

## ATTACHMENT G

### HISTORIC PRESERVATION AGREEMENT

This Historic Preservation Agreement dated as of November 22, 1999 is entered into by and between the Town of Belmont, acting by and through its Board of Selectmen ("Belmont"), and The McLean Hospital Corporation ("McLean").

WHEREAS, McLean is seeking the rezoning of its approximately 238-acre site (the "Site") in the Town of Belmont;

WHEREAS, Belmont is supportive of the proposed rezoning but wants to insure that appropriate historic preservation measures are followed to minimize any adverse effects to historic resources that may result from any future development of the site;

WHEREAS, it is universally recognized that McLean has been an outstanding steward of its historic campus for over 100 years;

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Belmont and McLean hereby agree as follows:

1. McLean will require that the following buildings located in the Residential Subdistricts, the Senior Living Subdistrict, and the Open Space Subdistricts be reused and rehabilitated by the purchaser/owner of such subdistricts: Upham Memorial Building, Mill Street Lodge, Pleasant Street Lodge, Garage (Stable) and Samuel Eliot Memorial Chapel. In addition, McLean will require that one of Hope, South and West Cottages be reused and rehabilitated (such cottage(s) may be relocated within the Site). Further, McLean agrees to require such purchaser/owner to take reasonable steps to protect such buildings from serious deterioration as a result of weather or vandalism prior to reuse and rehabilitation. Finally, McLean agrees to require that such buildings be reused or rehabilitated consistent with the United States Secretary of the Interior's Standards and Guidelines for Rehabilitation. The Town agrees to reuse and rehabilitate the Brick Barn at Rock Meadow in the same manner.
2. McLean will encourage developers to pursue the historic preservation bonuses available for the reuse and rehabilitation of the Office Building (Superintendent's House), South Cottage, and Hope Cottage, and to take advantage of Federal preservation tax incentives that encourage rehabilitation of income-producing buildings that are listed in the National Historic Register of Historic Places. Any of these buildings that developers determine to reuse or rehabilitate will be protected from deterioration and rehabilitated in the same manner as in #1 above.
3. McLean agrees that it will cooperate with, and consent to, the Belmont Historic District Commission's (the "Commission") efforts to nominate the McLean campus to the National Register of Historic Places and will work with the Commission to determine which buildings, landscapes and landscape elements contribute to the historic character of the campus and are therefore worthy of preservation ("Historic Buildings," "Historic Landscapes" and "Historic Landscape Elements") and which are non-contributory; provided, however, that in cooperating with the Commission, McLean shall not be required or expected to incur any of the costs of the nomination process. Furthermore, in recognition of McLean's commitment to cooperate with the Commission in placing the campus on the National Register and to consult the Commission in advance of major external changes to the nominated properties, the Commission does not intend to seek or support designation of the Site, or any portion thereof, as an historic district or local landmark. However, should unforeseen circumstances seriously threaten the historic resources this Agreement is intended to protect, the Commission retains the right to exercise its authority under state law and local by-laws to preserve the endangered buildings and landscapes.

