# The City of Waltham

**Invites**
**Interested Parties**
**To propose the best offer and or bid**
**For the service or product herewith described:**

**ARCHAEOLOGICAL SURVEY SERVICES OF "A SMALL AREA ...ENCLOSED BY A DECORATIVE WROUGHT IRON FENCE" TO DETERMINE IF AN UNMARKED CEMETERY IS PRESENT**
**IN**
**THE VICINITY OF THE WEST BUILDING**
**AT**
**FERNALD SCHOOL, 200 TRAPELO ROAD, WALTHAM, MASSACHUSETTS**

**The bid opening will be held: 10:00 AM Friday, March 3, 2017,**

**A pre-bid conference will be held: 10:00 AM on Thursday Feb. 23, 2017**
(Meet at Trapelo Road entrance of Fernald School)

**Last day for written questions: 12 Noon Friday Feb. 24, 2017**
(Via e-mail only to jpedulla@city.waltham.ma.us)

CITY OF WALTHAM
REQUEST FOR PROFESSIONAL SERVICES

# ARCHAEOLOGICAL SURVEY SERVICES OF "A SMALL AREA …ENCLOSED BY A DECORATIVE WROUGHT IRON FENCE" TO DETERMINE IF AN UNMARKED CEMETERY IS PRESENT IN THE VICINITY OF THE WEST BUILDING AT FERNALD SCHOOL, 200 TRAPELO ROAD, WALTHAM, MASSACHUSETTS

The City of Waltham requests Archaeological Survey Services Proposals from experienced and qualified individuals/firms to perform an archaeological survey of "a small area….enclosed by a decorative wrought iron fence" to determine if an unmarked cemetery is present in the vicinity of the West Building at Fernald School, 200 Trapelo Road, Waltham, Massachusetts.

Proposals will be received at the Office of the Purchasing Agent, 610 Main Street, Waltham, MA 02452, until **10:00 AM, March 3, 2017.**

A Site Visit and Briefing Session will be held **10:00 AM February 23, 2017**. Meet at the Trapelo Road entrance of Fernald School, 200 Trapelo Road, Waltham, MA.

Three (3) copies of the Survey Services Proposals shall be submitted in sealed envelopes with Proposer's Name and clearly labelled "Archaeological Survey Services Proposals at Fernald."

The Proposals will be evaluated based upon price and qualifications of the Respondents. A draft contract is attached.

All designs must meet the requirements of the Massachusetts Historical Commission letter dated November 4, 2016 (Exhibit 1 attached hereto and incorporated herein by reference), and Memorandum of Agreement dated December 18, 2014 (Exhibit 2 attached hereto and incorporated herein by reference). The Proposer must work closely with City departments including the City's Purchasing Agent, Planning, and Building Maintenance Departments.

A State Archeologist's field investigation permit (950 CMR 70) will be required for any archaeological survey to ensure that the survey and reporting will meet professional archaeological standards.

All proposals must comply with Chapter 30B of Massachusetts General Laws. All proposals are subject to funding. The City reserves the right to accept or reject any or all proposals and to make awards as it determines to be in the best interest of the City.

Any questions pertaining to this Request for Proposal are to be directed to Joseph Pedulla, MCPPO, CPM, Purchasing Agent, City of Waltham, City Hall, 610 Main Street., Waltham, Massachusetts 02452, Telephone 781-314-3244, Email: jpedulla@city.waltham.ma.us.

## I. INTRODUCTION

The City of Waltham is requesting professional services to conduct an **archaeological survey of "a small area….enclosed by a decorative wrought iron fence"** to determine if an unmarked cemetery is present in the vicinity of the West Building at Fernald School, 200 Trapelo Road, Waltham, Massachusetts as required by the Massachusetts Historical Commission letter dated November 4, 2016 (Exhibit 1) and Memorandum of Agreement dated December 18, 2014 (Exhibit 2).

The West Building is located in the southern portion of the Fernald property as shown on Exhibit 3, attached hereto and incorporated herein by reference.

The Massachusetts Historical Commission also references the National Register Nomination (Exhibit 4, attached hereto and incorporated herein by reference) and the Historic Resources Existing Conditions Memorandum compiled by Epislon Associates (Exhibit 5, attached hereto and incorporated herein by reference).

## II. SCOPE OF SERVICES:

All proposals for archaeological services received by the City of Waltham shall include the following tasks as part of the Scope of Work:

### Task 1: Survey, Mapping and Permitting

The successful bidder will be responsible for filing for and complying with a State Archeologist's field investigation permit (950 CMR 70) which is required for any archaeological survey to ensure that the survey and reporting will meet professional archaeological standards.

The successful bidder will be responsible **for a survey** by a registered land surveyor for the area referenced "**a small area….enclosed by a decorative wrought iron fence"** in the vicinity of the West Building at Fernald School, 200 Trapelo Road, Waltham, Massachusetts.

Task 2: Archaeological Survey

The successful bidder will be required to perform an archaeological survey to determine if an unmarked cemetery is present in the vicinity of the West Building at Fernald School, 200 Trapelo Road, Waltham, Massachusetts.

The successful bidder will be required to provide a report detailing its findings with sufficient detail. Said report will be in compliance with all Massachusetts regulations regarding archeological surveys, including but not limited to, 950 CMR 70. Said report will be forwarded to the Massachusetts Historical Commission. If any questions or requests for additional information are received from the Massachusetts Historical Commission, the successful bidder will be responsible for communicating with the Massachusetts Historical Commission and providing any additional information or data, it may require.

## III. QUALIFICATIONS

Qualified Professional Design Individual or Firm with experience with obtaining archaeological permits, conducting archaeological surveys and interacting with the Massachusetts Historical Commission and its requirements.

## IV. REQUIRED SUBMISSION

1. **Proposals must be submitted by 10:00 AM March 3, 2017.** The City will select a bidder within (30) days.

2. Proposals shall be submitted to: Joseph Pedulla, Purchasing Agent, City of Waltham, City Hall, 610 Main St., Waltham, MA 02452.

3. Proposals submitted should include the following information for final reviews:

    i. Scope of Services: A brief summary of the work to be performed for each of the tasks identified in the scope of work.

    ii. Time Line for the Project: The timeline must provide the estimated number of weeks that each task identified in the scope of work is expected to take.

    iii. Cost for Services: Use the attached form to submit your costs by task and project total. Any reimbursable expenses must be included in your task cost. Reimbursable expenses will NOT be billed above and beyond each task cost.

    iv. Information on Project Manager, Team Members, and Firm: Proposals must include resumes of the project manager, and team members identifying each participant's role and responsibilities to

the project with examples of relevant project experiences of the individuals and firm.

4. Professional liability insurance in the amount of $1,000,000 worker's comp and automobile insurance.

5. Name, address and contact information of all MA governmental units to which the Proposer has provided similar services.

6. The name, address, contact person's name and telephone number of all private sector clients to which the proposer has provided similar services, and a brief synopsis of the services provided, including contract dates.

7. Resumes of key personnel who will be interacting with the City, including a statement of professional experience, qualifications and education together with a report of specific experience related to the scope of services.

8. A Plan of Services detailing specifically how the proposer will complete the scope of work.

9. Completed Compliance section

Questions regarding this Request for Professional Services should be directed to Joseph Pedulla, Purchasing Agent by e-mail only to Jpedulla@city.waltham.ma.us

Request for Professional Services
Archaeological Survey Services of "a Small Area …Enclosed by a Decorative Wrought Iron Fence" to Determine if an Unmarked Cemetery is Present in the Vicinity of the West Building at Fernald School, 200 Trapelo Road, Waltham, Massachusetts

COST EVALUATION FORM

| Scope of Work | # of Hours | Task Cost |
|---|---|---|
| Task 1 – Survey, Mapping and Permitting | ---------- | ---------- |
| Task 2 – Archaeological Survey and Report Including Interaction with Massachusetts Historical Commission | ---------- | ---------- |
| Project Total: | | ---------- |

Prepared for the City of Waltham

By: ---------- Date: ----------
Company preparing the bid

_____

My Company Acknowledges receipt of addenda #: ____, ____, ____, ____, ____, _____.

# AGREEMENT

CITY OF WALTHAM

**ARTICLE 1**. This agreement, made this _____ day of _____, 2017by and between the CITY OF WALTHAM, party of the first part, hereinafter called the CITY, by its MAYOR, and

_____

_____

Hereinafter called the CONTRACTOR.

**ARTICLE 2**. Witnesseth, that the parties to this agreement, each in consideration of the agreement on the part of the others herein contained, do hereby agree, the CITY OF WALTHAM for itself, and said contractor for his heirs, executors, administrators and assigns as follows:
To furnish all equipment, machinery, tools and labor, to furnish and deliver all materials required to be furnished (except as otherwise specified) and deliver in and about the project and to do and perform all work in strict conformity with the provisions of this Contract and of the Notice to Bidders, Bid, Project Manual, and Drawings hereto annexed. The said Notice to Bidders, Bid, Project Manual, documents submitted in response to the bid and Drawings are hereby made a part of this contract as fully and to the same effect as if the same had been set forth at length and incorporated in the contracts.

**ARTICLE 3.** In consideration of the foregoing premises the CITY agrees to pay and the CONTRACTOR agrees to receive as full compensation for everything furnished and done by the CONTRACTOR under this contract, including all work required but not included in the items herein mentioned, and also for all loss or damage arising out of the nature of the work aforesaid, or form the action of the elements, or from any unforeseen obstruction or difficulty encountered in the prosecution of the work, and for all expenses incurred by or in consequence of the suspension or discontinuance of the work specified, and for well and faithfully completing the work, and the whole hereof, as herein provided, such prices as are set forth in the accompanying bid.
This Agreement entered into as of the day and year first written above.

CITY OF WALTHAM, MASSACHUSETTS

**FOR THE CITY**

_____
Jeannette A. McCarthy, MAYOR,
City of Waltham
Date: _____

_____
John B. Cervone, City Solicitor
Date: _____
APPROVED AS TO FORM ONLY

_____
Joseph Pedulla, Purchasing Agent
Date: _____

_____
Paul Centofanti, Auditor
Date: _____
I CERTIFY THAT SUFFICIENT FUNDS
ARE AVAILABLE FOR THIS CONTRACT

**FOR THE COMPANY**

_____
CONTRACTOR (Signature),
Date: _____

_____
Company

_____
Address

EXHIBIT 1

November 4, 2016

# The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

Drew Echelson
Superintendent
Waltham Public Schools
617 Lexington Street
Waltham, MA 02452

RE: Waltham High School, 617 Lexington Street, Waltham, MA; MHC# RC.60793
Waltham High School Demolition at Fernald Development Center and New Construction, Trapelo Road, Waltham, MA; MHC# RC.60854

Dear Mr. Echelson:

Thank you for your letter requesting a meeting regarding the project referenced above, received at this office on October 13, 2016. As of this date, the Massachusetts Historical Commission (MHC) has not been officially notified that a site has been selected for the new Waltham High School. Please indicate in writing to the MHC which site has been selected for the construction of the new Waltham High School. If the site within the boundaries of the Fernald State School has been chosen, please include existing and proposed site plans along with architectural design drawings for the proposed new construction.

The MHC notes that the Fernald State School site is considered to be archaeologically sensitive for significant historic resources. Specifically, the Memorandum of Agreement (MOA) between the Massachusetts Division of Capital Asset Management and Maintenance, the City of Waltham, and the Massachusetts Historical Commission states under Stipulations III, New Construction (C):

> "If construction or modification to the landscape is proposed in the vicinity of the West Building, an archaeological survey must be conducted in the area identified in the National Register Nomination as 'a small area…enclosed by a decorative wrought iron fence,' to determine if an unmarked cemetery is present that should be avoided."

A State Archaeologist's field investigation permit (950 CMR 70) would be required for proposed archaeological survey to ensure that the survey and reporting will meet professional archaeological standards.

These comments are offered to assist in compliance with Massachusetts General Laws, Chapter 9, Sections 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00). Please do not hesitate to contact Elizabeth Sherva or Linda Santoro of my staff, should you have any questions.

Sincerely,

Brona Simon

Brona Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

xc: Mayor Jeannette McCarthy
John McCarthy, Massachusetts School Building Authority
Alex Green, Waltham Historical Commission
William Cunniff, NV

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.sec.state.ma.us/mhc

EXHIBIT 2

MEMORANDUM OF AGREEMENT
BETWEEN
THE MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE, THE CITY OF WALTHAM,
AND THE MASSACHUSETTS HISTORICAL COMMISSION

WHEREAS, the legislature has authorized the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) to enter into a disposition process to dispose of the approximately 180+/--acre Walter E. Fernald Developmental Center Disposition Parcel (Parcel) located in the City of Waltham, MA (City) to the City; and

WHEREAS, the Parcel contains ninety --three (93) structures and landscape features constructed between the years of 1891 and ca.1990; and

WHEREAS, the City will have the right to develop the Parcel by and through private development for uses deemed appropriate by the City and subject to all federal, state and local permits and approvals; and

WHEREAS, the Parcel is listed in the State and National Registers of Historic Places as the Walter E. Fernald State School Historic District, a district listed as part of the Massachusetts State Hospitals and State Schools Multiple Property Listing; and

WHEREAS, the following buildings, structures and landscapes within the Parcel are listed as contributing resources in the District:

Building 1, Waverly Hall (1891); Building 2, North Building (1897); Building 3, Activity Center (1891); Building 4/5, Schoolhouse/Gymnasium (1891); Building 6, Chipman (1892); Building 7, North Nurses' Home (1904); Building 8, Waverly Hall Lawn (ca.1891); Building 9, East Nurses' Home (1906); Building 10, Manual Training (1904); Building 11, Warren Hall (1906); Building 12, South Nurses' Home (1907); Building 13, Thom Building (1952); Building 14, Power Plant (1921); Building 15, Main Garage (1932); Building 16, Storehouse (1891); Building 17, Cottage #17 (1925); Building 18, Cottage #18 (1925); Building 19, Cottage #19 (1925); Building 20, Cottage #20 (1925); Building #21, Southard Research Laboratory (1921); Building 22, Laundry (1928); Building 23, Lavers Hall (1914); Building 24, Maintenance (1930); Building 27, Engineer's Storage (ca.1930); Building 28, Barn Foundation (ca.1900); Building 29, Shed (ca.1920); Building 32, Tarbell Hall (1934); Building 33, West Building (1889 -1890); Building 34, Belmont House (1890); Building 35, Seguin Hall (1934); Building 36, MacDougall Hall (1898); Building 37, Dolan Hall (1906); Building 38, West Nurses' Home (1906); Building 39, Wheatly Hall (1933); Building 40, Food Service Building (1931); Building 41, Howe Hall (1931); Building 42, East Dowling Hall (1906); Building 43, Hillside Cottage (1904); Building 44, Hillside Cottage Garage (1912); Building 45, Baldwin Cottage (ca.1900); Building 46, Wallace Hall (1936); Building 47, Administration (1933); Building 49, Hospital/S.Bowne (1893-1907); Building 51, Trapelo Cottage (ca.1860); Building 53, Cardinal Cottage (ca.1850); Building 59, Cast Iron Fence (ca.1890); Building 90, Shed (ca.1920); Building 91, Activity Center Lawn (ca.1891); and

WHEREAS, the following buildings and structures within the Parcel are listed as non-contributing resources in the District or were not included in the National Register Nomination:

Building 25, Greenhouse (ca.1940); Building 26, Electric Substation (ca.1960); Building 30, Shed (ca.1970); Building 31, Garage (ca.1950); Building 48, Farrell Hall (1960); Building 50, Greene Unit (1953-54); Building 52, Trapelo Cottage Garage (1930); Building 54, Garage (1947); Building 55, Garage (ca.1950); Building 56, Garage (1930); Building 57, Garage (1955); Building 58, Electric Sub Station (ca.1960); Building 60, Kelley Hall (1969); Building 61, Activities Center (1980); Building 62, Withington Center (1979); Building 63, Eunice Shriver Center (1967); Building 64, Cottage #5 (1976); Building 65, Cottage #6 (1976); Building 66, Cottage #7 (1976);

Building 67, Cottage #8 (1976); Building 68, Cottage #9 (1976); Building 69, Cottage #10 (1976); Building 70, Cottage #11 (1976); Building 71, Cottage #12 (1976); Building 72, Cottage #13 (1976); Building 73, Cottage #3 (1976); Building 74, Cottage #4 (1976); Building 75, Brookside (1981); Building 76, Woodside (1981); Building 77, Site 5 (1980); Building 78, Open Pavilion (ca.1970); Building 79, Shed (ca.1970); Building 80, Shed (ca.1970); Building 81, Garage (ca. 1930); Building 82, Shed (ca.1970); Building 83, Malone Park 1 (ca.1990), Building 84, Malone Park 2 (ca.1990); Building 85, Malone Park 3 (ca.1990); Building 86, Malone Park 4 (ca.1990); Building 87, Pool/Playground (ca.1960); Building 88, Chapel (1960); Building 89, Electric Sub Station (ca.1960); the Gazebo (ca. 1985); Shed (ca. 1974); Malone Park Comfort Station (ca. 1990); and

WHEREAS, the following contributing buildings and structures within the Parcel have been identified as in extremely poor condition making rehabilitation unlikely or are no longer extant:

Building 1, Waverly Hall (1891); Building 3, Activity Center (1891); Building 6, Chipman (1892); Building 17, Cottage #17 (1925); Building 18, Cottage #18 (1925); Building 29, Shed (c.1920) Building 33, West Building (1889-1890); Building 39, Wheatly Hall (1933); Building 42, East Dowling Hall (1906); Building 44, Hillside Cottage Garage (1912); Building 49, Infirmary/Stephen Bowne Hall (1893, 1901, 1907); Building 90; Shed (wood; c.1920); and

WHEREAS, the City may prepare and issue a Request for Proposals (RFP) for the sale or lease and redevelopment of the Parcel; and

WHEREAS, the transfer by disposition of the Parcel constitutes a project undertaken by a State agency pursuant to 950 CMR 71.03 and is a project for which DCAMM and the City have sought the comments of the Massachusetts Historical Commission (MHC) pursuant to M.G.L. Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00); and

WHEREAS, MHC has determined that the proposed project will have an adverse effect on the historic property pursuant to 950 CMR 71.05(e) through the disposition of a State Register property; and

WHEREAS; no feasible or prudent alternative exists to eliminate the adverse effect of the proposed disposition; and

WHEREAS, MHC has determined to accept the adverse effect of the disposition of the Parcel in consideration of the mitigation alternatives described herein; and

WHEREAS, MHC, DCAMM and the City agree, and the Waltham Historical Commission (WHC) hereby concurs, that the project shall be undertaken and implemented in accordance with the following stipulations to mitigate the effect of the disposition of the Parcel in compliance with M.G.L. Chapter 9, Section 27C.

STIPULATIONS

DCAMM and the City shall ensure that the following measures are carried out in coordination with MHC and WHC, as set forth below:

I. <u>Redevelopment of the Disposition Parcel</u>

A. The City is encouraged to include historic preservation in any redevelopment process. Options for redevelopment of the Parcel which incorporate historic preservation should take into account the following principles of reuse planning:

1. Preservation of the character-defining features of the contributing buildings, structures and landscapes on the Parcel should be encouraged where feasible.

2. If it is determined that it is not feasible to preserve all of the character-defining features of the contributing buildings, structures and landscape features on the Parcel, the feasibility of preserving character-defining features of portions of the contributing buildings, structures and landscape features will be examined and encouraged where feasible.

3. Rehabilitation of contributing buildings, structures and landscape features on the Parcel should be consistent with recommended approaches in the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, (hereinafter "Standards").

4. Rehabilitation of buildings identified as in extremely poor condition in this MOA will be encouraged, but demolition of the buildings may proceed provided each demolition complies with Stipulation V.

II. Marketing Plan and Request for Proposals

A. Notwithstanding any provisions of this MOA, the City will have full marketing authority for the Parcel and will make all final marketing decisions. The City will consult with MHC and WHC on developing a marketing plan for the Parcel which shall include the following elements:

1. An advertising plan and schedule for publicizing the availability of the RFP.

2. An initial distribution list for notice of availability of the RFP which will include any contacts offered by MHC and WHC.

3. A schedule for receiving and reviewing submissions in response to the RFP.

B. The City will provide a draft marketing plan to MHC and WHC. MHC and the WHC will have fourteen (14) days to review and comment on the draft marketing plan. If MHC or WHC does not find the draft marketing plan acceptable, the City will make reasonable efforts exercised in good faith to accommodate the concerns of MHC and WHC and will submit a final marketing plan. Before implementation, MHC and WHC will have seven (7) days to review and comment on the portions of the final marketing plan which address issues of historic preservation. In the event MHC and WHC do not provide initial comments on the draft marketing plan within 14 days or comments on the final marketing plan within 7 days, the plan shall be deemed acceptable to MHC and WHC. It is understood that the content of the marketing plan shall not require approval of MHC or WHC.

C. Concurrent with the development of a marketing plan, the City will prepare the RFP for the disposition of the Site. The City will consult with MHC and WHC on developing the RFP which shall include the following elements:

1. An appendix to the RFP that includes the National Register Nomination form and the Historic Resources Existing Conditions Memorandum compiled by Epsilon Associates. The appendix should refer to the MHC and National Park Service websites for additional information on the State and Federal Historic Tax Credit programs.

2. A photograph and parcel map of the Parcel.

3. Reference to the points listed under I.A. of this MOA. The RFP as a whole will make a good faith effort to generate interest in the preservation of what MHC has defined as the historic character of the Parcel.

D. The City will provide a confidential draft RFP to MHC and WHC. MHC and WHC will have fourteen (14) days to review and comment on those portions of the draft RFP which address issues of historic preservation. Before issuance of the final RFP, MHC and WHC will have seven (7) days to review and comment on the portions of the final RFP which address issues of historic preservation. In the event MHC and WHC do not provide initial comments on the draft RFP within 14 days or comments

on the final RFP within 7 days, the RFP shall be deemed acceptable to MHC and WHC. It is understood that the content of the RFP shall not require approval of MHC or WHC. It is further understood that MHC and WHC will not share any portion of the RFP with anyone prior to the time the RFP is made publicly available by the City.

E. The marketing effort shall be continued for no less than three months from the date of the issuance of the RFP. Issuance shall occur when the notice of availability of the RFP is published in the Central Register.

F. The City will schedule a Bidder's Conference for prospective developers to occur at the midpoint of the marketing effort during which MHC and WHC will have the opportunity to present information and to answer questions from prospective developers.

G. Once proposals from developers are received by the City in response to the RFP, MHC and WHC shall be afforded the opportunity to comment on the proposals and to provide these comments in writing to the City prior to any interviews which the City may conduct with any of the developers. If, after a consultation period of no more than thirty (30) days with MHC and WHC regarding the applicability of the Standards to the proposals and taking into consideration MHC and WHC comments during any interviews which the City may conduct with any of the developers during the RFP marketing period, the City, in their sole determination, have received no proposals that are feasible and acceptable that provide for rehabilitation or new construction in conformance with the recommended approaches in the Standards, they will convey their conclusions to MHC and WHC.

1. For all buildings, structures and landscape features for which there is no preservation proposal that is feasible and acceptable to the City, then the City or any new owners of any part of the Parcel or any other person may proceed, subject to any other applicable reviews and permits, with demolition of buildings and structures or rehabilitation or new construction that does not conform to the Standards following completion of photographic recordation and documentation as stipulated in Section V.

III. New Construction

A. The City shall encourage new buildings and structures that are sympathetic or compatible to what MHC has determined to be character-defining attributes of the contributing buildings, structures and landscape features on the Parcel.

B. If new construction is proposed on previously undisturbed land within the Disposition Parcel, the City shall consult with the MHC to determine if an archaeological survey is required prior to any ground disturbing activities are undertaken on the land.

C. If construction or modifications to the landscape are proposed in the vicinity of the West Building, an archaeological survey must be conducted in the area identified in the National Register Nomination as "a small area...enclosed by a decorative wrought iron fence" to determine if an unmarked cemetery is present that should be avoided.

IV. Exempted Activities

A. The following construction activities are unlikely to affect what MHC regards as the character-defining attributes of the Parcel and are exempted from further review by MHC, including comments in any environmental review process:

1. Resurfacing, maintenance, repair or improvement of existing parking lots, roads and driveways.

2. Repair, replacement or improvements to infrastructure, i.e. heating and electrical systems, sewer, water, ventilation systems or plumbing.

3. Maintenance work such as painting, repair or replacement of substantially in-kind architectural elements.

4. All interior work.

5. Demolition or alteration of non-contributing structures.

6. New construction on the Parcel within existing building sites that is consistent with the design guidelines set forth in Section III.

V. Photographic Recordation and Documentation

A. Prior to demolition of any contributing building or structure, substantial new construction or other major change to any part of the Parcel, the City shall require that the buildings and structures on that part of the Parcel are documented by photographs and narratives in accordance with a "recordation plan" that satisfies all of the following:

1. Provides for documentation of the historical processes that shaped the organization, design and history of the Fernald Developmental Center. (The nomination of the Fernald State School to the National Register by MHC is sufficient documentation.)

2. Contains photographs and documentation of the character-defining attributes.

3. Provides that copies of the resulting documentation are made available to WHC.

VI. Historic Rehabilitation Tax Credits

A. Rehabilitation of buildings and landscape features that contribute to the National Register District may qualify for State and/or Federal tax credits. The City shall encourage any third party developer to consult with MHC and the National Park Service to determine if the buildings are eligible for tax credits and if the proposed work meets the Secretary of the Interior's Standards for Rehabilitation allowing for the award of tax credits.

VII. Modifications

Any party to this MOA may request that it be amended or modified whereupon the parties will consult in accordance with 950 CMR 71 to consider such amendment or modification.

Executed on this 18 day of December, 2014.

City of Waltham

By: Jeannette G. McCarthy
Title: Mayor

Division of Capital Asset Management and Maintenance (DCAMM)

By: Carole J. Cornelison
Title: Commissioner

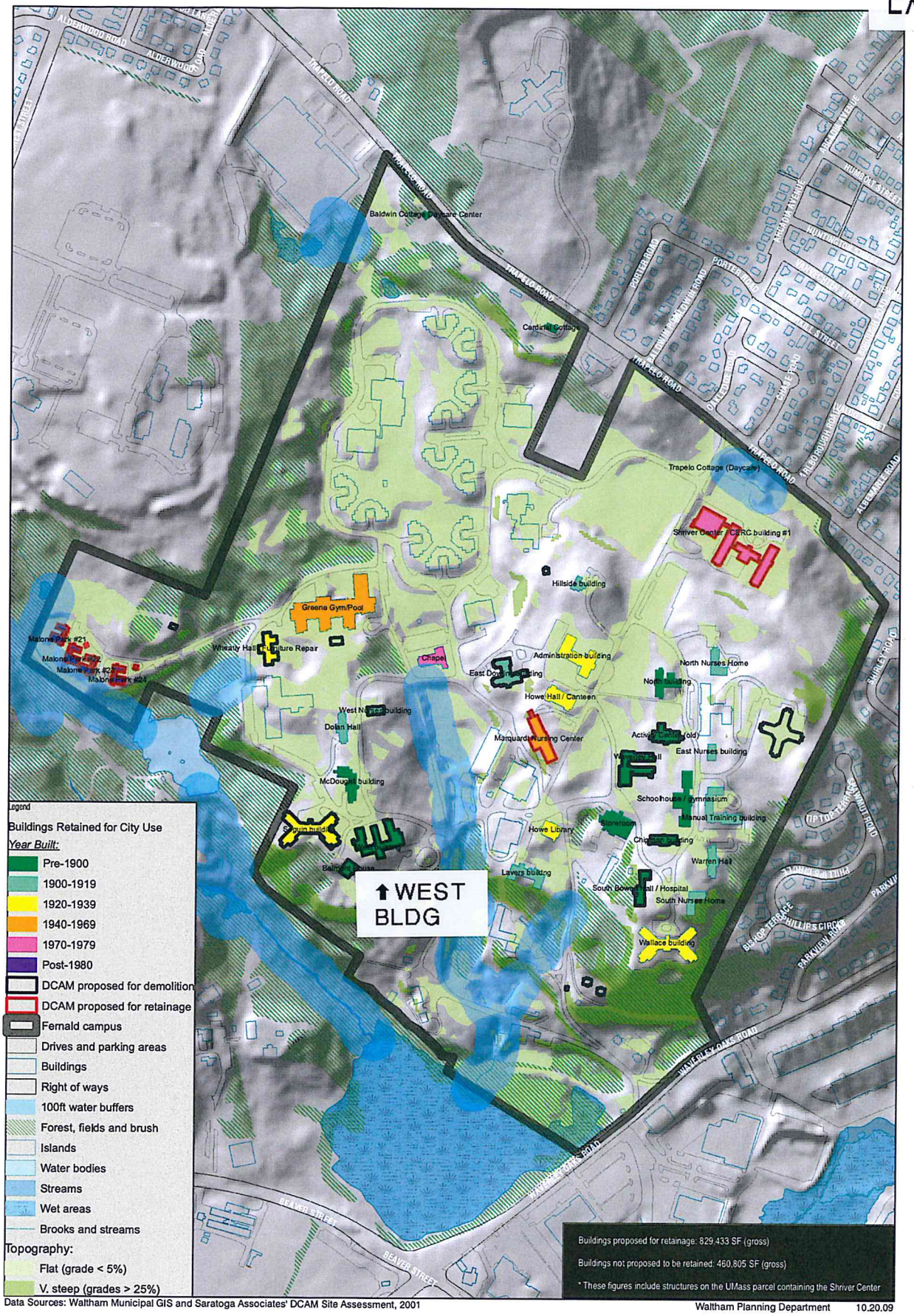
Massachusetts Historical Commission (MHC)

By: Brona Simon 12/19/14
Title: Executive Director

Waltham Historical Commission (WHC)

By: Lauren Alexander Green 12/18/14
Title:

EXHIBIT 3




Data Sources: Waltham Municipal GIS and Saratoga Associates' DCAM Site Assessment, 2001

Waltham Planning Department 10.20.09

## STRUCTURES BY YEAR BUILT AND PROPOSED RETAINAGE

# FERNALD STATE CAMPUS

1 inch = 400 feet

0 200 400 800 Feet

S Form 10-900
:t. 1990)

EXHIBIT 4

OMB No. 10024-0018

ıited States Department of the Interior
ıtional Park Service

COPY

# ational Register of Historic Places
# egistration Form

is form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the tional Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, :hitectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional ıries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## Name of Property

storic name Mass. School for Idiotic & Feeble-Minded Youth

her names/site number Walter E. Fernald State School (preferred)

## Location

reet & number 200 Trapelo Road N/A ☐ not for publication

y or town Waltham N/A ☐ vicinity

te Massachusetts code MA county Middlesex code 017 zip code 02154

## State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☒ nationally ☒ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Judith B. McDonough 12/8/93

Signature of certifying official/Title Judith B. McDonough Date Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

## ational Park Service Certification

by certify that the property is:

Signature of the Keeper — Date of Action

] entered in the National Register.
☐ See continuation sheet.

] determined eligible for the National Register
☐ See continuation sheet.

] determined not eligible for the National Register.

] removed from the National Register.

other, (explain:)

:er E. Fernald State School
f Property

Middlesex County, MA
County and State

## ssification

**rship of Property**
as many boxes as apply)

] private
] public-local
X public-State
] public-Federal

**Category of Property**
(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

**Number of Resources within Property**
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|---|---|---|
| 44 | 38 | buildings |
| 2 | | sites |
| 2 | 4 | structures |
| | | objects |
| 48 | 42 | Total |

**: of related multiple property listing**
"N/A" if property is not part of a multiple property listing.)

chusetts State Hospitals & State Schools

**Number of contributing resources previously listed in the National Register**

0

## inction or Use

**ric Functions**
categories from instructions)

:STIC: Institutional Housing
:ATION: Schoolhouse
:GION: Chapel
.TH CARE: Hospital, Medical Office

**Current Functions**
(Enter categories from instructions)

DOMESTIC: Institutional Housing
EDUCATION: Schoolhouse
RELIGION: Chapel
HEALTH CARE: Hospital, Medical Office

## escription

**itectural Classification**
categories from instructions)

19th: Greek Revival
e Victorian: Queen Anne
h/20th Revivals: Colonial Revival, Tudor Revival
h/20th American: Craftsman

**Materials**
(Enter categories from instructions)

foundation Stone, Concrete
walls Brick
Wood - Shingle, Clapboard
roof Asphalt; Stone - Slate
other

**ative Description**
ribe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

Middlesex County, MA
County and State

## 8. Statement of Significance

**Applicable National Register Criteria**
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [x] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**
(Mark "x" in all the boxes that apply.)

Property is:

- [x] A owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**
(Enter categories from instructions)

Architecture
Health/Medicine
Social History

**Period of Significance**

1888 – 1940

**Significant Dates**

1848 – founding of school
1888 – move to present site

**Significant Person**
(Complete if Criterion B is marked above)

Samuel Gridley Howe

**Cultural Affiliation**

Edward Jarvis
Walter E. Fernald

**Architect/Builder**

William G. Preston, Clarence P. Hoyt

**Narrative Statement of Significance**
(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

**Bibliography**
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey #
- [ ] recorded by Historic American Engineering Record #

**Primary location of additional data:**

- [ ] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

Massachusetts Historical Commission

ltter E. Fernald State School
of Property

Middlesex County, MA
County and State

## eographical Data

ge of Property 180 acres

References
additional UTM references on a continuation sheet.)

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☐ See continuation sheet

## l Boundary Description
be the boundaries of the property on a continuation sheet.)

## dary Justification
n why the boundaries were selected on a continuation sheet.)

## Form Prepared By

/title Candace Jenkins, Preservation Consultant with Betsy Friedberg, National Register Director

ization Massachusetts historical Commission date September 1993

t & number 80 Boylston Street telephone (617) 727-8470

r town Boston state MA zip code 02116

## tional Documentation
it the following items with the completed form:

inuation Sheets

s

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

ographs

Representative black and white photographs of the property.

## itional Items
k with the SHPO or FPO for any additional items)

## erty Owner
plete this item at the request of SHPO or FPO.)

e

t & number telephone

r town state zip code

DESCRIPTION

Location/Setting: The Walter E. Fernald State School occupies a compact 180-acre parcel of gently rolling terrain in Waltham near the Belmont (E) and Lexington (N) town lines. It is roughly bounded by Trapelo Road (N), Waverley Oaks Road (E), and Clematis Brook (S). Figure #1 shows the original extent of the site, which was purchased in 1887. State Route 2 runs north of the campus, while the Boston & Maine Railroad (MBTA commuter rail) is located to the southeast along Beaver Brook. In general, this suburban Boston area is densely developed with residential neighborhoods abutting the campus on the north and east, a light industrial area to the south on Waverley Oaks Road, and the Waverley Square commercial district a short distance to the east. Congestion is relieved by a major concentration of institutional uses including the Metropolitan District Commission's Beaver Brook Reservation (E), the Waltham Federal Center (W), Metropolitan State and Middlesex County Hospitals (NW), Bentley College (SW), and McLean Hospital (NE).

Landscape: The pleasant campus is ringed by low hills on the south, east, and west, which provide fine views for the perimeter buildings and leave the central area and the Trapelo Road frontage relatively flat. The main drive approaches from Trapelo Road on a straight course that runs between the hills. It provides access to buildings that perform campuswide functions like the Administration (#47), Central Food Service (#40), and Laundry (#22) buildings. Lateral roads curve up the hillsides to patient dormitories and nurses' residences. Typically, the rear drive from Waverley Oaks Road leads to the Power Plant (#14) and other support/maintenance buildings. Staff cottages are also located on a hillside in this area. There are no agricultural lands as there are at so many of the other campuses--the Templeton Colony (see form) was developed in 1899 to fulfill this function for the Fernald School. Hillsides are generally wooded while grassy areas between buildings are often devoted to playground use, reflecting Fernald's status as a state school rather than hospital.

As the second campus in the system to be built on the cottage plan, it features freestanding buildings dating from the 1890s to the present that are dispersed over the entire area. The earliest annual reports stated that buildings would not be arrayed in checkerboard fashion, but would follow the contours of the land and be placed so as to allow southerly exposures for

(Continued)

patient rooms. The oldest buildings occupy the east and south ridges. The most important remaining landscape features are the lawns (#8, #91) in front of Waverley Hall (#1), the original Administration Building, and the Activity Center (#3).

Buildings: Most are relatively small scale with an average height of two to three stories, and are constructed of red brick with sandstone trim. Few buildings, with the exception of the noncontributing Shriver Center of 1969 (#63), are visible from the two major roadways, Trapelo Road (N) and Waverley Oaks Road (E), which border the campus. The others include a trio of nineteenth-century houses on Trapelo Road (#45, 51, 53), two of which predate the campus.

The earliest buildings, dating from 1889-1910, are characterized by fieldstone foundations (probably dug and fashioned by patients) and red brick construction with sandstone trim. All were designed by noted Boston architect William Gibbons Preston. Stylistically, they reflect the Queen Anne style with Romanesque Revival or Craftsman overtones. They often display round-arched window and door openings, corbelled cornices, abundant decorative brickwork, and overhanging slate hip roofs with exposed rafter ends. Most are sited on the south and east ridges. Typically, they include dormitories for both patients and staff as well as Administration (#1), School (#4, 5), Manual Training (#10), Activity Center (#3), and Infirmary (#49). Another large group of buildings dating from the 1920s and 1930s are designed in the Colonial Revival style that dominated state hospital and school construction at that time. Patient dormitories from this period are generally interspersed with the earlier buildings on the campus perimeter, while buildings serving campuswide functions, such as the Administration Building (#47) and Food Service Building (#40), began to fill the central area. A group of single-family, wood-frame, Craftsman-style staff cottages were built at the rear entrance of the campus in 1925. The maintenance/utility group, which is also located at the rear entrance, dates primarily from the 1930s.

Another major building campaign of the 1960s added several large-scale buildings, including patient care facilities such as the 1969 Kelley Hall (#60) and the 1953 Greene Unit (#50), and research/evaluation facilities such as the 1969 Shriver Center (#63). The 1976 Cottage Complex (#64-79), consisting of one-story, mansard-roofed duplexes, represented a new approach to patient care that was followed up in the late 1980s with another

(Continued)

group called Malone Park (#83-86); the Cottage Complex served as a precedent for similar developments at other school and hospital campuses.

Integrity: The historic integrity of the Fernald State School campus has been affected by substantial amounts of new construction and renovation. This is typical of the state schools that have been under court order to improve their facilities. Fortunately, this new construction has not resulted in demolition of historic buildings, so the early character of the institution remains clear. The only major loss was the building known as the Old Stone Farmhouse (figure #6). Most new construction has been confined to the campus perimeter, where it is often clustered and generally confined to one-story height. A major exception is the 1970s cottage colony, which sprawls over the formerly open lowlands that occupy the northwest quadrant of the campus. Some of the older buildings have been rehabilitated with exterior changes, including new window sash and handicap entrance ramps. A few, like West Building (#33), remain vacant and deteriorating. The landscape has been affected primarily by insertion of paved parking lots into former lawn areas.

**Representative buildings are described below:**

**Pre-existing buildings:**

#53: Cardinal Cottage (ca. 1850)

This is a three-by-three bay, gable-end, Greek Revival-style dwelling with a full fluted Doric portico across the south facade and a two-bay rear ell. It rises 2 1/2 stories from a granite block foundation to a gable roof with a wide, two-part entablature. It is sheathed with asbestos shingles. The entry is framed by sidelights, with full-length windows in adjacent bays. Elsewhere, windows contain late-nineteenth century 2/1 sash. A stone wall separates the house from Trapelo Road, and granite posts define the driveway.

#45: Baldwin Cottage, 180 Trapelo Road (ca. 1860)

Also sited on Trapelo Road, this two-by-three-bay, gable-end, Italianate-style dwelling is extended by a two-bay rear ell. It rises 2 1/2 stories from a brick foundation to a gable roof with cornice returns. It is sheathed with asbestos shingles. A porch with chamfered posts extends across the facade. Bay windows are located on the side elevations. Other windows contain 2/2 sash.

(Continued)

**Buildings from the 1890s**

William Gibbons Preston is identified as the architect of most of these early buildings by drawings published in the annual reports, and in the Massachusetts State Archives collection. They are generally designed in the Queen Anne style with fieldstone foundations, red brick walls, and sandstone trim. Two of the earliest remaining institutional buildings, West and Belmont, are located on the southwest ridge. A small area of unknown use, consisting of a circle and a square enclosed by a decorative metal fence, is located on the southwest hill slope (#59) nearby and appears to date from the same period. Most of the other early buildings are located on the southeast ridge.

#33: West Building (1889-90; figures #2, 3)
Located on the south ridge of the campus, the Queen Anne/Romanesque Revival-style West Building was the first to be constructed by the school. Known originally as the Asylum, it was designed by Preston to house custodial cases. It is built on an E-plan with a two-story central pavilion (originally containing the dining room) projecting from the south elevation as its organizing focus. Boys' and girls' wards were located in the east and west wings, respectively. The red brick building rises one to two stories from a fieldstone foundation to a slate gable and hip roof. It is trimmed with sandstone sills, beltcourses, and coping, as well as brick buttresses, corbelling, and decorative panels. The main entry, recessed behind a wide Romanesque Revival-style arch, is located to the right of the dining pavilion. Windows contain a variety of multi-pane sash (6/6, 8/8, 9/9), are often paired, and are sometimes set in segmental arches. William G. Preston was the architect. In 1915, wooden floors were replaced with more sanitary and fireproof terrazzo over concrete, the plumbing was replaced, and a porch was added. It has been vacant for many years and is in poor condition, with the site heavily overgrown. Additional information is included in the Significance section.

#34: Belmont House (1890)
The adjacent Belmont House is a small and simple rectangular-plan ward that rises one story from a cast-stone foundation to a steep hip roof extended on carved brackets. The entry with modern metal and glass door is off center on the north elevation. Windows display sandstone sills and lintels. This building was renovated in the early 1980s with 1/1 window sash replacing original 12/12, asphalt replacing slate roof shingles, and modern

(Continued)

doors. It remains as a rather bland cube whose chief remaining features, the roof braces, are hidden by a gutter. Belmont may be the original power plant shown in front of West Building in an early engraving (figure #2). It was named for a physician at the school, and was probably designed by Preston.

#1: Waverley Hall (1891)
One of the most prominent buildings on the southeast ridge is Waverley Hall, which faces west toward the center of the campus over a broad sloping lawn (#8). Waverley Hall served as the Administration Building until 1936, when it was converted to staff housing. It appears to have been enlarged several times, specifically by the two large rear ells projecting from its northeast corner. Designed by Preston in the Queen Anne style, it is constructed of red brick with corbelled cornice and sandstone trim including beltcourses, lintels, sills, and decorative carved panels. The main block rises three stories from a fieldstone foundation to a flat or low-pitched roof. Its facade (W) is organized with a six-bay central section defined by massive paneled chimneys. The center entry consists of a double-leaf door with small pane sash fronted by a hip roof portico. Windows contain 6/6 sash. Third-story windows are round arched with bricks laid in a diaper pattern above. A rounded bay is attached to the front southwest corner. The large ells are also constructed of red brick on fieldstone foundations and are ornamented with corbelled cornices; they may date to the early twentieth century.

#3: Activity Center (1891; figures #4, 5, 7)
Located immediately northeast of Waverley Hall and constructed in the same year, the Activity Center is similar in style and appearance. It also faces over a similar landscaped lawn area (#91). It is a three-story, red brick structure resting on a fieldstone foundation and trimmed with a corbelled cornice, and sandstone sills and beltcourses. The eleven-bay facade (S) is organized with a projecting five-bay central section defined by exterior chimneys. Here the three central bays are slightly bowed within a massive round-arched opening that rises above the hip-roofed entry porch. The flanking sections display blind arches outlined by burnt headers that link first- and second-story windows, while the upper story is set off by a secondary corbelled cornice. The same features are found on the four-bay side elevations. Windows generally contain 8/8 sash. This building was designed as a girl's dormitory by William G. Preston.

(Continued)

#4, 5: Schoolhouse (1891; figures #3, 8)
Located behind (E) Waverley Hall, the schoolhouse is a two-story, red brick structure of irregular plan, and shares many features with the buildings already described. It was also designed by Preston, and faces onto the lawn cited above (#91). Common features include fieldstone foundation, some round-arched window openings, buttresses, and sandstone sills and beltcourses. The seven-bay facade (W) is centered on a sidelit and transom-topped entry, and a shed roof porch supported on massive carved braces. It is flanked by paired windows whose round-arched heads display herringbone pattern brickwork. Second-story windows are conventional with a three-part window above the entry. Sash ranges from 6/6 to 8/8. A large hip-roof wing extends from the north side, while a flat-roofed wing extends southward. The former displays buttresses dividing paired window bays, while the latter exhibits the same details as the main block.

#6: Chipman (1892; figure #4)
Chipman forms the south side of the quadrangle (#91) with the buildings just described, and was also designed by Preston. It served as the model for later dormitories, which are subtle variants on its established theme. Like its contemporaries, it is a red brick building with fieldstone foundation and sandstone trim. It rises two stories to an asphalt hip roof. The symmetrical eleven-bay north facade is focused on a projecting three-bay center pavilion that contains an entry with open portico at the first story and a triple arched window above. This is framed by one-bay and three-bay sections, each of which are slightly set back. Windows contain 8/8 sash. Decorative panels separate first- and second-story windows. The building, which originally served as a girls' dormitory, was named for Catherine Chipman, Resident Psychologist in the 1930s.

#49: Infirmary/Stephen Bowen (1893, 1901, 1907)
Designed by Preston, this unusual ward is located south of the group just described. It consists of three attached square-plan wings, constructed several years apart, that rise one story to steep, slate hip roofs with large chimneys. It is constructed of the typical 1890s materials, including red brick walls and fieldstone foundation trimmed with corbelled cornices. Windows generally contain 6/6 sash; some are headed by transoms and some are paired. This building was constructed as an infirmary for patients with contagious diseases and demonstrates the general awareness of public health issues at the turn of the century. Surprisingly, it closely resembles the early power plant and

(Continued)

maintenance building at Monson (see form). Bowen was a Trustee in the 1930s.

**Buildings from the 1900s to 1920s**
Buildings from this period are interspersed among the earlier buildings and display many of the same characteristics, including one- to three-story height, red brick construction, fieldstone foundations, slate gable or hip roofs, sandstone trim, and round-arched door or window openings. Other features commonly seen on these buildings are overhanging roofs with exposed rafter ends, and burnt headers used to create decorative panels, quoins, and beltcourses. Most were built before 1910, and many were designed by William G. Preston.

#36, 37: MacDougall and Dolan Halls (1898, 1906; figures #9, 10)
Erected eight years apart, these nearly identical dormitories show how little building plans and ornamentation changed during the school's first twenty years. Designed by Preston, both are two-story, red-brick buildings of rectangular plan rising from fieldstone foundations to slate hip roofs. They are trimmed with corbelled cornices, sandstone lintels and sills, and burnt headers arranged in a variety of patterns. Both also have entries located in slightly projecting central pavilions and protected by hip roof porches. The MacDougall entry is surmounted by a triple-arched window, while Dolan's entry is surmounted by a triple window with diamond-pane transoms. Dolan is also trimmed with burnt header quoins, presaging a transition to the Colonial Revival style. Mrs. Dolan was a longtime matron in the building named for her, while Sarah MacDougall was matron of the Farm House in the pre-World War I period.

#11: Warren (1906; figure #12)
Another of Preston's designs, Warren is a red-brick structure that rises two stories from a fieldstone foundation to a slate hip roof. It is trimmed with the typical corbelled cornice and sandstone window surrounds as well as burnt header quoins and bands. The symmetrical nine-bay facade is focused on a center pavilion with canted sides that contains an entry with open portico at the first story and a triple window with small pane transom above. Windows contain 8/8 sash. L. Maude Warren was a physician in the 1930s.

Four similar Nurses' Residences were constructed in the early twentieth century, a period when they appeared on most of the

(Continued)

state hospital and school campuses. The East and West Homes are identical.

#9, 38: East and West Nurses' Home (1906; figure #11)
Located on opposite sides of the campus, these three-by-seven-bay rectangular-plan, red brick structures are typical of turn-of-the-century buildings at Fernald. They rise two stories from fieldstone foundations to slate hip roofs with central and facade chimneys. Their nearly symmetrical facades are centered on transomed entries recessed within large round-arched openings whose spandrels are picked out with burnt headers surmounted by triple-arched windows. Windows with 8/8 sash display sandstone sills and splayed brick lintels. A burnt header beltcourse forms the sill for the second-story windows. Preston was the architect.

#12: South Nurses' Home (1907; figure #12)
The South Nurses' Home is the most elaborate of four such residences erected within a few years of each other (North Home, #7, 1904; East Home, #9, 1906; West Home #38, 1906). It is a two-story, red-brick building rising from a fieldstone foundation to an asphalt hip roof. Entries, recessed within round arched Romanesque Revival-style openings, are located on both main elevations (north and west ) of this L-plan building. Windows contain new 1/1 sash. Like the buildings from the 1890s, and the other nurses' homes, it is further trimmed with sandstone sills and lintels, and burnt header beltcourses and watertable. Preston was the architect. A concrete handicapped access ramp has been added to the west facade.

#10: Manual Training Building (1904; figure #13)
This large red-brick structure with lateral rear wings rises two stories from a fieldstone foundation to an asphalt hip roof. Flemish bond panels with burnt headers separate first- and second- story windows. The sixteen-bay west facade is organized with a projecting eight-bay central pavilion, framed by four bay wings. The main entry is nearly centered on the facade, where it is recessed within a large round-arched opening and protected by a hip-roof hood. A second entry occupies the outer south bay. Large windows, some of which are paired, contain 6/6 sash. Preston was the architect. See the Significance section for a description of the activities housed in this building.

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#42: East Building (1906; figure #14)
East is a large T-plan ward that displays the typical turn-of-the-century Fernald materials and features, including red brick construction, fieldstone foundation, slate hip roof with large interior chimneys, sandstone window surrounds, burnt header beltcourses, and round-arched entries. The symmetrical, thirteen-bay south facade is focused on a five-bay, central-entry pavilion, which is fronted by an open porch and is surmounted by a large two-story, arched window. It is framed by paired windows, and four-bay end sections. Preston was the architect.

#23: Lavers Hall (1914)
Lavers is a large, red brick dormitory built on a U-plan with two enclosed pavilions projecting from the asymmetrical twenty-three bay-east facade, and paired wings extending from the rear. Typically, it rises one story from a fieldstone foundation to a slate hip roof with large interior chimneys, and is trimmed with sandstone. An entry with open porch is off center between the two pavilions. Large conventional windows contain 12/12 sash. Harriet Lavers was matron of this building when it served its original function of infirmary for male patients. It was designed by James Calderwood.

#21: Southard Research Lab (1921)
This small rectangular-plan lab with Craftsman-style features is very similar to buildings constructed during the previous decade. It is a red brick structure that rises one story from a fieldstone foundation to an asphalt hip roof with interior chimneys that is extended on brackets. The entry is centered on the nine-bay east facade, where it is enclosed in a large glazed porch. Windows are segmentally arched and contain 8/8 sash. The building represents the strong interest in scientific understanding of the etiology of mental disease that arose in the 1920s and 1930s; the school's first clinical research director was appointed in 1937. The building was designed by Kendall, Taylor & Co.

Buildings from the 1930s
Major new construction was initiated in the Depression years, as was the case at many other campuses. The buildings are designed in the popular Colonial Revival style, making a clean break with their Queen Anne-influenced predecessors. They generally maintain the established two- to three-story height and red brick construction, but generally replace the earlier fieldstone foundations and sandstone or burnt header trim with cast stone.

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Many were designed by Clarence P. Hoyt. Wallace Hall (#46, 1936) was cited as a WPA project.

#40: Food Service Building (1931)
This large, red-brick, Colonial Revival-style structure consists of a dining room/headhouse at the south end, with a long kitchen ell extending to the rear (N). Both rise one story from high basements set off by sandstone watertables to gable roofs. The dining section displays bridged end chimneys, corner quoins, and arched windows in the three-bay side elevations. The main entry is centered on the south facade, where it is contained within a projecting five-bay portico. Large windows contain multipane metal industrial-type sash. This section is extended by a two-story, gable-roofed ell with a flat-roofed ell wrapped around it and projecting on the west side of the headhouse section. Hoyt was the architect.

#47: Administration Building (1933)
The thirteen-by-three-bay Administration Building represents the full transition to the Colonial Revival style following a hiatus in major building during the 1910s and 1920s. It is a well-detailed, one-story, red-brick building rising from a high basement and watertable to a slate hip roof. Its thirteen-bay facade (S) is organized with a center entry emphasized by a full pedimented portico surmounted by a cupola. The entry itself is distinguished by fluted pilasters, a pulvinated frieze, and broken pediment. Fenestration consists of round-arched windows with 12/12 sash, rising from blank balustrades and surmounted by cast-stone panels. Cast stone is also employed for keystones, corner quoins, and watertable. An eleven-bay wing with conventional 9/9 and 12/12 sash is centered on the rear elevation. The building received a flat-roofed, two-story rear ell ca. 1965. Hoyt designed the original building. It was published in a survey of public buildings constructed with PWA assistance in 1933-1939 (Short & Brown 1939: 351). Constructed at a cost of $112,850, it was described as containing "an office and work space for the chief clerk, two social-service rooms, two school testing rooms, three psychology rooms, photography room, offices for the chief of clinics and head of school clinic, examination rooms and a pharmacy, offices for the school administration, and a board room." The project was completed in October 1936.

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#35: Seguin (1934)
Seguin is built on the double Y-plan that was pioneered at Metropolitan State Hospital and became popular for infirmaries on several campuses in the 1930s, especially Monson (see form). It is a red-brick, Colonial Revival-style structure that rises one story from a cast-stone foundation to a slate hip roof surmounted by a cupola. An entry with portico is centered on the north facade. Window bays are defined by piers and corbelling; 6/6 sash has been replaced by 1/1. Designed by Hoyt, this building was named for the noted pioneer of treatment for the mentally retarded, Dr. Edouard Seguin.

#39: Wheatley (1933)
This is another red-brick, Colonial Revival-style ward built on a popular 1930s plan, this time the modified E-plan used extensively at the Wrentham State School (see form). This building type was used for nurseries, housing young children, at all three state schools. This one rises one story from a cast-stone foundation to a slate gable roof with central cupola. The main entry is centered on the east facade, where it is fronted by a gabled wood portico and embraced by cross pavilions with corner quoins and Palladian windows. Windows contain 8/8 or 10/10 sash. Frank G. Wheatley of Abington was a Trustee at the turn of the century, serving as board president in 1911.

**Single-family staff dwellings**

#43: Hillside/former Superintendent's House (1904)
As it name implies, Hillside is sited on a rise overlooking the south campus. It is a large, shingled Queen Anne/Colonial Revival-style structure that rises three stories from a fieldstone foundation to a gambrel roof with modillion cornice and large center chimney. The main entry with fanlight and open Tuscan porch is centered on the south gable end. It is now approached by a concrete handicapped ramp. Windows contain 15/1 sash except in the gables, where the upper sash is diamond pane. Preston was the architect

#17, 18, 19, 20: Cottages 17, 18, 19, 20 (1925)
These nearly identical cottages are two-story Craftsman-style structures enclosed by gable roofs with exposed rafter ends and off-center chimneys. Enclosed entry porches with arched openings are centered on their three-bay southwest facades. One-story sunporches extend from their left sides. Windows contain 6/6 sash. Cottage #20 is sheathed with wood shingle, while the

(Continued)

others are stuccoed. They were built as staff residences, with Curtis W. Bixby as the designer.

Modern Buildings

The Fernald campus experienced major expansion in the second half of the twentieth century, especially in the 1970s.

#50: Greene (1953)

The Greene Unit is one of the largest buildings on campus. Located on the western ridge, it is built on an irregular plan consisting of an E-shaped section with a large east wing extending northward. It is faced with red brick and rises three stories to a flat roof. Large windows are grouped in vertical or horizontal strips. The main entry faces south from the east wing. Dr. Ransom A. Greene was appointed superintendent in 1925, following Dr. Fernald's death.

#75, 76, 77: Brookside, Woodside, Site 5 (1981)

These three nearly identical buildings are blocky, one-story structures faced with red brick and enclosed by flat roofs with vertical panel parapets. Large, single-pane windows are arranged in banks. Woodside consists of two parts connected by an open International Style-type walkway.

#64-74: Cottage Complex (1976)

The cottage complex consists of eleven identical U-plan duplexes grouped at the northwest corner of the campus near Trapelo Road. Swings, benches, and an open pavilion (#121) dot the lawn area between buildings. These one-story structures are dominated by wood shake-covered mansard roofs that descend to window-sill level, barely exposing red brick-faced walls. Windows contain 1/1 sash. Metal doors are located in the courtyards formed by the U-plans. These small-scale patient wards initiated a new era of more intimate and homelike living accommodations, which in the 1990s is still being employed by the Department of Mental Retardation for new construction at both state schools and hospitals.

