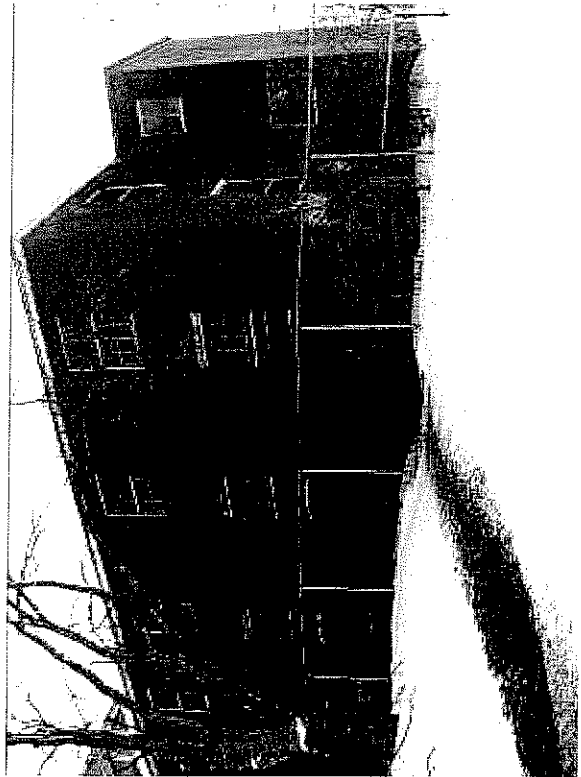
25. View South of North Elevation



26. View East of West Elevation



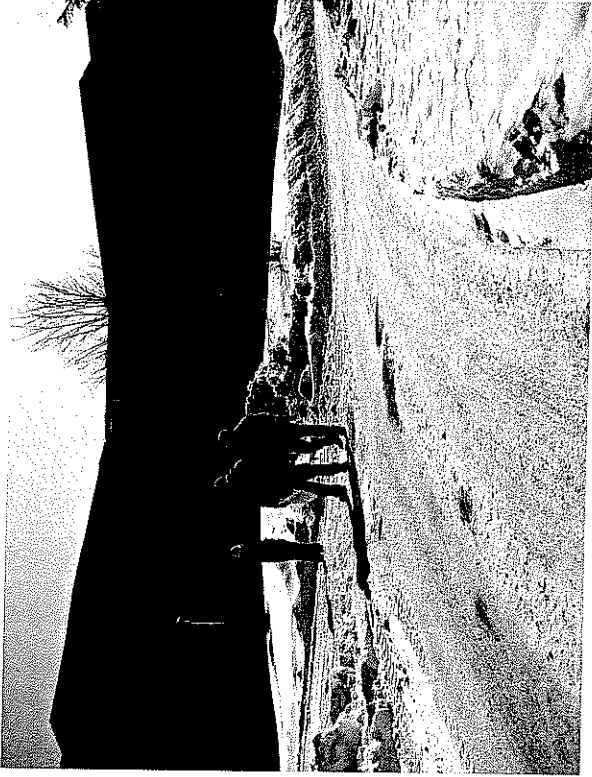
23. View Northwest of South and East Elevations



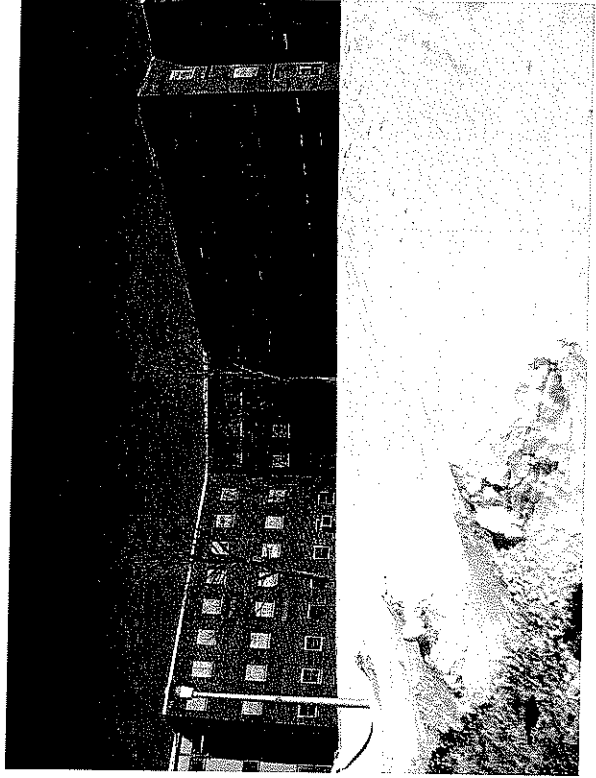
24. View Southwest of East Elevation

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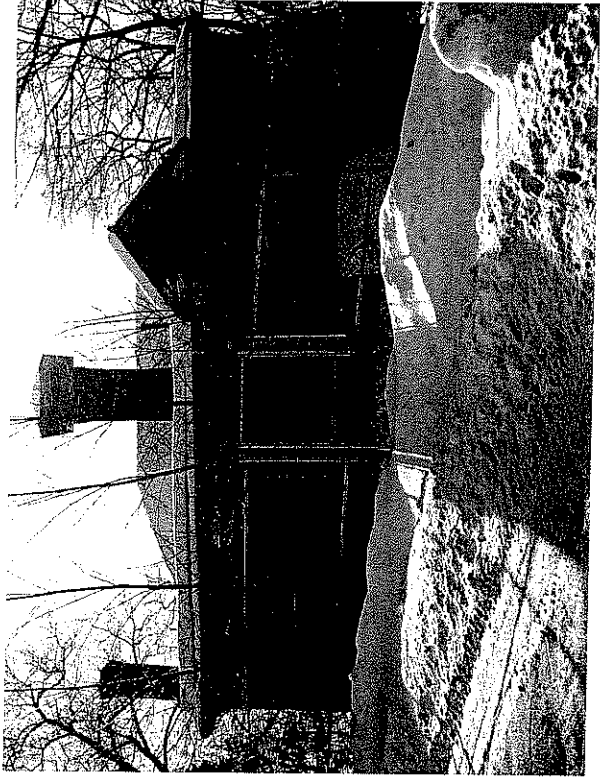
28. View Southeast of North and West Elevations