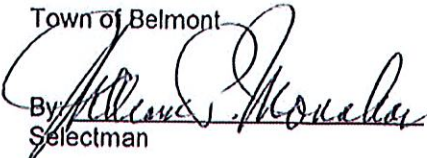


4. McLean will consult with, and will require any of its developers to consult with, the Commission prior to undertaking substantial external alterations, demolition, and/or new construction affecting any Historic Building, Historic Landscape or Historic Landscape Element for the purpose of avoiding, minimizing, or mitigating adverse effects to these historic resources. In instances where such alteration, demolition, or new construction is required by law or regulation, McLean or its developers will work with the Commission to find a design solution that is compatible with the Historic Buildings and that mitigates the effect that any demolition or new construction may have upon other historic resources as mentioned above. McLean shall not consult with the Commission when alteration, demolition, or construction must be done in an emergency situation, but such an emergency is to be determined by McLean on a reasonable basis that does not undermine the intent of this Agreement. The Commission's review of all plans presented to it by McLean or its developers will be based on the principles and guidelines embodied in the United States Secretary of the Interior's Standards for Rehabilitation and Standards for the Treatment of Historic Places.
5. Belmont agrees to preserve the Historic Landscapes and Historic Landscape Elements within the Public Open Space Subdistrict and the Cemetery Subdistrict wherever possible.
6. McLean agrees to include commitment to historic preservation and experience on historic rehabilitation projects among the developer selection criteria.
7. McLean agrees that it will develop in consultation with the Commission design guidelines respecting the historic character of the campus, including the Historic Buildings, Historic Landscapes and Historic Landscape Elements that will be consistent with the United States Secretary of the Interior's Standards for Rehabilitation and Standards for the Treatment of Historic Properties. McLean will follow, and will require its developers to follow, these guidelines in all future construction projects that would involve or impact the Historic Buildings, Historic Landscapes and Historic Landscape Elements.
8. McLean agrees that it will require photographic and written records be prepared of Historic Buildings, Historic Landscapes and Historic Landscape Elements throughout the campus prior to substantial exterior alteration or demolition. The documentation will follow accepted state and/or national standards, and two original copies of each record will be provided to the Town.
9. McLean agrees to provide access to any inventory and mapping materials or documents currently in its possession in order to assist the Town in preparing an inventory and map of Historic Buildings, Historic Landscapes and Historic Landscape Elements such as stone walls, vistas, courtyards, and road and path systems, and areas of archaeological sensitivity. This record will assist the Town, McLean, and its developers in their mutual effort to avoid, minimize or mitigate adverse effects to historic and archaeological resources of the Site.
10. Belmont designates the Belmont Historic District Commission as the Town body responsible for seeing that the provisions of this Agreement are carried out in a spirit of good will and mutual cooperation.

The foregoing obligations shall run with the land now owned by McLean Hospital Corporation in Belmont, Massachusetts. McLean shall require any successor owner of land governed hereby to acknowledge in writing its obligations hereunder and to provide the same to Belmont prior to or upon transfer. A notice hereof shall, at the request of Belmont, be executed by McLean and recorded with the Registry of Deeds. This Agreement shall not take effect until ratified by a majority vote of Town Meeting of the Town of Belmont. Upon such ratifying vote, this Agreement shall not be amended in any material respect except by a further majority vote of Town Meeting.



Town of Belmont

By:   
Selectman

By:   
Selectman

By:   
Selectman

The McLean Hospital Corporation

By: 

Its Duly Authorized President




# Massachusetts Cultural Resource Information System

## MACRIS

[MHC Home](#) | [MACRIS Home](#)

For more information about this page and how to use it, [click here](#).

**Inventory No:** BLM.707  
**Historic Name:** McLean Hospital - Eliot, Samuel Memorial Chapel  
**Common Name:**  
**Address:** 115 Mill St  
  
**City/Town:** Belmont  
**Village/Neighborhood:**  
**Local No:** A  
**Year Constructed:** 1906  
**Architect(s):** Wheelwright and Haven  
**Architectural Style(s):** Neo Gothic Revival  
**Use(s):** Chapel  
**Significance:** Architecture; Religion  
**Area(s):**  [BLM.A: McLean Hospital National Register District](#)  
**Designation(s):** Nat'l Register District (01/23/2003)  
**Building Material(s):** Roof: Slate  
Wall: Brick; Glass; Limestone; Stone, Cut



There is no form for this resource. Information can be found on the [BLM.A](#) form and/or the appropriate area forms listed below.

[New Search](#)

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[MHC Home](#) | [MACRIS Home](#)

\*Note: The MACRIS database contains no individual form for the Samuel Eliot Memorial Chapel, but the National Register of Historic Places registration form for the McLean campus contains several relevant paragraphs. The following two pages are excerpts from the registration form.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

McLean Hospital NR District  
Belmont (Middlesex), MA

Section number 7 Page 26

Tudor Revival exterior. It is built on an irregular plan and rises 1½ stories to an overhanging asphalt hipped roof with carved rafter ends and several hipped and triangular dormers. A verandah with latticework apron wraps around the northeast corner. Windows contain 9/1 and diamond-pane double-hung sash. Windows in the brick basement have splayed brick lintels and contain 6/6 and 4/4 sash. The Women's Gymnasium, originally provided very similar facilities to the men's except that the smoking area was replaced by an art room containing both plaster casts and original works. Like the men's building the Women's Gymnasium (Centre Building) has been little changed on the exterior, but in this case, the interior, including the gymnasium room itself, has been extensively altered to accommodate offices.

