



CELEBRATING
55 YEARS

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Abrams Properties opens model unit, begins leasing of 55-unit Chestnut Green Apartments

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Not long ago, its only function was a broken link to the past. But a new time has arrived in Foxborough, as the Chestnut Green Apartments have opened a model home and leasing has begun in the historic buildings that once housed the Foxborough State Hospital.

Thanks to the efforts of Abrams Properties, LLC, a real estate investment and development company specializing in historic redevelopment, and VinCo Properties, Inc., a Boston-based real estate development company, the unique 55-unit complex is a collection of Greek Revival brick structures with stunning architectural features topped by striking cupolas, and will be ready for occupancy by summer.

"From the standpoint of satisfaction, it's the best thing we've ever done," said Matthew Abrams, principal of Abrams Props. "It's certainly going to be fantastic. We're very excited to bring this wonderful property back to life. There really is no other mixed-use project like Chestnut Green. Tenants can live in the apartments, work in the offices, walk to the supermarket, restaurants and day care, and play in more than 40 acres of recreational fields."

The existing structures are being restored to their original grandeur in accordance with The National Park Service Historic Guidelines. The exterior rehabilitation includes a complete restoration of the windows, egg and dart trim, slate roofs and repointing of the brick. Chestnut Green has a combination of historic and contemporary architecture, with 12-to-20-foot ceilings, large windows, natural stone floors and unit finishes to the historic elements of the buildings.

"When a building is open to the weather, like this one was, it's usually in pretty rough shape," Abrams said, "but we didn't realize we could save as much of it as we did. For instance, we were able to save the slate roofs; they'll last 100 years. The brick needed repointing, we were able to rehab about half of the windows, and we managed to save 10,000 to 15,000 s/f of terrazzo floors. We buffed them and brought them back to life.

"The outcome of something like this can't be replicated. It's somewhere between an archeology project and modern comfort. It's pretty cool. It's like raising a ship out of the ocean and making it seaworthy again. We couldn't dream of tearing down a building like this."

The interiors feature condominium-quality finishes such as granite countertops, stainless steel appliances, washers and dryers, walk-in closets and tile baths. Abrams said the existing buildings offered many unique qualities that allowed for the creation of "remarkable space," with several apartments featuring bi-level loft spaces with dramatic 20-foot ceilings, floor-to-ceiling living room windows and unencumbered views of the trees and expansive lawn that surrounds Chestnut Green. The original buildings consisted of a few independent structures, later linked by connector hallways. Because of that, the conversion to living space resulted in a one-of-a-kind architectural marvels.

"You had a lot of heavily divided space," Abrams said, "and putting modern living conveniences in,

with all the halls and connectors, requires a balancing act. But we were able to do it, down to a highly scrutinized level of detail."

The apartments also include green elements such as a rainwater reclamation system, Energy Star-rated appliances and a highly-efficient heating and cooling system. Chestnut Green also offers many amenities, including a fitness center, billiards room, barbecue area and onsite storage. The complex is pet friendly as well.

There are also 14 affordable units priced for tenants earning 80% of area median income. The apartments include a mix of one- and two-bedroom units and two bedroom plus den or loft units ranging in size from 780 to 2,300 s/f.

The apartments are located a short walk across the street from The Shops at Chestnut Green. Tenants will find all of their retail needs met with stores and restaurants such as Walgreens, Stop & Shop, Mai Pearl, Waxy O'Connor's Irish Pub, Babel's Paint and Decorating Stores, Reliable Dry Cleaners, The Learning Experience, Pizza Time, Sharon Credit Union, Glee Gifts, Supercuts, Tanorama and Foxy Nails.

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