Archaeological Description

While no prehistoric sites are currently recorded within the boundary of the school, it is possible that sites are present. One site is reported in the general area (within one mile). That site, the Clematis Brook site (19-MD-365), abuts the southwest

(Continued)

corner of the school. It is unknown, at present, whether or not the site extends onto the school property. Locational characteristics of the school, including well-drained, level to moderately sloping terraces adjacent to Clematis Brook, Beaver Brook, an unnamed brook, unnamed pond and other wetlands, indicate locational criteria favorable for Native American subsistence and settlement activities. An archaeological reconnaissance survey (Jones 1989) has recently identified the locations for two prehistoric sites north and west of Beaver Brook in the Beaver Brook Reservation, less than one-half mile east of the Fernald State School. These factors combined with the availability of open land adjacent to wetlands indicate a high potential for locating prehistoric resources. Prehistoric sensitivity is the highest along the unnamed brook running north/south through the central portion of the school, along the western periphery of the school bordering Clematis Brook and an unnamed pond and along the southern portion of the school bordering Beaver Brook. Railroad and school construction may have adversely affected the integrity of prehistoric resources in the latter area along Beaver Brook. The extent of this effect is unknown at this time.

There is a high potential for locating significant historic archaeological remains on the school property. Structural remains include at least one barn foundation, #28 (date unknown) and the remains of a stone farmhouse whose precise location is unknown at this time. In 1888 an existing stone farmhouse was reportedly fitted out for use as a boys dormitory. That building cannot be identified today. The structure may have been built for the school during the 19th century or may predate the school. Structural remains may also survive for outbuildings that predate the school and those associated with agricultural activities at the school. Few agricultural-related at the school resources have survived or are expected at the Fernald School when compared to other campuses, since agriculture played a minor role at the school. Templeton Colony was developed in 1899 to fulfill the agricultural function for the Fernald School. Construction features may also be important at the school. Some of the earlier buildings having fieldstone foundations may have been dug by patients. Occupational-related features, such as trash areas, likely survive in the school area associated with potential farms that predate the school, and with school operations. A cemetery has not been located on the Fernald School grounds; however, one may be present since numerous deaths occurred, particularly during the late 19th/early 20th century period. Later deaths at

(Continued)

the school used the Metropolitan State Hospital Cemetery; however, burial practices for the period indicated above cannot presently be identified. An unmarked cemetery may exist, possibly near the West Building where a small area exists enclosed by a decorative wrought iron fence. Earlier deaths, prior to the establishment of a cemetery at the Metropolitan State Hospital, may have been interred at one of the numerous municipal and private cemeteries in the general area per agreement with the town.

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HISTORICAL SIGNIFICANCE

The Walter E. Fernald State School possesses integrity of location, design, setting, materials, workmanship, feeling, and association. It was founded by Boston reformer Samuel Gridley Howe (1801-1876) in 1848 with an initial appropriation of $2,500 from the State Legislature, making it the first publicly supported institution for the mentally retarded in the Western Hemisphere. From humble beginnings in South Boston, the school grew in size and stature under the strong leadership of Howe and his successor, Dr. Edward Jarvis. In 1887, their achievements were recognized by the Legislature with purchase of a large new campus in Waltham, which was the second in the state to be developed on the cottage system, following the Lyman Reform School in 1884 (see form). Here, Dr. Walter E. Fernald (1859-1924), the third superintendent, led the school into the twentieth century, instituting new programs in education, psychology, social work, and scientific research. In 1925, the name of the school was changed from the Massachusetts School for the Feeble-Minded to the Walter E. Fernald State School in his honor. The Fernald School is unique in owing its development and stature chiefly to the dedication of its three renowned superintendents: Samuel Gridley Howe, Edward Jarvis, and Walter E. Fernald, who together, led the school from 1848-1924. The Fernald School clearly represents the development of the State Hospital and School System as described in the overview, and meets criteria A, B, and C of the National Register of Historic Places. It is significant on the local, state, and national levels with a period of significance extending from 1888 to 1940.

The Fernald School was founded by Samuel Gridley Howe, a Boston native educated at the Boston Latin School and Brown University.

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Well known as a social reformer, Howe was involved in the Greek Revolution, and in developing educational programs for the blind, before settling on his major life's work: advocacy of training programs and humane living conditions for the "feeble-minded." Howe was one of three commissioners appointed by the governor "to investigate the condition of idiots" in Massachusetts in 1846. Two years later, he was instrumental in securing the cooperation of the Massachusetts School for the Blind when the Legislature appropriated $2,500 annually for three years to teach ten "idiotic" children at some existing charitable institution as an experimental program. By 1850, the experiment had proved so successful that the Massachusetts School for Idiotic and Feeble-Minded Youth was formally established by the Legislature with Howe as one of its corporators. The following year, the State agreed to provide support at the rate of $5,000 annually, a Board of Trustees was established, and Howe was appointed to the unpaid positions of Superintendent and President of the Board (Wallace 1941: 7-11).

In 1852, a mere four years after inauguration of the experimental program, the school moved to its own rented quarters in South Boston, and Dr. Edouard Seguin was persuaded to spend two months there developing programs and training teachers, although he turned down the offer to stay on as Superintendent. Seguin, a Frenchman, was the first to successfully instruct "idiots" through a systematic training of the senses. He gained international recognition through publication of his "Treatise of Idiots" in 1846, and he may be credited with sparking spontaneous interest in the condition and training of the "feeble-minded" throughout Europe and the United States (Wallace 1941: 12-13).

At the opening of the experimental school in Massachusetts, Dr. Howe described its goals thus:

> It is proposed to show our reverence for God's plain will and to acknowledge the common brotherhood of man by taking these, the most unfortunate of His children, and attempting to lift them to a place upon the common platform of humanity. It is hoped to train them to cleanliness and decency, to prevent or root out debasing habits, moderate gluttonous appetites, and lessen the strength of the animal desires by substituting constant occupation for idleness. To train all the senses, to strengthen the power of attention, develop the muscular system, and some degree of dexterity in simple handicraft. To call out their social affections, to inculcate feelings of regard for others in

(Continued)

> return for love and kindness shown them; to appeal to the moral sense and to develop religious sentiment. It is to be hoped that part of them will gain useful knowledge, most of them become cleanly, decent, and industrious, and that all of them be better and happier for the efforts in their behalf (Wallace 1941: 10).

These goals were accomplished through Seguin's sense training methods and through adherence to a strictly regimented schedule, a program similar in many respects to those established by superintendents of "insane asylums" who believed in "moral treatment." At Howe's school, pupils rose at 5 A.M., breakfasted and prayed, then attended class from 8 A.M. until noon with one half-hour recess break. After dinner there was a recreation break until 2 P.M., then more classes until 5 P.M. The evening meal was followed by gymnastic exercise and bed (Wallace 1941: 13-14).

By 1856, exactly ten years after a commission was first appointed to study the condition of "idiots" in Massachusetts, the Legislature was persuaded to appropriate $25,000 for the purchase of land and erection of a permanent home. The trustees, electing to stay in South Boston because of its uncrowded condition and proximity to the salubrious effects of the sea, purchased a 1 1/2-acre site at the foot of L and M Streets and constructed a wood-frame school (Wallace 1941: 14). During the next twenty years, the school grew in size and reputation under Howe's able leadership. According to the 1869 Annual Report, the population had grown to a daily average of 87, with a total of 108 treated during the school year. In 1871, cumulative statistics revealed that 465 pupils had been admitted since 1848, and 365 discharged. Additionally, numerous pupils had been refused admittance due to lack of space. By 1874, it was reported that the school was overburdened by its growing number of custodial cases and by applications for pupils from other states that either lacked schools entirely or had not achieved the exceptionally high caliber of the Massachusetts program.

At this period, Howe and the trustees described their school thus:

> We wish the people would come and see what can be done with the seemingly hopeless cases. Here noisy, indecent, greedy, passionate children become quiet, cleanly, well behaved, more intelligent, and affectionate beings. Their indoor gymnastics, their exercise in the open air, their sea

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> bathing, boating, racing, football on the playground--all serve to exhilarate the spirit, and to improve their health and carriage. The enforced cleanliness, the required habits of good deportment, which is seen in their improved manners. The effect is not limited to strengthening the bodily and mental powers; even the religious sense is developed and cultivated. (Annual Report of 1871)

On January 9, 1876, Howe died at age 75 and was succeeded by his former assistant, Dr. Edward Jarvis, who identified four immediate needs for the school's continued growth and success. These were:

1. opportunities for trained, discharged pupils to find outside working and living situations.
2. an "Asylum" for trained pupils who lacked outside situations
3. a separate institution or department for custodial cases
4. a new, large site for the school (Wallace 1941: 25)

In 1881, these needs were partially met by purchase of a 100-acre farm in Dover where older boys could be sent to live and work permanently (Wallace 1941: 29). In 1883, another goal was met with the establishment of a custodial department for untrainable adult patients and a change in the school's name to the Massachusetts School for the Feeble-Minded (deleting the word "Youth"). Both of these events reflect an important change in the school's mission, broadening its scope from the training of high functioning children, to include the care of chronic adults. This change in attitude, which is similar to that occurring at the state hospitals, appeared in annual reports of the 1870s, and was articulated in 1883 when the Trustees stated:

> As already stated in our report of 1881, and in the report of the State Board of Health and Lunacy in 1882, the question of enlarging the operations of the School so they shall embrace not only the improvables but the unimprovables has resulted in the passage of an Act by the Legislature, which changes the name of the Institution.....and establishes a department of the School for an asylum for idiots beyond school age (Wallace 1941: 30).

Jarvis' major goal was not met until 1887, three years after his death, however, when the Legislature appropriated $25,000 to purchase a new site and to hire a full-time resident superintendent. The trustees chose Dr. Walter E. Fernald to lead the school into a new era, and located an appropriate site in

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Waltham near the Waverley Station of the Fitchburg and Massachusetts Central Railroad. Two estates, including the eighteen-acre Bird Estate, were purchased for $18,000 in 1887, with $7,000 left in reserve for future land purchases. The Legislature appropriated $200,000 in 1888 to erect buildings for the school, a sum the trustees planned to supplement with sale of their South Boston and Dover properties. Fernald and the trustees decided to develop the school on the cottage system, citing the Willard Asylum in New York as a model (Wallace 1941: 35-36). They must also have been influenced by concurrent development of McLean Hospital just one mile distant, which had been planned on the cottage system with the assistance of noted landscape architect Frederick Law Olmsted. The only other example within the system at this time was the Lyman Reform School of 1884 in Westborough (see form).

During 1888, an existing stone farmhouse was fitted out to accommodate twenty to thirty boys from Dover along with a farmer's family; this group would help to prepare the site for general occupancy by digging drains and making roads. This model of an advance team of trained pupils from an existing school was later followed at Templeton (1899; see form), Wrentham (1906; see form), and Belchertown (1922; see form). In the meantime, ground was broken for the school's first building to be called the Asylum (now West Building; #33), which would house from 60-100 custodial patients. Plans were also made for a dormitory (#6), a gymnasium (#3), a schoolhouse (#4,5), a workshop, a boilerhouse (possibly #34, now Belmont House), a laundry, a kitchen, and an administration building (#1). The architect for these buildings was William Gibbons Preston of Boston (figures #2-5). It was reported that these and future buildings would not be arrayed in "checkerboard" fashion, but would follow the natural contours of the land and be placed so as to allow a southerly exposure for patient rooms. No landscape architect was cited, however (Wallace 1941: 36-39).

On March 6, 1890, the first sixty one boys and girls were transferred from the custodial wards at South Boston to the new Asylum Building at Waverley. A few months later the new accommodations, and their beneficial effect on the patients, were described thus:

> The Asylum now in use six months is very satisfactory. The building has proved to be all that was promised. The steam heating and ventilation seem almost perfect. The incandescent electric lights, furnished by our own electric

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plant, provide a form of lighting at once healthful, safe, and economical. The boys and girls were placed in two large sunny wards on the East and West wings respectively. They eat, sleep, and live on the ground floor with every access to shady groves and grassy lawns, which provide the privacy not possible in the city, or in their own homes.

When admitted, these children were noisy, stubborn, untidy, and intractable. One of them had not been outdoors for three years. Three had been in a barred room at home. Many were helpless, could not feed or dress themselves. They shrieked, tore, and destroyed their clothing, and the wards were bedlam. It was an apparently hopeless problem, but now a great and gratifying change has occurred. The careful day and night supervision has reduced the number of untidy beds at night and untidy clothing in the daytime. They are taking part in games, marches, and other exercises to fix their attention, and take great delight in these exercises.

Fifty-one of the older females are in the Asylum building and occupy two pleasant wards on the second floor. They are of great assistance and take great pride in the care of the younger helpless children.

On December 28, 1891, the last pupil was removed from South Boston and the long awaited move was completed (Wallace 1941: 40-42).

At Waltham, the patients' routines continued to embrace a mix of classroom education, manual and industrial training, and recreational activities such as formal gymnastics, musical events, dances, rhythmical drill, and competitive athletic contests. A domestic training program to teach girls cooking, washing, ironing, and general housekeeping was instituted in 1905 as a counterpart to the boys' training program (Wallace 1941: 65). A Manual Training Building (#10) was added to the campus in 1903 and expanded in 1908, reflecting the importance of these activities. Its functions were described thus in annual reports of the period:

The boys' classes occupy the first floor; one room for Sloyd, another mattress and pillow making; one to the actual making of useful articles at separate benches; one room contains tables where brush-making, sandpapering, net making, mat making and cane seating are done. Painting is also taught in this room -- one room is used for shoe

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> repairing for the whole institution including Templeton. The Weaving Room has several looms where the boys weave first-class crash for towels, and serviceable rag rugs. There are stock boxes for material for each industry; also bulletin boards with lists of classes for the entire day.
>
> The girls' department upstairs is organized with the same care. One domestic training room, class room for sewing; another large room contains the knitting machines, looms, tables for cutting and sewing rags, one for pillow and lace making, basket making, knitting, crocheting, with material for each class (Wallace 1941: 71).

Almost immediately, annual reports began to include mention of public health issues, reflecting the growing scientific knowledge about infectious disease and public concern with controlling its spread. Outbreaks of typhoid and scarlet fever in 1891 led the trustees to request funds for a small contagious diseases hospital, a structure (#49) that was completed in 1893 and expanded in 1901 and 1907 (Wallace 1941: 41). A diphtheria epidemic in 1896 resulted in the use of antitoxins for the first time (Wallace 1941: 55). Influenza became a major problem during World War I, with the first of 833 cases reported on September 17, 1918; 85 patients died (Wallace 1941: 95). By the 1930s, the incidence of contagious disease was greatly lessened by the availability of various tests such as the Schick and Dick tests, which detected diphtheria and scarlet fever, allowing new patients to be inoculated when necessary (Wallace 1941: 141).

The school entered the twentieth century expanding its innovative programs rapidly and retaining its national and international stature. A school department with graded classes was opened in 1892 (Wallace 1941: 42).

Teaching clinics for Tufts and Boston University Medical School students were instituted in 1903, expanding the program initiated in 1884 with Harvard (Wallace 1941: 32, 61). A formal parole or vacation system was adopted in 1912 along with the new position of field or social worker to supervise pupils with outside placements. At the same time, an outpatient clinic was established, further strengthening community ties. By 1915, monthly clinics had been started in Worcester, Fall River, New Bedford, and Haverhill, and that year the school held a total of 32 clinics involving 743 patients (Wallace 1941: 92). Patients' health needs were treated more scientifically in a small hospital

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(#49; 1893, 1901, 1907) as methods and products developed by the State Board of Health, such as diphtheria antitoxin, were employed in 1915, and tuberculosis tests were introduced in 1920 (Wallace 1941: 90, 100). More complete profiles of the patients' mental condition were also made available through the use of new psychological tests such as the Binet-Simon and the Intelligence Quotient (Wallace 1941: 82; 104). X-ray examination of the brain was introduced as a diagnostic tool in 1920 (Wallace 1941: 100). Dental Clinics, held by Tufts University, were established in 1917 (Wallace 1941: 94). The first women physicians--Drs. Anna M. Wallace and Edith Woodill--were appointed in 1907 (Wallace 1941: 68). A training course for attendant nurses was established in 1929 (Wallace 1941: 145), and a research department was established in 1937.

As early as 1905, the British Royal Commission on the Care and Control of the Feeble-Minded provided the following glowing report on the Fernald School to the American Institutions for the Feeble-Minded.

> This is a most interesting institution, embodying in itself the whole history of American methods of dealing with the feeble-minded from its earliest beginnings in the training school for the idiot to its latest development, --the colony (Templeton) for the permanent custodial care and employment of defectives unfit for free life. Its superintendent is Dr. W. E. Fernald, who is not only one of the greatest authorities in the United States of America on the medical aspect of the care of mental defectives, but is an institutional manager of great energy, enthusiasm, resource, and capacity (annual report, 1905). As is apparent from the foregoing quote, the British Commission was particularly interested in the school's custodial farm colony in Templeton (see form), a department continually described in Annual Reports as its most successful.

The early twentieth century was a period of major growth as applications for admission rose from 142 in 1889 to 484 in 1911 (Wallace 1941: 76). This reflected the expanded mission of the school to accept chronic, pauper, delinquent, epileptic, and physically disabled cases that were not considered suitable for training, but nevertheless were in need of proper humane care. To meet the increased demand, it was decided to increase the total patient population from 600 to 1,000 in 1896 (Wallace 1941: 50). The school's change in philosophy was intertwined with a growing societal fear of increased deviancy, as science

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illuminated the role of heredity and began to link feeble-mindedness with crime, pauperism, and immorality. Annual reports of the period continuously cited the problems caused when mentally deficient patients were transferred from the state reform schools. They also stressed the need to provide institutional protection for adult females to prevent their bearing defective children, and to segregate adult male and female patients within the institution. Dr. Fernald was a national leader in exploring the problems of morally and mentally deficient children and in promoting eugenics.

The results of the growing patient population are seen in several ways. One is in the establishment of other facilities, including the Templeton Farm Colony for chronic adult males (1899), the Wrentham School (1907), the Belchertown School (1915-22), and institutions in all of the other New England states during that period. The other is in the major building campaign that transformed the Waverley campus between 1895 and 1925. New buildings included several patient dormitories to support a total population of just over 1,000; staff housing including a superintendent's residence as well as dormitories for nurses and attendants; medical, educational, and recreational facilities; and support buildings including a power plant, laundry, kitchen, and dining room. The Depression slowed construction which resumed in the mid-1930s. At least one building, Wallace Hall (#46; 1936), was constructed by the Public Works Administration (Wallace 1941: 147).

In 1924 Dr. Fernald (1859-1924) died after thirty seven years of service to the school. The following year, Chapter 293 renamed the institution as the Walter E. Fernald State School in his honor. As the British Commission had noted in 1905, Fernald was a renowned authority on mental retardation with many publications to his credit. These included the "History of the Treatment of the Feeble-Minded" (1895), "Some of the Methods Employed in the Care and Training of Feeble-Minded Children" (1894), "Feeble-Minded Children" (1887), "Care of the Feeble-Minded" (1904), and "Imbeciles with Criminal Instincts" (1909). The Massachusetts Medical Society said that he "did more for the training of the feeble-minded and for bringing about an understanding of their problem than, perhaps, any other American psychiatrist (MMS 1930: 14). A eulogy published in the 1924 Annual Report described Dr. Fernald's distinctions and achievements in greater detail.

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His achievements as an educator have been far-reaching. He recognized the first step in education of the feeble-minded was to make them happy; that the feeble-minded, like other persons, are happy only when they are doing something for which their capacity fits them. He arranged a 24-hour program in which the child is doing all the time, whatever its capacities demanded. This school became in a real sense a university. During the past year individuals and delegates were sent from 28 states and 13 countries and 4 provinces in Canada. He gave lectures to medical students, to teachers of special classes, public health nurses, physicians taking post-graduate work in pediatrics, psychiatry, etc.

As an organizer he standardized everything he undertook, whether in erecting a building, clearing a field of stones, etc. His scientific standing was widely recognized. In 1912 he received the honorary degree of Master of Arts at Harvard. He was widely sought as a lecturer on mental disease and criminology. Twice President of the Association for the Study of the Feeble-Minded, in 1915 and 1924, he was at the time of his death, President of the Massachusetts Society of Psychiatry and the Boston School of Occupational Therapy. He was a leader in the National Society of Mental Hygiene. He was the originator of the ten-point system for testing and classifying of the feeble-minded. He proved the psychological tests alone were not enough. He secured practically every piece of legislation that had anything to do with these subjects for the last 30 years.

The Fernald School continued to enjoy a strong national and international reputation, as continued visits to the campus demonstrated. In the 1920s, the school entertained representatives from Russia, Austria, China, Poland, Ceylon, South Africa, England, Czechoslovakia, Central India, Norway, Denmark, France, and New Zealand (Wallace 1941: 113).

Fernald was succeeded by Dr. Ransom A. Greene on April 9, 1925. Greene had previously been Superintendent at Taunton State Hospital (Wallace 1941: 116). Soon after his appointments in 1926, a ten-year construction program to expand capacity to 2,000 beds was approved by the Trustees. At that time, the population stood at 1,330, with more than 1,000 applications for admission. Nursery dormitories and an administration building were cited as the most pressing needs (Wallace 1941: 122-23). The nine-acre

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Baldwin estate adjoining the campus was acquired at this time to provide room for gardening and to provide privacy (Wallace 1941: 118). With a waiting list of 1,829 in 1933, discussions about the possibility of constructing a fourth school were initiated (Wallace 1941: 141).

In 1937, Dr. Paul I. Yakovlev was appointed Director of Clinical Research at the Fernald School (Wallace 1941: 155). His work was described thus:

> ...clinic and bio-chemical routines as well as pathological, histological and microscopic studies, X-ray, etc, are being carried on; research is directed to both laboratory and clinical symptomatology and an attempt to get at etiology--the hereditary and environmental factors and diagnoses and thus provide a scientific basis for therapy....

The 1945 Governor and Council Report described the laboratory as outstanding. Yakovlev, who was medical as well as research director at the School, was also an instructor at Harvard, Boston University, and Tufts Medical Schools.

In the 1938 annual report of the Fernald School, Superintendent Dr. Ransom Greene articulated the philosophy of the institution. Although he professed to be a believer in tradition, his words demonstrated the vastness of change since the mid-nineteenth century:

> I wish to pay tribute to all the predecessors of the position which I now hold, in that they have always been more concerned about principles than standards and their primary interest has been the possibility of ameliorating the burden to society of those for whom they and we have to care, and in addition determine, if possible, how future generations may be protected or relieved from such a burden...The problem as a whole is far from simple; it involves primarily medical knowledge and not secondary, but in addition, problems of education, sociology, psychology and legal affairs...The principles involved have been not only that of ameliorating the burden and immediate stress of the individual but the problem as a whole from the standpoint of welfare of our communities and relieving them of this burden for future generations...This has been the aim from the time of Dr. Howe, Dr. Sequin, Dr. Jarvis and Dr. Fernald. We are making progress along these lines...

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> We have reached the stage in the last year where we have been able to start on a definite research program...the ends for which we aspire are based on purely the principles exemplified by the founder of such an institution as this, Dr. Samuel Gridley Howe". (Wallace 1941: 156-57).

The contrast between Howe and Greene is great, and reflects the change from a moral/religious ethic underlying care and treatment to a belief in scientific progress.

The 1945 Governor and Council Report described the 240-acre Fernald School as one of the finest institutions in the state, saying:

> It is too bad that the Executive Department of the State Government did not make proper allowances for an increase in facilities in this institution during the past decade, so that hundreds of children now being cared for inadequately in their own homes could have been properly taken care of in this institution....No better treatment could be obtained at any price.

The school's patient population of 1,890 was over the capacity of 1,540, even with 75 on parole. There were 236 staff members with 181 vacancies. The varied program of industrial therapy included a beauty shop, men's barber shop, printing, carpentry, shoe-repairing, brush, broom and mat making, weaving, dressmaking, painting, domestic science, stocking manufacturing, rugmaking, knitting, crocheting, embroidering, lace making, basket weaving, clothing manufacturing, and canning. Agricultural facilities included a cow barn with 50 head of steer, and a horse barn, but most such activities were carried out at the Templeton Colony. Building needs cited by the report included a hospital, installation of vacuum heating, two officers' cottages, additions to the Manual Training Building, a root cellar, a cow barn, a horse barn, a dormitory for young boys, two dormitories for young girls, and an infirmary for girls.

The Depression temporarily halted growth of the school as is indicated by the 1945 report, but development resumed after World War II. The patient population rose to 2,600 in the 1960s, while the staff remained at 800. In 1972, Fernald came under court order to improve services. This resulted in reduction of the patient population to 1,161 in 1979, and to 855 (including Templeton) in 1987; additions to the staff, which reached 1,900

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in 1979, and 2,400 in 1987; major new construction; and upgrading of existing buildings. As of 1989, Fernald operated five community residences in addition to the 848 clients living at Waltham and Templeton, and employed 2,500 staff (Internal History Fact Sheet).

Archaeological Significance

Since patterns of prehistoric occupation in Waltham are poorly understood, any surviving sites could be significant. Prehistoric sites in this area can contribute to a greater understanding of Native American settlement and subsistence along tributary streams in the lower Charles River drainage. Much of this area is undocumented because of under-reporting in the area, probably due to urban development in the 20th century. Prehistoric sites in this area may be part of a seasonal adaptation based on the availability of environmental resources with larger sites along the main branch of the Charles River, possibly in the estuarine zone. Prehistoric sites in this area may also be part of subsistence and settlement systems that incorporate sites along the internal Charles River drainage.

Historic archaeological remains described above have the potential to document land use history in the area that predates development of the Fernald School in 1887. Background research accompanied by archaeological survey and testing can help locate and reconstruct the components of farmsteads or other agricultural operations in the area indicated by the presence of foundations, stone walls, and documentary resources. Further documentary research and analysis of construction features including builder's trenches can provide information on patient participation during construction and the similarity or differences in construction methods where patients are used as compared with those by standard civilian workers. Detailed analysis of occupational-related features can provide information on individuals who occupied farms that predated the school, as well as different patients at the school. Specialized trash areas may exist for the small contagious disease hospital (#49) completed in 1893, which could provide details pertaining to patient treatment under isolated conditions.

Specialized refuse deposits may also exist for the school's varied programs of industrial therapy, which included a beauty shop, men's barber shop, printing, carpentry, shoe-repairing, brush, broom and mat making, weaving, dressmaking, painting,

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domestic science, stocking manufacturing, rugmaking, knitting, crocheting embroidering, lacemaking, basket weaving, clothing manufacture, canning and limited agricultural activities. Analysis of archaeological survivals from the activities may indicate the extent and importance of these activities at the school. Some of these activities may have had economic importance.

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**GEOGRAPHICAL DATA**

Verbal Boundary Description

See attached maps

Verbal Boundary Justification

The nomination is confined to present campus boundaries which were achieved during the period of significance.

(end)

WALTER E. FERNALD STATE SCHOOL
WALTHAM, MASSACHUSETTS
DISTRICT DATA SHEET

| MAP# | BUILDING NAME | DATE | STYLE | ARCHITECT/DESIGNER | STATUS | RESOURCE |
|---|---|---|---|---|---|---|
| 1 | Waverley Hall | 1891 | Queen Anne | W. G. Preston | C | B |
| 2 | North Building | 1897 | Queen Anne | W. G. Preston | C | B |
| 3 | Activity Center | 1891 | Queen Anne | W. G. Preston | C | B |
| 4/5 | Schoolhouse/Gym | 1891 | Queen Anne | W. G. Preston | C | B |
| 6 | Chipman | 1892 | Queen Anne | W. G. Preston | C | B |
| 7 | North Nurses' Home | 1904 | Queen Anne | W. G. Preston | C | B |
| 8 | Waverley Hall Lawn | ca. 1891 | n/a | | C | Si |
| 9 | East Nurses' Home | 1906 | Queen Anne | W. G. Preston | C | B |
| 10 | Manual Training | 1904 | Queen Anne | W. G. Preston | C | B |
| 11 | Warren Hall | 1906 | Queen Anne | W. G. Preston | C | B |
| 12 | South Nurses' Home | 1907 | Queen Anne | W. G. Preston | C | B |
| 13 | Thom Building | 1952 | Colonial Revival | | C | B |
| 14 | Power Plant | 1921 | Utilitarian | | C | St |
| 15 | Main Garage | 1932 | Utilitarian | | C | B |
| 16 | Storehouse | 1891 | Queen Anne | W. G. Preston ? | C | B |
| 17 | Cottage #17 | 1925 | Craftsman | Curtis Bixby? | C | B |
| 18 | Cottage #18 | 1925 | Craftsman | Curtis Bixby? | C | B |
| 19 | Cottage #19 | 1925 | Craftsman | Curtis Bixby? | C | B |
| 20 | Cottage #20 | 1925 | Craftsman | Curtis Bixby? | C | B |
| 21 | Southard Research Lab. | 1921 | Craftsman | Kendall, Taylor & Co.? | C | B |
| 22 | Laundry | 1928 | Utilitarian | | C | B |
| 23 | Lavers Hall | 1914 | Craftsman | James Calderwood | C | B |
| 24 | Maintenance | 1930 | Utilitarian | | C | B |
| 25 | Greenhouse | ca. 1940 | n/a | | NC | B |
| 26 | Electric Sub station | ca. 1960 | Utilitarian | | NC | B |
| 27 | Engineers' Storage | ca. 1930 | Utilitarian | | C | B |
| 28 | Barn foundation | ca. 1900 | n/a | | C | St |
| 29 | Shed (stucco) | ca. 1920 | Craftsman (poor) | | C | B |
| 30 | Shed (metal) | ca. 1970 | Utilitarian | | NC | B |
| 31 | Garage (concrete block) | ca. 1950 | Utilitarian | | NC | B |
| 32 | Tarbell Hall | 1934 | Tudor Revival | | C | B |
| 33 | West Building | 1890 | Queen Anne | W. G. Preston | C | B |
| 34 | Belmont House | 1890 | Queen Anne | W. G. Preston | C | B |
| 35 | Seguin Hall | 1934 | Colonial Revival | Clarence P. Hoyt | C | B |

WALTER E. FERNALD STATE SCHOOL
WALTHAM, MASSACHUSETTS
DISTRICT DATA SHEET

| MAP# | BUILDING NAME | DATE | STYLE | ARCHITECT/DESIGNER | STATUS | RESOURCE |
|---|---|---|---|---|---|---|
| 36 | MacDougall Hall | 1898 | Queen Anne | W. G. Preston | C | B |
| 37 | Dolan Hall | 1906 | Queen Anne | W. G. Preston | C | B |
| 38 | West Nurses' Home | 1906 | Queen Anne | W. G. Preston | C | B |
| 39 | Wheatly Hall | 1933 | Colonial Revival | | C | B |
| 40 | Food Service Bldg. | 1931 | Colonial Revival | Clarence P. Hoyt | C | B |
| 41 | Howe Hall | 1933 | Colonial Revival | | C | B |
| 42 | East Dowling Hall | 1906 | Queen Anne | W. G. Preston | C | B |
| 43 | Hillside Cottage | 1904 | Queen Anne/ Colonial Revival | W. G. Preston | C | B |
| 44 | garage | 1912 | (rusticated conc. block) | | C | B |
| 45 | Baldwin Cottage | ca. 1900 | Vernacular | | C | B |
| 46 | Wallace Hall | 1936 | Colonial Revival | | C | B |
| 47 | Administration | 1933 | Colonial Revival | Clarence P. Hoyt | C | B |
| 48 | Farrell Hall | 1960 | Modern | | NC | B |
| 49 | Hospital/S. Bowen | 1893-1907 | Queen Anne | W. G. Preston | C | B |
| 50 | Greene Unit | 1953-54 | Modern | C. T. Main, Inc? | NC | B |
| 51 | Trapelo Cottage | ca. 1860 | Greek Revival/Italianate | | C | B |
| 52 | garage | 1930 | n/a | | NC | B |
| 53 | Cardinal Cottage | ca. 1850 | Greek Revival | | C | B |
| 54 | garage | 1947 | n/a | | NC | B |
| 55 | garage | ca. 1950 | n/a | | NC | B |
| 56 | garage | 1930 | n/a | | NC | B |
| 57 | garage | 1955 | Utilitarian | | NC | B |
| 58 | Electric Sub Station | ca. 1960 | Utilitarian | | NC | St |
| 59 | Cast iron fence | ca. 1890s | n/a | | C | B |
| 60 | Kelley Hall | 1969 | Modern | | NC | B |
| 61 | Activities Center | 1980 | Modern | CBT | NC | B |
| 62 | Withington Center | 1979 | Modern | Payette Ass. | NC | B |
| 63 | Eunice Shriver Center | 1967 | Modern | Caolo & Bienick Ass. | NC | B |
| 64 | Cottage #5 | 1976 | Modern | | NC | B |
| 65 | Cottage #6 | 1976 | Modern | | NC | B |
| 66 | Cottage #7 | 1976 | Modern | | NC | B |
| 67 | Cottage #8 | 1976 | Modern | | NC | B |
| 68 | Cottage #9 | 1976 | Modern | | NC | B |
| 69 | Cottage #10 | 1976 | Modern | | NC | B |

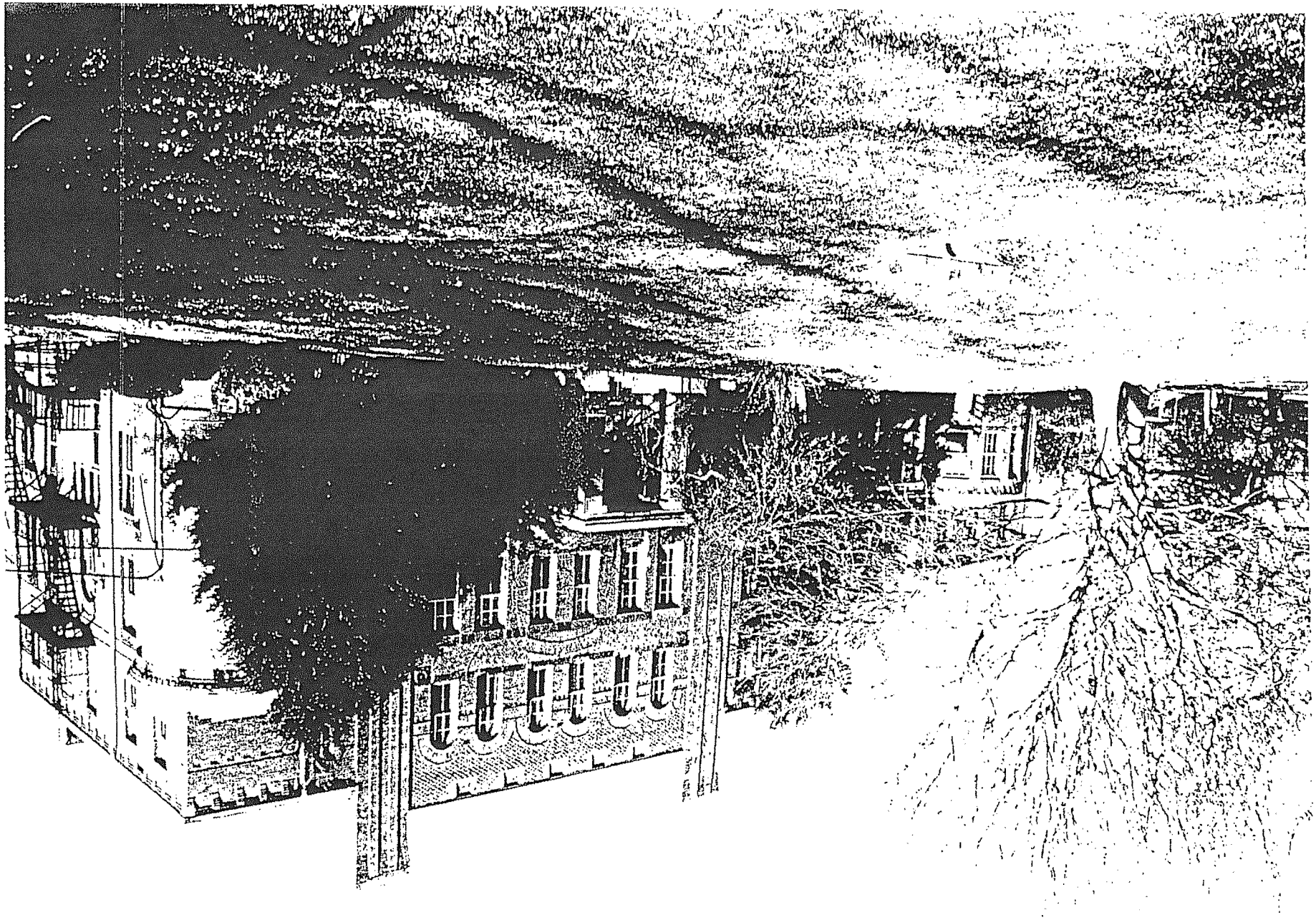
WALTER E. FERNALD STATE SCHOOL
WALTHAM, MASSACHUSETTS
DISTRICT DATA SHEET

| MAP# | BUILDING NAME | DATE | STYLE | ARCHITECT/DESIGNER | STATUS | RESOURCE |
|---|---|---|---|---|---|---|
| 70 | Cottage 11 | 1976 | Modern | | NC | B |
| 71 | Cottage #12 | 1976 | Modern | | NC | B |
| 72 | Cottage #13 | 1976 | Modern | | NC | B |
| 73 | Cottage #3 | 1976 | Modern | | NC | B |
| 74 | Cottage #4 | 1976 | Modern | | NC | B |
| 75 | Brookside | 1981 | Modern | | NC | B |
| 76 | Woodside | 1981 | Modern | | NC | B |
| 77 | Site 5 | 1980s | Modern | | NC | B |
| 78 | Open Pavilion | ca. 1970s | n/a | | NC | St |
| 79 | Shed | ca. 1970s | Utilitarian | | NC | B |
| 80 | Shed (concrete) | ca. 1970s | Utilitarian | | NC | B |
| 81 | Garage (concrete) | ca. 1930s | Utilitarian | | NC | B |
| 82 | Shed (concrete) | ca. 1970s | Utilitarian | | NC | B |
| 83 | Malone Park 1 | ca. 1990 | Modern | | NC | B |
| 84 | Malone Park 2 | ca. 1990 | Modern | | NC | B |
| 85 | Malone Park 3 | ca. 1990 | Modern | | NC | B |
| 86 | Malone Park 4 | ca. 1990 | Modern | | NC | B |
| 87 | Pool/Playground | ca. 1960 | n/a | | NC | St |
| 88 | Chapel | 1960 | Colonial Revival | John A. McPherson | NC | B |
| 89 | Electric Sub Station | ca. 1960 | Utilitarian | | NC | St |
| 90 | Shed (wood) | ca. 1920 | Utilitarian (poor) | | C | B |
| 91 | Activity Center Lawn | ca. 1891 | n/a | | C | Si |

TOTAL RESOURCES: 48 Contributing; 42 Noncontributing

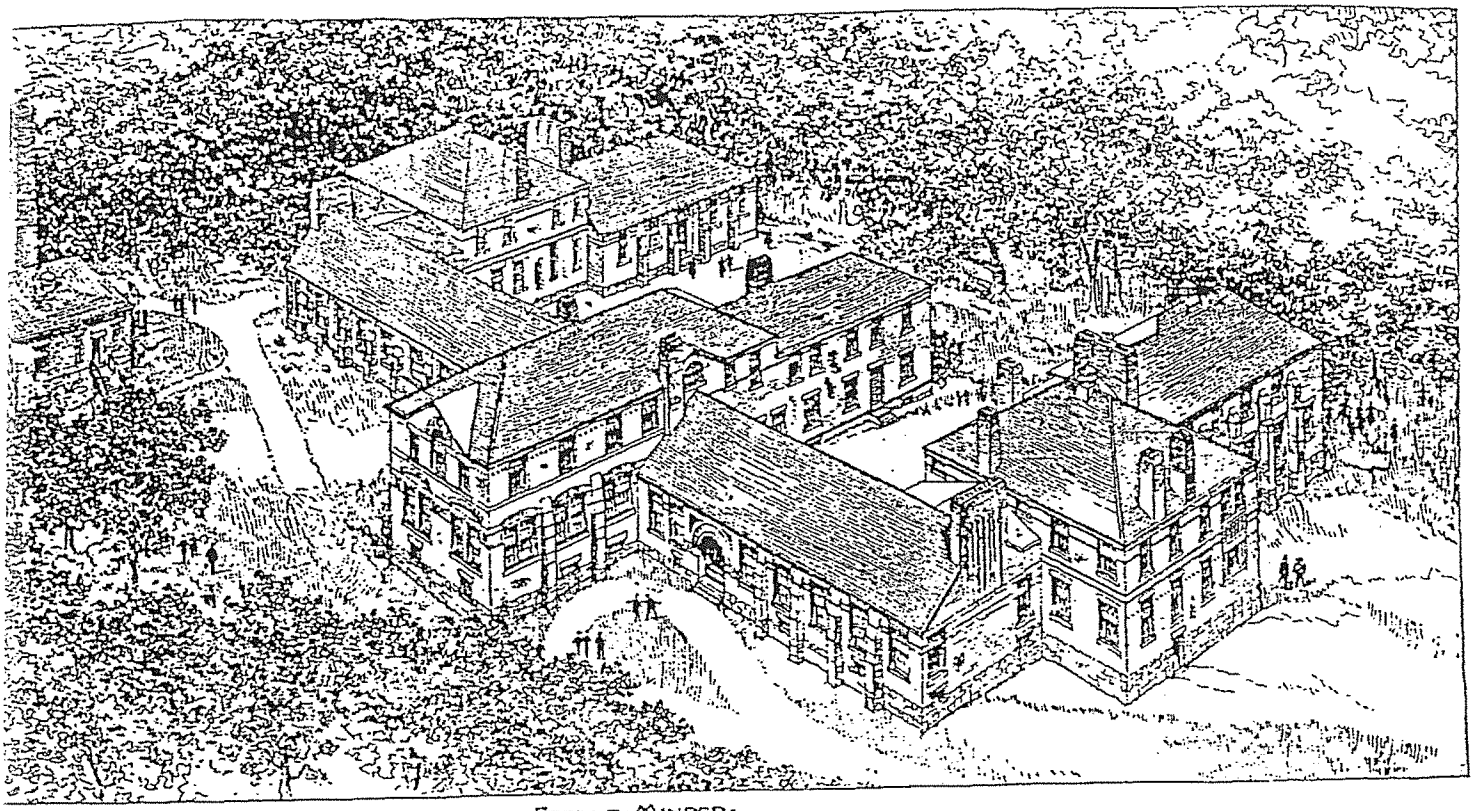
44 Contributing Buildings
2 Contributing Sites
2 Contributing Structures

38 Noncontributing Buildings
4 Noncontributing Structures

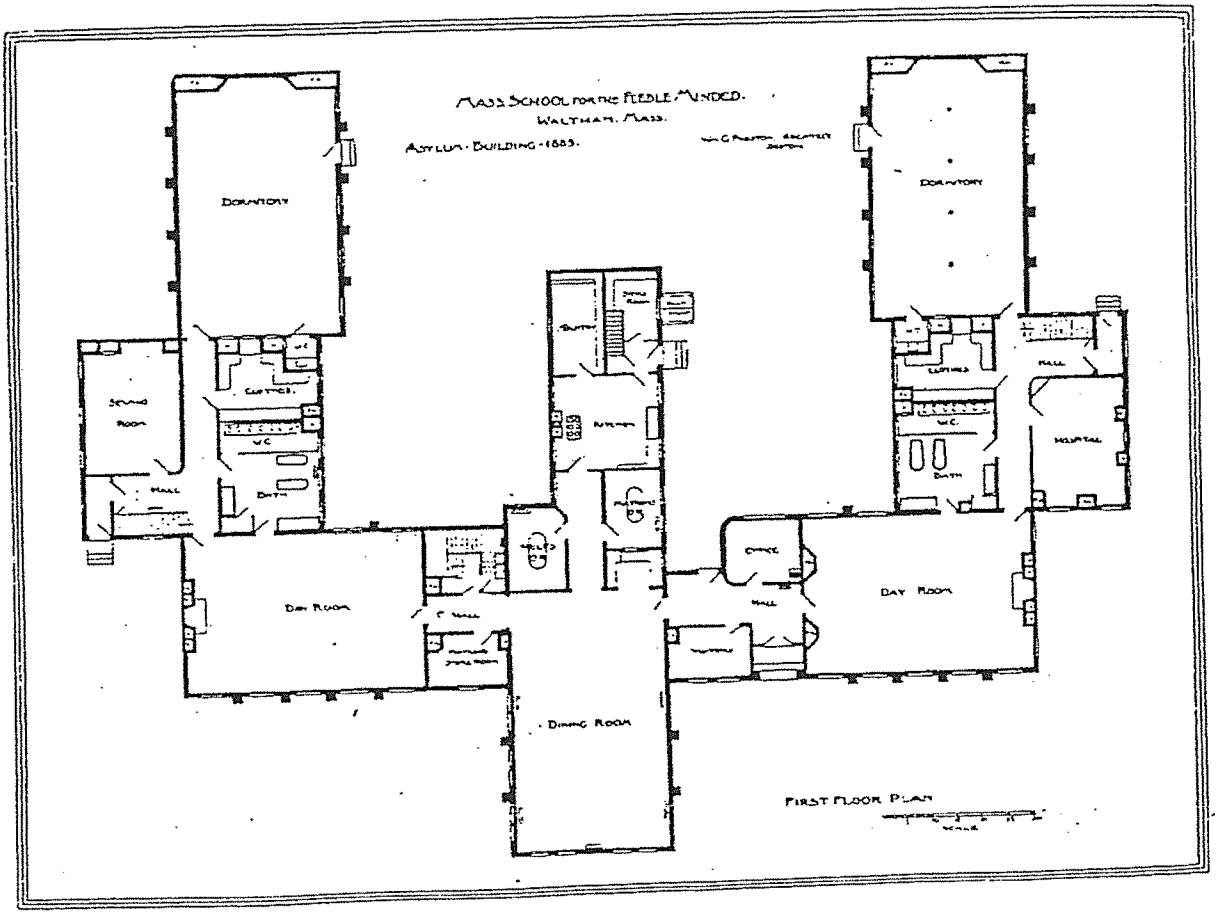


MASSACHUSETTS SCHOOL FOR THE FEEBLE-MINDED; FIGURE #2

FORTY-SECOND ANNUAL REPORT; 1889

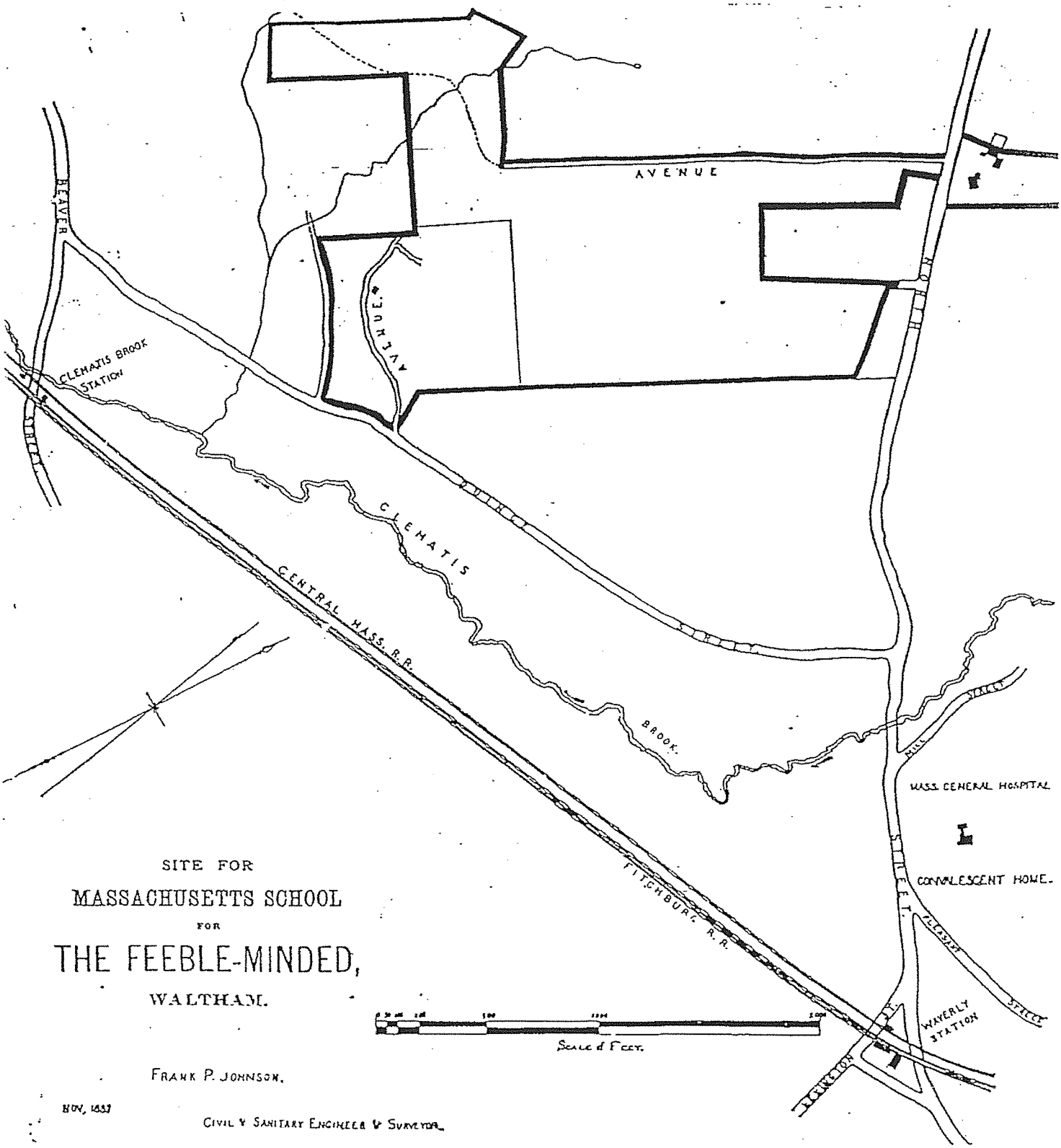


'LUM BUILDING·····MASS·SCHOOL·FOR THE·FEEBLE·MINDED·
WALTHAM·MASS·



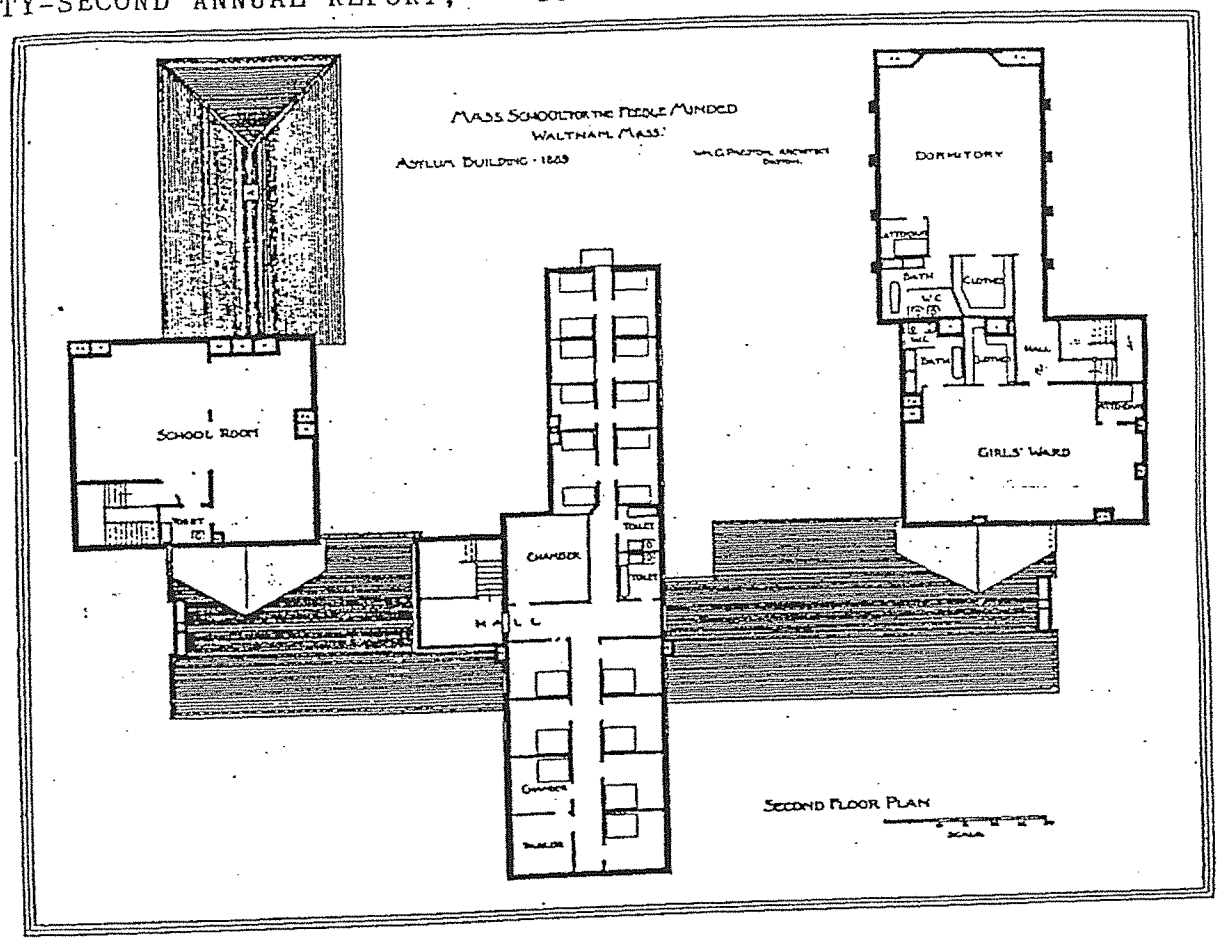
ASSACHUSETTS SCHOOL FOR THE FEEBLE MINDED; FIGURE #1

ORTIETH ANNUAL REPORT; 1887

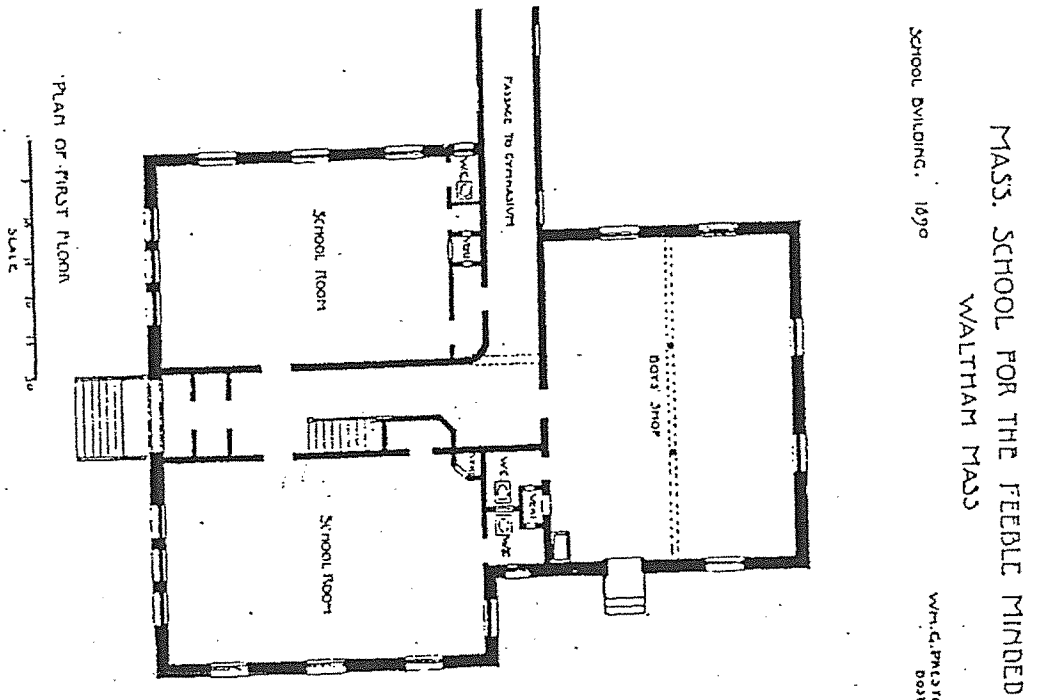


MASSACHUSETTS SCHOOL FOR THE FEEBLE-MINDED; FIGURE #2

FORTY-SECOND ANNUAL REPORT; 1889

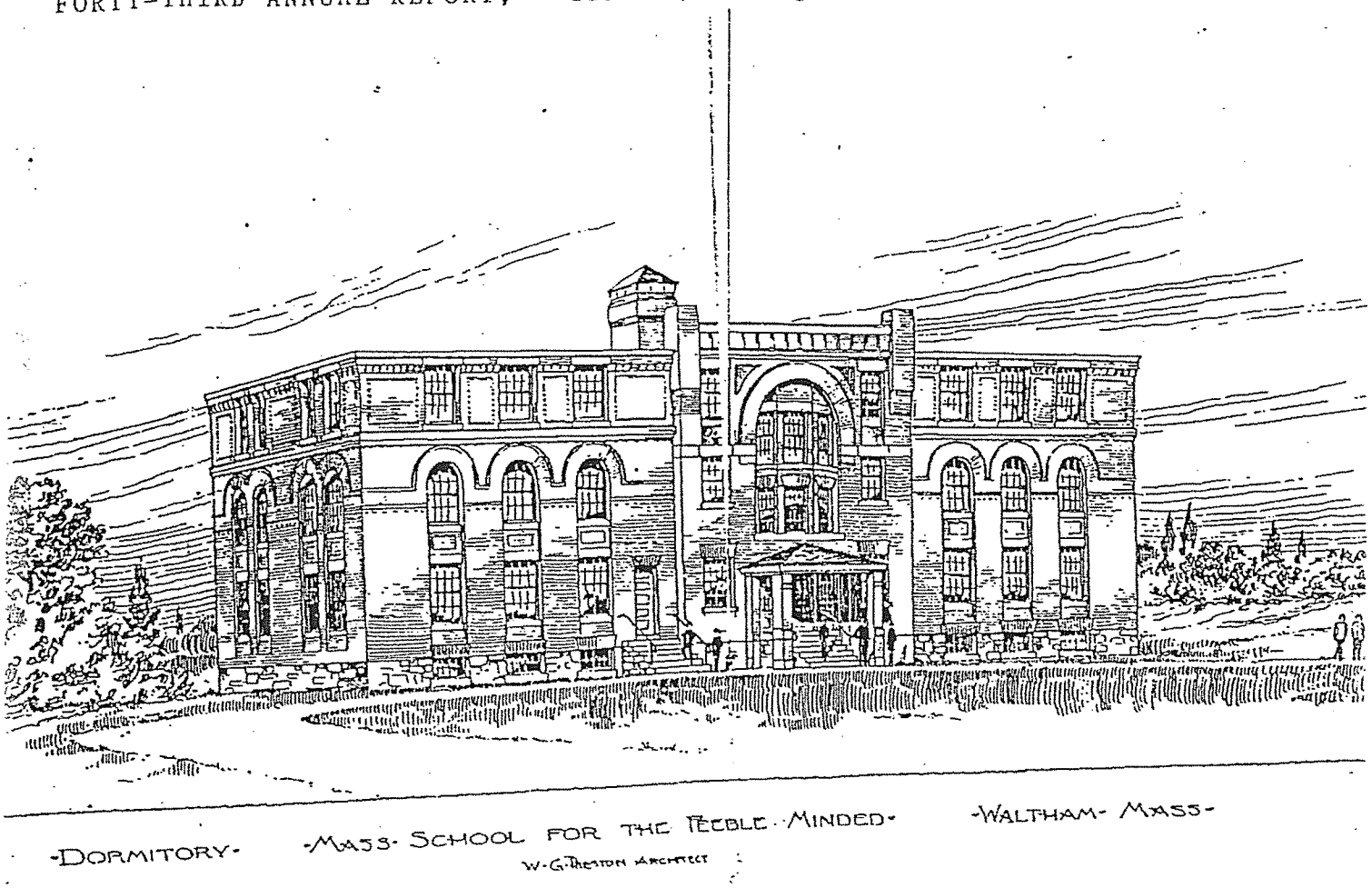



FORTY-THIRD ANNUAL REPORT; 1890

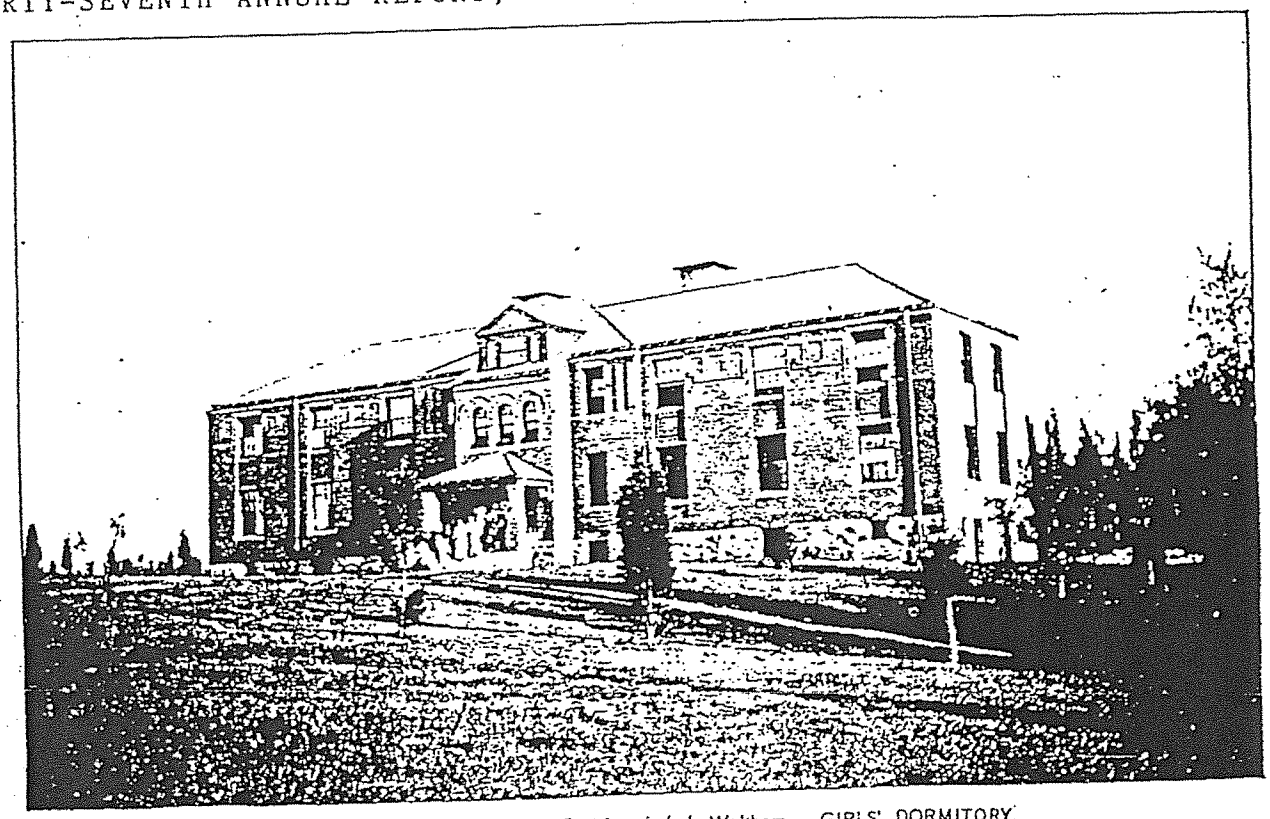


MASSACHUSETTS SCHOOL FOR THE FEEBLE-MINDED; FIGURE #4

FORTY-THIRD ANNUAL REPORT; 1890 (see figure #5 for plans)



