



BOSTON MEDICAL CENTER

South End Landmark District Commission

Vose Hall Demolition Design Review

August 14, 2023

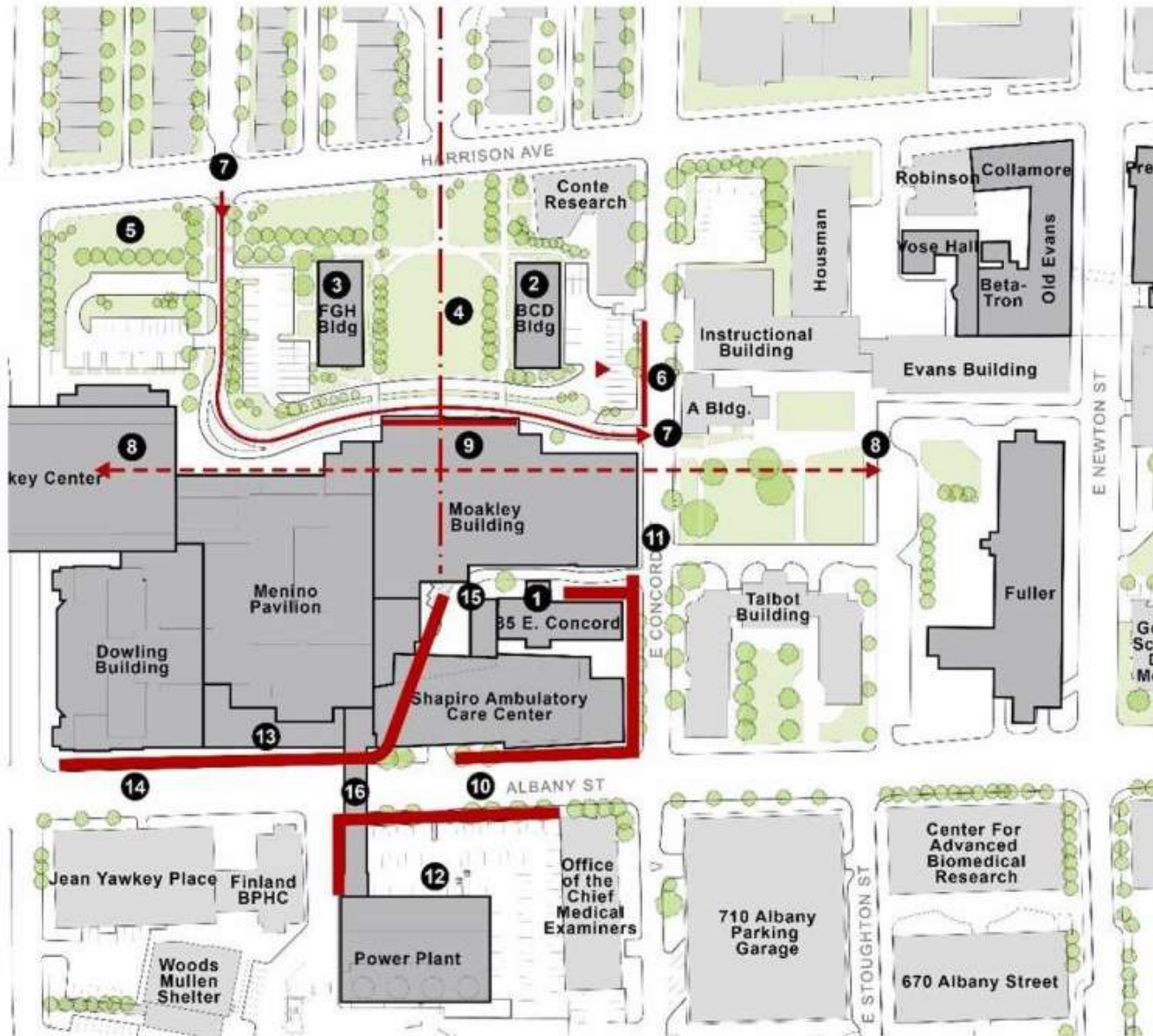
Overview

- Original building assessment completed in 2007 and again in 2015 determined the building was in poor condition.
- BMC has studied overall use needs on campus for several years which has resulted in no feasible reuse for Vose Hall.
- Originally designed as nurse's home in 1898, the Vose Hall's use over the past several years has been constrained to limited administrative office occupancy.
- Given the number of infrastructure deficiencies, in 2020, BMC relocated offices out of the Vose Hall, including the attached Betatron building.
- The impact of COVID has resulted in less need for administrative office space.
- BPDA approved the 2021-2031 IMP & Proposed replacement of Vose Hall with a future research building in Fall 2021.
- ISD Violation Notice received in January 2022.
- Today, BMC is requesting approval to demolish the building to comply with the order by ISD. BMC will provide an interim conditions plan until the future research building is ready to proceed.