### **Workshops (1895; Utilitarian; map #16; photo #13)**

The workshops are a group of four small buildings. The three that are constructed of brick are known to date to the 1890s. The wood-frame structure appears to date to the early 20th century. The largest workshop (north) is a 4 x 9 bay rectangle that rises 1½ stories to a gable roof. The symmetrical nine bay north facade is focused on a three-bay centerpiece defined by a cross gable. Segmental arched pedestrian entries with wood panel doors occupy the center bays of this centerpiece. A large arched former loading bay is centered above. The south elevation is similar. Windows have segmental rowlock arches and granite lintels.

### **1900-1951 Buildings**

#### **Eliot Memorial Chapel (1906; Gothic Revival; Wheelwright & Haven; map #23; photo #20)**

The Gothic Revival style Samuel Eliot Memorial Chapel is located on the hillside that slopes downward from the original main building row, southwest of Appleton House (sketch map #2) and south of The Bowl (sketch map #57). The Chapel is a small, intimate structure that is built on a basically rectangular plan and rises 1½ stories to a slate gabled roof with carved rafter ends and four gabled dormers with diamond-pane casement windows on both roof slopes. Exterior walls are constructed of buff brick with limestone trim. A one story, enclosed, gabled porch is centered on the north gable-front. It contains the entrance which consists of a Tudor arch with double-leaf wooden doors. A circular rose window is located in the gable above the entrance. A single large arched window appears in the south gable. Four segmental arched window openings appear on each side elevation where they contain stained glass set in three stone trefoil-arched mullions. The interior is restrained, but handsomely detailed with a hammer beam ceiling.

(continued)



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

McLean Hospital NR District  
Belmont (Middlesex), MA

Section number 8 Page 47

At McLean, the firm designed the Administration Building (NR map #1), North Belknap (NR map #10), the Service Building (originally the Laboratory, Kitchen and Amusement Ball; NR map #15), and the Power House (NR map #12). Their descendant firm was later responsible for all three stages of the Research Laboratory (1945, 1959, and 1975-77; NR map #32) and for the 1963 Rehabilitation Building (NR map #33). These buildings represent a range of styles and materials. The firm was involved in both renovations and long-range planning for the hospital in the late-1970s and early-1980s. They also designed the two major buildings of the late-20th century: Francis de Marneffe (1987-88; NR map #41) and Admissions (1988; NR map #42).

### ***Wheelwright & Haven***

The Men's Gymnasium (now the Recreation Building; NR map #14), one of the last originally planned buildings to be completed, and Hope Cottage (NR map #21), the first addition to the original group, were designed by the same architects, Wheelwright & Haven. They went on to design Eliot Chapel (NR map #23) in 1906. Edmund March Wheelwright (1854-1912) was born and educated in Boston's Roxbury section. He graduated from Harvard in 1876 followed by five years at Harvard and abroad. He then worked in the prestigious offices of Peabody & Stearns, and McKim Mead & White. Wheelwright joined with Parkman Blake Haven (1858-1943) sometime between 1888 and 1890. They practiced together until 1910, joined by Edward A. Hoyt (1868-1936) in the later years. The firm designed many public buildings in Boston, including Horticultural Hall (1900), the Opera House (1908), and the New England Conservatory of Music (1901). Wheelwright was prominent in the public sector. He served as Boston City Architect from 1891 to 1895 and designed many schools, fire stations, and other civic structures, including the Park Street Subway entrance and the hospital on Long Island. In addition he acted as Consulting Architect for Cambridge Bridge Commission (1898-1909) and in 1900 he was appointed designer and Chief Engineer for the Boston Bridge Commission. (Withey 1956: 273, 649)

