

Jandy Cartese

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WELLESLEY HISTORIC DISTRICT STUDY COMMITTEE  
PROPOSED HISTORIC DISTRICT FOR COTTAGE STREET AREA  
WELLESLEY, MASSACHUSETTS

Final

PRELIMINARY REPORT

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A. INTRODUCTION

1. GENERAL:

In 1960 the General Court of the Commonwealth passed the Historic Districts Act, Chapter 40C of the General Laws, Chapter 372 of the Acts of 1960; this has been amended by Chapter 359, Acts of 1971 and Chapter 706 of the Acts of 1975. Since that time, 57 municipalities in the state have established such districts. The act exists separately from legislation concerned with zoning and is not intended to regulate the use of properties within such districts.

2. PURPOSE

Historic Districts have three purposes as stated in the Historic District Act:

- 1) To preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns;
- 2) To maintain and improve the settings of those buildings and places; and
- 3) To encourage new designs in the district to be compatible with existing buildings. Such districts need not be of national or even state importance but should be created by cities and towns to protect areas significant in their own local development.

An historic district may be established when the relationship to each other of a sufficient number of buildings creates a whole which is greater than the sum of its parts. Controls are designed to preserve the outward appearance and harmonious exterior relationships of groups of buildings, structures and sites without changing their ownership or curtailing their use. These controls aim at preventing the intrusion of incongruous structures which detract from the aesthetic and historical values of the district. They do not prevent new construction; they apply only to exterior features visible from a public way and they may be limited by options provided in the Act.

### 3. ADVANTAGES

Historic Districts provide a community with a continuing sense of its past and limit the destruction or disintegration of historic and architectural legacies. They preserve the environmental beauty of the area and offer the public a visual example of the historical and cultural heritage. Property owners are protected from a decrease of land values by deterioration, demolition or the inappropriate alteration of buildings and they may also benefit from an increase in property values as shown by experience in districts already established.

### 4. CONTROLS IN AN HISTORIC DISTRICT

No building or structure within an historic district shall be constructed or altered in any way that affects exterior architectural features unless the commission shall first have issued a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship with respect to such construction or alteration.

In making such decisions the Historic District Commission considers: historic and architectural values, significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved and their relation to similar features of buildings and structures in the surrounding area unless such items (s) are excluded in the ordinance from control by the Commission.

## Preliminary Report

### B. Process in selecting Cottage St. Area.

In August 1978 the Wellesley Board of Selectmen, at the request of the Wellesley Historical Commission, appointed seven members to form the Wellesley Historic District Study Committee.

The Wellesley Historic Commission suggested that the Committee direct their efforts to the Cottage Street area, as they felt it was the only part of Wellesley that had a large, unchanged group of buildings that would date back to the Town's incorporation. The Wellesley Historic Society graciously made the results of their many hours of study on the Cottage St. properties available as well as the material they had gathered on the Shoe Factorys and the old buildings on Washington St., and were most supportive of the Committee.

The Committee spent several months studying the material that the Historic Society made available, as well as other documents and maps showing the distribution of antique houses in the Town before deciding the the Cottage St.- Weston Rd. area was indeed the most suitable. The reasons that the other parts of Wellesley did not seem appropriate were, lack of continuity, much new building and many altered properties.

It has been determined that out of the 39 houses on Cottage St., 31 of them were built before 1910, 8 before 1870, and 16 between 1870 and 1890. Only 3 have been built since 1930. The Washington St.- Weston Rd. part of the district has 5 very early houses built before 1850, 13 built between 1850 and 1900, ~~and 5 in the 1920's~~ <sup>between 1900 & 1930</sup>. There have been no new buildings, but two parking lots created as a result of demolishing college dormitories. This area is very cohesive and it would be a shame to have it radically changed as modernization creeps up from the commercial areas.

Mr. Charles Lovewell owned the land running from Sherborn Rd. (Washington St.) to the Fuller Brook, and in 1854 he commissioned Mr. D.A. Granger, Surveyor, to lay out a street. It was 2 rods wide, and consisted of 32 lots of land, ranging from 10,800 sq.ft. on the north side of Lovewell St. (Cottage St.) to 12,800 sq.ft. on the south side. This plan is on file at the

## Preliminary Report

### B. (continued)

Registry of Deeds in Dedham, Plan #63, and the present ownership of Cottage St. is divided much as that original plan indicates, with the exception of numbering.

