



**OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT**

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

BELMONT HISTORIC DISTRICT COMMISSION

11/30/2021

**Belmont Historic District Commission
Comments on Sub parcel 3 Development
McLean Hospital National Register District**

Design Review Agreement

Acting as the Town body responsible for the implementation of the Historic Preservation Agreement (Attachment G to the Memorandum of Agreement) and as one of the commenting agencies in the Site Plan Review process, the Belmont Historic District Commission has approved the Design and Site Plan Review Submission Package (Concept Plans) dated 4/16/2021 prepared and submitted by Northland Residential Corporation, subject to the conditions and understandings contained herein. The terms of this Agreement reflect Northland's cooperation in respecting and responding sympathetically to the character and integrity of the Historic Buildings, Historic Landscapes and Historic Landscape Elements on the McLean Hospital NR District, a listed district on the National Register of Historic Places.

Furthermore, the terms of this agreement reflect Northland's cooperation in complying with all of the provisions of the Historic Preservation Agreement and the Design Guidelines referenced therein that apply to their zones of development (3A and 3B) in their plans for renovations and new construction. The terms also recognize the zoning rights granted to Northland by the Zoning By-Law Section 6B: McLean District Zone 3 Overlay District.

List of Reference Documents:

- Design and Site Plan Review Submission Package dated 4/16/2021 (Concept Plans)
- Northland presentation dated October 21, 2021, presented to members of the Historic District Commission (Chapel Presentation)
- Northland presentation dated November 9, 2021, presented to members of the Historic District Commission. (Subdistrict B Presentation)

- I. With respect to the rehabilitation of the Samuel Eliot Memorial Chapel and grounds, it is the Commission's understanding that the following work will be done:

A. Alterations to the existing chapel:

1. Windows:

- i. The 2 windows to be added to the south façade of the chapel shall be proportioned as tall and thin, as shown on the Chapel Presentation. These windows shall have the same proportions and the same or similar size as the windows on the north façade flanking the entry vestibule.
- ii. The 2 windows to be added to the south façade of the chapel shall be set deeply into the masonry façade, matching the depth of the existing original windows and with similar and matching stone casings, as shown on the Chapel Presentation.
- iii. Replacement, modified or newly added windows shall be reviewed and approved by the Historic District Commission.
- iv. Replacement of any existing leaded or stained glass shall be reviewed and approved by the Historic District Commission. Drawings, product information and material samples shall be provided for review.

2. Roof:

- i. Repairs and replacements to the slate shingle roof shall match the existing slate shingles.
 - ii. The new roof over the front (south) entry door shall have slate shingles matching the main roof of the chapel. Brackets, fascia, trim and soffit finishes shall match those of the existing chapel. Final design details for the new roof shall be reviewed and approved by the Historic District Commission.
 - iii. Exposed flashing shall be copper.
 - iv. The addition of gutters, if proposed, shall be reviewed and approved by the Historic District Commission. Gutters and downspouts shall be copper. Drawings, including layout and profiles shall be provided for review.
3. The new door on the south facade shall be solid wood. The new door shall be reviewed and approved by the Historic District Commission. Drawings, product information and material samples shall be provided for review.
 4. Every effort shall be made to repair and restore existing wood elements such as brackets, rafter tails, casings, existing exterior doors, sashes and trim. Where replacement is necessary because of deterioration, replacement materials shall match the original in wood species and profile. Elements that are significantly restored or replaced shall be reviewed and approved by the Historic District Commission.
 5. Newly added elements shall match existing in material, profile, and proportion. Newly added elements shall be reviewed and approved by the Historic District Commission.

6. Replacement of masonry shall be limited only to areas where restoration is not possible.
 - i. New mortar shall match the dominant existing mortar color on the chapel.
 - ii. Replacement bricks shall match the existing chapel brick and shall be reviewed and approved by the Historic District Commission after on-site viewing of a mockup panel.
7. Alterations to the chapel other than those outlined here and not shown on the Concept Plans, as amended by the Chapel Presentation, shall be reviewed and approved by the Historic District Commission.