### ***Norcross Brothers***

The Norcross Brothers of Worcester are widely regarded as one of the finest building contractors in the United States in the late 19th and early 20th centuries. Their reputation relies on their long-term relationship with noted architect Henry Hobson Richardson, the high quality of their work, and the unusually comprehensive services they offered. The firm had two principals, James Atkinson Norcross (1831-1903) who was the office manager and Orlando Whitney Norcross (1839-1920) who was the field

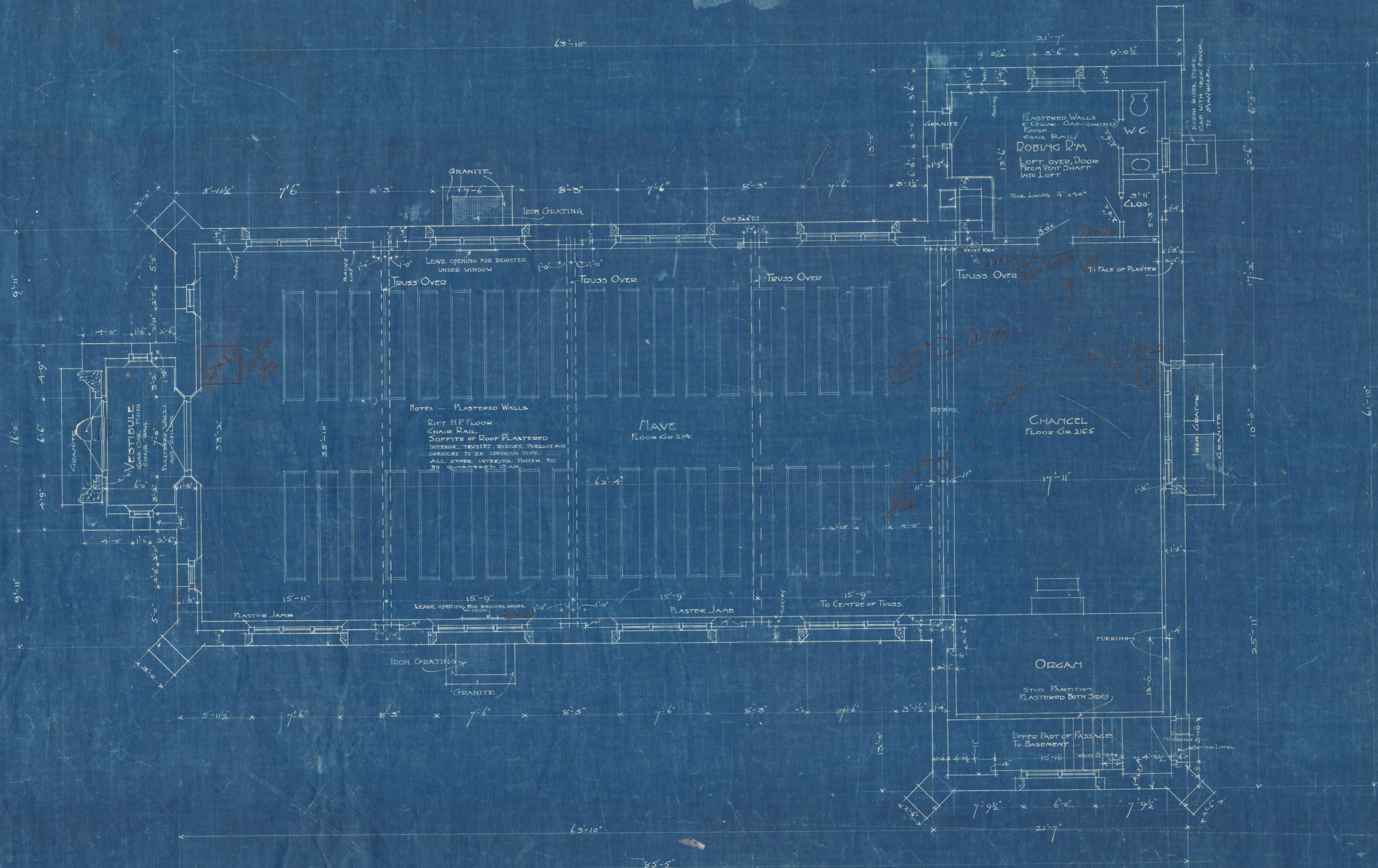
(continued)



A SURVEY PLAN OF THE SITE WITH LEVELS AND CONTOURS  
MAY BE SEEN AT THE OFFICE OF THE ARCHITECTS.



