



BOSTON MEDICAL CENTER

South End Landmark District Commission

Vose Hall Demolition Design Review

September 18, 2023

Recap Comments from Last SELDC Hearing

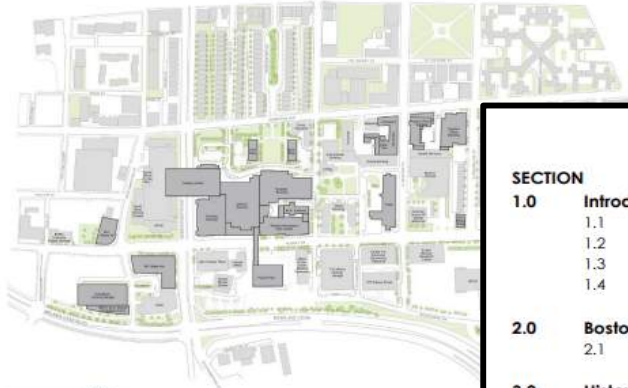
1. Would like to review the BMC Preservation Plan.
2. Would like to see more details on the planned site conditions and fencing detail in the interim condition.
3. Would like to know the anticipated length of time the site will be vacant post-demolition.
4. Would like to know how the history of the building will be preserved (salvage and repurpose architectural elements into future site).
5. Would like to review the design of the future building proposed for the site.


History of Vose Hall

- Vose Hall was originally part of the Massachusetts Homeopathic Hospital in 1855, renamed to Massachusetts Memorial Hospitals in 1929.
- In 1896 a bequest was made from Mrs. White Vose to fund the building of a permanent Nurses Home.
- Construction began in 1897, and the building was finished in 1898. Vose Hall was designed to accommodate 100 nurses.
- The Nurses Home supported the nurses' Training School which was growing and expanding.
- In 1900, Miss Fanny Farmer of the Boston Cooking School helped to develop a formal dietary service for the Hospital, as well as a course in dietetics and cookery for nurses in the Training School.
- Over time, the building had been adapted to house offices. Most recently, the building contained administrative offices for BMC.
- Due to infrastructure deficiencies and safety concerns, offices were relocated to other BMC campus buildings in 2019, leaving the building vacant in 2020.

BMC Preservation Plan

- 2007 BMC commitment to engage SELDC subcommittee in IMP planning process as an outcome of 91 East Concord approvals
- 2008 - 2009 BMC engagement with SELDC Subcommittee in IMP planning
- 2010 and 2013 IMP's included inventory and historic survey information for BMC campus buildings
- 2016 Formal Preservation Plan issued to SELDC as an outcome of Menino inpatient expansion project approvals
- 2021 Updated Preservation Plan incorporated into 2021-2031 IMP





BOSTON MEDICAL CENTER PRESERVATION PLAN

AUGUST 23, 2016,
UPDATED NOVEMBER 20, 2019 FOR IMPNF
UPDATED MAY 3, 2021 FOR INCORPORATION INTO 2021-2031 IMP

SUBMITTED TO:
South End Landmarks District Commission
Boston City Hall, Room 709
Boston, MA 02201

