

| SMMA



City of Lawrence Lawrence Oliver K-8 Educational Complex

Prospect Hill Historic District Commission

December 13, 2021

Agenda

- Design Update
- Schedule Update
- Vote
- Next Steps



LHC/PHHDC Historic Design Goals:

- **Granite base**
 - Salvage and reuse
- **Stairs**
 - Redesign side egress stairs and reconstruct in place
 - New South Entrance
- **Windows & Doors**
 - Replace with new architectural grade insulated windows
- **Cast Iron Light Sconces**
 - Two per entry, restore/replace
- **South Parapet**
 - Remove, rebuild forward to make accessible interior space.
- **Transitional Wings**
 - Construct in brick and stone/cast stone to resemble existing design.
- **Windows & Doors**
 - Replace with new architectural grade insulated windows
- **Interior Elements**
 - Assembly Hall entry sign
 - Painting over Assembly Hall stage
 - Recast Assembly Hall plaster reliefs
 - Plaques at Assembly Hall entry
 - Wooden time clock device restoration/installation
- **Cardillo Corner**
 - Site Design to commemorate the life of Benjamin Cardillo
- **Robert Frost**
 - Semi-public room to display and acknowledge his prolific contributions
- **Labor Strike of 1919**
 - Consider framed photography
- **Lawrentian Flag Motif**
 - Study integration into design – proper orientation
- **Historic Cast Stone Spires**
 - Review integration into project

Building Condition Concerns

- Envelope deterioration
- Accessibility (MAAB & ADA) & Emergency Egress
- Energy efficiency goals (all Electric facility)
- Low floor to floor height – southern facade
- Wood Roof Structure



Existing Building: Exterior Condition



Existing Building: Exteriors

Scope of Renovations:

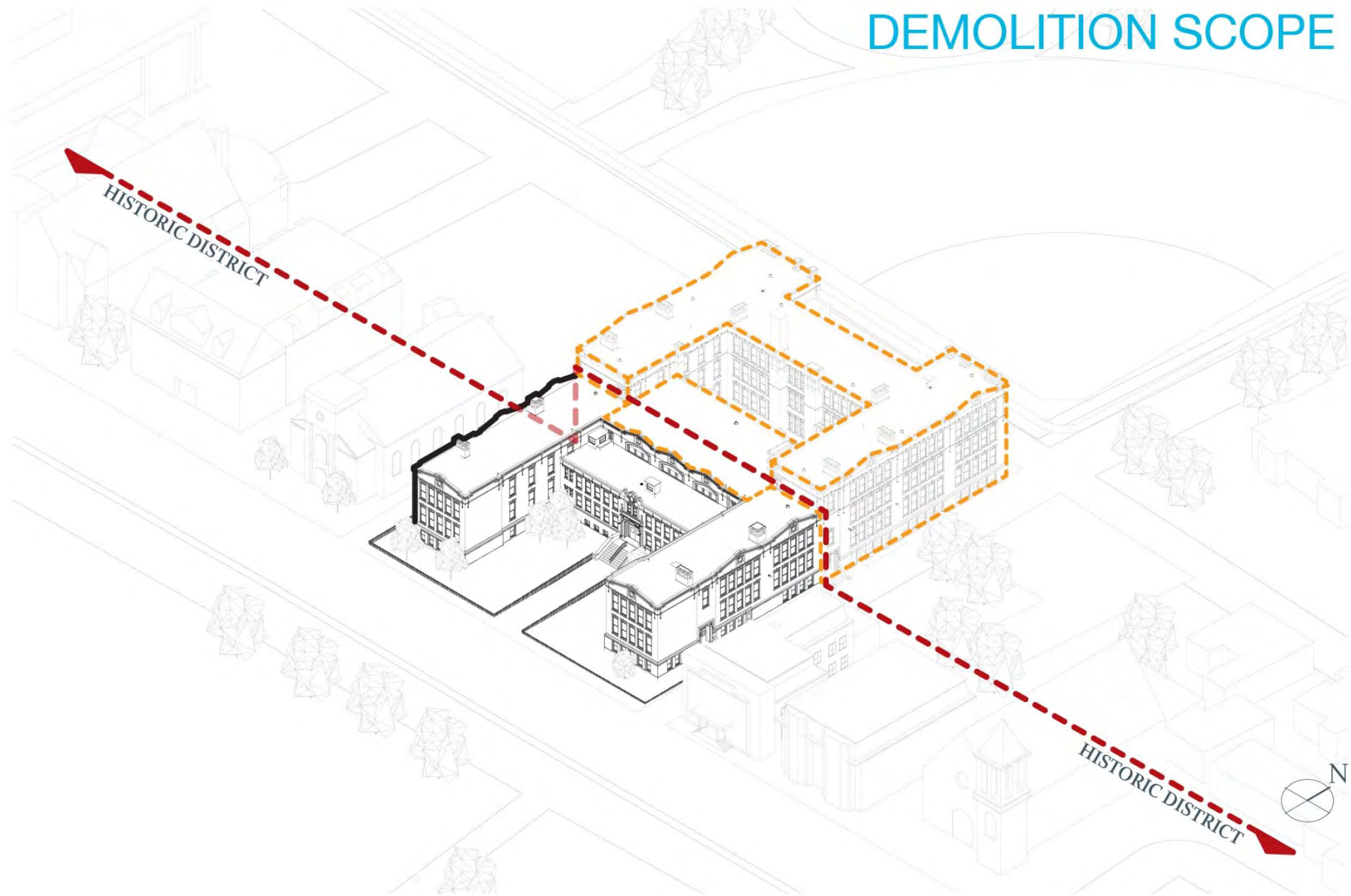
- Replace lintels, fully repoint & clean masonry
- Replace windows & doors
- Re-instate window openings where possible
- Redesign main stair for accessibility/egress
- Restore decorative lighting
- Revitalize Haverhill St. courtyard, add restore decorative wrought iron fence
- Salvage Granite for reuse where possible
- Salvage plaques and artifacts where possible



Historic Explorations



DEMOLITION SCOPE





Light Sconces
Two per entry, reuse in-situ



Granite
Typical throughout; reuse, study future integration



Windows & Doors
Remove and replace (typical throughout)



