



CHAPTER 6 – TREATMENT OF HISTORIC BUILDING FEATURES

Residences within Wellesley's historic districts were constructed over about a century and a half between the late eighteenth to early twentieth century and include a variety of architectural styles prevalent over that time. Individual building features associated with those styles are essential to the character and significance of each building, and the central theme of these design guidelines is to encourage their preservation and maintenance. In many buildings, new features have been added over time that themselves have become historically significant to the building, documenting its evolution during different periods of the historic district's development.

This chapter addresses the treatment of historic building features, including roof features, wood siding and detailing, entrances and doorways, windows, and porches—the key character defining features of a building's exterior. Preservation and appropriate maintenance of historic features and their authentic building fabric are always strongly encouraged as a baseline treatment. The first step is understanding the feature's relationship to the building in terms of time period and historical significance, as well as the design characteristics that are significant to the feature itself.

Repair of significant features is always preferred over replacement—significant features should rarely, if ever, be removed. Replacement is appropriate only when existing features are deteriorated beyond the possibility of repair. Existing features can be modified and new features can be added when absolutely necessary to accommodate contemporary needs, but in general they should be minimal or avoided. Significant changes may be limited to the side or rear facades of buildings within the district. The following guidelines address the treatment of building features present within the Town's historic districts.

ROOFS AND RELATED FEATURES

The roof is among the most critical features of any building. Roofs are not only important character defining features, their function and physical integrity are critical to a building's long term care and preservation. Visually, roof materials and color are important to consider, though they are not subject to Historic District Commission review.

Roofs are composed of a variety of building elements that together function as a system. Roof elements include their various structural elements (framing, sheathing, roofing materials, and flashing) as well as the drainage system, including drains, gutters, scuppers, downspouts, and splashblocks or piping that helps convey water away from the building. They serve a critical functional purpose while also being important design features. Providing a weather-tight roof and properly functioning drainage system should be addressed before any other concern.

Steeply pitched gable roofs are the most common roof type within the historic district. Historically, most roofs were likely covered with wood shingles, though slate, metal, and terra cotta may have been present as well. Today, most roofs have been covered with contemporary asphalt shingles and appear to be in good condition. A few slate roofs remain, and at least one building retains a built-in wood gutter. Many existing roofs have design features such as dormers of various configurations as well as complicated ridge, valley, and flashing arrangements. A few buildings have complex turrets and projecting bays. Chimneys are present on most buildings, though they tend to be simple and utilitarian.

It is of primary importance that roofing systems be properly maintained. If not maintained, damage that occurs to concealed roof and wall structures due to water penetration may go unnoticed for years. As a result, wood members will rot (especially at bearing points), metal elements will rust and expand, and masonry will deteriorate and crack. By the time these conditions become apparent, the required repairs will be much more costly than proper maintenance would have been. Regular and ongoing roof maintenance is critical to the preservation of historic buildings.

Roof Design and Configuration

- a. **Preservation:** Preserve roofs and roof elements that are significant to a building's historic character, including form, shape, pitch, materials, and decorative features such as gables, dormers, turrets, and chimneys.
- b. **Gable and Eave Details:** Preserve historic detailing at gable ends, cornices, barge boards, and eaves. Leave historically-exposed rafter ends and eaves open and uncovered.
- c. **Removals:** Only remove roof elements that are not historic.
- d. **Deteriorated Features:** Deteriorated roof features and detailing that require replacement should be replaced with in-kind features that match the material,



Creative roof forms give expression to the architectural character of a building.

form, shape, function, color, and size of the original.

- e. **Roof-top Additions;** Roof-top additions other than appropriately scaled dormers, discussed below, are not appropriate to existing historic buildings within the district.

Roof Maintenance and Repair

- a. **Annual Inspection:** Inspect roofs on an annual basis to ensure all roof surfaces, flashing, gutters, and downspouts are watertight and draining properly. Clean gutters, downspouts, and areas with flashing every spring and fall at minimum to remove leaves and debris. Check that flashing is intact at dormers, chimneys, parapets, and projections as well as along valleys created by intersecting slopes.
- b. **Timely Repair:** Repair leaking roofs as soon as possible. If repairs are not made quickly, adjacent building materials will rapidly deteriorate.
- c. **Temporary Coverings:** When faced with a leaking roof, protect materials with temporary coverings, such as tarps or roll roofing, until permanent repairs can be made. Temporary coverings will help slow deterioration of surrounding building materials.
- d. **Selective Repair:** Whenever possible, selectively repair deteriorated sections of historic roofing material rather than completely replacing the roof.



Asphalt shingles are in use throughout the historic district and are easily adaptable to complex roof intersections such as these. This roof has no gutters, a common historic condition.



Fine detailing of a roof edge – half-round copper gutter, downspout matching the color of the wood eave and walls, and scupper box.



The roofs on this home have built-in wood gutters that are lined with metal, important historic features that have been preserved and maintained.

Roofing Replacement

- a. **Historic Roofing:** Whenever possible, replace historic roofing materials such as slate, metal, or terra cotta with new materials that match the existing.
- b. **Slate Roofs:** Slate roofs are present on several buildings within the historic district and should be preserved whenever possible. Slate roofs were installed historically for both their visual appeal and longevity. Slates vary in color, shape, pattern, and detailing, and should always be replaced in-kind, from the same quarry or geologic formation if possible. Generally, replacement of individual slates should always be undertaken before replacement of the entire roof.
- c. **Substitute Materials:** When in-kind replacement of historic roofing materials is not feasible, install substitute materials that are visually, physically, and chemically compatible with the historic roof materials. New materials should match historic materials in color, texture, size, shape, profile, and general appearance.
- d. **Synthetic Substitutes:** There are materials being developed that closely replicate historic materials, including slate and wood. The use of these materials should be reviewed on a case-by-case basis.
- e. **Slate Substitutes:** When historic slate roofing is being replaced and the use of new slate is not possible, the use of quality synthetic slate is acceptable provided the visual characteristics of the replacement are similar to the historic roof.
- f. **Metal Replacement:** Replacement metal roofing should match the original metal roof in layout, configuration, and appearance of the seams and trim.



This slate roof has a copper ridge cap. Copper in the water washing down from the cap has killed lichen that is seen growing on the slates in the lower portion of the image. The dark grey slates are replacement pieces – a better color match might have been possible.



At least one wood shingle roof remains in the historic district. It has a metal ridge cap/vent, not historically accurate but acceptable for function and longevity.

g. **Metal Replacement of Shingle Roofs:**

Replacement of conventional shingle roofs with new metal roofing is acceptable provided that the new metal roofing approximates the appearance of historic standing seam metal roofs and that roof colors are restrained and compatible with the character of the district.

h. **Asphalt Shingles:** Contemporary asphalt shingles are an appropriate roofing material for pitched roofs throughout the historic district. In general, shingle colors should be dark grey, brown, or black approximating the color of historic wood or slate roofing. Excessively light colored shingles are not recommended.

i. **Flat Roofs:** Flat or gently sloping roofs not visible from the ground may be replaced with appropriate contemporary roofing systems such as EPDM/rubber membrane roofing.

j. **Removals and Substrates:** When replacing roofing, remove all existing roofing material and inspect and repair roofing substrates, such as wood and waterproof underlayment. New roofing should never be applied over old roofing.

k. **Protection:** During roof replacement, protect adjacent historic features such as dormers, cornices, eaves, trim, windows, and chimneys from damage during construction

b. **Documentation:** Document any existing historic roof feature that is to be removed, replaced, or reconstructed with photographs prior to the removal of any historic fabric.

