



CHAPTER 7 – ADDITIONS, NEW CONSTRUCTION & SITE FEATURES

Additions and new construction can make interesting and meaningful contributions to a building and a historic district by adding creative visual elements that respond to and reinforce established patterns and context.

As lifestyles change, buildings often need to adapt and evolve to accommodate new situations and needs. A number of buildings within the Cottage Street Historic District were modest and very small when originally constructed—part of their cottage charm. Many have been expanded with additions and dormers over time, adding interior living space. Additional new space may be desired by owners in the future as well. The challenge in historic preservation is to accommodate desired change in a way that reinforces rather than diminishes historic character, whether addressing an addition to an existing building or a completely new building.

There is limited opportunity for the construction of new buildings within the Cottage Street Historic District as the neighborhood is practically built-out. The construction of new buildings will continue to occur in other historic neighborhoods in Wellesley as well, and these guidelines are intended to also be helpful in their design and implementation.

New construction should be designed in a manner that is compatible and sympathetic to the character of the historic district or neighborhood, especially buildings that are immediately adjacent, ensuring that the character and integrity of surrounding historic resources are preserved. New buildings should be consistent with the site layout, orientation, scale, form, materials, features, and detailing established by surrounding structures.

The design of new additions to existing historic buildings should follow the same guidelines as outlined for new construction. Generally, however, the specific focus in the design of additions should be its relationship to the character and appearance of the specific existing building to which it is attached. Inappropriate additions and alterations can diminish the integrity of a historic building. Carefully designed additions and alterations that are sensitive to historic character and building fabric can enhance a building's character as well as its use.

The character of the historic district and its streetscape relies upon the visual continuity and interplay established by the presence of similarly designed and harmonious buildings. Yet individuality is important as well. The historic district is comprised of a number of different residential building types designed during different periods for different owners. Together, both the continuity and individuality of historic buildings combine to create a neighborhood of distinctive character.

Additions and new construction that are added to the historic district should express their individuality. They should speak of the time in which they are built in a contemporary way that is respectful of their historic surroundings. They should not seek to replicate historic buildings or styles, but may choose to reference historic styles in their design. While contemporary to their time and place, additions and new buildings should fit in and contribute positively to the overall character of the neighborhood. The following guidelines are applicable to new additions to existing historic buildings as well as to entirely new buildings within the historic district.

GUIDING PRINCIPLES FOR NEW DESIGN

- a. **Design Excellence:** Wellesley's historic district has been designated in recognition of the quality of its buildings. Additions and new construction should continue the local tradition of design excellence, which cannot be achieved solely through regulatory review. A design team experienced with design in a historic context is important and will bring careful thought, sensibility, flexibility, and high quality to new construction projects within the district. Design excellence cannot be achieved by simple application of a formula but requires a creative response to contemporary requirements and the historic context.
- b. **Design Context:** Identify the character defining features of the surrounding historic buildings and streetscape. Design additions and new buildings to visually relate to their immediate historic context and the context of the historic district as a

whole. Respect established design precedents in the immediate area, but do not directly imitate existing buildings.

- c. **Demolition and Removals:** The demolition of historic buildings to allow for new construction is not permitted within the historic district. New additions to existing buildings should be accomplished in a manner that minimizes the removal of authentic historic building features and fabric.



Side and dormer additions to a home within the historic district.

SITE LAYOUT AND ORIENTATION

- a. **General Layout:** Retain established property line patterns, street relationships, setbacks, primary and secondary building orientation, circulation patterns, and landscape elements.
- b. **Location of Additions:** Additions should be located on secondary side or rear elevations. Additions to the primary, front facade of a historic building are discouraged and may be prohibited.
- c. **Size of Additions:** The total square footage of an addition should be limited to no more than 30 percent of the square footage of the primary historic building. For instance, a building with a footprint of 2,500 square feet would be permitted an addition not to exceed 750 square feet.
- d. **Setback:** In areas where there is an established consistent setback, the setback of new construction should match that of neighboring properties.
- e. **Varied Setbacks:** In areas with varied setbacks, the setback for new construction should be within ten percent (10%) of those of neighboring properties.
- f. **Corner Lots:** New construction on corner lots should continue the established setback along both street frontages.
- g. **Variations:** Variations to these setback guidelines may be warranted in some cases, but decisions should be carefully considered with respect to their impact on the overall streetscape.
- h. **Lot Coverage:** New construction should be consistent with adjacent historic buildings in terms of lot coverage and building-to-lot ratio. In no case should they exceed that allowed by Town bylaws.
- i. **Spacing of Buildings:** Design new construction to follow the existing pattern of building widths and spacing between buildings. The spaces between buildings

help define the spatial character of the historic district.