Stairs
Remove and replace



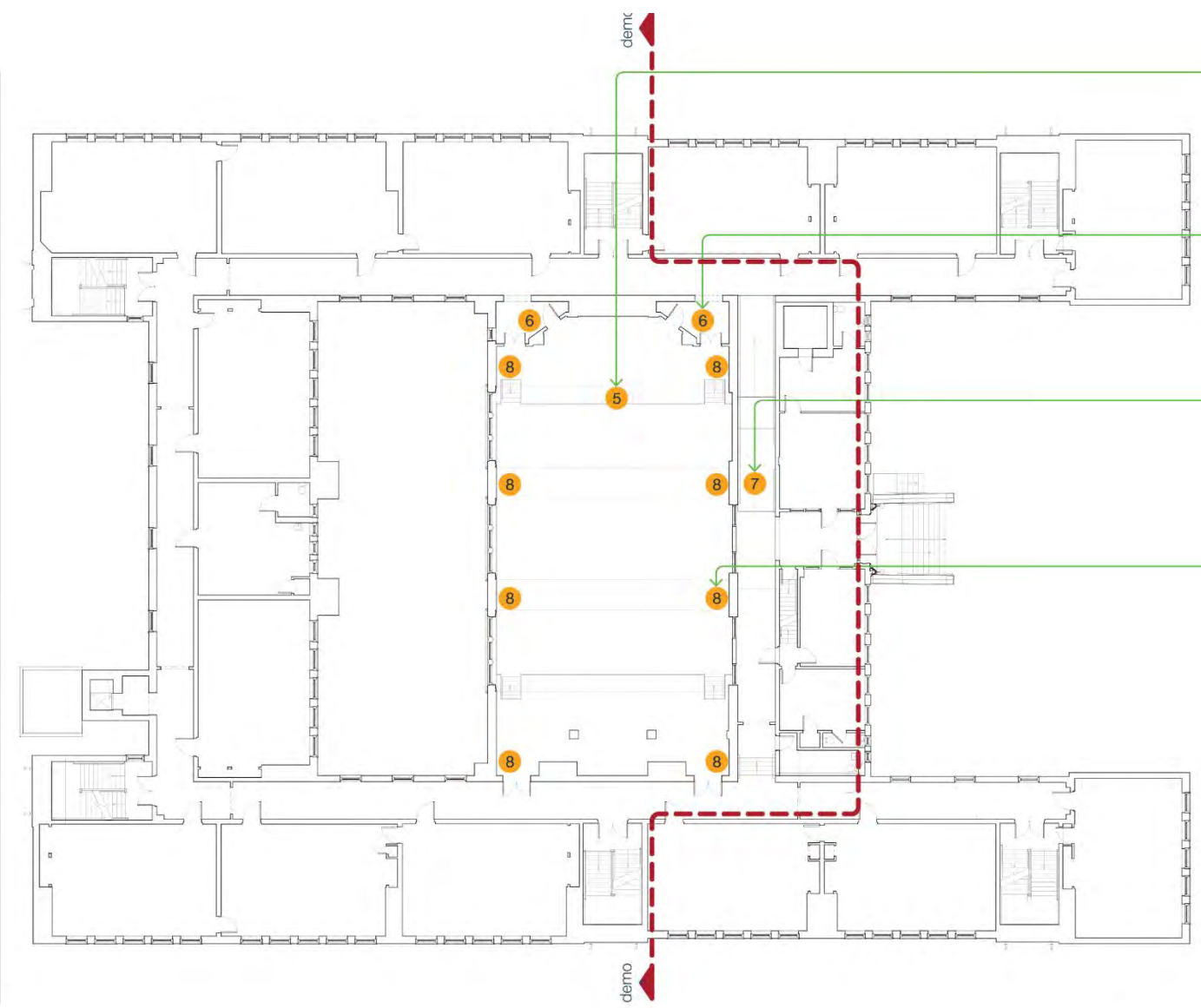
***Labor Strike of 1919**
Consider thoughtful integration with new project with framed photo



1st Floor - Existing Building

Lawrence Oliver K-8 Educational Complex





Painting & Quote
 Remove, clean, reinstall in same location



Assembly Hall Sign
 Remove, clean, and reinstall in suitable location



Plaques at Entry
 Remove, clean, and reinstall in suitable location.



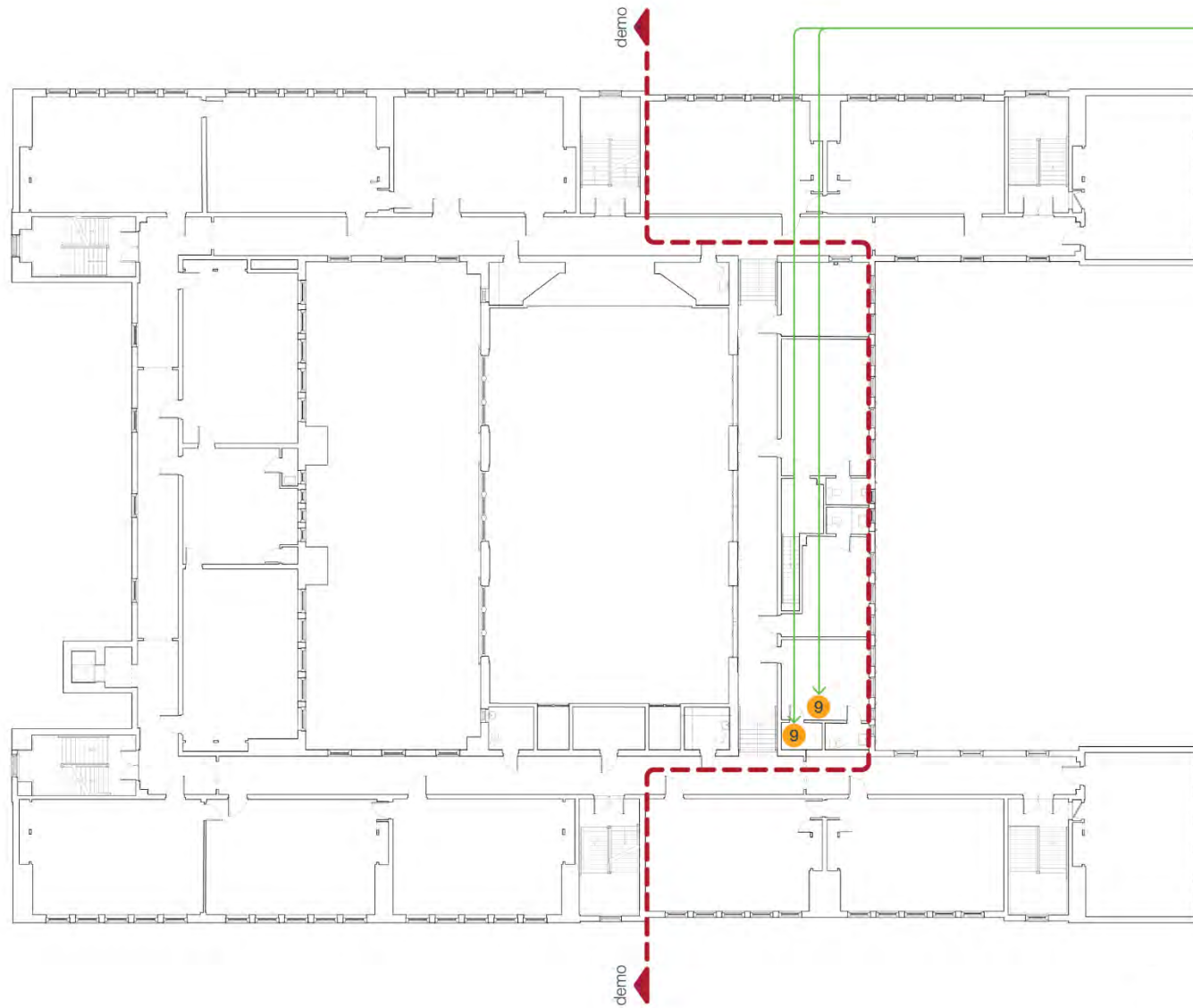
Cast Plaster Relief
 Remove, clean/repair, and reinstall - recreate if salvage fails. 10 total