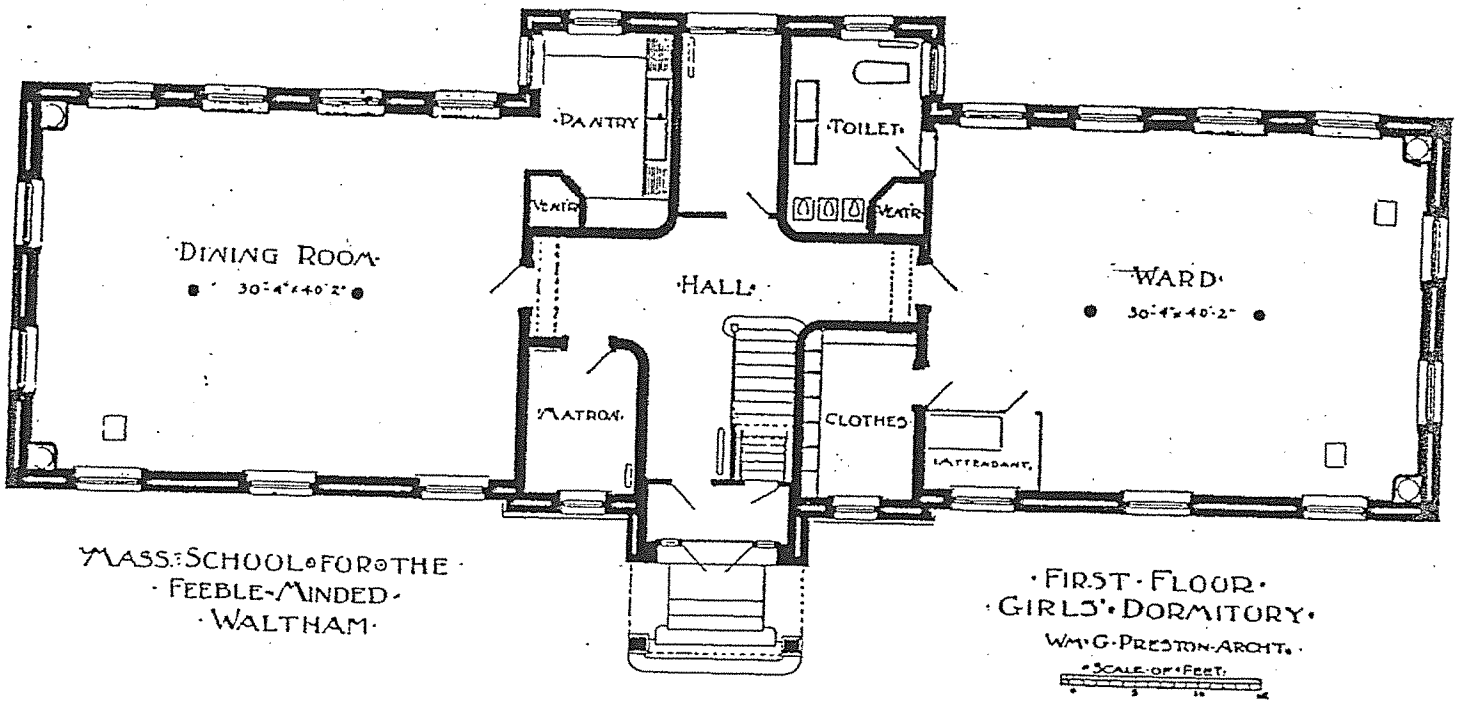

FORTY-SEVENTH ANNUAL REPORT; 1894

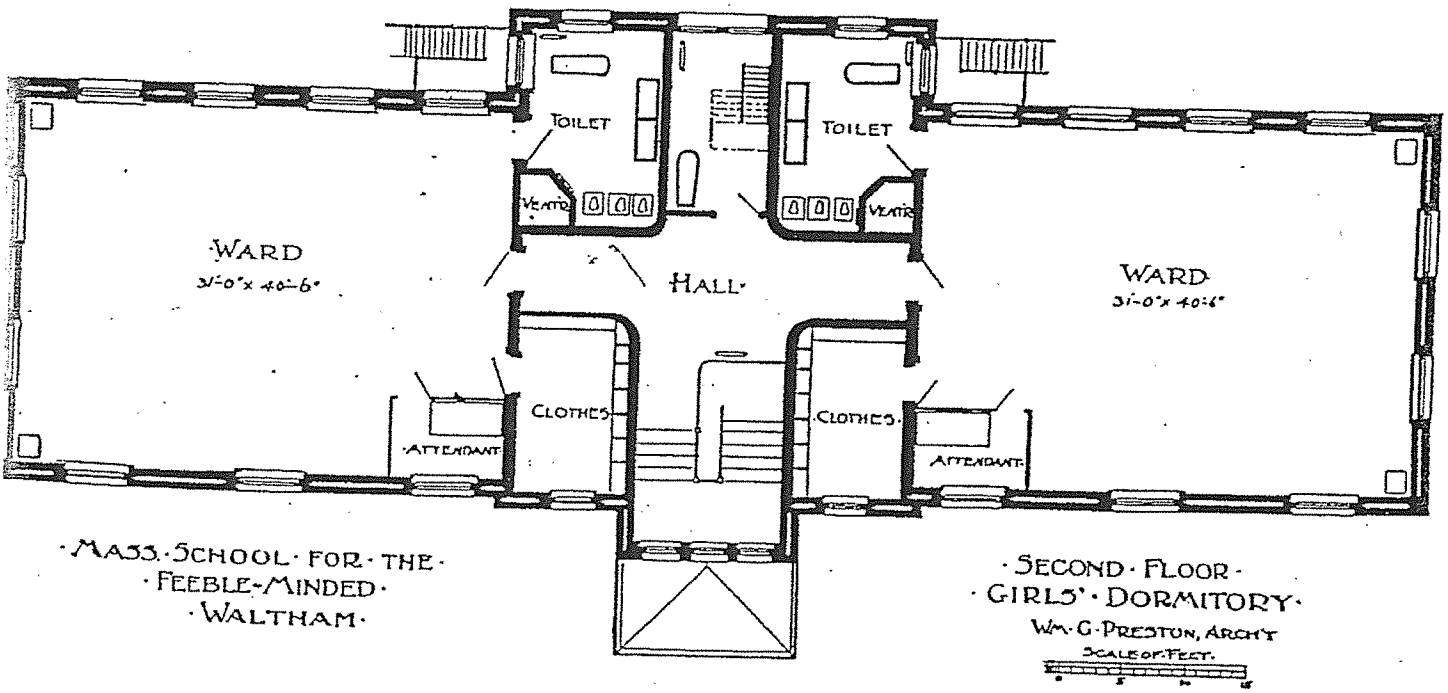


Massachusetts School for the Feeble-minded, Waltham.—GIRLS' DORMITORY.

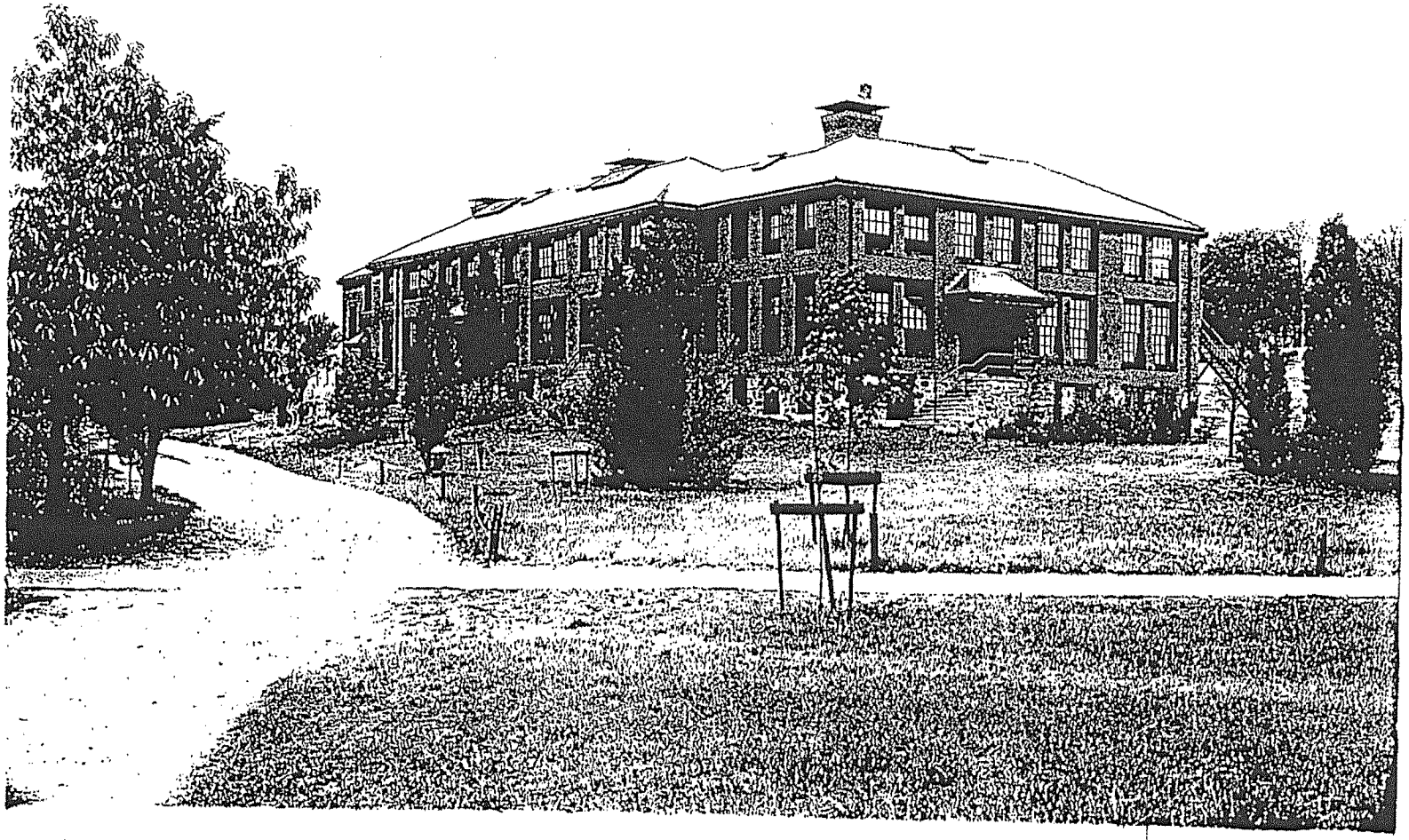
MASSACHUSETTS SCHOOL FOR THE FEEBLE-MINDED; FIGURE #5

FORTY-THIRD ANNUAL REPORT; 1890 (see figure #4 for elevation)



MASS. STATE HOSPITAL & SCHOOLS
WALTER E. FERNALD STATE SCHOOL
WALTHAM, MASS.
Manual Training Building
c1910; Courtesy SPNEA
Figure #13

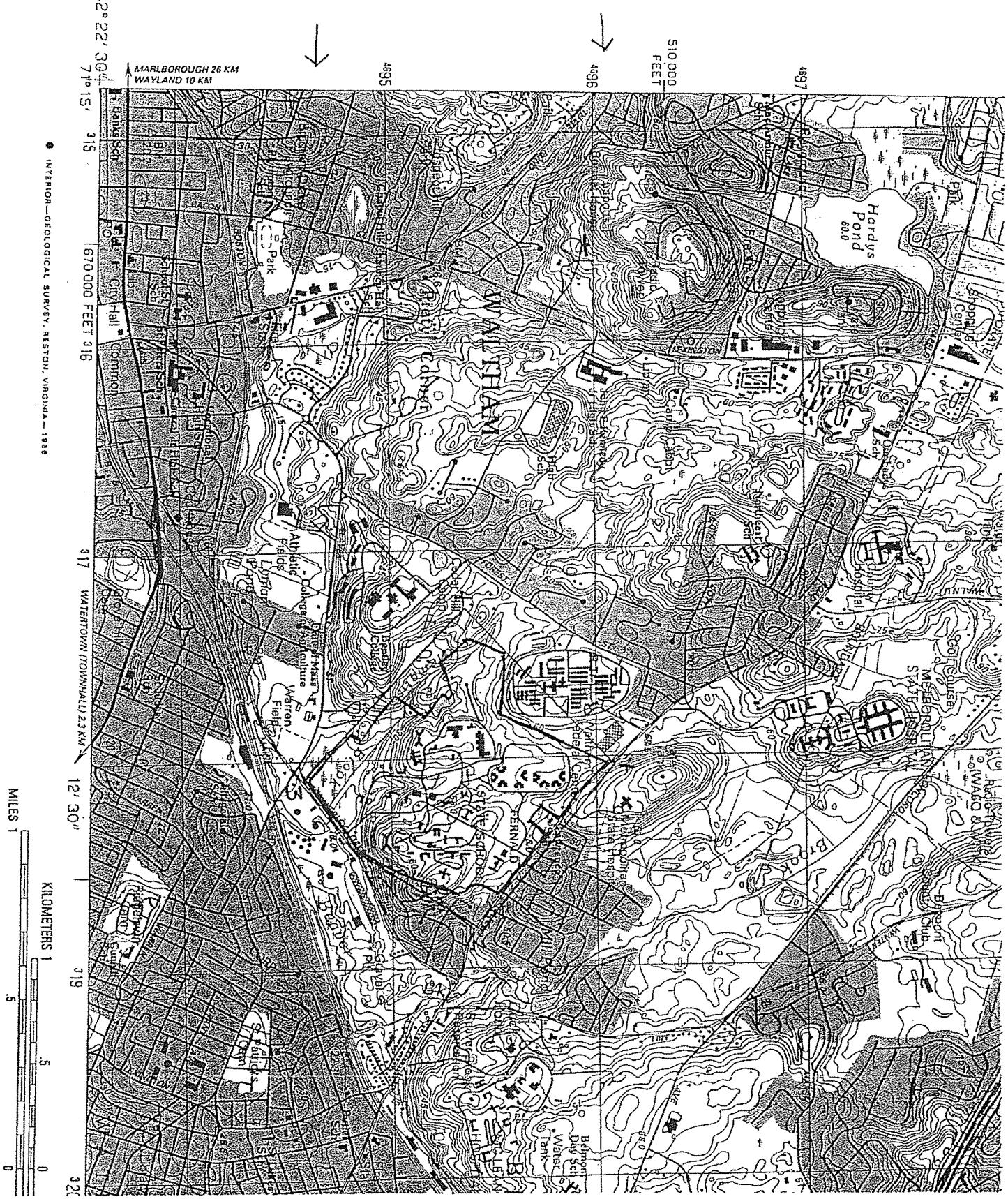


13
Manual Training

Mass. Hospitals + Schools
Walter E. Fernald State School
Waltham, MA

WALTHAM (MIDDLESEX COUNTY)
MASSACHUSETTS

UTM REF POINTS # 1 - 4



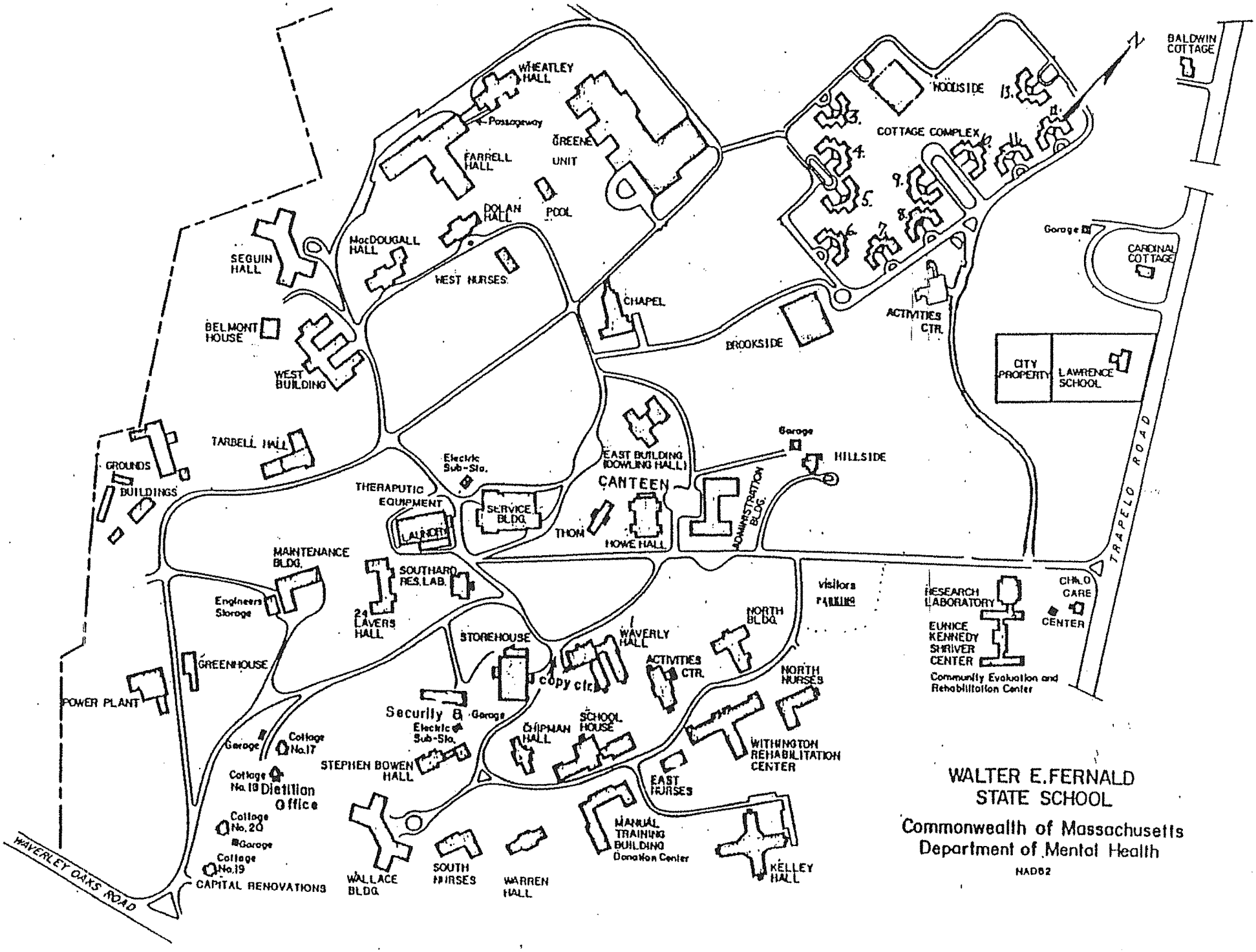
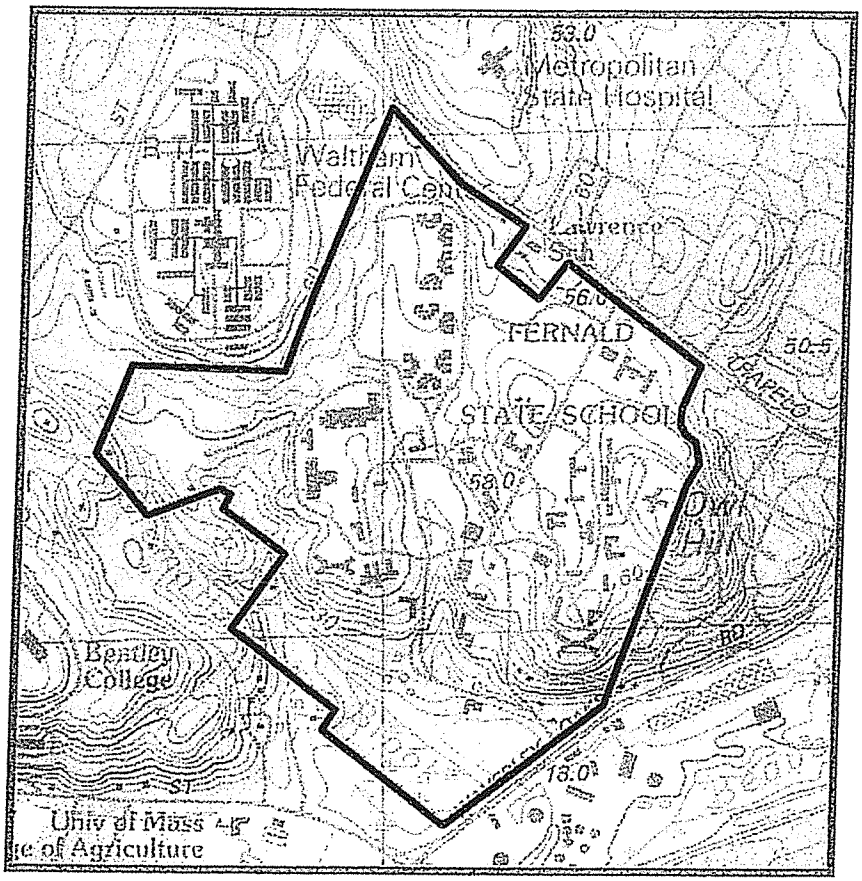

WALTER E. FERNALD
STATE SCHOOL
Commonwealth of Massachusetts
Department of Mental Health
HAD82
WHEATLEY HALL
Passageway
GREENE UNIT
FARRELL HALL
DOLAN HALL
POOL
MacDOUGALL HALL
SEGUIN HALL
WEST NURSES
BELMONT HOUSE
WEST BUILDING
TARBELL HALL
GROUNDS
BUILDINGS
CHAPEL
BROOKSIDE
HOODSIDE
COTTAGE COMPLEX
ACTIVITIES CTR.
BALDWIN COTTAGE
Garage
CARDINAL COTTAGE
CITY PROPERTY
LAWRENCE SCHOOL
TRAPELO ROAD
Garage
HILLSIDE
EAST BUILDING (BOWLING HALL)
CANTEEN
ADMINISTRATION BLDG.
Electric Sub-Sta.
THERAPUTIC EQUIPMENT
SERVICE BLDG.
LAUNDRY
THOM
HOWE HALL
MAINTENANCE BLDG.
SOUTHARD RES. LAB.
Engineers Storage
24 LAVERS HALL
STOREHOUSE
WAVERLY HALL
ACTIVITIES CTR.
NORTH BLDG.
visitors PARKING
RESEARCH LABORATORY
EUNICE KENNEDY SHRIVER CENTER
Community Evaluation and Rehabilitation Center
CHILD CARE CENTER
GREENHOUSE
POWER PLANT
copy ctr.
Security
Garage
Electric Sub-Sta.
CHIPMAN HALL
SCHOOL HOUSE
NORTH NURSES
WITHINGTON REHABILITATION CENTER
Garage
Cottage No.17
Cottage No.18
Dietitian Office
STEPHEN BOWEN HALL
EAST NURSES
Cottage No.20
Garage
Cottage No.19
CAPITAL RENOVATIONS
WAVERLEY OAKS ROAD
WALLACE BLDG.
SOUTH NURSES
WARREN HALL
MANUAL TRAINING BUILDING
Donation Center
KELLEY HALL

EXHIBIT 5

# MASSACHUSETTS HISTORICAL COMMISSION PROJECT NOTIFICATION FORM

# WALTER E. FERNALD DEVELOPMENTAL CENTER

## 200 TRAPELO ROAD, WALTHAM, MA






*SUBMITTED BY:*
MASSACHUSETTS DIVISION OF CAPITAL ASSET
MANAGEMENT AND MAINTENANCE
ONE ASHBURTON PLACE, 15th FLOOR
BOSTON, MA 02108

*PREPARED BY:*
EPSILON ASSOCIATES, INC.
3 CLOCK TOWER PLACE, SUITE 250
MAYNARD, MA 01754

November 12, 2014

Epsilon ASSOCIATES INC.

# MHC Project Notification Form

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 MA Division of Capital Asset Management and Maintenance
Address ATTN: Nicholas Tsaparlis 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 M | Disposition Legislation |

Project Description (narrative):

The proposed project includes the disposition of the Walter E. Fernald Developmental Center site in Waltham to the City of 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 the disposition of the Walter E. Fernald Developmental Center site in Waltham to the City of Waltham. A detailed discussion of resources within the Fernald Developmental Center proposed for disposition 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 N/A acres
Wetland N/A acres
Floodplain N/A acres
Open space N/A acres
Developed approx. 180 acres

Productive Resources:
Agriculture N/A acres
Forestry N/A acres
Mining/Extraction N/A acres
Total Project Acreage approx.180 acres

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

What is the present land use of the project area? Institutional

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

See attached Figure 1-1: USGS Map

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

Signature of Person submitting this form

11/10/14
Date

Name Taya Dixon, Senior Consultant

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

City/Town/Zip Maynard, MA 01754

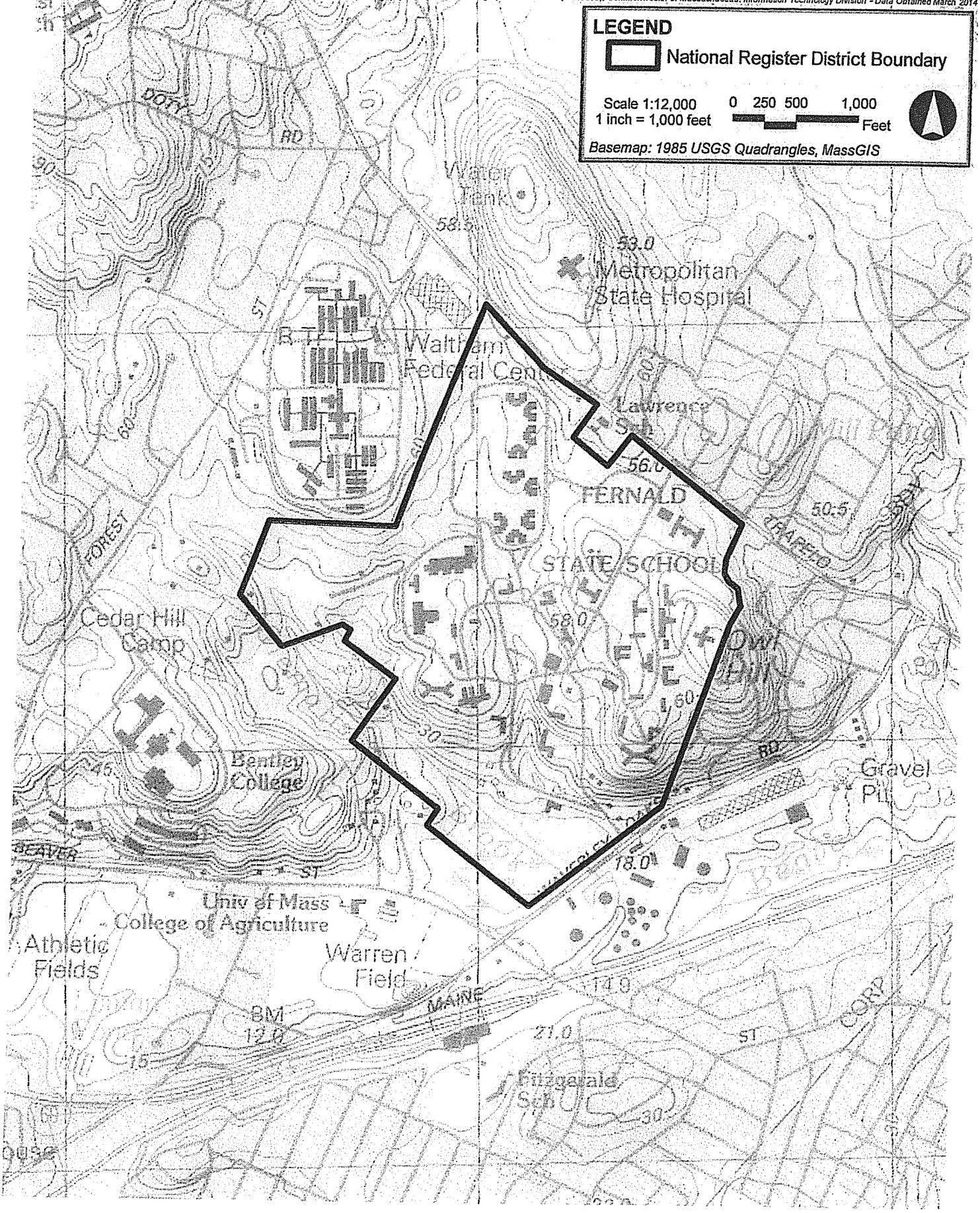
Telephone 978-461-6245

REGULATORY AUTHORITY

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

G:\Projects2\MA\Waltham\2595\1-1_usgs.mxd

Data Source: Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division - Data Obtained March 2014




**Walter E. Fernald Developmental Center Waltham, Massachusetts**

Epsilon Associates Inc.

**Figure 1-1**

*USGS Locus Map*

# Historic Resources Existing Conditions Memorandum

# HISTORIC RESOURCES EXISTING CONDITIONS MEMORANDUM

The Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) is undertaking the disposition of a parcel of land at the Fernald Developmental Center. As such, 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 CMR 71.00). State Register Review is required as the Project involves the transfer of a State Register property.

## Disposition Parcel

The Disposition Parcel is located within the Walter E. Fernald State School National Register District. The Project site includes approximately 180 +/- in the City of Waltham. A USGS map of the National Register District is included as Figure 1. The Disposition Parcel consists of 93 resources including 48 contributing (including 2 contributing sites and 2 contributing structures), 42 non-contributing resources and three resources not identified in the Nomination for the Walter E. Fernald Developmental Center.

The overall Fernald Developmental Center site is vacant, but was utilized until recently by the by the Department of Developmental Services (DDS).

Due to the poor condition of the buildings, deferred maintenance, and lack of programmatic feasibility, reuse of the buildings and structures on the Parcel, no state agency has expressed an interest in relocating to any buildings within the Parcel. A 2009 survey of selected buildings on the disposition parcel were identified as in extremely poor condition (see attached 2009 memo). The Commonwealth does not have the financial resources or interest by state agencies to rehabilitate these buildings and, as a result, proposes to dispose of the 180 +/- acre parcel containing 93 buildings and landscape features to the City of Waltham.

## Historic Resources

The Disposition Parcel is located within the Walter E. Fernald State School Historic District, a district listed in the State and National Registers of Historic Places in 1994. The Fernald State School Historic District includes a complex of 93 buildings, structures and sites on an approximately 180-acre site. 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. Three buildings are included in this report, but were not identified in the Nomination. All buildings associated with the proposed Project are in fair to extremely poor condition as a result of disuse, abandonment and lack of maintenance. Electric, plumbing and heating services have been disconnected to most of the structures. A preliminary hazardous materials assessment for the buildings within the Disposition Parcel indicates asbestos contamination, PCB and mercury-

containing materials, lead-based paint and chemical and petroleum waste in the buildings and structures within the Parcel.

Photographs of the existing conditions of buildings proposed for disposition within the Fernald State School Historic District Disposition Parcel are included as Appendix A.

## Historic Resources Proposed for Disposition

The following resources within the Fernald State School Hospital District are proposed for disposition to the City of Waltham.

- **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.

  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 2, North Building:** The North Building was designed by William G. Preston and constructed in 1897. The Queen Anne style red brick building is two and a half stories with a "T" shaped footprint and a hip asphalt shingle roof. The brick exterior features decorative brick panels, corbelling, jack arch lintels, sandstone sills and is supported by a mortared rubblestone foundation. The building also features aluminum replacement windows and replacement steel entry doors. The building has been vacant for several years.

  The North Building is in fair condition. The brick exterior has areas of deteriorated mortar. The building's roof which was likely originally slate presently consists of asphalt shingles with some missing and damaged shingles. Photograph 83 depicts the exterior condition of the building.

- **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 girls'

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.

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 4/5, Schoolhouse/Gym: The Schoolhouse and Gym are two attached buildings constructed in 1891 and designed by William G. Preston in Queen Anne style. The Schoolhouse is a two story red brick building with a roughly "L" shaped footprint and a low pitched hip asphalt shingle roof with rafter tails. The brick exterior features decorative brick bands and panels as well as half round arched brick lintels and sandstone bands and sills supported by a mortared rubble stone foundation. An aluminum and glass vestibule has been added to the Schoolhouse's east elevation. To the north of the Schoolhouse is the Gym connected via a one story brick connector The Gym is a red brick one and a half story building with a rectangular footprint and a hip asphalt shingle roof with cupolas. The Gym's brick exterior features brick half round arched lintels, decorative brick panels, brick buttresses separating window openings and sandstone sills. Both buildings feature wood double hung windows. The buildings have been vacant for several years.

  Both buildings are in fair condition. Existing wood trim and windows have peeling paint and areas of detertioration. Downspouts are missing in some areas causing water to cascade down existing brickwork and pool at the base of the building. The brick exteriors have areas of deteriorated mortar. The buildings' roofs consist of asphalt shingle with localized areas of missing and damaged shingles. Photographs 84-89 depict the exterior condition of the buildings.

- 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.

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 7, North Nurses Home:** The North Nurses Home was designed by William G. Preston in 1904. The red brick building is three stories with an "L" shaped footprint and a hip asphalt shingle roof. The brick exterior features metal porches, sandstone lintels and sills, decorative brick panels, brick jack arch lintels, and brick half round arched lintels as well as rectangular and arched window openings. The existing windows are replacement aluminum windows devoid of muntins. A large bay window is located on the west elevation. The building has been vacant for several years.

  The building is in fair condition. Existing wood trim and windows have peeling paint and areas of water penetration. The brick exterior has areas of deteriorated mortar and staining. The building's roof consists of an asphalt shingle roof in fair condition. Photographs 90-91 depict the exterior condition of the building.

- **Building 8, Waverly Hall Lawn:** The Waverley Hall Lawn dates to approximately 1891. The lawn is green space with mature tree growth bounded by campus roads Maple Street, Pine Street, and Cherry Lane forming a triangular area.

  The Lawn is in fair condition. The Lawn has been altered over time with the introduction of modern elements such as pole mounted light fixtures, asphalt sidewalks and a pipe rail fence along its southern boundary on Pine Street. Photographs 92-93 depict the condition of the Lawn.

- **Building 9, East Nurses' Home:** The East Nurses' Home was designed by William G. Preston in 1906. The red brick building is two and a half stories with a roughly rectangular footprint and a hip slate roof. The brick exterior features brick jack arch lintels, sandstone sills, decorative brick coursework, wood double-hung and transom windows and a large brick arch on the west elevation. The existing west elevation entrance consists of a steel door and wood paneling accessed via concrete steps with steel pipe handrails. Aligning with the second story window heads is brick corbelling below the box cornice. The building has been vacant for several years.

  The building is in fair condition. Existing wood trim and windows have peeling paint and areas of water infiltration. The brick exterior has areas of deteriorated

mortar and staining. The building is heavily overgrown. The building's roof has deteriorated and lifting flashing. Photographs 94-95 depict the exterior condition of the building.

- **Building 10, Manual Training:** The Manual Training Building was designed by William G. Preston and constructed in 1904. The contributing section of the building is two and a half stories plus raised basement consisting of red brick with a "U" shaped footprint and a hip asphalt shingle roof. The brick exterior features steel lintels, metal brackets, sandstone sills, decorative brick coursework, wood double-hung windows and a large brick arch on the west elevation. The existing west elevation entrance consists of a steel door and sidelights accessed via concrete steps with steel pipe handrails. At the second story window heads are set into the fascia board below the box cornice. Circa 1960 a two story plus raised basement wing (non-contributing) was added to the east elevation consisting of concrete block, metal panel and metal windows. The building has been vacant for several years.

  The building is in fair condition. Existing wood trim and windows have peeling paint and areas of water infiltration. Exterior metal work has peeling paint and is rusting. The rubblestone foundation has some visible cracks and missing mortar and the concrete steps are cracked. The brick exterior has areas of deteriorated mortar and staining. The building is overgrown. The building's roof is asphalt shingle. Photographs 96-97 depict the exterior condition of the building.

- **Building 11, Warren Hall:** The Warren Hall was designed by William G. Preston and constructed in 1906. The building is two and a half stories plus raised basement consisting of red brick with roughly rectangular footprint and a hip slate roof. The brick exterior features sandstone bands, sandstone lintels and sills, decorative brick coursework including recessed panels lintels and quoining, wood and aluminum replacement double-hung windows and brick corbelling below the eaves. The existing west elevation entrance is accessed via concrete steps with steel pipe handrails. The second story window heads are set into the fascia board below the box cornice. The building has been vacant for several years.

  The building is in fair condition. Existing wood trim and windows have peeling paint and areas of water infiltration. Exterior metal work has peeling paint and is rusting. The brick exterior has areas of deteriorated mortar and staining. Photographs 98-99 depict the exterior condition of the building.

- **Building 12, South Nurses' Home:** The South Nurses' Home was designed by William G. Preston and constructed in 1907. The building is two and a half stories plus raised basement consisting of red brick with an "L" shaped footprint and a hip slate roof. The brick exterior features sandstone lintels and sills, decorative brick coursework including a brick arch on the west elevation, aluminum replacement double-hung windows including a large bay window on the west elevation, steel porches and brick corbelling below the eaves. The existing west elevation recessed entrance consists of a glazed steel door and is accessed via a concrete ramp with

steel pipe handrails. At the second story window heads are recessed within the brick corbelling below the box cornice. The building has been vacant for several years.

The building is in fair condition. Existing wood trim has peeling paint and areas of water infiltration. The concrete ramp and rubblestone foundation have staining and cracks. Exterior metal work has peeling paint and is rusting. The brick exterior has areas of deteriorated mortar and staining. Photograph 100 depicts the exterior condition of the building.

- **Building 13, Thom Building:** The Thom Building was constructed in 1952. The red brick building supported by a concrete foundation consists of a three and a half story plus raised basement main block with two, two and a half story plus raised basement wings extending off of it. The main block has a gabled slate roof while the wings have hipped slate roofs. The brick exterior has brick jack arch lintels and cast stone sills as well as wood double hung windows. The buildings principal entrance is on the east elevation and consists of a cast stone entry surround with glazed double doors accessed via concrete steps with steel pipe handrails.

  The building is in good condition with localized areas of masonry deterioration. Photographs 101-102 depict the exterior condition of the building.

- **Building 14, Power Plant:** The Power Plant was constructed in 1921. The red brick two story building has an "L" shaped footprint with a tall tan brick smokestack. The brick exterior consists of multi light windows, decorative brick coursework and a cast stone cornice.

  The building is in fair condition. Existing windows are broken and have removed and replaced with plywood. Areas of brickwork exhibits deteriorated mortar and staining. Exterior metal work has peeling paint and is rusting. The brick exterior has deteriorated cast stone features, broken bricks, improperly patched wall penetrations, deteriorated mortar and staining. Photographs 103-104 depict the exterior condition of the building.

- **Building 15, Main Garage:** The Main Garage was built in 1932. The one story red brick building has a roughly rectangular footprint and a concrete foundation. A utilitarian building, it is largely devoid of significant detail with brick lintels above door entrances. Most of the overhead door entrances have been infilled with wood paneling or concrete block. Some wood panel and steel overhead doors remain. An entrance is on the west elevation containing a steel door. The building has been vacant for several years.

  The building is in fair condition. The building exhibits areas of mortar deterioration and spalling concrete. The building is heavily overgrown. Photograph 105 depicts the exterior condition of the building.

- **Building 16, Storehouse:** The Storehouse was designed by William G. Preston and constructed in 1891. The one story red brick building has a rectangular footprint

and a mortared rubblestone / concrete foundation. A utilitarian building, it is largely devoid of significant detail with steel lintels above windows and brick corbelling below the eaves. The south elevation features large window openings now infilled with brick, and several smaller window openings on the east elevation have also been infilled with brick. Surviving windows are wood multi light windows. A sheltered concrete loading dock is located on the east elevation. The building has been vacant for several years.

The building is in fair condition. The building suffers from areas of mortar deterioration and spalling concrete. Exterior woodwork has peeling paint and areas of water infiltration. Existing steel lintels are rusting in some locations. The building is overgrown. Photographs 106-108 depict the exterior condition of the building.

- **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.

  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:** 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.

  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 19, Cottage #19: 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. This Craftsman style building features a gable asphalt shingle roof, brick chimney and has vinyl replacement windows with surrounding wood trim. An entry porch is located on the west elevation accessed via wood steps and a bay window is located on the north elevation. An additional entry porch is on the east elevation along with a wood staircase accessing the second story. The building has been vacant for several years.

  Cottage 19 is in fair condition. The stucco exterior has areas of staining and spalling resulting from water infiltration. Mature vegetation surrounds the building with areas of growth on the exterior walls. Exterior woodwork has peeling paint and sections of rot. The roof has suffered deterioration including lifting of the asphalt shingles and debris collection including moss growth. Deteriorated flashing has also resulted in water damage of the stucco at the roof intersections. The brick chimney has deteriorated mortar and cracked and broken bricks and chimney cap. Photographs 109-111 depict the exterior condition of the building.

- Building 20, Cottage #20 Designed by Curtis W. Bixby, this two-story former staff residence is one of four nearly identical wood-frame cottages constructed in 1925. This Craftsman style building features wood shingle exterior, a gable asphalt shingle roof, brick chimney, vinyl replacement windows with surrounding wood trim and is supported by a concrete foundation. An entry porch is located on the west elevation accessed via wood steps, and a sunporch is located on the north elevation. An additional entry porch is on the east elevation along with a wood staircase accessing the second story. The building has been vacant for several years.

  Cottage 20 is in fair condition. The shingle exterior has cupped, rotted and lifting shingles and woodwork has peeling paint and sections of rot. The building is overgrown with mature vegetation. Existing gutters have pulled away from the roof causing water to cascade down the elevations and damage the exterior of the building. The roof has suffered deterioration including lifting of the asphalt shingles and debris collection including moss growth. The brick chimney has deteriorated mortar as well as cracked and broken bricks. Photographs 112-114 depict the exterior condition of the building.

- Building 21, Southard Research Laboratory: Designed by Kendall, Taylor & Company, this one and a half story Craftsman style building has a rectangular footprint and features a brick exterior, wood windows, rafter tails, and a hipped asphalt shingle roof with brick chimneys, slate clad dormer and skylights. A concrete handicap entrance ramp with steel pipe handrails accesses the north elevation entrance with its enclosed porch. The building served as a clinical

research facility for the study of mental illness. The building has been vacant for several years.

The Southard Research Laboratory is in fair condition. The brick exterior and chimneys have areas of deteriorated mortar and woodwork has peeling paint and sections of rot. Exterior metal work has peeling paint and is rusting. The building is overgrown with mature vegetation. The roof has suffered deterioration including lifting of the asphalt shingles. The concrete handicap access ramp has cracks and spalled concrete. Photograph 115 depicts the exterior condition of the building.

- **Building 22, Laundry:** The Laundry was constructed in 1928. The one and a half story red brick building has an "L" shaped footprint with a one story ell off of the east elevation. The building features aluminum replacement windows with concrete sills and brick columns separating window openings, steel entry doors and is supported by a concrete foundation. The building's flat roof is raised with a monitor. An entry portico shelters one north elevation entrance and another is accessed via concrete steps with steel pipe handrails. The building has been vacant for several years.

  The Laundry is in fair condition. Brickwork has areas deteriorated mortar. The building is overgrown with vegetation. The concrete handicap access ramp has cracks and spalled concrete and the pipe handrails have peeling paint and are rusting. Photograph 116 depicts the exterior condition of the building.

- **Building 23, Lavers Hall:** Lavers Hall was designed by James Calderwood and constructed in 1914. This one and a half story Craftsman style building has a "U" shaped footprint and features a brick exterior, wood windows, and a hipped slate roof with brick chimneys A concrete walkway accesses the north elevation entrance with an enclosed porch. The building served as an infirmary for male patients and has been vacant for several years.

  Lavers Hall is in fair condition. Areas of brickwork have deteriorated mortar, and exterior woodwork and windows have peeling paint and areas of rot. Sections of the gutters and downspouts have failed causing water damage to trim, soffits, and brickwork. The concrete walkway has cracks and spalled concrete. Photograph 117 depicts the exterior condition of the building.

- **Building 24, Maintenance:** The Maintenance building was constructed in 1930. This one story concrete block building has an "L" shaped footprint. The building features multi light steel windows, overhead garage doors and steel entry doors. The building also features a flat roof.

  The Maintenance building is in fair condition. Several windows are broken and/or rusting. The concrete block exterior has many penetrations for through wall air conditioners or conduit, some are unused and remain open. Sections of concrete block are cracked or have portions spalled off. The exterior also suffers from deteriorated mortar. Photograph 118 depicts the exterior condition of the building.

- **Building 25, Greenhouse (non-contributing):** The Greenhouse was constructed circa 1940. The building consists of a two story concrete block storehouse and a one story glass greenhouse extending off of its south elevation. The storehouse has a poured concrete first story and a concrete block second story and features steel multi light windows with concrete sills, wood double doors, an overhead door and a flat roof. The one story greenhouse features a gable roof and an aluminum frame with glass panels. The building has been vacant for several years.

  The Greenhouse is in poor condition and is heavily overgrown. The building suffers from mortar deterioration staining, cracks, and spalling concrete. Wood doors have peeling paint and rot. Steel windows have peeling paint and are rusting. The foundation of the greenhouse wing shows areas of significant deflection. Photographs 119-120 depict the exterior condition of the building.

- **Building 26, Electric Substation (non-contributing):** The Electric Substation was constructed circa 1960. The Substation consists of electrical utility boxes wiring and poles set on concrete pads. The station is enclosed by a chain link fence. The Substation is in fair to poor condition with rusting of the chain link fence and the utility boxes. Photograph 121 depicts the condition of the Substation.

- **Building 27, Engineers' Storage:** The Engineers' Storage Building was constructed circa 1930. The one and a half story concrete block building has a roughly rectangular footprint. The building features wood entry doors and wood clapboard on the upper half story below the asphalt shingle gable roof.

  The Engineers' Storage building is in poor condition having suffered deterioration including peeling paint and rot of wood clapboard and trim. The concrete block exterior has also suffered mortar deterioration. Wood doors have suffered peeling paint and root and do not seal properly. Photograph 122 depicts the exterior condition of the building.

- **Building 28, Barn Foundation:** The Barn Foundation is a remnant of a barn that was constructed circa 1900. The rectangular shaped foundation consists of mortared rubblestone approximately five feet in height. The Foundation is in fair condition with some mortar deterioration. The foundation has been unused for over 25 years. Photographs 123-124 depict the exterior condition of the foundation.

- **Building 29, Shed (stucco):** The Shed was constructed circa 1920. The one and a half story Craftsman style building has a stucco exterior and rectangular footprint. The building features surviving wood window trim and wood doors as well as a cross gabled asphalt shingle roof with brick chimney. The building was noted as in poor condition in the National Register Nomination.

  The Shed is located in a heavily overgrown area and is in severely deteriorated condition. Windows are broken or missing and remaining wood doors trim and features have peeling paint and rot. Unsealed window openings have exposed the interior to water damage. The stucco exterior has suffered water damage with

staining and spalling. The building is heavily overgrown The asphalt shingle roof has curling and crumbled shingles. The brick chimney has deteriorated mortar, missing and broken bricks. The building has been vacant for over 25 years. Photographs 125-126 depict the exterior condition of the building.

- **Building 30, Shed (metal) (non-contributing):** The Shed was constructed circa 1970. The building has a rectangular footprint and consists of a gable sheet metal roof and sheet metal and concrete block exterior. The building also features aluminum windows, an overhead garage door and a vinyl entry door.

  The Shed is in poor condition. The wood overhead door has peeling paint and areas of rot. The concrete exterior has suffered water damage with mortar deterioration and spalling of the concrete block. The building is heavily overgrown. Photograph 127 depicts the exterior condition of the building.

- **Building 31, Garage (concrete block) (non-contributing):** The Garage was constructed circa 1950. The building has a rectangular footprint and consists of three garage bays. The building features a concrete block exterior, wood trim, multi light windows and a gable asphalt shingle roof.

  The Garage is in poor condition. The concrete block exterior has deteriorated mortar and broken and cracked concrete blocks. The surviving wood trim has substantial portions of rot. The asphalt shingle roof has deteriorated and crumbling shingles. Photograph 128 depicts the exterior condition of the building.

- **Building 32, Tarbell Hall:** Tarbell Hall was constructed in 1934. The three and a half story red brick Tudor Revival style building has an "L" shaped footprint supported by a concrete foundation. The building features decorative brick panels, brick lintels and sandstone sills. Brick corbelling is present below the eaves and oriels and sandstone bands are also on the exterior. The building also features wood and aluminum replacement windows as well as steel entry doors. The slate / membrane roof has hipped and flat roof sections. The building has been vacant for several years.

  Tarbell Hall is in fair condition with some deterioration noted. Wood windows and wood trim have peeling paint and sections of rot. The brick exterior has areas of deteriorated mortar. The building is overgrown with mature vegetation. Photograph 129 depicts the exterior condition of the building.

- **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.

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:** 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.

  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 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.

  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 36, MacDougall Hall:** MacDougall Hall was designed by William G. Preston constructed in 1898. The Queen Anne style red brick building is two and a half stories with an "L" shaped footprint and a hip slate roof. The brick exterior features decorative brick panels, corbelling, jack arch lintels, sandstone sills and is supported by a mortared rubblestone and concrete foundation. The building also features wood windows, aluminum replacement windows and replacement steel

entry doors. The principal entrance is located on the east elevation sheltered by a hip slate roof and accessed via concrete steps with steel pipe handrails. The building served as a dormitory. The building has been vacant for several years.

MacDougall Hall is in fair condition. The brick exterior has areas of deteriorated mortar. Exterior wood windows and trim have peeling paint and rot. The building is heavily overgrown. Roof flashing is damaged and lifting in areas. Window openings do not seal properly exposing the interior to water penetration. Photographs 130-131 depict the exterior condition of the building.

- **Building 37, Dolan Hall:** Dolan Hall was designed by William G. Preston constructed in 1906. The Queen Anne style red brick building is two and a half stories with a rectangular footprint and a slate shingle hip roof. The brick exterior features decorative brick panels, corbelling, and sandstone sills. The building also features wood windows, aluminum replacement windows and replacement steel entry doors. The principal entrance is located on the east elevation sheltered by a hip slate roof and accessed via concrete steps with steel pipe handrails. The building served as a dormitory. The building has been vacant for several years.

  Dolan Hall is in fair condition. The brick exterior has areas of deteriorated mortar. Exterior wood windows and trim have peeling paint and rot. The building is heavily overgrown. The slate roof is missing slate in areas. Photographs 133-134 depict the exterior condition of the building.

- **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.

  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:** 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.

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 40, Food Service:** The Food Service Building was designed by Clarence P. Hoyt and constructed in 1931. The one and a half story plus raised basement red brick building has a roughly rectangular footprint. The building features multi light steel windows, sandstone bands, and quoining. The building also features gable slate roof sections and flat asphalt roof sections with brick chimneys and a cupola. Circa 1950 additions partially envelop the 1931 core of the building. The building served as the food production facility and dining hall for the Fernald School. The building has been vacant for several years.

  The Food Service Building is in fair condition. The building is heavily overgrown and largely inaccessible. Numerous windows have been removed and openings boarded over. Exterior wood trim and the wood cupola have peeling paint and large sections of rot. A lack of gutters and downspouts has exacerbated the mortar and brick deterioration by water running down the sides of the building. Photograph 135 depicts the exterior condition of the building.

- **Building 41, Howe Hall:** Howe Hall was constructed in 1933. The one and a half story red brick building has a roughly rectangular footprint. The building features multi light windows including an oculus and arched windows, a pedimented gable end on the east elevation, gable and hip roof sections with slate shingles, and decorative wood trim. The principal entrance is a series of arched doorways on the east elevation accessed by concrete steps. The building has been vacant for several years.

  Howe Hall is in fair condition. The exterior woodwork has peeling paint and sections of rot. Flashing is missing from portions of the roof. The brick exterior has areas of deteriorated mortar. The building is heavily overgrown. Photograph 136 depicts the exterior condition of the building.