Many historic roofs have complex conditions that must be carefully maintained to prevent deterioration. Routine maintenance can prevent the need for costly repairs and replacement, which should be undertaken in-kind.



Roof Reconstruction

a. **Reconstruction:** When historic roof features are to be replaced or when missing features are to be reconstructed, use physical and/or historical documentation to accurately ascertain their materials, form, and detailing. When sufficient evidence is not available, design new roofs and roof features to be compatible with the architectural character of the building.

Dormers

- a. **New Dormers:** Gable and shed roofed dormers of various types are common throughout the historic district. Some are original to the building design, but many appear to have been added over time to make attic space usable. The addition of new dormers to existing roofs is acceptable.
- b. **Primary Facades:** Dormers should not be installed on primary facades if they were not historically present on the facade.
- c. **Secondary Facades:** New dormers may be constructed on secondary or rear facades provided they are appropriately sized and located and do not dramatically alter the character of the roof and the building.
- d. **Dormer Design:** New dormers should be appropriately scaled and located to maintain the dominant roof form. Locate dormers away from top, side, and eave lines so that the overall roof form is visually apparent. Use matching or complementary materials, forms, colors, and detailing to those of other portions of the building. Do not damage or visually obscure historic building fabric.
- e. **Windows:** Windows in new dormers should complement the character of historic windows in the building, though they need not precisely replicate them.
- f. **Maintenance:** Maintain dormers in good condition for appearance and to prevent water infiltration. Pay special attention to flashing locations where the dormer meets the roof.
- g. **Synthetic Materials:** Synthetic siding and trim materials such as cement fiber board and polymers may be used for new or existing dormers that are difficult to access, inspect, and maintain. Vinyl and aluminum siding are not permitted. See the section on Wood Siding, Details, and Trim, below, for appropriate use.



Historic dormer characteristic of the building's period and architectural style.



Half dormer flush with the wall and penetrating through the roof in a one-and one-half story cottage.



These dormers appear to have been added to the building to make the attic level habitable.

Gutters and Downspouts

- a. **Preserve and Maintain:** Preserve and maintain historic gutters, downspouts, and related features on buildings where they are present and are character defining features.
- b. **Replacement:** Where historic gutters or downspouts are missing or must be replaced, the new gutters and downspouts should match the historic ones in type, material, profile, color, and finish.
- c. **Missing Downspouts:** Replace missing or damaged downspouts as quickly as possible to prevent damage to walls, trim, foundations, and interiors.
- d. **Historic Detailing:** Preserve and retain historic building details at eaves, walls, and other locations when installing new or replacement gutters. Do not remove, alter, damage, or obscure historic detailing.
- e. **Tree Pruning:** Trim overhanging tree branches to prevent them from touching roofs and gutters.
- f. **New Gutters:** New gutters and downspouts may be installed on historic buildings where they have not existed before when the gutters and downspouts are needed to prevent damage to other historic building features such as wood or masonry walls and trim.
- g. **Design:** The style and material of new gutters and downspouts should be considerate of and appropriate to the historic roof characteristics, including roof edge, cornice, and trim. Half-round gutters and round downspouts are generally preferred. Contemporary K-style gutters may be acceptable in some locations. Size gutters to accommodate the volume of water expected to flow from the roof as well as to be visually appropriate to their location.
- h. **Built-in Gutters:** Preserve built-in gutters whenever possible. Where built-in gutters are poorly designed such that they are causing damage to the eave, cornice, or wall, replacement may be considered.
- i. **Replacing Built-in Gutters:** Where built-in gutters are to be replaced by hanging gutters, the built-in gutters should be roofed over and the hanging gutters attached to the fascia board at the eaves of the roof.
- j. **Materials:** Various metals are appropriate and available for gutters and downspouts, including copper, terne, aluminum, and galvanized. Metal painted or baked finishes should complement the color of the historic building. Use of vinyl gutters and downspouts is not acceptable.
- k. **Attachment:** Install a sufficient number of hangers to attach the gutters and downspouts securely to the roof and wall.
- l. **Ground Level:** Direct downspouts to convey water away from the building foundation at ground level. Grade soil to slope away from the building and use splash blocks, extenders, underground piping, or other means as necessary.



Contemporary K-style (molding shaped) gutters have been installed inside of decorative barge boards at the gable ends.

Skylights

- a. **Skylight Location:** If permitted, skylights may be installed on sloped roof planes and should preferably be located facing the rear of the building. Skylights may be installed on side-facing roof planes provided they are limited in size and number and do not adversely affect the character and appearance of the building. Skylights should not be installed on primary facades facing the street.
- b. **Skylight Type:** Skylights should be flat, low, and flush with the roof plane (not “domed” type). Skylight frames should be similar in color to that of the roofing material.



This flat skylight is an appropriate type, but was installed on a primary façade. Its color could have been darker, blending better with the color of adjacent shingles.

Mechanical Elements

- a. **Equipment:** Modern rooftop elements, such as mechanical units, vents, ducts, solar panels, antennae, and satellite dishes, when necessary, should be located at the rear of the building such that they are not visible from the street.
- b. **Bathroom Vents:** Bathroom vents may be installed where needed on any roof surface but should be of material and color to complement the color of the historic roofing material.



An internet/television dish was installed on the back side of this building's ridgeline so that it is minimally visible from the street.

Chimneys

- a. **Inspection:** Chimneys should be inspected annually. Ideally, inspections should be conducted from the roof during dry weather. Preliminary inspections can take place from the ground.
- b. **Condition:** Evidence of movement, leaning, or cracking should be addressed immediately. These issues can lead to other material and architectural problems. If a chimney appears unstable, a structural engineer should be consulted to determine an appropriate treatment and course of action.

- c. **Chimney Repair:** Chimney repairs and replacement should always be undertaken by a professional experienced in historic masonry. Retain masonry coursing (patterns in rows of laid brick), ornamental brickwork, corbelling (projecting courses of brick) and any decorative features during chimney repair. See the Masonry section of these guidelines.
- d. **Missing Materials:** Missing chimney materials should be replaced and matched in-kind.
- e. **Stucco:** Stucco veneers can show cracks and holes over time. These should be patched immediately as they can quickly lead to larger cracks where moisture can accumulate.
- f. **Reconstruction:** Where severe structural issues are present causing a safety concern or building issue, the chimney should be documented, dismantled and reconstructed to match the original. Existing materials should be salvaged when possible for use in the reconstruction.
- g. **Cap Unused Chimneys:** Cap unused historic chimneys with an appropriate material, such as flagstone or thin concrete slab, to keep water out. The capping material should not be visible from the ground. Contemporary metal cap flashing is not appropriate for historic buildings.
- h. **Decorative Chimney Caps:** Where chimney caps are a visible design detail, replace the historic materials to match existing.



Common utilitarian chimney with original brick, copper flashing, terra cotta flue liners, and cement wash to shed water.



A variety of different types of metal caps have been installed on chimneys within the district, not historic but acceptable for fire safety. This chimney has been rebuilt with brick reasonably similar to the appearance of historic brick.



The open joints in this chimney may allow water to penetrate and deteriorate the brickwork.