- j. **Building Orientation:** Primary buildings should have a similar orientation and relationship to the street as the existing buildings in the vicinity.
- k. **Orientation and Additions:** The original orientation of a building should not be altered by an addition. For example, the addition should not result in a secondary facade becoming the primary facade.

New additions should be inspired by and designed to reflect the character of the building to which they are attached but should have a subsidiary visual role and may be expressive of their own use and purpose.



- l. **Entrance Orientation:** Primary entrances of new buildings generally should be on the primary facade, face the street, and be consistent with the pattern of entrances and facades within the vicinity. A few buildings within the historic district have their primary entrances on side facades.

- m. **Existing Entrances:** Additions and alterations should not obscure, obstruct, alter, or remove an existing building's primary entrance or other key features of the primary elevation.
- n. **Circulation Patterns:** Create pedestrian and vehicular circulation patterns that connect with and reflect the patterns along the streetscape and within the vicinity. Primary entrances generally connect directly to the street. Driveways are generally immediately adjacent to buildings.
- o. **Yard Areas:** Establish yard areas and outdoor spaces that are consistent with and complementary to those of the streetscape and properties within the vicinity.
- p. **Secondary Structures:** Locate secondary structures, such as garages and sheds, in a manner consistent with existing secondary structures, generally to the rear and side of the primary building.



Existing additions located to the side and rear of their primary historic buildings within the historic district.

ARCHITECTURAL EXPRESSION

- a. **Complementary Expression:** New construction in the historic district should be sympathetic with and complementary to the existing architectural vocabulary of historic buildings within the vicinity.
- b. **Complementary Additions:** Design additions and alterations to be sympathetic and complementary to the character of the historic building to which they are attached.
- c. **Character Defining Features:** Identify and retain historic character defining features when planning additions and alterations to a historic building.
- d. **Contemporary Design:** New buildings should be of contemporary design that reflects the building's current time, place, use, and culture while being respectful of and compatible with the character of the historic district.
- e. **Contemporary Additions:** New additions may be contemporary in design, or may replicate the historic character of the main building. Where an addition replicates the historic character of the main building, create subtle differences to clearly distinguish it as a later structure.
- f. **Inspiration:** New architectural designs are encouraged to take inspiration from and make visual references to the historic character of buildings in the vicinity.
- g. **Compatibility in Contemporary Design:** In general, compatibility in contemporary design can be achieved by reflecting some design characteristics of historic buildings in the vicinity, as outlined in these guidelines, while varying from others and creating new elements expressing a level of individuality.
- h. **Contemporary Interpretation:** Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings that are similar to but do not exactly replicate historic details, for example, can provide visual compatibility while conveying that the building is new.



Sketch of a new residence designed and approved for 636 Washington Street within the historic district. Many new buildings in Wellesley use historic shingle style forms and detailing. Most are creatively designed and include features, such as two- and three-car garages, that clearly mark them as contemporary. (Sketch: Union Studio, Providence, RI)

- i. **Architectural Patterns:** The rhythm of the facade of new buildings should reflect the characteristic rhythm of surrounding buildings, including fenestration, forms, rooflines, and floor-to-ceiling ratios.
- j. **Architectural Detailing:** Incorporate architectural detailing that is visually similar to the character and styles of detailing in neighboring buildings within the district. Detailing should be simple in design and should complement, but not visually compete with, the character of the neighboring historic buildings. Architectural detailing that is more ornate or elaborate than that found within the district is inappropriate.
- k. **Historic Similarity:** While compatible contemporary design is encouraged, new buildings that are similar to existing historic buildings in materials, form, massing, and architectural features are acceptable as long as the new buildings can be clearly distinguished from historic buildings.
- l. **Dramatic Contrast:** Radically contrasting designs for additions or new buildings are inappropriate within the historic district and will not be permitted.
- m. **False Historicism:** Avoid replicas of historic buildings and styles. An example might be the replication of a building already existing within the district. False historicism diminishes the integrity of the historic district by confusing old and new.
- n. **Documentation:** Document existing historic conditions in drawings and photographs before beginning any alterations or additions to an existing historic building.