2nd Floor - Existing Building

Lawrence Oliver K-8 Educational Complex





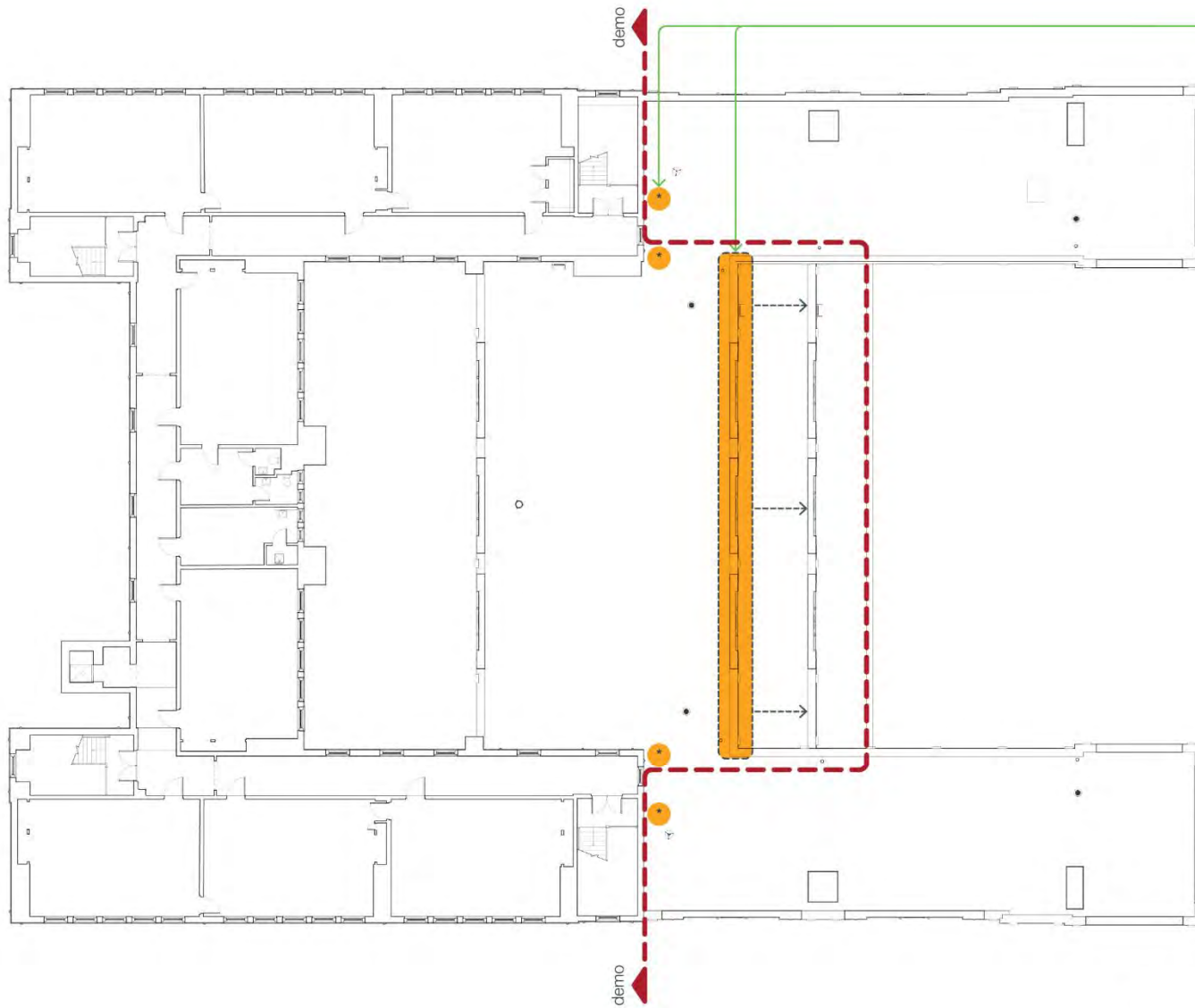
Time Clock Device
Remove, clean, and reinstalled



3rd Floor - Existing Building

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Parapet Wall & Spires
 Relocate south to accommodate accessibility within school

