AN EXECUTIVE RESIDENCE
FOR THE
COMMONWEALTH OF MASSACHUSETTS

Submitted in partial fulfillment of the requirements for the degree of Bachelor of Architecture at the Massachusetts Institute of Technology.

May, 1957.

Peter Albert Samton

Head of the Department
Pietro Belluschi, Dean
School of Architecture and City Planning
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Cambridge, Massachusetts

Dear Dean Belluschi,

In partial fulfillment of the requirements for the degree of Bachelor of Architecture, I herewith submit this thesis, entitled "An Executive Mansion for the Commonwealth of Massachusetts."

Respectfully,

Peter A. Samton.
Acknowledgment

I wish to express my gratitude to the office of ex-Governor Herter for the stimulation of this thesis, and particularly to the entire faculty of the School of Architecture for their criticism and suggestions, and finally to my fellow students for their encouragement.
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**LETTER OF TRANSMITTAL**

**ACKNOWLEDGMENT**

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This thesis deals with the design of a Governor's Mansion for Massachusetts, a building having both a functional and symbolic role in society. The program has been developed around the dual obligations of the Governor. The mansion must fulfill both the desires of a normal private life and a complete social one. At the same time, the problem of officialdom in architecture and that of site integration is to be considered.

The solution is based upon the vertical separation of the residential from the reception spaces. Its site location off Commonwealth Avenue and the Public Garden was found to be appropriate to its demands, and had an important part in determining the final design. It was attempted to express not only the dignity required of such a building, but also the regional characteristics of Boston.
I Introduction and Background

THE PROBLEM

"Why on earth doesn't Massachusetts have a Governor's Mansion?"...

- Governor Herter
Farewell Address
December, 1956.

It was the voicing of the above statement along with my intention to find both a client and site within the Boston vicinity that the investigation of this thesis was begun. After some consultation and a general analysis of this rather unique problem, it was found to my surprise that not one of the forty-eight states has ever considered the construction of a governor's home in the contemporary manner. In fact, in a survey taken of nine states nearly equal in size to Massachusetts, only two mansions were actually constructed as such, and the other seven, as in most states of the Union, were inherited and are not now thought suitable for their purpose. It appears that Massachusetts would be fortunate if it were to be in a position to select a site and construct an executive mansion in terms of logical use and function rather than to be circumscribed by an inappropriate facility at an unsuitable location.¹

With this in mind and the cooperation of the Governor's office, the formulation of a program and selection of a site, became the major criteria for the development of a design: a design that in the end must reflect as much as possible the role as a symbolic element in society...the residence of the Governor.
A Governor . . . But No Home for Him

IDAHO PROVIDES a 4-bedroom cottage with housekeeper, whose salary and "run around" total $1,000 a year.

In Massachusetts going to be the last state in the nation to provide living quarters for its chief executive?

In Oregon and Connecticut various plans are on the table for the one-time home of state and federal officials when they vacate their "official" residences.

In Maine, a mansion at $10,000 a year is the model.

In Missouri, a $15,000 house, state pays for staff, maintains it.

In New Hampshire, a $25,000 house must be maintained by residence.

In New Jersey, a $25,000 house, state pays for staff, maintains it.

In New Mexico, mansion torn down, $17,500 house, "match-type" residence.

In Rhode Island, a $25,000 mansion, state pays for staff, maintains it.

In West Virginia, a $50,000 house, state pays for staff, maintains it.

In Wisconsin, a $50,000 house, state pays for staff, maintains it.

In Washington, a $120,000 house, state pays for staff, maintains it.

In Vermont, no mansion, state pays.

In New York, a mansion torn down, $15,000 house, state pays for staff, maintains it.

In Pennsylvania, a new house, state pays for staff, maintains it.

In Illinois, a $10,000 house, state pays for staff, maintains it.

In Iowa, a $20,000 house, state pays for staff, maintains it.

In Colorado, a $20,000 house, state pays for staff, maintains it.

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In Oregon, a $20,000 house, state pays for staff, maintains it.

In Washington, a $20,000 house, state pays for staff, maintains it.

A Governor . . . But No Home for Him

Harvard's parking plan was that we follow 38 states which provide official residences.

A reprint from The Boston Globe which (found out exactly what other states do.

