TOWN OF MEDFIELD

HISTORIC DISTRICT COMMISSION

Town House, 459 Main Street, P.O.Box 315
Medfield, Massachusetts, 02052
(508) 359-8505

APPLICATION NO.:
DATE RECEIVED:
HEARING DATE:
DATE APPROVED:

APPLICATION
for Making Repairs or Changes to Property within LOCAL HISTORIC DISTRICTS

I. HISTORIC DISTRICT Medfield State Hospital Historic District

II. PROPERTY ADDRESS 45 Hospital Road, Medfield, MA 02052 Historic Buildings 1,2,3,4,5,6,7,8,9,11,12,13, 14, 15, 16, 17, 18,19 20, 21, 22, 22A, 23, 26, 27A, 28, 29

III. OWNER Town of Medfield PHONE 508 906 3011

ADDRESS 459 Main Street Medfield, MA 02052

IV. APPLICANT Trinity Acquisitions LLC PHONE 617-720-7400

ADDRESS 75 Federal Street, 4th Floor Boston, MA 02110

V. DESCRIPTION OF PROPOSED WORK:

(This description is the basis for the official notification and Commission review and must include all aspects of the project, such as plans, building elevations indicating materials and sets of photographs of the existing structure. Use additional pages if necessary)

For the Medfield State Hospital redevelopment, the improvements to the historic buildings will be completed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project has received its conditional Part II approval from the National Park Service on August 21, 2023 and the Massachusetts Historical Commission on August 14, 2024.

Exterior Building Improvements include the following:

1. Existing cast stone and brick masonry will be cleaned, repaired, and restored. Cast stone sills will be replaced as required.
2. Replacement windows will be aluminum, double-pane, insulated glass, with window types to match existing historic profiles and configurations as closely as possible.
3. New, thermally broken exterior door systems will be provided to closely resemble typical existing historic door elevations.
4. Existing slate stone roofs will be replaced with new synthetic slate roofs, to closely match style and color of the existing slate.

Interior Building Improvements include the following:

1. Abatement and clearance of existing hazardous material and selective demolition as required.

2. Existing plaster finish on exterior walls throughout will be removed. Walls will be furred out, and new insulation and gypsum wall board installed.
3. Wood window, door, and wall trim that cannot be salvaged will be replaced with new wood trim closely resembling the profile and configurations of the existing.
4. All existing lighting, electrical, heating, and plumbing services will be removed, and replaced with all new MEP/FP/FA systems. New mechanical systems, including HVAC and ventilation equipment, will be installed throughout the buildings.

Site Improvements include the following:

1. The roads and service drive will be repaved, and site drainage improved. Sustainable stormwater mitigation swales will be added in a way that is sympathetic to the landscape.
2. New walkways will be provided to all building entries and new sidewalks adjacent to roadways will be provided to facilitate access across the campus.
3. The existing lawn and mature, healthy, trees will be retained. New trees and shrubs will be added across the site.
4. Site lighting, wayfinding, and traffic signage will be added. Required service equipment and refuse containers will be sensitively designed, and screened appropriately.
5. All site improvements, including material selection, will comply with MAAB and ADA guidelines.

VI. SIGNATURES:

OWNER
Town of Medfield

By: _____
Name; Kristine Trierweiler
Title: Town Administrator

APPLICANT
Trinity Acquisitions LLC

By: _____
Name: Rebecca Hemenway
Title Authorized Signatory

A BUILDING PERMIT MUST BE OBTAINED BEFORE STARTING WORK