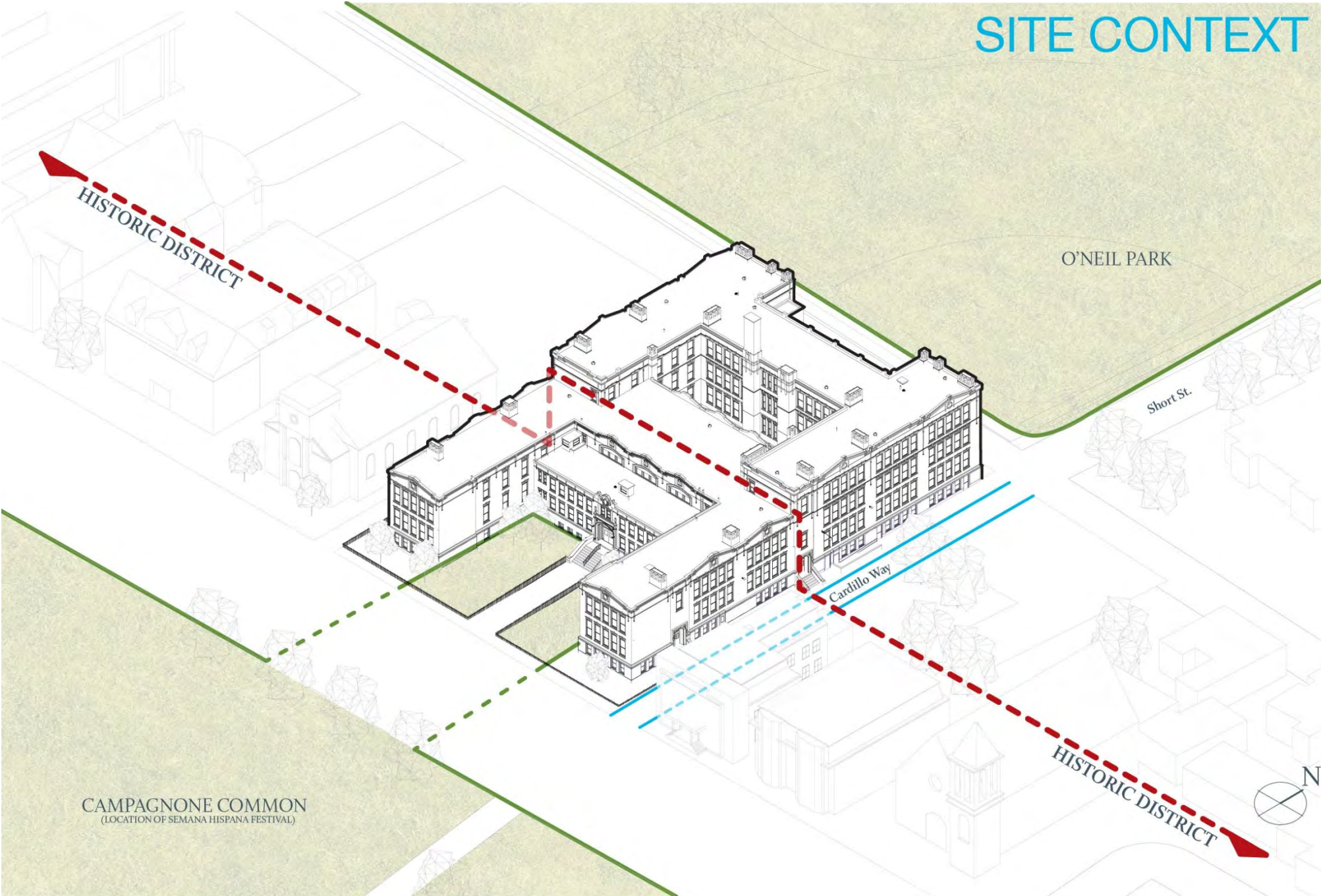


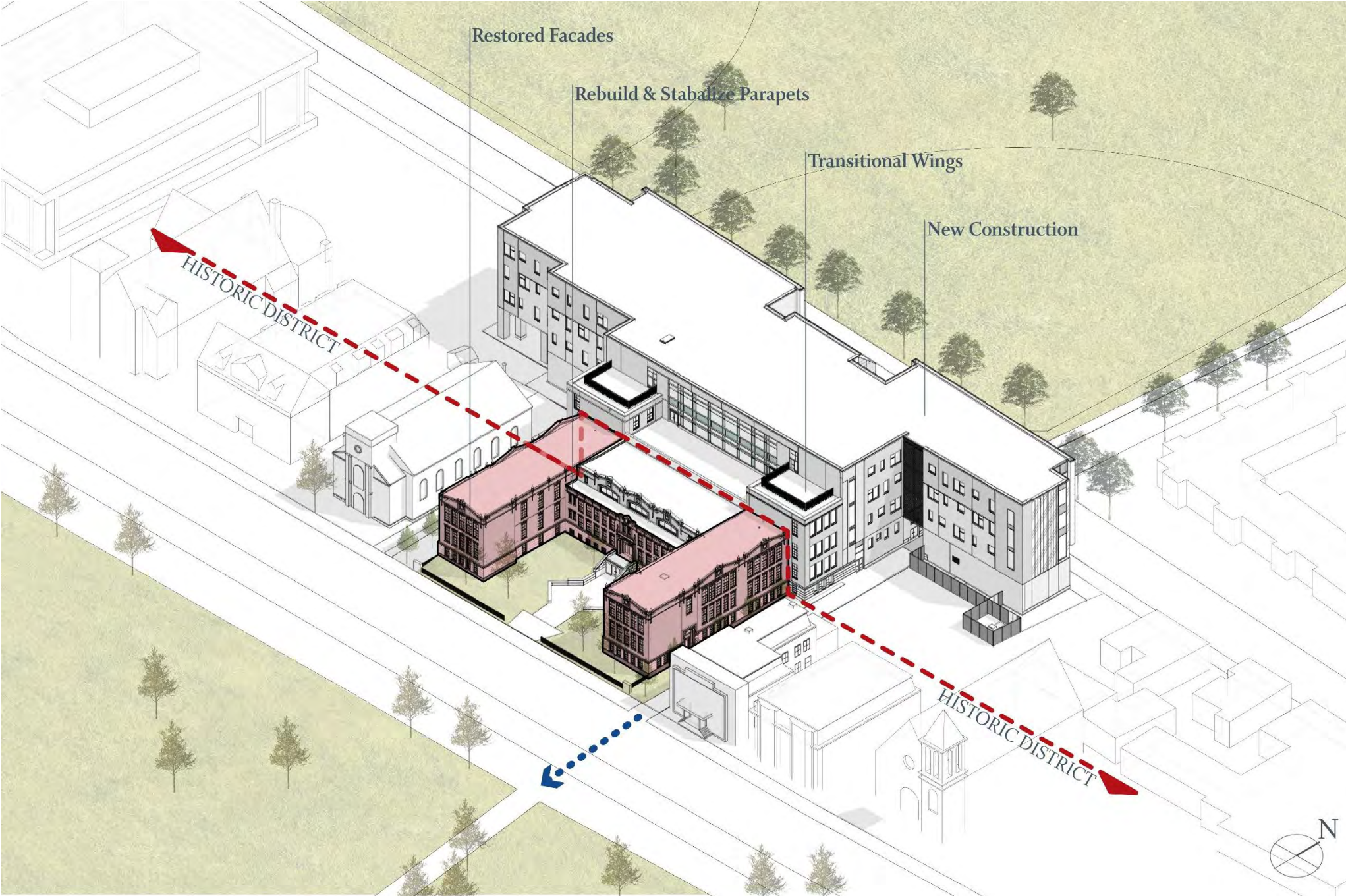
4th Floor - Existing Building

Lawrence Oliver K-8 Educational Complex

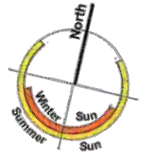


SITE CONTEXT





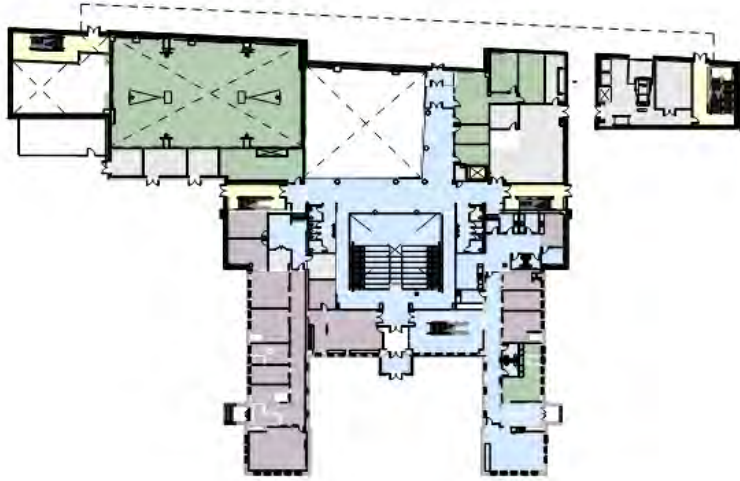
Floor Plans: UAO/OPS organization plans