- **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.

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 43, Hillside Cottage:** Constructed in 1906, this Queen Anne / Colonial Revival style two and a half story building was designed by William G. Preston and has a roughly rectangular footprint with a main block and two ells extending north and south off of the main block. The wood frame and shingle sided building features aluminum replacement windows, decorative wood trim, gable and gambrel roof sections with asphalt shingles, and a columned entry porch on the east elevation. The porch is accessed via a concrete ramp with steel pipe handrails. The building served as the Superintendent's House. The building has been vacant for several years.

  The Hillside Cottage is in fair condition. The wood shingle siding is curling and there are areas of deteriorated wood shingles including peeling paint, cracked shingles and rot. Wood trim has sections of peeling paint. Photograph 137 depicts the exterior condition of the building.

- **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.

  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 45, Baldwin Cottage:** The Baldwin Cottage was constructed in circa 1900. The two and a half story building features vinyl siding and a mixture of wood multi light and vinyl replacement windows with the building supported by a mortared rubblestone foundation. The gable roof has asphalt shingles and brick chimneys. The building has been vacant for several years.

Baldwin Cottage is in deteriorated condition. Portions of the vinyl siding have pulled away from the building, wood trim and windows have peeling paint and rot. The asphalt shingle roof is covered in moss and debris with crumbled shingles. The site is overgrown with vegetation. Photograph 138 depicts the exterior condition of the building.

- **Building 46, Wallace Hall:** Wallace Hall was constructed in 1936. The one and a half story building plus raised basement has a double Y plan. The red brick building features steel replacement entry doors and aluminum replacement windows. The exterior has brick lintels and concrete sills. The hipped slate roof features a cupola. The principal entrance is located on the north elevation consisting of a brick columned porch sheltered by a hip roof and accessed via a concrete walkway with steel pipe handrails. The building has been vacant for several years.

  Wallace Hall is in fair condition. Some deteriorated mortar is present, and there are areas of deteriorated and broken brick as well as staining. The roof has isolated areas of missing and broken slate and flashing. The building is partially overgrown with vegetation. Photographs 139-141 depict the exterior condition of the building.

- **Building 47, Administration:** Designed by Clarence P. Hoyt in Colonial Revival style, the Administration Building was constructed in 1933. The one and a half story plus raised basement red brick building has a "T" shaped main block and a 1950s era addition off of its west elevation. The building features cast stone panels, keystones, quoining, and sills as well as balustrades, and projecting gable pediment on the east elevation. The main block has wood multi light windows and aluminum replacement windows while the 1950s addition has aluminum windows. The building has hip slate shingle roof section on the main block with cupola and a flat roof on the addition. The building's principal entrance is on the east elevation via a columned portico with frieze and dentil details as well as concrete steps. The building served as office space with examination rooms and a pharmacy. The building has been vacant for several years.

  The Administration Building is in fair condition. Exterior woodwork including the pediment and wood trim has peeling paint. The brick exterior has suffered staining and mortar deterioration. The building is partially overgrown with vegetation. Photographs 142-143 depict the exterior condition of the building.

- **Building 48, Farrell Hall (non-contributing):** Farrell Hall was constructed in 1960. The one story plus raised basement red brick building has a "T" shaped footprint and is supported by a concrete foundation. The building has brick panels, aluminum windows and steel doors as well as a flat roof. The raised basement is clad in concrete while the first story utilizes brick. A concrete handicap access ramp with steel pipe handrails is located along the south elevation providing access to the basement and first story with an elevated exterior walkway along the first story west elevation. The principal entrance is on the west elevation with a set of concrete steps with steel pipe handrails accessing a set of steel double doors with

transom and sidelight. A loading dock is also present on the west elevation. The building has been vacant for several years.

Farrell Hall is in fair condition. Exterior metalwork has peeling paint and is rusting including the pediment and wood trim have peeling paint. The brick exterior has suffered staining and mortar deterioration. Sections of concrete are cracked and/or spalling. The building is heavily overgrown with vegetation. Some windows are damaged with openings boarded over with plywood. Photographs 144-146 depict the exterior condition of the building.

- **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.

  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 50, Greene Unit (non-contributing):** The Greene Unit was constructed in 1960. The three story red brick building has an irregular footprint with an "E" shaped main block and a large east wing. The building features ganged sets of three windows and multi light windows all constructed of aluminum with cast stone sills. The building utilizes two tones of red brick and has a flat roof. The building's principal entrance is located on the south elevation and features concrete steps and handicap access ramp with steel pipe rails leading two a set of aluminum double doors with sidelights and transoms. The building served as athletic and office space and an accessible therapeutic pool at the basement level.

  The Greene Unit is in fair condition. Exterior metalwork has suffered from peeling paint and is rusting in areas. Areas of concrete are cracked and spalled. Areas of the brick exterior has suffered mortar deterioration. Photographs 147-149 depict the exterior condition of the building.

- **Building 51, Trapelo Cottage:** The Trapelo Cottage was constructed circa 1860. The two and half story building has a roughly rectangular footprint supported by a mortared rubblestone foundation. The building features wood double hung and

aluminum replacement windows as well as bay windows, wood fascia and asbestos siding. The gable asphalt shingle roof has a brick chimney. The principal entrance is on the north elevation via a steel door located adjacent to an enclosed porch. A secondary entrance is on the east elevation accessed via a concrete porch with steel pipe handrails. The building has been vacant for several years.

The Trapelo Cottage is in fair condition. Exterior woodwork and windows have peeling paint and sections of rot. The roof is in poor condition with most of the asphalt shingle, curling, broken or delaminated. Exterior metalwork has peeling paint and is rusting. Areas of concrete are cracked and spalled. The brick chimney exhibits deteriorated mortar and loose bricks. Photograph 150 depicts the exterior condition of the building.

- **Building 52, Trapelo Cottage Garage (non-contributing):** Originally located adajcent to the Trapelo Cottage, the Trapelo Cottage Garage is no longer extant.
- **Building 53, Cardinal Cottage:** Cardinal Cottage was constructed circa 1850 in the Greek Revival style. The two and a half story building has a roughly rectangular footprint and is supported by a concrete and granite foundation. The building features wood trim, asbestos siding and wood double hung windows. The building has a gable slate roof with brick chimneys. The principal entrance is on the west elevation consisting of a glazed wood door with sidelights sheltered by a columned porch and accessed by a set of concrete steps. The building has been vacant for several years.

  The Cardinal Cottage is in fair condition. Exterior woodwork and windows have peeling paint and sections of rot. The porch columns in poor condition due to water infiltration. Debris and plants have collected in the gutters causing water damage to the fascia and soffits. Photographs 151-152 depict the exterior condition of the building.
- **Building 54, Garage (non-contributing):** The Garage was constructed in 1947. The rectangular one story, two car bay concrete block building has a flat concrete roof. The building has one infilled opening with a pedestrian door and one overhead door. The building has been vacant for several years.

  The Garage is in fair condition with some mortar deterioration present. Photograph 153 depicts the exterior condition of the building.
- **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.

  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 56, Garage (non-contributing):** The garage was constructed in 1930. The rectangular one story one car bay brick and concrete block building has a flat concrete roof. The building also has a set of wood double doors. The building has been vacant for several years.

  The Garage is in poor condition. The doors have peeling paint and rot. The concrete has portions spalled off and the mortar has deteriorated and is missing in areas. Photograph 154 depicts the exterior condition of the building.

- **Building 57, Garage (non-contributing):** The Garage was constructed in 1955. The rectangular one story, one car bay concrete block building has a gable asphalt shingle roof. The building features wood clapboard above the wood panel overhead door entrance. The building has been vacant for several years.

  The Garage is in deteriorated condition. The asphalt shingle roof is failing with most of the asphalt shingle, curling, broken or delaminated. The exterior woodwork has peeling paint and rot. Photograph 155 depicts the exterior condition of the building.

- **Building 58, Electric Substation (non-contributing):** The Electric Substation was constructed circa 1960. The Substation consists of electrical utility boxes wiring and poles as well as supporting concrete pads and a one story brick building. The rectangular building features a set of steel double doors and a single wood entry door as well as a flat roof. Portions of the substation are enclosed by a chain link fence.

  The Substation is in poor condition. The building suffers from mortar deterioration and the wood door has water damage and rot. The building is heavily overgrown. The steel doors have peeling paint and rust and one has been broken and boarded over with plywood. Photograph 156 depicts the exterior condition of the station.

- **Building 59, Cast Iron Fence:** The fence is not visible. The location of the fence is heavily overgrown and there are numerous fallen trees and debris present.

- **Building 60, Kelley Hall (non-contributing):** 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.

  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 61, Activities Center (non-contributing): Designed by CBT Architects, the Activities Center was constructed in 1980. The one and a half story, red brick building has an "L" shaped footprint. The building features large multi light wood and aluminum windows as well as a pitched asphalt shingle and flat roof. Greenhouses are located off of the south elevation.

  The Activities Center is in poor condition. Wood trim and windows have peeling paint and rot. Photograph 157 depicts the exterior condition of the building.

- Building 62, Withington Center (non-contributing): Designed by Payette Associates, the Withington Center was constructed in 1979. The two story plus raised basement brick building has a "T" shaped footprint. The building features a brick and concrete exterior with aluminum windows and a flat roof. A later concrete clad addition is situated off of the south elevation. The principal entrance is on the west elevation consisting of a concrete walkway leading to a set of double doors. A loading dock is situated off of the north elevation.

  The Withington Center is in fair condition. There is staining on the brick exterior as well as deteriorated mortar. the building is partially overgrown with vegetation. Photograph 158 depicts the exterior condition of the building.

- Building 63, Eunice Shriver Center (non-contributing): Designed by Caolo & Bienick Associates, the Eunice Shriver Center was constructed in 1967. The complex consists of two distinct connected buildings the Research Laboratory and Rehabilitation Center. The four story laboratory has a rectangular footprint and features large multi light and single glazed aluminum windows with cast stone bands and panels. The fourth story is recessed from those below and houses mechanical equipment on its flat roof. The rehabilitation center is a one story brick building with an "H" shaped footprint and features aluminum windows and a flat roof.

  The Eunice Shriver Center is in fair condition. Some staining of the exterior masonry and deteriorated mortar is present as well as rusting of the metal clad equipment enclosure on top of the research laboratory. Photographs 159-162 depict the exterior condition of the building.

- Buildings 64-74, Cottages #3-13 (non-contributing)

  The Cottage Complex consists of 11 identical "U"-shaped residences. These one story buildings have brick and wood shake exteriors featuring wood panels, aluminum windows and steel doors. Every building utilizes a modified Mansard style roof with wood shakes running down the sides of the buildings at an angle from the flat roofs that house rooftop mechanical equipment. Concrete and asphalt walkway access the entrances.

  The cottages are in fair to deteriorated condition suffering from the same forms of deterioration. Wood siding and trim has peeling paint. The masonry has areas of

deteriorated and missing mortar. Photographs 161-166 depict representative views of the exterior conditions of the cottages.

- **Building 75, Brookside (non-contributing):** Brookside was constructed in 1981. The one story red brick building has a rectangular footprint and features aluminum windows and a flat roof. Above the windows, the building is wrapped in sheet metal cladding.

  Brookside is in fair condition. The building is surrounded by overgrown mature vegetation. The building exhibits some deteriorated mortar. Photograph 167 depicts the exterior condition of the building.

- **Building 76, Woodside (non-contributing):** Woodside was constructed in 1981 and consists of two buildings connected by a sheltered walkway. The northern building is a one story red brick building with an "L" shaped footprint. The northern building features aluminum windows and above the windows the building is wrapped in sheet metal cladding. The southern building features identical detail and is one story with a rectangular footprint.

  Woodside is in fair condition. The building is surrounded by overgrown mature vegetation. The building exhibits areas of deteriorated mortar and staining on the brickwork from rusting metalwork. Photograph 168 depicts the exterior condition of the building.

- **Building 77, Site 5 (non-contributing):** Site 5 was constructed circa 1980. The one story red brick building has a rectangular footprint and features aluminum windows and a flat roof. Above the windows, the building is wrapped in sheet metal cladding. The principal entrance is on the west elevation consisting of a concrete walkway leading to a glazed steel door with sidelights.

  Site 5 is in fair condition. The building is surrounded by overgrown mature vegetation. The building's windows frames have peeling paint. Photograph 169 depicts the exterior condition of the building.

- **Building 78, Open Pavilion (non-contributing):** The Open Pavilion was constructed circa 1970. The one story structure has a concrete pad and gabled sheet metal roof. The structure is in fair condition.

- **Building 79, Shed (non-contributing):** The Shed was constructed circa 1970. The one story rectangular building is clad in sheet metal. The building features a flat metal roof.

  The Shed is located in a heavily overgrown area and in deteriorated condition. Photograph 170 depicts the exterior condition of the building.

- **Building 80, Shed (concrete) (non-contributing):** The Shed was constructed circa 1970. The one story rectangular concrete building features a flat roof. An entrance on its north elevation has been boarded over with plywood.

  The Shed is in fair condition. Portions of the concrete have spalled off of the building. The building is in a heavily overgrown area. Photograph 171 depicts the exterior condition of the building.

- **Building 81, Garage (concrete) (non-contributing):** The Garage was constructed circa 1930. The one story rectangular building features concrete and wood frame sections. The building has wood paneling, wood double doors, and a pitched sheet metal roof.

  The building is in poor condition. The wood exterior and wood doors have peeling paint and are deteriorated. Some doors have significant air gaps and/or are broken or have broken frames. Photograph 172 depicts the exterior condition of the building.

- **Building 82, Shed (concrete) (non-contributing):** The Shed (concrete) is no longer extant.

- **Buildings 83-86, Malone Park 1-4 (non-contributing):** Malone Park consists of four identical "U" shaped multifamily residences. These one and a half story buildings have wood siding, doors and trim as well as aluminum sliding and glass block windows. The buildings have pitched asphalt shingle roofs.

  Buildings in Malone Park are in fair condition. The buildings suffer deterioration including peeling paint and rot of the wood siding doors and trim. The building are surrounded by mature vegetation. Photographs 173-176 depict the exterior condition of the buildings.

- **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.

  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.

- **Building 88, Chapel (non-contributing):** Designed by John A. McPherson, the Chapel was constructed in 1960. The one and a half story red brick building has a "T" shaped footprint. The building features vinyl siding, brick quoining and multi light windows including some with lead glass. The building has its principal entrance on its west elevation sheltered by a projecting columned portico and accessed via a concrete handicap ramp with steel pipe handrails.

  The Chapel is in fair condition. The brick exterior has deteriorated mortar as well as cracked and chipped bricks. Wood trim and windows have peeling paint. Portions

of the vinyl siding on the eave and soffit have broken off exposing the wood beneath to water damage resulting in rot. The building is partially overgrown with vegetation. Photographs 177-178 depict the exterior condition of the building.

- **Building 89, Electric Substation (non-contributing):** The Electric Substation was constructed circa 1960. The Substation consists a rectangular one story brick building supported by a mortared rubblestone and concrete foundation. The building features brick corbelling, and a jack arch brick lintel above a vinyl entry door. The building also has a low pitched roof.

  The Substation is in fair condition. Photograph 179 depicts the exterior condition of the station.

- **Building 90, Shed (wood):** The Shed was constructed circa 1920. The one story rectangular wood frame building has a gable asphalt shingle roof and a wood door opening on its east elevation. The building is supported by a concrete foundation. The building serves as equipment storage.

  The Shed is in severely deteriorated condition. The wood exterior has broken clapboards and rot. The asphalt shingle roof has failed with holes and degraded shingles. Photographs 180-182 depict the exterior condition of the station.

- **Building 91, Activity Center Lawn:** The Activity Center Lawn dates to circa 1891 and is green space located north of the Gym (Building #5). The open lawn slopes down to the west and includes mature trees and bushes as well as a paved asphalt walkway.

  The Activity Center Lawn is in fair condition. Some plantings have become overgrown and volunteer growth has taken over substantial portions of the area. Photograph 183 depicts the condition of the area.

- **Gazebo (not included in Nomination):** The Gazebo was constructed circa 1985 located north of the Chapel (Building #88) in an open lawn area. The Gazebo consists of a wood frame with brackets supporting a wood shingle roof. This structure is not identified in the National Register Nomination, District Data Sheet or District Map. The Gazebo is in fair condition with some of the roof shingles lifting. Vegetation has been allowed to incase the Gazebo. Photograph 167 depicts the condition of the Gazebo.

- **Shed (concrete; not included in Nomination):** This one story concrete block shed is located in a heavily overgrown area west of Shed (stucco; Building #29). This building is not identified in the National Register Nomination, District Data Sheet or District Map and appears to be approximately 40 years old. The building is in a dilapidated state with its roof missing and portions of walls. The concrete block is substantially deteriorated in areas. Photograph 184 depicts the condition of the building.

- Malone Park Comfort Station (not included in Nomination): 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.

  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.

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." The fence could not be located as its location is heavily overgrown and has been disturbed by numerous fallen trees and debris.

GZA
GeoEnvironmental, Inc.

*Engineers and Scientists*

February 18, 2009
RFP No. 01.P000597.09

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One Ashburton Place
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Re: Mass. State Proj. No. DMR 0906-HS1
Preliminary Overview
Study of Demolition of Selected Buildings at the Walter Fernald School
Waltham, Massachusetts

Dear Mr. McWeeney:

Pursuant to our recent discussions, GZA GeoEnvironmental, Inc. (GZA) has prepared the following preliminary overview of the twenty-three buildings to be evaluated for potential future demolition at the Walter Fernald School in Waltham, Massachusetts (Fernald). The observations below were made over the course of several visits by GZA representatives to the Fernald property during January of 2009. A list of the buildings observed by GZA is attached for reference purposes.

The subject buildings are distributed throughout the Fernald campus and were constructed between the years of 1890 and 1982. At the time of GZA's visits, GZA did not access the building interiors; therefore, our observations contained herein are strictly derived from exterior vantages.

Based on information made available to GZA, we understand the buildings served a variety of school functions that included dormitories, medical services, staff residences, maintenance and recreation. The majority of the buildings were observed to be constructed of varying combinations of masonry and wood materials. A number of buildings, due to abandonment and deferred maintenance, have entered "condemned" status. Infiltration of the elements and pests over a period of many years has in some cases caused significant compromise to the building envelopes. Based on a conversation with Paul Bermingham, Director of Campus Safety, some of the buildings have been deemed unsafe for over twenty years with spalling masonry exteriors, roof breaches and interior floor and stairway failures. Due to the extreme conditions of a few of the buildings we observed, the buildings have been surrounded by a chain link fence to restrict unauthorized access not only into the buildings but the areas proximate to the exteriors.

Based on the age of the buildings and the anticipated materials of construction, including interior finishes and fixtures, it is likely that many of the buildings will contain a wide range of hazardous items (PCB light ballasts, mercury containing devices, oils, asbestos, etc.) that will need to be inventoried and remediated prior to any demolition work. Upon completion of GZA's visual structural evaluation and hazardous materials inventory of the referenced Fernald buildings, we will submit a detailed report of our findings.

Thank you for the opportunity to work with you on this important project. If you have any questions or require any additional information, please do not hesitate to contact me at (781) 278-3842.

Very truly yours,

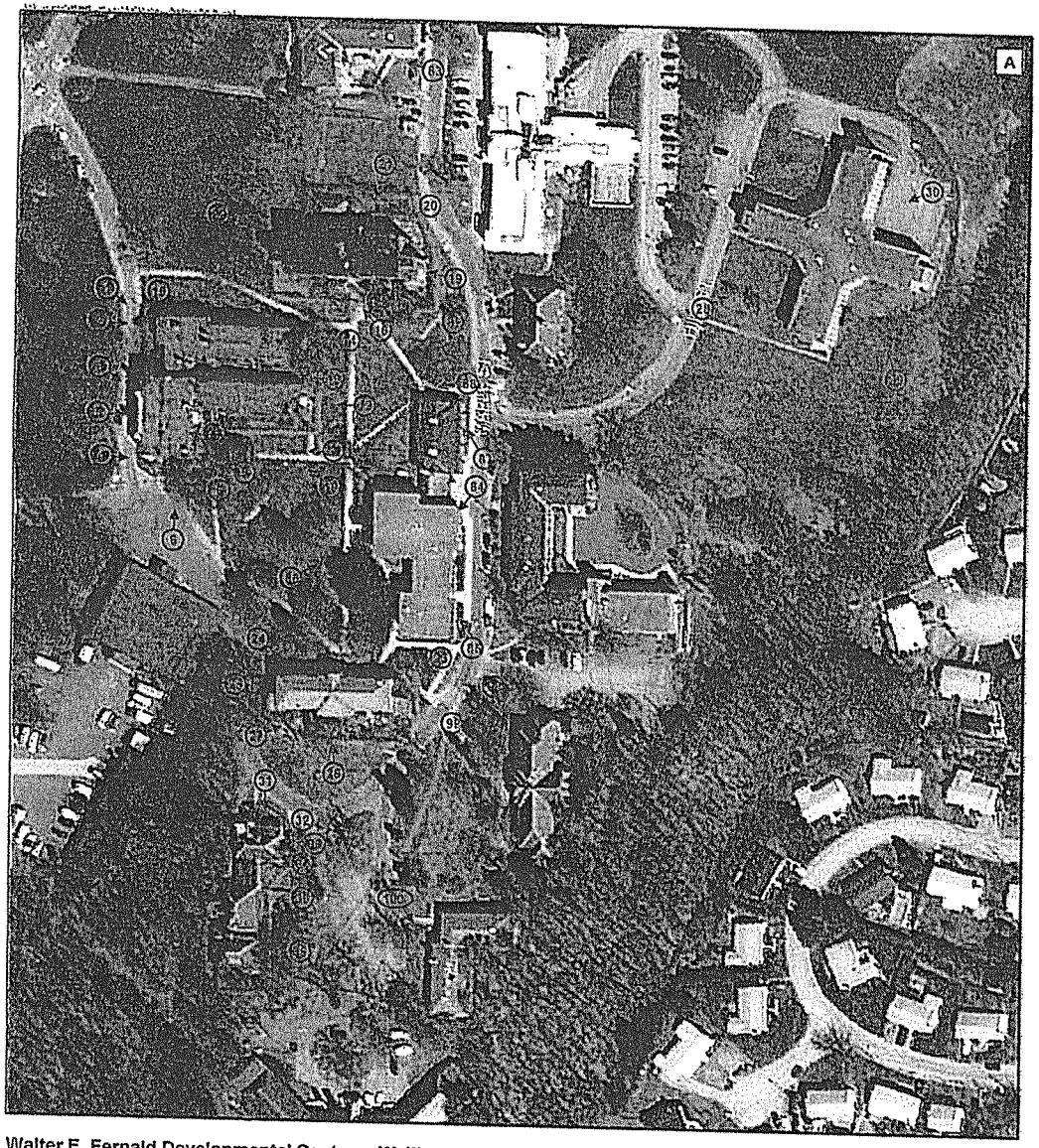
GZA GEOENVIRONMENTAL, INC.

Randy J. Meuse
V.P. Remediation Engineering & Construction

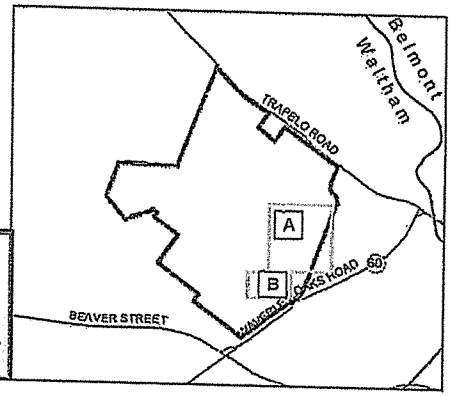
Attachment: Table 1

TABLE 1

| WALTER E. FERNALD STATE HOSPITAL (CAMIS FACILITY ID: DMR27) 200 Trapelo Rd., Waltham, MA | | | | |
|---|---|---|---|---|
| PARCEL | ADDRESS (CAMIS) | CAMIS BUILDING NO. | BUILDING AREA (SF) | DATE OF CONSTRUCTION (CAMIS) |
| WAVERLY HALL | 200 Trapelo Rd. | 438DMR0280 | 32,298 | 1891 |
| COTTAGE 17/GARAGE | 200 Trapelo Rd. | 438DMR0180 | 440 | 1925 |
| COTTAGE 18 | 200 Trapelo Rd. | 438DMR0170 | 2,264 | 1925 |
| POOL AREA | 200 Trapelo Rd. | 438DMR9509 | 4,950 | 1973 |
| CHIPMAN #006/HALL | 200 Trapelo Rd. | 438DMR5551 | 10,704 | 1892 |
| STEPHEN BOWNE HALL | 200 Trapelo Rd. | 438DMR0490 | 12,000 | 1893 |
| OLD ACTIVITY CENTER | 200 Trapelo Rd. | 438DMR4445 | 21,766 | 1891 |
| WEST BUILDING | 200 Trapelo Rd. | 438DMR0330 | 49,041 | 1890 |
| COTTAGE 17 | 200 Trapelo Rd. | 438DMRBP08 | 2,264 | 1925 |
| WHEATLEY HALL | 200 Trapelo Rd. | 438DMR0390 | 11,640 | 1933 |
| MALONE PARK - COMFORT STATION | 200 Trapelo Rd. | 438DMRBP16 | 475 | Not Listed |
| POLL SHED #1 | 200 Trapelo Rd. | 438DMR9210 | 48 | 1982 |
| POOL SHED #2 | 200 Trapelo Rd. | 438DMR9211 | 120 | 1979 |
| HILLSIDE GARAGE | 200 Trapelo Rd. | 438DMR6664 | 484 | 1912 |
| BELMONT HOUSE | 200 Trapelo Rd. | 438DMR4444 | 6,416 | 1890 |
| WEST NURSES #038 | 200 Trapelo Rd. | 438DMR0380 | 6,912 | 1906 |
| SEQUIN HALL #035 | 200 Trapelo Rd. | 438DMR0350 | 21,521 | 1933 |
| WALLACE BLDG #049 | 200 Trapelo Rd. | 438DMR0460 | 29,550 | 1936 |
| KELLY HALL | 200 Trapelo Rd. | 438DMR4441 | 43,740 | 1961 |
| GARAGE (COTTAGE 20) | 200 Trapelo Rd. | 438DMR6028 | 240 | 1930 |
| DOLAN HALL #037 | 200 Trapelo Rd. | 438DMR6050 | 15,252 | 1906 |
| WARREN HALL #011 | 200 Trapelo Rd. | 438DMR9206 | 16,296 | 1906 |
| MCDOUGAL HALL | 200 Trapelo Rd. | 438DMR9216 | 23,376 | 1898 |
| Total Buildings: 23 | | Total: | 311,797 | |








LEGEND

National Register District Boundary

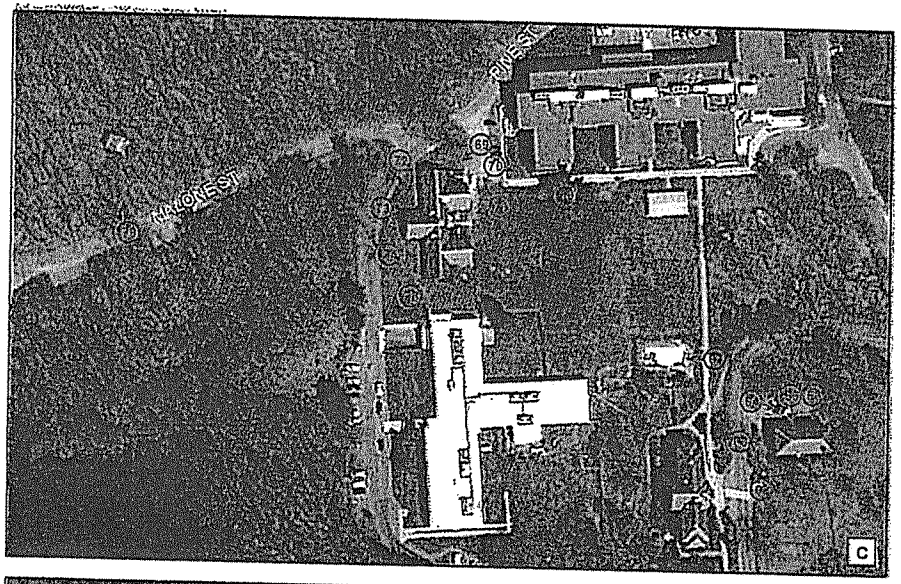
Not to Scale

Basemap: 2005 Orthophotography, MassGIS

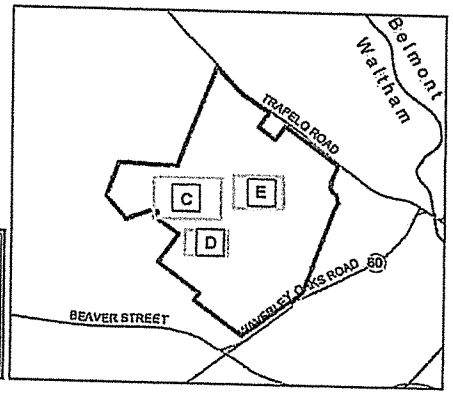
Walter E. Fernald Developmental Center Waltham, MA

Epsilon

Key to Existing Conditions Photographs






LEGEND

National Register District Boundary

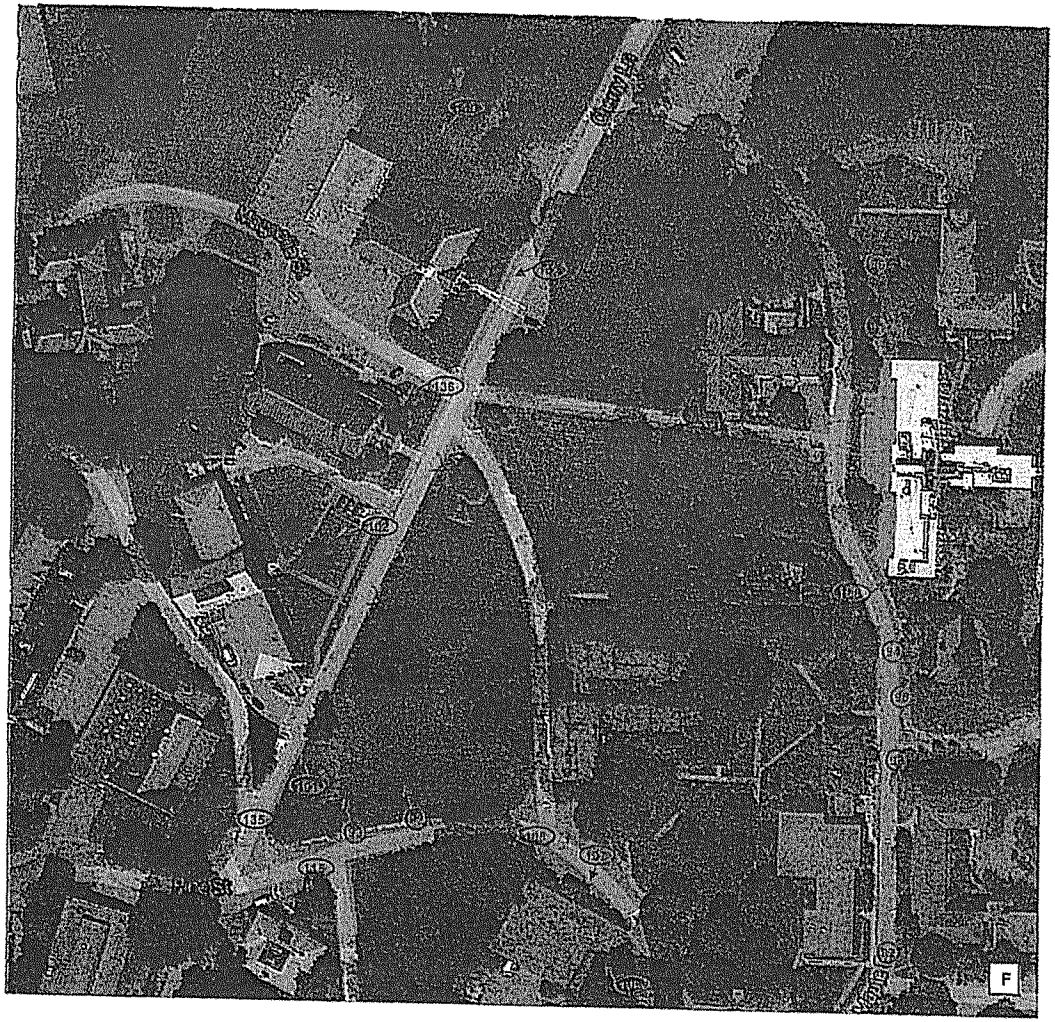
Not to Scale

*Basemap: 2005 Orthophotography, MassGIS*

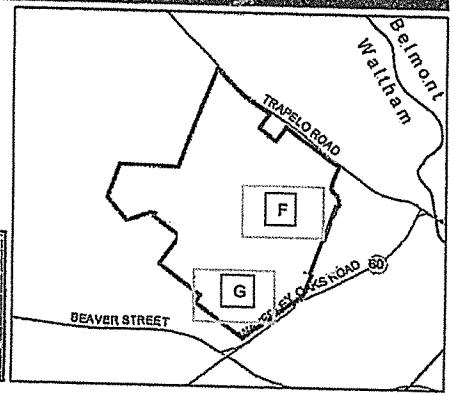
Walter E. Fernald Developmental Center Waltham, MA

Epsilon

Key to Existing Conditions Photographs





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National Register District Boundary

Not to Scale

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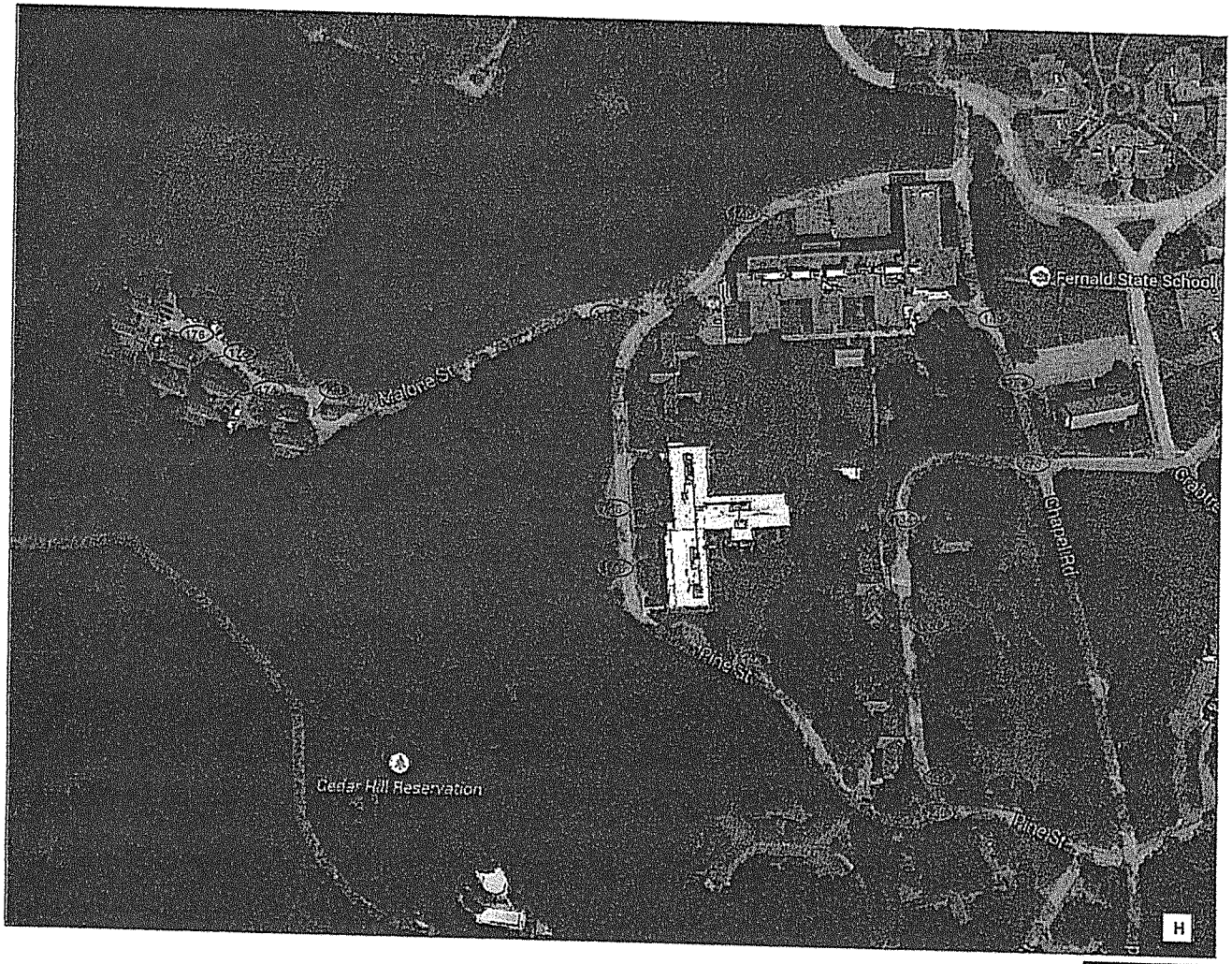
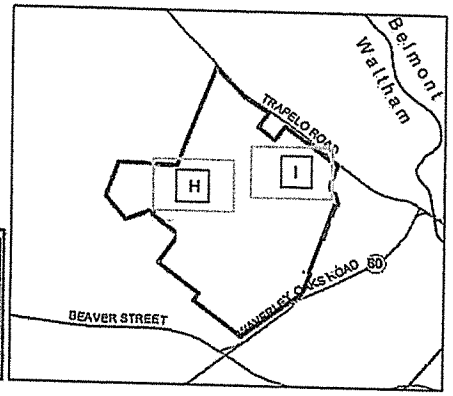
Walter E. Fernald Developmental Center Waltham, MA

Epsilon

Key to Existing Conditions Photographs








LEGEND

National Register District Boundary

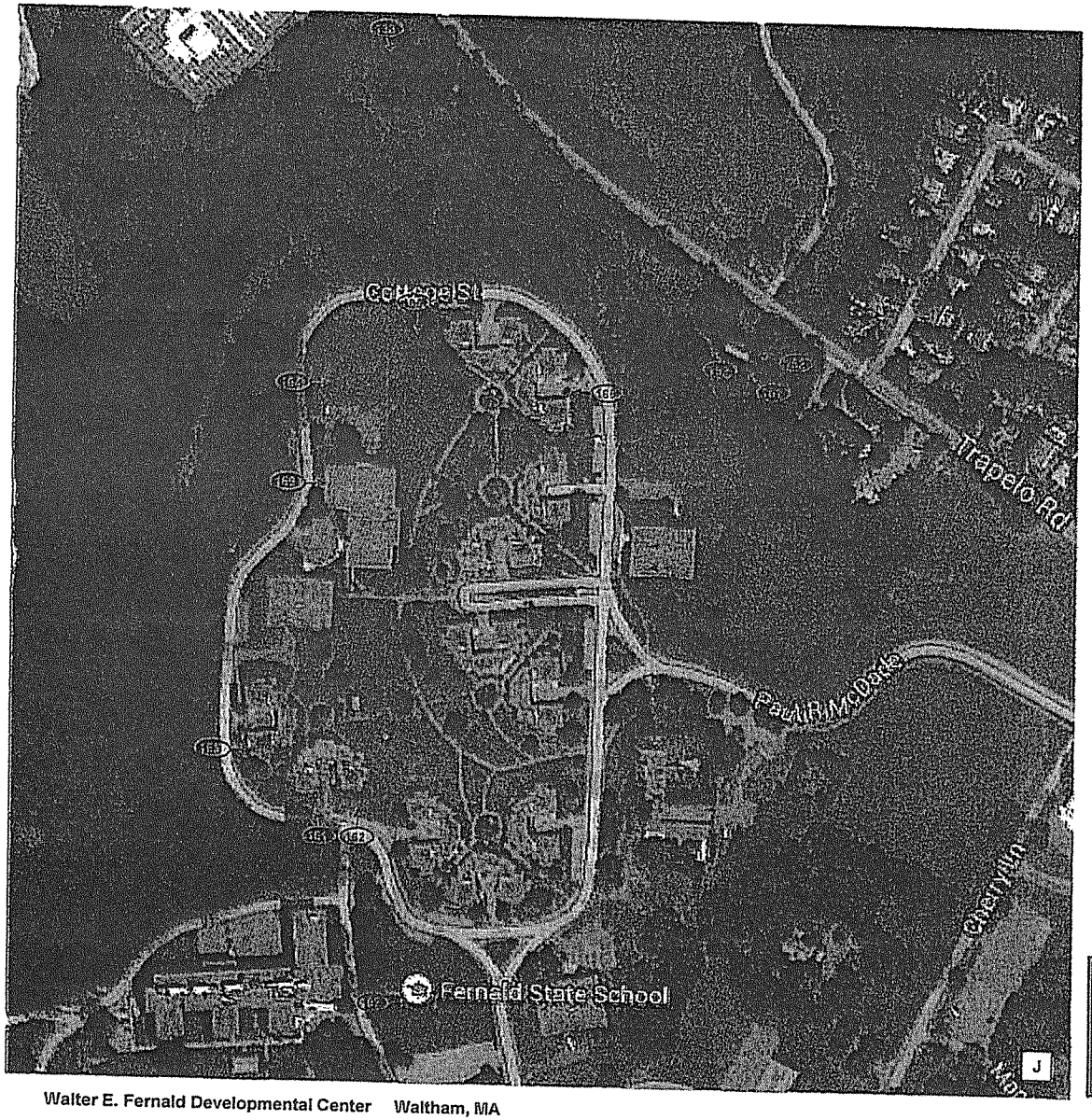
Not to Scale

*Basemap: 2005 Orthophotography, MassGIS*

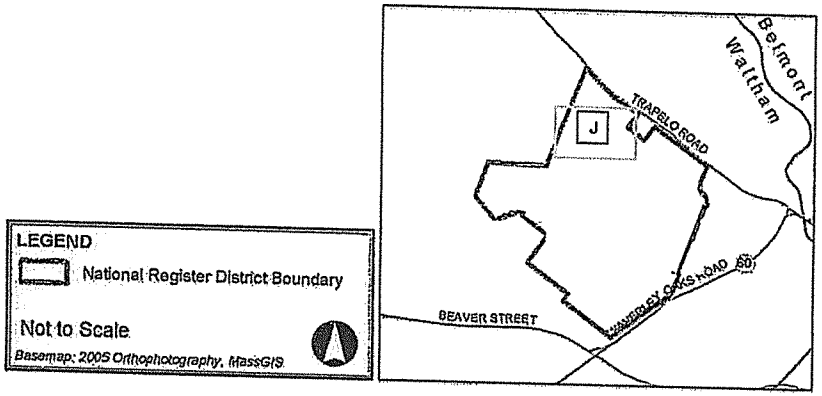
Walter E. Fernald Developmental Center Waltham, MA