The area appears very much as it must have when Wellesley became a separate town in 1881, and it is to preserve this feeling that we have proposed to designate the area as a Historic District. It's association with early industry in Wellesley gives it historical significance and as the cottages and victorian townhouses have remained basically unchanged, they are good examples of architecture of over 100 years ago. Only Washington St. has been widened and the area has continued to be predominatly single family residential, 10,000 sq.ft. lots. The early cottages are Greek revival, side-entry colonials, of one and one-half stories, and capes, built for early farmers and mill workers. These are interspaced with Queen Ann shingle Victorians, tracing the gradual progression from farm to factory to suburban residential. The houses are set well on their lots, the older ones predictably nearer the street, but they are mostly small and have a modest, unpretentious charm.

C. A History of the Cottage Street - Weston Road Area

written for the Historic District Study Committee by Eleanor Blair, with the assistance of Elizabeth Kebbe, January 1980.

The "Cottage Street - Weston Road Area" has been busy making history since Wellesley's earliest days. Cutting through it is the Indian trail between the two Indian villages of Nonantum and Natick. Along that trail John Eliot rode to preach to his Natick converts. And in 1789 George Washington traveled the route on his trip through New England.

Towering above the area is the highest hill on the Wellesley College campus, from which, on the morning of April 19, 1875, those three shots were fired by Ephraim Bullard that warned the men of the West Needham Militia that the British were on the move and they must hurry to his tavern at the foot of the hill, the agreed-on meeting place for such an emergency. In a short time those men were marching toward Lexington. Their names are listed on the marker that stands on the site of the tavern.

Close to the tavern stood Ephraim's home, on the site of the simple home built by his grandfather, Nathaniel Bullard, one of Wellesley's earliest settlers. That building, remodeled and expanded, later became the first Wellesley home of the founders of Wellesley College. Now the property of the college and changed still further, it is today called "Homestead."

Not far in the opposite direction along the route of the Indian trail (called Sherbourne Road by the 1700's) lies the Old Burying Ground, where slate gravestones cluster close to the site of Wellesley's first meetinghouse. Here

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Ephraim Bullard was buried in 1779, and here his son Captain Ephraim was buried not far from him - the older stone easily recognizable by its carved cherub head. Round about are the weeping-willow stones of other early residents of our town. All this history close to Cottage Street and its intersection (almost) with Weston Road.

Most of that history, however, must, for us today, be recreated from old records, an occasional marker or plaque, street names - and a vivid imagination. There is little of the time for us to see - except a few gravestones.

But in the compact little section now being called the "Cottage Street-Weston Road Area" we can walk through whole layers of Wellesley's past - and see it.

Most evident is the "shoe factory" period. In the early 1860's, Charles B. Lovewell built, a short distance from his home on Washington Street, a small factory for the making of heavy shoes. It stood facing the intersection with Weston Road, on what is now a parking lot. That soon became a busy place, with workers coming in from South Natick and shoes being taken out to local homes for pegging and finishing work. The business flourished. In 1869, a new street was put through from Washington Street to the brook, starting near the end of Weston Road. It was called Lovewell Place for the man who owned most of the land along it. Mr. Lovewell built a number of small houses on his land. He planted trees along the street. Other houses were built, all of them simple, cottage-type houses of similar design. In 1876, the street was renamed Cottage Street.

Those Cottage Street houses are still there, as well as several of the same time and type on Weston Road and Abbott Street. A few have been enlarged or remodeled beyond recognition but most of them are still recognizable as the little homes of over a hundred years ago. And the trees are still there, too - most of them.

Then came the "machine age." In 1875, the Lovewell shoe factory was sold to James Tucker, and, four years later, he built a new factory, a great boxlike structure four stories high, machine-run. More workers poured in from South Natick and roundabout. The original factory building was converted into a dormitory for the women workers. Many of the residents of the little homes were unhappy. And certain other nearby residents were concerned. A new college for women had just been opened a short distance along the road. Adjoining the college grounds, a beautiful estate was being developed beside the lake - a delight to the community, which was allowed to enjoy it. All this was alarmingly close to what might become an expanding industrial area. In December 1885, the Tucker property was bought by Mrs. Durant, co-founder, with her husband, of Wellesley College, and Horatio Hollis Hunnewell, owner of the estate. The ugly, four-story factory was torn down. The original factory was converted into a dormitory for college students - and a new era had begun for the area.

In time, the streets in this part of the village were lively with the college students who lived not only in the converted shoe factory - now called Eliot House - but in private

homes on Cottage Street and other nearby streets. The Lovewell homestead had early become a boarding house for students and faculty. In 1911, a big dining hall was added to Eliot House, an even larger dormitory had been built across the street from it, and until well into the 20th century, the chief traffic on these streets was book-laden girls hurrying to and from classes.