29. View Northeast of South and West Elevations
Walter E. Fernald Developmental Center Waltham, MA



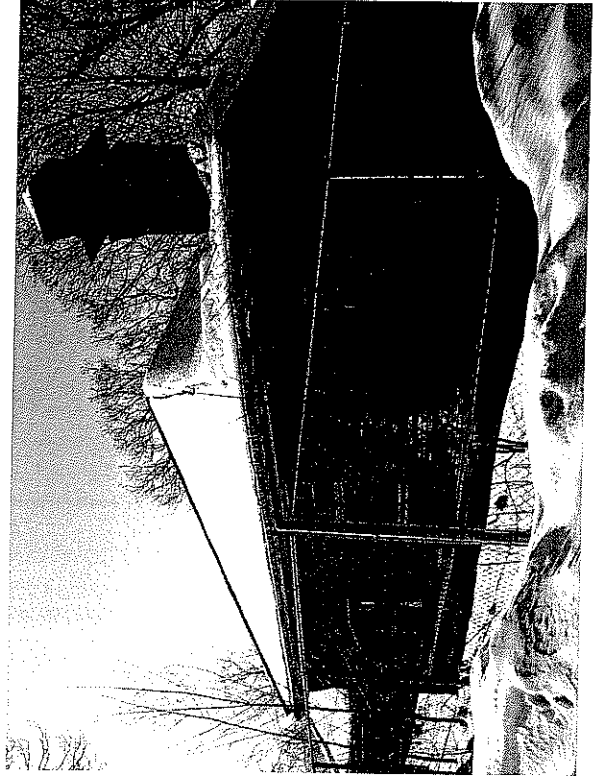
30. View Northwest of East Elevation



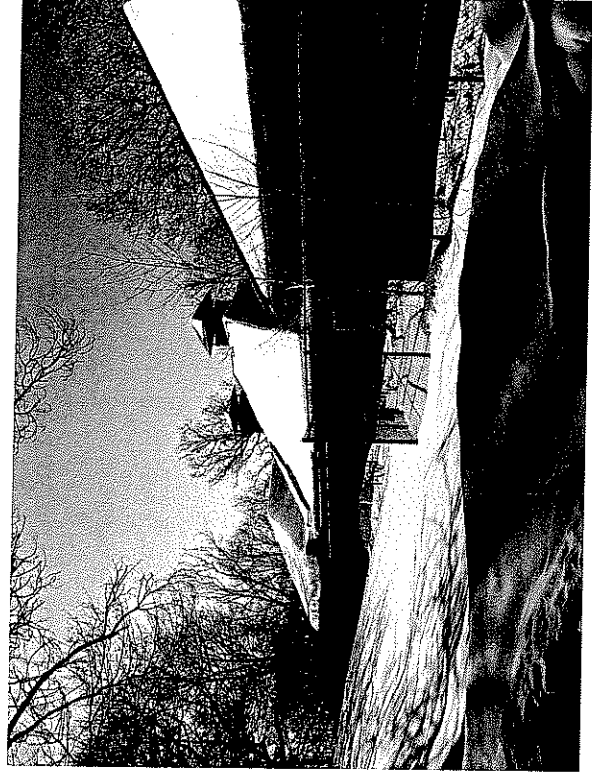
31. View West of East Elevation



33. Detail of South Elevation



32. View Northwest of South Elevation

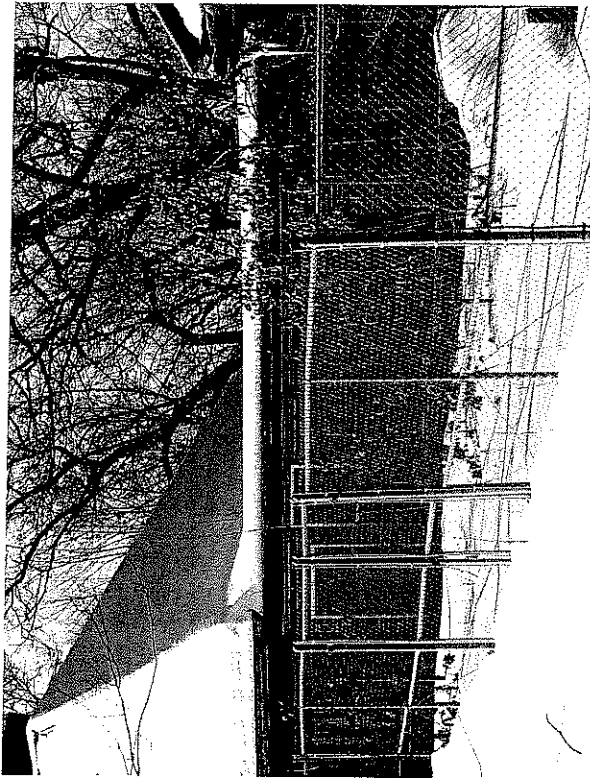


34. View Northwest of South Elevation

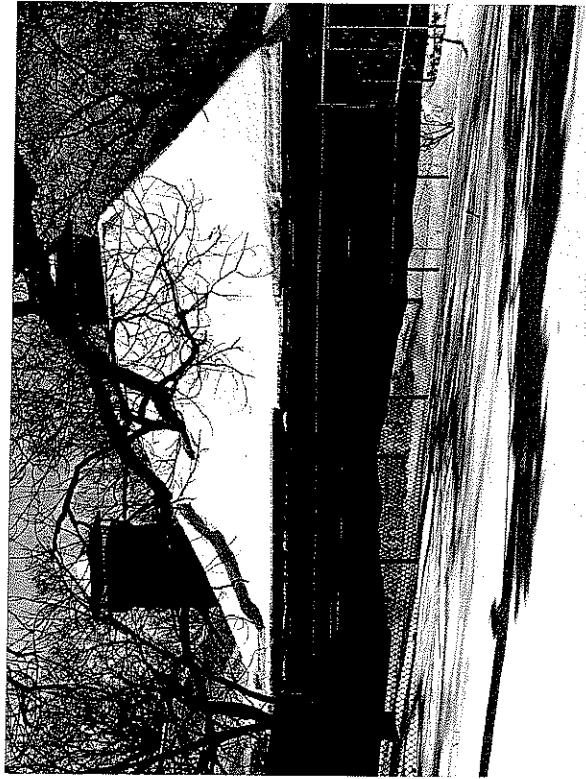
Walter E. Fernald Developmental Center Waltham, MA

Epsilon
ASSOCIATES, INC.

Existing Conditions Photographs
Stephen Bowne Hall



35. View North of South Elevation