SUBMITTED BY:
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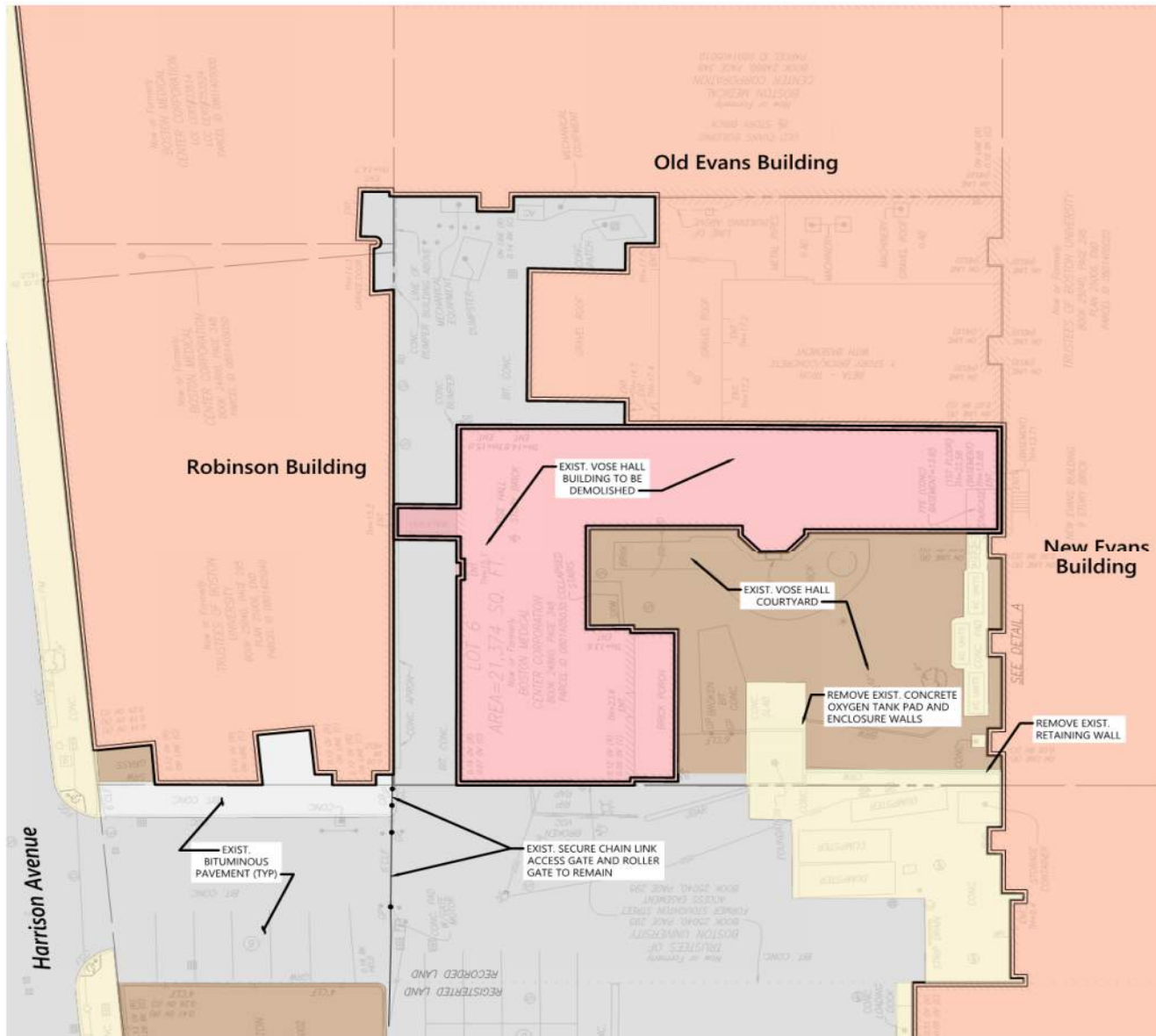
Preservation Plan BOSTON MEDICAL CENTER updated November 20, 2019