WOOD SIDING, DETAILS, AND TRIM

Wood is the predominant material used in the construction and exterior detailing of residences within the historic district. Other materials are present in mostly supporting roles. Wood siding is used as the exterior cladding for most historic district residences, with traditional horizontal wood clapboard and wood shingles being the most prevalent siding types. In addition to siding, wood is commonly used for the various trim, eaves, bargeboards, gable elements, moldings, columns, and other features associated with building exteriors. The first goal with respect to the treatment of historic wood siding, details, and trim is the preservation of authentic historic building fabric.

The role of wood siding is to protect the underlying structural framing and interior materials of a building from weather, primarily by shedding rain and wind-blown water, but also by withstanding the effects of intense sunlight over time. Additionally, siding must be permeable to water vapor, allowing water vapor to pass from the interior of the building to the exterior. Any siding material that fails to allow the passage of water vapor will be susceptible to condensation within the wall with resulting deterioration and rot.

Historically, wood siding was usually installed over wood board sheathing. By the early twentieth century, the sheathing was usually covered with building paper that was resistant to water penetrating from the exterior but permeable to the passage of water vapor from the interior. Today, this function is performed by materials such as Tyvek. The wood siding serves as the first line of defense against rain water while the building paper is the final line of defense. The overlapping joints of wood siding must never be caulked or have sealant installed, which some have done in the effort to protect from cold winter winds. The open joints allow the passage of the interior water vapor. If they are sealed, the water will pass through the wood causing the delamination of its painted coating.

Wood siding and detailing should be protected from deterioration by rain water with properly applied paint. When thus protected and properly maintained, wood siding is durable, serviceable, and can last indefinitely.

Historic Wood Siding and Trim

- a. **Preservation:** Retain, repair, and maintain authentic wood siding, trim, and detailing that is significant to the historic character of a building.
- b. **Repair:** When wood siding or trim has deterioration, it is preferable to repair the element in place by removal of only the deteriorated portion and patching with new wood to match or an epoxy consolidant. Historic materials should be retained to the greatest extent possible.
- c. **Replacement:** When wood siding or trim is deteriorated beyond repair, replace them in-kind with wood of the same type, width, profile, shape, and appearance, matching original detailing. Deterioration



Wood is the predominant material for the siding, trim, and detailing of most buildings within the historic district.

is evident when the surface of the wood is soft, rotted, and no longer stable.

- d. **Substitute Materials:** If substitute materials are necessary and permitted, they should convey the same visual appearance of the original feature, including size, shape and texture.
- e. **Wood Species:** If limited replacement of wood siding and detailing is required, the new wood members should match the species of existing wood if possible, both to give the wall a consistent texture and appearance and because different species of wood have different rates of expansion.
- f. **Flashing Repairs:** Repair flashing, gutters and cracks in siding to reduce deterioration of historic wood siding and other elements as a result of water penetration.
- g. **Missing Features:** If a wood feature is missing, replace it with a new feature based on accurate documentation of the original or a new design compatible in style, scale, size, material, and texture with the historic building and district.
- h. **Authenticity:** Do not introduce new wood features or details that create a false historical appearance.
- i. **Painted Coatings:** Protect historic exterior woodwork from weathering due to rain or sun with a properly applied painted coating. Maintain painted wood surfaces in good condition. Remove peeling paint and repaint when necessary.
- j. **Preparation:** Prepare surfaces to be painted by scraping and lightly sanding. If needed, clean with TSP and a light water wash.
- k. **Paint Removal:** Removal of older layers of intact paint is not recommended but if undertaken, carefully remove older paint by thermal means or a mild chemical stripper.

Wood siding conveys the texture and feel of the building's exterior and is complemented by fine wood detailing.



Most wood siding within the historic district is horizontal clapboard siding, but wood shingles are present as well and often used in interesting ways.

- l. **Power Washing:** Do not power wash exterior wood walls or detailing. Power washing causes exposed wood to absorb significant amounts of moisture. The absorbed moisture will cause paint failure, especially if it is applied while the wood is still damp. Power washing raises wood grain and drives water into the building's frame.
- m. **Paint Application:** Apply paint with a brush; do not spray. Brushing results in a thicker coat with better adhesion than spraying or rolling.
- n. **Natural Finishes:** Do not strip paint from existing features to bare wood for application of clear stains or natural finishes.
- o. **Sealant:** Sealant should be installed at vertical joints where wood meets a dissimilar material. Do not apply sealant or caulk to the horizontal joints in wood siding.

Covering of Wood Siding

Synthetic sidings such as vinyl and aluminum, are not appropriate for use on historic buildings, especially as a covering over authentic wood elements. Over time, synthetic coverings degrade, require replacement, and are more expensive than proper maintenance of wood siding. Synthetic coverings prevent proper ventilation of the wall, causing water to condense and build up on the interior. Because they do not show deterioration, synthetic sidings mask deterioration that may be occurring to materials underneath.

- a. **Preservation:** Retention and exposure of authentic wood siding and detailing is always preferred over the installation of synthetic coverings.
- b. **Coverings:** Do not cover authentic wood siding, details, or other elements with new materials such as vinyl, aluminum, cement board, or stucco. Artificial stone, asphalt shingles, and vertical plywood

siding are not appropriate materials for historic buildings within the district.

- c. **Removal of Coverings:** When authentic siding and detailing have previously been covered with other materials, expose and restore the authentic wood elements.



Wood detailing can be susceptible to water penetration and deterioration, such as at this drip edge and trim at the base of a clapboard wall.



Painted coatings are necessary to protect wood. Peeling paint is often caused by water vapor moving from the interior to the exterior of the building.

Synthetic Materials as a Replacement for Wood Elements

- a. **Preservation:** Synthetic materials such as cement board, polymers, or fly ash composites should not be used as replacement materials for authentic wood siding or details except in extraordinary circumstances as outlined below.
- b. **Complex Details:** Glass fiber reinforced concrete is an appropriate material for the replication of complex detailed elements of a historic building when the authentic elements are deteriorated or missing and must be replaced.
- c. **Vulnerable Locations:** In rare and specific circumstances, the use of cement board, polymers, or fly ash composites as a replacement for deteriorated or vulnerable wood may be allowed where conditions are unusually susceptible to damage or deterioration and difficult to properly maintain.
- d. **Type and Finish:** When allowed, cement board, polymers, and fly ash composites must be smooth (without false graining) and must be field painted to match adjacent wood.

Synthetic Materials for New Additions

- a. **Synthetic Materials:** Synthetic materials such as cement board, polymers, or fly ash composites may be used to simulate wood siding and details in new additions to the sides and rear facades of buildings within the historic district.
- b. **Type and Finish:** When allowed for new additions, cement board, polymers, and fly ash composites must be smooth (without false graining) and must be field painted to match the wood of adjacent portions of the building.
- c. **Aluminum Siding:** Aluminum siding may be permitted for new construction in

locations remote from the core of the historic building, such as new dormers on the side or rear of a building's roof. Factory applied color finishes should approximate and be visually compatible with the painted surfaces of the historic building.

- d. **Vinyl Siding:** The use of vinyl siding is not appropriate or permitted for new additions or construction within the historic district.



The use of synthetic materials and even aluminum siding, shown here, may be permitted at particularly vulnerable and hard to maintain locations.