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The effort of men to govern themselves has been a three-century-old affair in this state. The very first forms of government were established by the Pilgrims even before they landed at Plymouth. Through a series of charters, the Massachusetts colony existed as such until the Revolution. Its attempts to submit a constitution to the people were rejected until, in 1780, John Hancock was elected first Governor and Massachusetts became the last of the thirteen colonies to adopt a written constitution.

Massachusetts is today the only state in the Union still governed under its original constitution. It was the first such document boldly to establish the principle of the separation of powers of the various branches of government. Among its more important provisions were the right of the Governor and Council or the legislature to require opinions from justices of the Supreme Judicial Court; the removal of judges by address; and the inapplicability of martial laws to citizens, except with the consent of the legislature. While power has been increasingly centralized in the Chief Executive and the state government, the constitution is still the bulwark of individual freedom and rights.

Under the colonial charter, all governors save the first were elected by the people for a one-year term. Under the charter of William and Mary, the Governor was subject to appointment by the Crown. Only in 1917 was the Governor's term changed from one year to two.

Today, the Governor is Commander-in-Chief of the state's
militia and naval forces. With advice of the council he may prorogue the House and Senate and appoint all judicial officers, may appoint and remove state department heads, and exercises the power of pardon for every verdict except impeachment.

The Governor's council works in cooperation with, and checks upon, him. In order to carry out the policies formulated by the legislature, there has developed and been placed under the further supervision of the Governor, a number of state departments. The scope of these departments is ever widening and completely distinct from such primary units as the Secretary of State, the State Treasurer, and the Attorney General.

It is significant that the position of the Governor, although perhaps not as powerful relatively as in colonial times, is nevertheless regarded today as the most important representative of the State to the nation and to the people.

THE REGION

The architectural heritage of Massachusetts is enormous. The Boston area is not only responsible for the earliest roots of New England Architecture, and in effect the first American Style, but it rightfully claims some of the finest of contemporary works. Its architecture is perhaps most characteristic not in the drama of its buildings, but in the refinement. It is in this area that such men as Charles Bulfinch, H.H. Richardson, Charles McKim, Stanford White, Ralph Adams Cram, Charles D. Maginnis, Walter Gropius, Marcel Breuer, Alvar Aalto, and the Saarinens, have done some of their best work. Along with such an abundance of significant historic architecture there is an overall uniformity of late Nineteenth and early Twentieth
Century residential design that forms the general atmosphere predominant today. The harmony of this anonymous architecture molds the overall character from which Boston derives its strength. Walter Kilham relates: "Boston under the Victorians became a handsome town in its own way. Its Twentieth Century architects have fifty years left to show what they will make of it before the century ends. May they do as well as their predecessors." 4

It is therefore with the greatest sense of awareness and recognition of these fine regional characteristics that the designer must step forth to attempt a further improvement of the architectural environment.
II Design Criteria

FORMULATION OF A PROGRAM

Through the various discussions with the client, the present and former governors' office, and by issuing a questionnaire to the governors of the larger states, it was decided that the following criteria should serve as basis for the program development.

Essentially, the life of the Governor is a two-sided one: he has a great responsibility to the state as well as that to his family and friends. In effect, the mansion must perform a marriage of these two lives, that the two could adequately co-exist and complement one another. To do this, the mansion is to be first the residence of the Governor and his family, and second a social reception centre for the state. This is the major architectural problem: the design of a building wherein an expression of the dichotomy of activities plays the dominant role. It is these two lives that must be realized in the formulation of the program.

PUBLIC LIFE

When the Governor is elected by the people for a two-year term of office, he becomes effectively the dominant public figure in the state. His life is frequently turned into an open book and he must accept this as part of his public obligation. He can no longer be compared with any business executive whose affairs are entirely private. His wife, the First Lady, plays a major role in setting forth an
example in taste, etiquette, and social and civil awareness to the other women of the state. She becomes receptionist at most state affairs, she is the carrier of good will, the 'Esther of biblical times,' whose power must not be underrated.

The public life of the Governor can be sub-divided into a political and a social one. Although his social life is obviously a continuance of his political life, at times, it might best be considered as separate—not because its purposes are different—but because the nature or manner in which it is carried out is different.