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Existing Site Plan

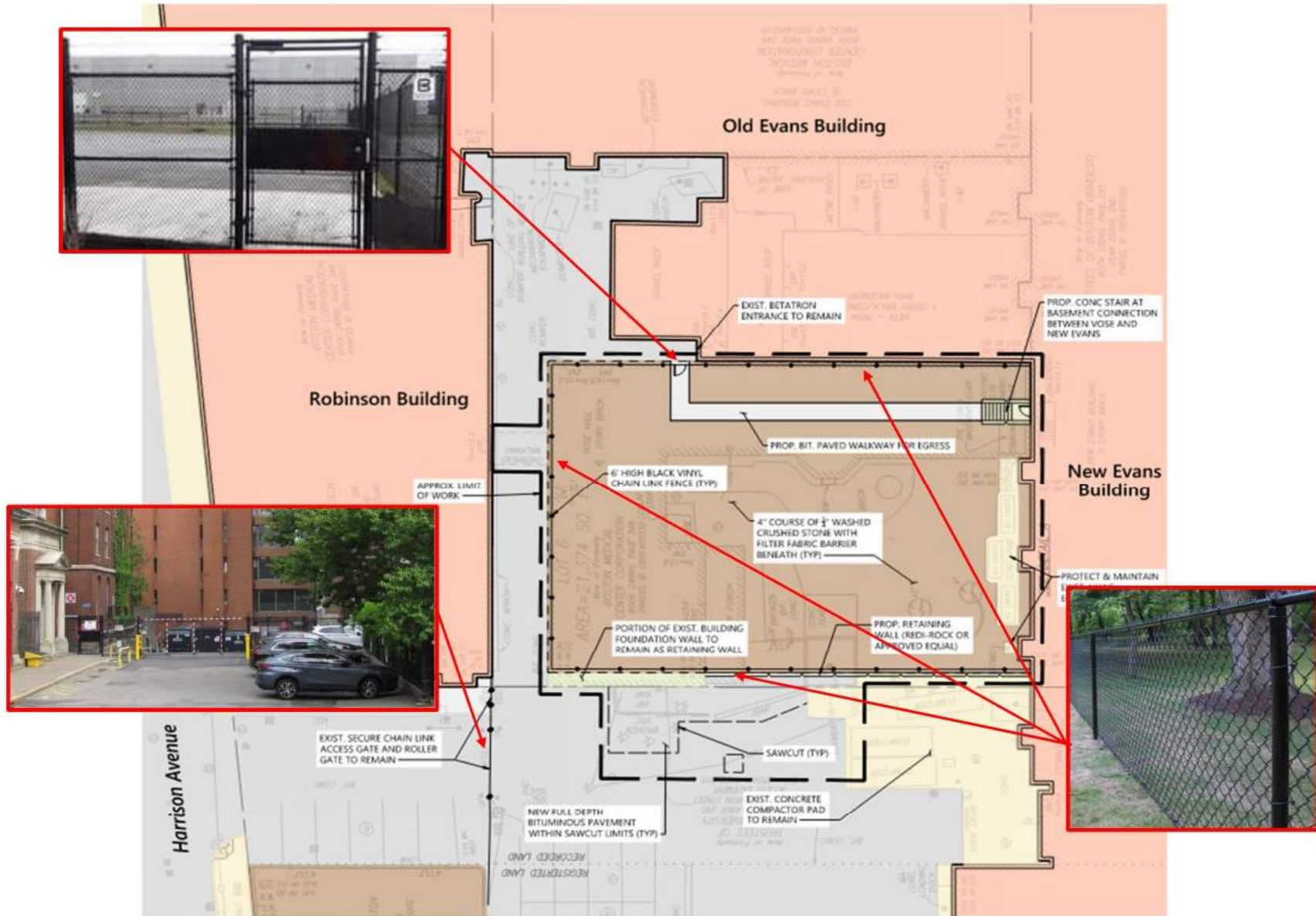


Existing Conditions

1" = 20'

Source: VHB

Interim Conditions Site Plan



Proposed Conditions

1" = 20'

Source: VHB

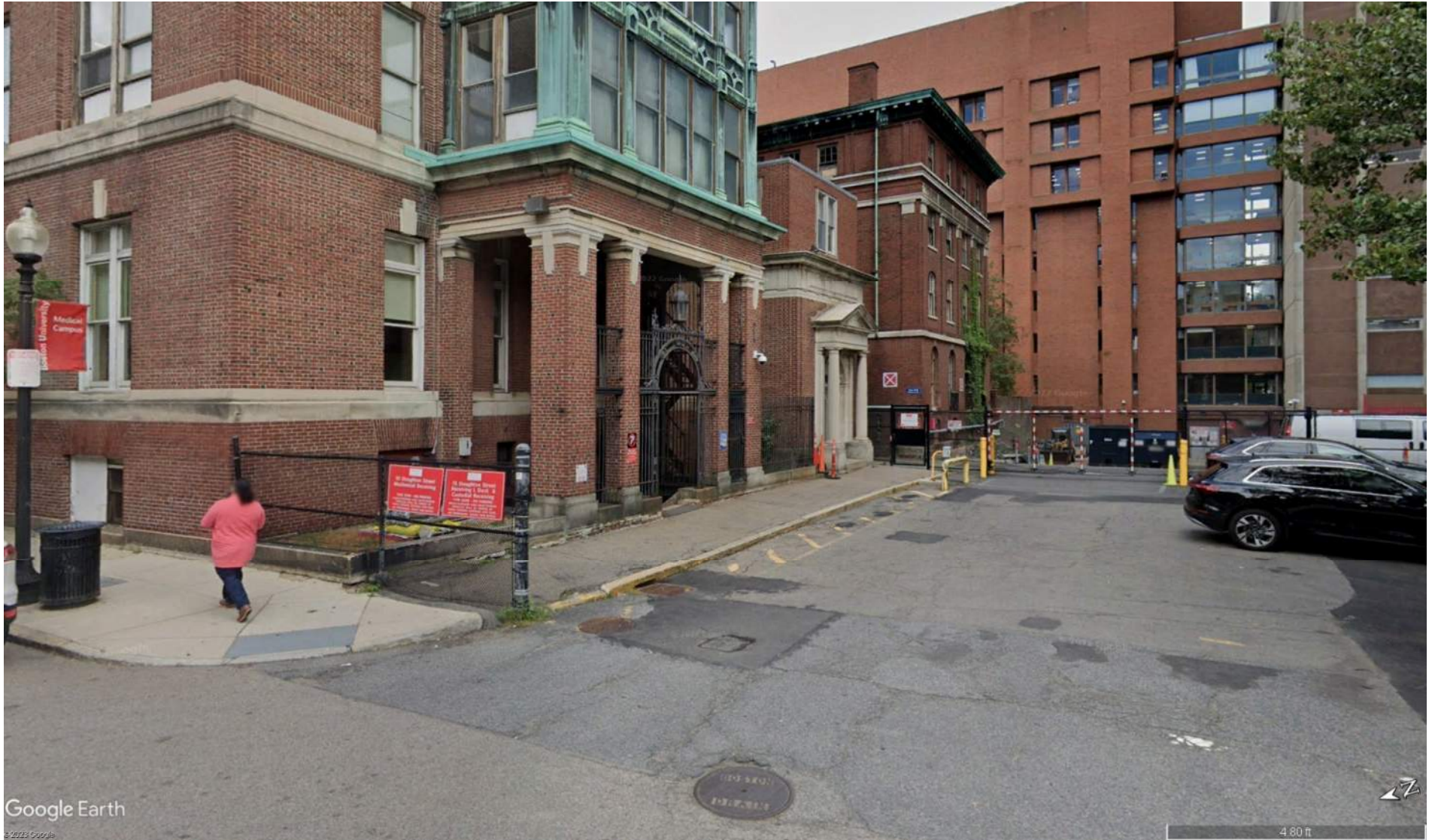
Before Demolition – inside security gate