Wood detailing can be an important feature in conjunction with other siding materials such as stucco or brick, present at a few locations within the district.

ENTRANCES AND DOORWAYS

Entrances and doorways are among the most visible and character defining features of a historic building. Within the historic district, most principal entrances are placed facing the street and are particularly prominent due to the close proximity of buildings to the public way. Many property owners have gone to great lengths to make their entrances visually appealing.

Entrances are both functional and decorative. The principal entrances of some historic residences are seldom used except by visitors, such that their visual role with respect to the appearance of the facade is more important than their day-to-day functional role. Secondary entrances on the side or rear of the building are often more likely to be critical in the daily use by residents. Both primary and secondary entrances are important, however, and should be both visually attractive and fully functional. They often include walks, steps, small porches or sheltering hoods, doorways, sidelights, and other features. Historic entrances should never be abandoned or filled in even when used only rarely.

Doorways are comprised of frames, sills, doors, hardware, sidelights, and other features and can become worn through constant use. Over time, small problems such as sticking doors, missing fasteners, broken glass, or worn finishes, can make historic doors seem unattractive and can lead to more serious deterioration. However historic doors and doorways are usually better built than contemporary doors and should be preserved and maintained. Historic wood doors are typically built of harder and heavier wood than commonly in use today and are thicker and more substantial overall. Regular maintenance can be as simple as cleaning, care of hardware, limited paint removal, and application of protective coatings. Repair of an existing historic door is more cost effective than replacing it with a new one.

Historic Entrances

- a. **Preservation:** Preserve, repair, and maintain historic entrances that are significant to the building and contribute to the building's architectural character.
- b. **Entrance Components:** Preserve and retain the components of historic entrances such as walks, steps, railings, porches, hoods, posts, columns, doorways, and detailing.
- c. **Primary Entrances:** Preserve and retain the primary entrances of buildings in their historic configurations. Later changes to entrances that have become significant in their own right should be retained.
- d. **Secondary Entrances:** Preserve and retain secondary entrances on the side and rear of buildings to the maximum extent possible. Alterations and changes to secondary entrances to improve their appearance and/or to make them more

functional should be compatible with the character of the entrance and the building, as with any addition or alteration to a historic building.



Entrances play a strong role in the visual character of historic district buildings.

- e. **Closing Historic Entrances:** Do not remove, close or fill in historic entrances. Preserve historic entrances and their contributing features even when no longer in use to preserve character and significance of the facade.
- f. **Featured Entrances:** If it is desirable that a secondary entrance or new entrance on the side or rear of a building be featured as the primary entrance in use, use paving and landscaping as the primary means through which its prominent role is visually communicated to pedestrians.
- g. **New Entrances:** Do not create new entrances on primary facades. If needed, locate new entrances on side or rear facades in locations that will result in a minimal loss of historic materials and features. Design new entrances to be compatible in size, scale, shape, proportion, material, and massing with the existing building features.
- h. **Enclosure:** Do not add enclosed vestibules to primary entrances. Enclosed vestibules may be added to secondary entrances but should be compatible with the character of the building.

Historic Doorways and Detailing

- a. **Preservation:** Preserve, repair, and maintain historic doorways and doorway components such as door frames, sills, doors, hardware, sidelights, fanlights, and other features.
- b. **Retain Historic Doors:** Retain authentic historic doors where they are present. Do not replace a historic door if repair and maintenance can improve its performance and preserve its physical and historical integrity.
- c. **Replacement Doors:** Historic doors that are deteriorated beyond repair and non-historic doors may be replaced with new doors that are appropriate to the character and period of the building.



Simple entrance porch with a gable roof structure, decorative structural details, and brick step and deck.



Entrance porch with a flat roof, simple wood structure, railings, wood deck, and stone steps.



Wood basement areaway door.

- d. **Replication:** When possible, where existing doors are to be replaced and historical evidence is available, install new doors that replicate the design, detailing, arrangement of paneling, and glazing of the historic doors.
- e. **Design of New Doors:** When door replacement is undertaken and replication is not possible, the new door should be designed to be appropriate in character to the historic doorway. Custom fabricate the new door to fit the historic opening. Use a contemporary door type that reflects the architectural character of the doorway. Modern solid flush doors are inappropriate for historic buildings.
- f. **Inappropriate Doors:** Where existing non-original, non-historic doors have been installed but are inappropriate to the character of the building, their replacement with new doors that are appropriate is encouraged.
- g. **Doorway Configuration:** Maintain the original size, shape, and configuration of the historic doorway. Do not decrease the size of the doorway opening by partially filling it in to allow for stock door replacements or for other purposes.
- h. **Doorway Alterations:** Where doorways are to be altered for functional or other purposes, such as to add a vestibule to a secondary entrance, retain as much original historic fabric and detailing as possible. Design alterations to include and respect historic elements, materials, and configurations.
- i. **Missing Features:** Use historical documentation when reconstructing a missing doorway feature. If there is not sufficient evidence available, a contemporary design should be installed that is compatible with the architectural character of the building



Historic wood doorway with solid paneled door, divided sidelights, and simple wood trim and frame.



Flush wood doorway with wood side pilasters and crisp stone steps. The storm door has a large glass panel with true divided lights, a preferred treatment. The glass panel may be replaceable with screen panel in summer.

- j. **Historic Hardware:** Retain and maintain historic door hardware to the maximum extent possible. Do not paint door hardware. Where portions of older hardware remain, it is preferred that they continue to be retained as remnant vestiges of the historic building.
- k. **Weatherstripping:** When needed, install weatherstripping around door frames to increase energy efficiency and help protect a door's historic features. New weatherstripping should not alter the character or appearance of the doorway.

Storm and Screen Doors

- a. **Storm Doors:** Storm or screen doors may be installed at historic doorways to improve thermal performance and/or allow ventilation.
- b. **Wood Storm Doors:** Wood storm or screen doors custom fabricated to fit the historic door frame are preferred, especially for primary entrances. Determine whether the doorway was originally designed to accommodate storm or screen doors and work with the designed configuration.
- c. **Manufactured Storm Doors:** Standard manufactured storm and screen doors are permitted but should be carefully selected and installed to minimize their visual impact.
- d. **Matching Existing Doorways:** New storm and screen doors should match the size and shape of the door opening, use a narrow-frame design that enables the inner door to be seen and a finish that matches or complements the inner door.
- e. **Storm Door Glass:** Storm doors should have clear glass preferably with full sized panels that allow the inner door to be visible. Dark or reflective glass on storm doors are not permitted.



Wood storm door with a large glass panel allowing the historic door behind to be visible. Both are the same color. The glass panel may be replaceable with a screen panel in summer.



Aluminum storm door – acceptable, but wood would be preferable.



New wood siding was installed to replace deteriorated siding beside and below the window sill above. The new siding matches the historic wood siding above it, an appropriate treatment.

The historic window here was removed and replaced with a new vinyl window unit. Aside from the inappropriate use of vinyl, the new window unit has a wide frame and sill that alter the visual character of the window by reducing the size of the sash and narrowing the historic proportions of the window.

The one-inch setback at the inside edge of the historic wood window frame (see arrow) was originally created to fit a wood shutter in the closed position. By the early 20th century, wood storm windows were fabricated to fit across the window in this space, replaced by screens over the lower sash in summer. Today, contemporary metal storm windows can be installed within the space created by the setback.