The frequency with which the mansion would be used for entertainment purposes would depend on the Governor and his wife and to a certain degree on the location. In the past, and still at present, it is the custom of the Governor to have large state affairs held in restaurants and in hotels. Much as the facilities were perhaps adequate, the lack of a definite state reception hall has often effected a rather insipid, commercial flavor to the whole affair. By having a distinct reception hall for government functions, the nature of the receptions would have a certain constancy and as a result benefit the reason for these functions. It would have to be of such a character that its use could be flexible enough for the variety of receptions that would occur. Among the major entertainment purposes for which the mansion might be used are:

a. Open-house for the State Legislature involving about 300 people.

b. Dinners for the Supreme Judicial Court, legislative committees, Governor's Council, State Administrative Boards, etc. 20-50 people.

c. Receptions for civic groups. 300-400 people.
d. Receptions for out-of-town officials and groups.

There is an infinite variety of minor gatherings that would occur from time to time, but the above constitute the most important of those that would take place. Luncheons are perhaps the most frequent of all. On the average, the Governor participates in official luncheons up to two or three times a week, as well as evening meals at least once a week. Again, the reasons are varied, but in general the number of people is kept to communicable size. Receptions for civic groups occur in the evenings, and would vary in frequency. Because of the lack of a definite location for such receptions, and the 'thriftiness' of the present Governor, such affairs are, at present, kept to a minimum; they average about one a week. From the survey conducted in several other states, it was found that such receptions might be desirable as often as three times a week, in the evenings, or on weekends when a garden might be of use.

It was furthermore considered that there might be a possibility of occasionally having a specific open house, similar in manner to that of the White House in Washington, where the public might be conducted through the non-private areas of the mansion. This might be done by appointment and at times when the public areas were not in use. In this case, it might be advantageous to have permanent exhibit places of state relics, paintings, and documents. These would serve to supplement the main spaces only, and act more as a decorative element.
Realizing that the majority of his political affairs are handled in the State House, there remain nevertheless several official functions for which the mansion would be most suitable. In general, these functions would constitute an assortment of meetings of cabinet, administrative, legislative, and judicial groups. Whereas a good many of these affairs, as was previously mentioned, are luncheons, a good number are general conferences which could be held in the mansion proper. The size of these meetings varies. They are usually of the type that are handled at a large table, but may often be such that a smaller area would be desirable. Frequently, this type of conference is held with distinguished visitors, who at the same time might be guests in the mansion.

PRIVATE LIFE

The daily routine of the present Governor is a rather simple one. He rises in the morning, usually before eight, has breakfast with his family, and is picked up by a chauffeur (who keeps the limousine each evening at a separate garage where it is properly serviced), and then drives to the State House. Here he remains most of the day, going out for occasional meetings and luncheons, before he would return in the evening for dinner and the evening's activity. His out-of-town visits are generally confined to locations within the state and are less frequent than those of most politicians. During the weekends, his work is conducted at his home within the confines of his private study. The use of a secretary would be very desirable, especially for writing invitations, receiving guests, and
acting as receptionist, in the absence of the Governor's wife. Largeness seems to be the rule, rather than the exception, as far as Governors' families in Massachusetts have been concerned. The present Governor has five children all of school age. In such instances, it has again been the rule for these children to go to boarding school and return home weekends. Small children have always been infrequent and bachelor governors rare. Nevertheless, a decision for a specific or even average sized family might in the long run prove unwieldy, unless considerations of maximums are observed. It would be well, therefore, to design for play areas and general facilities for children as well as the commonplace family rooms for adults.

It is considered proper etiquette for the Governor frequently to invite visiting out-of-town dignitaries as guests in the mansion. This is currently the practice in all states and varies only in the number of guests generally invited. Such an official extension of hospitality is a great reflection on the people and important public relations for the state. The sojourn of these guests would in general last only a few days during which personal conferences with the Governor would inevitably take place. Besides the political guests, there may frequently be invited the more immediate personal friends of the Governor as guests at his home. These people would undoubtedly be treated as members of the family, whereas the visiting political guests might be treated with somewhat more formality.

In any case the main theme of the private life of the Governor is that of flexibility. There must be, due to the cyclical change of families using the mansion, a great deal of flexibility
in the quantitative use of rooms. Adequate areas for large families as well as pleasant scaled facilities for smaller families must be a feature challenged by the designer. There must also be a flexibility within the secular change of the immediate family. Guests and children must be separable and at the same time flexible enough so that changes within the familial situation will not prove too awkward. With this in mind, it is the opinion of the author that the greatest possible flexibility that could be achieved, would be through a system of 'no man's rooms,' that is to say, rooms that would be used for family members and a few guests, in the case of larger families; and entirely as guest rooms, in the case of small families. This would then mean that larger families would not be allowed as many guests as smaller families. It's the democratic way!