BMC's Commitment to Historic Preservation & Sensitivity

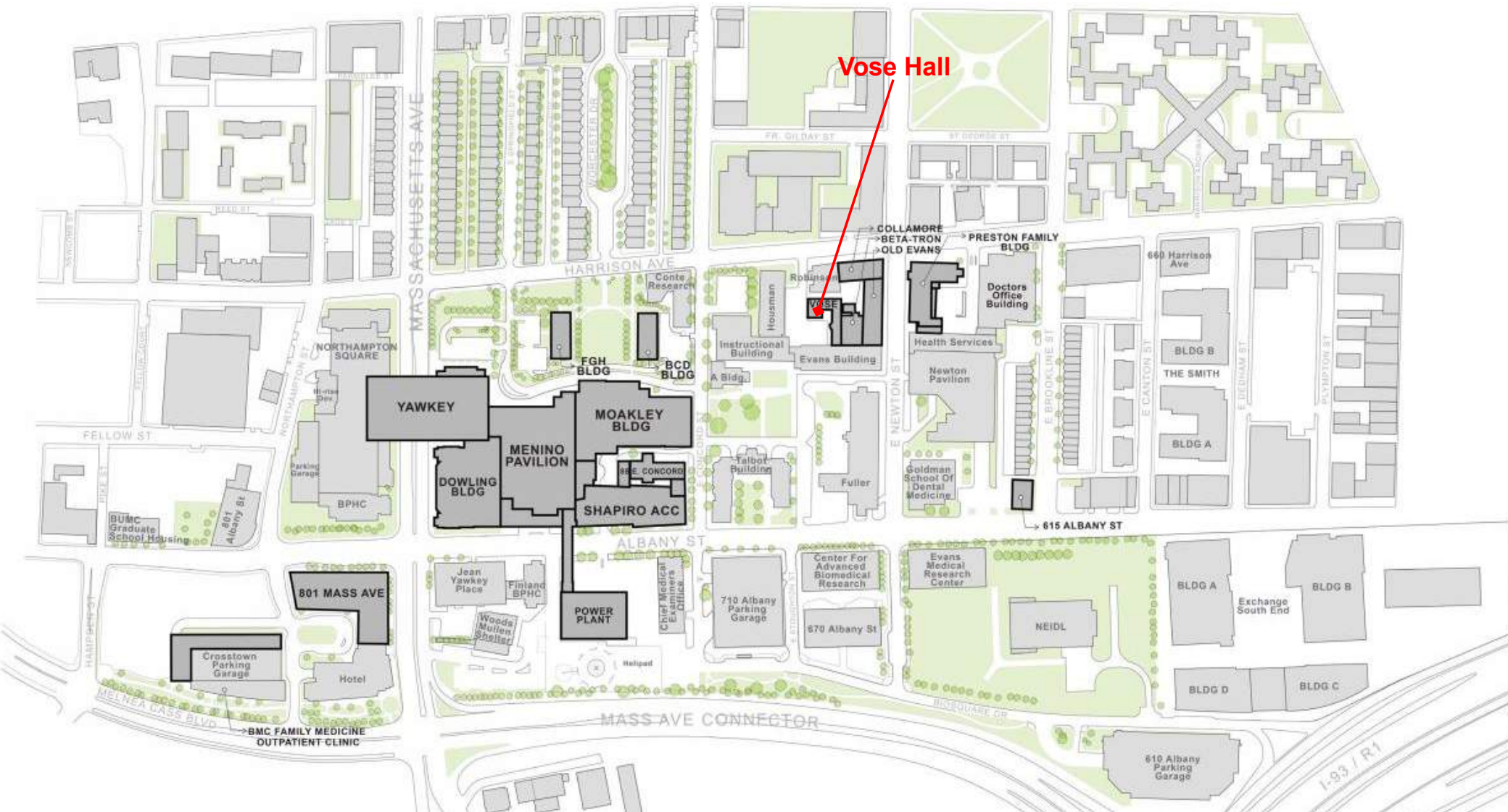
- Incorporation of Preservation Plan into IMP
- 2021-2031 IMP includes the Historic Rehab and Adaptive Reuse of Collamore
- Significant Past Preservation Projects include:
 - 85 East Concord
 - BCD Building
 - FGH Building
 - E. Concord Historic Brick Wall
 - Moakley Green / Worcester Square axis
 - Landscape buffers along Harrison Avenue
 - Shift of Traffic Flow away from Landmarks District