WINDOWS AND WINDOW TREATMENTS

Windows are among the most significant and character defining features of a building. Their preservation and appropriate treatment should be a high priority, even when changes are being made to the area of the building where they are located. The arrangement of windows on a building's facade is a key aspect of its architectural design. The manner in which individual windows are composed—their type, organization, function, operation, and internal division—are distinguishing elements of the building's architectural expression and are often specifically characteristic of the era of its construction.

The preservation of authentic historic windows should always be a priority when they are still existing. Historic windows should never be replaced unless they are deteriorated to such an extent that repair and rehabilitation are not possible. The most common type of window within the historic district is the wood doublehung window, common to residential construction from all eras.

When properly maintained, historic wood doublehung windows can last indefinitely. Historic wood windows are usually better constructed than new replacement windows, and can easily be repaired to working order. Because they are better constructed, they are more cost effective over the long run—they require less maintenance, can take more abuse, and will not have to be replaced. Historic windows can also be made as energy efficient as new windows through the installation of weatherstripping and, if desired, storm windows.

Options for window repair should always be assessed before replacement windows are considered. Repair is always preferable over replacement. If replacement is thought to be necessary, obtain the input of a professional experienced in historic preservation. Many times windows that look like they are in poor condition are in fact repairable. If replacement windows are necessary, the new windows should be carefully chosen to match the type, size, appearance, and construction of the historic windows.

Historic Windows – Preservation, Repair, Replacement

- a. **Preservation:** As a high priority, retain, preserve, and maintain authentic historic windows from the date of a building's construction whenever they are still present.
- b. **Later Windows:** Retain later replacement windows from the historic district's various periods of significance unless the windows negatively impact the character and use of the building.
- c. **Window Elements:** Retain the elements of preserved windows that contribute to a building's architectural character. Such elements may include frames, sash, muntins, glazing, hardware, sills, lintels, and other features. Alteration or removal of such features diminishes a building's architectural integrity.



Windows are among the most visible and significant character defining features of a building.

- d. **Window Deterioration:** Do not replace windows that are significant to the historical development of a building unless they are missing or deteriorated beyond repair. Peeling paint, broken glass, stuck sash, and high air infiltration are all problems that can be remedied and do not constitute valid reasons for replacement.
- e. **Window Repair:** Repair historic windows retaining original materials and fabrication techniques. Replace missing or broken pieces in-kind. Epoxy consolidates may be used to strengthen and save deteriorated wood at frames and sills.
- f. **Limited Replacement:** Do not replace an entire window if limited replacement of deteriorated parts is possible. Many elements that are particularly susceptible to weathering, such as muntins, can be replaced without replacing the whole window. Use surviving prototypes to reconstruct missing window elements. Replacement elements should be visually, chemically, and physically compatible with the remaining portions of the window.
- g. **Window Hardware:** Window hardware and operating mechanisms should be retained but are often in need of repair. Elements such as the sash locks, cords, and weights of historic wood doublehung windows can be easily repaired and, if necessary, replaced in-kind.
- h. **Weatherstripping:** Apply weatherstripping to existing historic windows if it is needed to reduce air infiltration. Installation of weatherstripping between the window frame and operable sash and along the meeting rails of top and bottom sash can dramatically increase energy efficiency.
- i. **Insulating Film:** Do not apply reflective or insulating film to window glass. Blinds or insulating curtains may be added to the interior for privacy and increased thermal performance.

The preservation of authentic historic building fabric is a priority within the historic district. Window sash, frames, sills, and detailing are the focus of preservation efforts.



Some buildings within the historic district appear to retain authentic historic windows and detailing dating to the period of their construction.

- j. **Window Openings:** Avoid enlarging, reducing, or filling in historic window openings. Do not close or reduce the size of historic window openings by removing windows and filling in openings in whole or in part with new construction.

Storm Windows

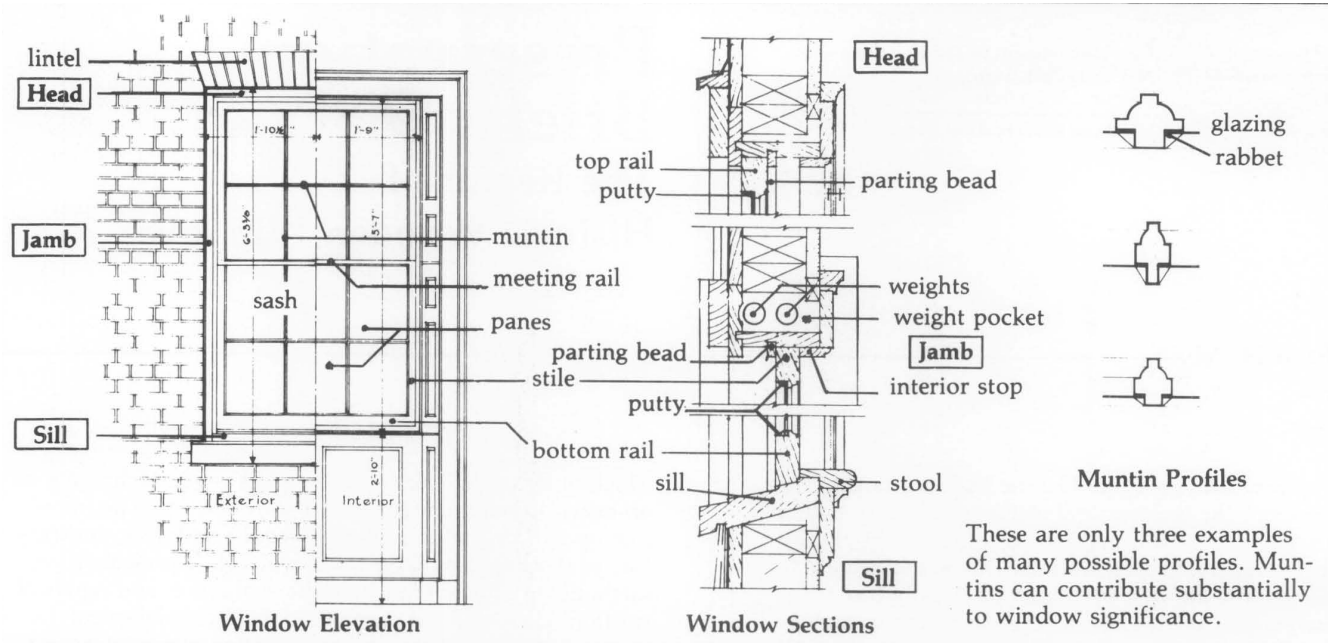
- a. **Storm Window Types:** Storm windows are not subject to review under the Historic District Bylaw, but it may be noted that both exterior and interior storm windows are appropriate and acceptable for installation on historic buildings should they be desired to increase thermal performance.
- b. **Exterior Storm Windows:** Conventional exterior metal storm windows are acceptable for application to historic windows because they not only provide thermal insulation, but they also help protect and preserve the historic windows, even though they may somewhat alter exterior appearance.
- c. **Storm Window Design:** Exterior storm windows should match the full size and the shape of the historic window. The size and locations of storm windows and screen rails should match those of the historic window sash behind. Storm window finishes should be selected to match the color of the historic window frame.
- d. **Interior Storm Windows:** Various types of interior storm windows may be considered for use and are not subject to historic district design review as they do not affect the exterior appearance of the building. Fixed and removable magnetic storm windows are inexpensive, fully reversible, and may be removed during seasons when windows should be operable. Various types of operable interior storm windows are available as well.