Epsilon

Key to Existing Conditions Photographs



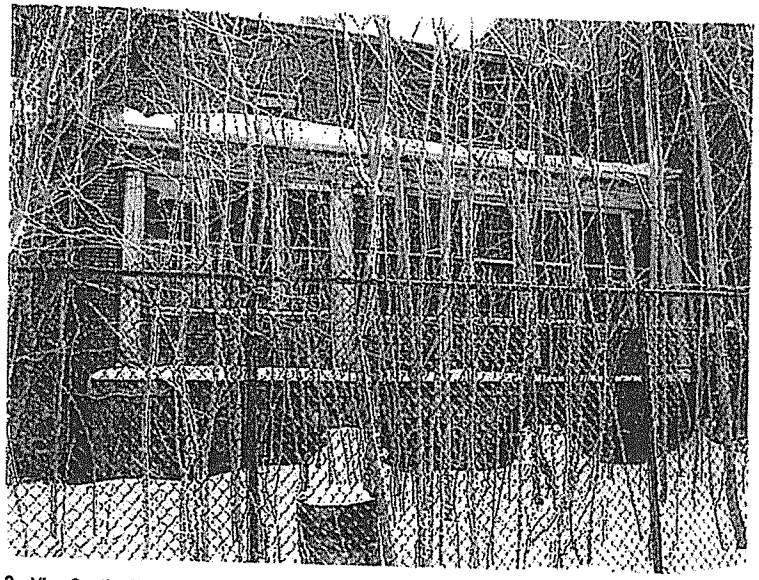

Walter E. Fernald Developmental Center Waltham, MA




Epsilon

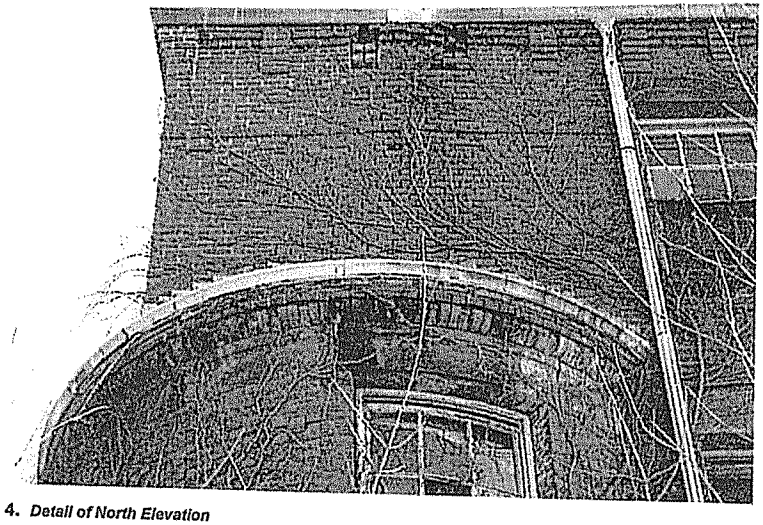
Key to Existing Conditions Photographs

1. *View South of North Elevation*



2. *View South of North Elevation*

3. *View South of North Elevation*



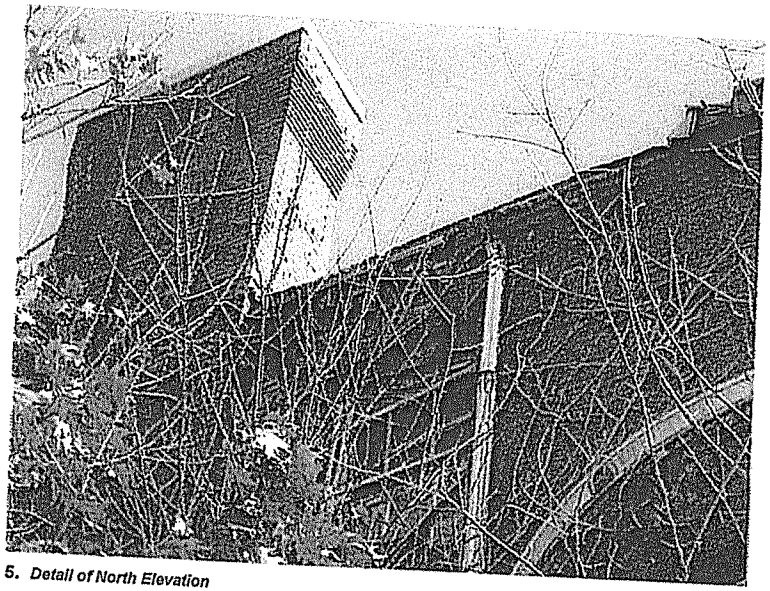
4. *Detail of North Elevation*

Walter E. Fernald Developmental Center Waltham, MA

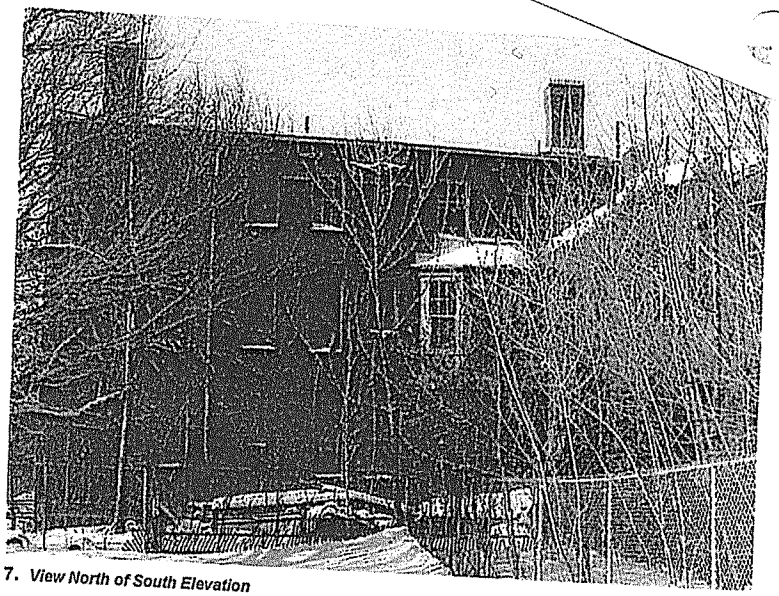
psilon

**Existing Conditions Photographs**

*Waverly Hall*

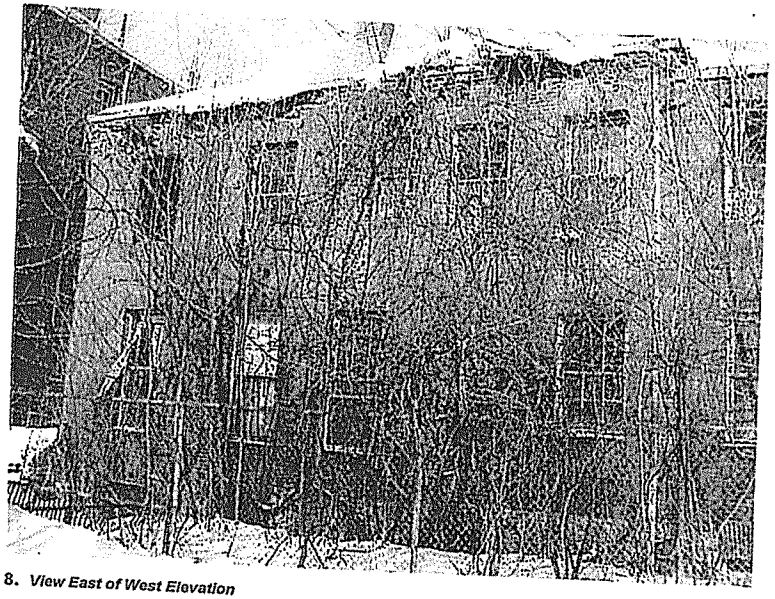


5. *Detail of North Elevation*

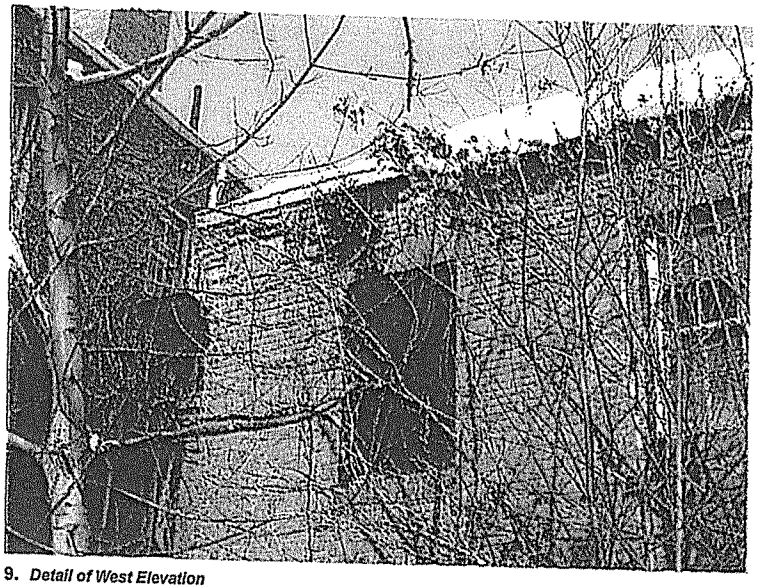


7. *View North of South Elevation*

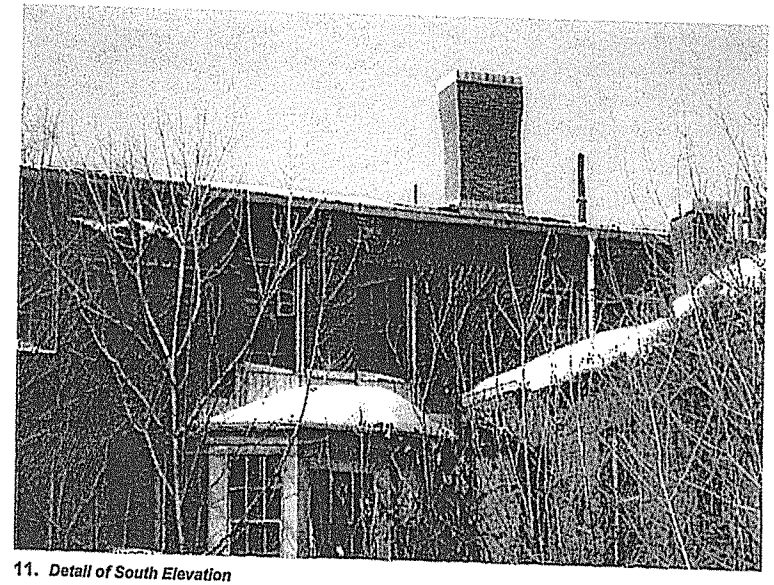
6. *View East of West Elevation*



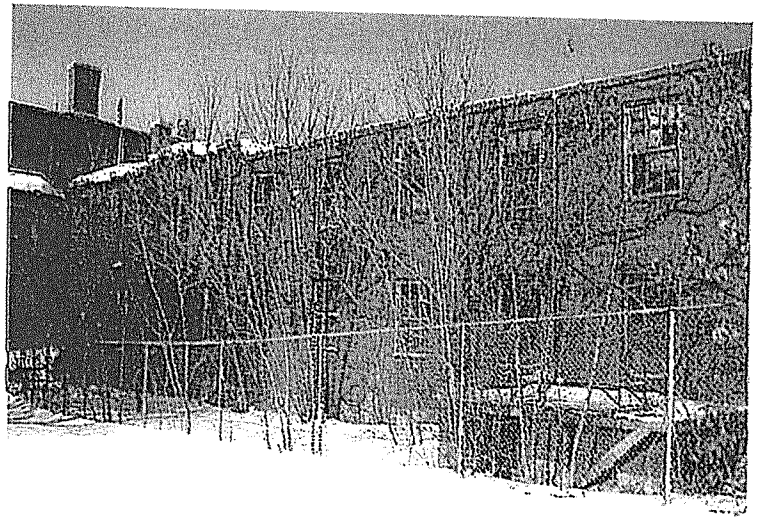
8. *View East of West Elevation*



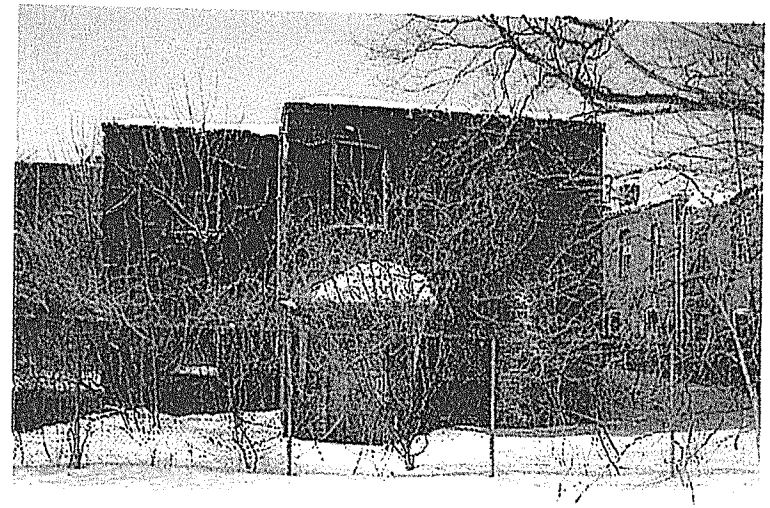
9. *Detail of West Elevation*



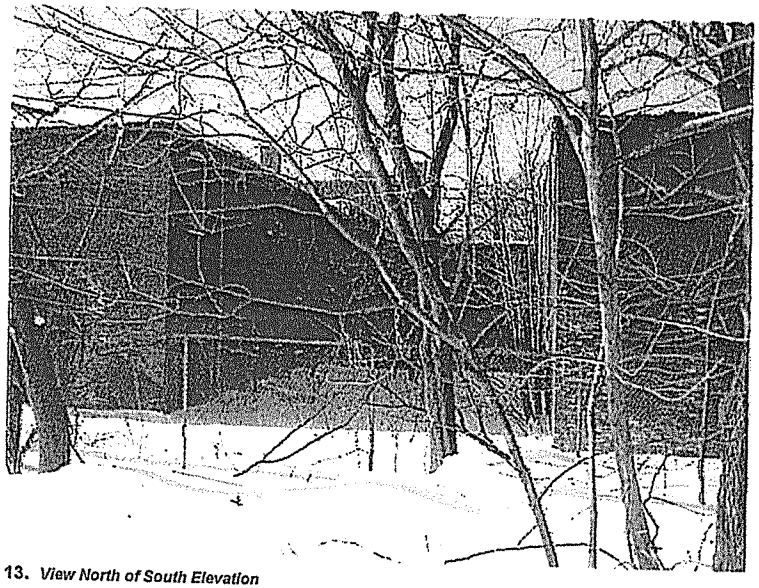
11. *Detail of South Elevation*



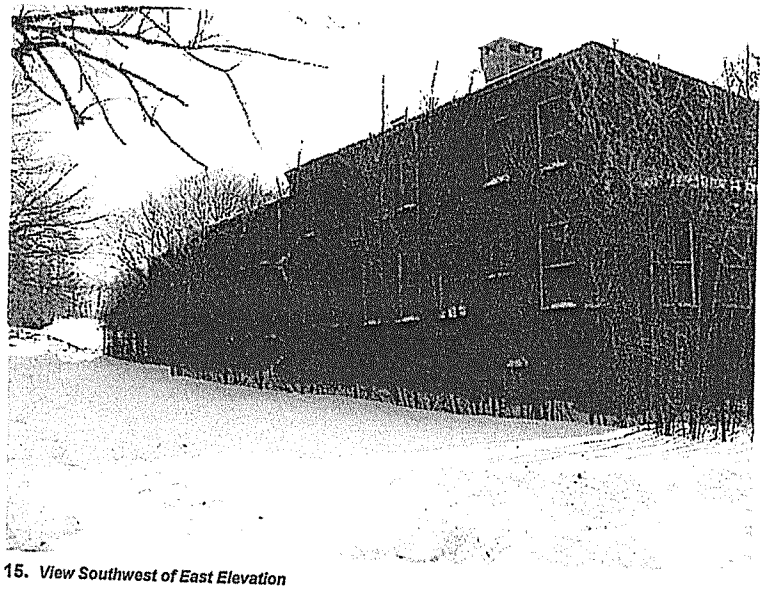
10. *View Northeast of West Elevation*



12. *View North of South Elevation*

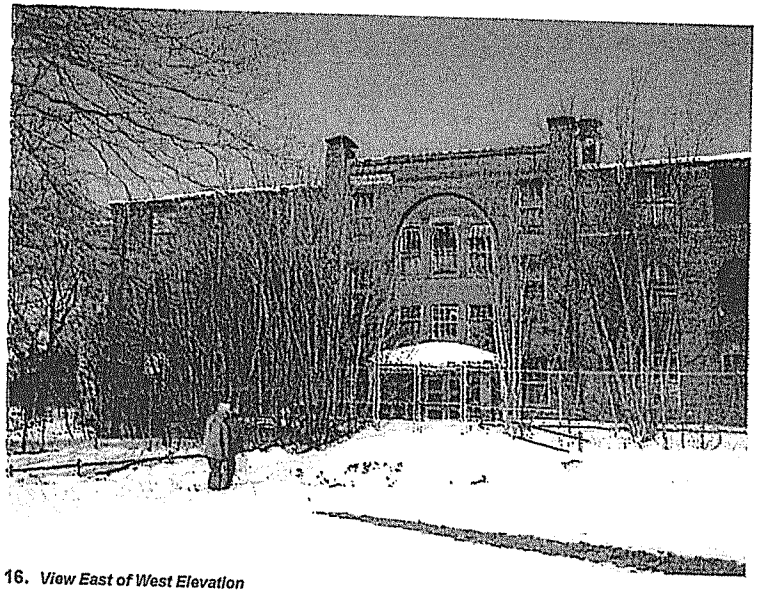


13. *View North of South Elevation*

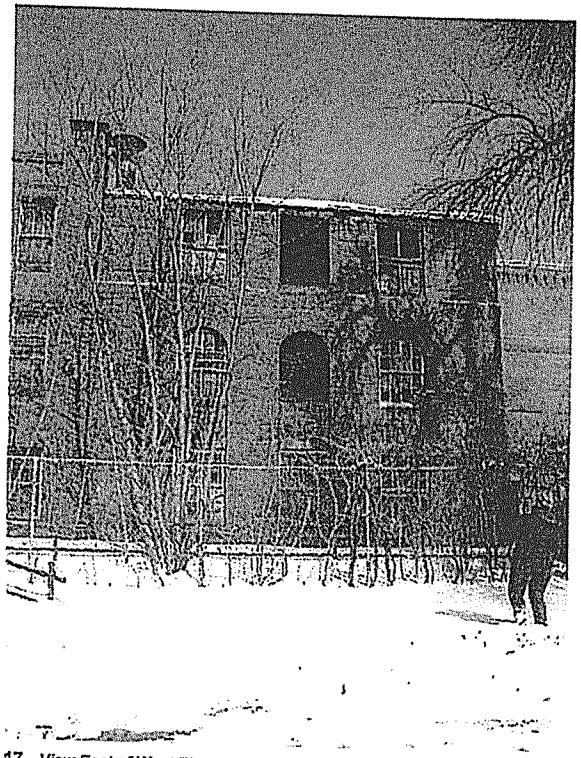


15. *View Southwest of East Elevation*

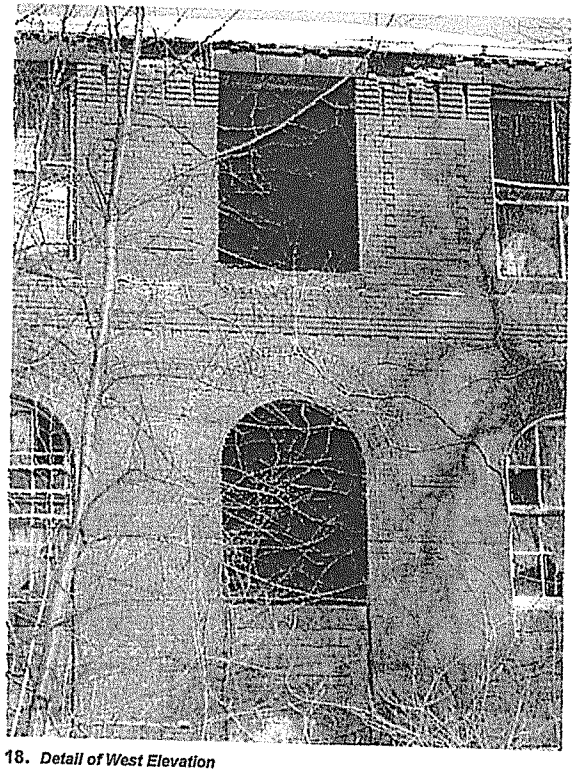
14. *View North of South Elevation*



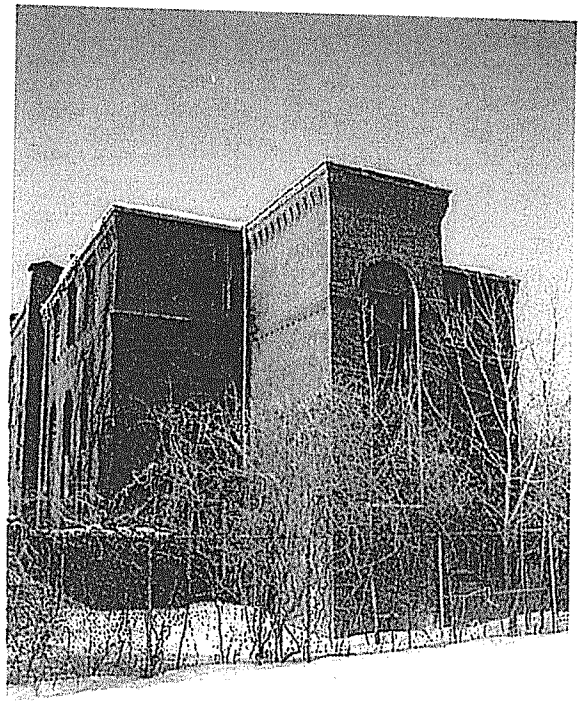
16. *View East of West Elevation*



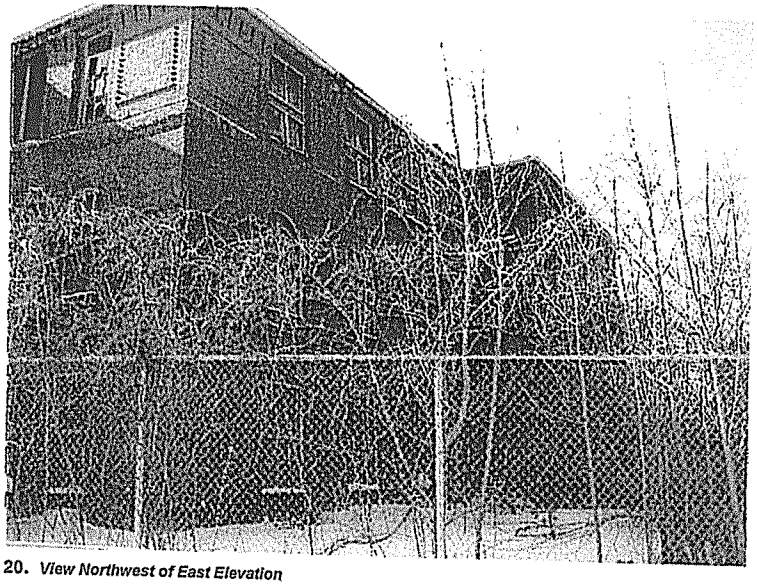
17. *View East of West Elevation*



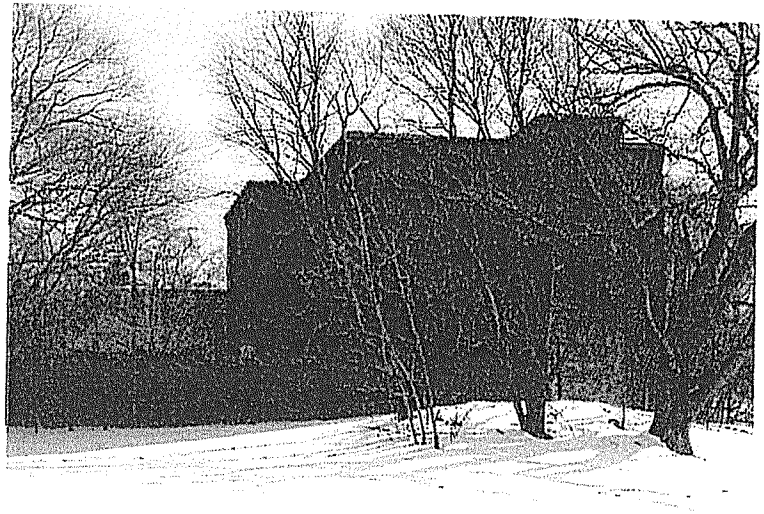
18. *Detail of West Elevation*



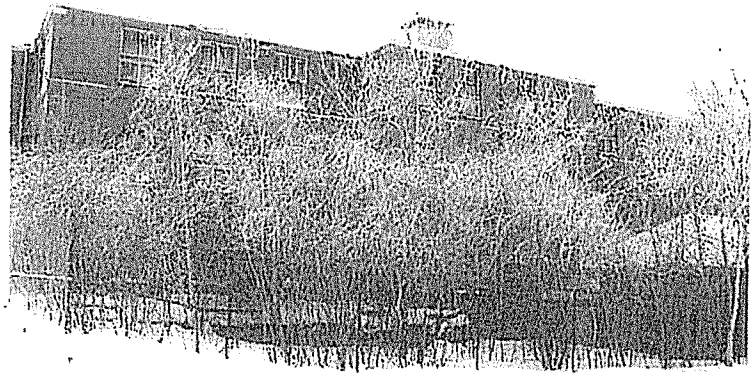
19. *View North of South Elevation*



20. *View Northwest of East Elevation*

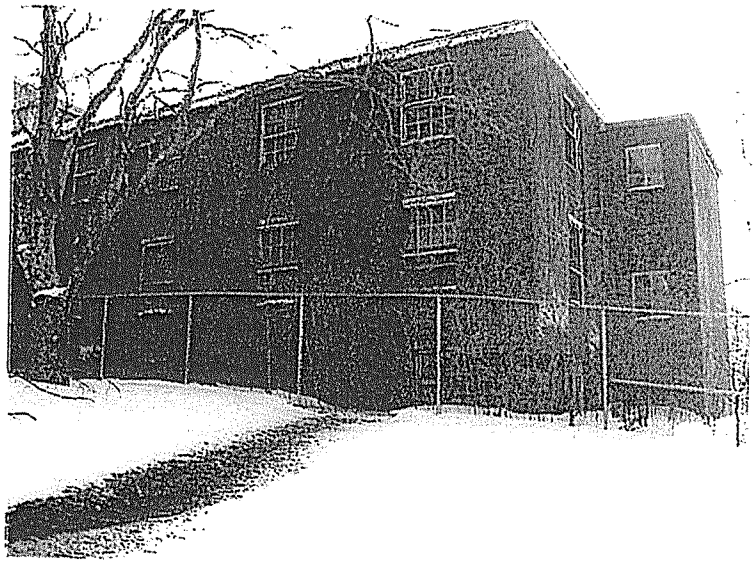


22. *View South of North Elevation*



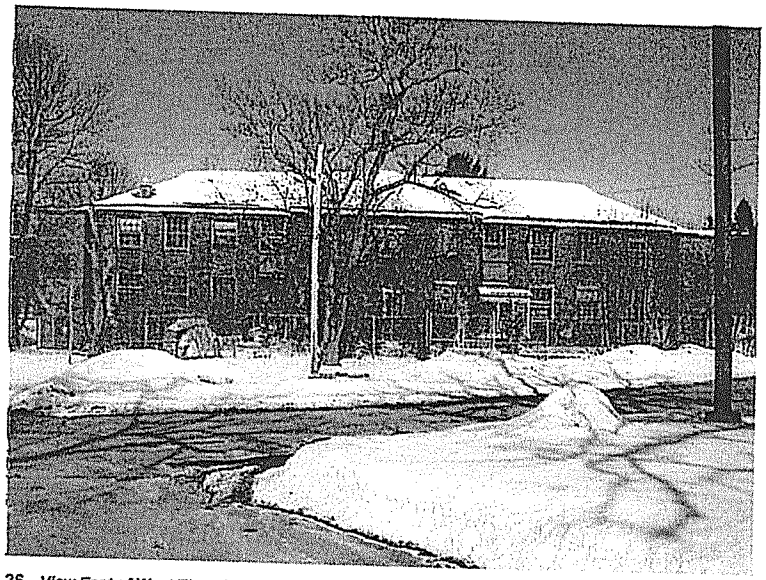
21. *View West of East Elevation*

23. *View Northwest of South and East Elevations*

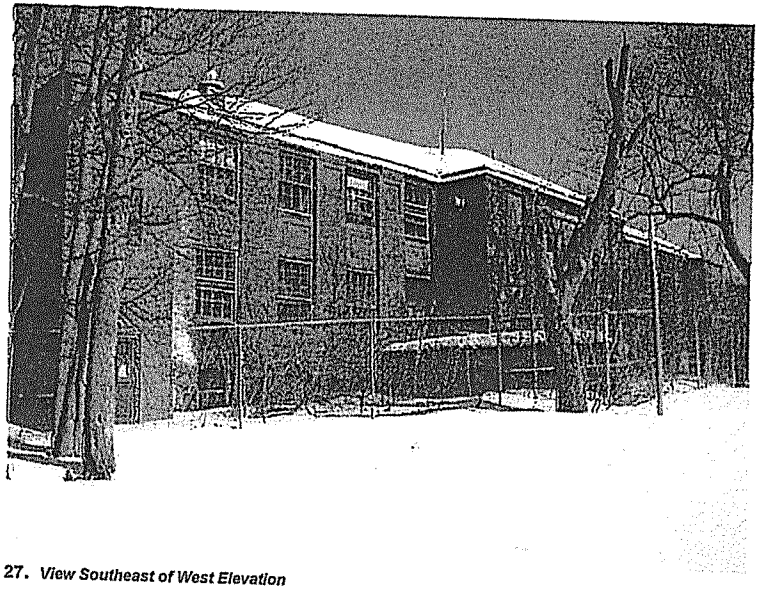


24. *View Southwest of East Elevation*

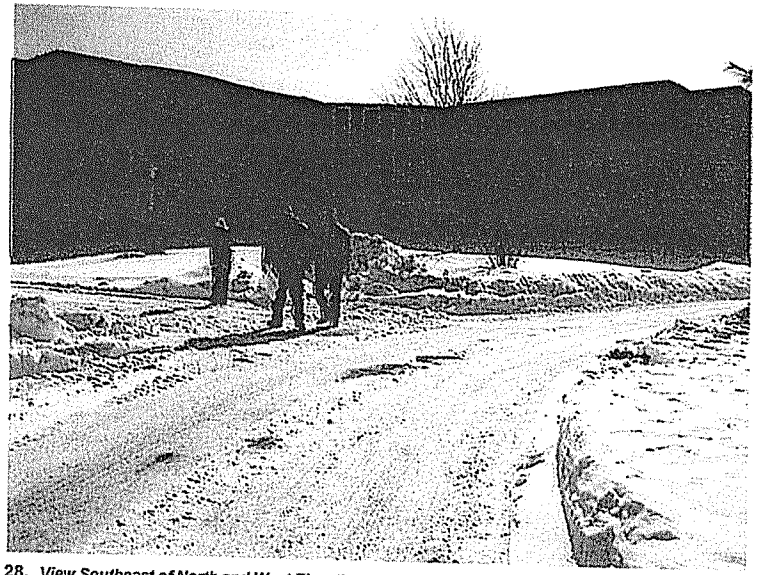
25. *View South of North Elevation*



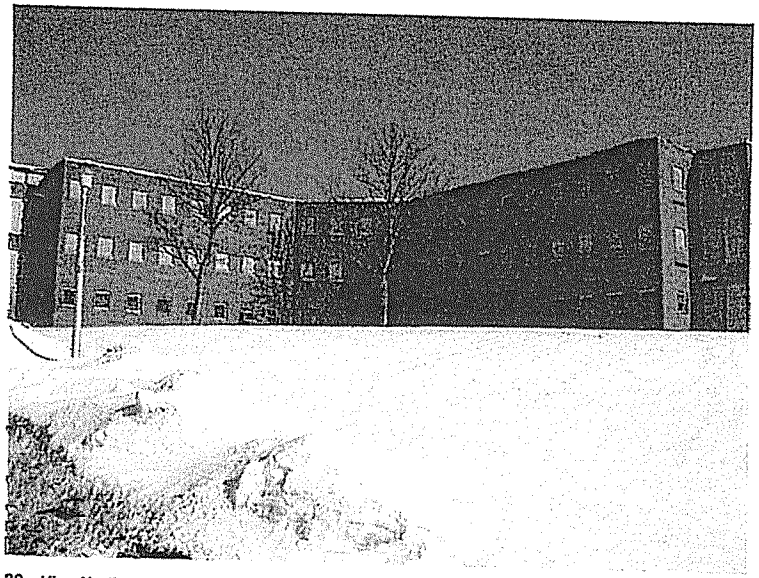
26. *View East of West Elevation*



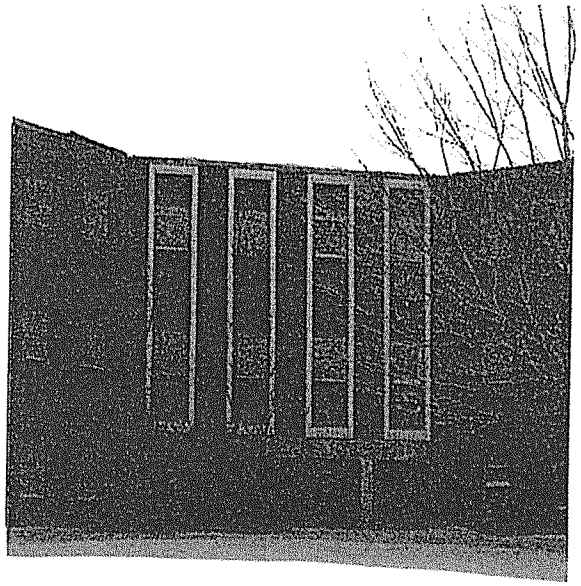
27. *View Southeast of West Elevation*



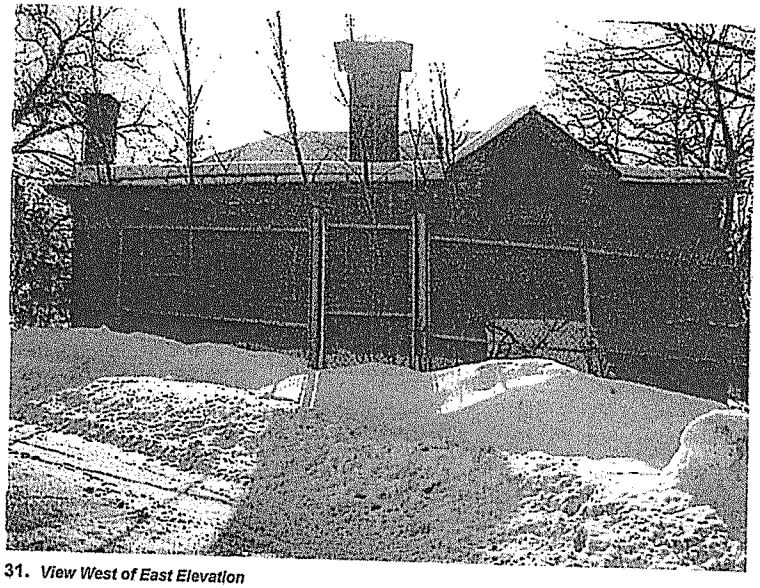
28. *View Southeast of North and West Elevations*



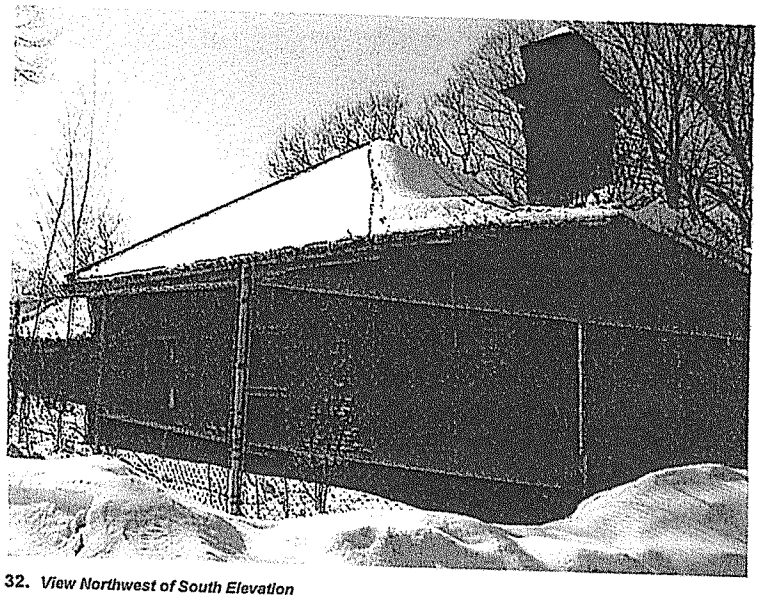
29. *View Northeast of South and West Elevations*



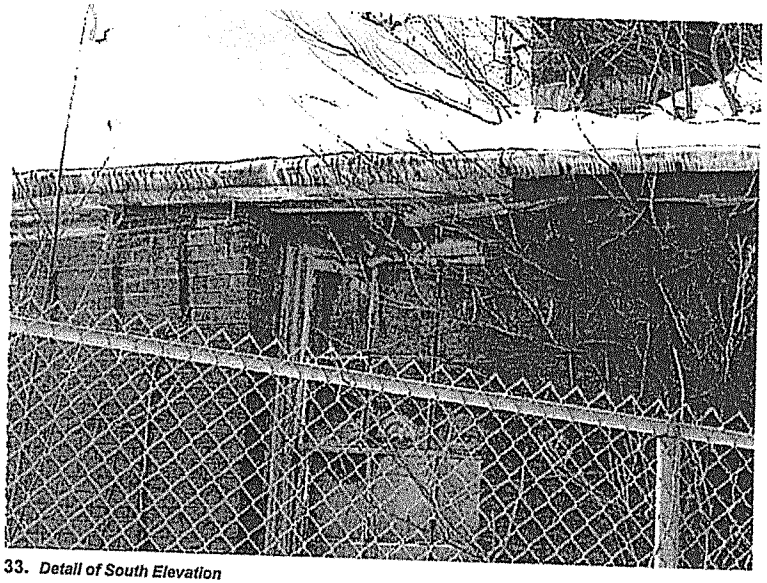
30. *View Northwest of East Elevation*



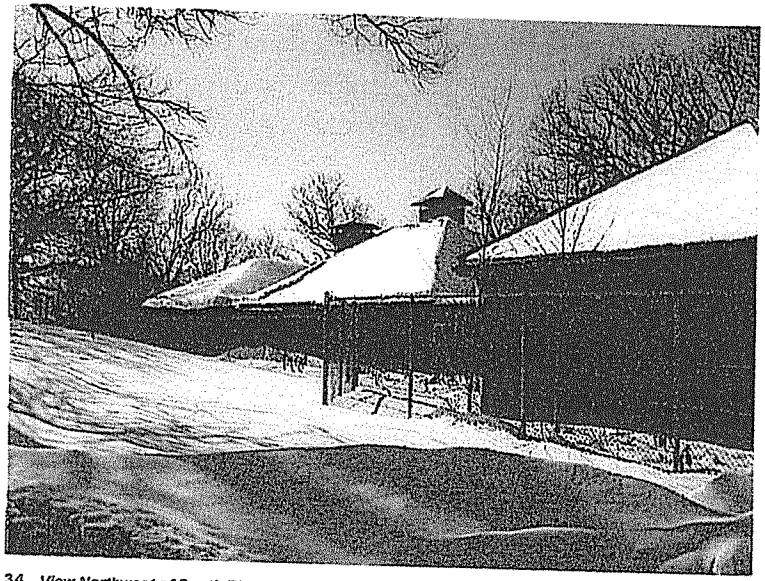
31. *View West of East Elevation*



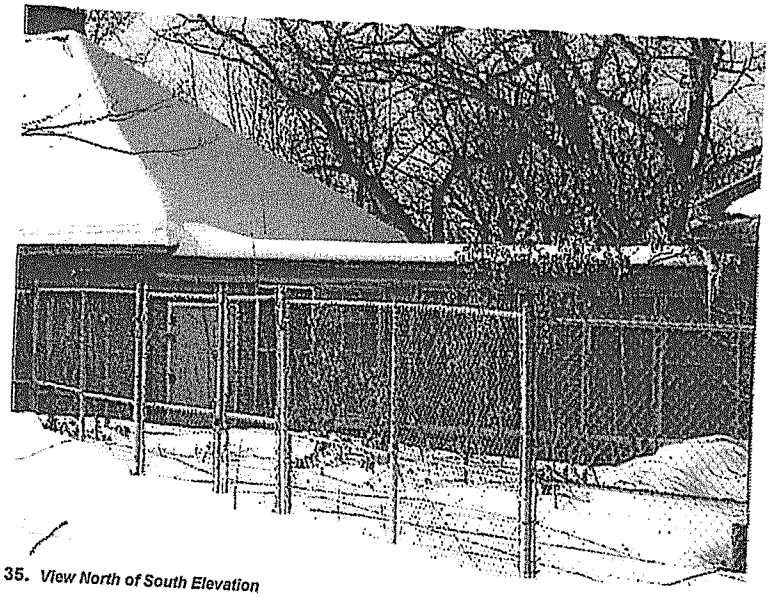
32. *View Northwest of South Elevation*



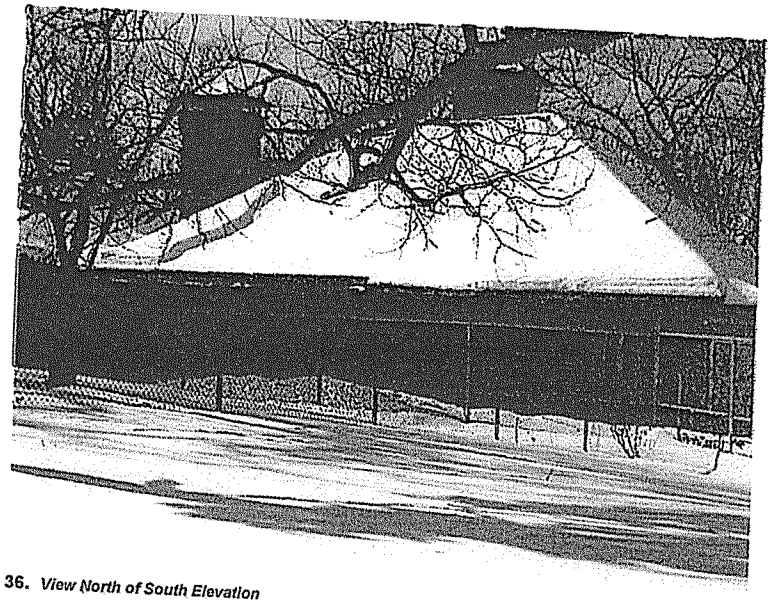
33. *Detail of South Elevation*



34. *View Northwest of South Elevation*



35. *View North of South Elevation*



36. *View North of South Elevation*

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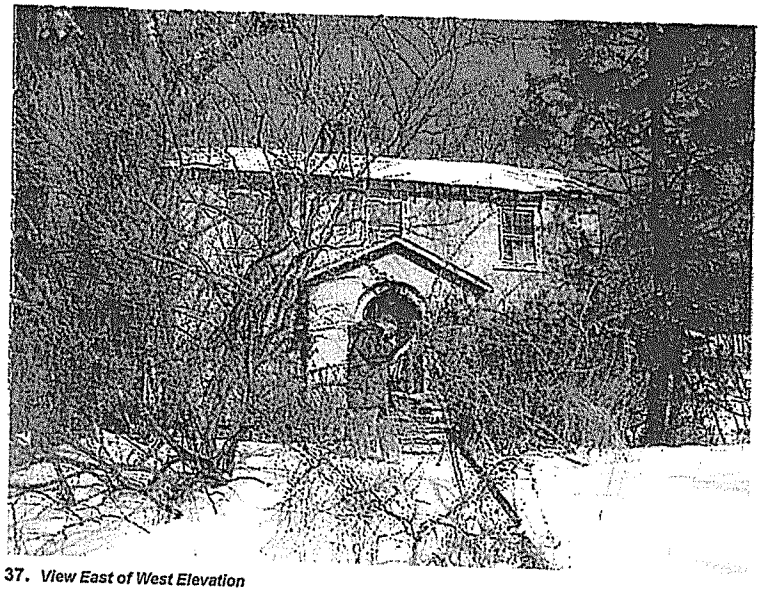
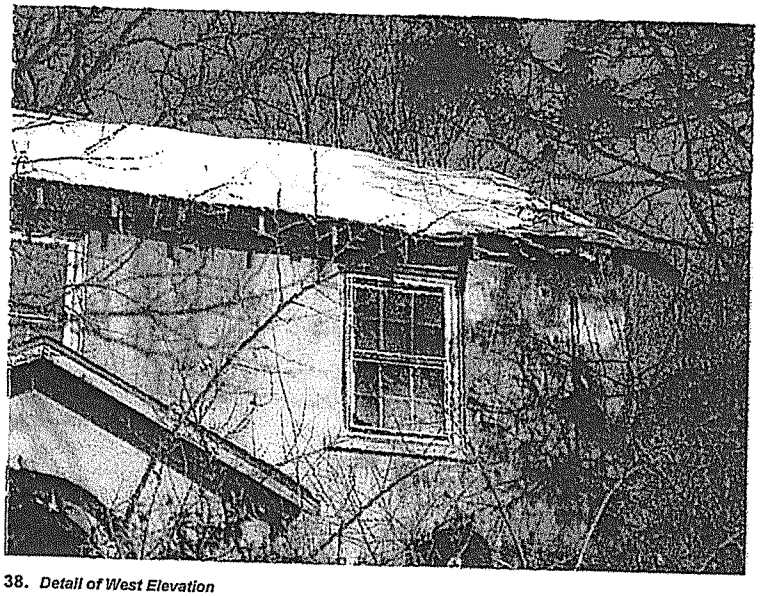
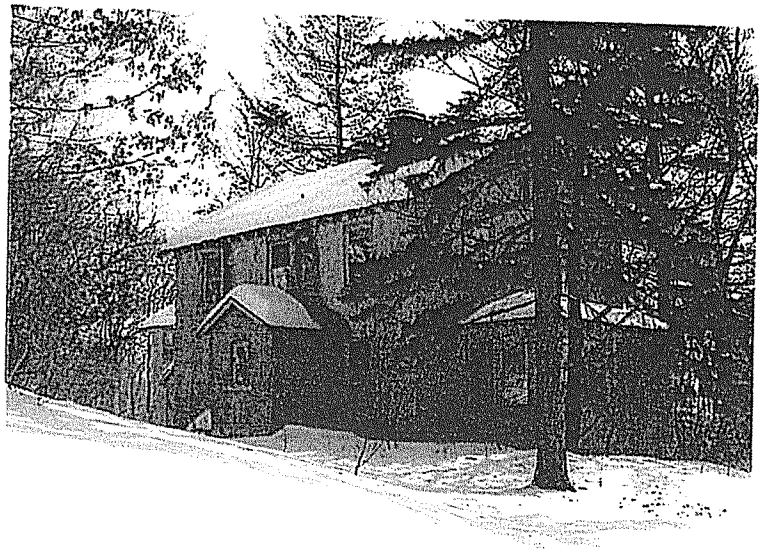


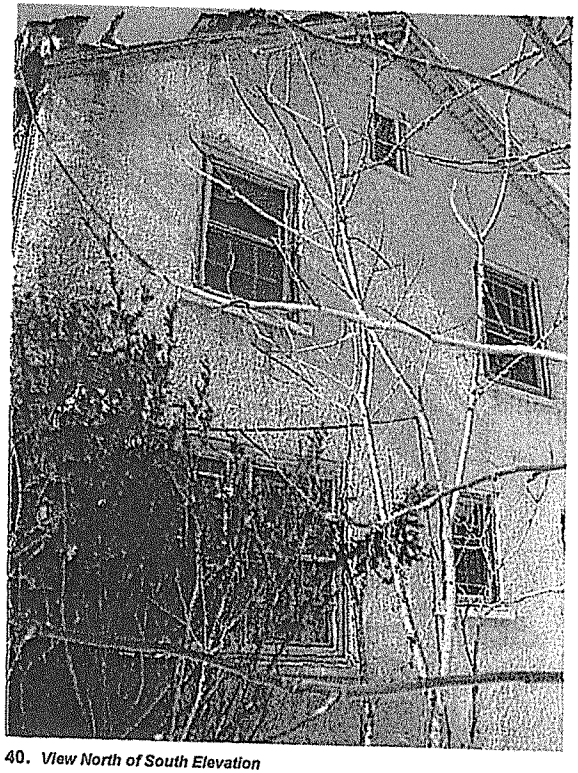
37. *View East of West Elevation*



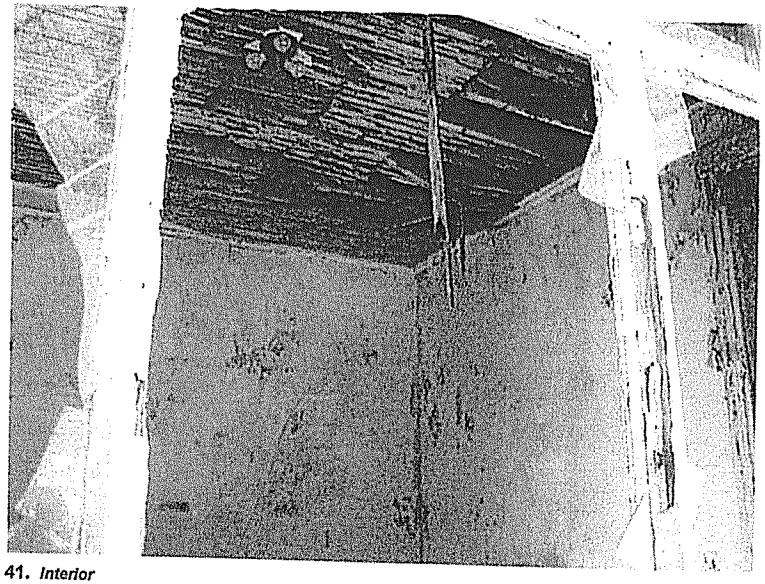
38. *Detail of West Elevation*



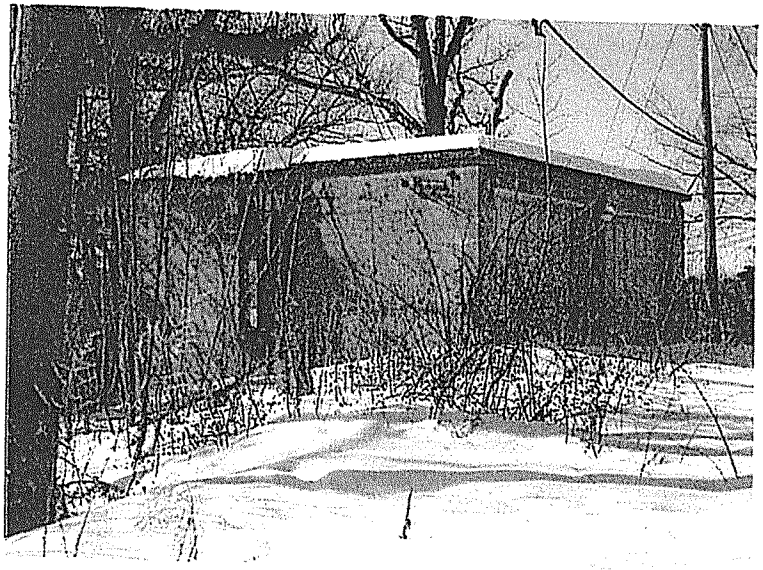
39. *View Southwest of North and East Elevations*



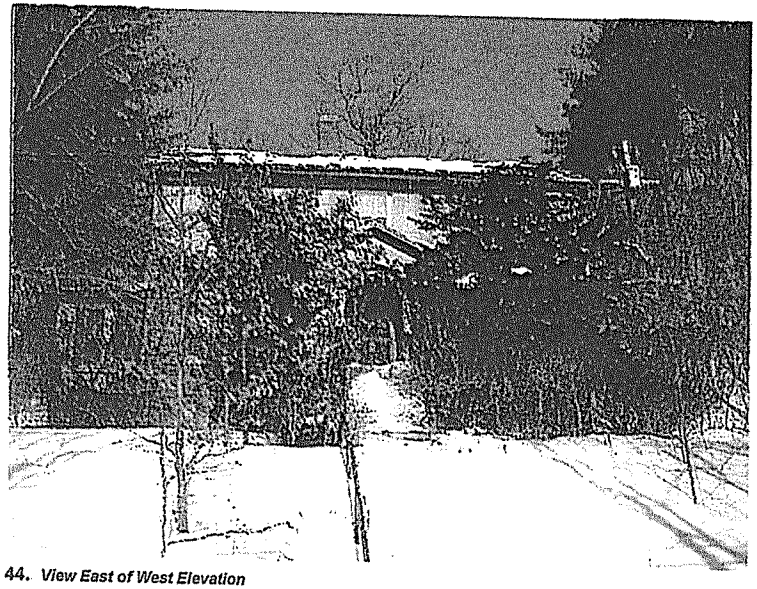
40. *View North of South Elevation*



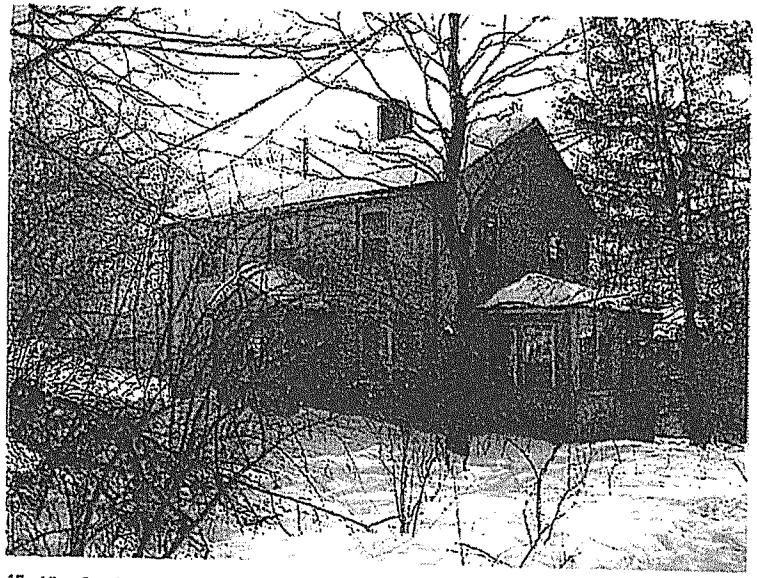
41. *Interior*



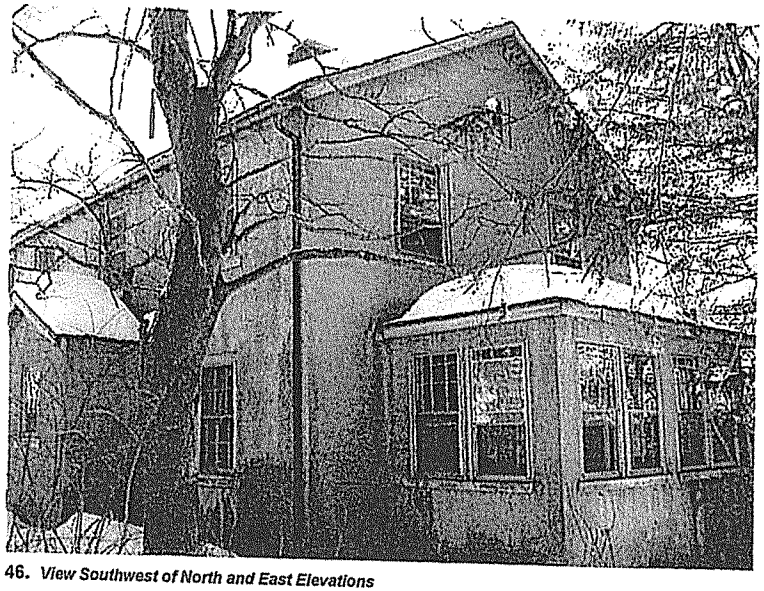
42. *View Northwest of East and South Elevations of Garage*



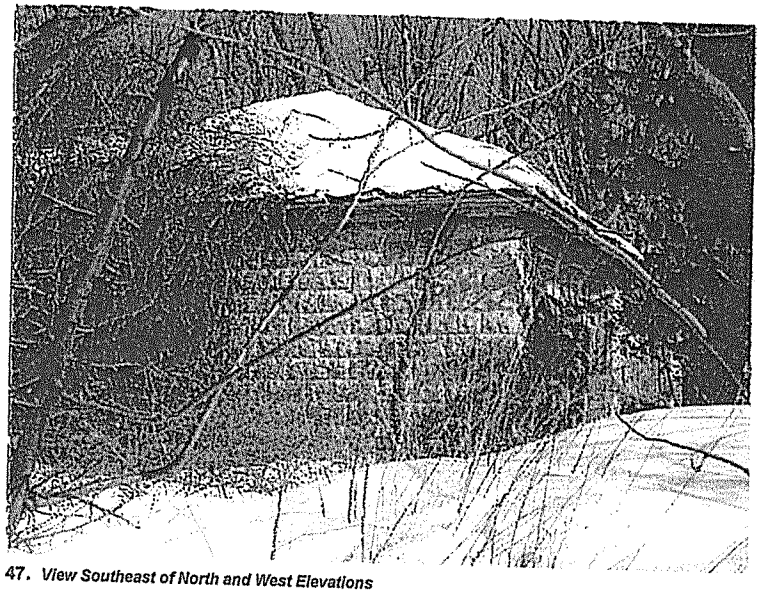
44. *View East of West Elevation*



45. *View Southwest of North and East Elevations*

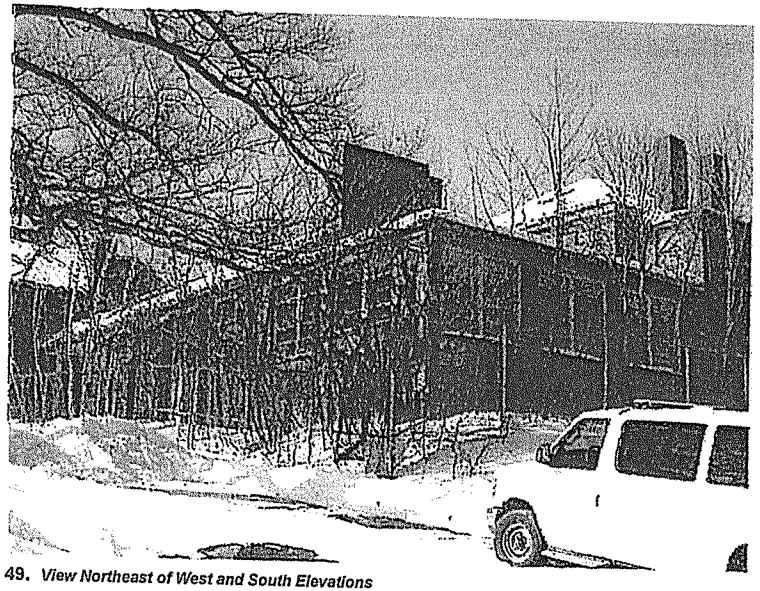


46. *View Southwest of North and East Elevations*

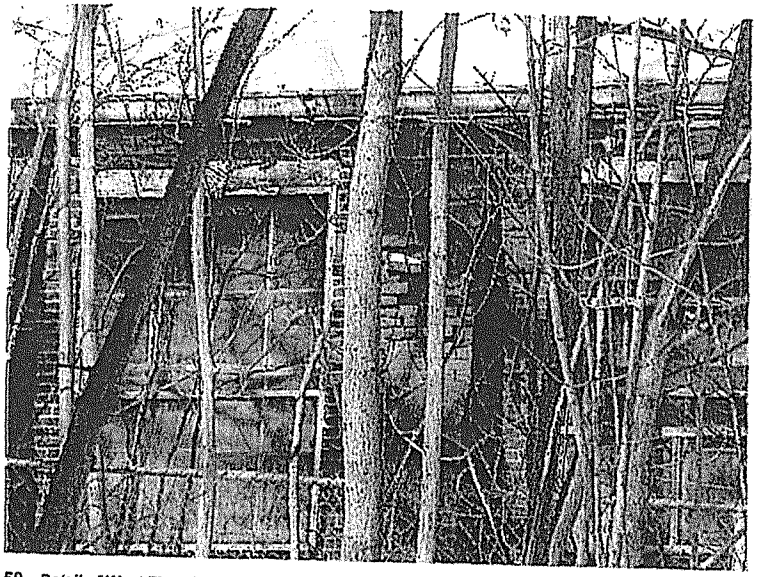


47. *View Southeast of North and West Elevations*

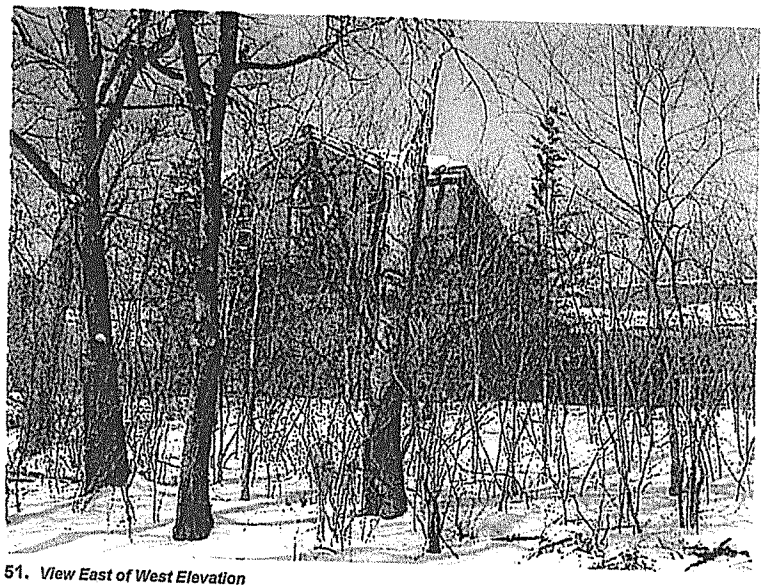
48. *View North of South Elevation*



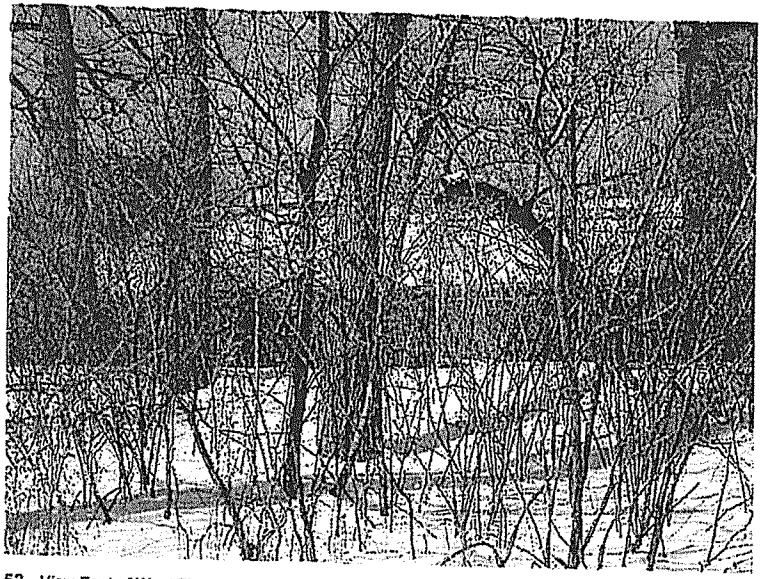
49. *View Northeast of West and South Elevations*