BMC's Commitment to Historic Preservation & Sensitivity

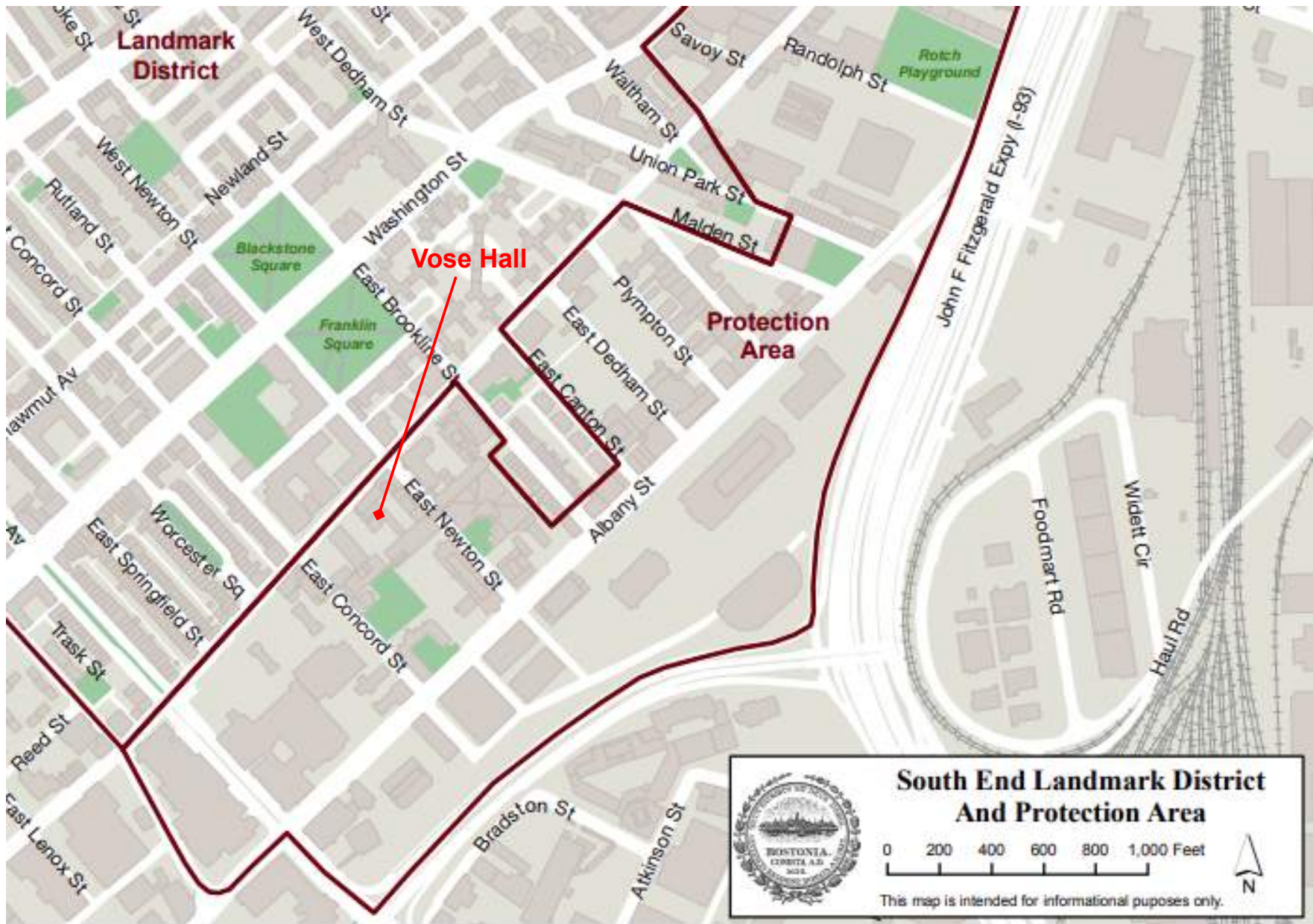


1. Preservation of 85 East Concord Street Building
2. Historical restoration and National Trust renovation of BCD Building completed
3. Historical restoration and National Trust Renovation of FGH Building Completed
4. Landscaped open space between BCD and FGH on axis with Worcester Square
5. Landscaping improvements and parking lot screening at Harrison Ave
6. Reconstruction of historic brick wall along East Concord Street
7. Campus Access redesign, shifting sway from Harrison Avenue and South End Historic District
8. Enhanced east/west pedestrian connection
9. Moakley Building design modifications in response to Worcester Square axis
10. SACC streetscape improvements including new paving, planters, trees, and landscaping
11. New Integrated Bus Stop and Canopy
12. Consolidated Loading
13. Reduced curbs Cuts and Simplified Drop Off
14. Albany Streetscape improvement from Mass Ave to new ED entrance. New paving, planters, trees, and landscaping
15. Relocated ED walk-in and drop-off entrance
16. Replaced yellow utility tube with new bridge to improve the Albany Street image