36. View North of South Elevation

Walter E. Fernald Developmental Center Waltham, MA

epsilon
ASSOCIATES, INC.



37. View East of West Elevation



39. View Southwest of North and East Elevations



38. Detail of West Elevation

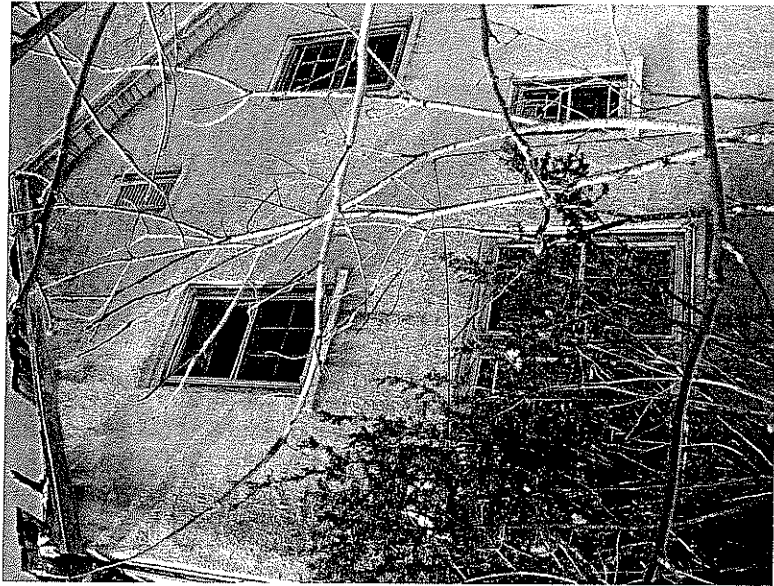
Walter E. Fernald Developmental Center Waltham, MA



41. Interior



42. View Northwest of East and South Elevations of Garage



40. View North of South Elevation

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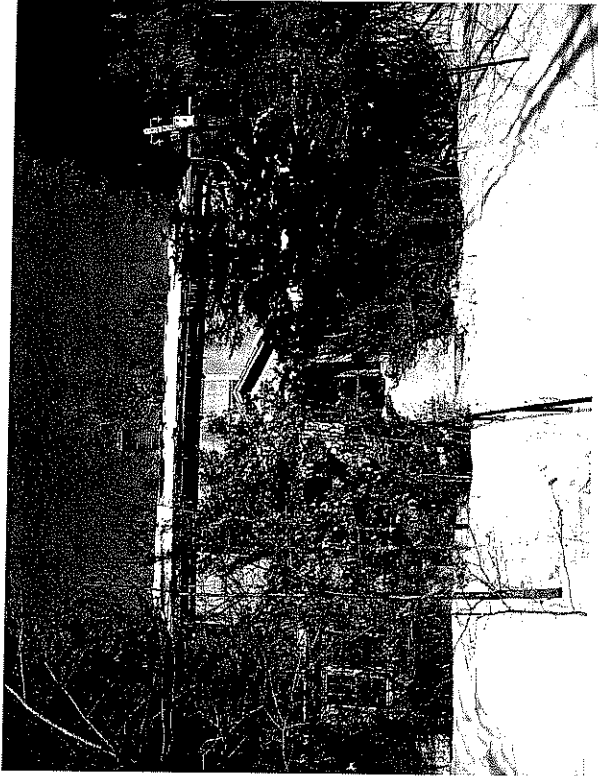




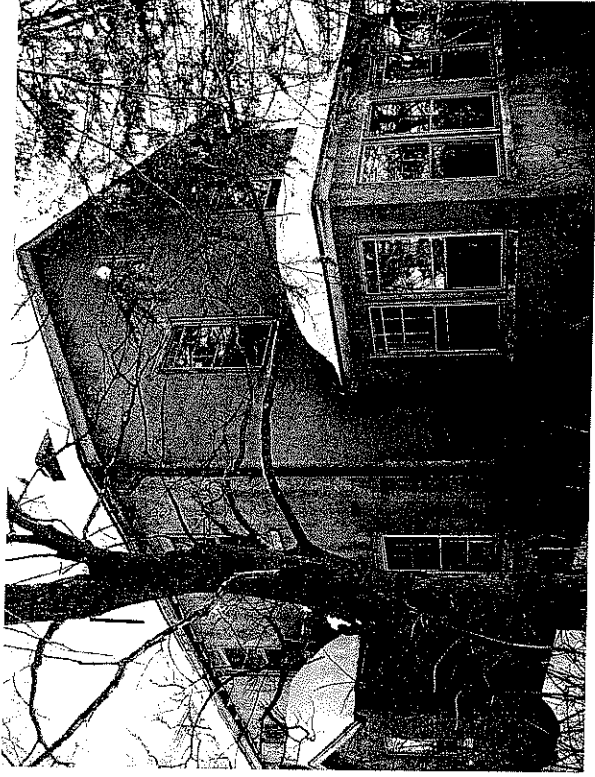
43. View Southwest of North and East Elevations of Garage