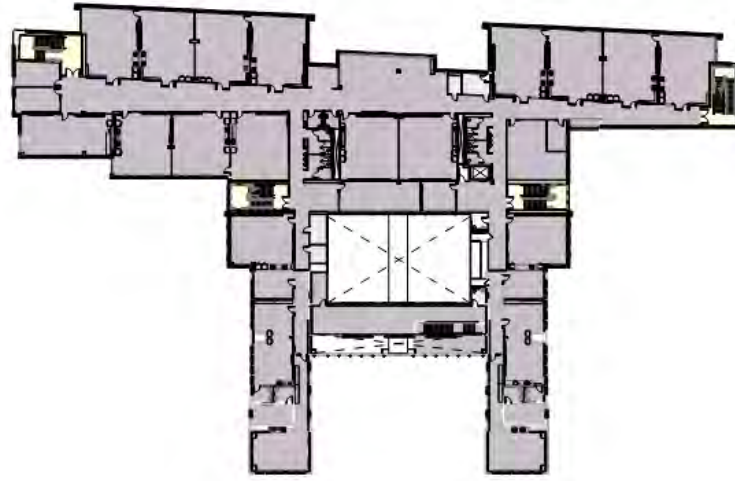
■ UAO

■ OPS

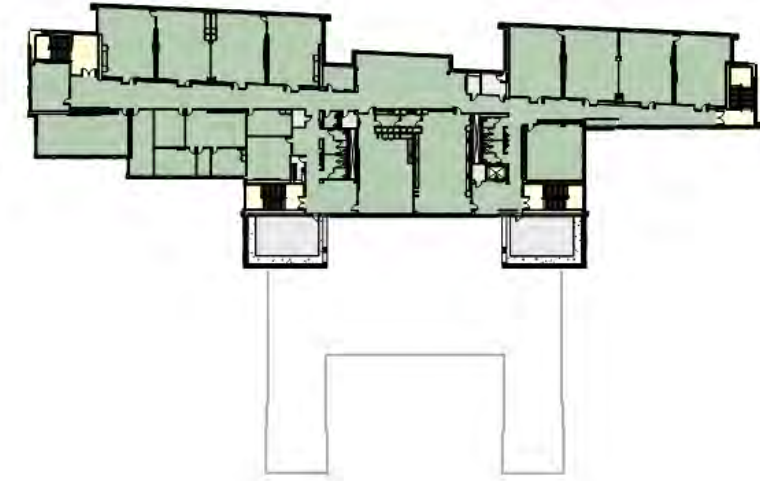
■ Shared



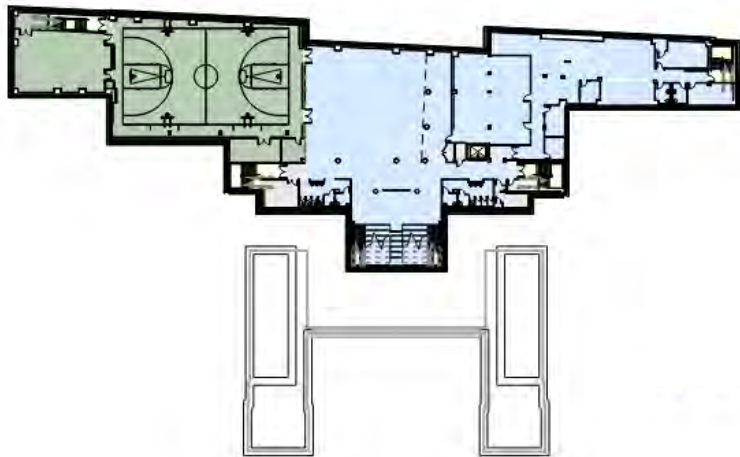
FIRST FLOOR



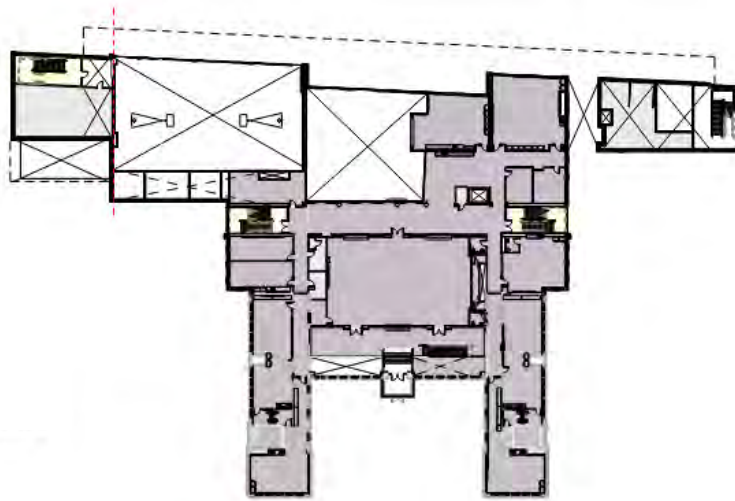
THIRD FLOOR



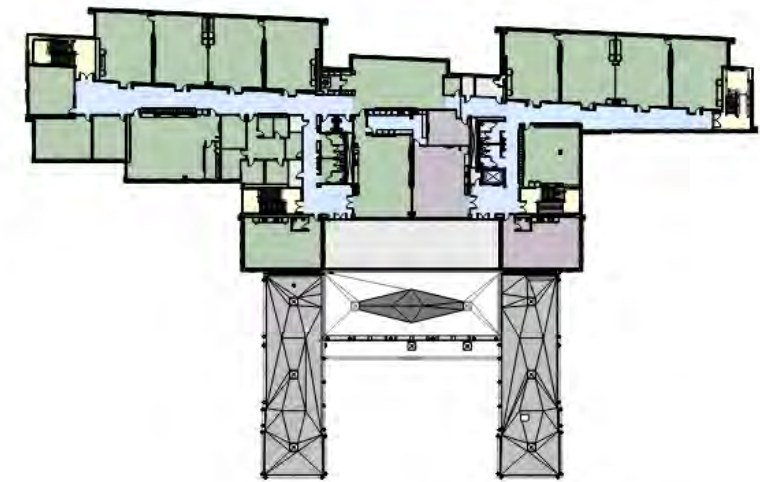
FIFTH FLOOR