This 18th century historic residence in Beverly, MA was converted to commercial office use with a large but compatible addition to the rear. Though large, the addition modulates reasonably in form in relation to the historic residence. It uses matching materials and colors but has creative contemporary elements.

SCALE, MASSING, AND FORM

- a. **General Characteristics:** New buildings should be designed to complement the form and massing of neighboring historic buildings and should generally be of the same average height, width, and volume as buildings in the vicinity.
- b. **Subordinate Additions:** Additions should be subordinate to the primary historic structure. They should not overwhelm the original structure. Additions should be designed in such a way that they minimize their visual impact on the building.
- c. **Additions Near the Primary Facade:** Additions located near the primary facade should adhere more closely to historic character, while additions that are less visible from the front may be more adventurous.
- d. **Distinguishing Characteristics:** Design additions so there are subtle, distinguishing characteristics between the historic portion and new addition. This may include simplifying details, changing materials, or modifying proportions.
- e. **Building Scale:** The scale of a new construction is determined by the relative size and height of the construction in relationship to the existing building or to its neighbors. Design additions to be compatible with the existing building in scale, massing, height, and form. The overall scale of a new building and building components should be compatible with those of neighboring buildings within the historic district.
- f. **Human Scale:** New construction should have a human scale. In general, the size of major architectural features in relation to the human body helps determine whether a building has human scale. Key features include building forms and shapes, windows, doorways, porches, steps, and other elements.



Today, it would be recommended that this historic addition be stepped back from the face of primary elevation to better retain the facade's expression.



These two similar rear additions significantly expand the useable space of their buildings while retaining the character of the primary structures.

- g. **Building Mass:** Building mass should have a similar sense of weightiness or lightness as that of surrounding historic buildings, as determined by the proportion of solid surfaces (walls) to voids (windows, doors, porches).
- h. **Building Form:** Form in new construction is determined by the shape, volume, and size of the overall building envelope and its major components. The form of a new addition should reflect but be subsidiary to the form and shape of the existing building. The form(s) of new buildings should be complementary with and reflective of those of neighboring buildings within the historic district.
- i. **Proportion:** Design additions with similar proportions as those of the existing building. Design new buildings to be proportional to surrounding buildings. Consider important building proportions such as heights and widths, roof pitch, floor-to-floor heights, the size and placement of windows and doors, and the scale of articulated elements such as porches and bays.
- j. **Rhythm:** Respect the characteristic rhythms established by the forms, rooflines, window and door placement, and other architectural features of the existing or neighboring buildings.
- k. **Floor-to-Floor Heights:** Foundation and floor-to-floor heights in new construction should be within ten percent (10%) of the floor-to-floor heights of existing or neighboring historic buildings.
- l. **Height Variations:** Where there is variation of building height within the immediate neighborhood, a new building should generally relate to the predominant pattern.



Adjacent buildings within the district vary in height.



The flush dormer above may be a later addition to make the second floor of the building more usable and has gained historical significance due to its age. New dormers should be set back from the first floor wall plane so that the overall cottage form of the building is better retained.

MATERIALS

- a. **Compatibility:** Exterior building materials should be complementary to and compatible with the materials used on the primary building for additions and on neighboring historic buildings for new buildings. Materials should be of a complementary type, material, size, texture, color, and level of craftsmanship to promote continuity within the historic district.
- b. **Quality:** Cover and finish exterior walls with quality materials that are compatible with those of the existing or surrounding buildings.
- c. **Traditional Materials:** The continued use of traditional materials such as wood, stone, and brick is preferred. Stone and brick are present to a limited extent within the historic district, principally for foundation walls, exterior steps and walks, chimneys, and other features.
- d. **Predominant Materials:** In general, wood is the predominant material in use within the historic district. When there is a predominant building material in a specific area, such as wood clapboard or shingle siding and detailing, it is preferred that the predominant material be utilized in new design.
- e. **Visual Compatibility:** Materials need not be exactly the same as those of the primary building or of adjacent historic buildings but should at minimum be visually complementary. The use of materials that are visually similar to the materials of the primary building or neighboring historic buildings is an important way of achieving a level of compatibility within the historic district.
- f. **Weather Resistance:** Quality and durability can be reflected in the type of material used, such as in the species of wood. Western Red Cedar, Mahogany, and Spanish Cedar are often used in new

construction for exterior siding and woodwork because of their resistance to weathering, rot, and insect infestation.