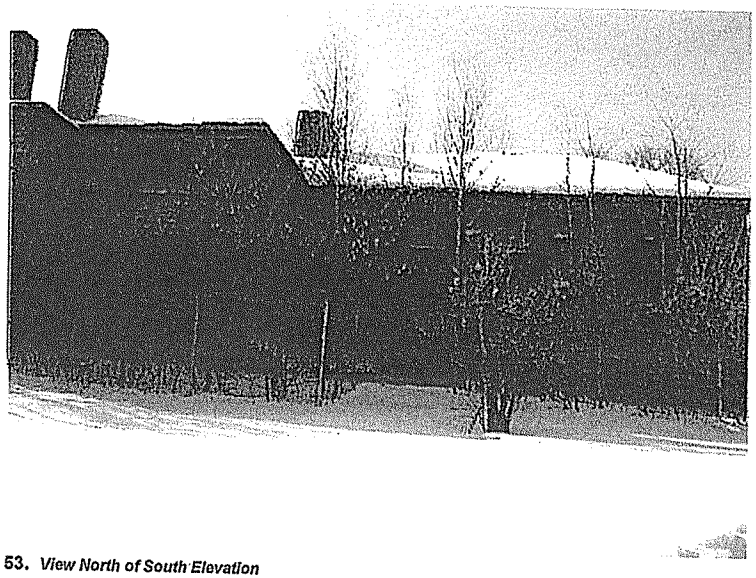
50. *Detail of West Elevation*



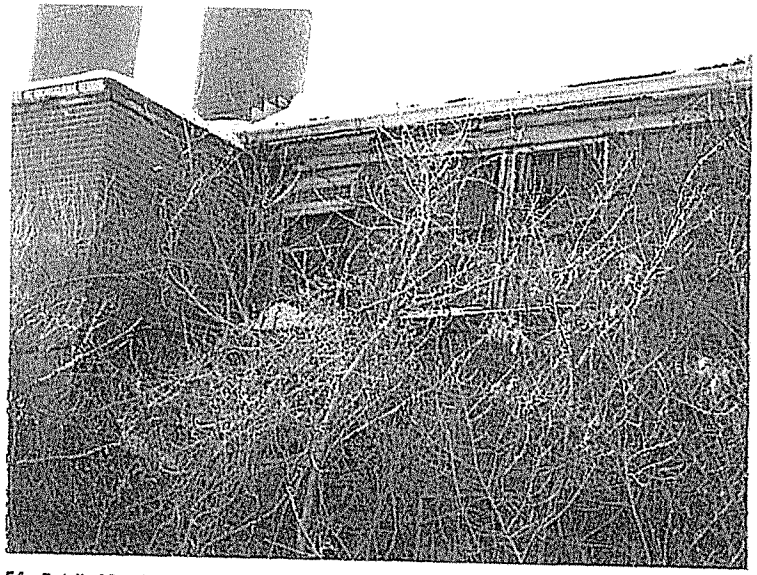
51. *View East of West Elevation*



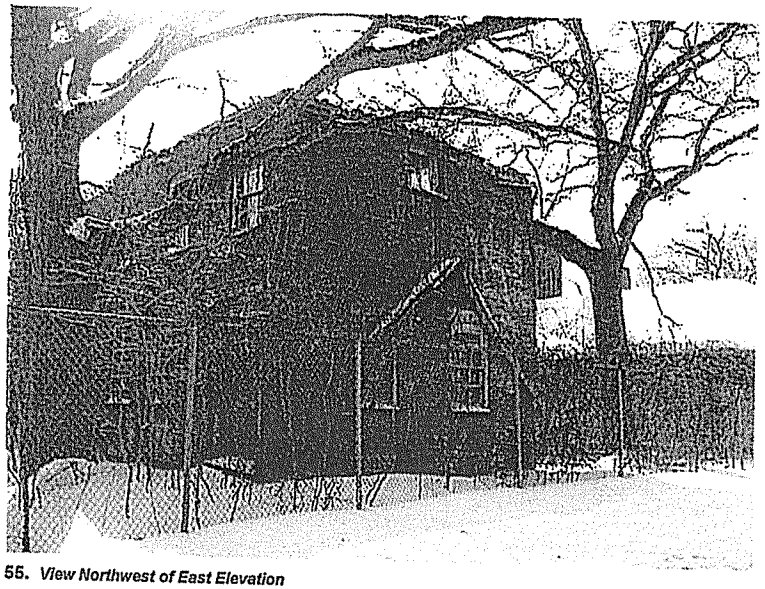
52. *View East of West Elevation*



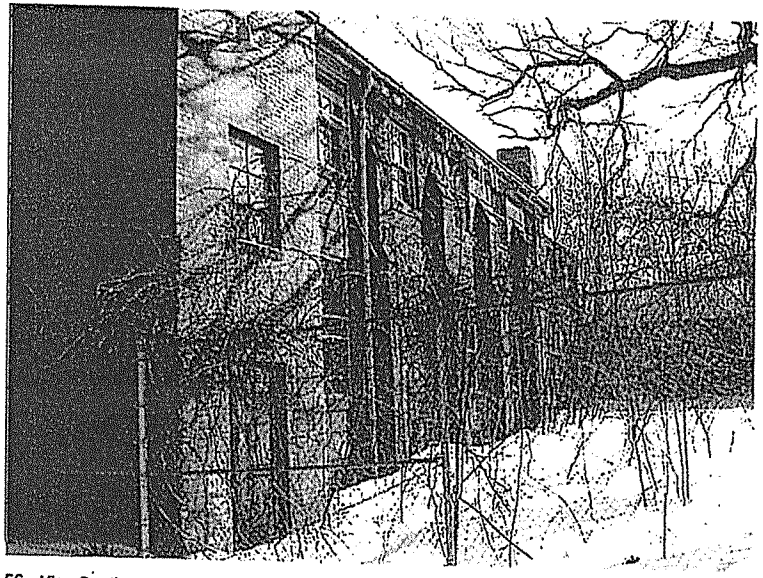
53. *View North of South Elevation*



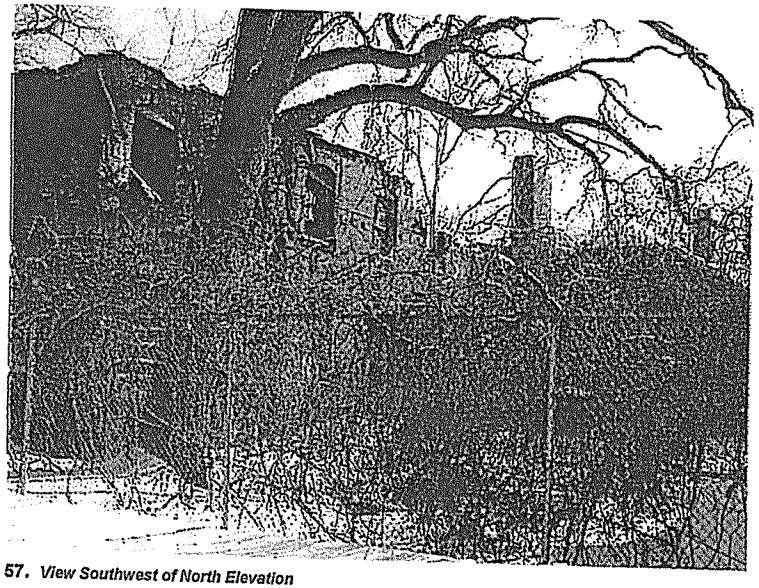
54. *Detail of South Elevation*



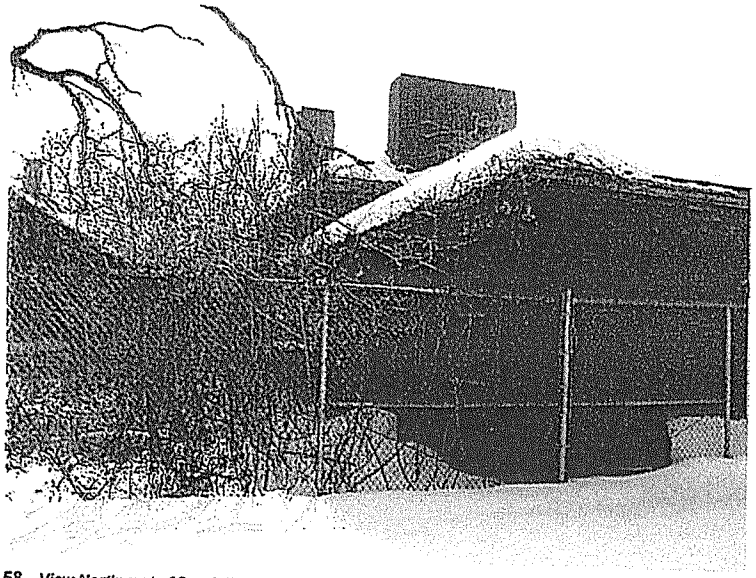
55. *View Northwest of East Elevation*



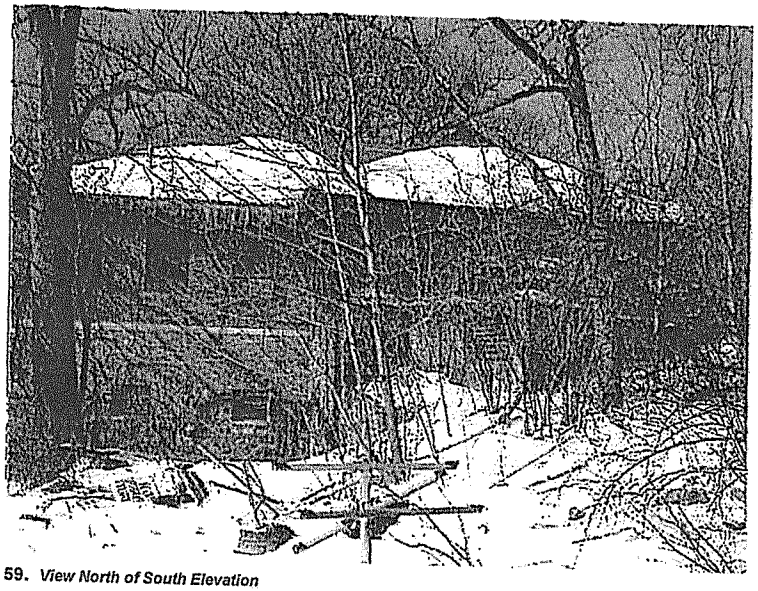
56. *View Southwest of North Elevation*



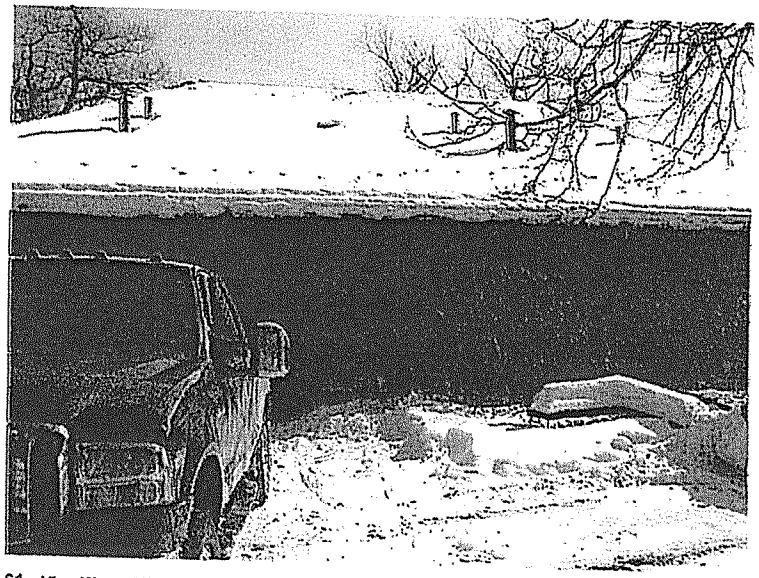
57. *View Southwest of North Elevation*



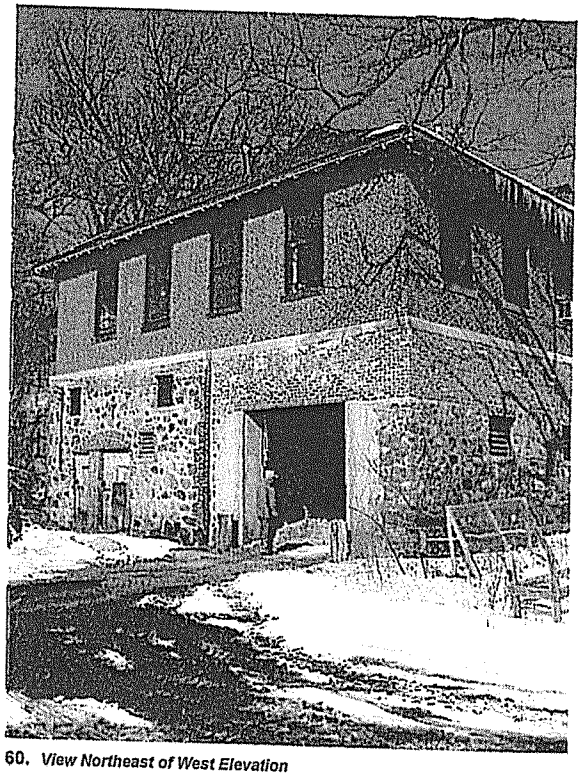
58. *View Northwest of South Elevation*



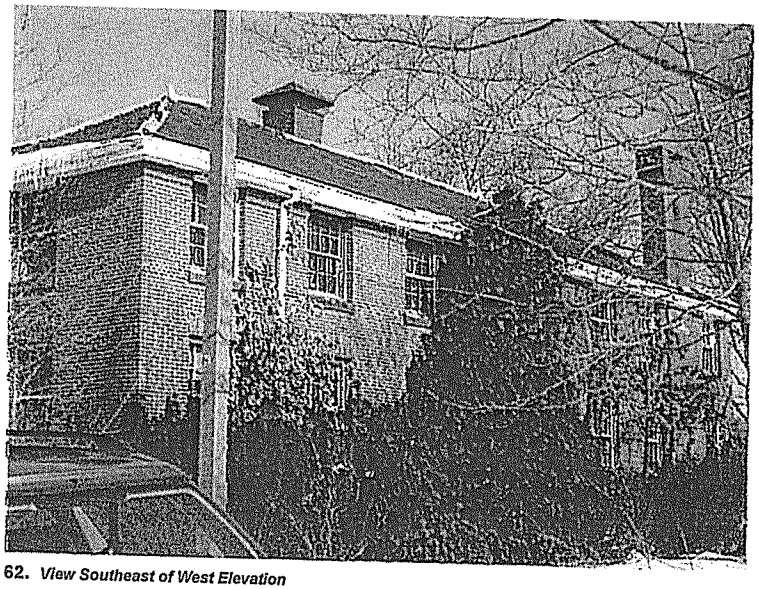
59. *View North of South Elevation*



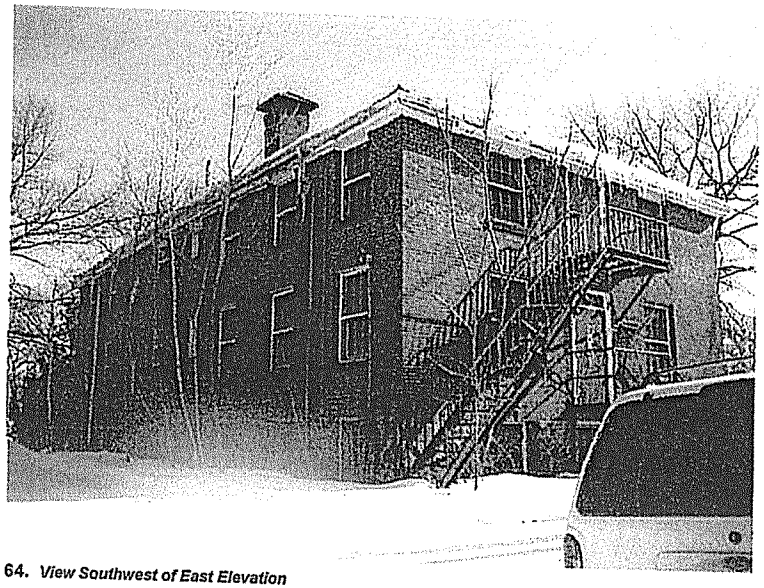
61. *View West of East Elevation*



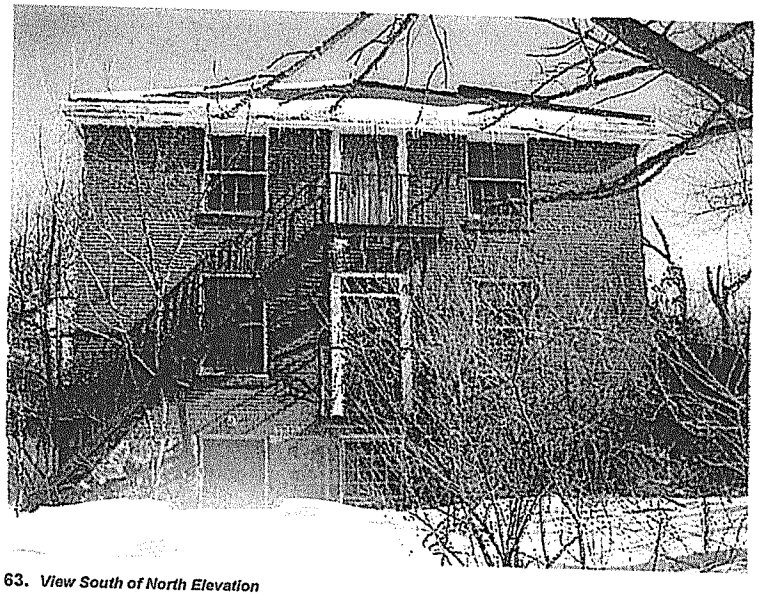
60. *View Northeast of West Elevation*



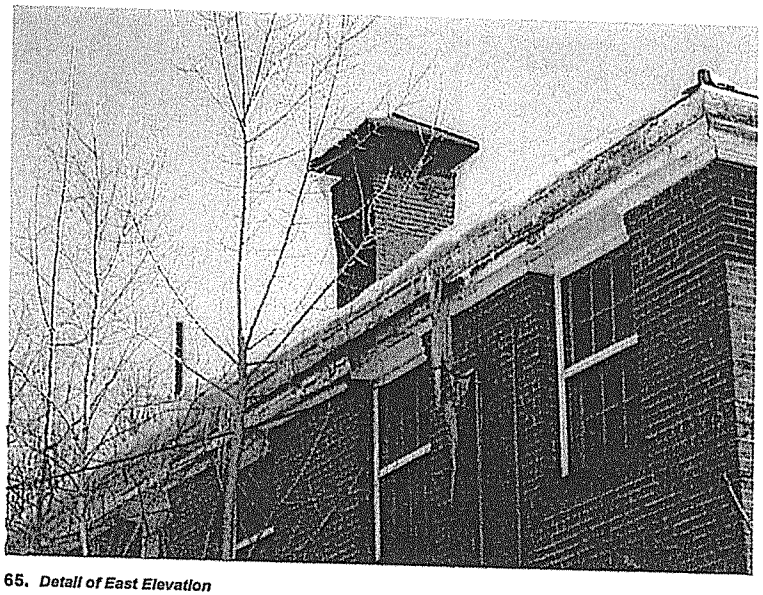
62. *View Southeast of West Elevation*



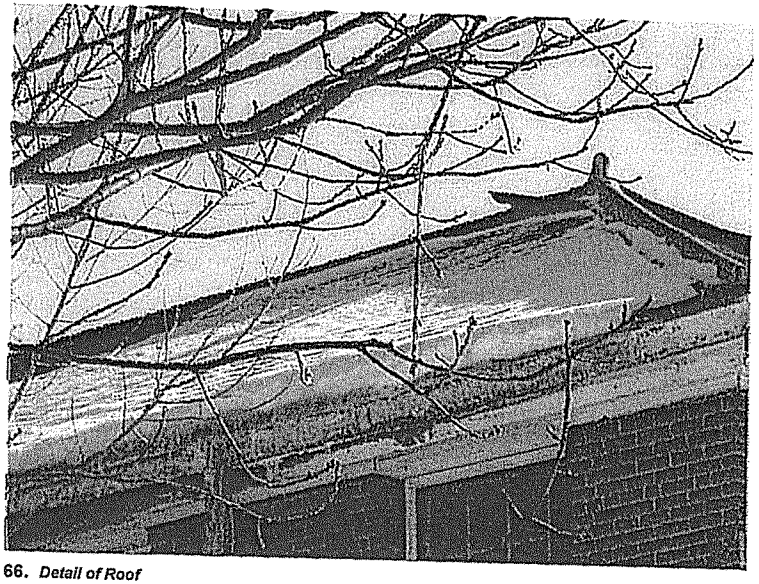
64. *View Southwest of East Elevation*



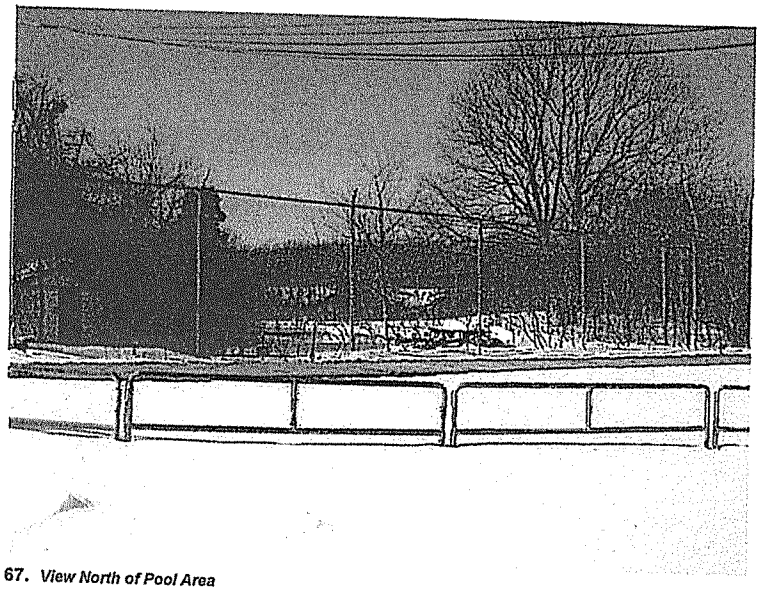
63. *View South of North Elevation*



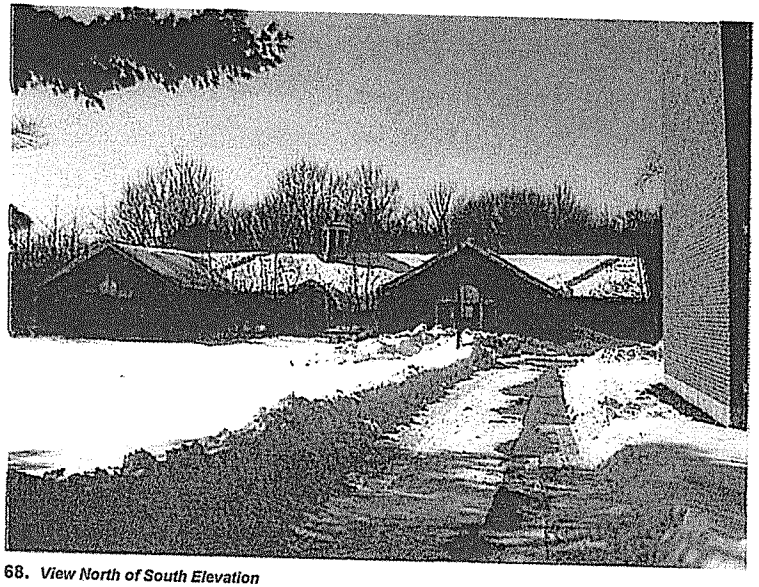
65. *Detail of East Elevation*



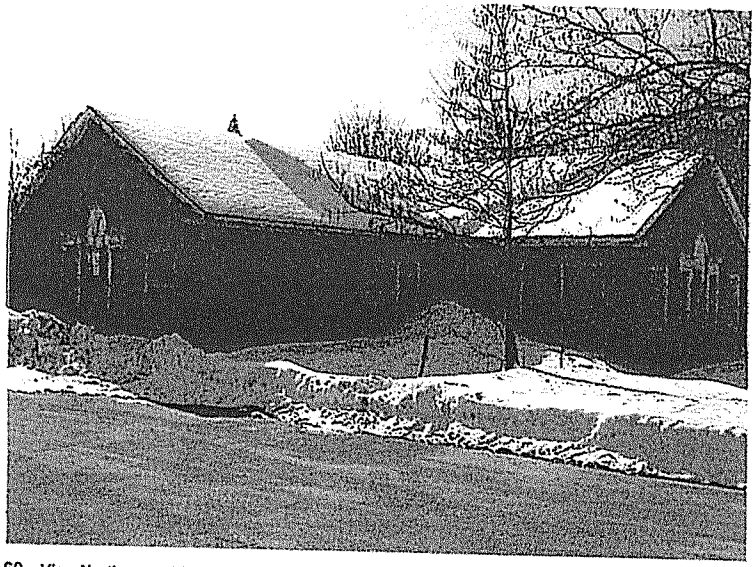
66. *Detail of Roof*



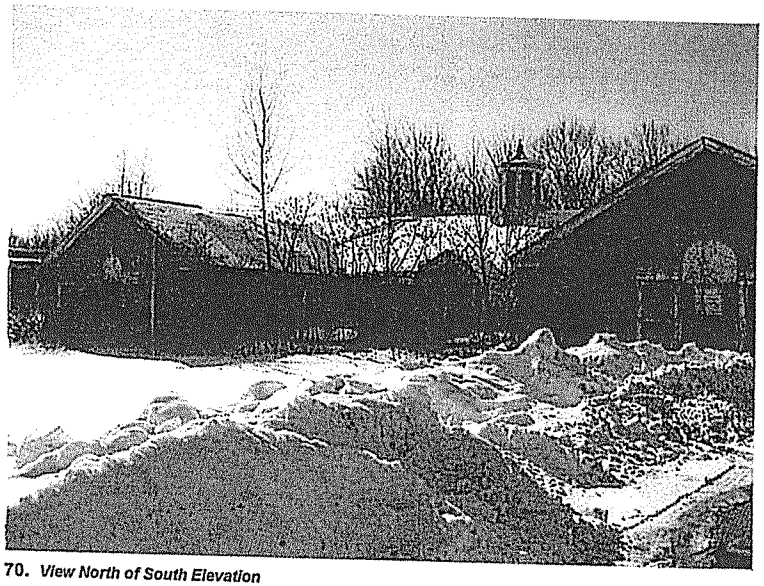
67. *View North of Pool Area*



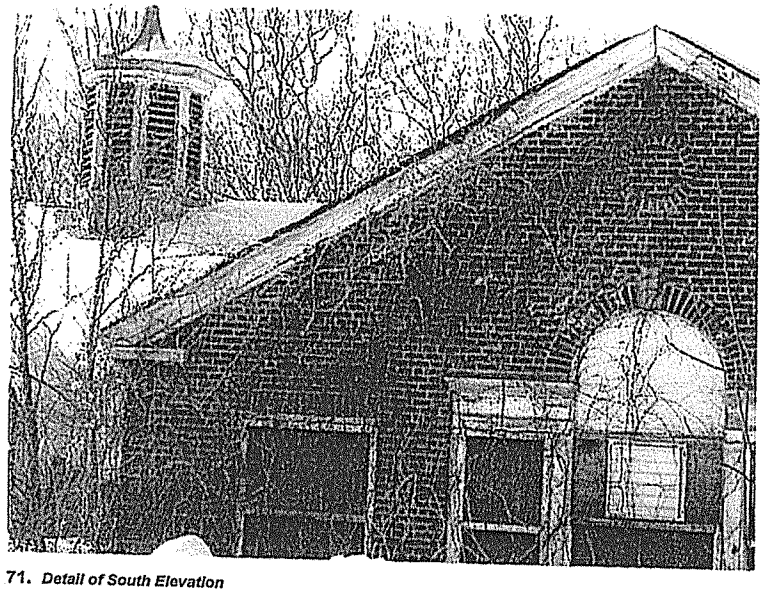
68. *View North of South Elevation*



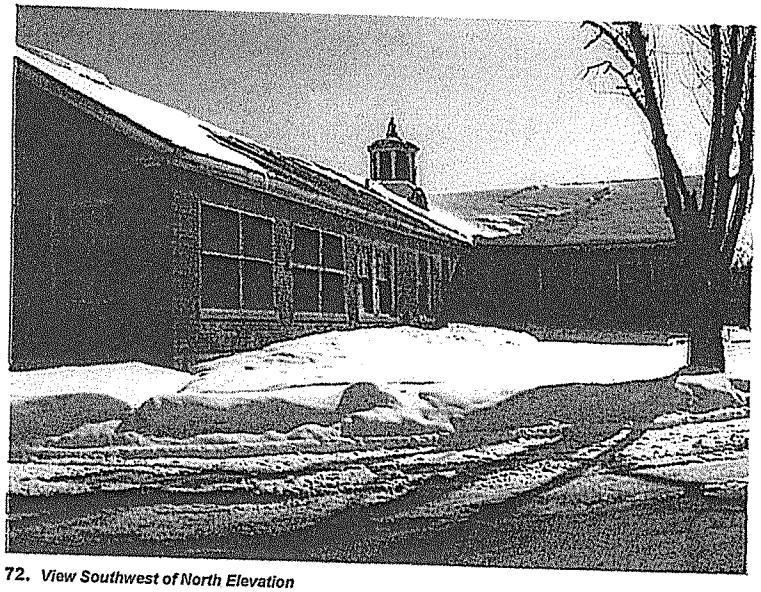
69. *View Northwest of South and East Elevations*



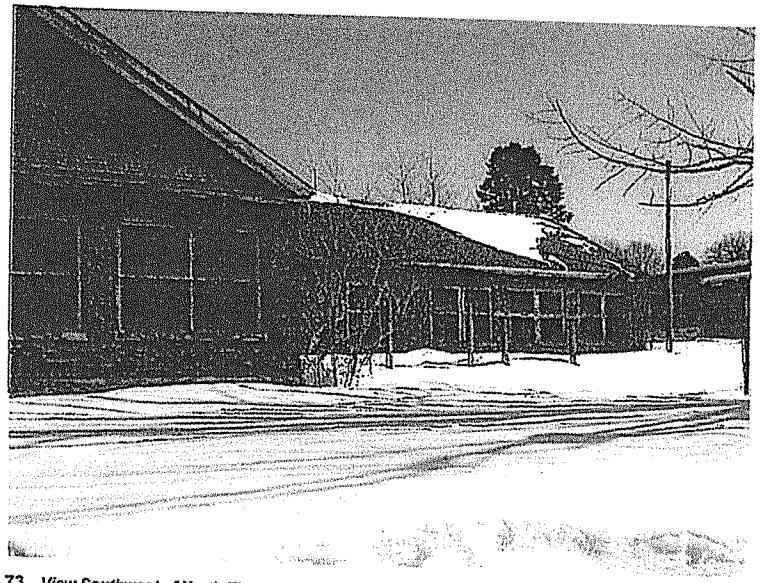
70. *View North of South Elevation*



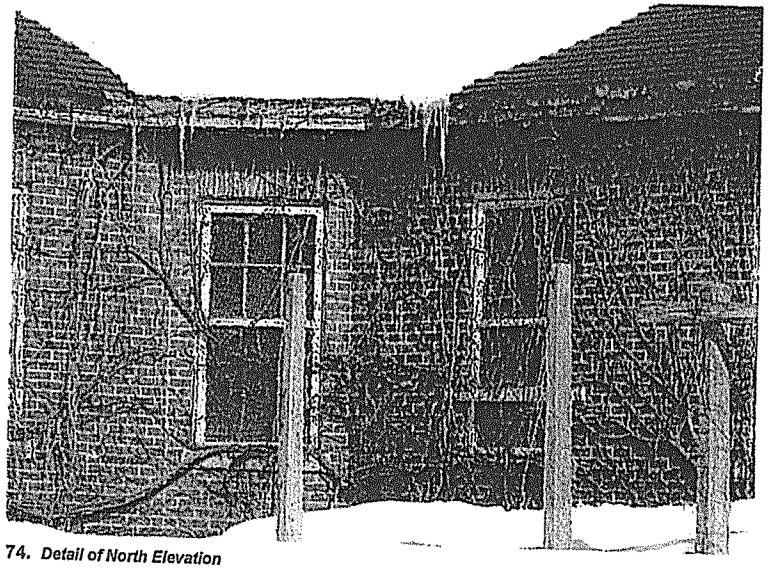
71. *Detail of South Elevation*



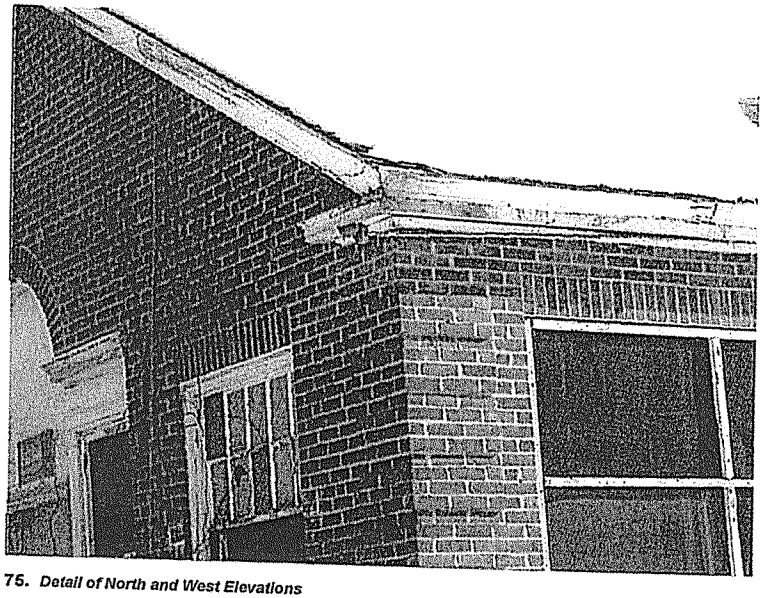
72. *View Southwest of North Elevation*



73. *View Southwest of North Elevation*



74. *Detail of North Elevation*



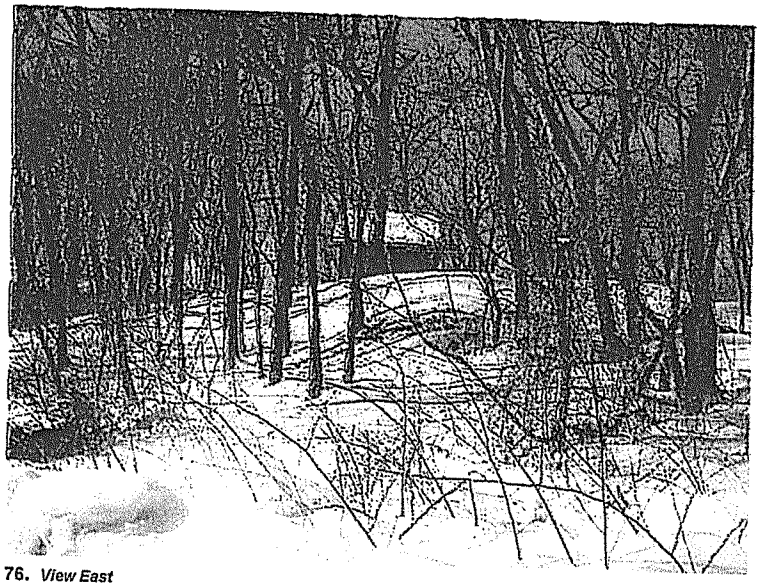
75. *Detail of North and West Elevations*

Walter E. Fernald Developmental Center Waltham, MA

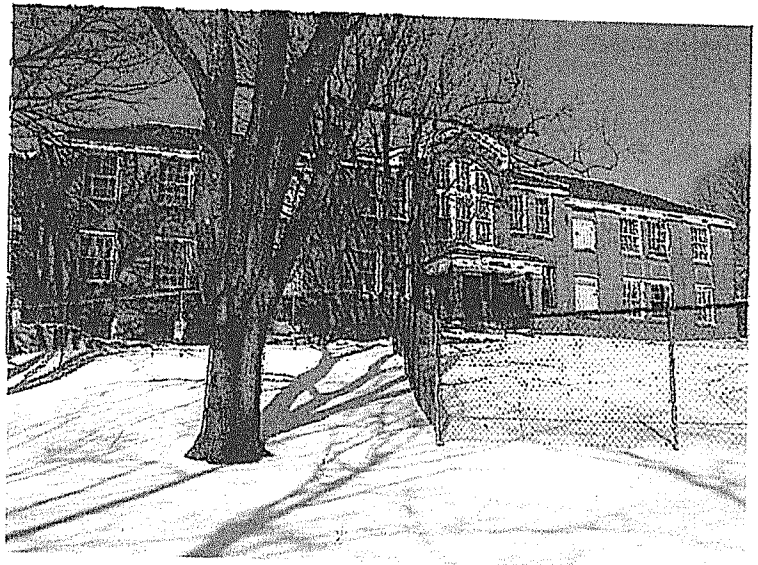
Upsilon

Existing Conditions Photographs

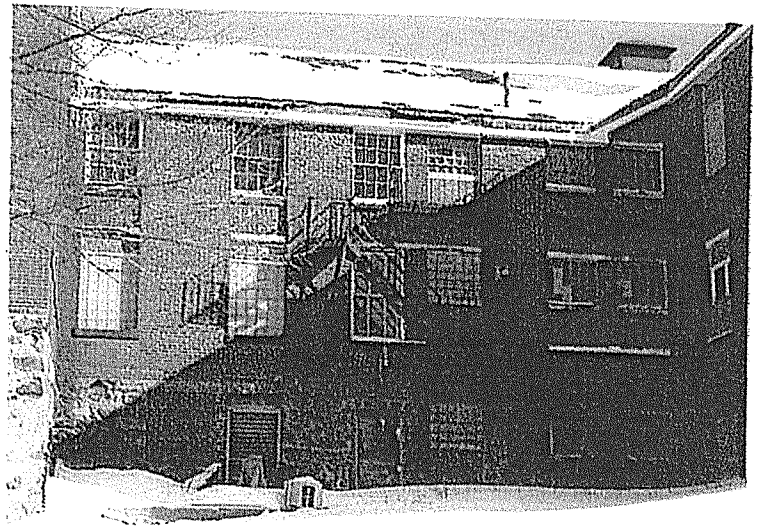
*Wheatly Hall*



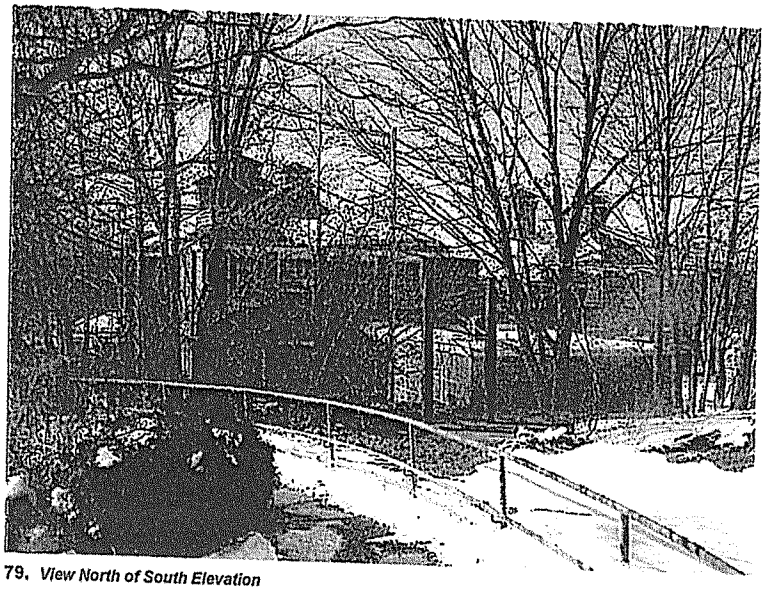
76. *View East*



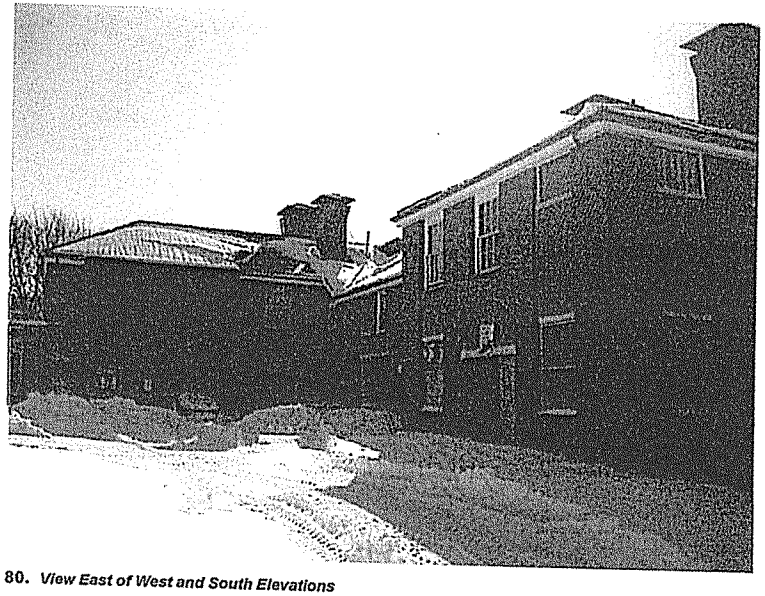
77. *View East of West Elevation*



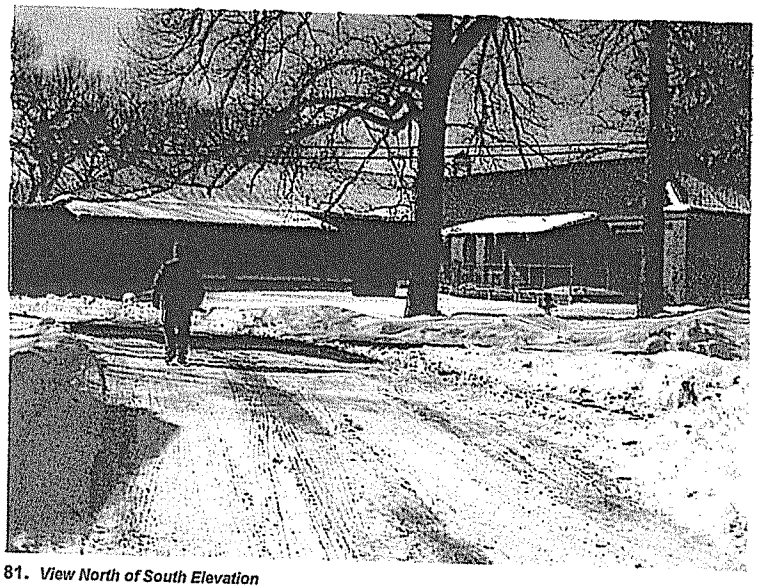
78. *View South of North Elevation*



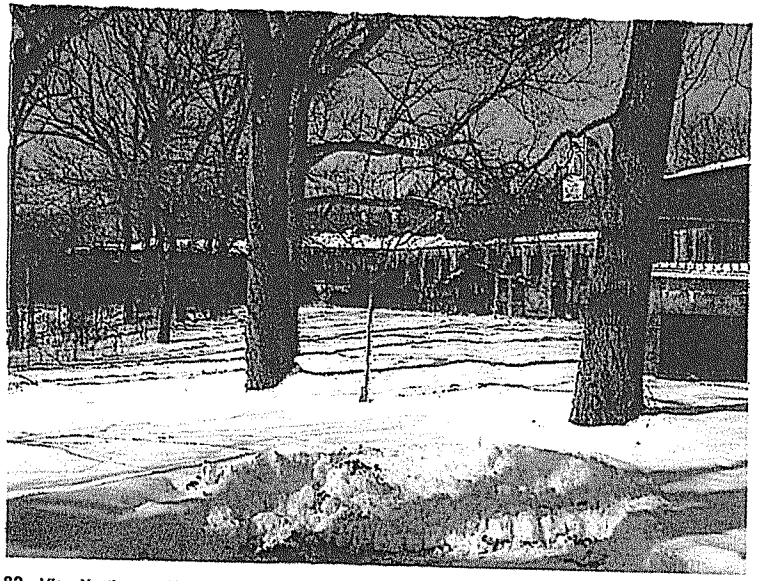
79. *View North of South Elevation*



80. *View East of West and South Elevations*

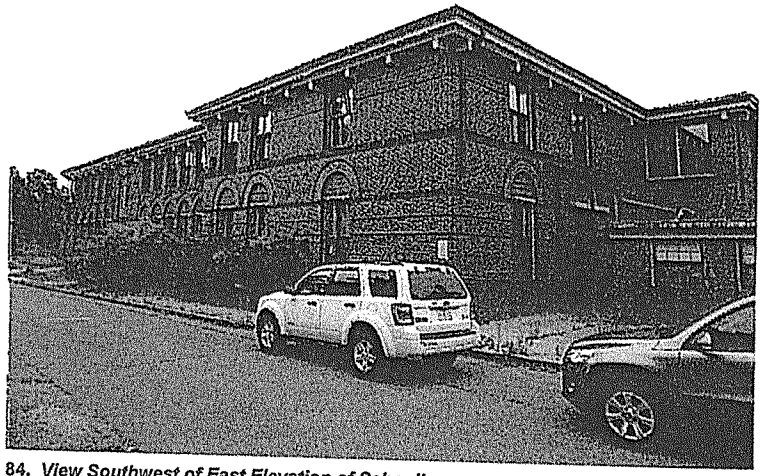


81. *View North of South Elevation*

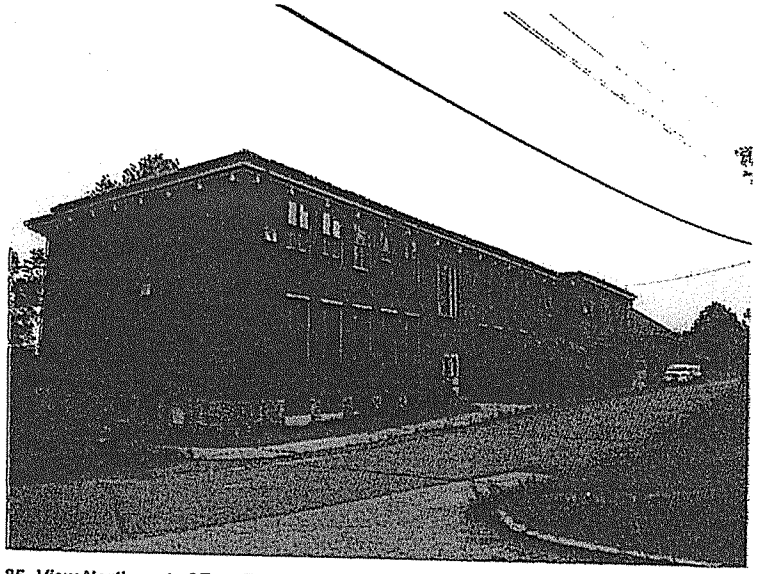


82. *View Northeast of West Elevation*

83. *View North of South and East Elevations of North Building*

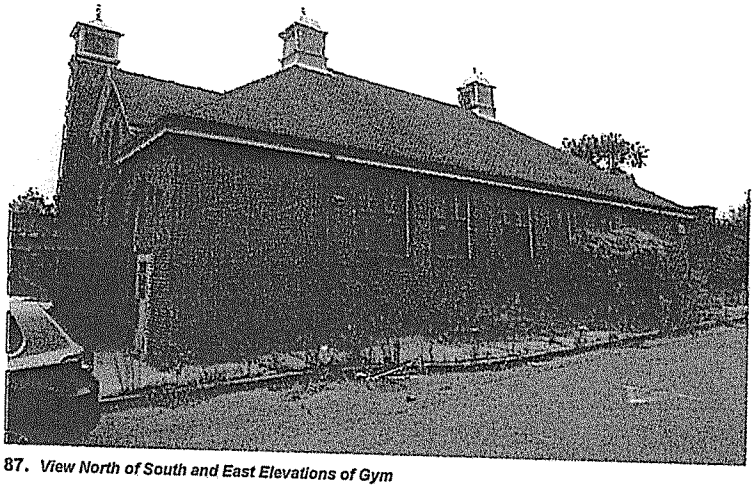


84. *View Southwest of East Elevation of Schoolhouse*



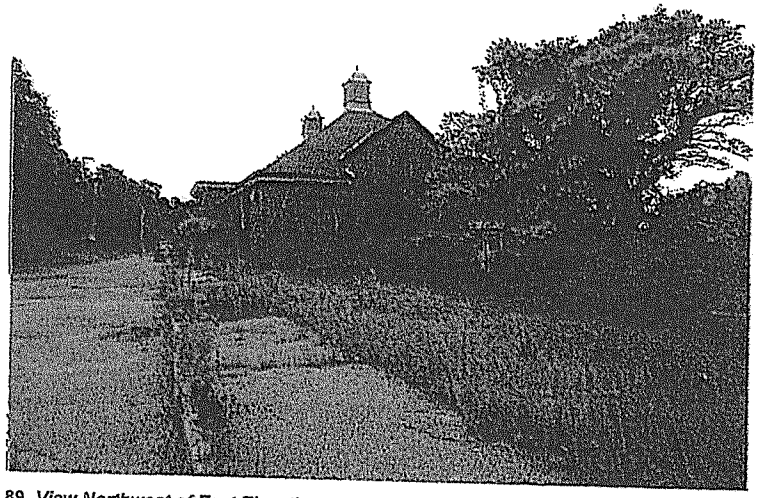
85. *View Northwest of East Elevation of Schoolhouse*

86. *View East of West Elevation of Schoolhouse*

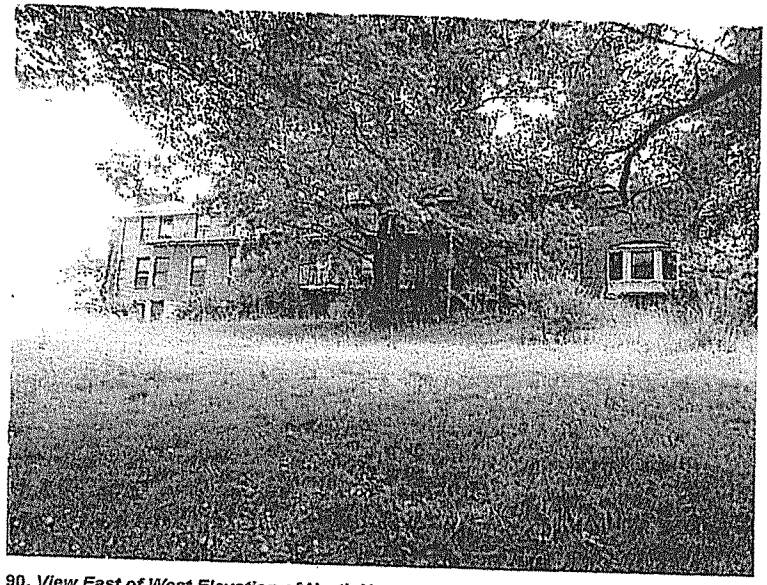


87. *View North of South and East Elevations of Gym*

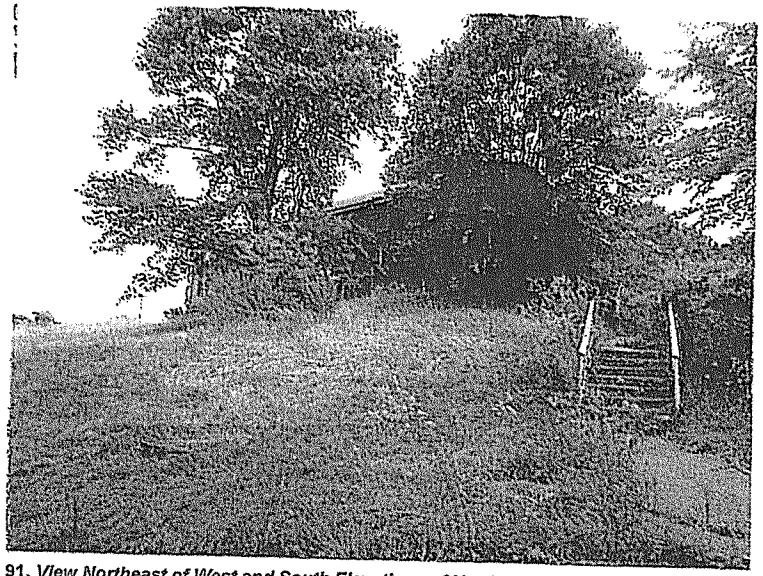
88. *View Southwest of North Elevation of Gym*



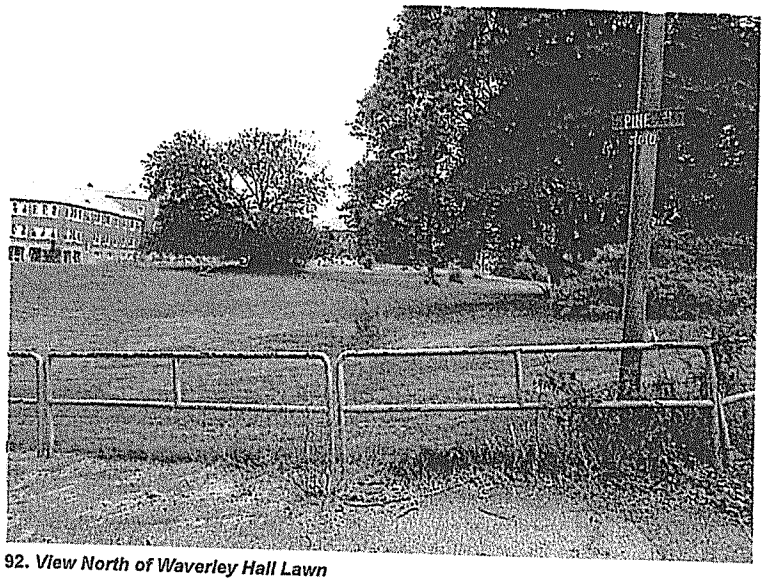
89. *View Northwest of East Elevation of Gym*



90. *View East of West Elevation of North Nurses Home*



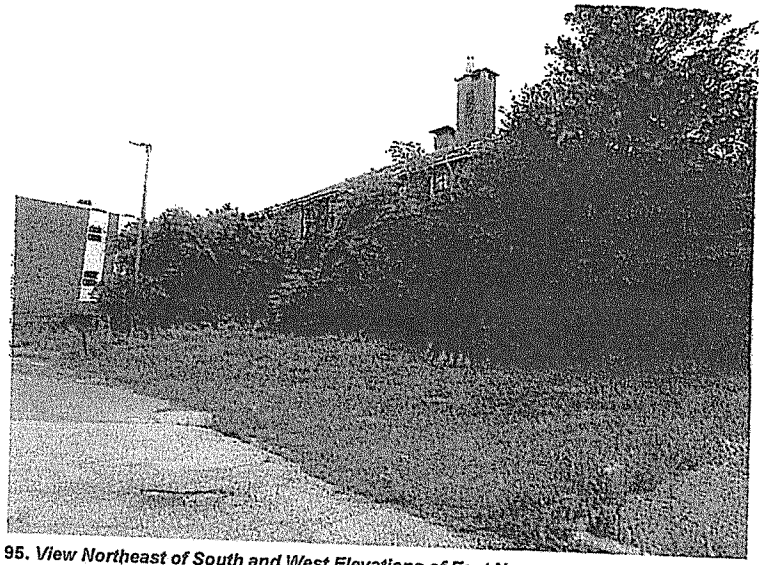
91. *View Northeast of West and South Elevations of North Nurses Home*



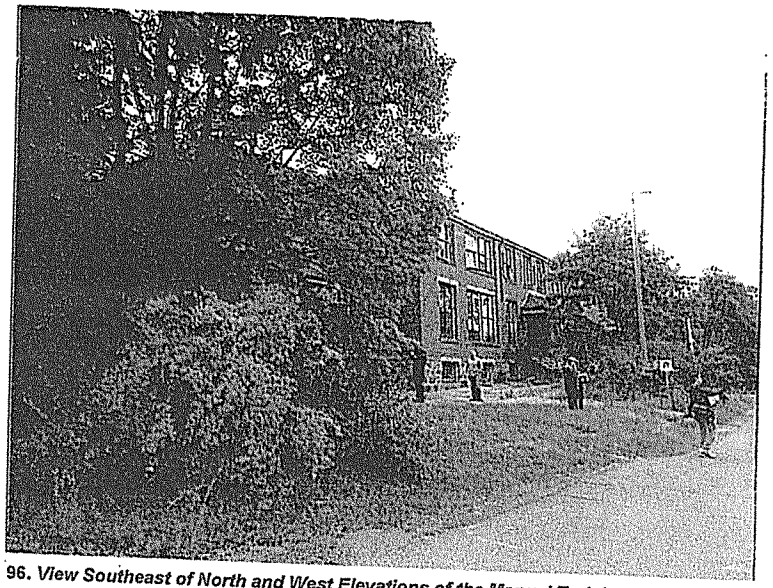
92. *View North of Waverley Hall Lawn*

93. *View North of Waverley Hall Lawn*

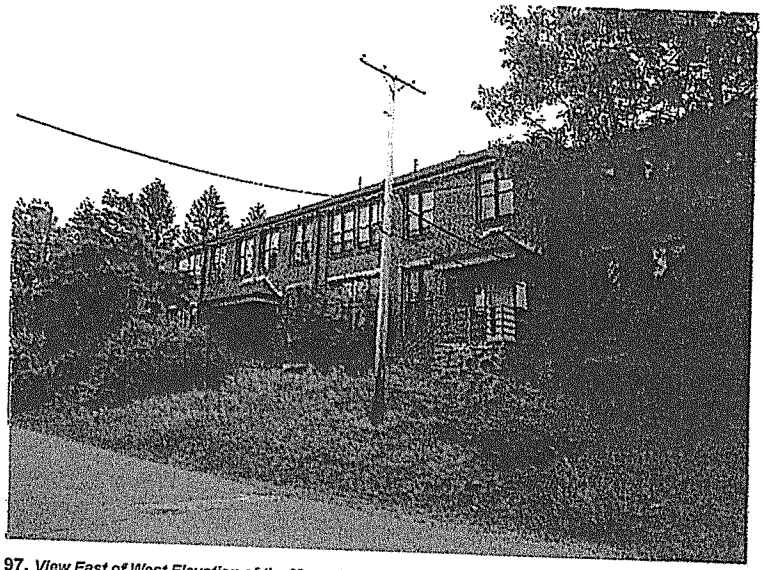
94. *View East of West Elevation of East Nurses Home*



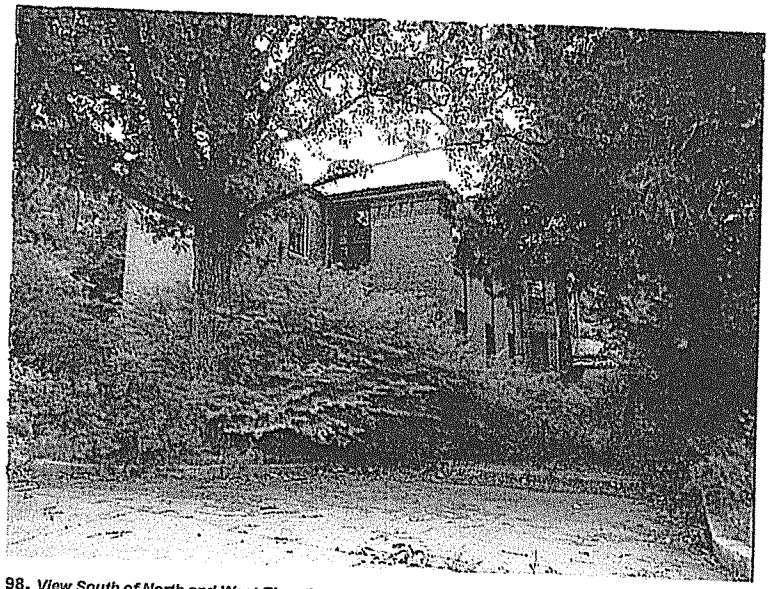
95. *View Northeast of South and West Elevations of East Nurses Home*



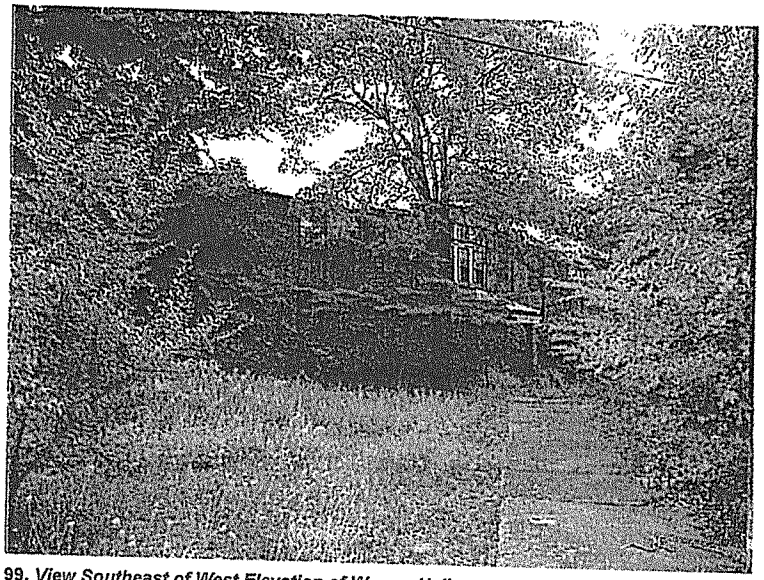
96. *View Southeast of North and West Elevations of the Manual Training Building*



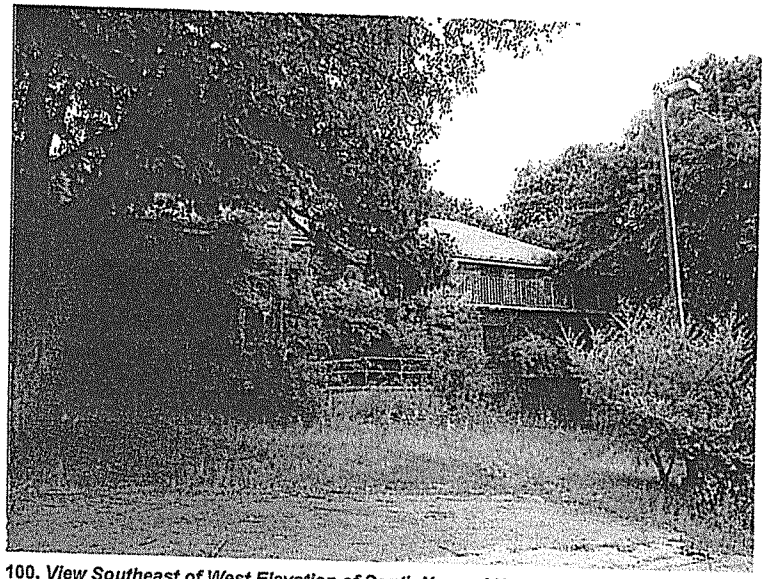
97. *View East of West Elevation of the Manual Training Building*



98. *View South of North and West Elevations of Warren Hall*



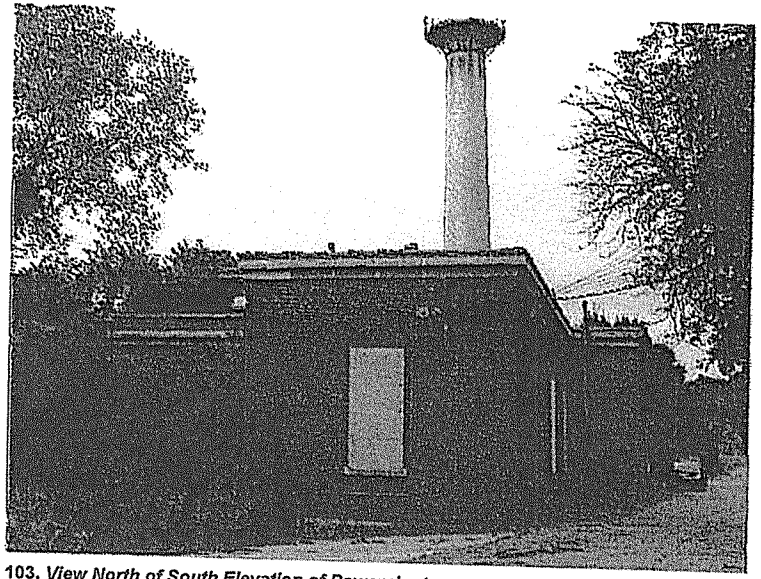
99. *View Southeast of West Elevation of Warren Hall*



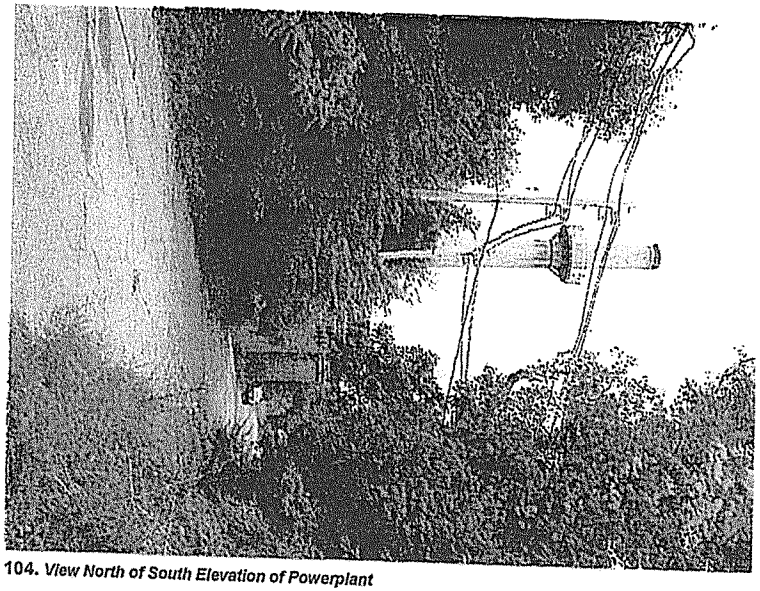
100. *View Southeast of West Elevation of South Nurses' Home*