After Demolition – inside security gate



Before Demolition – view from Harrison Ave



After Demolition – view from Harrison Ave



Google Earth

©2023 Google

4.80 ft

Architectural Elements for Salvage



Architectural Elements for Salvage

BCA

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Design Process

During the design phase, BCA can develop technical specifications to define the means and methods for salvage of the identified items. Specifications would call out materials to be used for padding the units during removal, transport and storage; and would define the methods for the safe removal of the items without damage.

Construction Phase

BCA is available to be on site during the salvage of the identified units to help strategize about removal techniques and to make sure that the guidelines identified in the specifications are followed in the field.

Salvage

Limestone: Carefully demolish the building parapet and wall above the inscription panel. Carefully saw cut the mortar joints between the stone units and all of the surrounding masonry, including the limestone belt course directly above the inscription panel. Cut the joints the full depth of the limestone unit to ensure that any pins that connect units to each other and the building walls are cut, freeing the stones for lifting. Strap the limestone unit with webbing to reduce any chance of damage during removal. Lower the units to the ground. Pad the units during transport to storage location using non-staining wood or neoprene materials.

Cast Iron: Sawcut the posts and rails that are embedded in masonry as close to the masonry surface as possible to free the cast iron rail from the walls. Strap the railing and lower to the ground. Pad between the rail sections during transport.

Storage

The limestone and cast iron can be stored in an unconditioned space but should be covered to prevent water saturation or snow accumulation. When in place on the building, water and snow do not collect on the units. On an uncovered pallet they will be subject to prolonged saturation which will accelerate the deterioration of the materials. Place padding between units during storage using non-staining wood or neoprene materials.

BMC's Commitments

- BMC will salvage, safely preserve and store architectural elements from Vose Hall and incorporate into future plan for the site.
- BMC will not use the Vose Hall site post demolition as a parking lot.
- BMC will bring the future building proposed for the Vose Hall site through SELDC Design Review.
- BMC will historically rehabilitate the existing Collamore and Old Evans Buildings bringing much needed ground level improvements to this corner and will bring these proposed improvements through SELDC Design Review.
- BMC will engage SELDC in future updates to the BMC Preservation Plan and continue to incorporate the BMC Preservation Plan into the IMP process.

BMC's Request

- Approval to proceed with demolition of Vose Hall immediately to comply with ISD order, enabling BMC to mitigate further safety risks and bring the site to a controlled condition.
- Approval for demolition to be conditioned with BMC's Commitments.



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Questions and Answers