PROGRAM

With these criteria in mind, the following program evolved as most preferable for a Governor's Mansion in this state.

1. STATE FACILITIES

State Reception Hall 3,000 sq. ft.

A single space to be used by a maximum of 500 people. It should be lightly furnished, available as a dance hall, as well as a general reception area where conversation is the main activity. An outdoor reception area would be desirable by the main reception space or entry, either as a garden or as terraces.

State Dining Room 1,200 sq. ft.

Seating for a maximum of 40-50 people. This area should double as a conference room for meetings
of the Governor and his cabinet, and legislative and administrative groups.

Entrance Hall 600 sq. ft.

To serve as the official entry. It should immediately connect to the reception hall, and also to the Dining Hall where conferences might be frequent.

Toilets and Facilities for Men and Women 800 sq. ft.

Coat Storage 200 sq. ft.

Front Office 400 sq. ft.

To be used by a secretary for reception purposes and general information. It may double at times for use by the State Trooper.

2. FAMILY FACILITIES

Governor's Suite 700 sq. ft.

Including dressing, storage, and bathroom facilities.

Governor's Study and Library 500 sq. ft.

This is mainly for his private use, although guests might be invited in for consultation.

Family and Guest Suites 400-500 sq. ft.

These should also contain storage areas, besides private dressing and bath rooms. It was decided that a maximum of 8 children and 2 guests would, in view of past and present situations, be quite adequate for any future families. These rooms should vary in size, so that some would be adequate for 2 people and others for one, depending upon the desires of the family.

Private Dining Room 400 sq. ft.

This area would be in constant use for the Governor's private meals with his family and overnight guests.
Family Living Spaces

1,000 sq. ft.

This should include conversation areas for private entertainment as well as play space for children, and a game room for adults and/or children.

Conference Room

300 sq. ft.

This is a room that could be used privately by the guests and Governor for informal conferences. It differs from the library in that its use would be more flexible. It might effectively become the family den with a TV and bar for entertainment purposes.

3. UTILITIES

Kitchen

800 sq. ft.

To serve both state and family functions. In times of large public affairs, caterers would be brought in and use the facilities.

Mechanical Equipment Room

400 sq. ft.

Air-conditioning and forced air heating must be provided for.

Laundry

200 sq. ft.

Servants' Quarters

800 sq. ft.

Bedroom, bath, kitchen and living area for one servant couple.

Storage

Garden storage, trunk, linen, kitchen, and furniture storage must all be considered.

Wine Cellar

150 sq. ft.

Private Garage (for two cars)

Parking Facilities

Thirty cars must have parking spaces in times of formal entertaining.
SITE SELECTION

The following criteria were first considered in the selection of a site:

1. **Accessibility** - includes both the relation to the State House and the availability of police and fire protection.

2. **Environment** - includes general suitability and freedom from hazards and nuisances not only of the present but also of potential surroundings.

3. **Physical Attributes** - includes topography, size of the area, the type of the planting and the suitability of the subsoil.

4. **Utilities** - includes availability of municipal steam as well as municipal sewerage and water supply, etc.

5. **Land Value** - may be either cost of acquisition or, if already owned, its value for other purposes.

Of these five characteristics, two (3. **Physical Attributes** and 4. **Utilities**) are self-explanatory; the others need to be clarified.

1. **Accessibility**: This relates to specific elements of the program which require that the residence be essentially a semi-public building in which, in addition to the Governor's living quarters, there are areas for the recognized public and official functions as well as overnight hospitality for distinguished visitors. This concept differs from what many individuals think of in terms of their own homes, and therefore a secluded site which is often desirable for a private home cannot meet this criterion. Up to now it has been customary for each of Massachusetts' governors to provide his own living quarters, during his official tenure, suitable to his needs and those of his family. Were this all that the state intended to provide, this could be done more satisfactorily on a temporary basis for each governor with considerable saving to the
taxpayer. In Massachusetts, as the program is now formulated, the executive residence will be a semi-public building in which requirements for official functions dominate with the consequent need for a site accessible in terms of public use. California and New York are recognizing the importance of accessibility and have determined that the site should be close to the State House.

It seems ideal in terms of accessibility for Massachusetts to locate its governor's residence in proximity to the State House and the downtown area and near good traffic arteries, public transportation and parking facilities all readily available to officials, visitors and tourists, and to police and fire protection.