101. *View North of South Elevation of Thom Building*

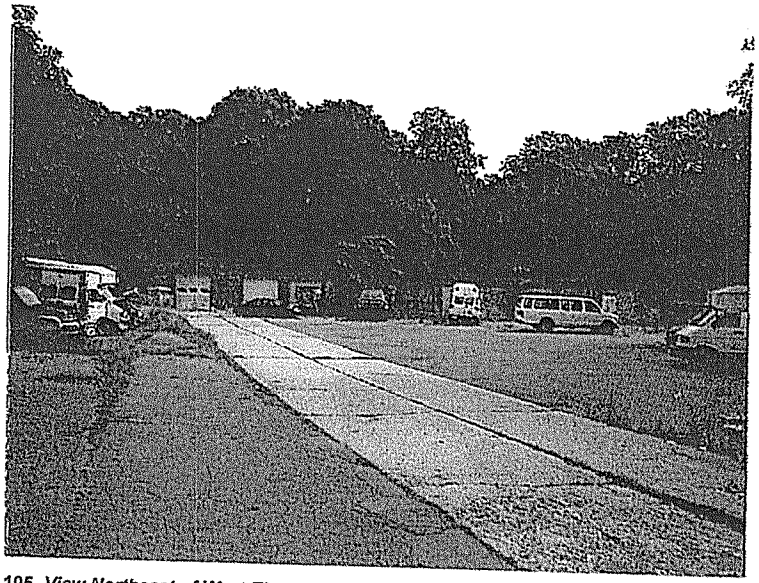
102. *View Southwest of East Elevation of Thom Building*



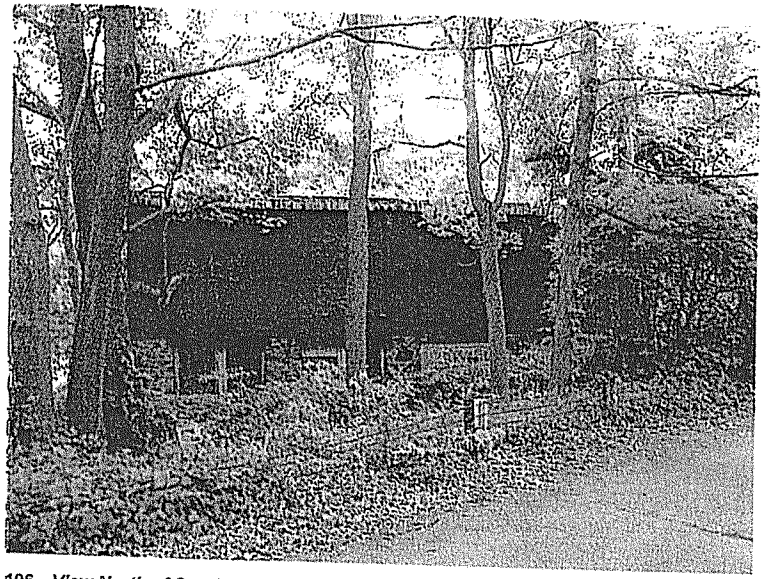
103. *View North of South Elevation of Powerplant*



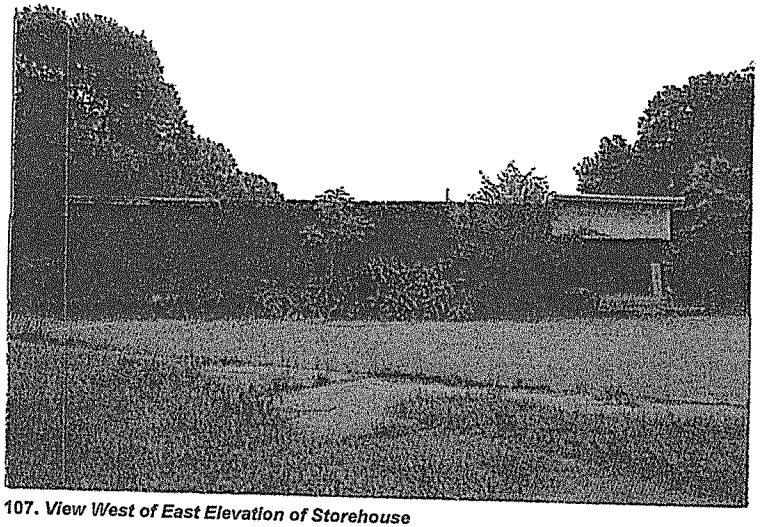
104. *View North of South Elevation of Powerplant*



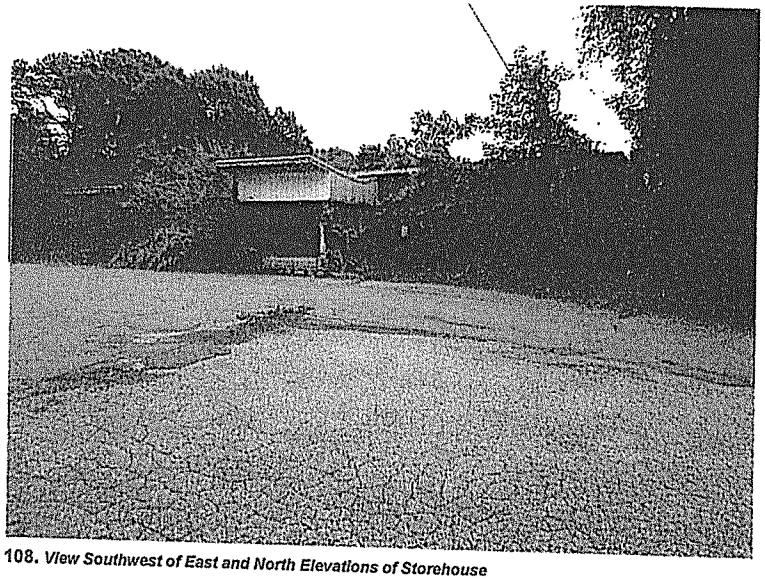
105. *View Northeast of West Elevation of Main Garage*



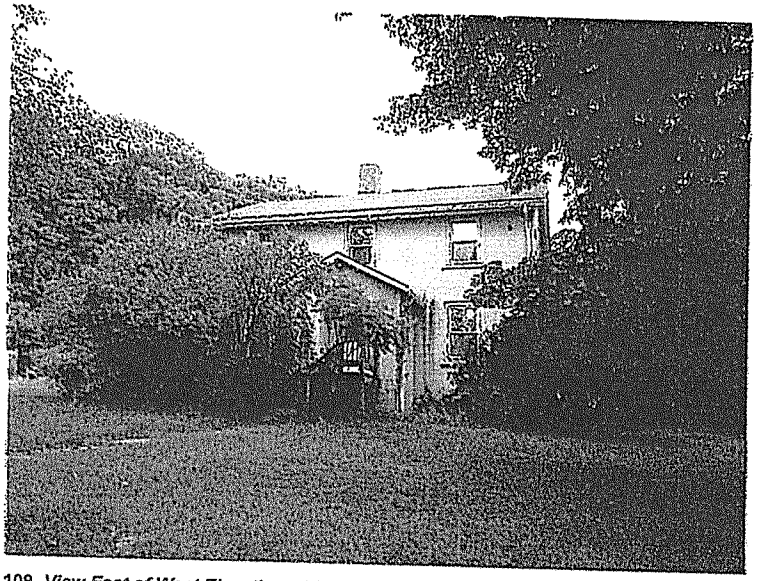
106. *View North of South Elevation of Storehouse*



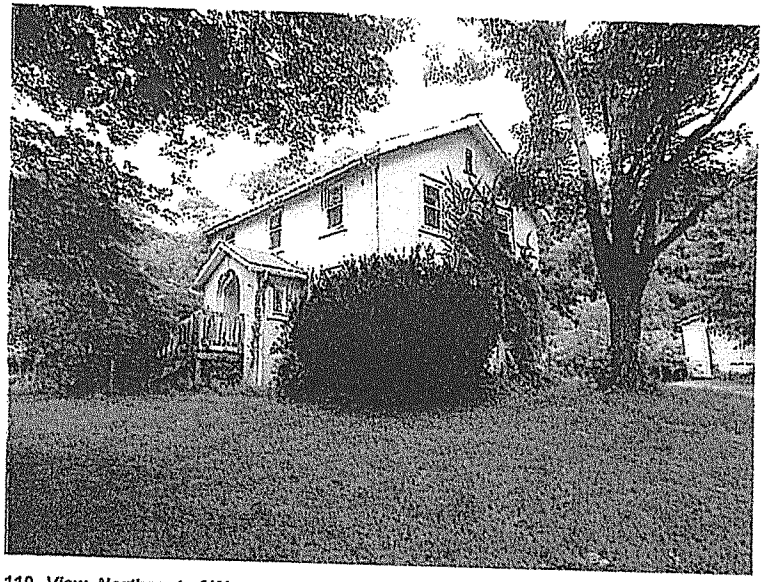
107. *View West of East Elevation of Storehouse*



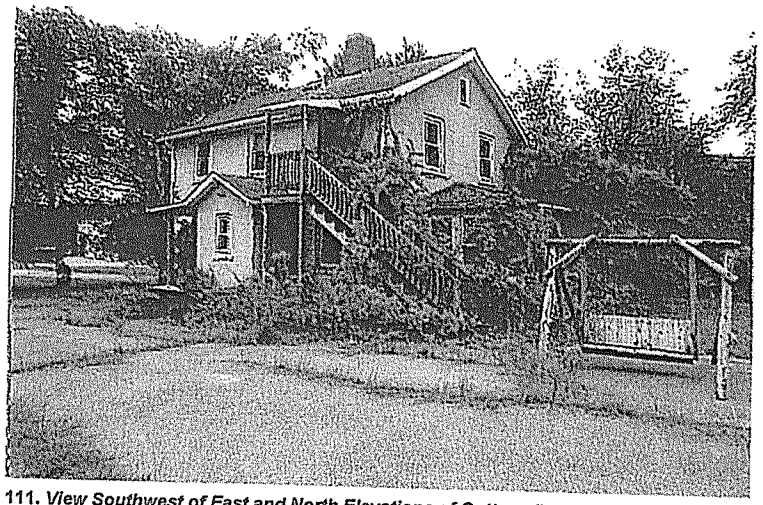
108. *View Southwest of East and North Elevations of Storehouse*



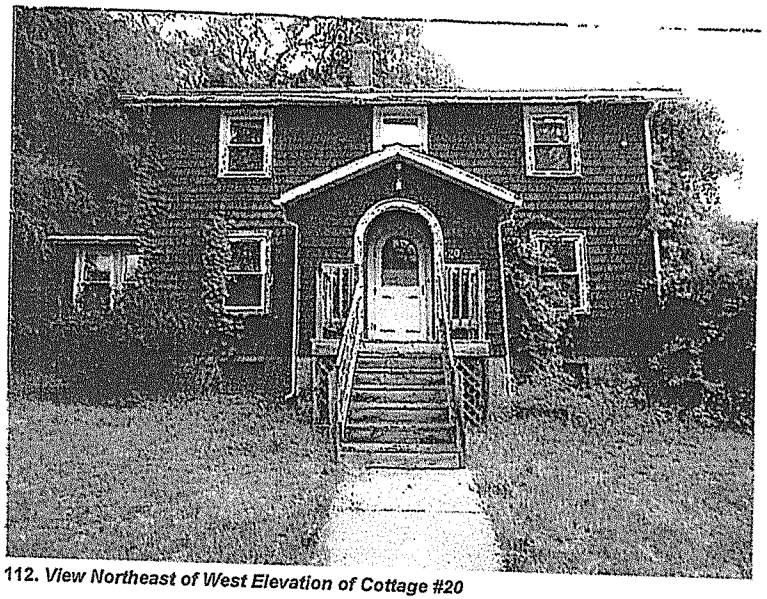
109. *View East of West Elevation of Cottage #19*



110. *View Northeast of West and South Elevations of Cottage #19*



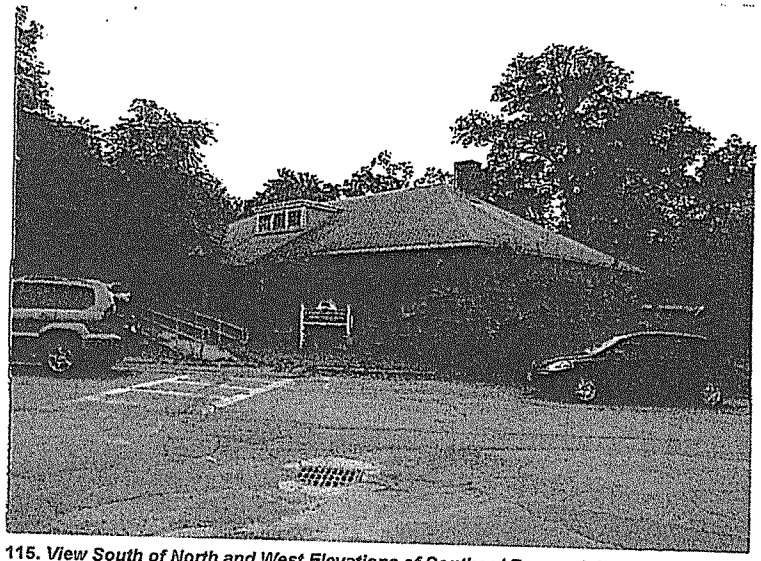
111. *View Southwest of East and North Elevations of Cottage #19*



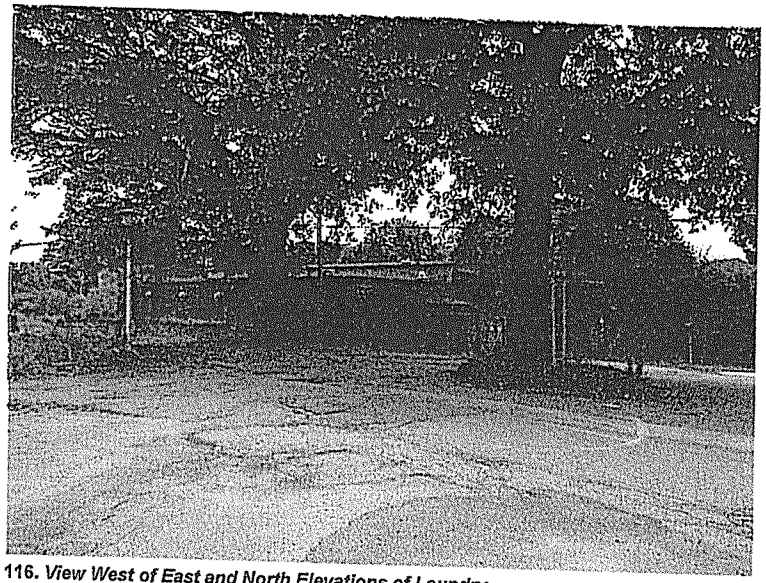
112. *View Northeast of West Elevation of Cottage #20*

113. *View Northeast of West and South Elevations of Cottage #20*

114. *View Northwest of South and East Elevations of Cottage #20*

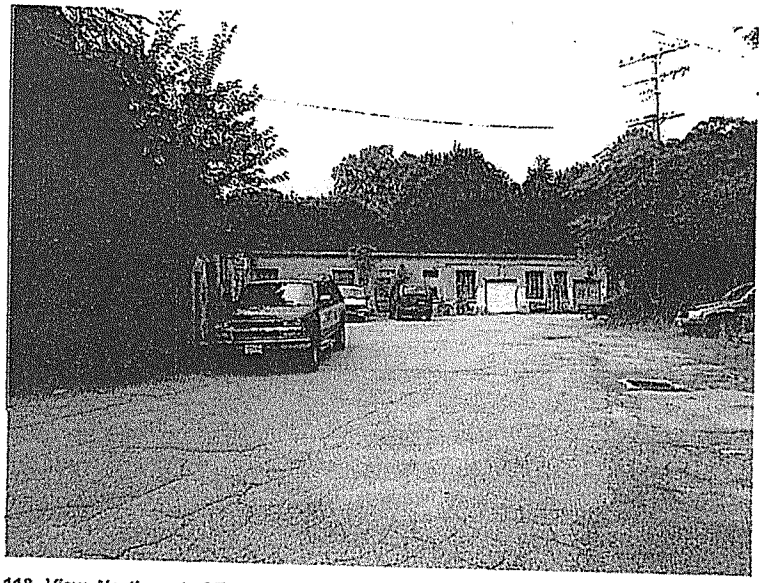


115. *View South of North and West Elevations of Southard Research Laboratory*

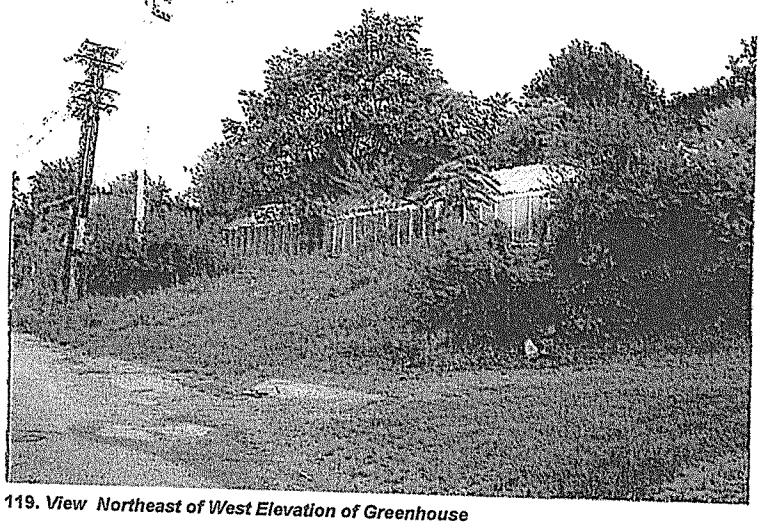


116. *View West of East and North Elevations of Laundry*

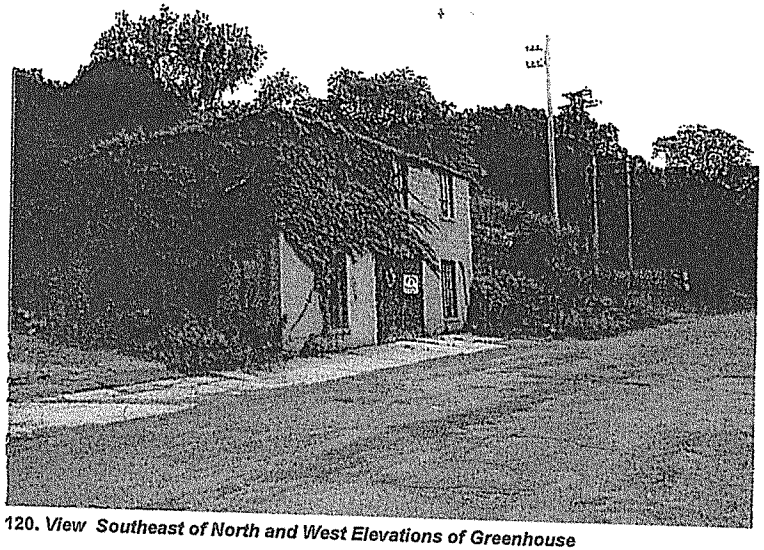
117. *View South of North Elevation of Lavers Hall*



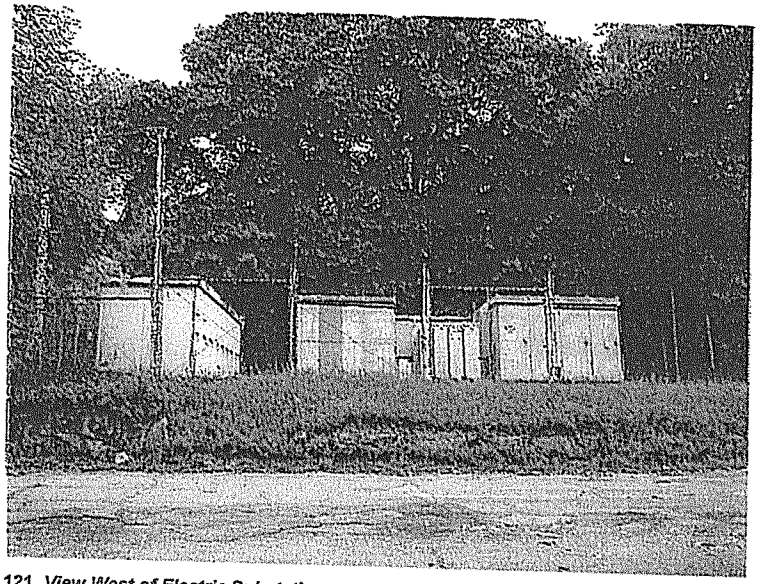
118. *View Northwest of East Elevation of Maintenance Building*



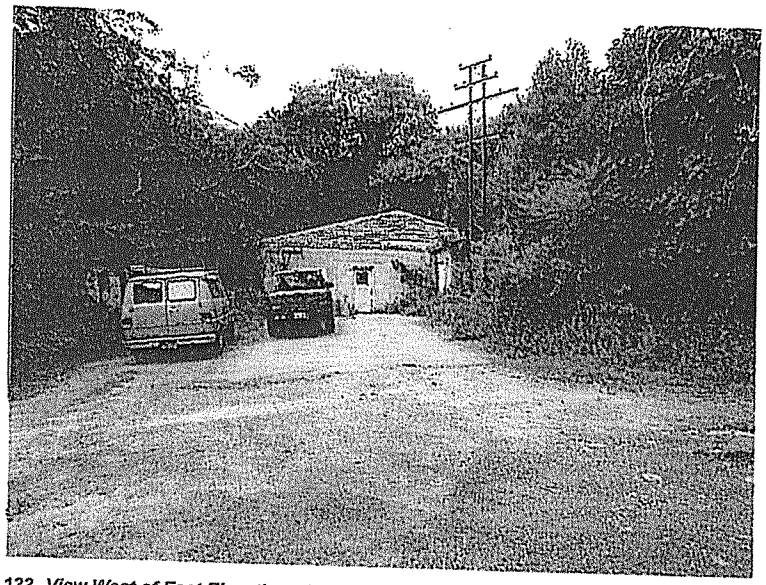
119. *View Northeast of West Elevation of Greenhouse*



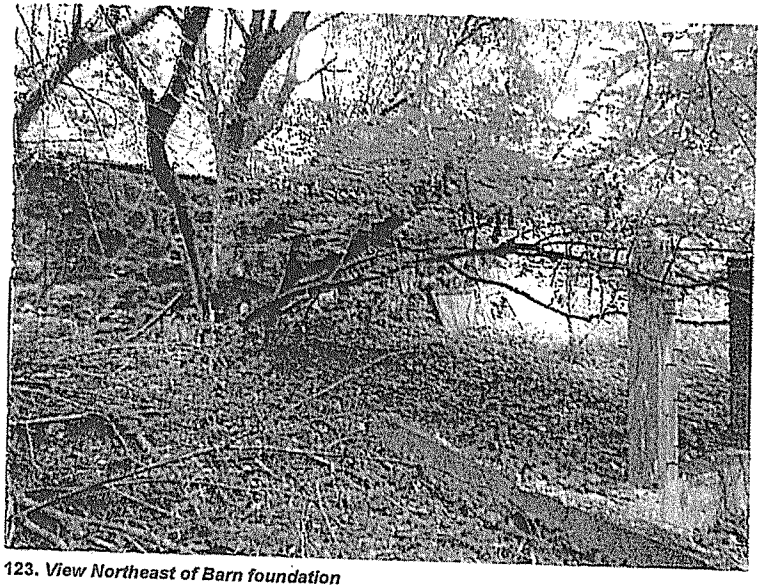
120. *View Southeast of North and West Elevations of Greenhouse*



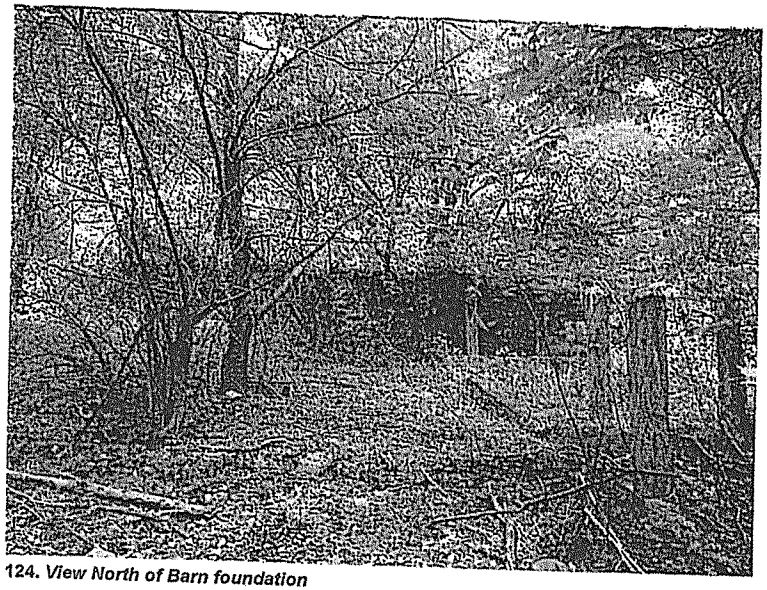
121. *View West of Electric Substation*



122. *View West of East Elevation of Engineers' Storage*

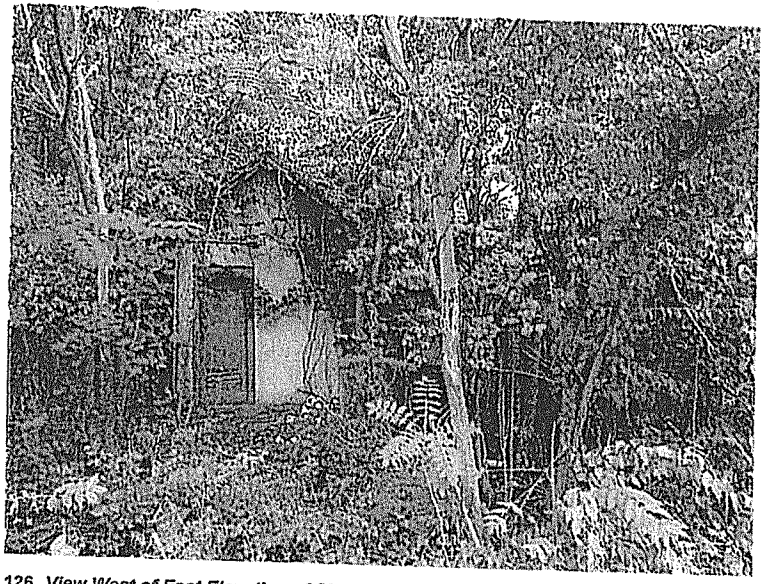


123. *View Northeast of Barn foundation*

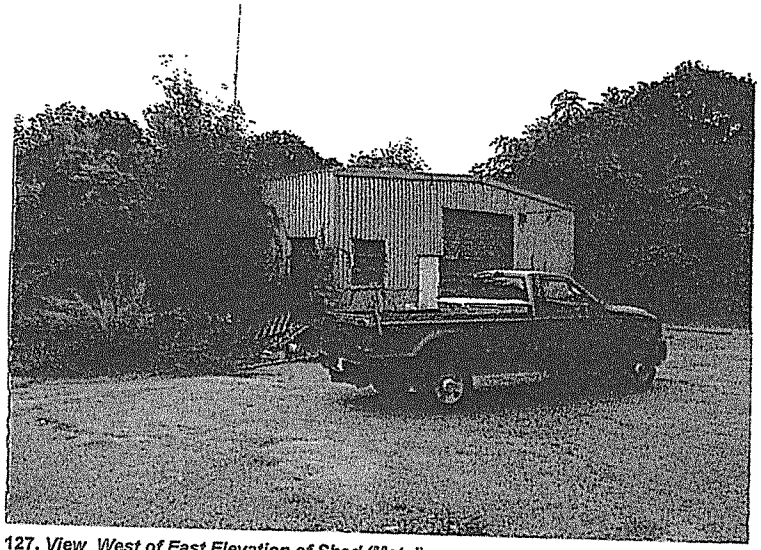


124. *View North of Barn foundation*

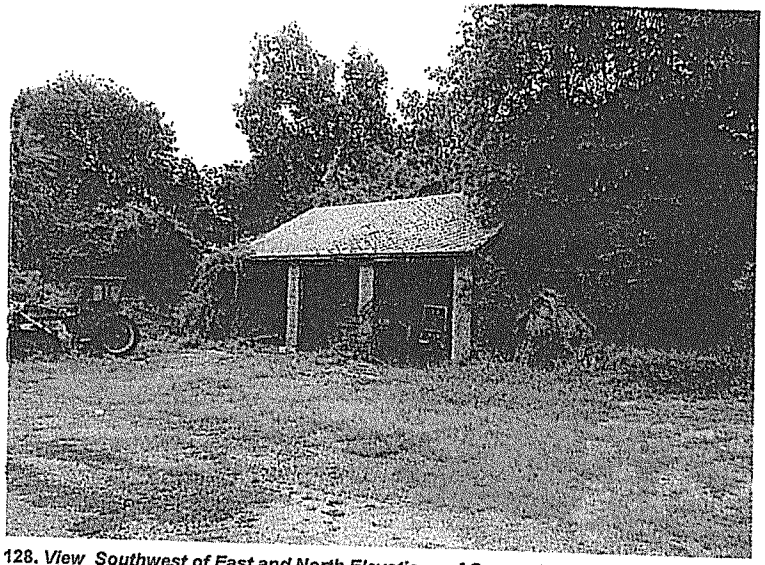
125. *View West of East Elevation of Shed (Stucco)*



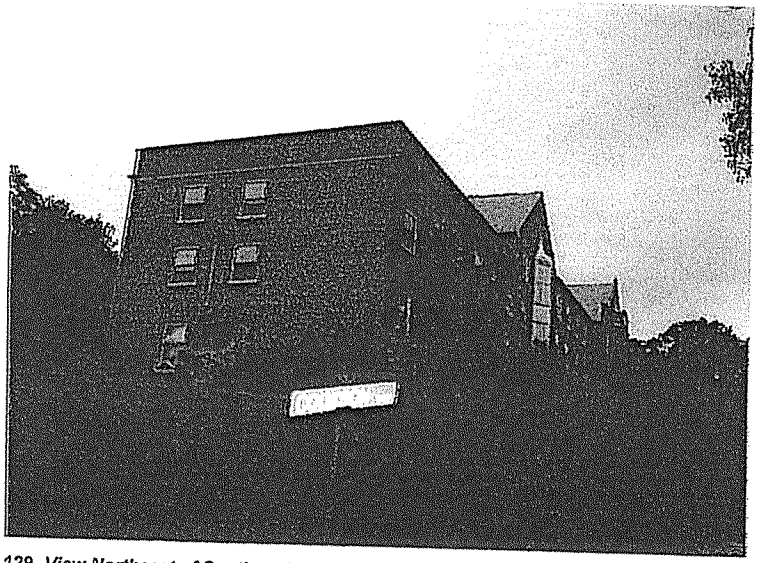
126. *View West of East Elevation of Shed (Stucco)*



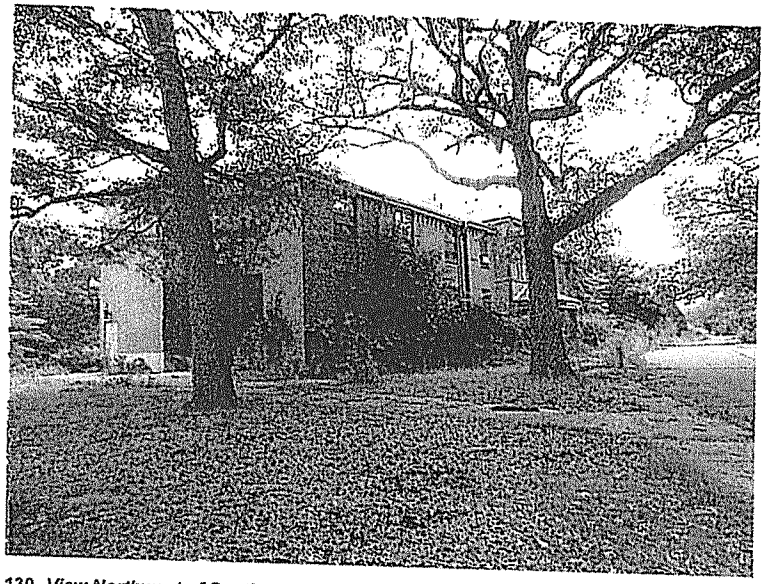
127. *View West of East Elevation of Shed (Metal)*



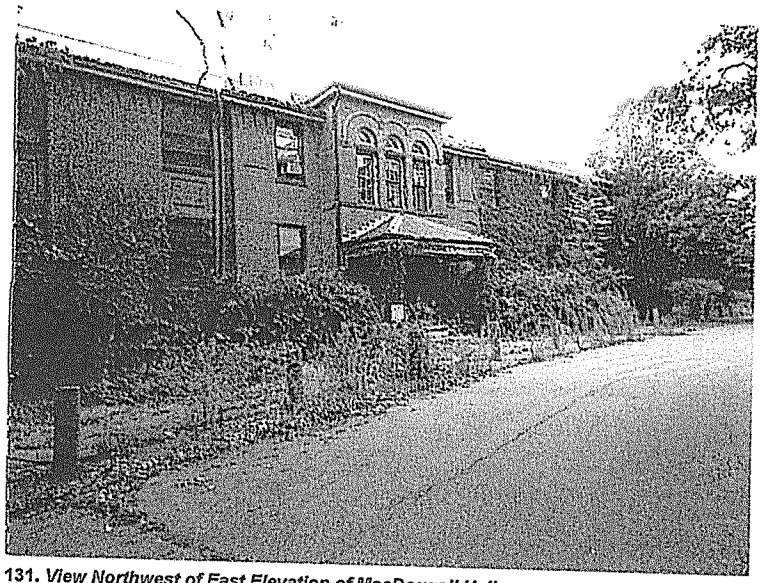
128. *View Southwest of East and North Elevations of Garage (concrete block)*



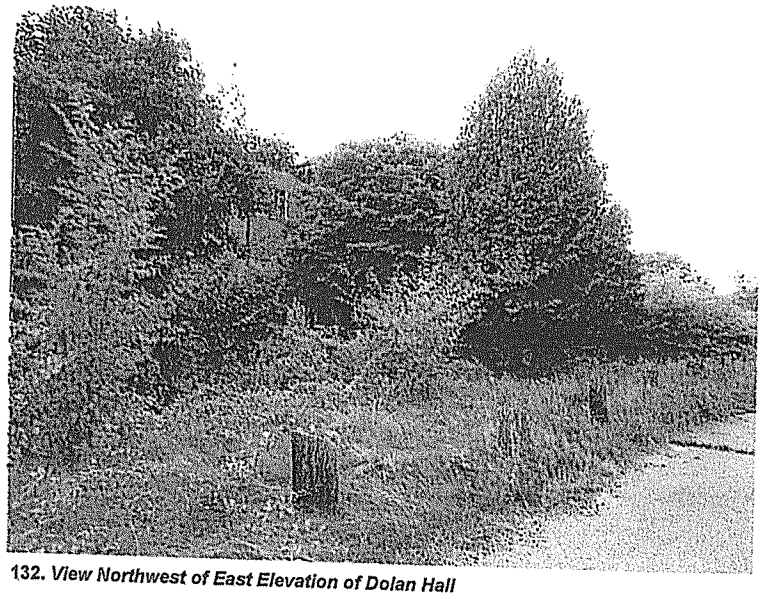
129. *View Northeast of South and West Elevations of Tarbell Hall*



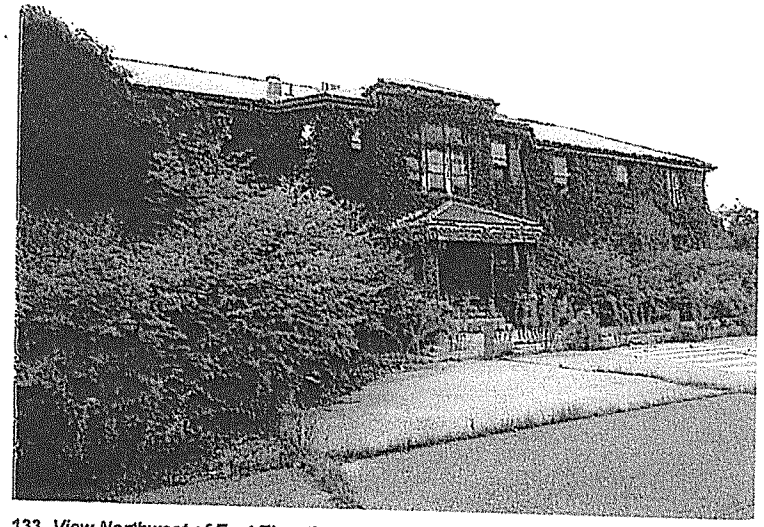
130. *View Northwest of South and East Elevations of MacDougall Hall*



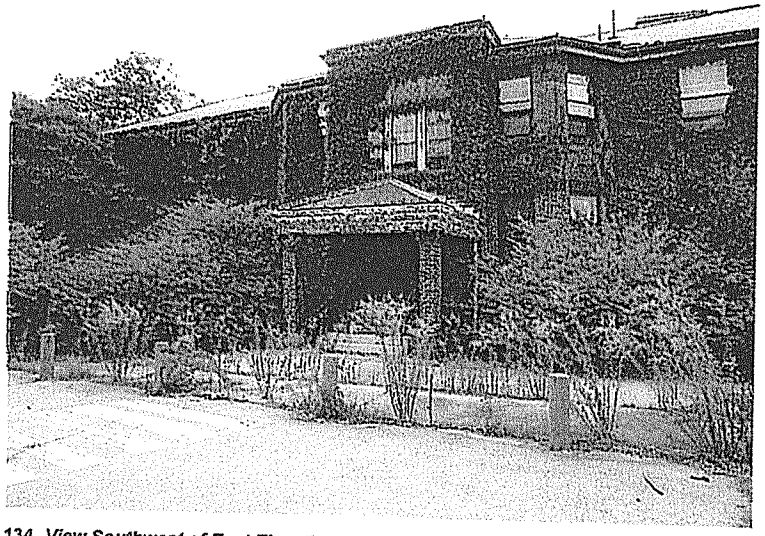
131. *View Northwest of East Elevation of MacDougall Hall*



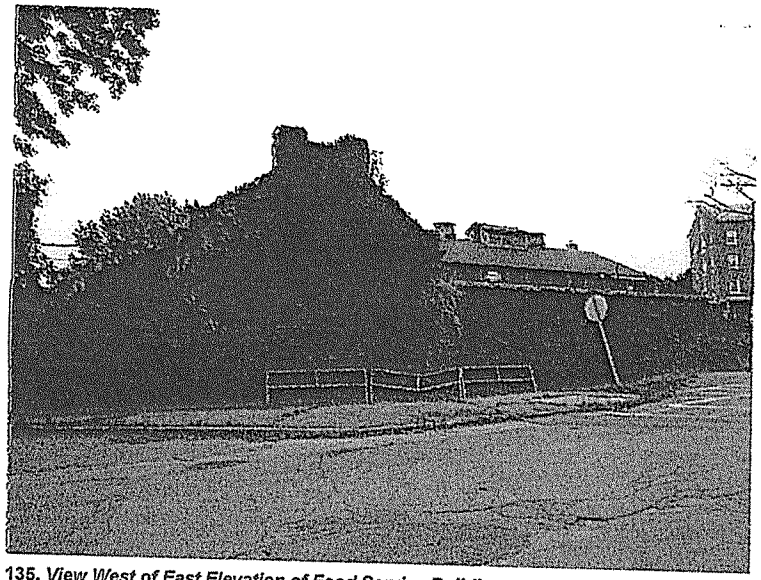
132. *View Northwest of East Elevation of Dolan Hall*



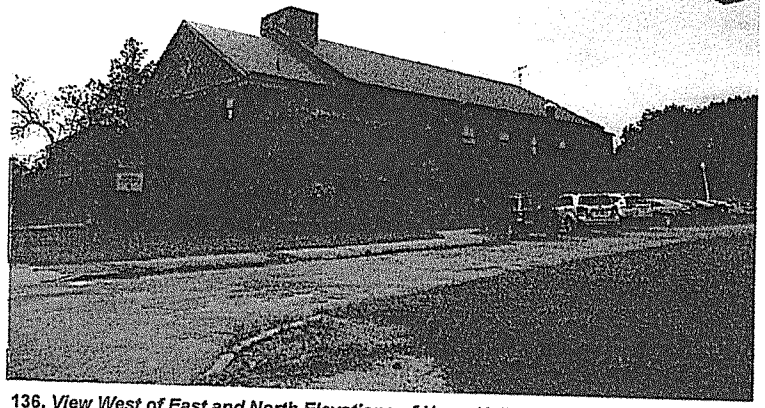
133. *View Northwest of East Elevation of Dolan Hall*



134. *View Southwest of East Elevation of Dolan Hall*

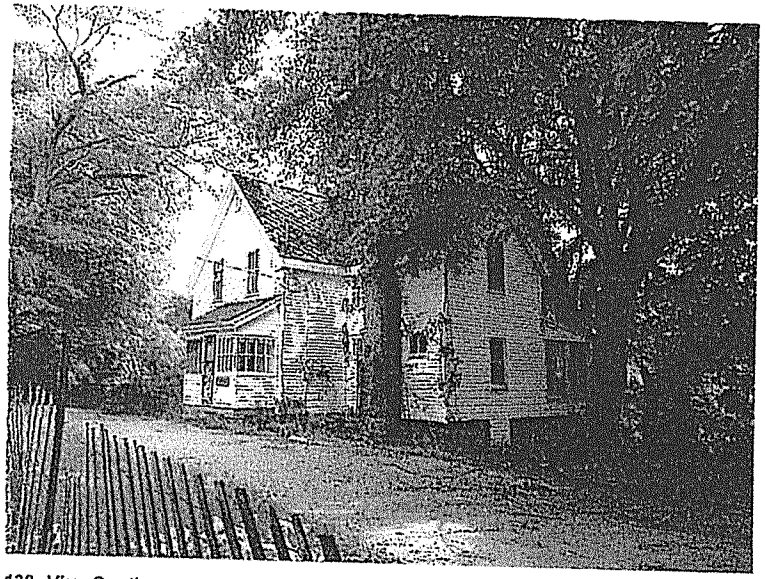


135. *View West of East Elevation of Food Service Building*

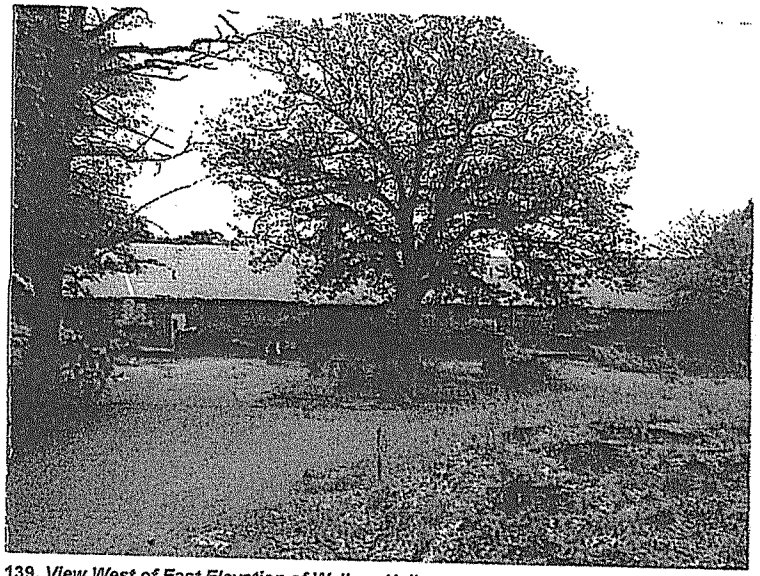


136. *View West of East and North Elevations of Howe Hall*

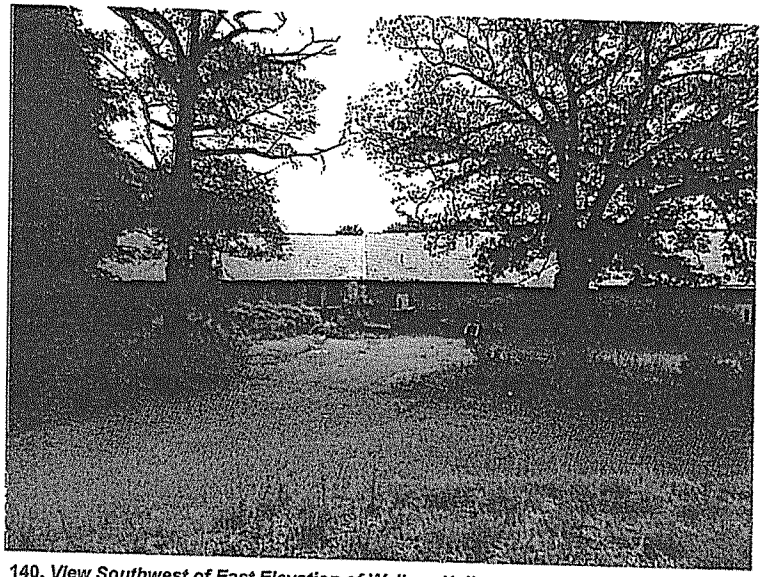
137. *View West of East Elevation of Hillside Cottage*



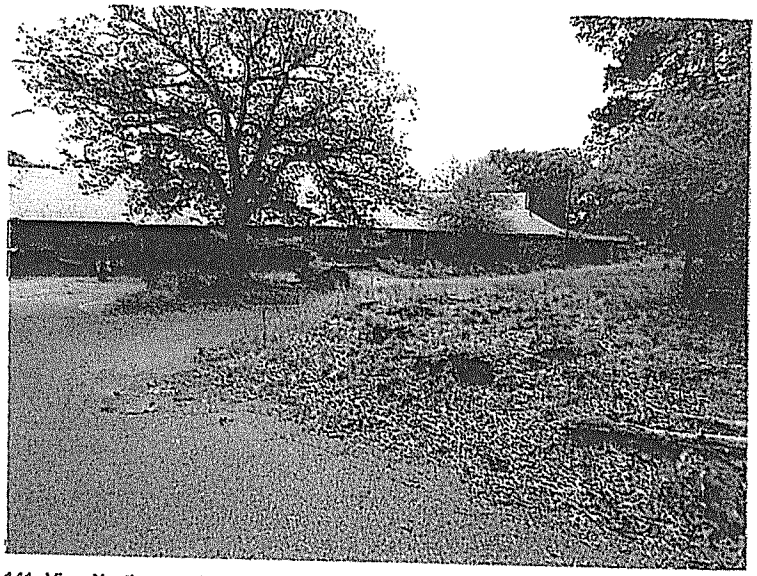
138. *View Southwest of East and North Elevations of Baldwin Cottage*



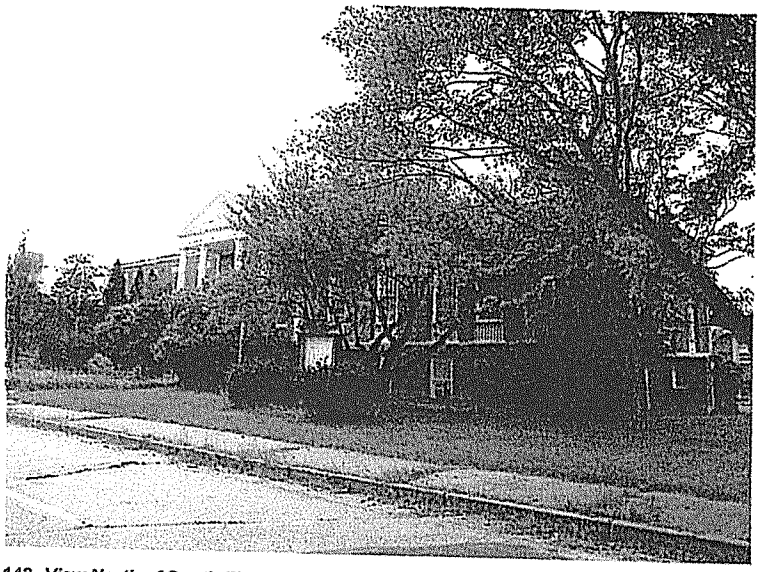
139. *View West of East Elevation of Wallace Hall*



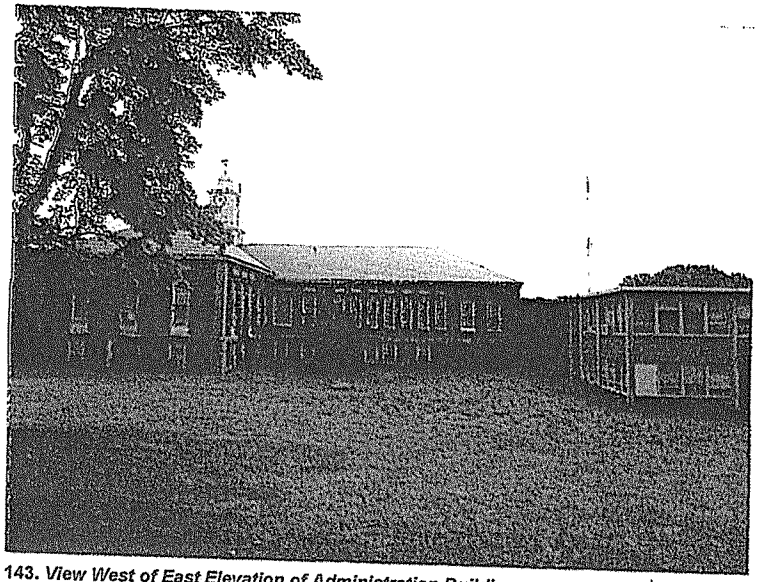
140. *View Southwest of East Elevation of Wallace Hall*



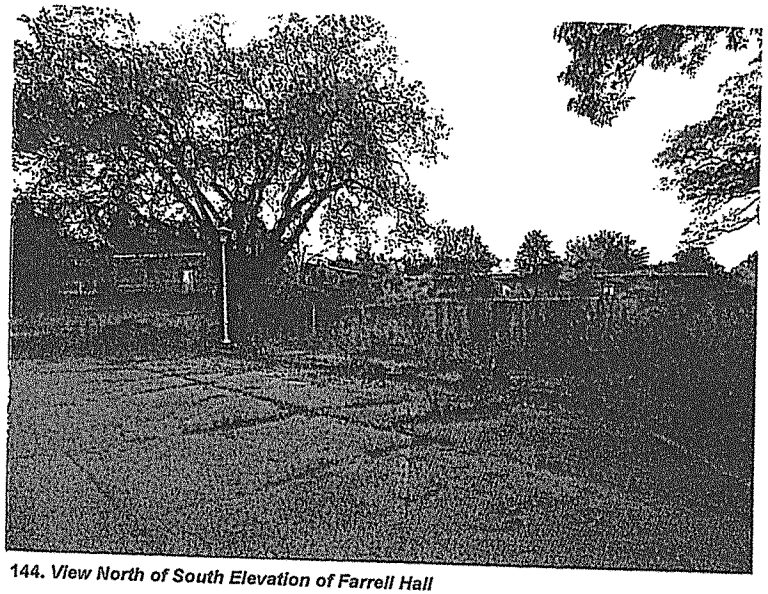
141. *View Northwest of East Elevation of Wallace Hall*



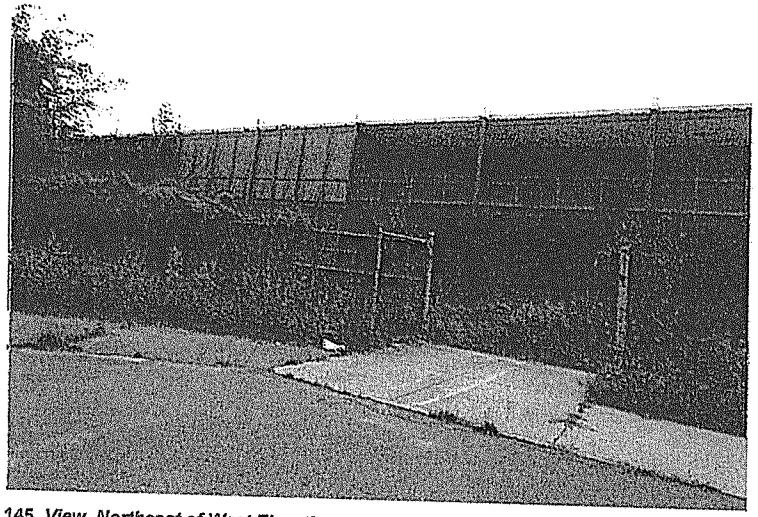
142. *View North of South Elevation of Administration Building*



143. *View West of East Elevation of Administration Building*

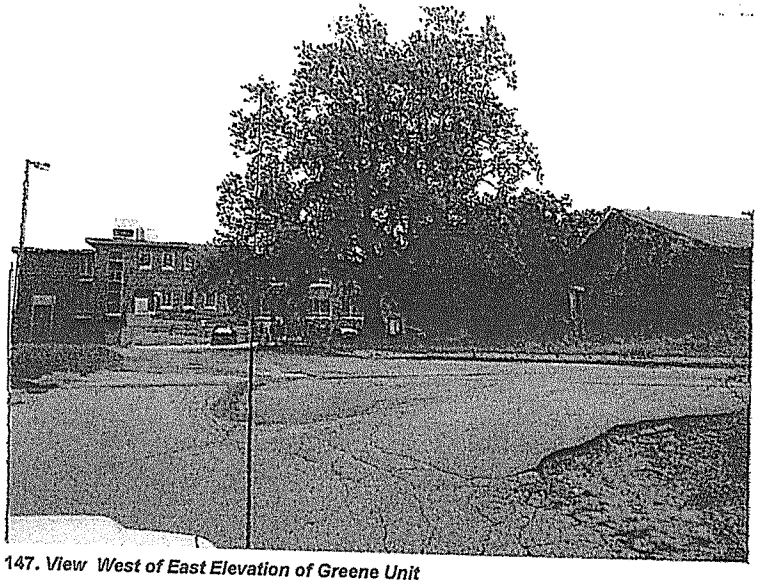


144. *View North of South Elevation of Farrell Hall*

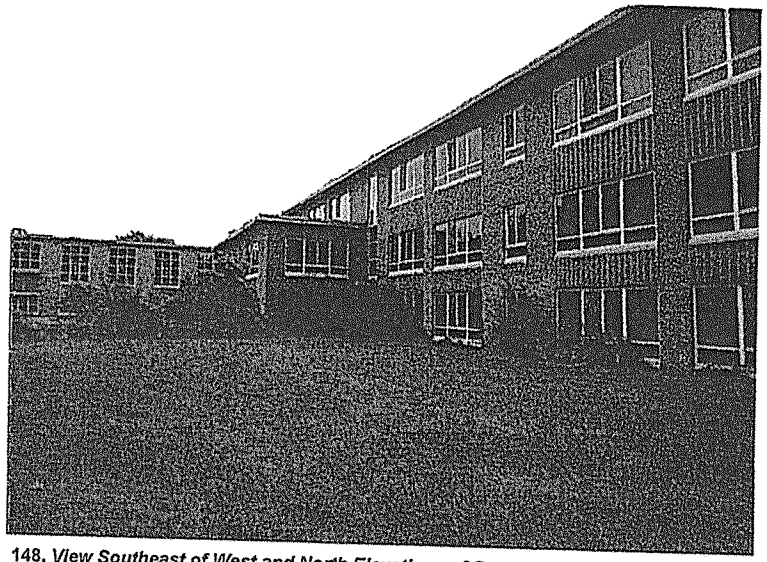


145. *View Northeast of West Elevation of Farrell Hall*

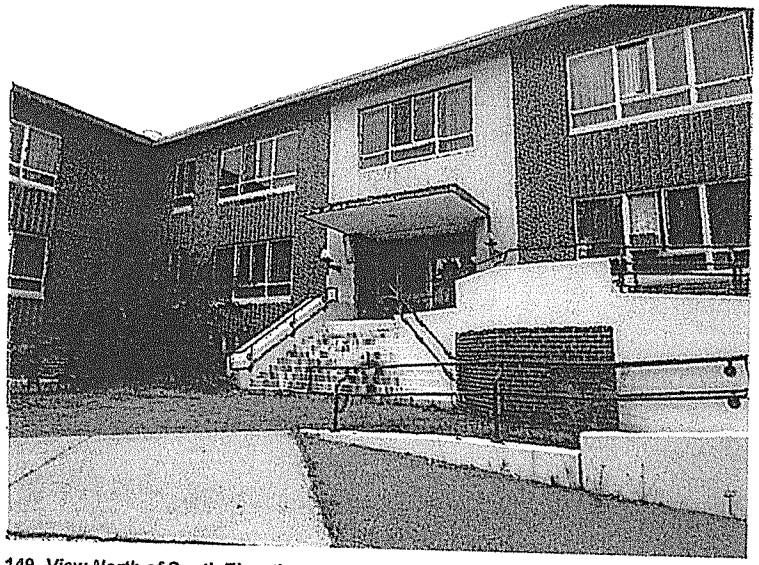
146. *View East of West Elevation of Farrell Hall*