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44. View East of West Elevation



46. View Southwest of North and East Elevations

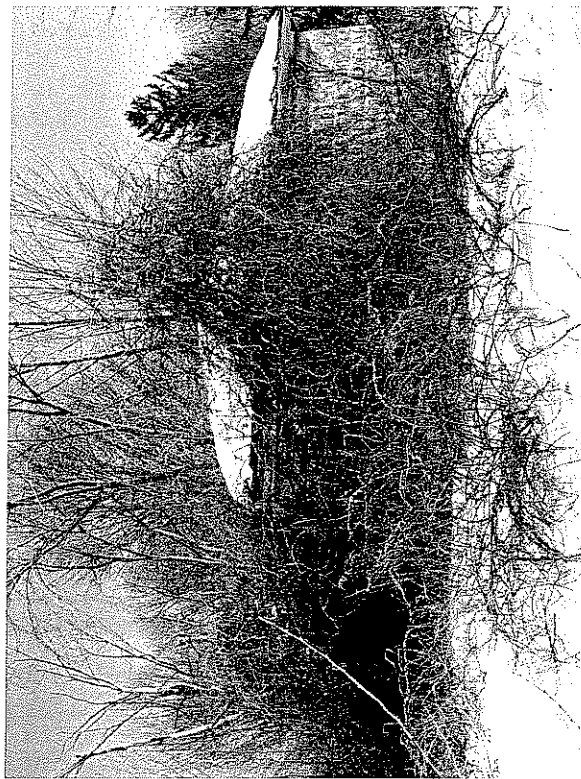


45. View Southwest of North and East Elevations

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47. View Southeast of North and West Elevations



48. View North of South Elevation

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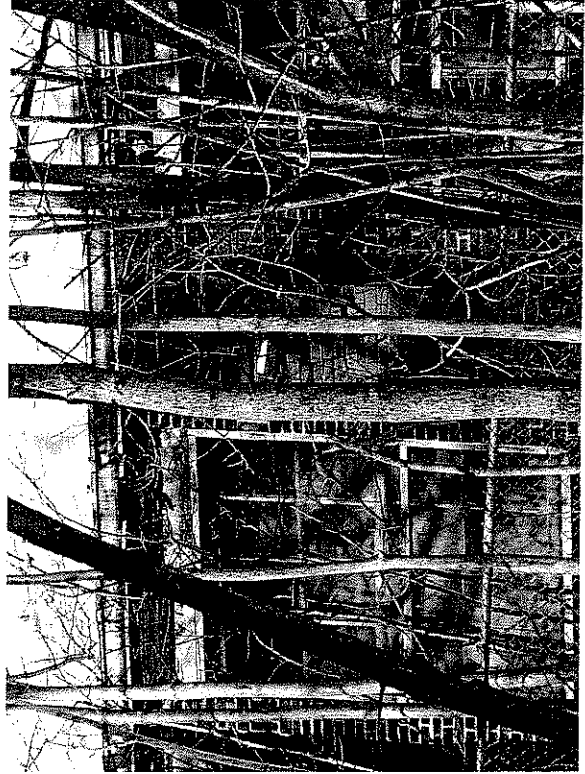




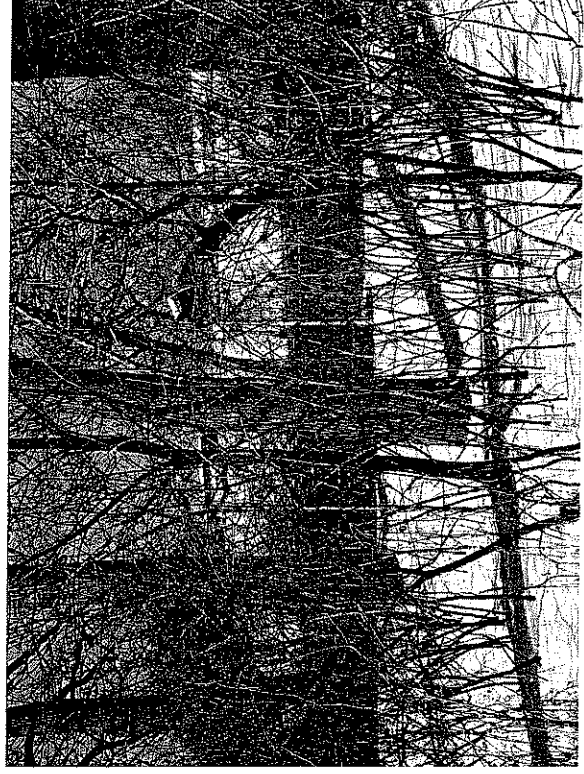
49. View Northeast of West and South Elevations