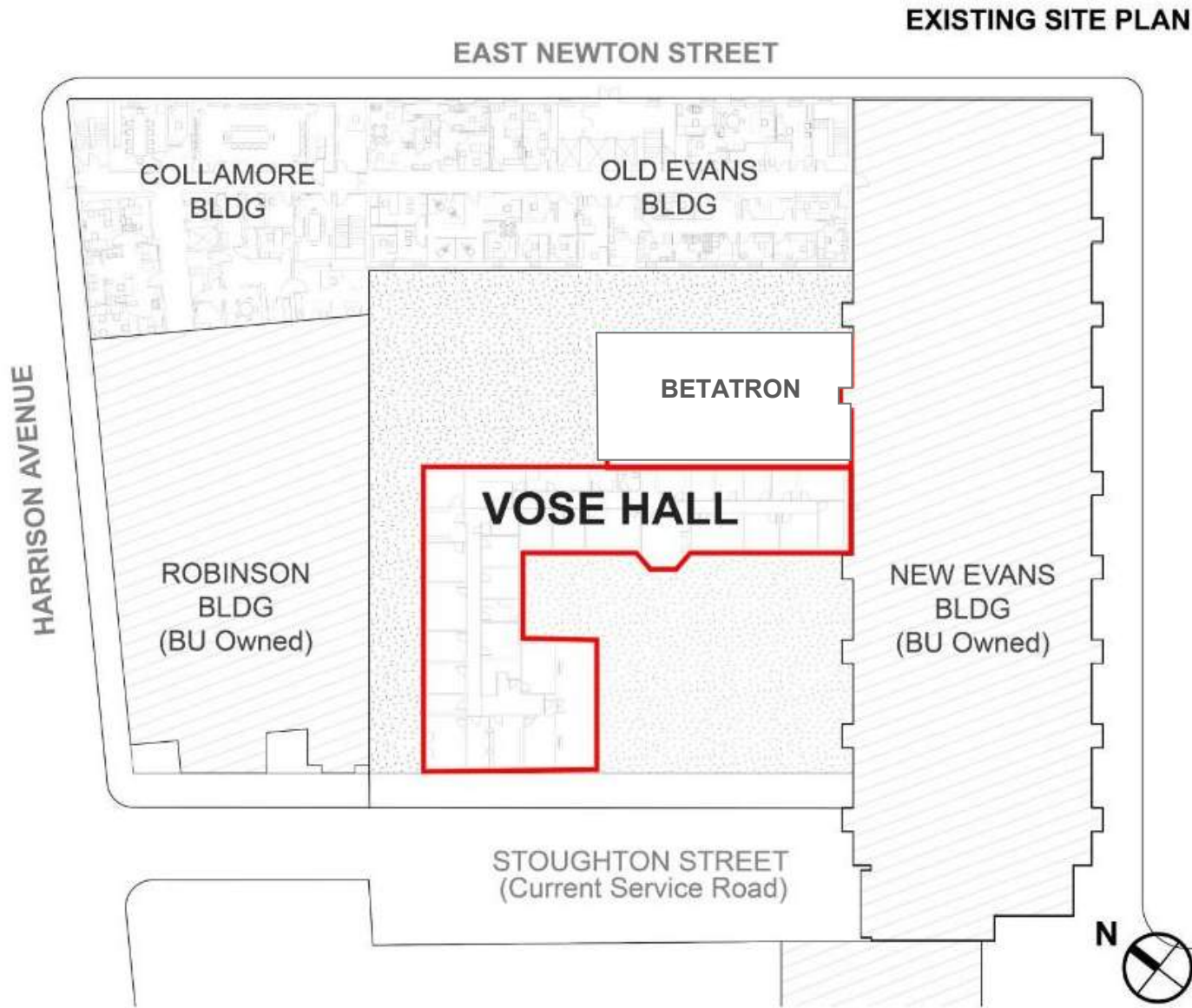
BMC Campus



South End Landmark Protection Area Map



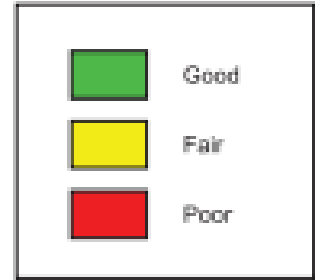
Existing Site Plan



Existing Condition Photos



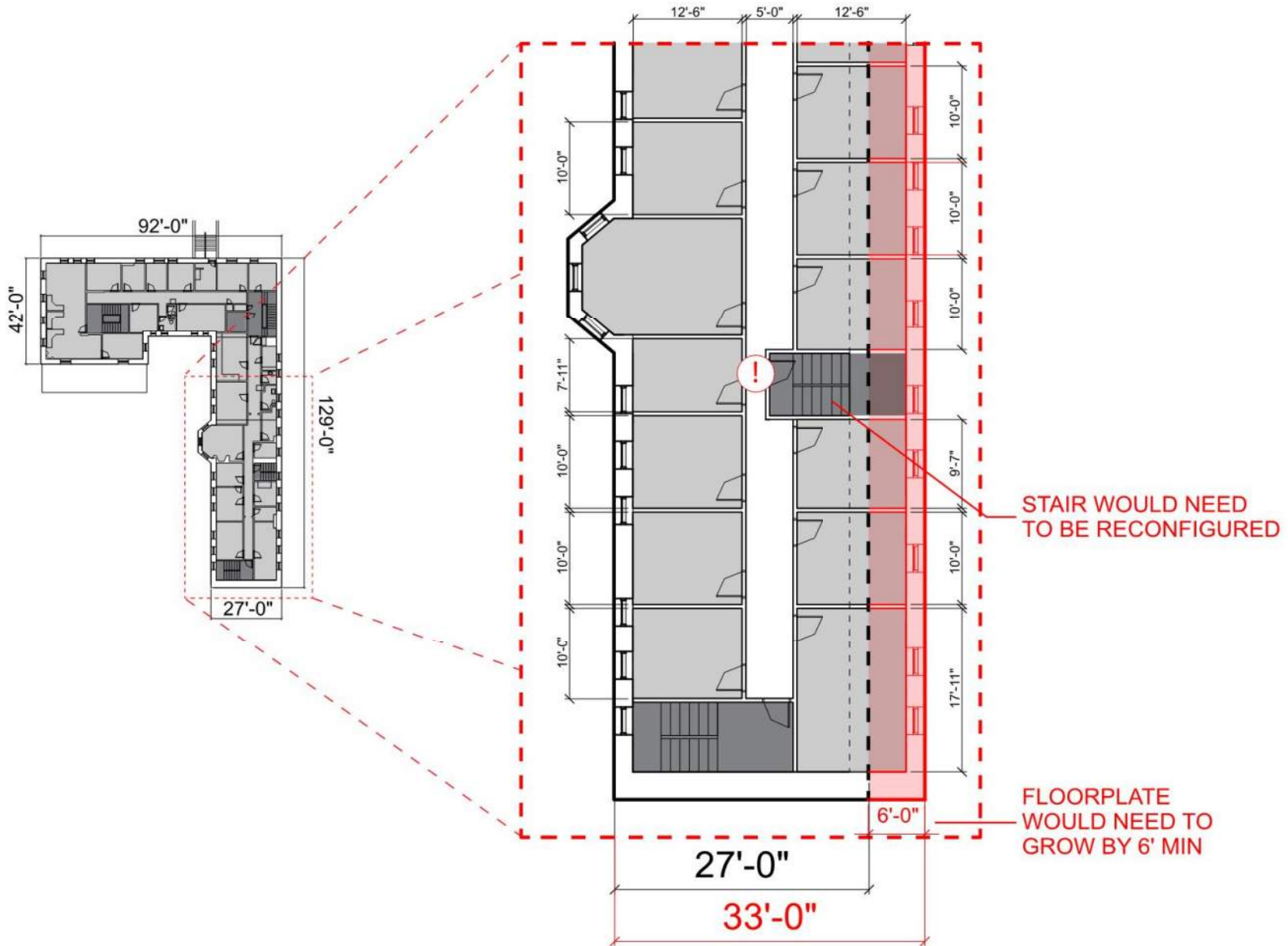
Facility Condition Assessment



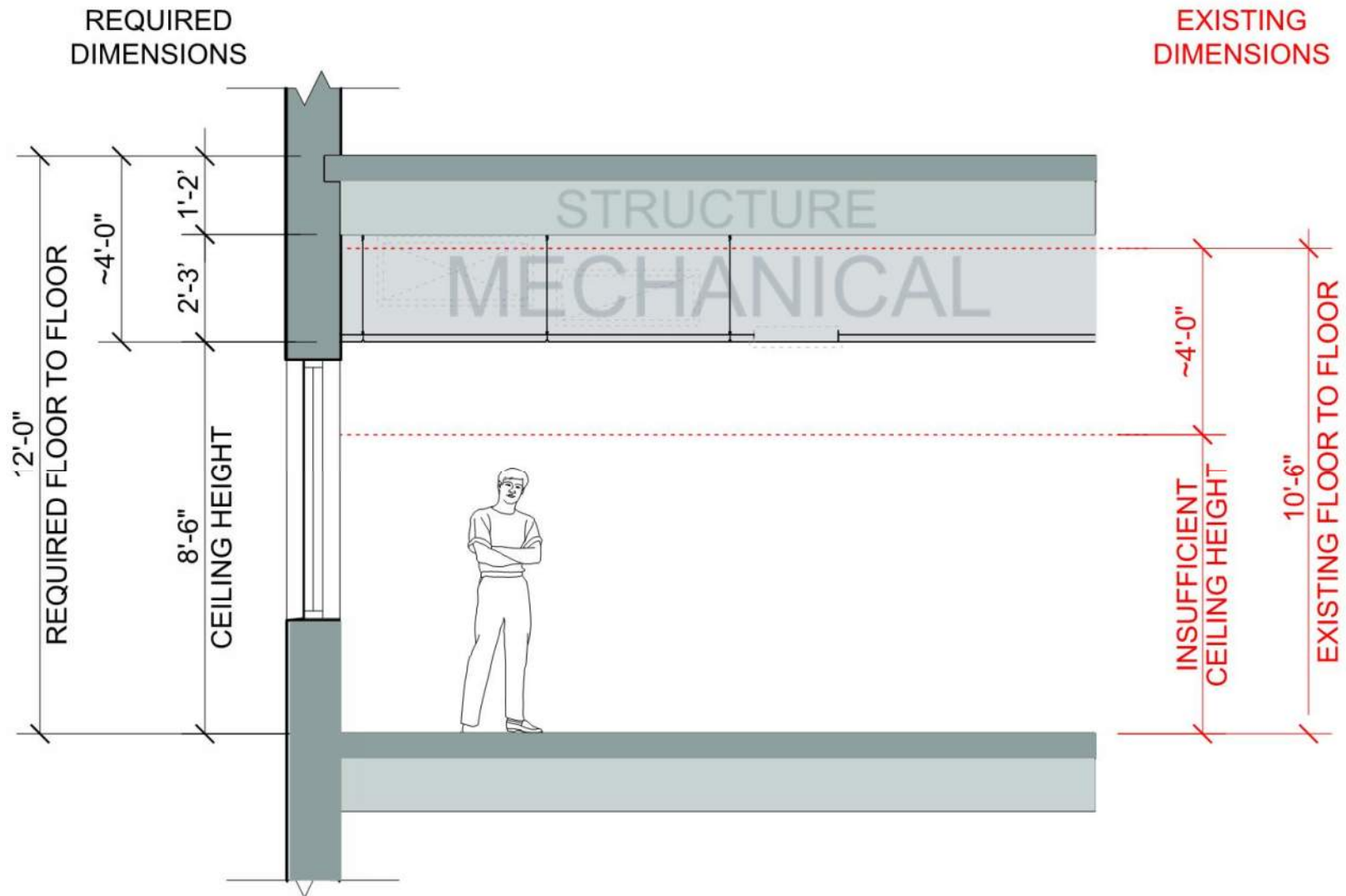
Reuse Study for Administrative Use

- A number of architectural and infrastructure deficiencies exist, the most significant include:
 - heating and ventilation systems are poor or non-existent
 - corridors are narrow
 - wood frame structure does not meet current building codes
 - small bay space limits the number of required offices that can be accommodated and limit the space being able to handle modern office technology requirements
- Renovating the existing structure to incorporate all required code and infrastructure upgrades would result in **less than 30% of the required administrative office program accommodated** within the existing building footprint.
- In order to rehabilitate the building and bring Vose Hall into full compliance with Massachusetts State Building Code, Mechanical, Electrical, Plumbing and Life Safety Codes, the estimated Total Cost in today's dollars is approximately **\$21.9M, without meeting the required administrative office space program need.**

