
**PART 2: MASSACHUSETTS / LEXINGTON
HISTORICAL COMMISSION**

22 June 2017

Ms. Brona Simon, State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Subject: **Maria Hastings Elementary School**
Lexington, MA

Reference: Project Notification Form (PNF)

Dear Ms. Simon:

On behalf of the Lexington Board of Selectmen, School Committee and Permanent Building Committee, we enclose a Project Notification Form for the Hastings Elementary School located in Lexington, Massachusetts.

The Hastings Elementary School is a 62-year-old, 62,000 SF two-story facility with original and inadequate mechanical and electrical systems, and can no longer accommodate the current student population or educational program. The Board of Selectmen and School Committee have acknowledged the need to replace the existing Hastings Elementary School. The Massachusetts School Building Authority, which provides non-entitlement grants for school projects, has approved the Hastings Elementary School to enter into their program. As part of the Grant process we are submitting the enclosed Project Notification Form for Massachusetts Historical Commission's review.

In addition, the project team met with the Lexington Historic Commission on March 15, 2017. At that meeting, the project received approval for full demolition of the existing structure. We will be in compliance with the Lexington Historic Commission to photographically document the existing murals within the existing facility prior to demolition.



The new Hastings Elementary School is a 110,000 square foot, three-story facility that will be constructed on the northwestern portion of the existing school site.

Please let us know if you require any additional information to supplement this PNF.

Sincerely,

A handwritten signature in black ink, appearing to read "Vivian Low". The signature is fluid and cursive, with the first name being more prominent than the last.

Vivian Low
DiNISCO DESIGN

VL/meh

cc: Patrick Goddard, Director of Public Facilities
David Kelland, Lexington Historic Commission
Trip Elmore, OPM (Dore & Whittier)
Donna DiNisco (DiNisco Design)

Enclosures: MHC PNF with attachments

APPENDIX A
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Maria Hastings Elementary School

Location / Address: 7 Crosby Road

City / Town: Lexington, MA 02421

Project Proponent

Name: Town of Lexington

Address: 1625 Massachusetts Avenue

City/Town/Zip/Telephone: Lexington, MA 02420 / 781-862-0500

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

<u>Agency Name</u>	<u>Type of License or funding (specify)</u>
Massachusetts School Building Authority	School Building Assistance
Massachusetts DEP	Wetlands Protection Act

Project Description (narrative):

The Maria Hastings Elementary School is one of (6) elementary schools in the Lexington Public School system and is the last to be renovated or replaced. It is located on the easterly edge of a 14.3 acre site and abuts the Route 128 / Marrett Road interchange to the west and Massachusetts Avenue to the north. The site is surrounded on three sides by a densely settled residential neighborhood and slopes from east to west, on three plateaus.

The original building was opened in October of 1955 with a one-story, four-classroom addition constructed in 1959. Since that time, eight portable classrooms have been added to mitigate overcrowding: 4 in 1995 and 4 in 2000.

The Maria Hastings Elementary School is a 62-year old, 62,159 SF two story facility with inadequate mechanical and electrical systems components that are original to the building. Although the original oil fired steam boilers have been replaced 20 years ago with gas fed boilers, the distribution and controls system of unit ventilators is largely original to the building. The main electrical switchboard and branch panels are original to the building. In addition, the building has significant program deficiencies and cannot serve the current population or the extensive curriculum. The District has acknowledged the need to replace the Hastings Elementary School and it has been identified in the District's ten-year plan.

The Project Team has met with the Lexington Historic Commission on March 15, 2017. At that meeting, the Commission voted to approve full building demolition of the existing Hastings Elementary School contingent upon receiving approval from the MSBA and financial commitment from the Town of Lexington.

APPENDIX A (continued)

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

The project includes demolition of the existing 2-story school, single story addition and modular structures when construction of the new building is complete. Total square footage of existing structures to be demolished is 62,159 SF.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

The project does not include rehabilitation of existing buildings.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

The project includes construction of a new 3-story, 110,000 SF school building. The new school's exterior will be traditional red brick with colored masonry and painted metal panel accents that evoke modern-day traditional public building architecture. The building plan is efficiently laid out to maximize open space on the site while accommodating the anticipated increase in parking and circulation needs associated with increased enrollment. The site development for the school, including the stormwater management features, are designed to be natural and harmonious with the remaining open space on the site.