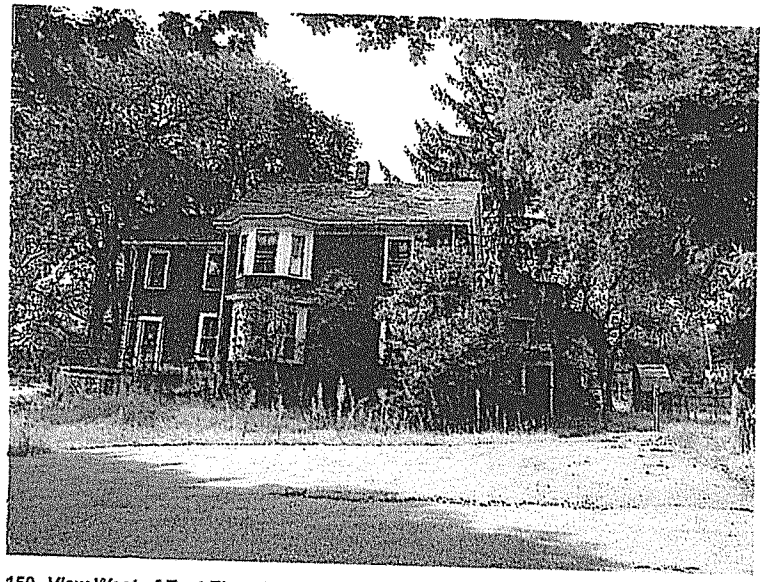
147. *View West of East Elevation of Greene Unit*



148. *View Southeast of West and North Elevations of Greene Unit*

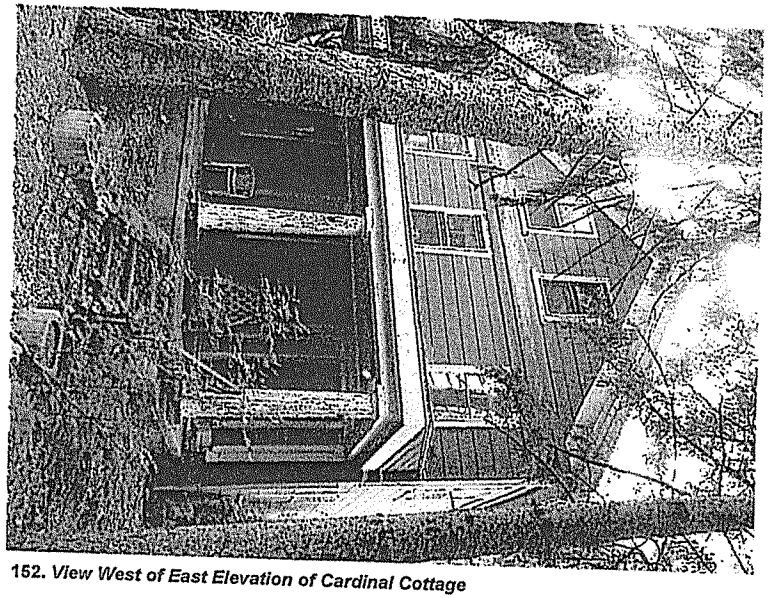


149. *View North of South Elevation of Greene Unit*

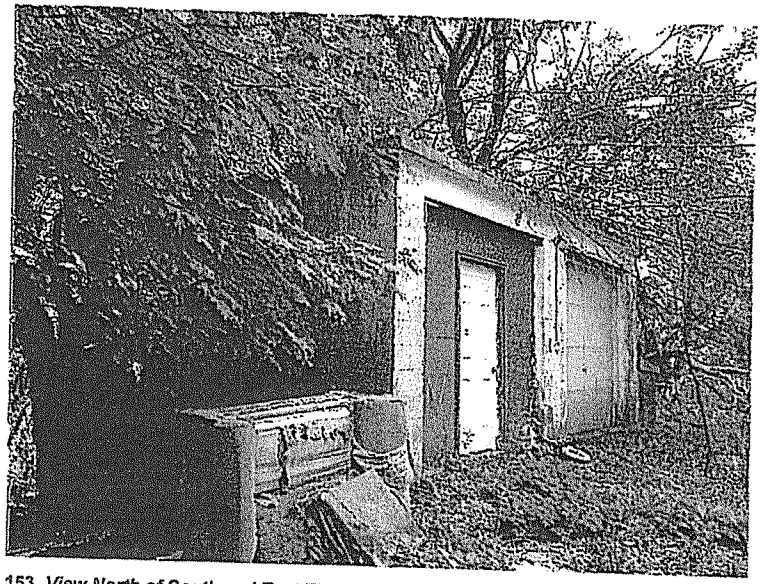


150. *View West of East Elevation of Trapelo Cottage*

151. *View North of South and East Elevations of Cardinal Cottage*

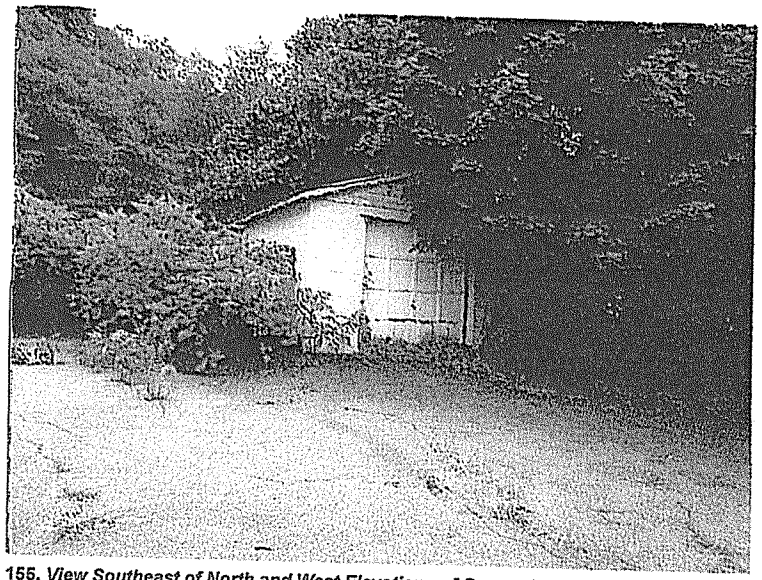


152. *View West of East Elevation of Cardinal Cottage*

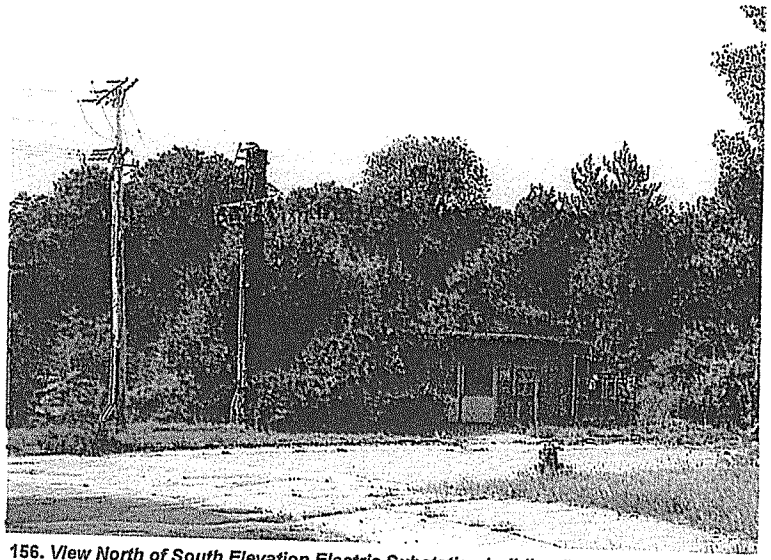


153. *View North of South and East Elevations of Cardinal Cottage Garage*

154. *View East of West Elevation of Garage (Building #56)*

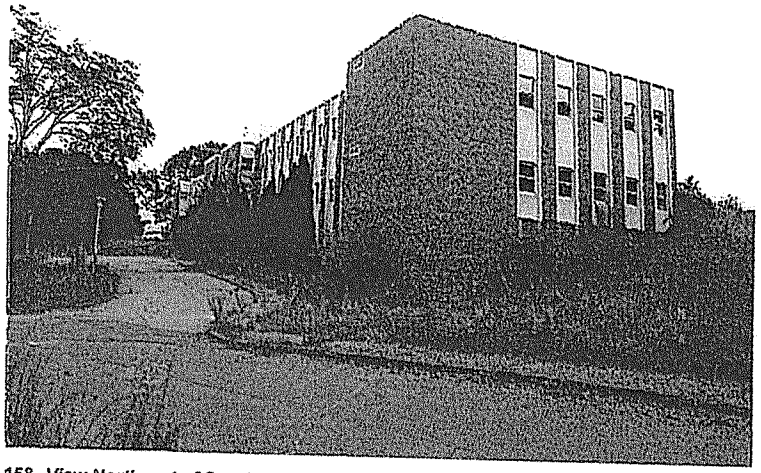


155. *View Southeast of North and West Elevations of Garage building #57*

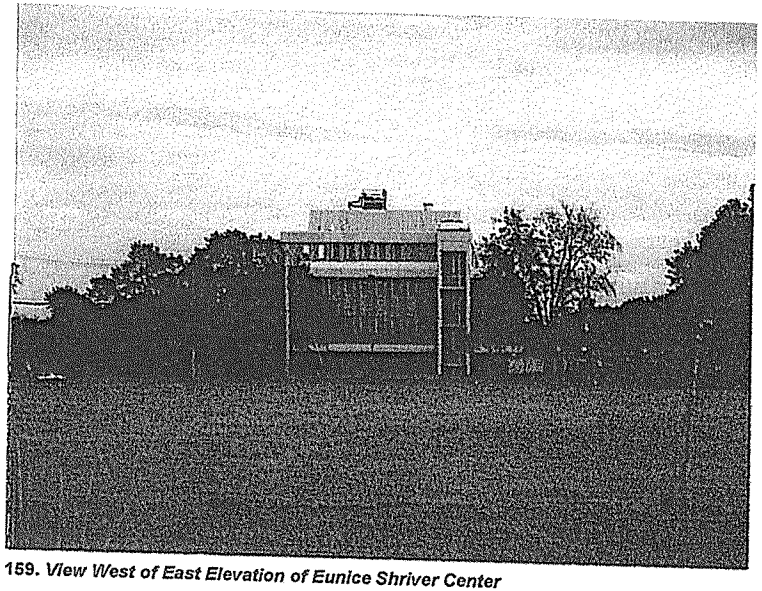


156. *View North of South Elevation Electric Substation building #58*

157. *View South of North Elevation of Activities Center*



158. *View Northeast of South and West Elevations of Withington Center*

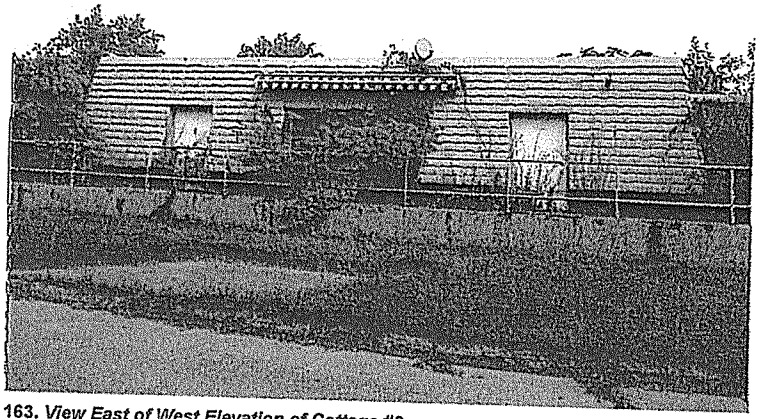


159. *View West of East Elevation of Eunice Shriver Center*

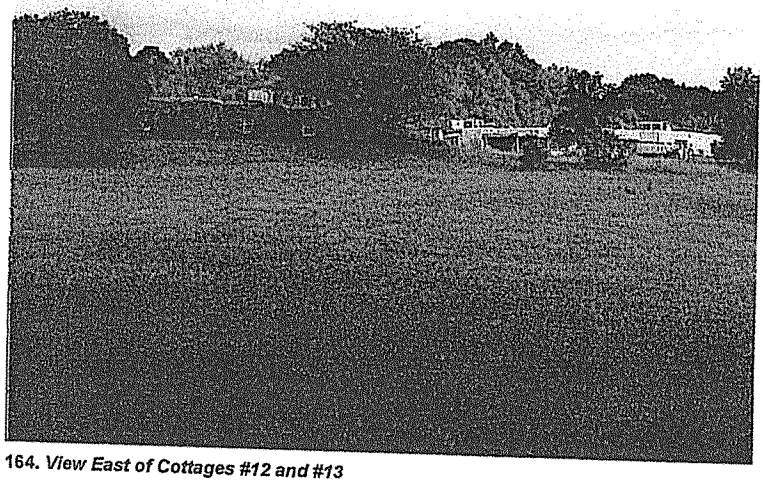
160. *View West of East and North Elevations of Eunice Shriver Center*

161. *View East of Cottages #3 and #4*

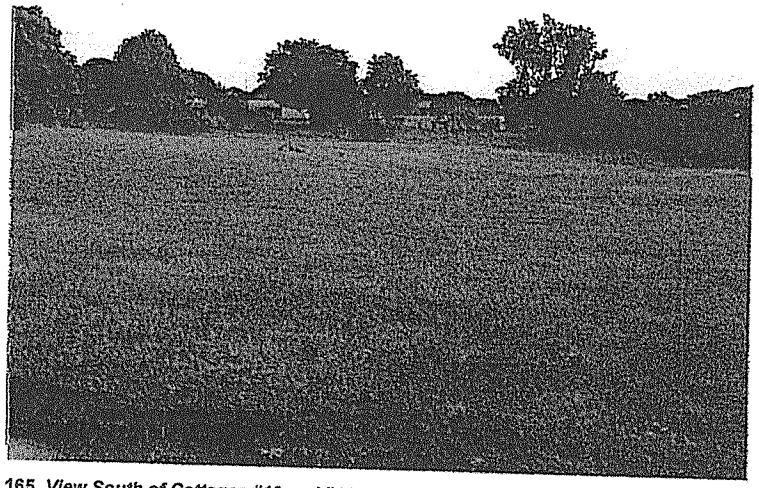
162. *View East of Cottage #4*



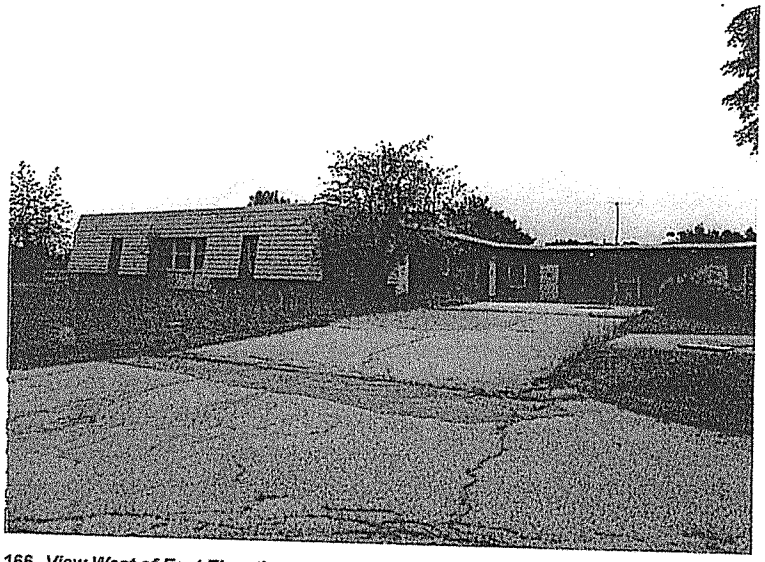
163. *View East of West Elevation of Cottage #3*



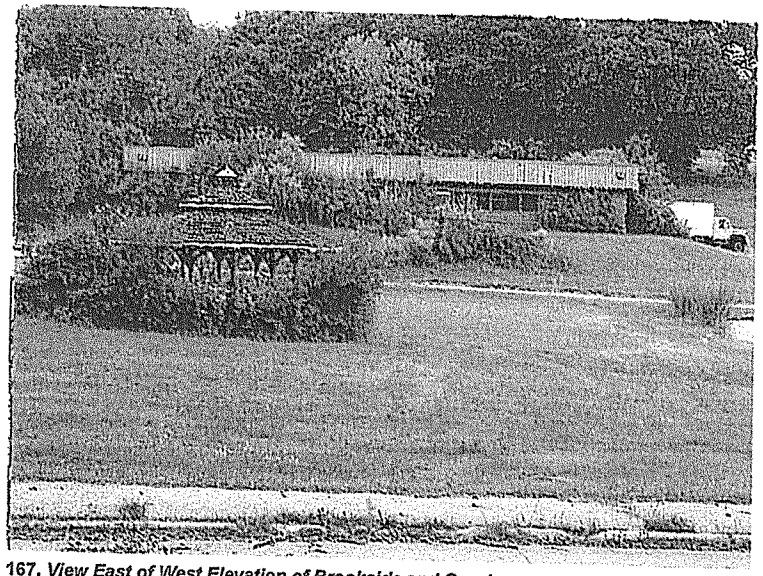
164. *View East of Cottages #12 and #13*



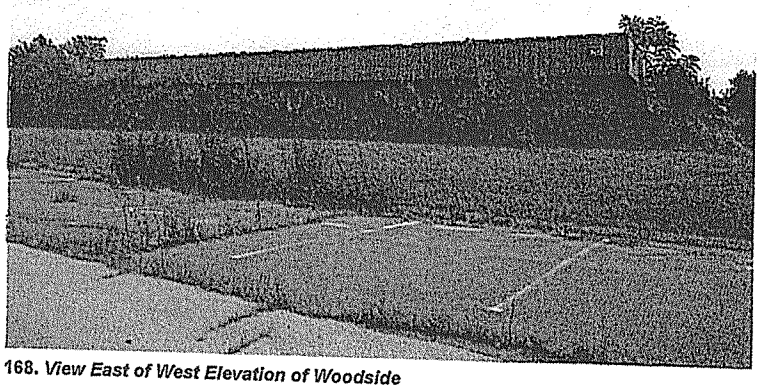
165. *View South of Cottages #10 and #11 and Woodside*



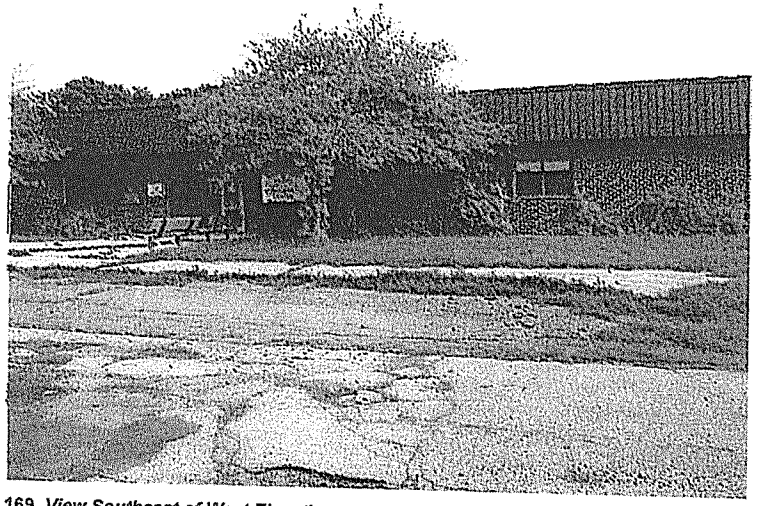
166. *View West of East Elevation of Cottage #12*



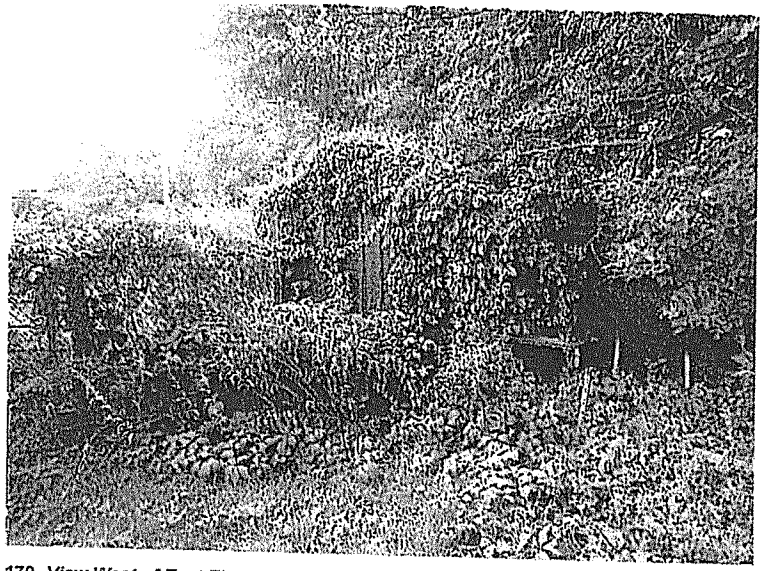
167. *View East of West Elevation of Brookside and Gazebo*



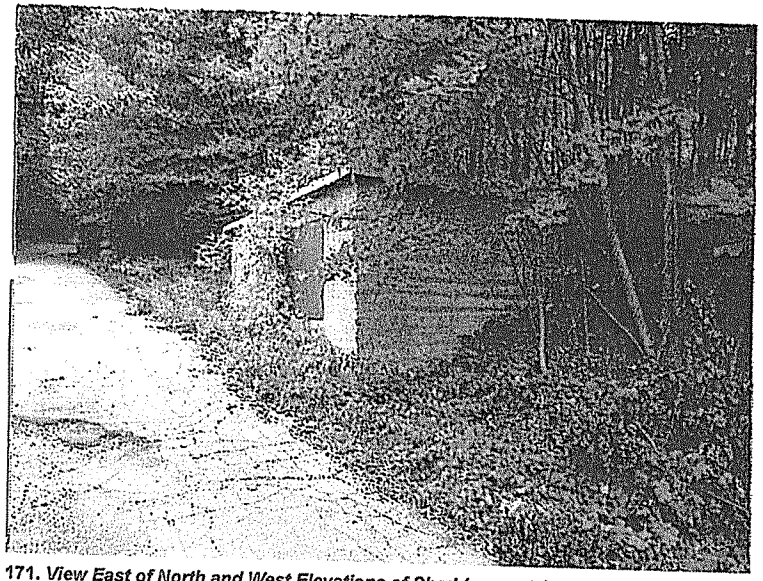
168. *View East of West Elevation of Woodside*



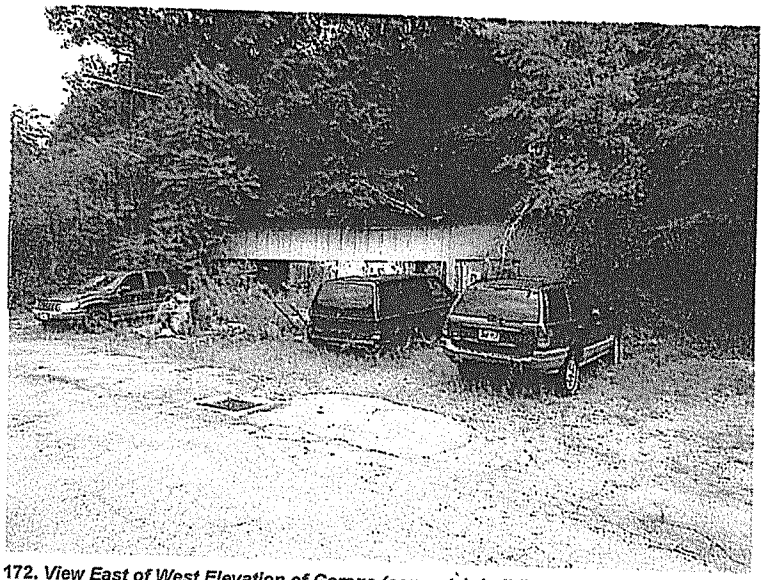
169. *View Southeast of West Elevation of Site 5*



170. *View West of East Elevation of Shed, building #79*

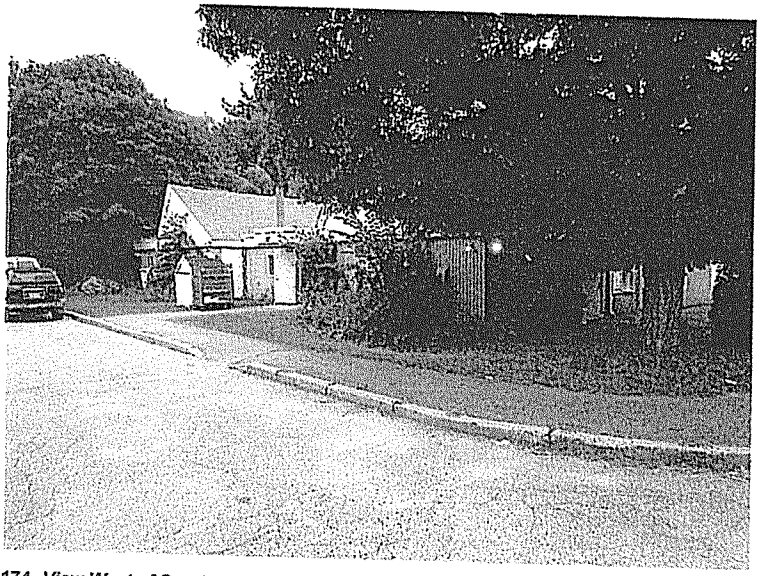


171. *View East of North and West Elevations of Shed (concrete), building #80*

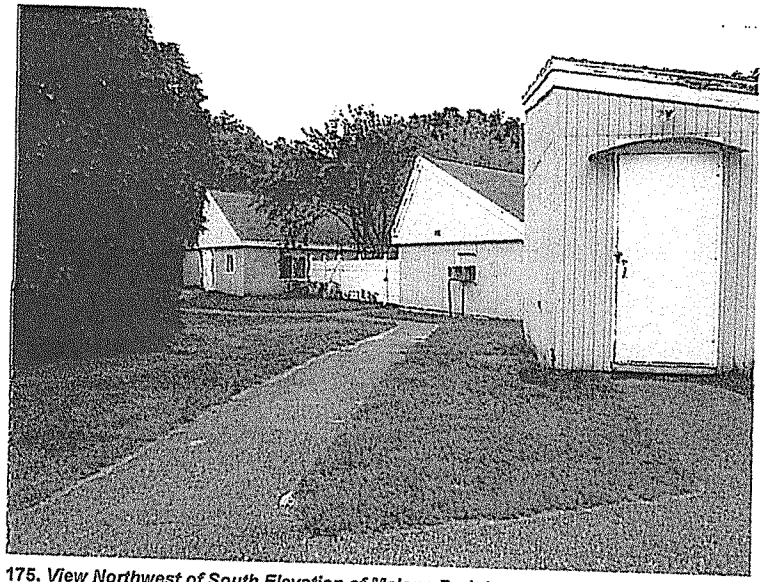


172. *View East of West Elevation of Garage (concrete), building #81*

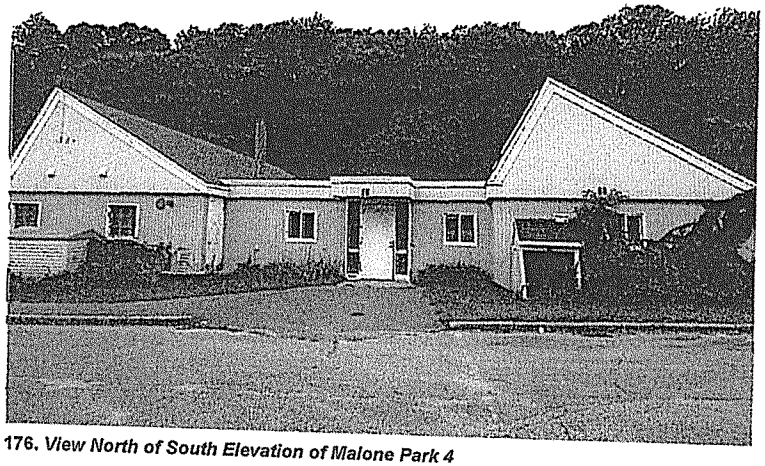
173. *View Southwest of East and North Elevations of Malone Park 1*



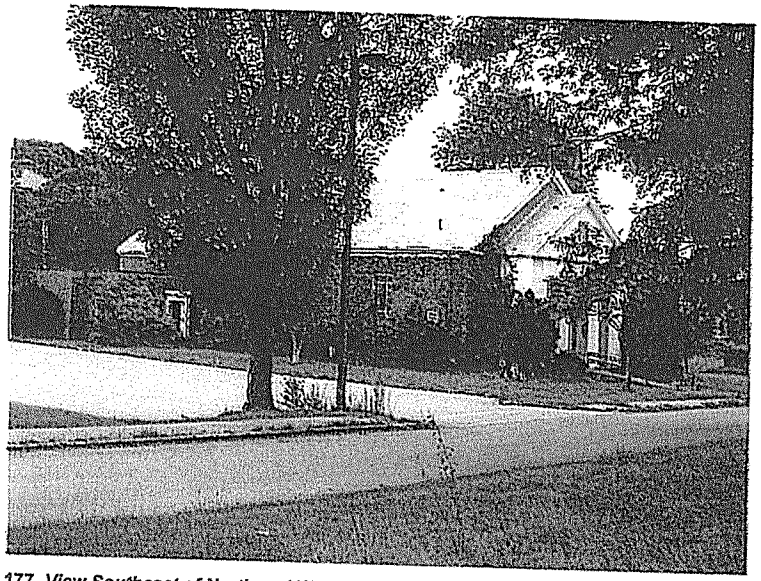
174. *View West of South and East Elevations of Malone Park 2*



175. *View Northwest of South Elevation of Malone Park 3*

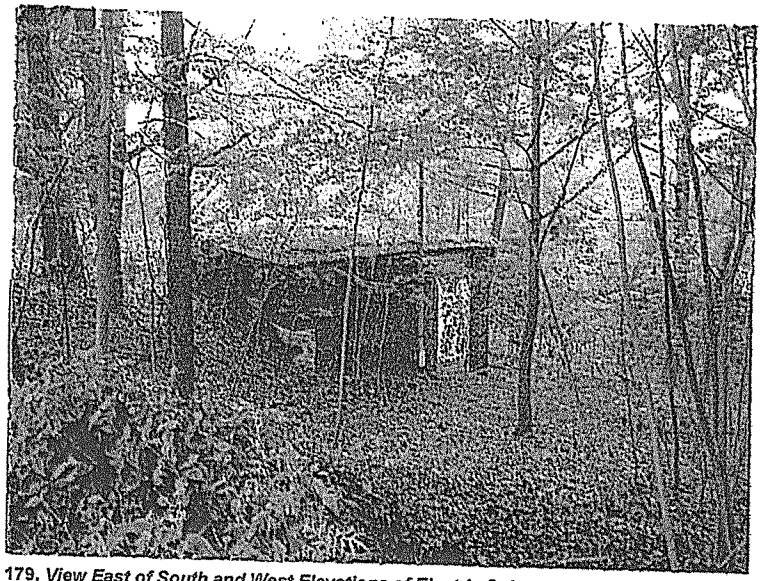


176. *View North of South Elevation of Malone Park 4*

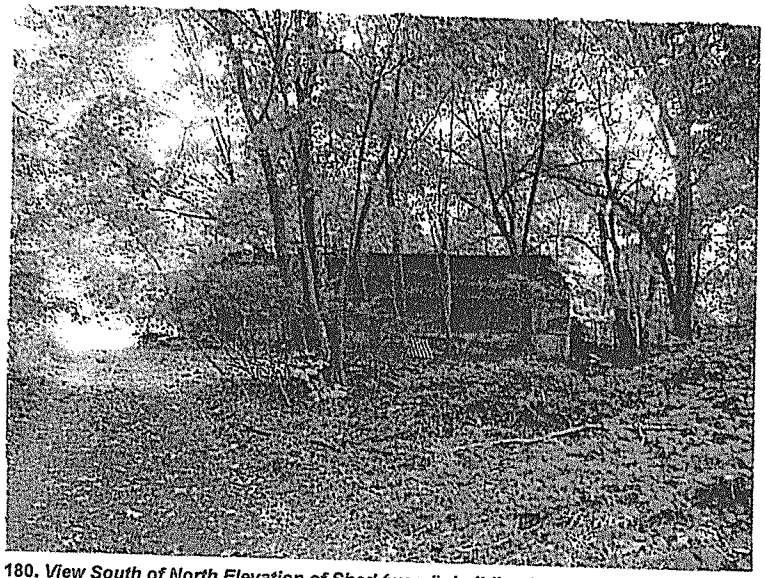


177. *View Southeast of North and West Elevations of Chapel*

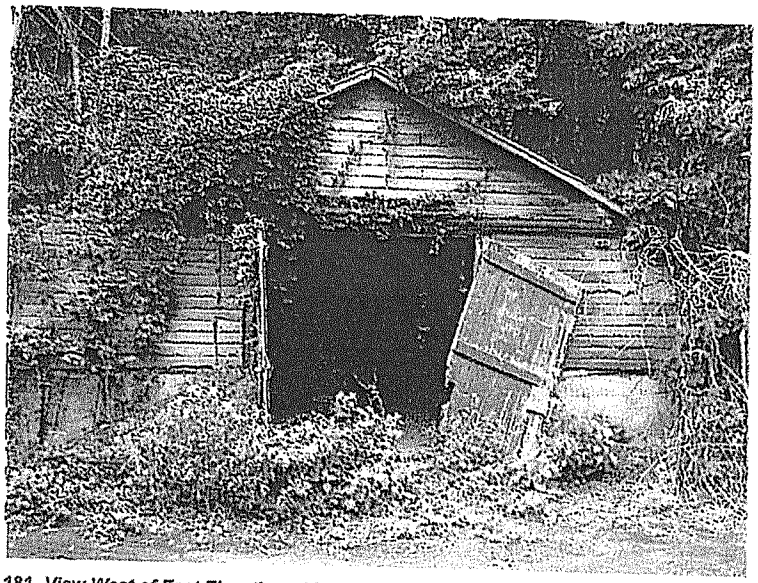
178. *View Northeast of South and West Elevations of Chapel*



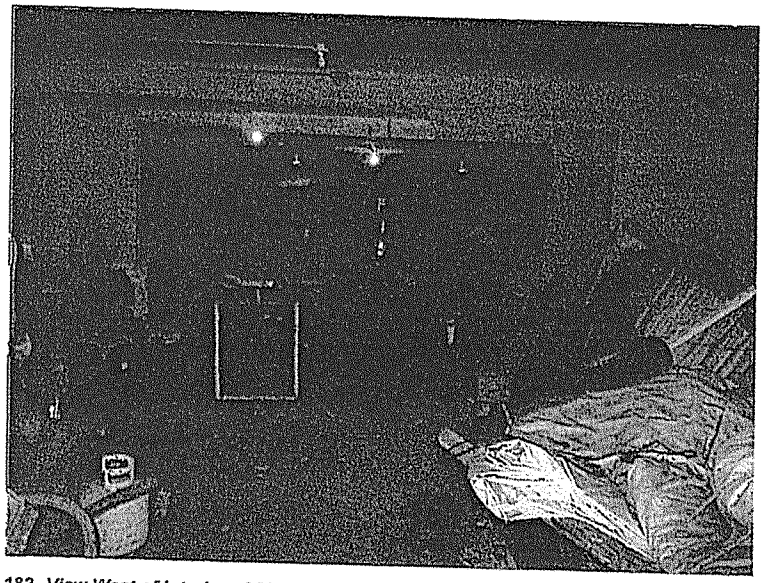
179. *View East of South and West Elevations of Electric Substation, building #89*



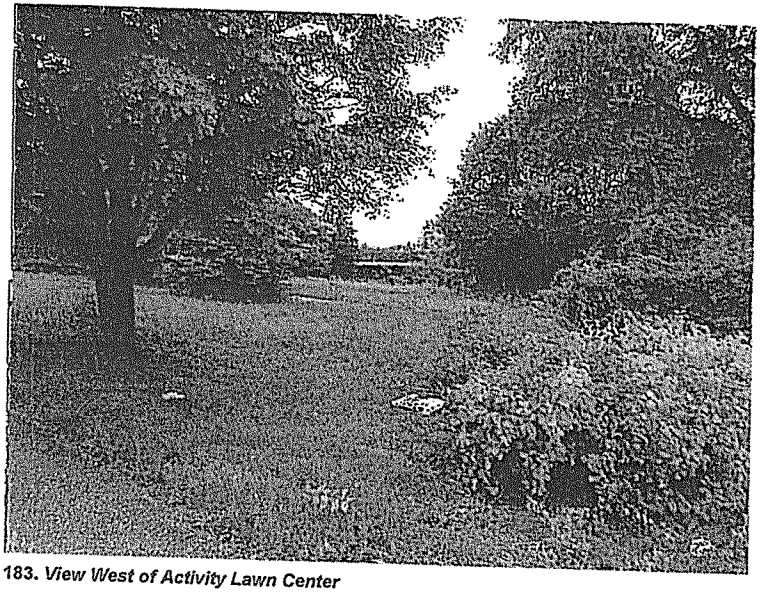
180. *View South of North Elevation of Shed (wood), building #90*



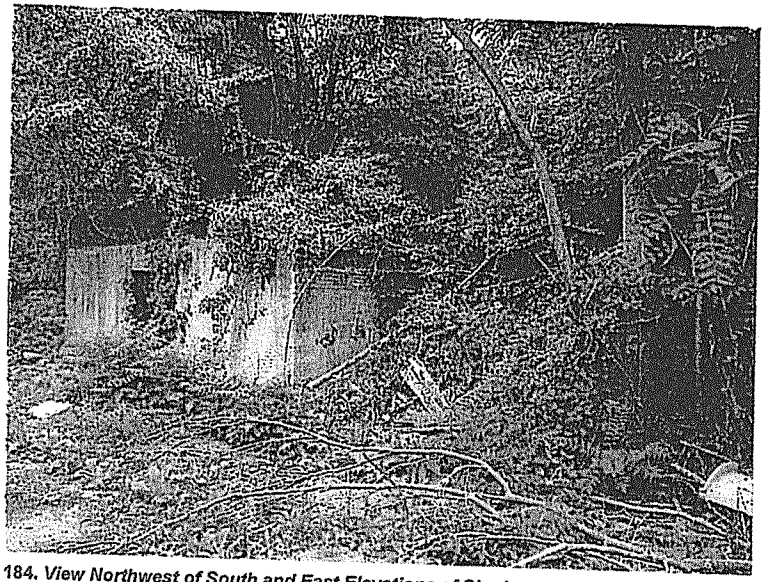
181. *View West of East Elevation of Shed (wood), building #90*



182. *View West of interior of Shed (wood), building #90*



183. *View West of Activity Lawn Center*



184. *View Northwest of South and East Elevations of Shed*

# Draft Memorandum of Agreement

MEMORANDUM OF AGREEMENT
BETWEEN
THE MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT, MAINTENANCE, THE CITY OF WALTHAM, AND THE MASSACHUSETTS HISTORICAL COMMISSION

WHEREAS, the legislature has authorized the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) to enter into disposition process to dispose of the approximately 180+/--acre Walter E. Fernald Developmental Center Disposition Parcel (Parcel) located in the City of Waltham, MA (City) to the City; and

WHEREAS, the Parcel contains ninety (93) structures and landscape features constructed between the years of 1891 and ca.1990; and

WHEREAS, the City will have the right to develop the Parcel by and through private development for uses deemed appropriate by the City and subject to all federal, state and local permits and approvals; and

WHEREAS, the Parcel is listed in the State and National Registers of Historic Places as the Walter E. Fernald State School Historic District, a district listed as part of the Massachusetts State Hospitals and State Schools Multiple Property Listing; and

WHEREAS, the following buildings, structures and landscapes within the Parcel are listed as contributing resources in the District:

Building 1, Waverly Hall (1891); Building 2, North Building (1897); Building 3, Activity Center (1891); Building 4/5, Schoolhouse/Gymnasium (1891); Building 6, Chipman (1892); Building 7, North Nurses' Home (1904); Building 8, Waverly Hall Lawn (ca.1891); Building 9, East Nurses' Home (1906); Building 10, Manual Training (1904); Building 11, Warren Hall (1906); Building 12, South Nurses' Home (1907); Building 13, Thom Building (1952); Building 14, Power Plant (1921); Building 15, Main Garage (1932); Building 16, Storehouse (1891); Building 17, Cottage #17 (1925); Building 18, Cottage #18 (1925); Building 19, Cottage #19 (1925); Building 20, Cottage #20 (1925); Building #21, Southard Research Laboratory (1921); Building 22, Laundry (1928); Building 23, Lavers Hall (1914); Building 24, Maintenance (1930); Building 27, Engineer's Storage (ca.1930); Building 28, Barn Foundation (ca.1900); Building 29, Shed (ca.1920); Building 32, Tarbell Hall (1934); Building 33, West Building (1890); Building 34, Belmont House (1890); Building 35, Seguin Hall (1934); Building 36, MacDougall Hall (1898); Building 37, Dolan Hall (1906); Building 38, West Nurses' Home (1906); Building 39, Wheatly Hall (1933); Building 40, Food Service Building (1931); Building 41, Howe Hall (1931); Building 42, East Dowling Hall (1906); Building 43, Hillside Cottage (1904); Building 44, Hillside Cottage Garage (1912); Building 45, Baldwin Cottage (ca.1900); Building 46, Wallace Hall (1936); Building 47, Administration (1933); Building 49, Hospital/S.Bowen (1893-1907); Building 51, Trapelo Cottage (ca.1860); Building 53, Cardinal Cottage (ca.1850); Building 59, Cast Iron Fence (ca.1890); Building 90, Shed (ca.1920); Building 91, Activity Center Lawn (ca.1891); and

WHEREAS, the following buildings and structures within the Parcel are listed as non-contributing resources in the District or were not included in the National Register Nomination:

Building 25, Greenhouse (ca.1940); Building 26, Electric Substation (ca.1960); Building 30, Shed (ca.1970); Building 31, Garage (ca.1950); Building 48, Farrell Hall (1960); Building 50, Greene Unit (1953-54); Building 52, Trapelo Cottage Garage (1930); Building 54, Garage (1947); Building 55, Garage (ca.1950); Building 56, Garage (1930); Building 57, Garage (1955); Building 58, Electric Sub Station (ca.1960); Building 60, Kelley Hall (1969); Building 61, Activities Center (1980); Building 62, Withington Center (1979); Building 63, Eunice Shriver Center (1967); Building 64, Cottage #5 (1976); Building 65, Cottage #6 (1976); Building 66, Cottage #7 (1976); Building 67, Cottage #8 (1976); Building 68, Cottage #9 (1976); Building 69, Cottage #10 (1976);

Building 70, Cottage #11 (1976); Building 71, Cottage #12 (1976); Building 72, Cottage #13 (1976); Building 73, Cottage #3 (1976); Building 74, Cottage #4 (1976); Building 75, Brookside (1981); Building 76, Woodside (1981); Building 77, Site 5 (1980); Building 78, Open Pavilion (ca.1970); Building 79, Shed (ca.1970); Building 80, Shed (ca.1970); Building 81, Garage (ca. 1930); Building 82, Shed (ca.1970); Building 83, Malone Park 1 (ca.1990), Building 84, Malone Park 2 (ca.1990); Building 85, Malone Park 3 (ca.1990); Building 86, Malone Park 4 (ca.1990); Building 87, Pool/Playground (ca.1960); Building 88, Chapel (1960); Building 89, Electric Sub Station (ca.1960); the Gazebo (ca.1985), Shed (ca.1974), Malone Park Comfort Station (ca.1994); and

WHEREAS, the following contributing buildings and structures within the Parcel have been identified as in extremely poor condition making rehabilitation unlikely or are no longer extant:

Building 1, Waverly Hall (1891); Building 3, Activity Center (1891); Building 6, Chipman (1892); Building 17, Cottage #17 (1925); Building 18, Cottage #18 (1925); Building 29, Shed (c.1920) Building 33, West Building (1889-1890); Building 39, Wheatly Hall (1933); Building 42, East Dowling Hall (1906); Building 44, Hillside Cottage Garage (1912); Building 49, Infirmary/Stephen Bowne Hall (1893, 1901, 1907); Building 55, Cottage #17 Garage; Building 60, Kelley Hall (1969); Building 87, Pool Area (1960); Building 90; Shed (wood; c.1920); Malone Park Comfort Station (ca.1990); and

WHEREAS, the City may prepare and issue a Request for Proposals (RFP) for the sale or lease and redevelopment of the Parcel; and

WHEREAS, the transfer by disposition of the Parcel constitutes a project undertaken by a State agency pursuant to 950 CMR 71.03 and is a project for which DCAMM and the City have sought the comments of the Massachusetts Historical Commission (MHC) pursuant to M.G.L. Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00); and

WHEREAS, MHC has determined that the proposed project will have an adverse effect on the historic property pursuant to 950 CMR 71.05(e) through the disposition of a State Register property; and

WHEREAS; no feasible or prudent alternative exists to eliminate the adverse effect of the proposed disposition; and

WHEREAS, MHC has determined to accept the adverse effect of the disposition of the Parcel in consideration of the mitigation alternatives described herein; and

WHEREAS, MHC, DCAMM and the City agree, and the Waltham Historical Commission (WHC) hereby concurs, that the project shall be undertaken and implemented in accordance with the following stipulations to mitigate the effect of the disposition of the Parcel in compliance with M.G.L. Chapter 9, Section 27C.

STIPULATIONS

DCAMM and the City shall ensure that the following measures are carried out in coordination with MHC and WHC, as set forth below:

I. <u>Redevelopment of the Disposition Parcel</u>

A. The City is encouraged to include historic preservation in any redevelopment process. Options for redevelopment of the Parcel which incorporate historic preservation should take into account the following principles of reuse planning:

1. Preservation of the character-defining features of the contributing buildings, structures and landscapes on the Parcel should be encouraged where feasible.

2. If it is determined that it is not feasible to preserve all of the character-defining features of the contributing buildings, structures and landscape features on the Parcel, the feasibility of preserving character-defining features of portions of the contributing buildings, structures and landscape features will be examined and encouraged where feasible.

3. Rehabilitation of contributing buildings, structures and landscape features on the Parcel should be consistent with recommended approaches in the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, (hereinafter "Standards").

4. Rehabilitation of buildings identified as in extremely poor condition in this MOA will be encouraged, but demolition of the buildings may proceed provided each demolition complies with Stipulation V.

II. Marketing Plan and Request for Proposals

A. Notwithstanding any provisions of this MOA, the City will have full marketing authority for the Parcel and will make all final marketing decisions. The City will consult with MHC and WHC on developing a marketing plan for the Parcel which shall include the following elements:

1. An advertising plan and schedule for publicizing the availability of the RFP.

2. An initial distribution list for notice of availability of the RFP which will include any contacts offered by MHC and WHC.

3. A schedule for receiving and reviewing submissions in response to the RFP.

B. The City will provide a draft marketing plan to MHC and WHC. MHC and the WHC will have fourteen (14) days to review and comment on the draft marketing plan. If MHC or WHC does not find the draft marketing plan acceptable, the City will make reasonable efforts exercised in good faith to accommodate the concerns of MHC and WHC and will submit a final marketing plan. Before implementation, MHC and WHC will have seven (7) days to review and comment on the portions of the final marketing plan which address issues of historic preservation. In the event MHC and WHC do not provide initial comments on the draft marketing plan within 14 days or comments on the final marketing plan within 7 days, the plan shall be deemed acceptable to MHC and WHC. It is understood that the content of the marketing plan shall not require approval of MHC or WHC.

C. Concurrent with the development of a marketing plan, the City will prepare the RFP for the disposition of the Site. The City will consult with MHC and WHC on developing the RFP which shall include the following elements:

1. An appendix to the RFP that includes the National Register Nomination form and the Historic Resources Existing Conditions Memorandum compiled by Epsilon Associates. The appendix should refer to the MHC and National Park Service websites for additional information on the State and Federal Historic Tax Credit programs.

2. A photograph and parcel map of the Parcel.

3. Reference to the points listed under I.A. of this MOA. The RFP as a whole will make a good faith effort to generate interest in the preservation of what MHC has defined as the historic character of the Parcel.

D. The City will provide a confidential draft RFP to MHC and WHC. MHC and WHC will have fourteen (14) days to review and comment on those portions of the draft RFP which address issues of historic preservation. Before issuance of the final RFP, MHC and WHC will have seven (7) days to review and comment on the portions of the final RFP which address issues of historic preservation. In the

event MHC and WHC do not provide initial comments on the draft RFP within 14 days or comments on the final RFP within 7 days, the RFP shall be deemed acceptable to MHC and WHC. It is understood that the content of the RFP shall not require approval of MHC or WHC. It is further understood that MHC and WHC will not share any portion of the RFP with anyone prior to the time the RFP is made publicly available by the City.

E. The marketing effort shall be continued for no less than three months from the date of the issuance of the RFP. Issuance shall occur when the notice of availability of the RFP is published in the Central Register.

F. The City will schedule a Bidder's Conference for prospective developers to occur at the midpoint of the marketing effort during which MHC and WHC will have the opportunity to present information and to answer questions from prospective developers.

G. Once proposals from developers are received by the City in response to the RFP, MHC and WHC shall be afforded the opportunity to comment on the proposals and to provide these comments in writing to the City prior to any interviews which the City may conduct with any of the developers. If, after a consultation period of no more than thirty (30) days with MHC and WHC regarding the applicability of the Standards to the proposals and taking into consideration MHC and WHC comments during any interviews which the City may conduct with any of the developers during the RFP marketing period, the City, in their sole determination, have received no proposals that are feasible and acceptable that provide for rehabilitation or new construction in conformance with the recommended approaches in the Standards, they will convey their conclusions to MHC and WHC.

1. For all buildings, structures and landscape features for which there is no preservation proposal that is feasible and acceptable to the City, then the City or any new owners of any part of the Parcel or any other person may proceed, subject to any other applicable reviews and permits, with demolition of buildings and structures or rehabilitation or new construction that does not conform to the Standards following completion of photographic recordation and documentation as stipulated in Section V.

## III. New Construction

A. The City shall encourage new buildings and structures that are sympathetic or compatible to what MHC has determined to be character-defining attributes of the contributing buildings, structures and landscape features on the Parcel.

B. If new construction is proposed on previously undisturbed land within the Disposition Parcel, the City shall consult with the MHC to determine if an archaeological survey is required prior to any ground disturbing activities are undertaken on the land.

C. If construction or modifications to the landscape are proposed in the vicinity of the West Building, an archaeological survey must be conducted in the area identified in the National Register Nomination as "a small area...enclosed by a decorative wrought iron fence" to determine if an unmarked cemetery is present that should be avoided.

## IV. Exempted Activities

A. The following construction activities are unlikely to affect what MHC regards as the character-defining attributes of the Parcel and are exempted from further review by MHC, including comments in any environmental review process:

1. Resurfacing, maintenance, repair or improvement of existing parking lots, roads and driveways.

2. Repair, replacement or improvements to infrastructure, i.e. heating and electrical systems, sewer, water, ventilation systems or plumbing.

3. Maintenance work such as painting, repair or replacement of substantially in-kind architectural elements.

4. All interior work.

5. Demolition or alteration of non-contributing structures.

6. New construction on the Parcel within existing building sites that is consistent with the design guidelines set forth in Section III.

V. Photographic Recordation and Documentation

A. Prior to demolition of any contributing building or structure, substantial new construction or other major change to any part of the Parcel, the City shall require that the buildings and structures on that part of the Parcel are documented by photographs and narratives in accordance with a "recordation plan" that satisfies all of the following:

1. Provides for documentation of the historical processes that shaped the organization, design and history of the Fernald Developmental Center. (The nomination of the Fernald State School to the National Register by MHC is sufficient documentation.)

2. Contains photographs and documentation of the character-defining attributes.

3. Provides that copies of the resulting documentation are made available to WHC.

VI. Historic Rehabilitation Tax Credits

A. Rehabilitation of buildings and landscape features that contribute to the National Register District may qualify for State and/or Federal tax credits. The City shall encourage any third party developer to consult with MHC and the National Park Service to determine if the buildings are eligible for tax credits and if the proposed work meets the Secretary of the Interior's Standards for Rehabilitation allowing for the award of tax credits.

VII. Modifications

Any party to this MOA may request that it be amended or modified whereupon the parties will consult in accordance with 950 CMR 71 to consider such amendment or modification.

Executed on this _____ day of _____, 2014.

City of Waltham

By: _____
Title:

Division of Capital Asset Management and Maintenance (DCAMM)

By: _____
Title:

Massachusetts Historical Commission (MHC)

By: Brona Simon
Title: Executive Director

Waltham Historical Commission (WHC)

By: _____
Title:

# COMPLIANCE FORMS

**(PLEASE COMPLETE AND SUBMIT THESE FORMS WITH YOUR RESPONSE)**

## NON-COLLUSION FORM AND TAX COMPLIANCE FORM

### CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity or group of individuals. The undersigned certifies that no representations made by any City officials, employees, entity, or group of individuals other than the Purchasing Agent of the City of Waltham was relied upon in the making of this bid

_____, _____
(Signature of person signing bid or proposal)Date

_____
(Name of business)

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### TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, & 49A,I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

_____, _____
Signature of person submitting bid or proposal Date

_____
Name of business

NOTE

Failure to submit any of the required documents, in this or in other sections, with your bid response package may cause the disqualification of your proposal.

**CERTIFICATE OF VOTE AUTHORIZATION**

Date:
I _____, Clerk of _____ hereby certify that at a meeting of the Board of Directors of said Corporation duly held on the _____ day of _____at which time a quorum was present and voting throughout, the following vote was duly passed and is now in full force and effect:

VOTED: That _____ (*name*) is hereby, authorized, directed and empowered for the name and on behalf of this Corporation to sign, seal with the corporate seat, execute, acknowledge and deliver all contracts and other obligations of this Corporation; the execution of any such contract to be valid and binding upon this Corporation for all purposes, and that this vote shall remain in full force and effect unless and until the same has been altered, amended or revoked by a subsequent vote of such directors and a certificate of such later vote attested by the Clerk of this Corporation.

I further certify that _____ is duly elected/appointed _____ _____ of said Corporation whose signature appears below as an officer

_____
Signature of Officer

SIGNED:

_____ (Corporate Seal)
Clerk of the Corporation:

Print Name: _____

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COMMONWEALTH OF MASSACHUSETTS

County of _____ Date:

Then personally appeared the above named and acknowledged the foregoing instrument to be his/her free act and deed before me, and provided to me through satisfactory evidence of identification which were _____ to be the person whose name is signed on the preceding or attached document in my presence.

Notary Public;

My Commission expires: _____

## CORPORATION IDENTIFICATION

The bidder for the information of the Awarding Authority furnishes the following information.

If a Corporation:

Incorporated in what state _____

President _____

Treasurer _____

Secretary _____

Federal ID Number _____

If a foreign (out of State) Corporation – Are you registered to do business in Massachusetts?

Yes _____, No _____

If you are selected for this work you are required under M.G.L.ch. 30S, 39L to obtain from the Secretary of State, Foreign Corp. Section, State House, Boston, a certificate stating that you Corporation is registered, and furnish said certificate to the Awarding Authority prior to the award.

If a Partnership: (Name all partners)

Name of partner _____

Residence _____

Name of partner _____

Residence _____

If an Individual:

Name _____

Residence _____

If an Individual doing business under a firm's name:

Name of Firm _____

Name of Individual _____

Business Address _____

Residence _____

Date _____

Name of Bidder _____

By _____

Signature _____

Title _____

_____

Business Address (POST OFFICE BOX NUMBER NOT ACCEPTABLE)

_____

City State Telephone Number Today's Date

## DEBARMENT CERTIFICATION

In connection with this bid and all procurement transactions, by signature thereon, the respondent certifies that neither the company nor its principals are suspended, debarred, proposed for debarment, declared ineligible, or voluntarily excluded from the award of contracts, procurement or non procurement programs from the Commonwealth of Massachusetts, the US Federal Government and /or the City of Waltham. "Principals" means officers, directors, owners, partners and persons having primary interest, management or supervisory responsibilities with the business entity. Vendors shall provide immediate written notification to the Purchasing Agent of the City of Waltham at any time during the period of the contract of prior to the contract award if the vendor learns of any changed condition with regards to the debarment of the company or its officers. This certification is a material representation of fact upon which reliance will be placed when making the business award. If at any time it is determined that the vendor knowingly misrepresented this certification, in addition to other legal remedies available to the City of Waltham, the contract will be cancelled and the award revoked.

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Company Name _____

Address _____

City _____, State_____, Zip Code _____

Phone Number (____) _____

E-Mail Address _____

Signed by Authorized Company Representative: _____

_____Print name. Date _____

Form **W-9**
(Rev. December 2011)
Department of the Treasury
Internal Revenue Service

# Request for Taxpayer Identification Number and Certification

**Give Form to the requester. Do not send to the IRS.**

Fill Out This Section

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)
Chief Procurement Officer
Purchasing Department, City of Waltham
610 Main Street
Waltham, MA 02452

City, state, and ZIP code

List account number(s) here (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

**Social security number**
☐☐☐ - ☐☐ - ☐☐☐☐

Fill out this sect. either SS or FID

**Employer identification number**
☐☐ - ☐☐☐☐☐☐☐

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign & Date

**Sign Here** | **Signature of U.S. person ▶** | **Date ▶**

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

## Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.