Operable awning window with the screen mounted on the inside.



This exterior metal storm window is discretely mounted on the historic window frame, matching its size, and is barely visible.



These drawings of window details from the National Parks Service's Preservation Briefs: 9, The Repair of Historic Wood Windows identify major components, terminology, and installation details for a wood doublehung window. (NPS 1981)



Replacement Windows

- a. **Replacement:** Replace historic windows that are severely deteriorated and cannot be repaired; or that are missing; or that have already been replaced with windows that are not historically significant to the building and are inappropriate to its character.
- b. **Reproduction Windows:** Whenever possible, replacement windows should closely match the historic windows that were present. It is preferable that replacement windows be accurate reproductions of historic windows using historical, pictorial, and physical documentation in their design.
- c. **Manufactured Windows:** When the installation of accurate reproduction windows is not the selected option, a new similar and compatible manufactured window may be installed provided that the new replacement window is consistent with the historic character of the building.
- d. **Research:** Where historic windows are not present to provide a model, undertake research to determine the most appropriate configuration and profile of a new window to be installed in the historic opening.
- e. **Replacement Sash:** When possible, replace only the sash of the window in-kind leaving the historic frame and sill intact. Install weatherstripping between the new sash and the historic frame to enhance thermal performance. In many cases, thin insulating glass can be installed in the sash while retaining accurate historic muntin profiles.
- f. **Window Size:** New windows should be custom fabricated to match the full size of the historic window openings. Do not install new windows that are smaller than the full size of the historic window opening.

Replacement windows should closely match the character of the historic windows they replace even when they are of standard manufacture.



Replacement windows should match the full size of the historic window opening.

- g. **Frame, Sill, and Trim:** When replacement window units are installed, modify or remove the existing frame to allow the new frame to match the existing in size and location. Remove and reinstall interior and exterior trim to allow for placement of the new window. Retain existing sills or match existing sill detailing.
- h. **Window Material and Finish:** It is preferable that historic wood windows be replaced with new wood windows with a painted finish. However, certain types of manufactured windows with metal-clad sash or factory-coated wood may also be acceptable. New window frames should not be metal clad.
- i. **Vinyl and Aluminum:** Vinyl and aluminum replacement windows are not acceptable as replacements for historic windows because they are of inferior quality and have short life spans.
- j. **Window Type and Configuration:** Install replacement windows of the same type, sash configuration, and operation as the historic windows. Historic doublehung windows should be replaced with new doublehung windows; historic casement windows should be replaced with new casement windows; historic awning windows should be replaced with new awning windows; historic fixed windows should be replaced with new fixed windows.
- k. **Insulating Glass:** The use of insulating glass to increase the thermal performance of windows may be acceptable. Minimize glass thickness to approximate the appearance of historic panes.



Authentic wood reproduction windows are preferred, although manufactured wood windows with finished aluminum metal cladding or factory-coatings may be acceptable.



Historic muntin configurations should be used in the replacement windows, with profiles and details that replicate the historic appearance as closely as possible.

- l. **Muntins:** Match the muntin configuration of the historic windows being replaced. The use of true divided lights is preferred. However, certain types of false muntins simulating divided lights may be acceptable provided they are integral to the sash design, both interior and exterior, and are not easily visually identifiable as false. Do not install windows with applied or snap-in muntins or muntins that are on interior of insulating glass.
- m. **Inappropriate Window Types:** Do not install new contemporary windows that are not appropriate to the character of the historic building, such as stock residential windows, bay or picture windows, glass block, Jalousie windows, or others.

Shutters

- a. **Preservation:** Retain, preserve, and maintain historic shutters and shutter hardware when they are present. Retain shutter hardware even when shutters are missing.
- b. **Shutter Installation:** The installation of historically appropriate shutters on historic windows is encouraged. In general, install shutters only where they existed historically and where appropriate to the architectural style of the house.
- c. **Shutter Size and Configuration:** New shutters should match the height and width of the window opening where they are being installed. Shutters should be mounted to be operational or appear to be operational.
- d. **Shutter Materials and Design:** Shutters should be of wood construction, but high end composites closely simulating wood may be permitted, and either one should be protected with a painted coating. Shutter form and design should be similar to that existing historically when historic information is available.



Shutters should match the height and width of the window opening and be operable or at least appear to be operable.



Historic shutter hardware such as this metal hinge should be preserved even when not used.



These shutters do not match the size of the historic window opening and could not be operable.

When information is not available, design shutters to be appropriate to the period and style of the historic building.

- e. **Inappropriate Locations:** Do not install shutters on windows that would not have had them, such as bay windows, casement windows, or fixed windows.
- f. **Inappropriate Sizes:** Do not install shutters that do not match the size and shape of the window on which they are installed. Shutters that are smaller than the windows and clearly could not have been usable are inappropriate.
- g. **Shutter Mounting:** Install shutters with appropriate shutter hardware typical of the period of the building. Do not screw, bolt, or attach shutters directly onto building walls without appropriate hardware. Shutters should stand off of the wall and window frame surfaces creating a shadow line behind.

New Windows in an Existing Historic Facade

- a. **New Windows:** New windows should not be added to the primary facades. If necessary, new windows should only be added to side or rear facades that are not readily visible from the street.
- b. **New Window Design:** If new windows are added to a side or rear facade, the type, size, placement, and detailing of the windows should be complementary with the design and detailing of the existing facade. Details of new windows should vary slightly from that of authentic historic detailing so that the window may be clearly identified as being from a later period.



In this example, despite the presence of authentic shutter hardware on the frame, shutters are mounted flat on the walls adjacent to the window, which is inappropriate and could have been avoided.



The new windows to the right of this doorway may be an addition or once been an open porch. Though different in type, their character successfully reflects the character of the overall building.

HISTORIC PORCHES

Porches are a significant character defining feature of buildings within the historic district and are present on both primary and secondary facades. Their preservation is important in helping to maintain the character of both the building and the streetscape. In some cases they were added to earlier buildings but remain significant to the building's historical development. They were common to buildings in the late nineteenth and early twentieth centuries, before the introduction of air conditioning.

Porches are an important transitional space on a building where the exterior space and interior space intersect. They vary in use or function, some sheltering primary or secondary entrances and others serving as outdoor living areas. Porches are one of the most frequently altered features on a historic building.

Typically, porches feature common architectural elements, such as posts, railings, floor assemblies, steps, and a sheltering roof structure. Usually the design and detailing of the porch reflect the architectural style and treatment that is prevalent on the remainder of the building. Porches contribute to the architectural integrity of a building and should be preserved. Generally constructed of wood, porches can deteriorate quickly due to exposure to the elements. This is especially true in Massachusetts due to the weather cycle. Regular maintenance and upkeep is necessary to address deterioration before it escalates to a large-scale issue.

Historic Porches

- a. **Preservation:** Preserve, repair, and maintain historic porches associated with buildings within the historic district.
- b. **Repair:** Repair damaged or deteriorated elements of historic porches. Repair is always preferred over replacement, and limited replacement of deteriorated elements is always preferred over complete replacement of an entire porch.
- c. **Replacement:** When deteriorated beyond repair, individual porch elements should be replaced in-kind to match original visual and physical properties, including materials, design, scale, level of detail, and color.
- d. **Posts and Railings:** Porch posts, railings, balusters, and handrails are both functional and decorative and should be preserved and maintained. Repair damaged or deteriorated porch posts and railings whenever possible rather than replace them.