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

To the best of our knowledge, there are no historic or archaeological properties that currently exist with project's area of potential impact.

What is the total acreage of the project area?

Woodland	<u>6.4</u>	acres	Productive Resources:
Wetland	<u>2.0</u>	acres	Agriculture <u>0</u> acres
Floodplain	<u>0.0</u>	acres	Forestry <u>0</u> acres
Open space	<u>4.9</u>	acres	Mining/Extraction <u>0</u> acres
Developed	<u>3.0</u>	acres	Total Project Acreage <u>14.3</u> acres

What is the acreage of the proposed new construction? 4.9 acres

What is the present land use of the project area?


The current land is used for educational purposes with an elementary school and associated parking and play area. Within the site is an existing play field that is also used by the community.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

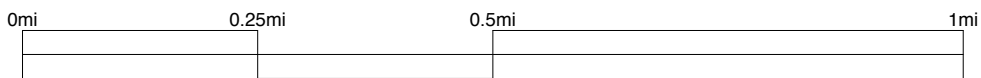
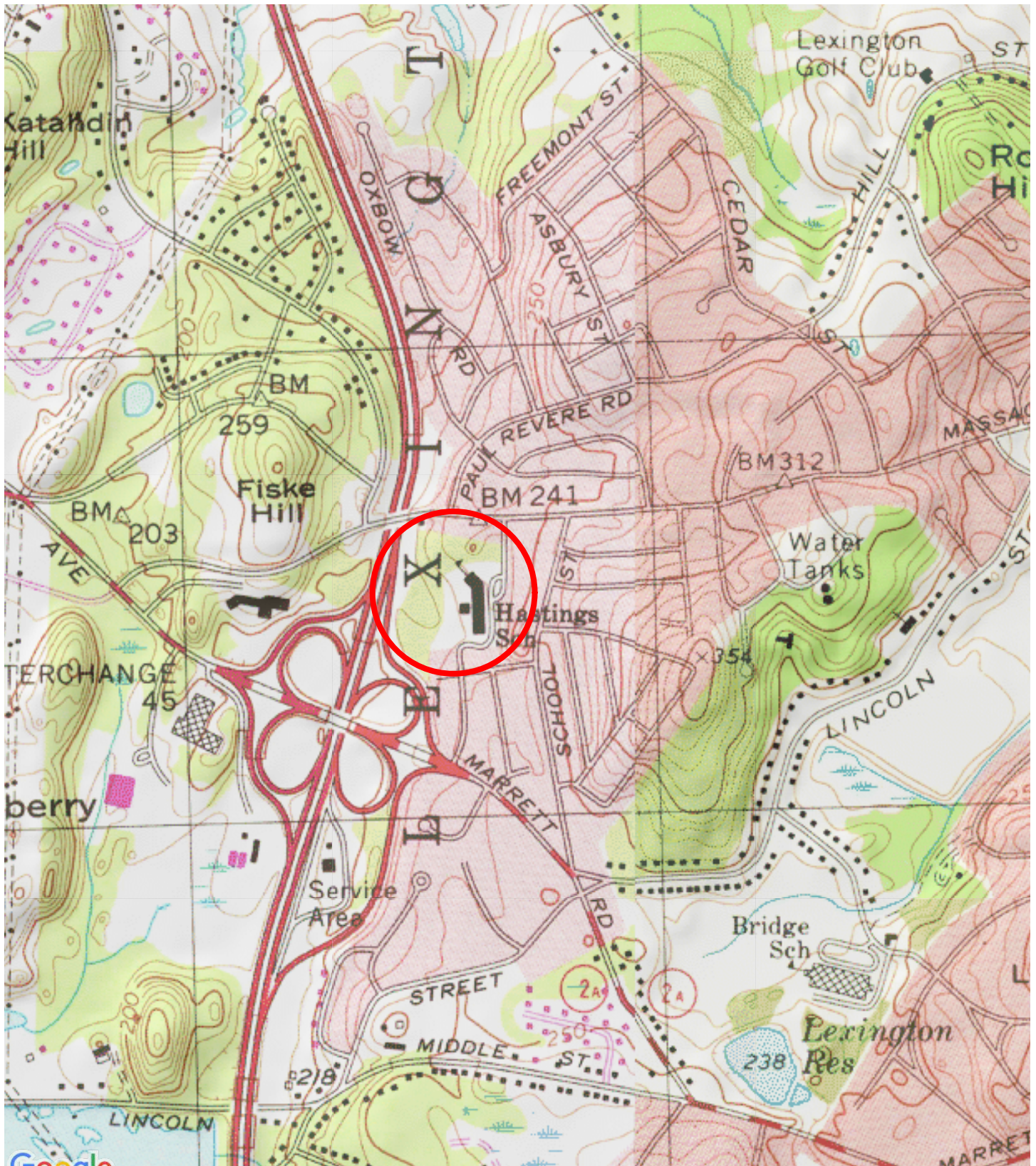
Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form:  Date: June 22, 2017
Name: Vivian Low / DiNisco Design, Inc.
Address: 99 Chauncy Street, Suite 900
City/Town/Zip: Boston, MA 02111
Telephone: (617) 426-2858