LOWER LEVEL

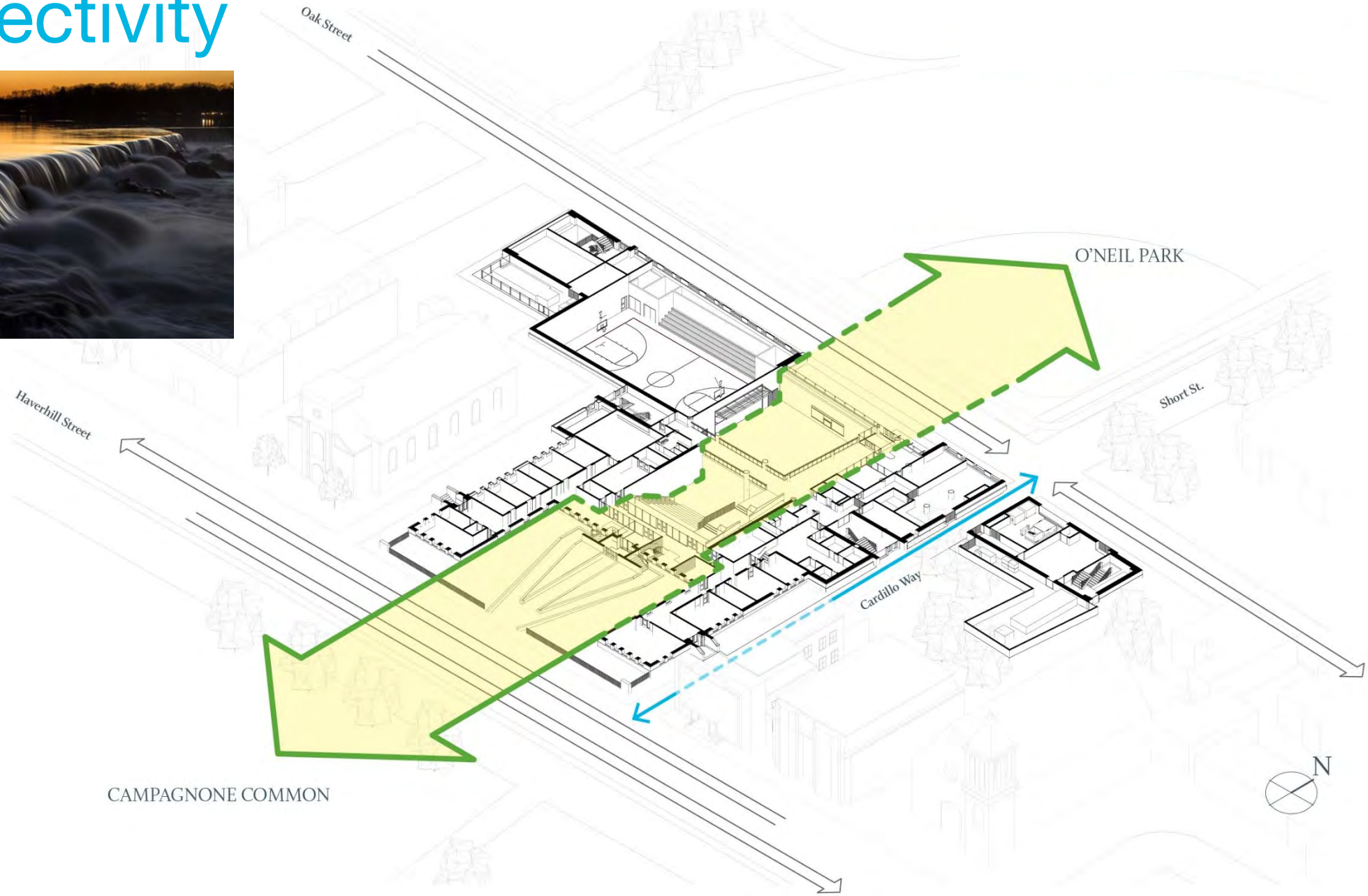


SECOND FLOOR

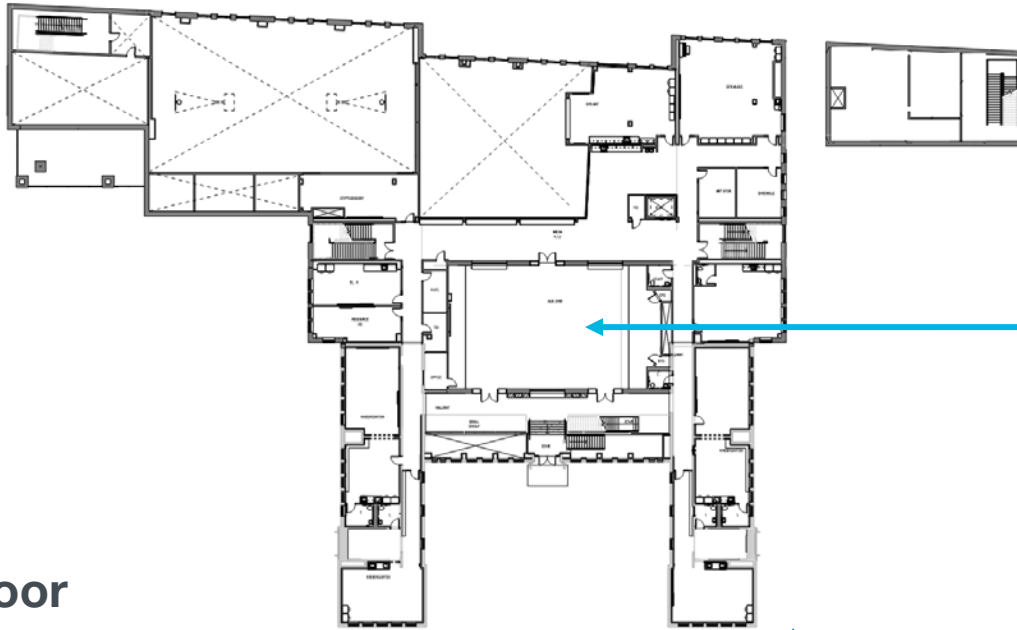


FOURTH FLOOR

Connectivity



Second Floor

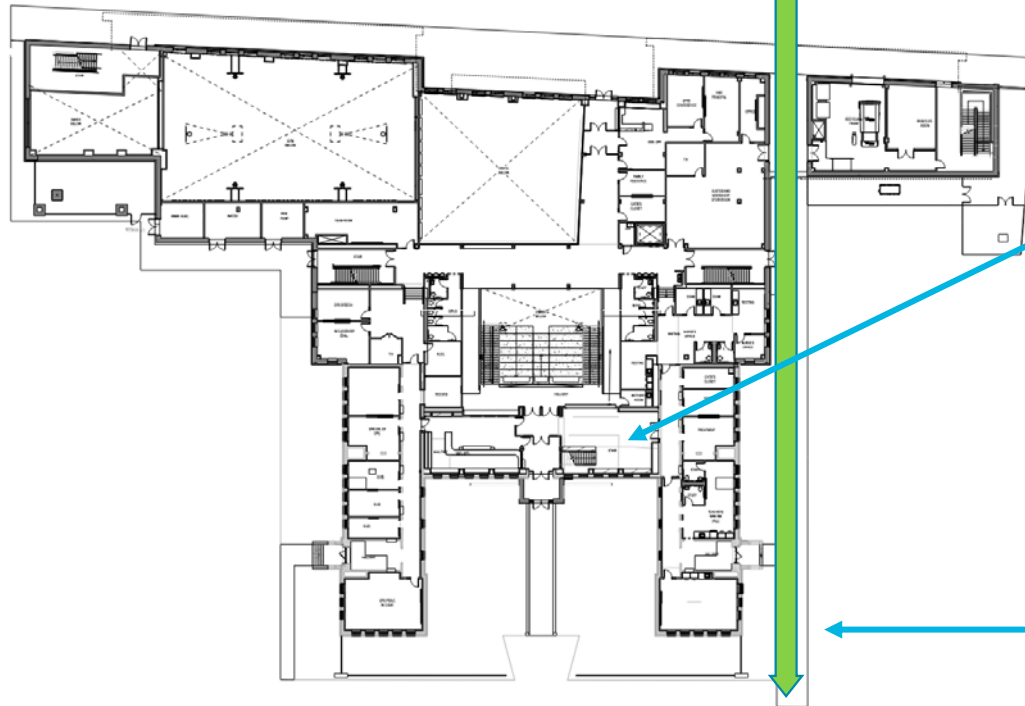


Assembly Hall Auxiliary Gymnasium:

- Restore painting
“The thoughts of youth
are long, long thoughts”