Reuse Study for Administrative Use

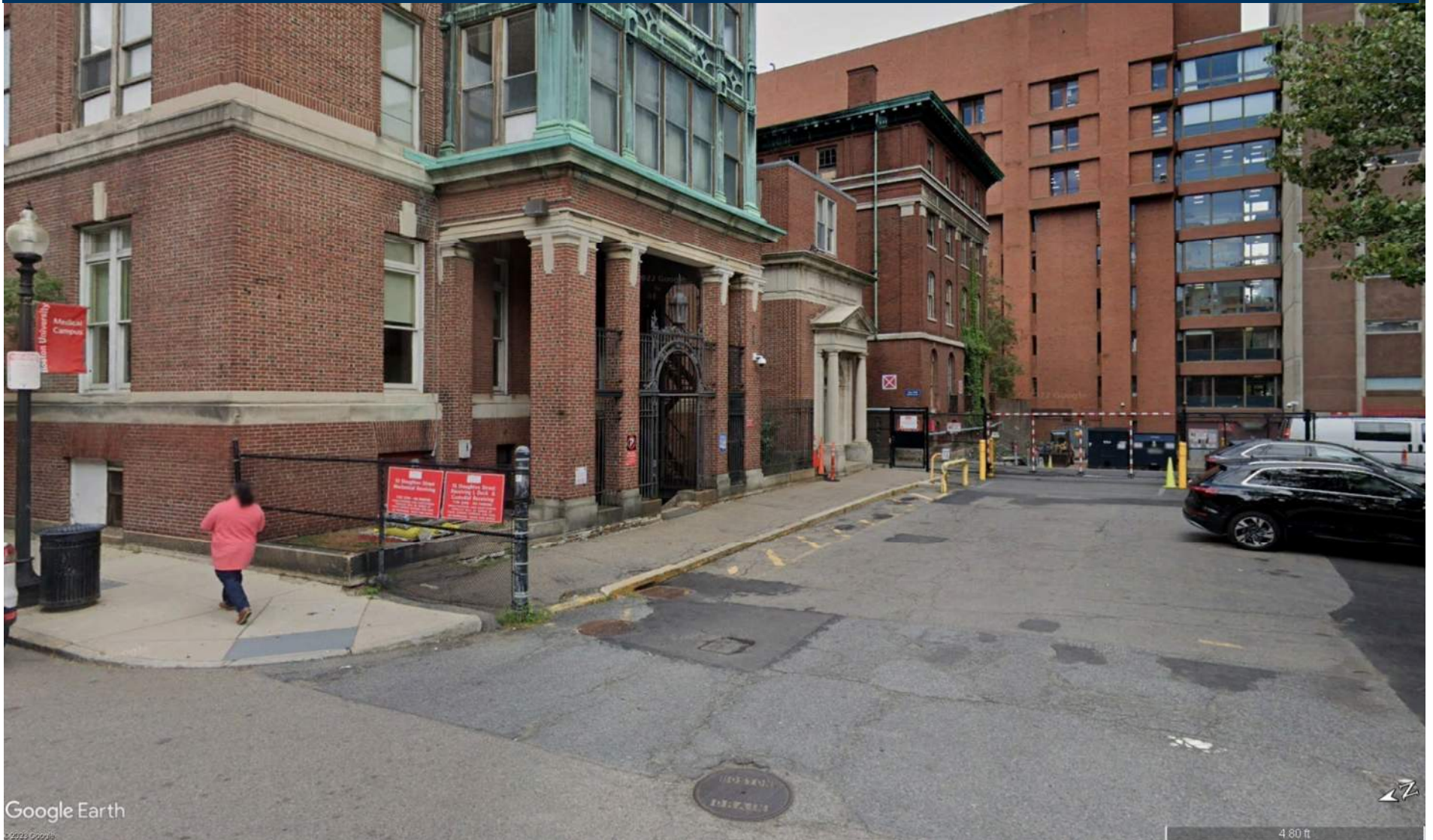


Reuse Study for Administrative Use



Before Demolition

View from Harrison Ave / Stoughton St



Google Earth

After Demolition

View from Harrison Ave / Stoughton St



Google Earth

Existing Connection to Robinson Building



Restoration of Robinson Building



Carefully demolish concrete bridge to protect existing brick wall

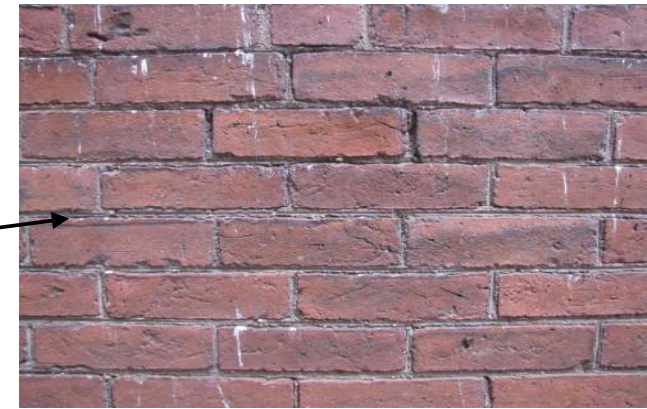
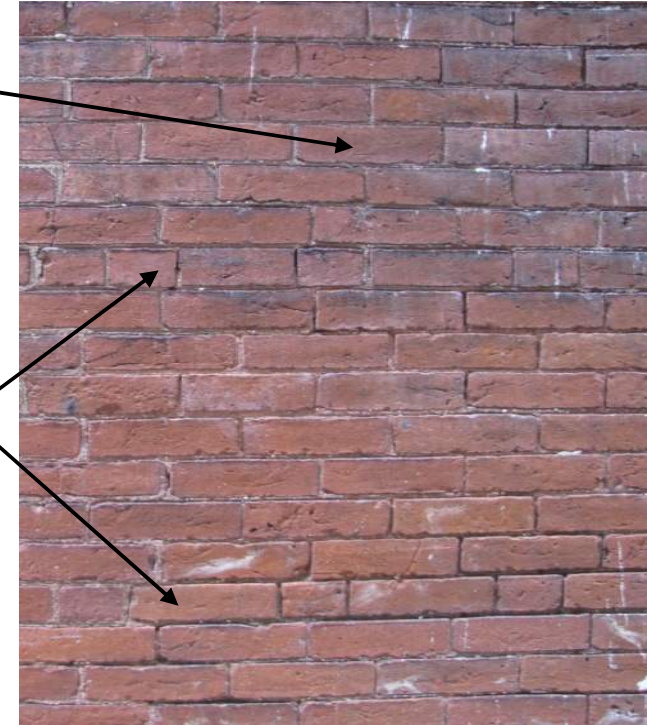
After bridge removal, clean all concrete from face of existing brick

Infill opening where bridge removed, tooth brick into existing wall

Match existing brick in color, size, texture and composition

Replicate brick bond – header/stretcher course every 8th course

Match existing mortar in color, texture, composition and grapevine joint profile



Existing Connection to Evans Building



Restoration of Evans Building



Carefully demolish Vose Hall to protect existing brick wall

After Vose removal, clean all debris from face of existing brick

Match existing brick in color, color range, size, texture and composition

Replicate brick bond – header/stretcher course every 8th course

Infill opening where bridge removed, tooth brick into existing wall

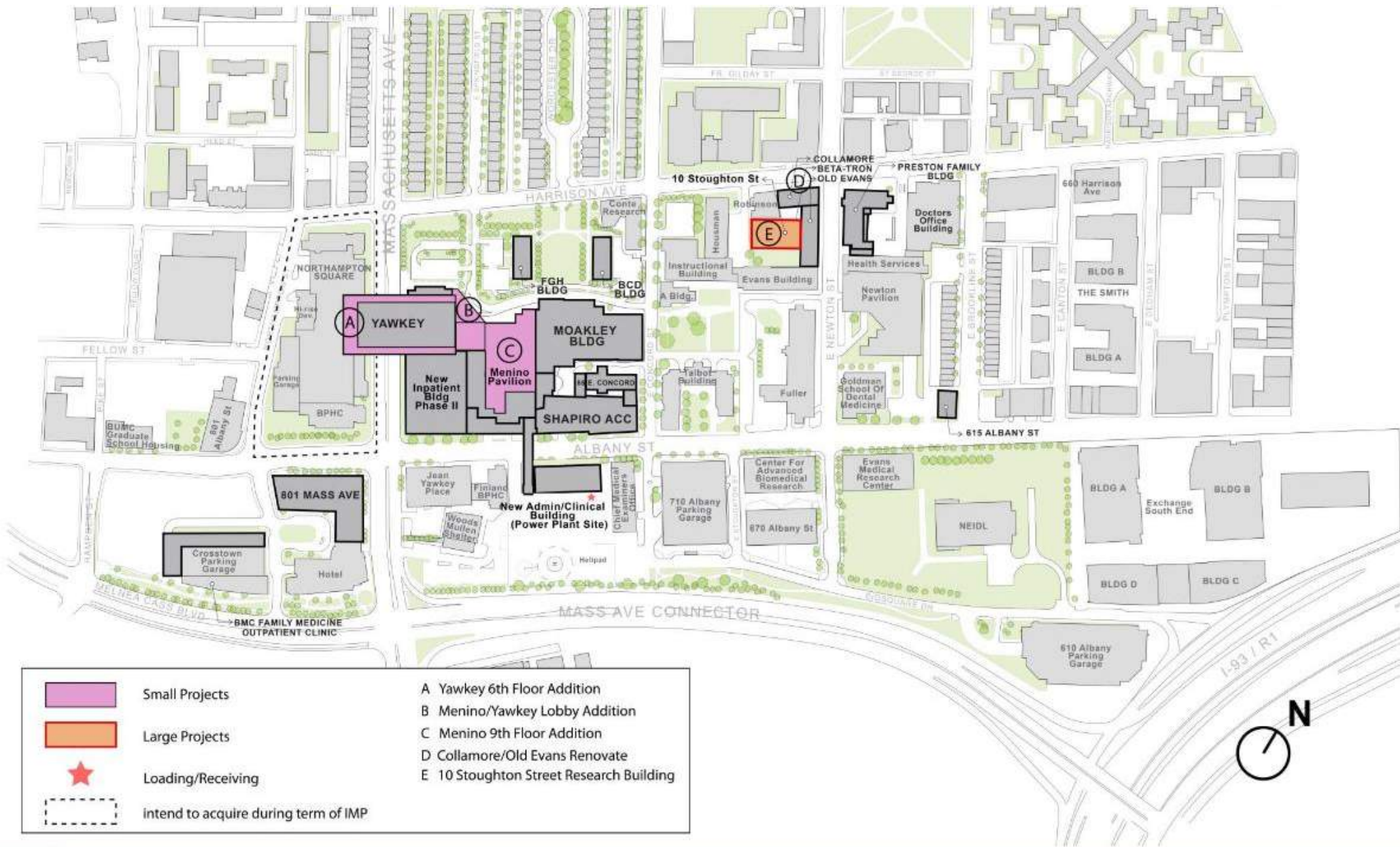
Match existing mortar in color, texture, composition and joint profile