51. View East of West Elevation

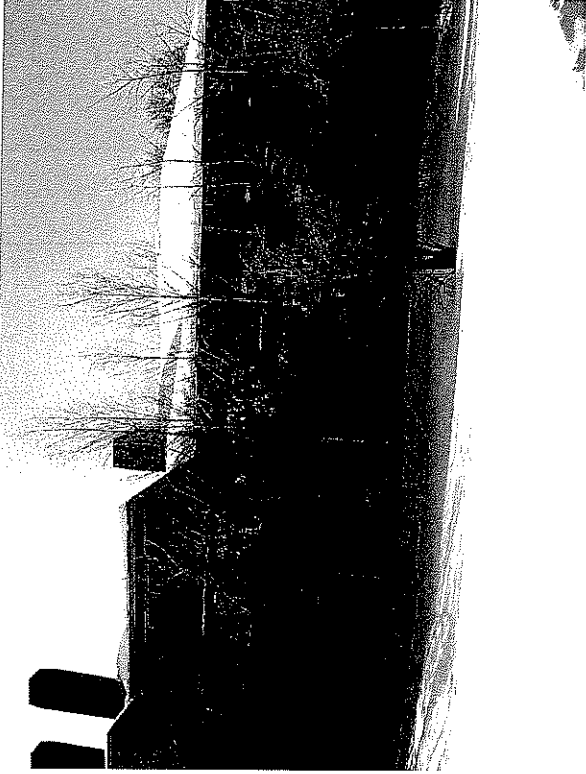


50. Detail of West Elevation

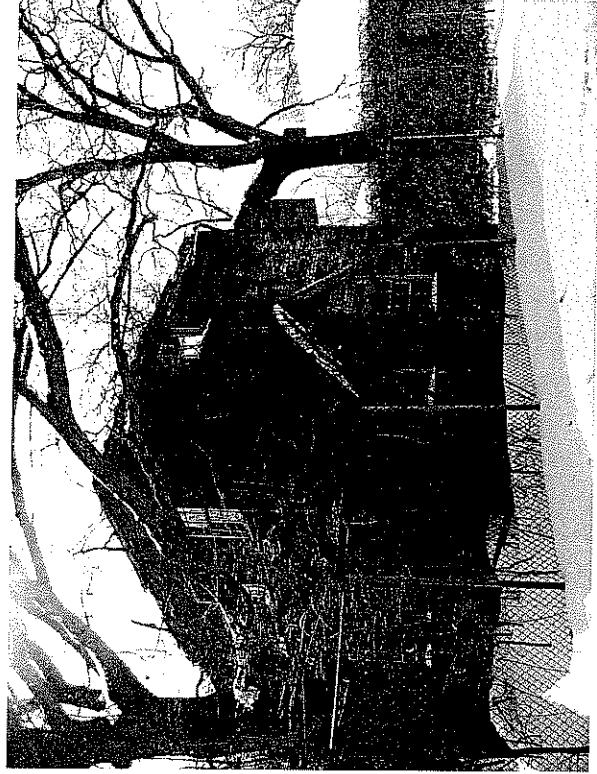


52. View East of West Elevation

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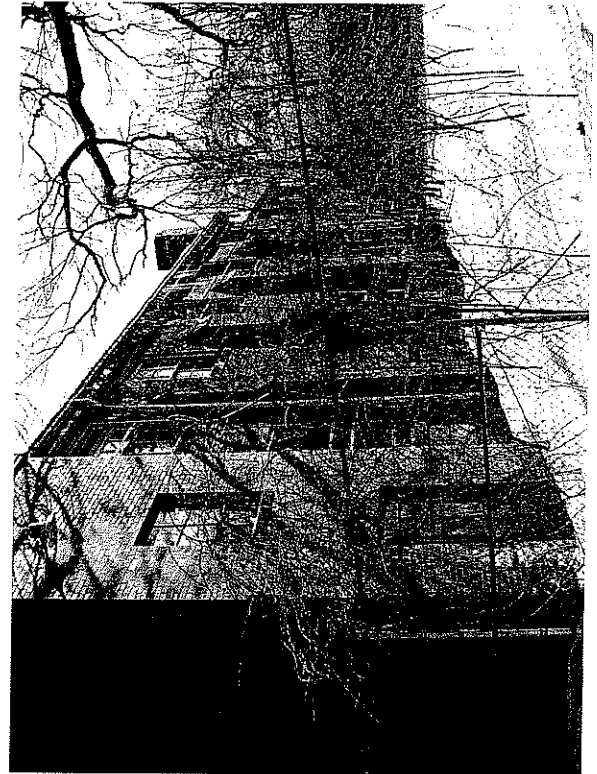
53. *View North of South Elevation*