MASS. GENERAL HOSPITAL  
WHEELWRIGHT & HAVEN, Architects  
100 BOYLSTON STREET  
Scale,  $\frac{1}{4}'' = 1'-0''$  No. 2.



FIRST FLOOR PLAN



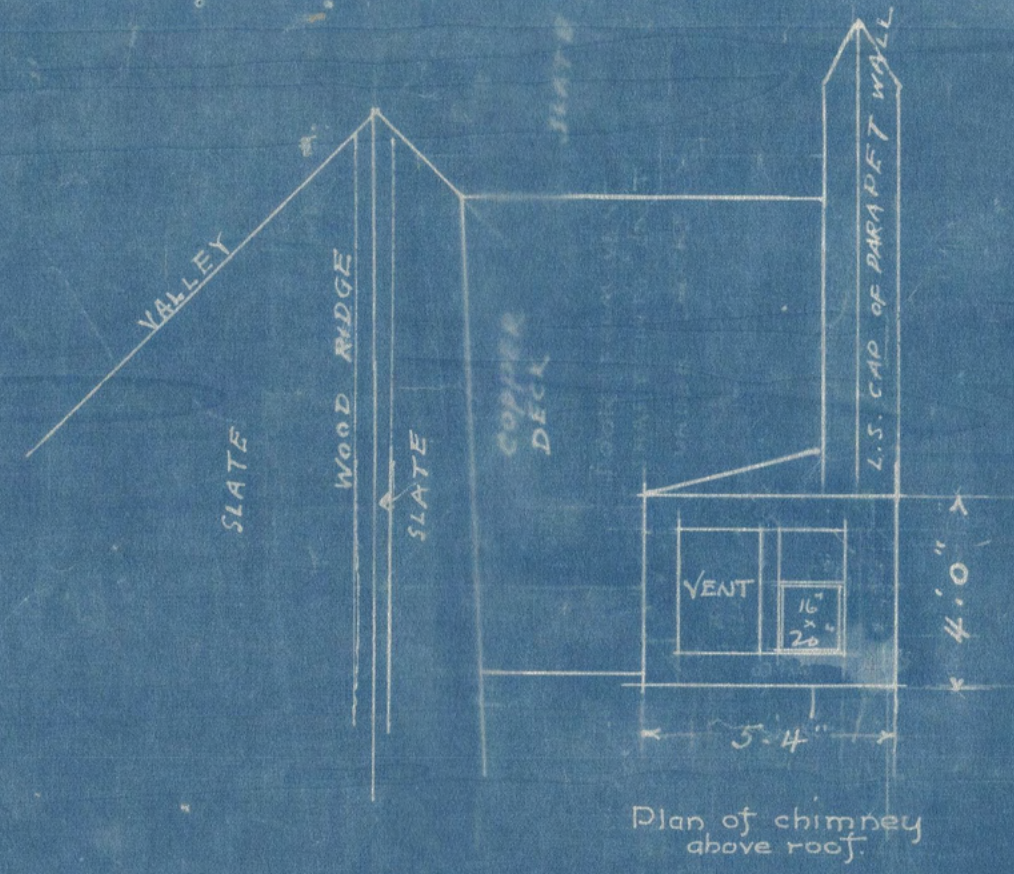
No. 3

NORTH ELEVATION.



MASS. GENERAL HOSPITAL  
 WHEELWRIGHT & HAYEN, Architects  
 100 BOYLSTON STREET  
 Scale: 1/4" = 1'-0" 5'

CHAPEL  
 for  
 McLEAN HOSPITAL  
 WAVERLEY, MASS.