Architectural Elements for Salvage



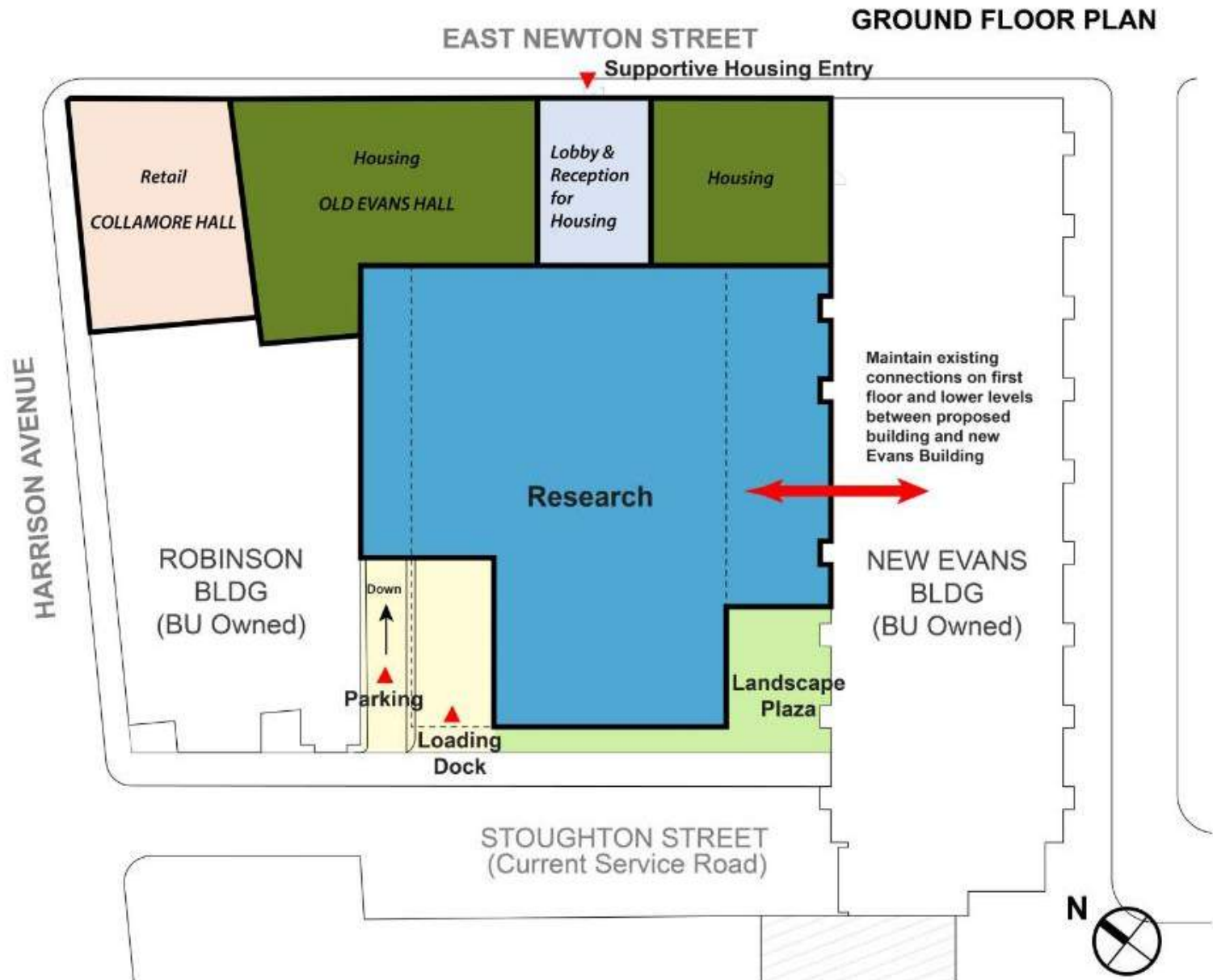
BPDA Approved 2021-2031 IMP & Projects



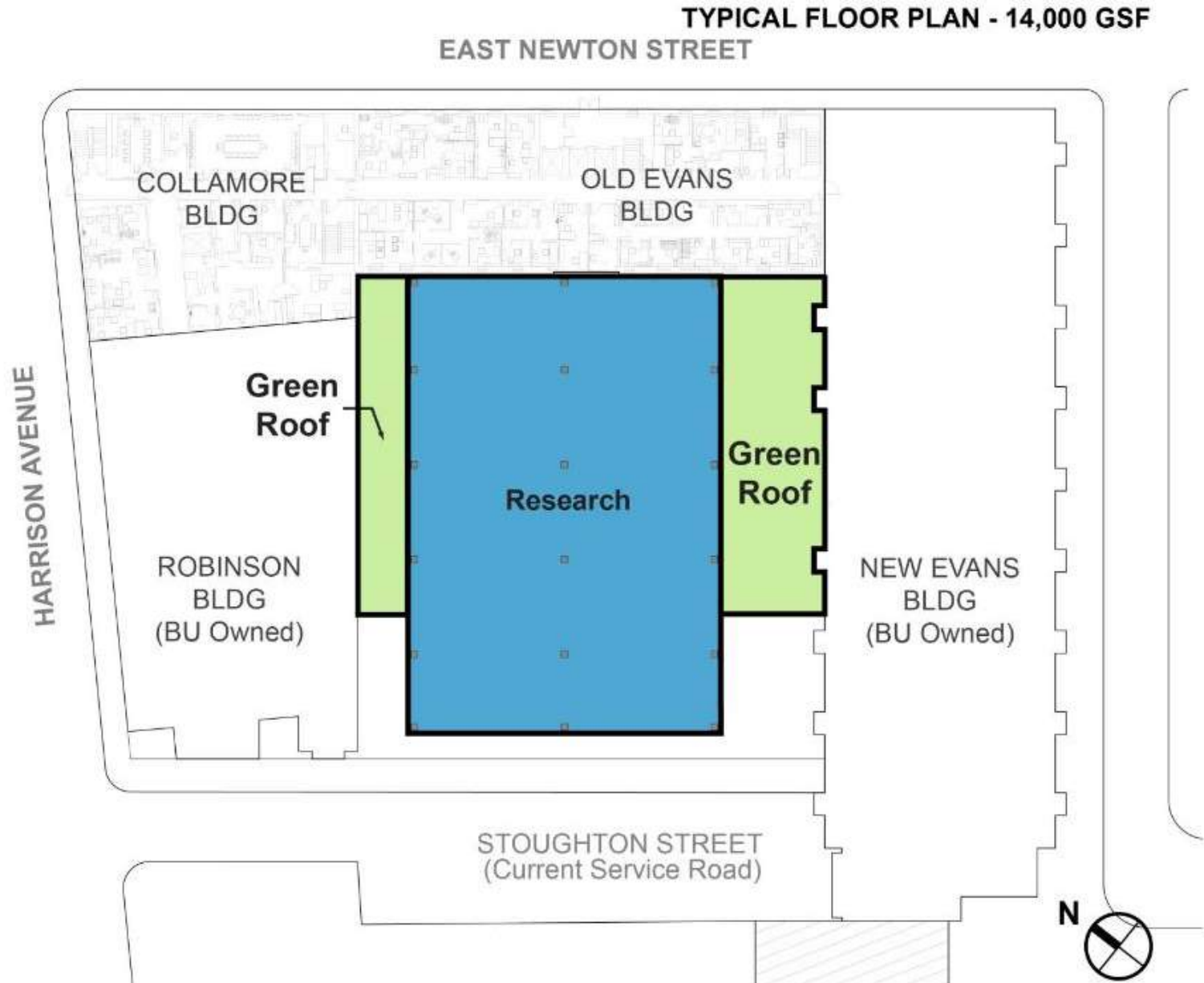
Interim Site Plan



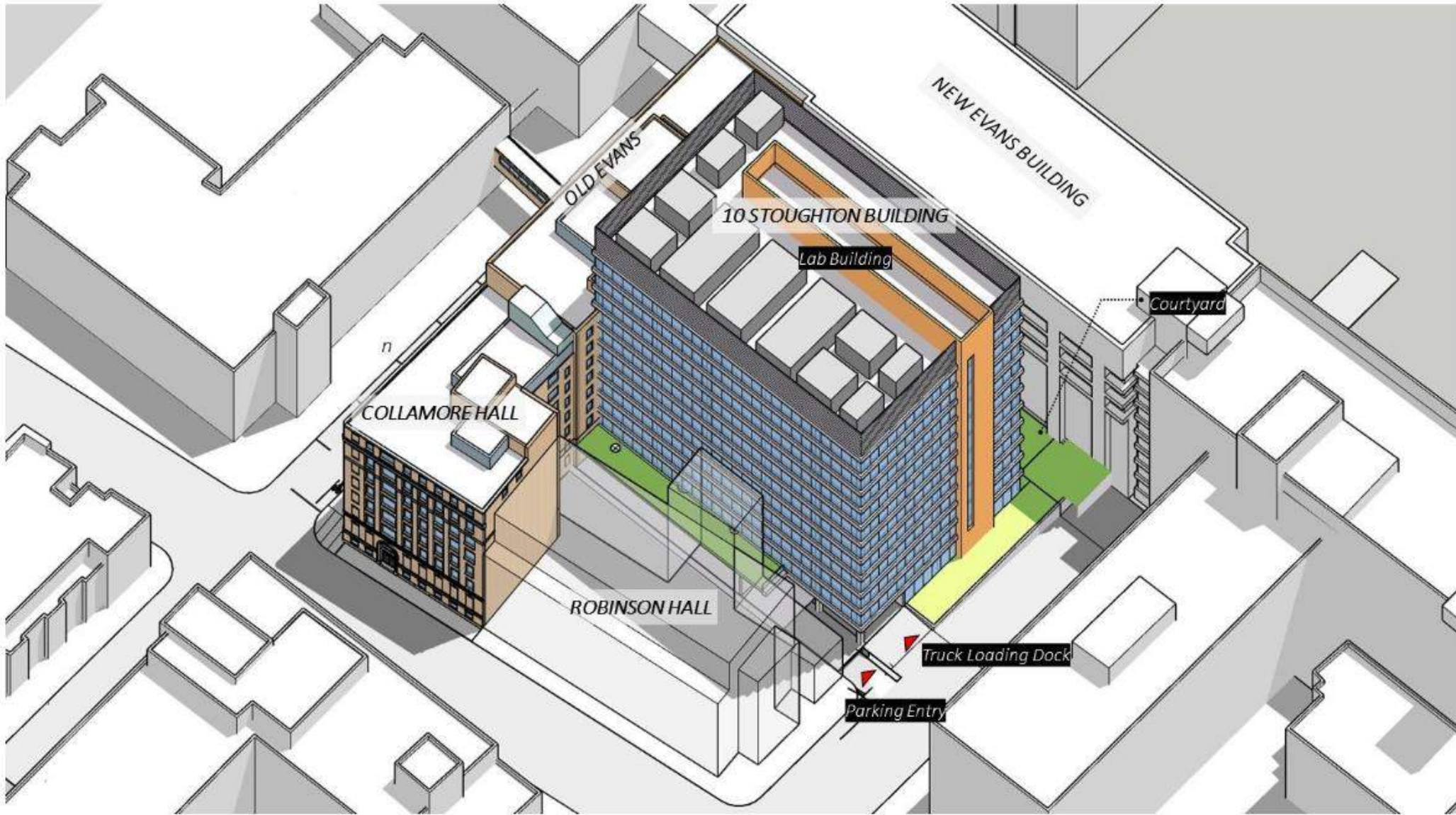
Future Site Plan



Future Site Plan



Future Site Plan



Future Site Plan

View from Harrison Ave / Stoughton St



10 Stoughton St and Collamore/Old Evans Concept

View from Harrison Ave / E. Concord St



10 Stoughton St and Collamore/Old Evans Concept

View from Harrison Ave / E. Newton St





CENTER
**BOSTON
MEDICAL**

Questions and Answers