55. *View Northwest of East Elevation*



54. *Detail of South Elevation*



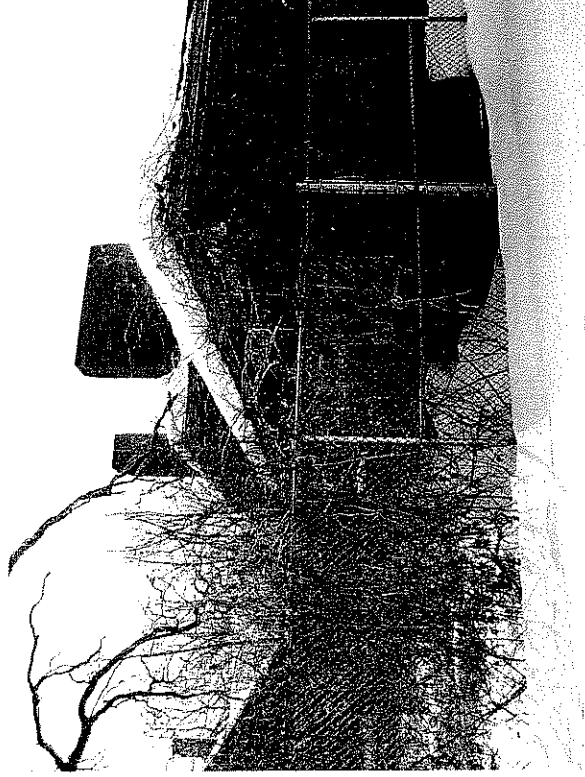
56. *View Southwest of North Elevation*

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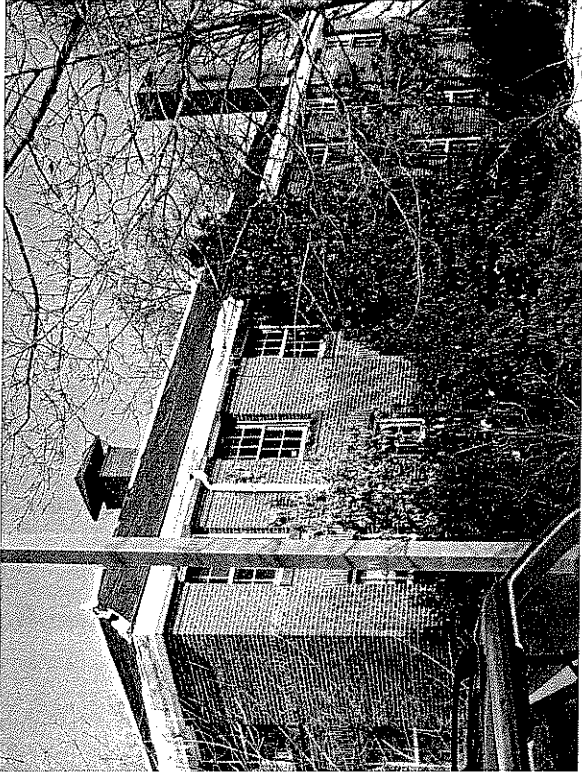


57. View Southwest of North Elevation



58. View Northwest of South Elevation

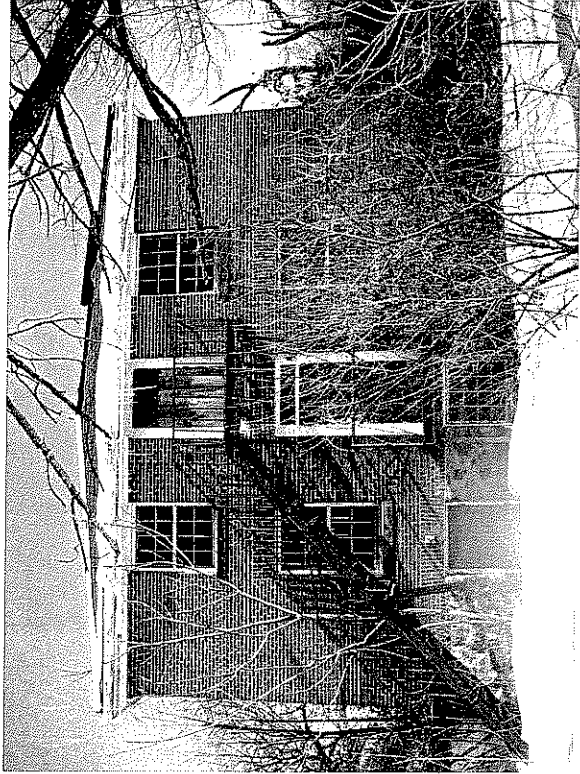
Walter E. Fernald Developmental Center Waltham, MA