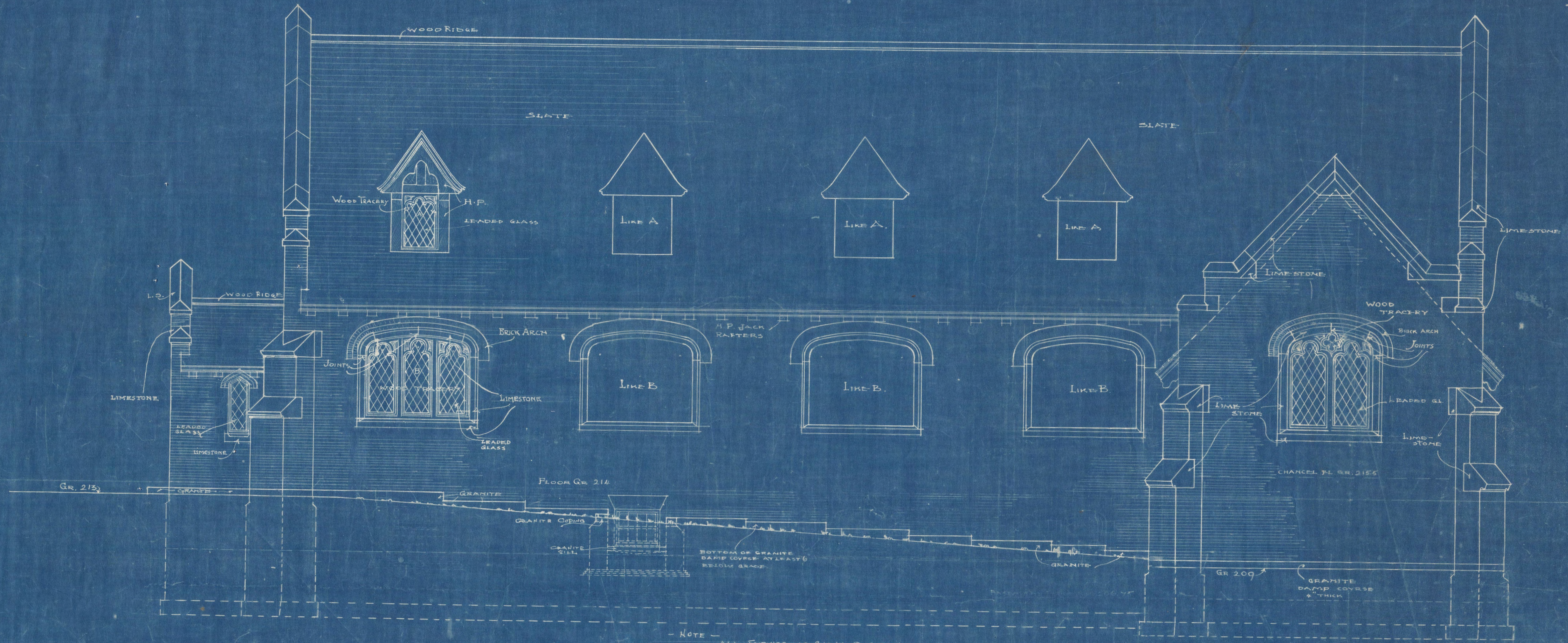


EAST ELEVATION



MASS GENERAL HOSPITAL  
 WHEELWRIGHT & HAVEN, Architects  
 100 BOYLSTON STREET.  
 Scale  $\frac{1}{4}" = 1'-0"$  No. 4.

CHAPEL  
 for  
 McLEAN HOSPITAL  
 WAVERLEY—MASS.



NOTE — ALL FOOTINGS AS SHOWN TO CARRY  
 BELOW FROST.