2. Environment: Of equal importance to accessibility, environment is more difficult to analyze. It consists of many elements both positive and negative. Environment is a complex of land zoning practice, traffic, population concentration, and land occupancy that may result in hazards and nuisances or may combine to produce a desirable atmosphere. The zoning of areas adjacent to any site under consideration as well as the architectural design, age and function of adjacent buildings, comprise general suitability. The zoning is particularly important; commercial zoning may include a gas station, an office building, a super market, a restaurant, professional offices or multiple dwellings. In areas of large residences, no longer suitable for a single family, the ownership and occupancy may change frequently, with consequent changes in the maintenance and appearance of the buildings themselves. Two
other factors in environment are: freedom from hazards and freedom from nuisances. The chief hazards in the Boston area relate to the traffic, vehicular or rail. Nuisances arise from many sources and some may be compensated for in the design of the structure. In a residential area, a school may be a nuisance where there is not adequate space for the children during their recess periods. A church, too, will gather crowds at all hours during the week and create parking problems. Other nuisances are noise, dirt, odors, unpleasant views, etc.

Of great importance also is the potential future of the surroundings which may not be known with accuracy but again will relate to all the factors in the present environment and which will depend on future zoning practices, population changes, industrial expansion and other encroachments of mechanization. The environment of the site for the residence should be free from excessive noise, dirt and traffic and under the control of favorable zoning not only in its immediate area but also in the avenues of approach to the State House. The most favorable site in terms of environment would be in the area adjoining the Common because the hazards and nuisances would be minimized and the concern over an uncontrolled axis to the State House would be eliminated.

5. Land Value: The initial cost of a site may vary greatly in different locations. It would be unsound to acquire a low-cost site only to be faced with inordinate expense for providing and controlling the essential factors of accessibility and environment. It would also be poor economy to use state-owned or "free" property without full recognition of its true
worth for other purposes.

It was decided in view of the above criteria to select a site which best fulfills those items mentioned.

THE SITE: LOCATION

After some deliberation the selection of a site bordering on the Public Garden was made. Since it was virtually impossible to find an appropriate vacant site within the vicinity of the State House, the area now occupied by the Atlantic Monthly and the Ursuline Academy on Arlington Street was chosen as most suitable. The actual site is formed by Commonwealth Avenue on the south, Arlington Street on the east, and Marlboro Street on the north. It would include the alley, bisecting the block. The dimensions are 140 feet from the Adult Education Center to Arlington Street by 280 feet. According to the zoning restrictions of this particular ward, the set back restrictions of 35 feet must be observed on Commonwealth Avenue.

CHARACTER

The present buildings occupying the site, although in poor repair, are yet rather substantial, and for this matter the selection of this particular site might be questioned. It was felt, however, that neither the architectural character nor the use of these particular buildings was such as to raise great protest upon their removal. The surrounding buildings are, for the most part, typical 19th Century brownstone with variations of the Mansard roof. Their general appearance is best described by the continuous rhythm down both Marlboro
PART OF
WARD 5
CITY OF BOSTON.
Scale 80 Feet to an Inch.

PART OF
PUBLIC GARDEN
City of Boston

The Site
Typical trip between State House and proposed Mansion
Street and Commonwealth Avenue. The continuity of form is further enhanced by a harmonious use of materials and a general adherence to a standard height of approximately sixty feet above the street floor. Only the Ritz-Carlton Hotel at the corner of Newbury and Arlington Streets, and an apartment block at the corner of Marlboro and Arlington differ from this general pattern. The Ritz-Carlton rises to approximately thirteen stories whereas the apartment house is about ten stories high. These are the only real exceptions in this vicinity.

The greatest asset to the site location is its direct view upon and access to the Public Garden which today is considered one of the most beautiful of its kind in the country. After much neglect as "the marsh at the bottom of the common" it was in 1859 turned into a public garden and enclosed by an iron fence still extant. One wonders just why Arlington Street is not treated with greater respect by the buildings that border on it, especially insofar as it is now a rather important artery.

The pattern of circulation is of the one-way kind forming a clock-wise ring about the site. The traffic on Marlboro Street is rather light, that on Commonwealth Avenue going westward also rather light, as compared with that in the other direction. Arlington Street, however, especially during the morning and afternoon rush has rather heavy traffic, being a major access from Storrow Drive to the downtown area. The width of the street supplies general facility for this rush, and congestion is therefore a rarity. Nevertheless the noise this traffic produces must be taken into consideration in the final solution. With these site advantages and limitations, the final solution must effectively deal.
III Design Solution

CONCEPT

It was decided as the major consideration in view of the design criteria, to separate entirely the private life of the Governor from the public one. Since the two lives might of necessity be carried out simultaneously, this separation seems valid from a security standpoint as well as a functional one. Not only would it be a clearer expression of the dichotomy that occurs, but it would enable a more complete and refined existence within the bounds of this separation.