There are still evidences of this period. The big brown dormitory at the corner of Weston Road and Washington Street is gone. Eliot house was razed in 1953. Some of the little homes on Cottage Street have been so enlarged, often to accommodate students, that the cottage-type shape is no longer obvious. But most of those early homes on Abbott Street, Cottage Street, and Weston Road are still there in much their original form. The imaginative pedestrian who is able to un-see the few modern intrusions can here walk into the Wellesley of the 19th and early 20th centuries. He can see the houses much as they were then. He can touch the rough bark of the old trees.

Shoe-making was not the only industry that flourished in this neighborhood in earlier days. There were at least three hand-laundries - and the buildings so used are still here, though now converted into homes. The later, machine-run laundry, successor to one of the hand-laundries, was still here to be seen until 1954, the high steam-belching stack down by the brook the most obvious landmark hereabout. Like the Tucker factory, it was ultimately razed and two houses of design appropriate to the neighborhood were built on the site. Again the area had become entirely residential.

Meanwhile, two other layers of history had become

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evident here. At the upper end of Cottage Street, directly opposite two of the earliest cottages, there now stand, side by side, three tall houses of late-Victorian architecture. All three were built in 1888. Lower down the street is a house that once stood on the land that is now our Town Hall Park, then chiefly farmland. As is recorded on the great boulder near the south entrance to the Town Hall, there formerly stood on that spot the laboratory of Dr. William T. G. Morton, of anaesthesia fame. Here he made his early experiments on ether. When, just after the incorporation of our town, in 1881, plans were being made for the erection of a Town Hall on that spot, the little building had to be moved. It was bought by a resident of Cottage Street, transplanted to land he owned across the street from his home - and there it stands as No. 33.

So here, in these few acres now being proposed as an "historic district", one can see close-packed evidence of Wellesley's earlier days - significant evidence. And a glance upwards to the west from many points along its streets - and there looms the hill from which, in all probability, the trees were cut to build and warm some of Wellesley's earliest nearby homes, and from which in 1775, those three historic shots were fired.

Indians, colonists, Revolutionary soldiers, factory workers, college students, home owners of many times and types for well over a century - here there is evidence of them all. Hopefully we can keep that evidence of our past for the enrichment of our future.

D. Justification of Proposed Boundaries.

1. Historic and architectural reasons.

- a. As a whole, the proposed area of inclusion within the planned historic district is the best example existing today that represents the early history and community development patterns of Wellesley. The historic significance of the area has been dealt with in detail in Section C. The intersection of Sherborn Rd (Washington St.) with Wexton Rd and Cottage St. were one of the few fairly well developed areas in town 100 years ago. Most of the buildings that existed in that general location at that time are still in existence today. This could be compared with Central St. which 100 years ago was also a scene of residential development, but has changed greatly over the years and is today a commercial district with no original structures in existence except for Hathaway House. Sherborn Rd, and Weston Rd, are two of the oldest roads in Norfolk County.
- b. This is the area in Wellesley with the highest proportion of 19th century structures and the fewest 20th century intrusions. Although no single structure in the proposed district would be considered highly architecturally significant, the buildings as a group do represent a good catalog of primarily 19th century domestic architecture. Representative styles include: the Cape, Greek Revival, Victorian cottage, other eclectic Victorian styles and the later Colonial Revival. Many of the structures are architecturally intact, and many others have had no radical exterior changes.

2. Summary of meeting and poll of residents.

Letters were sent to all homeowners in May explaining pertinent details in reference to the proposed district. A meeting was called in June in order to acquaint the homeowners with the proposal. The meeting, held at the Town Hall, was attended by about 25% of the homeowners. In September a questionnaire was sent to all homeowners. We received a 71% response. All responses were favorable except for two which claimed to be undecided due to lack of information. To this date only one homeowner, a non-Wellesley resident, has requested that his property not be included.

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E. Description of Individual Buildings/Parcels in Proposed District  
COTTAGE ST.

- #1 ; St. Andrews Parking Lot: This was the site of two shoe factories of the 19th century, the Lovewell Shop and the Tucker Shop. The Tucker Shop was evidently razed in 1885 and the Lovewell Shop converted to Dormitory for Wellesley College, Eliot House, until 1953 when it too was razed and the land sold to St. Andrews Church for parking.
- #7: Harry Rollins House: Built in 1888 as a Victorian Townhouse it has been greatly modified. It was one of three houses built by Edwin Rollins, this one for his son Harry.
- #8: Greene House: Built about 1900 for the Greene family on Denton Rd. it was later bought by St. Andrews Church as a Parish House, and moved to it's present location when the Church was expanded and the parking lot created.
- #9. Pomeroy House: Queen Qnn Victorian Built in 1888 by Edwin Rollins for his minister, Reverend Noyes Pomeroy of the Vilege Congregational Church.
- #10. Robbins House: Built in 1869, side -entry colonial built by the owner of the shoe factory, proberly for the foreman of the shop. Later sold to Luther Parker, whose daughter married George Robbins. House stayed in the Robbins family until 1950.
- #11: Rollins House: Built in 1888 by Edwin Rollins for his son Theodore Rollins. Queen Ann Victorian style, modified.
- #12: Lovewell House: Built 1876 by the owner of the shoe factory proberly as rental for an employee. Side-entry 1½ story colonial, modified.
- #14: John Marshall House: Built 1887, side entry 1½ story colonial aluminum siding.
- #15: Timothy Bullard House: Built in 1864, 1½ story side-entry colonial, moved to put in Homestead Rd.
- #16: Clarence Hamilton House: Late Victorian Shingle Colonial Built in 1905, much Modified.