- Signs
- Dedication Plaques
- Cast Plaster Reliefs



First Floor



Robert Frost Room:

- A Boy's Will (1913)
- North of Boston (1914)
- Salvaged Time Clock



Cardillo Way:

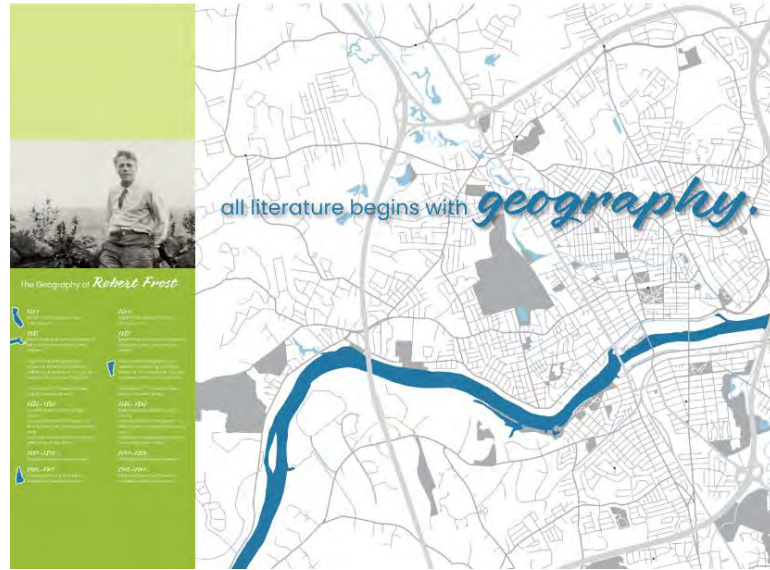
- Signage & lighting
- Pavers
- Reconstruct Egress stair