This basic approach to the design could be handled in either of two ways. The separation of facilities might be effected vertically or horizontally. In a vertical separation, the different floors would act as entities and the division would be interrupted only through an elevator or staircase system. In a horizontal separation, the isolation of the two lives would best be solved by the existence of two distinct buildings or of a partitioned floor. Predominantly because of the site conditions, the necessity for an urban expression and the desirability for a single unified symbol representing the residence of the Chief Executive, the decision to incorporate both lives within one building was made.

SITE SOLUTION

Because of the nature and history of the immediate area surrounding the site, integration of the building with the environment either through harmony or through contrast be-
comes another major consideration.

On accepting the site as a suitable location, it became obvious in time that the building might in effect reinstate the importance of Arlington Street as a major axis, and peripheral avenue. Up until now, it has been treated much the same as its sister streets running alphabetically down the Backbay. There is no reason why this street should be similar to the others; besides bordering on the garden and serving as a major link to the downtown area it is supposed to end the long axis of Commonwealth Avenue and the parallel streets.

As a first step towards this direction it was decided that both the importance of the mansion and the significance of the site would benefit if the building would face broadside towards the garden and thus perpendicular to the axis of Commonwealth Avenue. The restrictions of the site further justified the formation of a rather long building as opposed to a squarish one. In massing, then, the building would obviously contrast to its surroundings, and this would perhaps be equally justified inasmuch as it is a building of greater significance as a symbol than adjacent ones. Further, to clarify this type of approach and to overcome the obvious limitations, the redirection of the central alley to form an 'island' of the site was effected. This would then serve as both a service entrance and for parking spaces for the guests of the Governor. With reasonable landscaping, this 'island' might more strongly emphasize Arlington Street as ending the perpendicular axis.

It was a consideration in the preliminary analysis in
effect to reroute the end of Commonwealth Avenue in such a fashion that the Governor's mansion would occupy the center and the focus of the long vista up the avenue. After some deliberation, however, it was decided that although a focus might be desirable, the location of the Governor's residence in such a position was a bit too presumptuous and perhaps outrageous from the taxpayers' standpoint. Nevertheless, the final design considers the necessity for the rearrangement of the middle of the avenue to end more strongly the axis to the garden.

The need for a private garden of urban scale for public receptions produced somewhat a problem when considering the design of a rather long building on a long site. Inasmuch as one large garden was a more favorable disposition than two small ones, it became necessary to consider a long building, assymetrically balanced on the site. It became rather obvious that by lining up the shorter end of the mansion with the buildings on Commonwealth Avenue, a space large enough for a garden on the Marlboro Street end would well situate the mansion, so that it became a significant view from the automobile traffic on both Arlington Street and Commonwealth Avenue. It furthermore increased the distance between the higher apartment house on Marlboro Street and the mansion itself. The garden, then, because of its orientation, would catch the sun at the most favorable time of day: in the late afternoon.

Since the end of the mansion would line up with the other buildings on the 'Avenue', interrupted only by a void, a need to echo the rhythm of cornice height down the Avenue is reflected in the height of the final design. The approach toward
the aesthetic and functional requirements, although influenced greatly by the site, has nevertheless adhered to the program as formulated.

ARCHITECTURAL SOLUTION

The general concept guided both the interior and exterior approach towards the design. It was believed that both the sequence and use of interior space, as well as the expression of the facade should give the honest impression of the change of activities occurring within the building.

It was decided to consider this vertical separation of privacy from formality through a creation of a penthouse area, 'built upon' the main reception area. The two, distinct from one another in function, would be unified through the structural and aesthetic approach. In so doing, it seemed that for the desired long shape of the building the top two floors would be devoted to the actual residence of the Governor and his family, and the bottom two for the formal reception spaces.

There were several immediate advantages to such a scheme:

1. This enabled the invited public to gain direct access into the building, and to use the sequence of spaces on the bottom two floors in conjunction with the garden.

2. By eliminating any obvious entrances to his living quarters save an elevator, it more readily insured the privacy of the personal life of the Governor.