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.



US Geological Survey Topographic Map - Lexington, Massachusetts

22 JUNE 2017

MASSACHUSETTS HISTORICAL COMMISSION - PNF
 HASTINGS ELEMENTARY SCHOOL - LEXINGTON, MA

 **DINISCO DESIGN**
 architects + planners

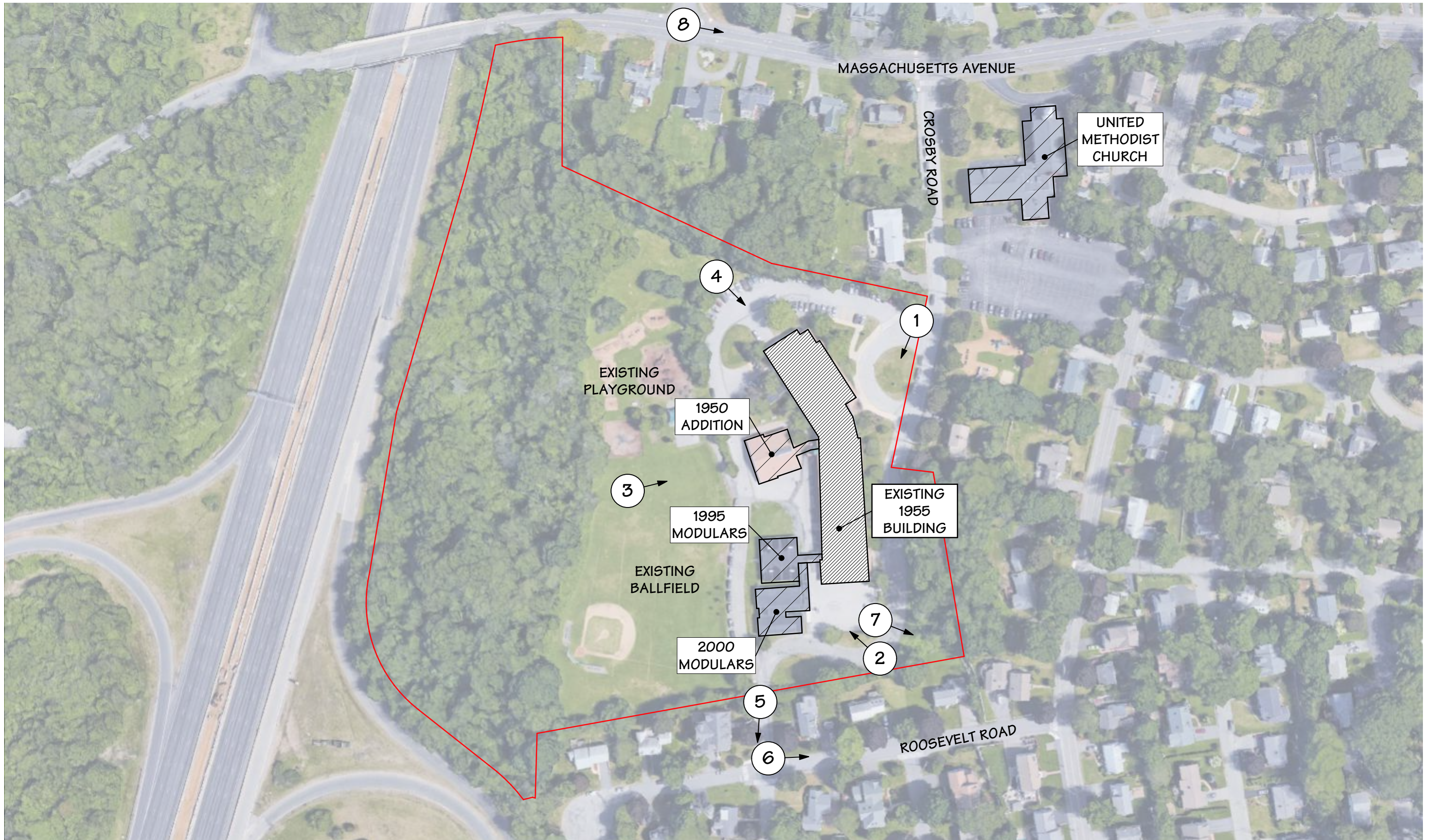
**Commonwealth of Massachusetts
Massachusetts Historical Commission**