Preliminary Plan  
COTTAGE ST. (cont.)

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- #17. Townsend House: Built 1874 as a small colonial has been greatly enlarged to use as dormitory for Wellesley College, later as an apartment and reverted to single family residence.
- #19: Wellwood House: Built in 1937, cape cod frame house.
- #20: Isreal Hunting House: Built in 1856, One and one-half story side-entry colonial. was one of the first houses built on the Street. Three Hunting men went to the Civil War, and the house remained in the family until 1918. Little altered
- #21: Jonathan Fuller House: Built in 1857, side-entry 1½ story colonial, Fuller sold to Moses Winch in 1861 with a morgage specifying the buildings be "insured against fire" Little altered.
- #22: John Francis Moulton House: Built in 1900, Modified Queen Ann.
- #23 Charles Cartwright House: Built in 1885, 1½ story side entry colonial, aluminum siding. Little altered.
- #24 Hobart House: Built in 1871 and much altered. It is now a small three family apartment building. Colonial Frame.
- #25: Martha Lovewell House: Built in 1877 a 1½ story side-entry colonial of frame construction. Little altered.
- #26 Dexter Kingsbury: built in 1871, as an investment and has been greatly altered over the years, becomming a two family house in the 1920's. Shingle colonial.
- # 28. Houghton House, Built in 1926, it is a very small shingle colonial.
- #29. Lovewell House: 1½ story side-entry colonial Built in 1876. Little altered.
- #30. Helen Fuller House: Built in 1876, side entry colonial.
- #30½. Canfield House: Built in 1904 as a wedding gift for Frank Canfield on the back of parent's house lot. #32. Shingle Cottage.
- #32: H. Lazelle Flagg House: Side entry Clapboard Colonial built in 1877.
- #34-36: Whitehead House :Built in 1895 a much altered home now a brick veneer apartment house.
- #33. Dr. Morton's Ether Cottage: Built 1853 and moved from the Town Hall grounds where the Doctor's parents lived in it. Dr. Morton invented Ether. Aluminum siding, quite altered.

Preliminary Plan  
COTTAGE ST. (cont.)

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- #38. Fisher House: Built in 1871, Victorian cottage, frame.
- #39. Willcutt House: Built in 1917, Shingle bungalow.
- #40. Fisher Barn. Built in 1871. This was originally a barn, later used as a hand laundry and later moved on the lot and remodeled into a residence. Much altered.
- #41. Herbert Canfield House: Built in 1904, a 1½ story side-entry colonial, little altered.
- #42. Larsson House: Built in 1910, frame colonial.
- #43-45. Andrew Higgins House: Built in 1869 it has been altered to a two family colonial with aluminum siding.
- #49. Balderston House: Built in 1956 on the site of the former Brookside Laundry building. Cape Cod clapboard style.
- #47. Whiting - Hersey House: Built 1956 on the site of the former Brookside Laundry building. Cape Cod style.
- #52. Winsor Whitman House: Built in 1861, 1½ story side-entry colonial with barn. 1954 remodeled and moved office of the Natick-Wellesley airport onto property to use as playhouse.
- #55. Goldwaite House: Built 1923, Shingle Dutch Colonial.
- #56. Whitman House: Built in 1876, apparently as an investment one and one-half story side entry colonial.
- #57. Goldthwaite House: Built 1924 Shingle Dutch Colonial.
- #58. James Russel House: Built in 1856 on Grove St. and moved to its present location. Victorian Colonial with front porch.
- #59 Houdlette House; Built 1884, Italianate Victorian now stucco, somewhat altered.

PRELIMINARY PLAN

Weston Rd.