Wood porches are prominent features of many houses within the historic district. Exposed to the weather, their wood features require ongoing maintenance and occasional repair and replacement.

- e. **Porch Ceilings:** Repair and replacement of porch ceilings should be based on their historic prototypes and should be undertaken in-kind. Sections of damaged or deteriorated ceilings should be completely removed prior to installation of the new material. New work should never be installed over damaged material or obscure historic features that contribute to the building's character.
- f. **Replacement Materials:** Cedar, which is highly weather resistant, is an appropriate replacement material for posts, railings, and decorative woodwork for porches. When used, it should be painted.
- g. **Contemporary Materials:** Do not replace historic wood posts or railings with inappropriate contemporary plastic or metal columns, posts, railings, or balusters.
- h. **Conjectural Features:** Conjectural features should not be added to a historic porch unless there is evidence that they were originally present.
- i. **Replacement in Entirety:** If a historic porch is severely deteriorated or structurally unsound, the entire porch may be removed and replaced in-kind. New work should closely match historic conditions in all respects. Replacement posts, railings and balusters should match in material, profile, configuration, and material.
- j. **Porch Additions:** New porches may be added to side or rear facades but should be designed to complement the historic building with similar configurations and detailing. Porches should not be added to a primary facade if the building did not historically have a porch.



Historic front porch on a building dating to 1798. The porch may be a later addition/modification.



Highly detailed front porch with wood columns, roof balustrade, floor, and steps.



Wood entrance porch with access from the side.

Porch Flooring

- a. **Porch Flooring:** Wood porch floors receive heavy use, are exposed to the elements, and tend to wear and weather quickly. Replacing limited sections of deteriorated flooring is preferable to total replacement. Replacement floorboards should closely match the dimensions of historic wood floorboards, which were typically between 3/4- and 1-inch thick.
- b. **Replacement Floor Materials:** Mahogany, which is very hard, is a good material for replacing wood porch flooring and may be stained or painted. Synthetic flooring materials such as polymers are not encouraged but may be approved in particular locations on a case by case basis. Treated lumber may be used for structural elements and elements in contact with masonry in the reconstruction of porches where it is not exposed to view.
- c. **Floor Installation:** Wood porch flooring should be laid perpendicular to the building wall and extend to the drip edge of the porch. A minimal slope away from the building to facilitate drainage is needed. A maximum gap of 1/16-inch should be left between boards to allow for expansion. Boards should be fastened with screws, not nails, to prevent cupping and bouncing. Wood edging should be applied to the exposed ends of floorboards to prevent moisture from entering the end grain. Surface coatings such as paint and stains that help prolong the color and condition of the wood are appropriate.
- d. **Crawlspace Enclosure:** Use semi-open materials such as wood lattice and grills to enclose the space between a porch floor and the ground, providing adequate ventilation. Design enclosures to be visually appropriate to existing porch detailing. Avoid direct contact between wood members and the ground.



Wood porch flooring and related elements are exposed to the weather and susceptible to deterioration.



Fine wood eave, column, and beaded board ceiling, and additional detailing on a porch within the historic district.

Porch Steps

- a. **Wood Steps:** Wood steps on nineteenth century buildings may have been replaced a number of times over the building's lifetime due to wear and exposure. The replacement of wood steps should be based on physical evidence and historic documentation if available, and not necessarily the current steps, which may or may not be an accurate copy of the original.
- b. **Stone Base:** To control the deterioration of wood steps, installation of a stone or concrete plinth (base) underneath the steps structure is recommended. Not only does it support the bottom of the steps, but prevents the wood from resting on the soil.
- c. **Stone Steps:** Stone steps provide access to some porches and entrances within the historic district. Treatment and repair should follow the recommendations contained in the masonry section of these guidelines. Historic stone steps should not be replaced unless the stone itself is severely deteriorated. In some situations, steps can be patched with consolidants tinted to match the color of the stone.

Porch Enclosure

- a. **Interior Spaces:** Historic porches should not be enclosed with walls and windows to create or expand interior living space.
- b. **Limited Enclosure:** Do not enclose historic porches on the primary facade of a historic building. On secondary or rear elevations, limited porch enclosures may be permitted. Limited enclosures involve installation of glass partitions inside of retained posts and railings, minimizing necessary wood structure. The installation should retain the visibility of historic details and maintain the original transparent and open appearance of the porch. It should be fully reversible.



Wood steps without railings providing access to a wood porch.



Modern granite steps with smooth treads and rough faced risers have been added to this porch. A black metal handrail has been installed for safety but is minimally visible.



This rear first floor area approximates the open feel of a porch.

SITE FEATURES

Landscape context is central to the character of any historic neighborhood. Overall spatial parameters of the landscape are established through the layout of the street, configurations of lots and lot lines, and the setbacks and forms of buildings, all of which may vary by neighborhood. The vegetation that is present softens the landscape, modulates spatial character, and provides visual interest and shade. Important to the character of most historic neighborhoods is the presence and stewardship of large deciduous canopy trees, which give spatial scale to the buildings and probably play the strongest role in establishing a pleasing neighborhood character.

Important as it is, however, vegetation is not reviewed in the design review of Wellesley's historic districts. Nor has vegetation presented issues of contention with respect to negative impacts. Most of Wellesley's historic neighborhoods are filled with large canopy trees which contribute to neighborhood character. Smaller scaled vegetation varies by property but is generally ample, well designed, and well maintained through the Town.

Other site features, most of which are subject to design review, are discussed below and include retaining walls, steps, curbing, paving, fences, railings, lamps, and other permanent small scaled structures. A considerable number of these features are not original historic fabric but have been added to the neighborhood landscape over time, many of them in recent decades. Of these, fencing is the most visually prominent. First, however, this chapter addresses the importance of the overall streetscape and the shared public realm.

Streetscape

The streetscape is within the public domain and is generally not subject to design review with respect to individual properties. It includes the street, curbs, sidewalks, utilities, and trees and grass areas within the right of way.

Stewardship of the public streetscape is important. Changes adverse to the character of the historic neighborhood should be avoided. When changes are to be considered within a designated historic district by a public agency, utility, or other entity, the Historic District Commission should be consulted.



Portion of the streetscape within the Cottage Street Historic District – its narrow street, informal sidewalk, lack of curbing, and prominent utility poles are characteristic of its vernacular development.

- a. **Identification and Assessment:** When public improvements are proposed within a historic neighborhood, historic landscape characteristics and features should be identified and the impact of proposed changes should be assessed.
- b. **Historic District Review:** Within a designated historic district, proposed changes within the streetscape should be reviewed with Wellesley's Historic District Commission.
- c. **Street Construction:** Assess the impact of street construction projects on adjacent historic landscapes and structures. If negative impacts are possible, identify and implement protective measures.
- d. **Historic Features:** Identify and preserve historic features within the streetscape. Such features might include stone curbing, classic cast iron hydrants, light fixtures, and others.
- e. **Streetscape Elements:** Preserve major streetscape elements and characteristics, including street width, setbacks, curbs, trees, lawns, and sidewalks.
- f. **Circulation:** Retain historic pedestrian and vehicular circulation patterns.
- g. **Historic Character:** Avoid changes that might negatively impact the historic physical and spatial character of the streetscape and the neighborhood.
- h. **Canopy Trees:** Avoid changes and work that might damage canopy trees along the streetscape. Prune trees carefully to allow utility wires to run through the canopy while preserving the shape of the tree canopy.