WEST ELEVATION



MASS GENERAL HOSPITAL

WHEELWRIGHT & HAVEN Architects

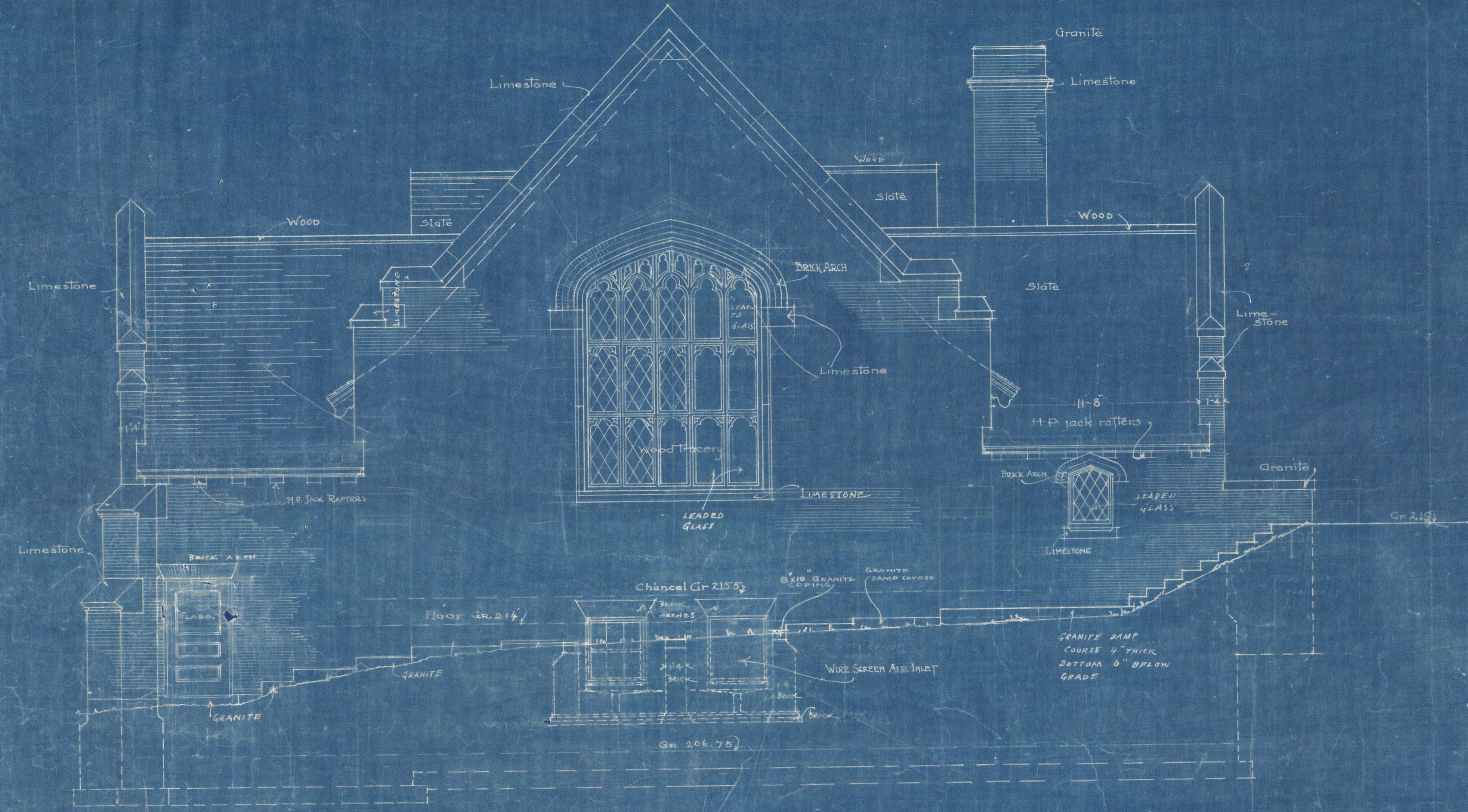
111 DAVENPORT STREET

Scale:  $\frac{1}{4}'' = 1'-0''$

No. 61

CHAPEL  
for  
McLEAN HOSPITAL  
WAVERLEY — MASS.

WHEELWRIGHT & HAVEN  
ARCHITECTS  
111 DAVENPORT STREET  
BOSTON, MASS.

