

BELMONT HISTORIC DISTRICT COMMISSION
Northland Development Parcels 1A and 1B
Landscape Subcommittee
Meeting Minutes
June 15, 2004

Attending: Michael Smith (BHDC), Arleyn Levee (BHDC), Tom Ryan (Landscape Architect, Ryan Associates), Brad Soule (Northland Residential Corporation)

This meeting was a follow-up to the agreement between Northland and the BHDC, as confirmed in Richard Cheek's letter to Tom Gatzunis (11-5-03, attached), that Northland would submit landscaping plans to the BHDC for review.

DRIVEWAYS, SIDEWALKS AND TURNAROUNDS

Northland will prepare revised plans of driveways to maximize, to the extent practical, potential landscape areas between adjacent driveways. Further design will also include driveway perimeter paving patterns (unit pavers) separate from adjacent asphalt sidewalks. BHDC encourages changing the sidewalk at the apron of the driveway to unit pavers to match bands of unit pavers along the sides of the driveways. However, the BHDC suggested that simplicity of patterns would be more appropriate rather than too many differing paver treatments.

Narrow extensions of asphalt-bermed driveway separations into the apron area were discouraged as they would likely be damaged by snow plows and it would also be difficult to sustain plant growth in such small, exposed areas. Consideration will be given to providing permeable surfaces for turnarounds and visitor parking, particularly near wooded areas.

FENCES AND TRELLISES

Fences on the project will be approximately three feet high and of two separate styles: painted wood picket fences and natural cedar rail fences (photographs were provided of the styles).

Trellises will be designed in the same vernacular of the picket fencing.

It was suggested that where there was inadequate space for planting amelioration along driveways, that some form of trellis for climbing plants be considered over the garage doors to vary and soften the effect of rows of garage doors.

TREE PROTECTION

Mr. Soule explained the protection measures to be taken for existing trees in accordance with their agreement with the Land Management Committee. Further development of plans will describe this.

CONDOMINIUM DOCUMENTS

Condominium documents were previously submitted to the BHDC as agreed by Northland.

NEXT STEPS

Northland and Ryan Associates will continue the design work incorporating comments received at this meeting and review the design progress again with the subcommittee in approximately three weeks.

Minutes recorded by Michael Smith.

November 5, 2003

Mr. Thomas G. Gatzunis, P.E., Director of Community Development
Office of Community Development
Belmont Town Hall
Belmont, MA 02478

Dear Mr. Gatzunis:

In compliance with Section VI.A of the Design Review Agreement of January 9, 2001, between the Belmont Historic District Commission and the Northland Residential Corporation, Jack Dawley of Northland and Jim Velleco of GrazadoVelleco Architects appeared before the Belmont Historic District Commission on September 10, 2003, in order to present the building elevations and site plans for the first phase of construction of new condominium units within the McLean Hospital Development Zones 1A and 1B. The purpose of the presentation was to enable the HDC to determine whether all of the design considerations specified in the Design Review Agreement and previously approved in the Concept Plans have been fully and properly incorporated in the final drawings that are to be submitted to the Office of Community Development for a Building Permit.

With regard to the architectural elevations, details, materials and treatments, and the paint colors, the drawings were found to be in compliance with only one exception: the material of the front doors was specified as fiberglass. The HDC asked Northland to make the doors of wood, the same fabric originally used for all doors in the National Register buildings on campus, and Northland agreed to do so.

With regard to the landscaping plans, with driveways, paths, old and new stone walls, retained specimen trees, etc., the final drawings were only partially available. The HDC requested that Northland submit the final landscaping plans for HDC review as soon as they were available, and Northland agreed to do so. The Northland project team also agreed to look at alternatives for reducing the amount of uninterrupted asphalt that is currently specified for side-by-side driveways.

As an assurance that the design and appearance of the condominium units, including all materials and paint colors, will be maintained as approved after construction is finished, and that all approved landscaping features, including driveways, walks, walls, trees, etc., will be properly cared for after the development is completed, Northland also agreed to submit the condominium documents for review by the HDC.

After Northland's cooperative responses to the Commission's questions, the HDC unanimously approved the final drawings for the first phase of building construction (8 to 10 units) within Zone 1A and for roadway construction within Zone 1B, subject to the following conditions:

- (1) The material of the exterior doors of all the units will be changed from fiberglass to wood.
- (2) Northland will submit final landscaping plans for review by the HDC as soon as they are available, but in any case, before they are submitted for a Building Permit.
- (3) Northland will submit the condominium documents for review by the HDC as soon as they are available.

Since the arrangement of the basic elements within the approved overall design scheme will vary only slightly from unit to unit, the final drawings for the condominium units in future phases of construction within Zones 1A and 1B will be reviewed by a designated subcommittee of the HDC. When ready, the final plans for the rehabilitation of the former Stable Building in Zone 1B will be reviewed by the full Commission.

Sincerely,



Richard Cheek, Co-Chair
Belmont Historic District Commission

cc: Bradford Soule, Senior Project Manager, Northland Residential Corp.
Stephen W. Kidder, Esq., McLean Hospital
Cara H. Metz, Executive Director, Massachusetts Historical Commission