3. By placing the living facilities well off the ground, the obvious visual assets of the site, namely the Public Garden and Common provided a most satisfactory setting.

4. Because of the vertical distance from the street floor, noises and nuisances as affecting the residence proper would be somewhat reduced, as well as visual privacy insured.
RECEPTION SPACES

To effect a flexible reception area, commodious to different sized gatherings, it was decided to attempt a solution devoting one entire floor to both the dining area and the main reception space. The treatment of this floor, which is to be one level above ground, was to be as one large hall, subdivided into the different spaces by means of a mass and a void. The mass turned out to be the service core area for the building, and the void, ... the main entry to the reception spaces. In considering this approach, it was the intent of the designer to produce a floor as an entity analogous in a way to the deck of a ship. Since the very nature of receptions and informal gatherings are such that conversation and walking are the main activities, a peripheral system of circulation (from which a view might be attained) encircles the main spaces. The differentiation of the promenade area from the dining and reception areas was best achieved through the use of the structural frame of the building. By puncturing the main hall with a rhythmic system of columns, the separation of the two functions was best defined. The columns perform an important link between the exterior and interior of the mansion. They are exposed on the street floor and rise through the Reception Hall to contain the roof of the mansion. Because of the necessity for rather large unmolested spaces on the reception level, a preliminary structural analysis showed that by staggering the columns, they could be connected to one another diagonally forming two horizontal reinforced concrete beams; besides forming an interesting pattern on the underside of the promenade areas and entry, could support the
upper two stories of the residence.

RESIDENTIAL SPACES

The dominant aspect, that of flexibility, once again formed a basis for the design of the penthouse levels. Because of the necessity for a large number of bedrooms and the desirability for a unified residence, it was decided to create general living spaces at the center of the building, divided from the sleeping quarters by the bathroom-utility cores. For further identification and privacy, the two floors of the residence were 'set' on the platform that formed the roof of the reception floor. This enabled the formation of a continuous terrace garden encircling the residence and at the same time, providing a buffer zone between the immediate environment and the living quarters. In this way the amount of natural light permissible in the living and bedrooms was maximized without visual intrusion upon the privacy of those two areas. It was found that the central living quarters could act as the focus of the residence, not only through an expansive use of glass to take in the view of the garden, but also by the creation of a two-story high space tying in the two floors of the residence.

The final expression of the mansion as an adequate symbol to the official executive residence of Massachusetts, depended greatly upon the use of materials and general treatment of the exterior. It was at all times thought that the materials, besides reflecting the requirements for the program, insofar as possible should be indigenous to Massachusetts.

The materials used in these adjacent somewhat older buildings
weighed heavily upon the final decision for the specifications. It was found that the stone and brick of the neighboring buildings would be quite suitable in their application to the mansion itself. On further examination of these adjacent buildings, particularly those on nearby Beacon Street, the contrasting richness of the white wood trim versed against the rather dark value of the stone construction gave an appearance of elegance unmatched elsewhere. It was with this in mind that the overall theme of the general appearance of the building was first formulated.

The white plastered concrete frame of the structure would contrast the use of sandstone and red brick as a filler construction. Glass, although used amply to afford as much natural light as possible, would be supplemented by bronze screening (adjustable so that light might be filtered in and the view from the street mainly blocked when so desirable). The floors would be of durable granite, and the central staircase, intended to rise into the main reception space as a sculptural element, would be of metal construction, similar in quality to the outside screen. The use of murals, paintings and sculptures would be dispersed throughout the main floors of the building in selected positions, generally framed against the rough background of sandstone or brick.

The quality of light in the reception spaces would be subdued and indirect, illuminating the ceiling immediately around each column.

It is, nevertheless, the dexterity with which the materials and details are handled that will in the end decide the final success of the general concept.
This concludes the preliminary analysis. It remains for the design to speak for itself, and eventually justify not only the effect of the building upon the people as the official executive residence, but also the relation to its physical and most historical environment.
Footnotes

1. Unfortunately, the State Committee on cities has recently drawn a bill providing for the acquisition of the Shirley-Eustis House in Roxbury (an 'historical' building of a rather dubious architecture) to be rebuilt on open land at Jamaica Pond and act as the new Governor's Mansion. It was this sort of approach that encouraged the author to accept this problem as a thesis.


4. Kilham, Walter: Boston After Bulfinch P. 104
Bibliography