- #14: Reardon House: English style wood frame with stucco, built in 1909.
- #15: Isaac Flagg House: Clapboard Greek Revival, built in 1838, this house was used as a shoe repair shop in 1883 and in was moved from its original site facing Washington St. to the rear of the lot facing Weston Rd. about 1900.
- #16: Varney House: Greek revival cottage built about 1861.
- #18: Mulligan House: Colonial Revival built in 1896, unaltered.
- #19: William Flagg House: Clapboard Cape Cod built in 1836, and little altered, It was also used as a shoe shop.
- #25. Cartwright House: Shingle Victorian built about 1890.
- #26: Tailby House: Shingle and clapboard Victorian built in 1896, little altered.
- #32: Daniel Morse House: Built about 1836. Possibly a 3/4 cottage originally, with extensive victorian additions, this house also had a shoe shop in the rear. Widow Morse ran the "Wellesley Laundry" on the premis for a time.

Waban Street

- #10: Caroline Young House: Queen Ann Victorian with tower, built in 1891, unaltered. This home has the original victorian rose garden and fencing.
- #12. Daken House: Clapboard Victorian built in 1887.
- #14 Sawyer House: Shingle Queen Ann Victorian built in 1890, unaltered. Mr. Sawyer was town Postmaster and member of the Board of Selectmen.
- #17: Manly House: Shingle and clapboard Victorian built in 1887, unaltered. The owner was a professor of Linguistics at Wellesley College.

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Abbott Street

- #16: Caroline Young House: Modified Victorian stick style, built in 1887, unaltered. Caroline Young lived here only a short time before moving to 10 Waban.
- #18 Young House: Victorian cottage built about 1880, unaltered.
- #19 Root House: Brick center entrance colonial built 1930.
- #20 James Welch House: Wood Victorian cottage built in 1872, unaltered.

Washington St.

- # 626: Smith House: Late Victorian built in 1886 on Denton land.
- #629: Harris House: Victorian clapboard and wood shingle, built in 1895, on the original site of the Varney House, #16 Weston Rd. now.
- #631: Cunningham House: Built in 1755, side entry one and one-half story colonial, modernized in the mid-eighteenth century, but little changed since.
- #637: The Elms: Clapboard colonial revival built in 1922.  
This house was used as a boarding house for Wellesley College students for many years.
- #641: Lovewell House: Clapboard Greek Revival built in 1848.  
Mr. Lovewell was the owner of the shoe factory which stood on the corner of Washington and Cottage Streets, where a parking lot now exists. This large house has a very attractive setting, on a slope above the road.

F. RECOMMENDATION OF OPTIONS ALLOWED UNDER HISTORIC DISTRICT ACT

1. GUIDELINES

In passing upon matters before it the Commission shall consider among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, and material of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure, both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the Commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by other applicable By-Laws. The Commission shall not consider interior arrangements or architectural features not subject to public view.

The Commission shall not make any recommendation or requirement except for the purpose of preventing developments incogruous to the historic aspects or the architectural characteristics of the surroundings and of the Historic District.

2. EXCEPTIONS

(A) The authority of the Commission shall not extend to the review of the following categories of buildings or structures or exterior architectural features in the Historic District, and the buildings or structures or exterior architectural features so excluded may be constructed or altered within the Historic District without review by the Commission:-

- (1) Temporary structures or signs, subject however to the following conditions:-
  - (a) that such temporary structures or signs not remain for a period in excess of thirty days;
  - (b) that all illumination upon said temporary structures or signs be indirect and non-flashing.
- (2) Terraces, walks, sidewalks and similar structures, or and one or more of them, provided that any such structure is substantially at grade level.

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- (3) One antenna per building, storm doors and windows, screens, window air conditioners, lighting fixtures and similar appurtenances.
  - (4) The color of paint, provided that the paint color does not cause substantial derogation from the intent and purpose of the By-Law and is in keeping with acceptance aesthetic standards.
  - (5) The color or materials used on roofs.
  - (6) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation, or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly.
  - (7) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided that the exterior design is substantially similar to the original and that such reconstruction is begun within one year thereafter and carried forward with due diligence.
- (B) The Commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under paragraph (A), may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of this By-Law.
- (C) Upon request the Commission shall issue a certificate of non-applicability with respect to construction or alteration in any category then not subject to review by the Commission in accordance with the provisions of paragraphs (A) and (B).

### 3. ORDINARY MAINTENANCE, REPAIRS OR REPLACEMENT

Nothing in this By-Law shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an Historic District which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent the landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the applicable Historic District By-Law.