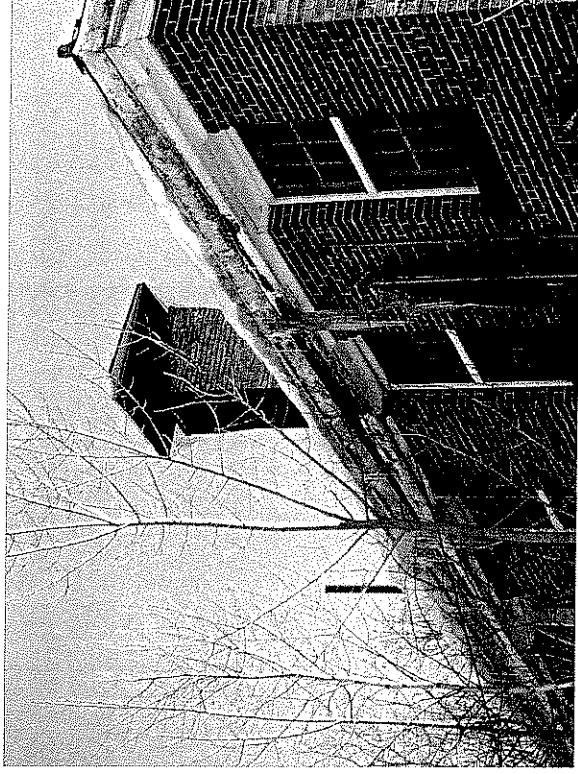
62. View Southeast of West Elevation



64. View Southwest of East Elevation



63. View South of North Elevation
Walter E. Fernald Developmental Center Waltham, MA



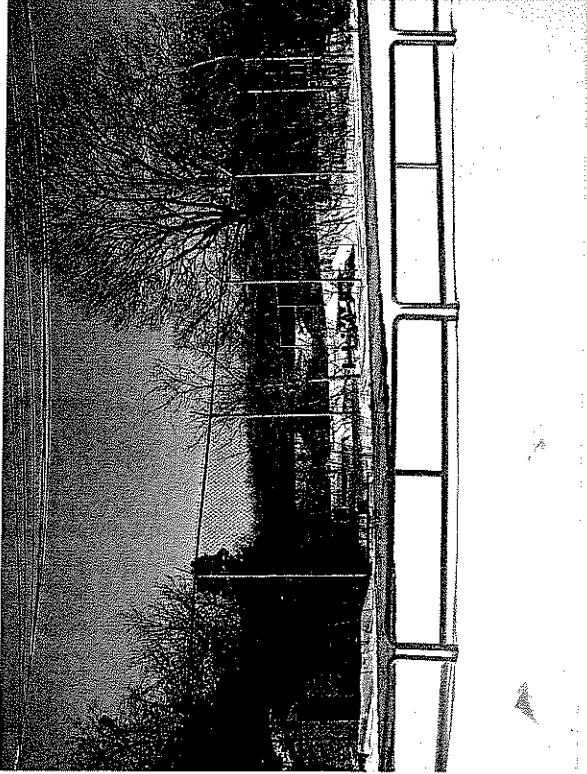
65. Detail of East Elevation



66. Detail of Roof

Walter E. Fernald Developmental Center Waltham, MA



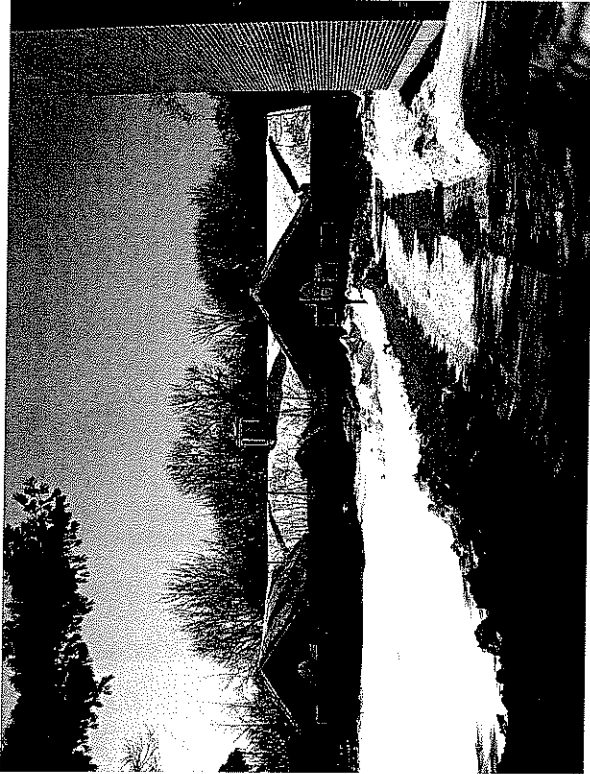


67. View North of Pool Area

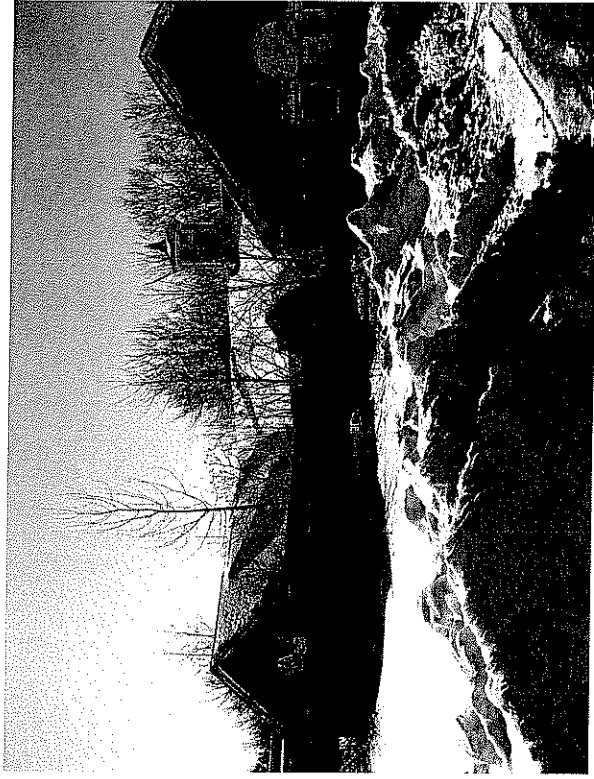
Walter E. Fernald Developmental Center Waltham, MA