B. Construction of a new 2-car garage on the chapel grounds:

1. The garage shall have a pitched roof matching the pitch of the north entry vestibule to the chapel, as shown on the Chapel Presentation.
2. In order emphasize the chapel's prominence on the site, the garage roof will be oriented parallel to the road, with the gable end facing the chapel, as shown on the Chapel Presentation.
3. The garage slab shall be lowered from the grade height shown on the Concept Plans, which is approximately Elevation 200, by 14 inches as shown on the depiction titled "Chapel Alternate 4" on the Chapel Presentation.
4. The garage roof shall be slate to match the roof of the chapel.
5. The garage walls shall be brick masonry.
 - i. Brick shall match the replacement brick of the chapel.
 - ii. The bonding pattern may be distinct from that of the chapel to reflect the different era of the building.
 - iii. Garage door lintels shall be detailed with a soldier course to resemble a flat arch.
6. Gable end walls shall be rendered as thickened walls with a coping cap extending above the roof, similar to the depiction titled "Chapel Alternate 4" as shown on the Chapel Presentation.
7. The roof eave shall be detailed simply, without exposed rafter tails and with a minimal number of brackets, similar to the depiction titled "Chapel Alternate 4" as shown on the Chapel Presentation.
8. Garage overhead doors shall be wood or a high-quality composite with wood appearance.
9. The garage side door shall be wood to match the new door of the chapel and may have a simple roof with materials and detailing compatible with the chapel entry door roof.
10. The windows of the garage shall have a vertical orientation and match the proportions of the new chapel windows of the south façade.

11. Alterations to the design of the chapel garage that deviate from the “Chapel Alternate 4” as shown on the Chapel Presentation shall be reviewed and approved by the Historic District Commission.

C. Construction of new landscaping and landscape elements on the chapel grounds:

1. The siting of the new garage will be shifted approximately 5 feet away from the existing Chapel compared to the position shown on the Concept Plans. The new garage and driveway will be lowered approximately 14 inches, requiring two additional exterior steps up to the unit entry.
2. The proposed landscape area and plantings along the west face of the Chapel will be increased per the revised garage location.
3. Construction Document level details and or material samples of exterior steps, railings, walls, paving, signage, and lighting shall be reviewed and approved by the Historic District Commission.
4. Further details of proposed plantings and landscape elements framing views to and from the McLean historic landscape (Upham Bowl), shall be reviewed and approved by the Historic District Commission.

II. With respect to the design of new townhouse residential buildings at Zone 3 Subdistrict A, the Commission has determined that the residences have been designed in a manner appropriate to the historic character of the McLean Hospital National Register District. Specifically:

- A. Style: The architectural style of the residences as depicted on the Concept Plans, with its references to agrarian vernacular architecture, is appropriate to the historic landscape. The contrasting roof forms of the townhouses compliment the roof forms of the historic campus buildings.
- B. Scale: The scale of the buildings as depicted on the Concept Plans is appropriate to the site and is in keeping with previous residential development in the McLean Hospital NR District.
- C. Materials and Color: Materials and colors as displayed on the presentation board by Northland entitled “Exterior Materials – Townhouse Buildings” dated October 19,2021 are appropriate. These materials and colors shall be used on the areas shown on the Concept Plans, in the same proportions as indicated on the Concept Plans. The materials as shown on the presentation board are:
 1. Painted cedar shingles with an off-white color as shown.
 2. Board and batten siding with a dark green color as shown.
 3. Dark gray trim accent color.

4. Black aluminum clad double hung windows with divided lite pattern as shown on Concept Plans.
5. Asphalt shingle (shake) color as shown.
6. Bronze colored standing seam roofing at porch.
7. Synthetic decking with dark-stained oak appearance, as shown.

III. With respect to the design of new multifamily residential buildings at Zone 3 Subdistrict B, the Commission has determined that, given the size of the buildings allowed by the Zoning By-law, and with changes as indicated on the Subdistrict B Presentation, the buildings have been designed in a manner appropriate to the historic character of the McLean Hospital National Register District. Specifically:

- A. Style: The style of the buildings is contemporary but with references to the historic campus architecture. These references are important in establishing some consistency with the historic McLean campus. The Commission's approval is contingent on these specific design features:
 1. The base story of the building shall be clad in brick.
 - i. The HDC suggests that Northland consider extending the brick base uninterrupted to the southwest corner balcony. This is an alteration from the "Current Design" as depicted in the Subdistrict B presentation.
 2. Gable end facades shall be clad in brick from the base to the roof. These facades are indicated on the slides titled "Current Design" on the Subdistrict B Presentation. Only the south-facing gable end facades will not be clad in brick.
 3. The composition of the building facades shall remain generally as shown on the Subdistrict B Presentation.
 4. Rooftop mechanical equipment shall not be visible from the ground.
- B. Scale: The design has appropriately mitigated the large scale of the buildings allowed by the Zoning By-law. Although the Subdistrict B buildings are among the largest on the campus, the siting on the edge of a slope visually reduces the scale of the buildings when viewed from the north. The dimensions of the surface parking area conform to an established precedent on the campus, with a similar width and depth to the McLean Administration Courtyard.
- C. Materials and Color: Materials and colors as displayed on the presentation board by Northland entitled "Exterior Materials – Midrise Buildings" dated October 19, 2021 are appropriate. The yellow/ orange brick with running bond references specific styles and colors of brick already present within the McLean Hospital NR District, which has an eclectic mix of brick patterns and colors. Materials and colors shall be used on the areas shown on the Subdistrict B Presentation, in the same proportions as indicated on these images. The materials as shown on the presentation board are:

