

Meeting Minutes

HDC Subcommittee McLean Zone 3 Review

September 23, 2021 via Zoom

Attending

Staff: Christine Zale

HDC Subcommittee members:

Seth Clarke

Carol Moyles

Carl Solander

HDC: Lauren Meier

Other: Jack Dawley, Northland (first portion of meeting)

Seth Clarke started the meeting at 8:05.

- The subcommittee discussed the format for developing and submitting comments to the Planning Board including HDC approving what the subcommittee is working on. Seth Clarke discussed the need to consolidate and edit comments into a single prioritized document.
- Carol Moyles asked about the process for submitting comments and review by the Northland Committee. She proposed that the subcommittee prepare comments and submit them in advance to Northland team.
- Jack Dawley responded by saying that historically, the HDC used a different process beginning with the initial work in 1999 continuing through the Woodlands and historic building rehabilitation.
- Carl Solander noted that the assignment for tonight is to edit and consolidate comments so that the Commission can meet with the Northland team with an agreed upon set of comments for discussion. Jack Dawley acknowledged they would be ready to discuss with the HDC/subcommittee.
- Seth Clarke asked about what stage the architecture is in. Mr. Dawley replied that the submittal is a schematic level design.
- Carol Moyles discussed landscape comments she submitted to the Planning Board on September 10 and noted the need to refer to the initial April submission rather than the illustrative materials.
- Carl Solander suggested that the comments be more general in focus.
- Christine Zale suggested creating an outline with a set of general principles.
- Lauren Meier suggested organizing each section around site and building comments for each of the 3 areas.
- Carl Solander suggested adding general concerns, suggestions for consideration, and additional information needed. Carl edited the document reflecting the subsequent discussion.

Chapel

- Seth Clark and Carl Solander discussed the chapel garage, highlighting the need for the building to be compatible but distinguishable, matching the material and detailing, but without replicating the form of the chapel. Garage doors should be made of a high quality material because of their visual prominence.

- Carol Moyles discussed the need to frame views to the Upham Bowl, the need to understand landscape materials, and protect and preserve mature trees.
- Carl added suggestions regarding the chapel windows

Subparcel 3 Subdistrict B

Site

- Carol Moyles noted the need to better understanding of site elements and amenities such as walls and seating which feel out of character with the McLean campus.
- Also discussed the need for a more subtle solution for curb cuts and accessibility.

General comment: Carol noted concern about inconsistencies between the site plan review documents and illustrative drawings.

Buildings

- Members discussed the complex issue of how these new buildings should be compatible with the historic architecture. Committee discussed various ways the existing design could be modified.
- Carl added a list of references at the beginning of the comments document that frame the Commission's comments: Secretary of Interior Standards, NR Nomination Form, Historic Preservation Agreement, etc.

Seth Clarke departed the meeting at 9:30.

Subparcel 3 Subdistrict A

Site

- Carol noted different wall types used in the application. No wall elevations are shown to understand the character.
- Tree species should be native and more diverse and also representative of the historic tree/plant species found on the campus.

Buildings

- General discussion that the townhouse plans are compatible with the historic property and noted additional detail needed at the appropriate time in design development.
- Carl discussed architectural lighting.

Discussed dates for a special meeting with Northland team before the October 12 HDC meeting. Christine will put comments into HDC formatted letterhead and poll the HDC subcommittee and Jack Dawley/Northland in order to schedule a special meeting.

Carl made a motion to adjourn the meeting at 10:30. Meier seconded.

Respectfully submitted by Lauren Meier