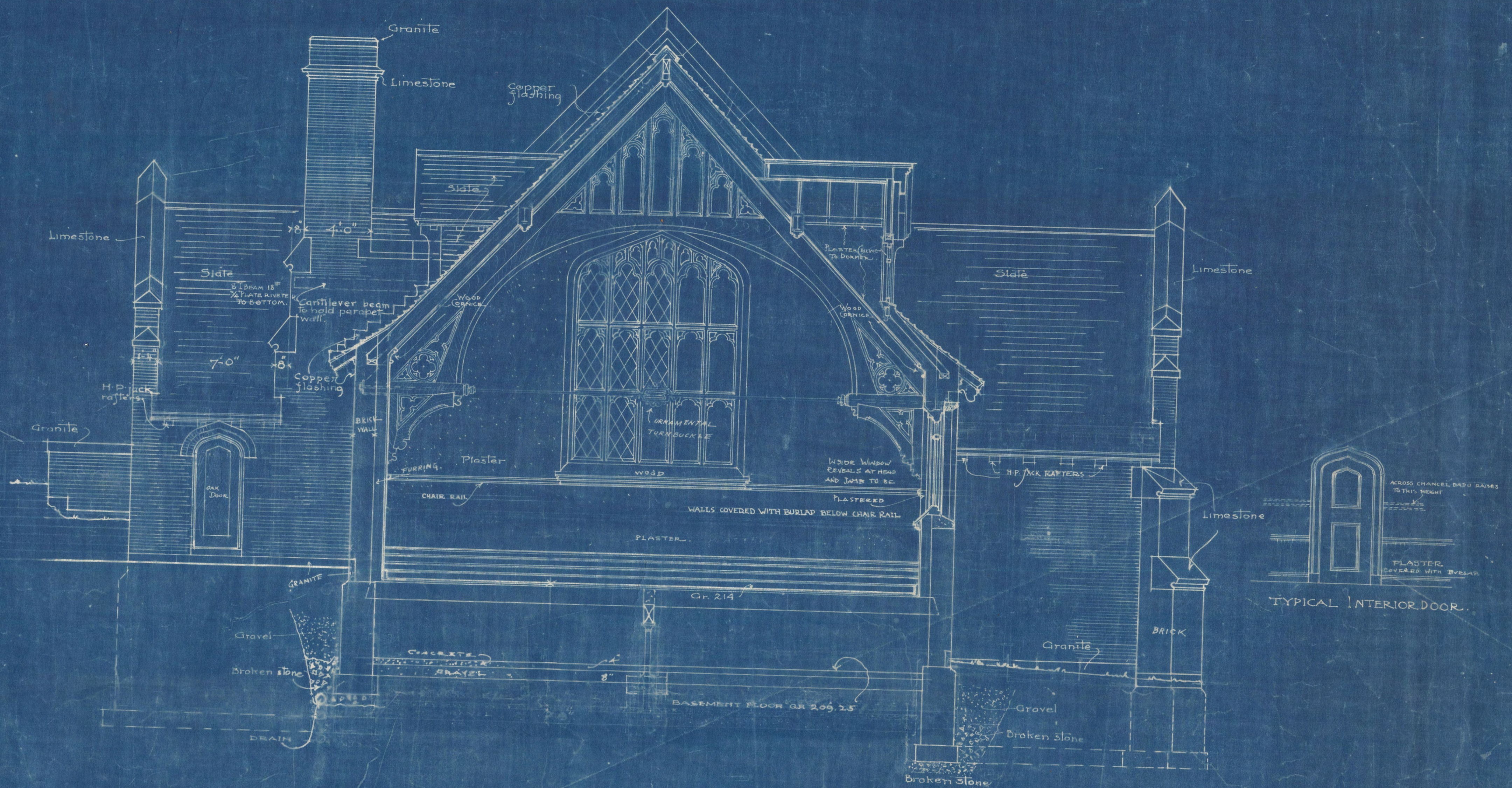


SOUTH ELEVATION



MASS. GENERAL HOSPITAL  
 WHEELWRIGHT & HAVEN, Architects  
 106 BOYLSTON STREET  
 Scale  $\frac{1}{4}" = 1'-0"$  No. 7.

CHapel  
 for  
 McLEAN HOSPITAL  
 WAVERLEY — MASS.



CROSS SECTION



CHAPEL  
for  
MCLEAN HOSPITAL



CHAPEL  
for  
MCLEAN HOSPITAL