1. Fiber cement shingles with an off-white color as shown. This color is intended to compliment the masonry of the Eliot Chapel and is the predominant material on the buildings.
2. Fiber Cement Panels in dark gray and orange colors. The dark gray color shall match the trim color and the orange color shall match the brick color.
 - i. Fiber cement panel trim and reveal profiles shall be painted non-reflective finish and match the dark gray color of the trim.
3. Dark gray synthetic decking with wood grain appearance.
4. Black window frames with divided lights as shown on the Concept Plans.
5. Dark gray trim color.
6. Yellow / orange field brick with accent brick to match the brick of the Eliot Chapel and garage.
7. Black painted or anodized aluminum storefront.
8. Black standing seam metal roof at the building entry
9. Dark colored (slate) asphalt shingle upper roof.

IV. With respect to the landscape treatment of the Eliot Chapel and two subdistricts, it is the Commission's understanding that the following work will be done:

- A. As many of the existing trees as possible shall be retained. Plans and details for demarcating limitations of disturbance and the installation of protective measures shall be reviewed and approved by the Historic District Commission.
- B. Landscape Walls: Landscape walls at Subdistrict A are proposed to be a mixture of dry-set boulder walls, mortared stone or stone veneer walls, and modular unit walls. Landscape walls at Subdistrict B are proposed to be mortared stone and stone veneer retaining walls. Landscape walls are a significant and extensive feature of the proposed design. In order to ensure that these walls enhance the historic landscape, detail-level design materials shall be reviewed and approved by the Historic District Commission, including wall elevations, sections, details, material samples, and on-site mockups.
- C. Proposed plantings of new trees as shown on Concept Plans have been selected from species appropriate to the historic context of the McLean Campus NR District.

V. Additional Understandings

- A. Interim Review – Design elements specifically indicated in this document as subject to review and approval by the Commission shall be presented to the Commission at such time as those elements are finalized. The Commission shall promptly review such elements at the next monthly meeting with sufficient notice for public posting of the meeting agenda. Those elements, indicated above, are summarized below:
 1. New chapel door.

2. Chapel windows.
 3. Roof at chapel entry door at south façade.
 4. Deteriorated elements of the chapel requiring replacement.
 5. Elements newly added to chapel.
 6. Chapel gutters and downspouts (if added).
 7. Chapel glass replacement.
 8. Chapel replacement brick.
 9. Additional alterations to chapel (if any).
 10. Alterations to the chapel garage design.
 11. Chapel landscape materials and details.
 12. Chapel landscape elements framing Upham Bowl.
 13. Landscape walls.
 14. Tree preservation and protection plans.
- B. Final Review – After substantial completion of construction documents and before submission of drawings for building permit, Northland will present final drawings to the Commission to ensure that all design considerations mentioned above or approved in the Concept Plans are reflected in said drawings in full accordance with the conditions, understandings and findings contained herein. Drawings to be presented shall include architectural and landscape drawings including plans, elevations, sections, site plans, details of exterior features and elements, material selections and specifications, and other relevant representations and documents.
- C. Documentation before demolition begins – Northland will cooperate with the Commission to aid McLean Hospital in fully documenting photographically and archivally all historic buildings that will be demolished or rehabilitated and all historic landscapes and landscape elements that will be altered prior to the beginning of construction in accordance with Section 8 of the Historic Preservation Agreement.
- D. Changes during construction – Northland shall inform the Commission in advance of revisions to the construction drawings that alter approved elements of the design. Such changes shall be reviewed and approved by the Commission.
- E. Construction Monitoring - Northland shall make the construction site available for periodic monitoring of construction by members of the Commission to observe the proper execution of the terms of the Design Review Agreement.
- F. Preservation of historic buildings after units are sold – Northland agrees to include provisions within the condominium contracts for all units within the Eliot Chapel that will require residents to maintain the appearance and condition of the buildings and landscape elements and plantings in a manner that will protect their historic integrity.