4. ADDITIONAL POWERS, FUNCTIONS AND DUTIES OF THE HISTORIC COMMISSION

The Commission shall have the following additional powers, functions and duties:-

- (A) If the Commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the Historic District, the Commission shall cause a certificate of appropriateness to be issued to the applicant. In the case of a disapproval of an application for a certificate of appropriateness, the Commission shall place upon its record the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the Commission, to be issued to the applicant, and the Commission may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material and similar features. Prior to the issuance of any disapproval the Commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the Commission. If within fourteen days of the receipt of such notice the applicant files a written modification of his application in conformity with the recommended changes of the Commission, the Commission shall cause a certificate of appropriateness to be issued to the applicant.
  
- (B) In case of a determination by the Commission that an application for a certificate of appropriateness or for a certificate of non-applicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the Commission in accordance with the provisions of Section 2, the Commission shall cause a certificate of non-applicability to be issued to the applicant.

(C) If the construction or alteration for which an application for a certificate of appropriateness has been filed shall be determined to be inappropriate, or in the event of an application for a certificate of hardship, the Commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the Historic District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purpose of this By-Law. If the Commission determines in either such instance that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or if the Commission fails to make a determination on an application within the time specified in Section 11 of Chapter 40-C of the General Laws, the Commission shall cause a certificate of hardship to be issued to the applicant.

(D) Each certificate issued by the Commission shall be dated and signed by its chairman, vice-chairman, secretary or such other person designated by the Commission to sign such certificates on its behalf.

(E) The Commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not consistent with the provisions of these By-Laws or of General Laws, Chapter 40-C, and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. The Commission shall file a copy of any such rules and regulations with the Town Clerk.

(F) The Commission shall file with the Town Clerk and with any department of the Town having authority to issue building permits a copy or notice of all certificates and determinations of disapproval issued by it.

(G) The Commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an Historic District and a roster of certain colors of paint and roofing materials which will meet the requirements of an Historic District, but no such determination shall limit the right of an applicant to present other designs or colors to the Commission for its approval.

- (H) The Commission may, subject to appropriation, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work, and may accept money gifts and expend the same for such purposes. The Commission may administer on behalf of the Town any properties or easements, restrictions or other interests in real property which the Town may have or may accept as gifts or otherwise and which the Town may designate the Commission as the administrator thereof.
- (I) The Commission shall have, in addition to the powers, authority and duties granted to it by these By-Laws and General Laws, Chapter 40-C, such other powers, authority and duties as may be delegated or assigned to from time to time by vote of the Town Meeting.

5. MEETINGS, QUORUM

Meetings of the Commission shall be held at the call of the chairman and shall be called at the request of two members of the Commission and in such other manner as the Commission shall determine in its rules. A majority of the members of the Commission shall constitute a quorum. The concurring vote of a majority of the members of the Commission shall be necessary to issue a certificate of appropriateness, a certified of non-applicability or a certificate of hardship.

The Commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the Commission. If the Commission determines that such application involves any such feature which are subject to approval by the Commission, the Commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided. The Commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as they appear on the most recent real estate tax list of the Board of Assessors, to the Planning Board of the Town, to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the Commission shall deem entitled to notice.

As soon as convenient after such public hearing but in any event within sixty days after the filing of the application, or such lesser period as the By-Law shall provide, or within such further time as the applicant may allow in writing, the Commission shall make a determination on the application. If the Commission shall fail to make a determination within such period of time the Commission shall thereupon issue a certificate of hardship.

A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the Commission if the Commission determines that the exterior architectural feature involved is so insubstantial in its effect on the Historic District that it may be reviewed by the Commission without public hearing on the application, provided, however, that if the Commission dispenses with a public hearing on an application a notice of the application shall be given to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as above provided, and ten days shall elapse after the mailing of such notice before the Commission may act upon such application.

6. REVIEW AND APPEAL

Any applicant aggrieved by a determination of the Historic Commission or by the finding of a person or persons making review may within twenty days after the filing of the notice of such determination or such finding with the Town Clerk appeal for a review by a person or persons designated by the appropriate regional planning agency or appeal to the Superior Court as the case may be in accordance with the review procedures provided in Sections 12, 12-A, and 13 of Chapter 40-C of the General Laws of the Commonwealth.

7. SEVERABILITY

The provisions of this By-Law shall be deemed to be severable. If any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

G. BIBLIOGRAPHY for "A History of the Cottage Street - Weston Road Area"

I. Documents and Records

Deed for Tucker shoe-factory property when conveyed to Mrs. Durant and Horatio Hollis Hunnewell (copy in the Wellesle College Archives.)

Moorhouse, Ann B. (member of the Bullard family) Transcript of four pages of her researches on the Bullard family, sent to Margaret Urann for records of Wellesley Historical Society.

Town of Wellesley records.

Urann, Margaret: Cottage Street file of clippings, pictures, and notes on her research and interviews, done for the Wellesley Historical Society, 1947 (or earlier) to 1977.