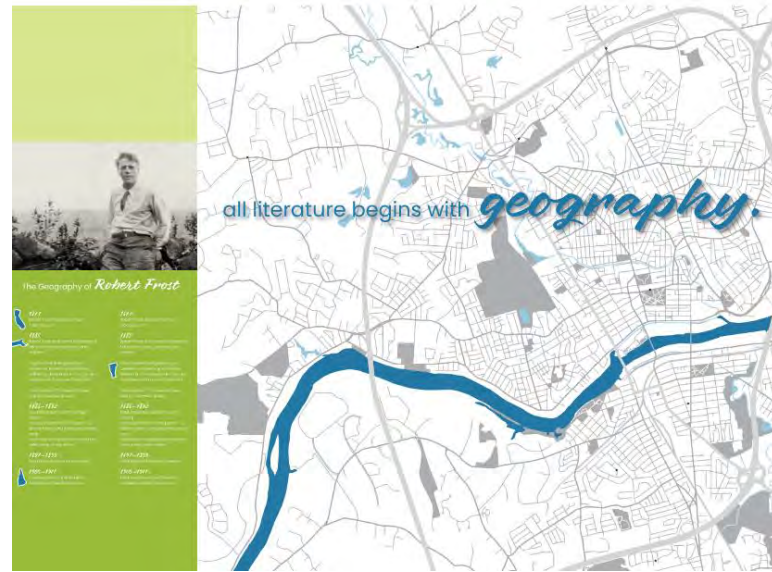
Section



Robert Frost Room



Robert Frost Room



Site Plan

**Demo Delay Waiver Approved
06/14/21**

**ZBA Variances Approved
08/26/21:**

- Building Height
- Front Yard Setback (Oak Street)
- Lot Coverage
- Building Coverage
- Open Space
- Parking

Site Plan Approved 09/01/21



Perspective View from Haverhill Street



Massing





Cardillo Way Elevation/Section

Oak Street Elevation/Perspective from O'Neill Park



Material Expression:

New Addition:

Stone Base:
Salvaged Granite

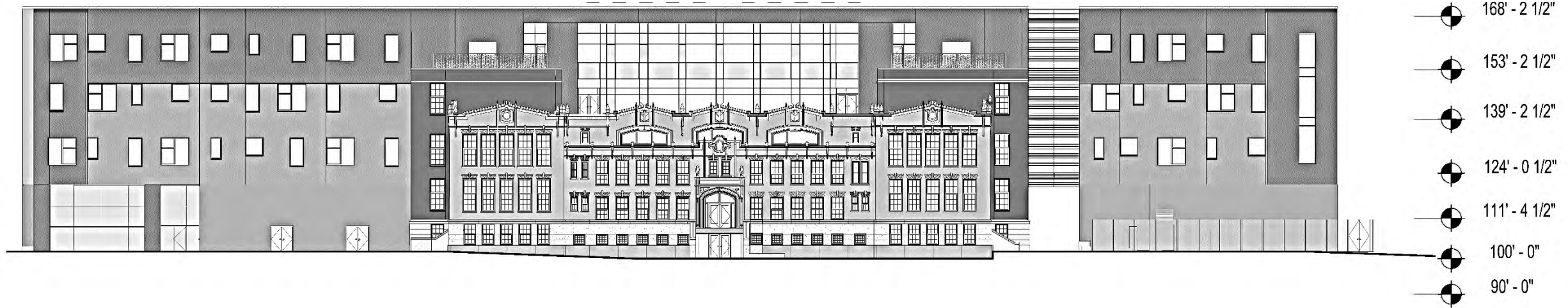
Brick:
1. Match existing
2. Transitional
3. Warm

Oak Street Elevation:
Terra Cotta Masonry

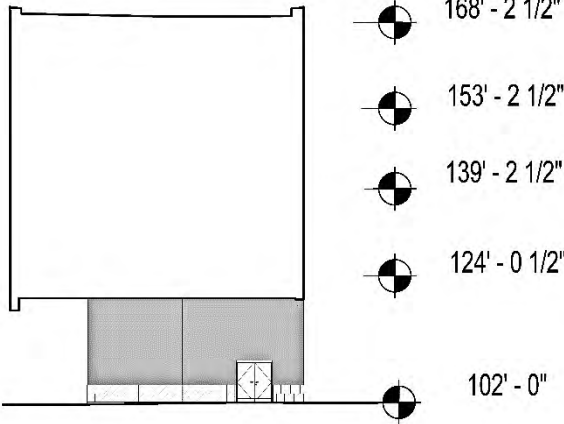
Cardillo Way Walk:
Masonry Pavers
Salvaged wrought iron fence



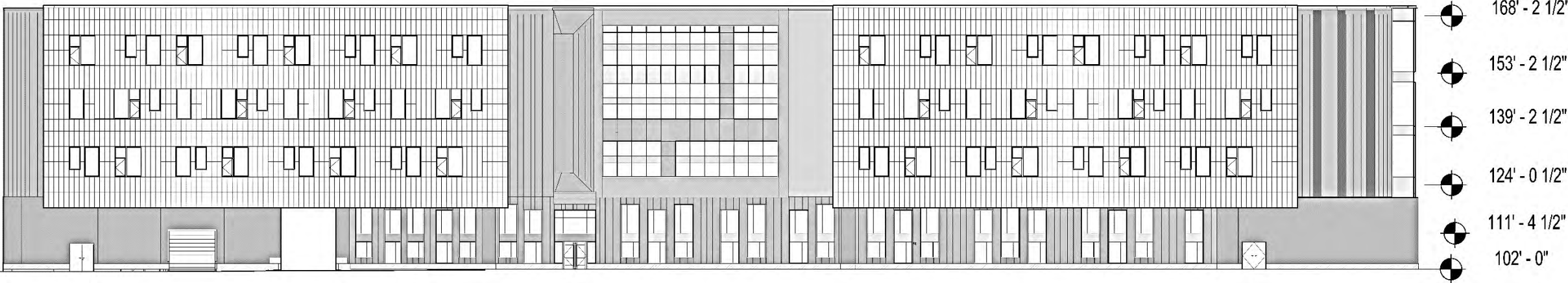
West Elevation



Cardillo Way Elevations



Oak Street Elevation



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Thank you

