Answers to Questions on Article 5 Posed by TMMA

I do not have the costs associated with developing these reports at this time. I have asked Kathy Santos to make the report available on either the DPF website or a direct link to the TMMA.

Questions 3,4,5,7

The Hosmer was one of the most central homes in Lexington and I think most people agree there are not ‘many’ gateways to Lexington Center, there are four and this is the entry from the East, Boston and Cambridge. As the police chief noted in meetings, he would prefer to see the Hosmer moved forward to Mass Ave and nearer The Conscience Land (also known as Fletcher Park) so that the unremarkable flat end of the new police station is not the first view you have of entering Lexington Center. The HDC is very comfortable with moving the Hosmer to a position that works best for the new construction. It is not a derelict building, though it sadly has not been properly maintained through the years by the Town. It is sound and an important part of Lexington history. The wide porch, removed in the 2000’s, was where soldiers from Lexington who fought in World War I convalesced. It housed Lexington's doctor's offices for many decades. Its long story is captured in that historic building survey report from 2010.

The HDC does act to protect listed buildings (on the Inventory) from destruction. But it has been expressed that if it worked best for the new police station, and reworking of that site, to move the Hosmer out of the Districts, we could consider that if an easement were placed on the building so that it could not be destroyed. We feel the currently proposed study should be less about the Hosmer than about a real Master Site Plan for this important area, one that includes what the huge new police station placement will be, how The Conscience Land can be landscaped and upgraded, and how The Hosmer House might well be a real asset to the site. A good landscape architecture firm could produce just that vision.

In terms of recent history with the Hosmer, it has been considered for housing as well as other uses. The HDC is open to all those options, including private ownership.

Question 6

Redesigning to retain the Hosmer location is possible, but it will have several detrimental effects.

First, the police station layout will be stretched back towards the parking beyond which may result in a more linear, less efficient layout for the police. Chief Corr has already expressed concerns over the linear design proposed for the 173 site.

Second, the less compact, less efficient police station configuration will likely impact the efficiency of the parking area. We worked diligently to maintain the overall parking count.

Third, to overcome the two previous challenges, we could endeavor to design a structure to the rear of the existing station, that is elevated over parking and has proportions more conducive to efficient police functional relationships. The existing structure would then become a sort of transition zone into the new structure behind. We would have to work on defining meaningful uses for the space within this transition zone and ultimately I feel we would build more new
square footage than in the proposed solution. The cost of this added area would offset any savings gained by not moving the Hosmer House.

Mike Cronin  
Director of Public Facilities  
201 Bedford Street  
Lexington, Ma. 02420  
781 274 8958