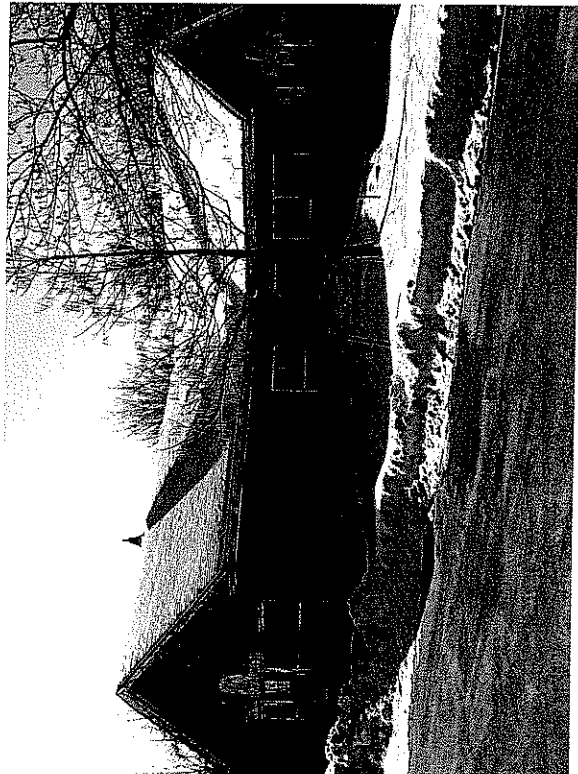
ARCHITECTURE & DESIGN



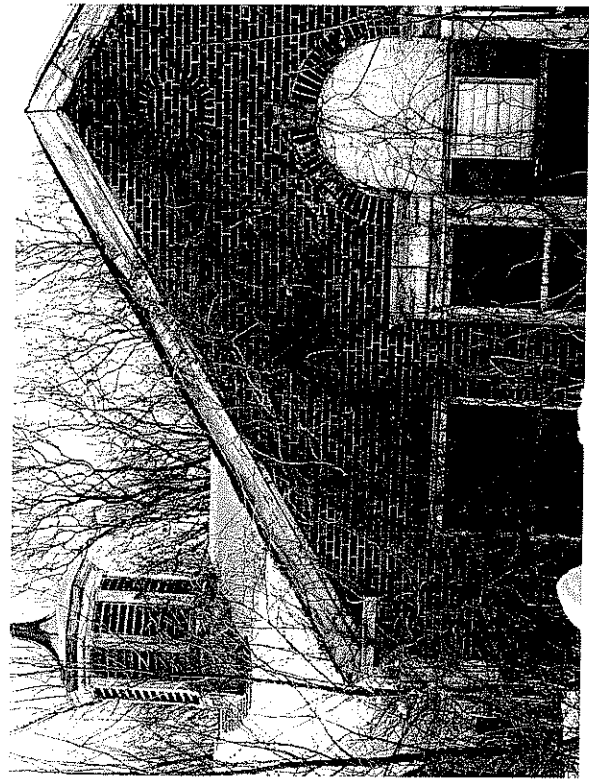
68. View North of South Elevation



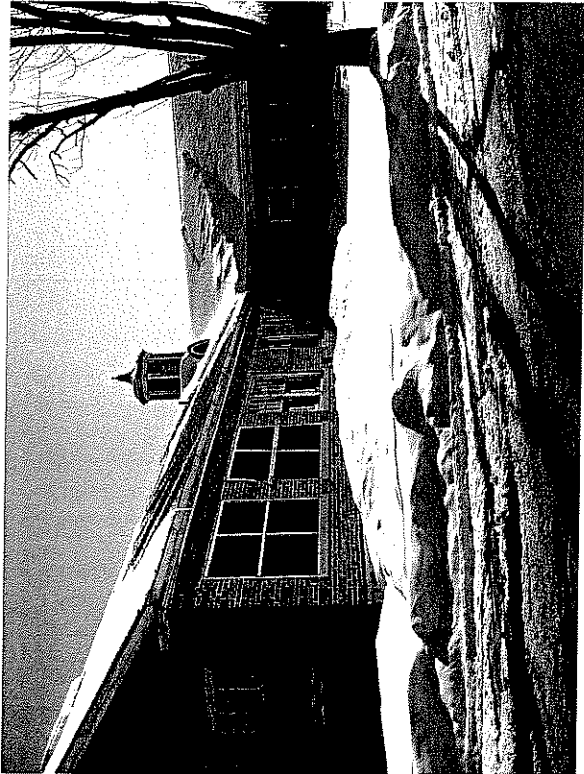
70. View North of South Elevation



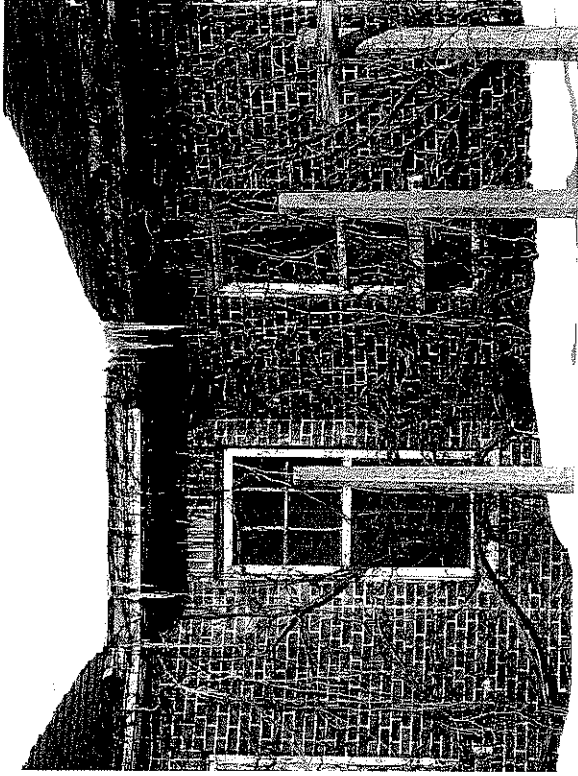
69. View Northwest of South and East Elevations
 Waiter E. Fernald Developmental Center Waltham, MA



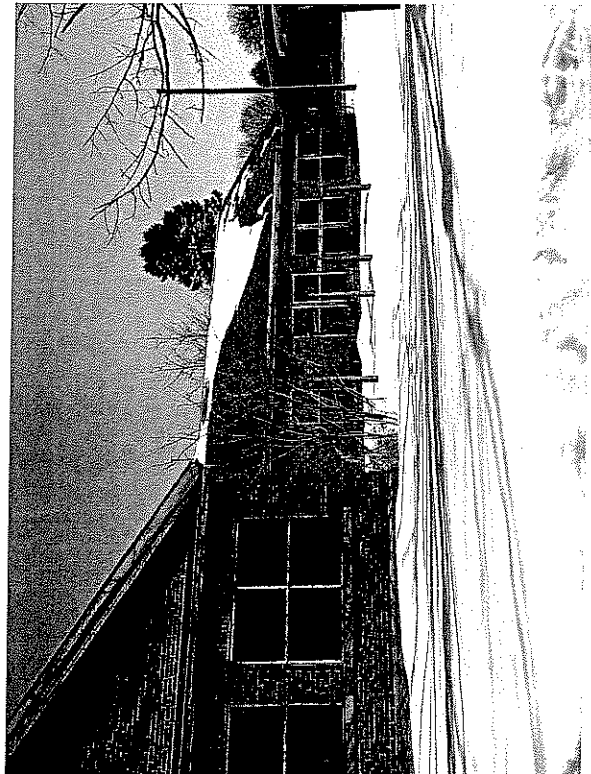
71. Detail of South Elevation



72. View Southwest of North Elevation



74. Detail of North Elevation



73. View Southwest of North Elevation



75. Detail of North and West Elevations

Walter E. Fernald Developmental Center Waltham, MA



76. View East

alter E. Fernald Developmental Center Waltham, MA



Existing