II. Letters

Letter from Mrs. Durant to Katharine Lee Bates (undated but it must have been written in early 1885.)

Letter from G. Harrison Lovewell (son of Charles B. Lovewell) to Margaret Urann in 1947. Published in The Townsman of December 31, 1947.

III. Conversations and Interviews by Eleanor Blair with early and long-time residents of Wellesley.

Ellen Bigelow, granddaughter of Charles B. Lovewell, then living on Norfolk Terrace, 1967.

Jane Field, 30 1/2 Cottage Street. 1940's to her death.

Louise Tupper, 22 Cottage Street. Lifetime resident of Wellesley. At 22 Cottage Street from 1919 (or '20) to present.

Mary Fyffe: family stories told her by her mother, Mary Feele Hunnewell Williams, daughter of Walter Hunnewell, 1st and granddaughter of Horatio Hollis Hunnewell.

IV. Personal recollections of Eleanor Blair, September 1913 to June 1914; 1938 to present.

V. Maps

Plan of Indian Lands on River and Sawmill Pond, survey by Samuel Jones, 1718-19-20.

## V. Maps (cont'd.)

Plan of Indian Lands at Sawmill Pond, 1730. Reprinted in The Townsman, May 24, 1956.

Map of the Town of Needham, survey by Asa Kingsbury, 1831.

Map of the Town of Needham, survey by Henry T. Walling, 1856.

Atlas of Norfolk County, Mass. from Recent and Actual Surveys, 1876. Contains map of Cottage Street showing houses and owners.

Wellesley, Town of Needham, 1876. Reproduced in The Townsman, April 29, 1976.

## VI. Books and newspapers.

Blair, Eleanor: Wellesley College and Community, 1974.

Bradford, Gamaliel: Early Days in Wellesley, Being Casual Recollections of Boyhood and Later Years - 1867 to 1881.

Clarke, George Kuhn: History of Needham, Massachusetts, 1711-1911. Includes West Needham, now the Town of Wellesley, to its separation from Needham, in 1881. (1931)

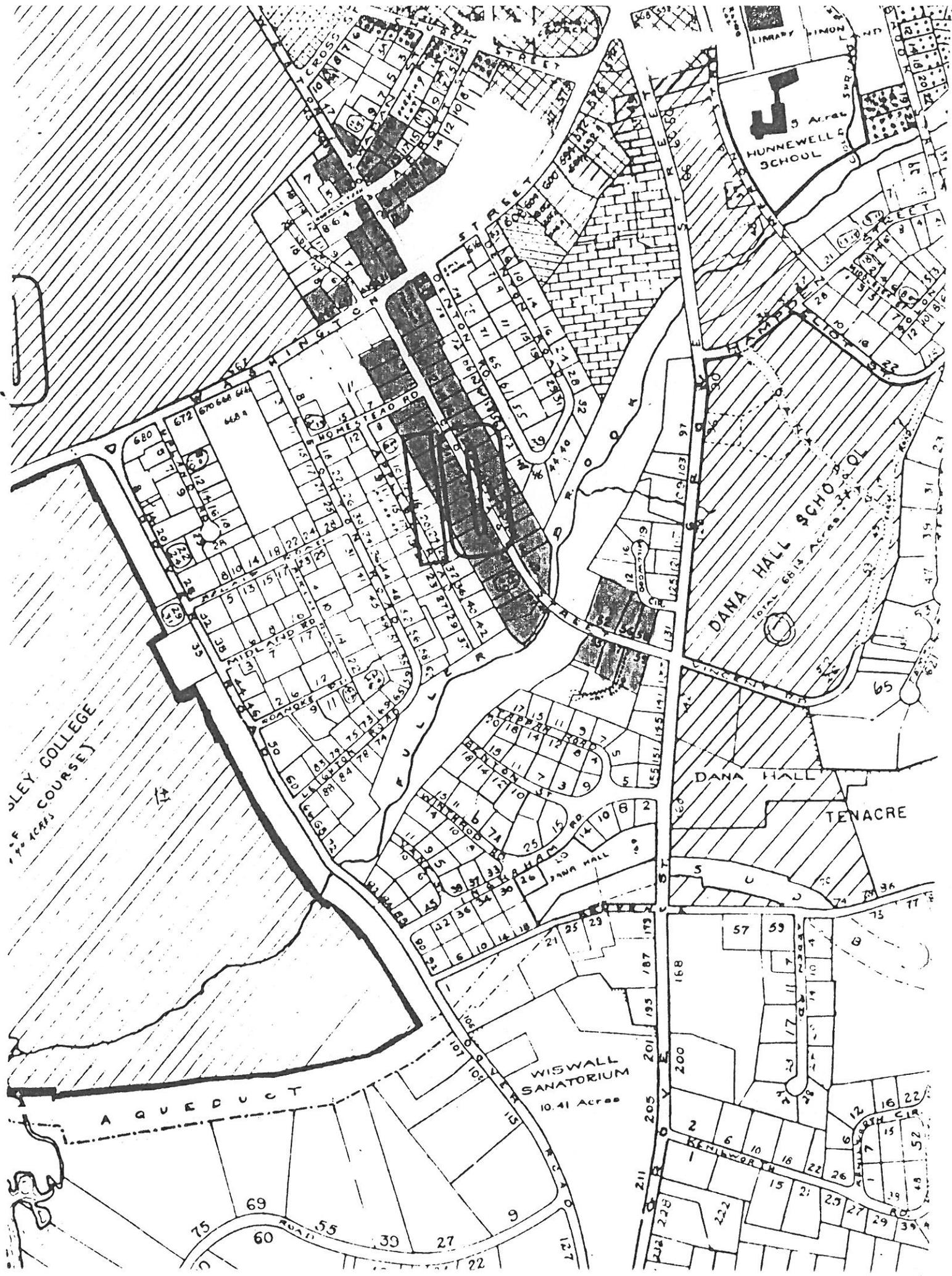
Converse, Florence : Wellesley College; a Chronicle of the Years 1875 - 1938. (1939)