Project Notification Form

**Maria Hastings Elementary School
Lexington, MA
June 20, 2017**

List of attachments

1. Existing Site/Key Plan, Existing images
2. Proposed Design: Site plan, Floor plans, Elevations, Perspective views
3. Lexington Historical Commission Meeting Agenda
4. Lexington Historical Commission Letter



Context Photos



Aerial View

MASSACHUSETTS HISTORICAL COMMISSION - PNF
HASTINGS ELEMENTARY SCHOOL - LEXINGTON, MA

22 JUNE 2017



1. East Elevation



2. South Elevation

Exterior Views



3. West Elevation



4. North Elevation

Exterior Views



5. South on Crosby Rd



6. East on Roosevelt Rd



7. East from Crosby Rd



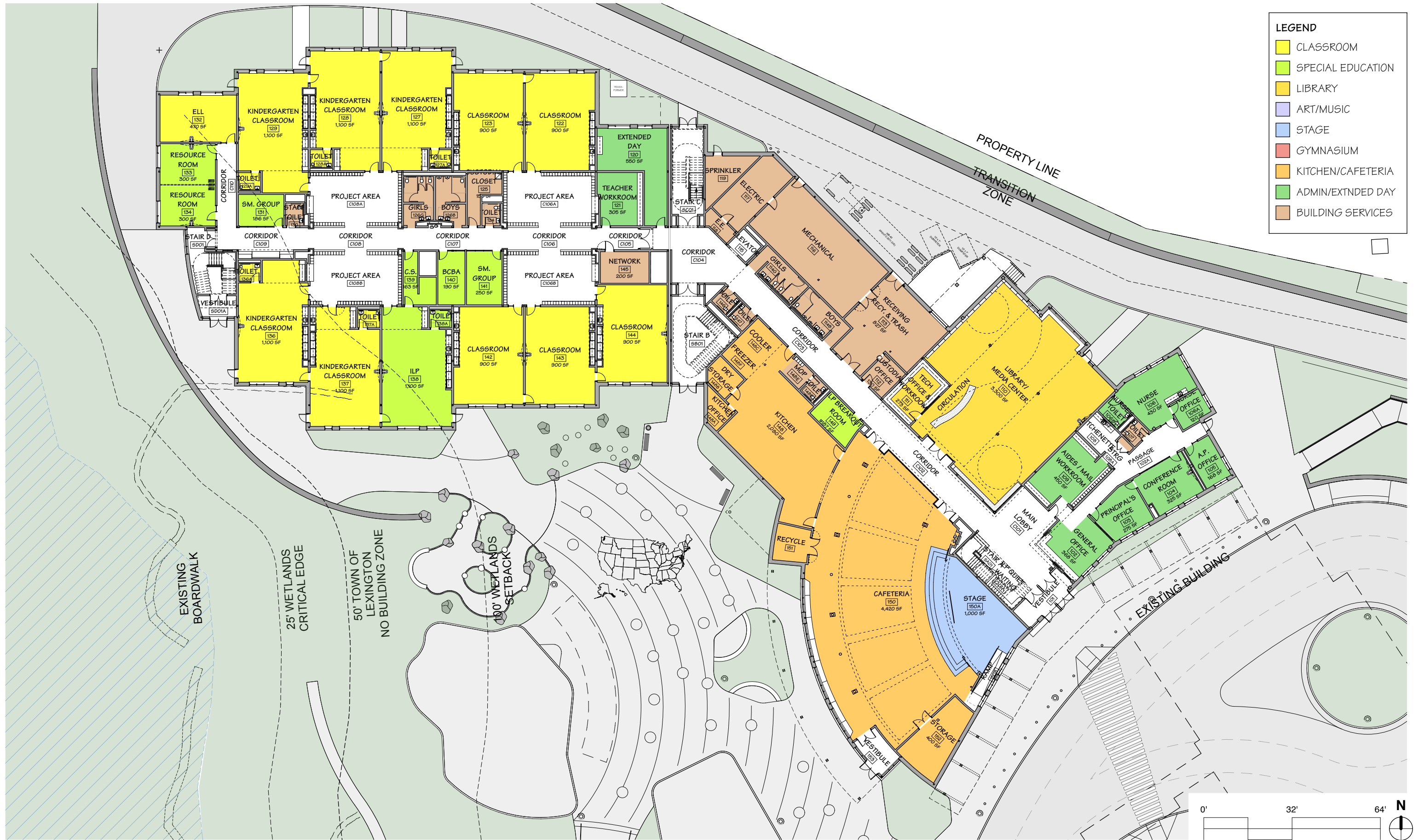
8. East on Massachusetts Ave

Neighborhood Views



Site Plan

22 JUNE 2017
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First Floor Plan

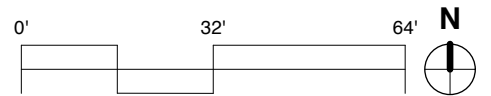
MASSACHUSETTS HISTORICAL COMMISSION - PNF
 HASTINGS ELEMENTARY SCHOOL - LEXINGTON, MA

22 JUNE 2017



LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTNDED DAY
- BUILDING SERVICES



Second Floor Plan



LEGEND	
	CLASSROOM
	SPECIAL EDUCATION
	LIBRARY
	ART/MUSIC
	STAGE
	GYMNASIUM
	KITCHEN/CAFETERIA
	ADMIN/EXTNDED DAY
	BUILDING SERVICES

Third Floor Plan



Perspective, View from Drop Off Loop



Perspective, View from Entry Drive



Perspective, View from Playground



Perspective, View from North Perimeter



Town of Lexington Historical Commission

LexMedia

Meeting broadcasted by LexMedia

David Kelland, Chair
Marilyn Fenollosa
Wendall Kalsow
Frank Kern, Clerk
Sally Zimmerman
Samuel Doran

1625 Massachusetts Avenue
Lexington, MA 02420
781-862-0500 Ext. 84525

HEARING