Retaining Walls, Steps, and Curbs

Natural field stone is the most common material used for retaining walls within the historic district. Cut granite is commonly used for site steps. Some of these materials may be historically significant, but they are all characteristic of the neighborhood.



Cottage Street streetscape showing stone retaining walls that border one side of the street.



Stone retaining wall and entrance steps.



Stone retaining wall bordering the street and driveway.

- a. **Preservation:** Retain, maintain, and preserve stone retaining walls and steps within the historic neighborhood. Retain historic stone curbing where it is found to be present.
- b. **Natural Stone:** Use natural stone similar to that of existing retaining walls and steps for new retaining walls and steps. Use similar heights, coursing patterns, and configurations. Brick retaining walls may be permitted in neighborhoods where they are an existing historic feature.
- c. **Non-historic Materials:** Cast block and other non-natural materials are not recommended for retaining walls.

Walkway Paving

Natural stone and brick are most common in the paving of walkways within the historic district and contribute to the character of the district. Some of these materials are historic, while others are newer installations or replacement materials. Concrete walks are present in some locations and are not inappropriate. Several recent installations have used cast pavers.

- a. **Preservation:** Identify, retain, and preserve historic walkways, paving materials, and circulation patterns where they are present. Do not replace historic paving unless it is deteriorated beyond repair.
- b. **Pattern and Alignment:** Retain the alignment, widths, and configurations of non-historic pedestrian walkways where they have become character defining features of the historic neighborhood.
- c. **Repair and Replacement:** When repair or replacement of materials is necessary in historic walkways, replace in-kind utilizing paving materials that are similar in type, appearance, and composition.
- d. **New Walkways:** The addition of new sidewalks or walkways within a historic

neighborhood may be desirable and necessary to enhance pedestrian access and connectivity. New pedestrian routes should be compatible with the existing pedestrian circulation patterns.

- e. **New Paving:** New paving should be consistent with the character and appearance of historic paving. The use of stone or brick paving similar to those already existing is preferred.
- f. **Concrete:** The use of concrete for new or existing walkways is acceptable. Concrete should be colored to match the muted hues of existing older concrete. Concrete using a natural sand finish for coloring is preferred.
- g. **Cast Pavers:** The use of cast pavers for new or existing walks is acceptable. Pavers should have exposed grains and be of natural colors similar to the grey of natural stone.



Historic stone paved entrance walk.



Historic brick entrance walk.

Fencing

Wood fencing is typical within the Cottage Street Historic District and is present in a variety of forms and designs. Low, wood picket fencing is most common in front yards along the streetscape. Tall wood board fencing is present along some side and rear property lines providing enclosure and privacy for backyards. Cast iron fencing may once have been present historically in some locations, low in front yards and taller in rear yards, and would not be inappropriate today.

- a. **Preservation:** Identify, retain, and preserve historic fencing where it is present.
- b. **Repair and Replacement:** Repair deteriorated portions of historic fencing in-kind. Where replacement is necessary due to the extent of deterioration, replace historic fencing by matching the original in material, design, and installation.
- c. **New Wood Fencing:** New wood fencing similar to existing designs and configurations is appropriate and should take inspiration from appropriate existing fencing within the historic neighborhood. Fencing in front yards along the sidewalk and streetscape should be of low height.
- d. **Metal Fencing:** Metal fencing with narrow pickets similar to historic cast iron fencing may be permitted. Use black, dark green, or other appropriate color. Fencing in front yards along the sidewalk and streetscape should be of low height. Provide manufacturer's information and samples of proposed fencing for review and approval.
- e. **Side and Rear Fencing:** Taller fencing is permitted along side and rear property lines to allow for privacy for backyard areas behind residences. Vertical wood board fencing is preferred. The use of lattice tops similar to some existing installations is desirable.



Elaborate wood picket fence bordering the sidewalk and street. Note brick entrance walk.



Simple wood picket fence along the sidewalk, a typical condition within the historic district. Note brick entrance walk.



Another example of a low wood picket fence characteristic of the historic district. Wood picket fencing is in keeping with the simple vernacular design of many of the residences within the Cottage Street Historic District.

- f. **Tall Metal Fencing:** Tall metal picket fencing may be acceptable along side and rear property lines, and other forms of proposed fencing will also be considered for their appropriateness.
- g. **Tall Front Fencing:** Taller fencing facing the street intended to protect rear yard areas is permitted but must be located in side yards beside the primary building. Tall fencing should be set back from the front façade of the residence. Tall fencing facing the street is not appropriate in front yards. Trellis style wood fencing is preferred.
- h. **Non-historic Materials:** Plastic fencing, chain link fencing, and other non-historic materials are inappropriate within Wellesley's historic neighborhoods and historic districts.

Lighting

Historically, exterior site lighting was not common in residential neighborhoods during the late nineteenth and early twentieth centuries. When present, usually only in wealthier areas, fixtures were often gas, supplied from municipal works. Municipal electric lighting came later. Exterior lighting should be limited and discrete with historic neighborhoods. Lantern style public street lighting has been installed along streets in some portions of the historic district.

- a. **Residential Lighting:** Lighting emanating from lit interior spaces through the windows of residences is the most appropriate form and degree of lighting characteristic of historic neighborhoods.
- b. **Exterior Lighting:** Exterior lighting should be used sparingly and only in discrete locations in historic neighborhoods. Discrete exterior lighting is appropriate at entrances, porches, gates, steps, and other similar locations to illuminate destinations and conditions for safety.



Historic residence with a wood picket entrance gate of more elaborate design, in keeping with the architectural style of the residence.



A tall wood trellis has been installed to enhance the character of the front yard of this historic home. This is probably a non-historic condition and is unorthodox. However, it adds to the charm of the residence; seems appropriate to the character of the neighborhood due to its design; and seems appropriate to the character of the property due to the degree of setback, quality of the landscaping, and the simplicity of the house.



Low cast iron fencing was common in residential neighborhoods during the late nineteenth century. Where such fencing still exists, it should be retained, even if only as remnants.

- c. **Flood Lighting:** The lighting of building facades and yard areas with flood lights is inappropriate within a historic neighborhood. The use of Building mounted, ground level, and tree mounted flood lighting is discouraged.
- d. **Building Features:** The limited facade lighting of individual building features such as entrances may be permitted but should be discrete and of low intensity.
- e. **Ground Lighting:** The installation of low, ground level light fixtures at steps and along walkways may be appropriate but should be limited in extent. Fixtures should illuminate the ground, and bulbs should not be visible to pedestrians.
- f. **Fixture Style:** Metal lantern style fixtures mounted on poles or on buildings are a common form of exterior lighting within historic neighborhoods. Where lighting sources are visible, they should be of warm hue and limited strength. Many metal fixtures in use have a black finish.
- g. **Contemporary Fixtures:** The use of contemporary fixtures will be considered and is not inappropriate. Contemporary fixtures that light the ground and where the light sources is shielded from view is encouraged.



Metal lantern style light fixtures at entrances, on porches, and along walkways are common within the Cottage Street Historic District.