Fiske, Hon. Joseph E.: History of the Town of Wellesley. (1917)

Hunnewell, H. H.: Life, Letters and Diaries of Horatio Hollis Hunnewell with a short history of the Hunnewell and Welles families and an account of the Wellesley and Natick estates, by his grandson Hollis Horatio Hunnewell. Privately printed. (1906)

VII. The Townsman, May 24, 1956. Seventy-fifth Anniversary Number.

## VIII. Urann, Margaret: Four Tours of Wellesley, Wellesley Historical Society. (1968, 1971)







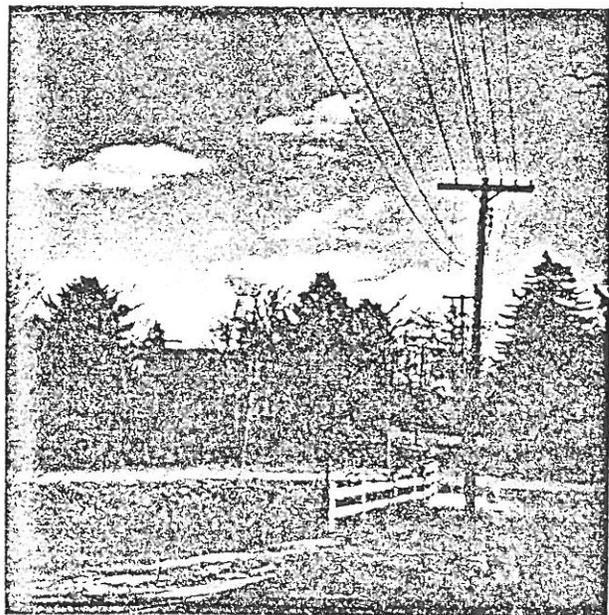
56, 58 Cottage St,



West side of Cottage St,

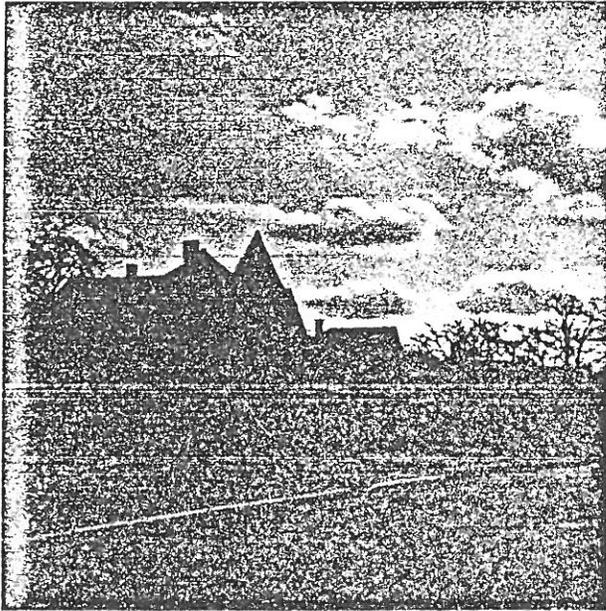


Washington St near Lovewell Rd



The Brook and 52 Cottage St

← 16, 18, 26 WESTON RD.



ABOVE. THE CORNERS of  
WESTON RD and Abbott St.

←  
10, 12, 14 WABAN ST.