Wednesday, March 15th 2017 7:30 pm

Parker Room

1625 Massachusetts Avenue

Lexington, Massachusetts 02420

AGENDA

7:30 pm Public hearing on the full building demolition located at 7 Crosby Road.

7:40 pm Public discussion on 67 Valley Road removal from the Comprehensive Cultural Resources Survey.

7:50 pm Communications from the public.

8:00 pm Updates

8:10 pm Vote to accept meeting minutes dated February 15th 2017

8:20pm Adjourn

David R. Kelland, Chair



Town of Lexington Historical Commission

David Kelland, Chair
Marilyn Fenollosa
Wendall Kalsow
Frank Kern
Sally Zimmerman

1625 Massachusetts Avenue
Lexington, MA 02420
781-862-0500 Ext. 84525

March 28th, 2017

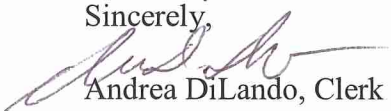
Mr. Fred Lonardo, Building Commissioner
Town of Lexington Building Department
1625 Massachusetts Avenue
Lexington, MA 02420

Dear Mr. Lonardo,

The Historical Commission held a public hearing on Wednesday, March 15th 2017 regarding the application for a full demolition and roofline change application at 7 Crosby Road. The commission voted 3-0 to permit the full building demolition conditioned on the satisfaction of the MSBA, the finance being available from the town, the building being documented photographically as discussed during the meeting. The completion of the building according to the schematic plans proposed on March 15th 2017 and under those conditions, waive the one year time policy.

If you have any further questions, feel free to contact me at 781-862-0500, extension 84525.

Sincerely,


Andrea DiLando, Clerk
Historical Commission
Office of Community Development
Town of Lexington
1625 Massachusetts Avenue
Lexington, MA 02420

Cc: Pat Goddard