Wood is the predominant material of primary historic buildings within the historic district and is easily adaptable to the expression of additions and new construction.

- g. **Roof Materials:** Authentic historic roof materials such as wood shingles and slate are encouraged for both new and replacement construction within the historic district. However, high quality asphalt shingles and synthetic slate

shingles are appropriate. For additions, match or complement the roofing materials of the primary building. For new buildings, select roof materials that are similar in type, pattern, form, texture, and color to those traditionally used within the district.

- h. **Metal Roofs:** Custom and prefinished metal roofs may be permitted for new or replacement construction within the historic district. Install new metal roofs in a similar manner and appearance as historic metal roofs.
- i. **Inappropriate Materials:** The use of synthetic materials that dramatically contrast with the character or quality of historic materials should be avoided. Such materials include vinyl and aluminum siding, unpainted or naturally finished wood, exterior plywood systems, fiberboard, simulated or veneer stone, glass block, and stucco. These are usually incompatible with the visual character of the historic district.
- j. **Permitted Synthetic Materials:** As discussed under the topic of Wood Siding, quality synthetic materials such as cement board and some polymer materials that visually replicate the appearance of wood may be permitted in new construction, especially in locations subject to extreme weathering or that are difficult to maintain. Where permitted, such materials must have a traditional painted finish. Simulated wood textures are not appropriate.
- k. **Stucco:** Where stucco is appropriate and permitted as an exterior finish material, Exterior Insulation Finishing Systems (EIFS) is not appropriate as a substitute for actual stucco.



It appears that this historic building was expanded to the rear and that small additions and dormers were added—all with matching materials and details.



Stucco is present but in limited use within the historic district, but contemporary asphalt shingles are widely used, reasonably priced, and easily adaptable to a wide variety of forms and conditions.

BUILDING FEATURES

Individual building features such as roofs, entrances, windows, bays, and porches add visual interest to a facade and break up the building mass, helping to establish a human scale. The location, size, placement, and style of these building features contribute to the character of the surrounding neighborhood. New construction that respects and replicates the types of prevailing architectural features of the primary building for additions or of neighboring buildings for new buildings reinforces compatibility and consistency within the historic district.

Roof Forms

- a. **Primary Roof Form:** Design new buildings so that the orientation of the primary roof form is parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character defining feature. The roofs of new additions are often perpendicular to those of the primary building.
- b. **Form and Appearance:** Roofs of new construction should visually relate to those of the primary building for additions or of neighboring historic buildings for new buildings in pitch, size, scale, complexity, color, and material.
- c. **Roof Type:** Gable roofs are most common within the historic district and in general should be the primary roof type used in new construction. Gently pitched shed roofs are used for many smaller additions within the district.
- d. **Ridge Heights:** The ridgelines of roofs with multiple gables should generally be uniform in height. Cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form. The ridgelines of additions should generally be lower than that of the primary building, reflecting its smaller form and subsidiary visual role.

- e. **Low Pitched Roofs:** Nearly flat roofs are often used in historic buildings for entrance porches, side porches, and shed additions and may be appropriate as a secondary roof form in new construction. Generally, they are constructed using flat seamed metal, but other materials such as rubber roofing may be considered for roofs that are not visible.
- f. **Cornice Detailing:** Cornices, bargeboards, and edge treatments of new roofs should be designed to have a similar size, scale, and configuration as historic detailing though need not replicate historic detailing.
- g. **Skylights:** Where needed, install skylights on side or rear-facing planes of roofs minimizing their visibility from the street. Do not install skylights on the roof of the principal facade facing the street. Minimize the frame size and profile of the skylight, and use frame colors that blend with the color of the roofing.

Entrances

- a. **Orientation:** As discussed under Entrances and Doorways, the orientation of the primary entrance of a new building should be similar to the orientation of other neighboring buildings, most commonly on the principal facade and related directly to the street.
- b. **New Entrances in Additions:** In some cases, it may be desirable to create a new entrance in an addition or alteration which will be in primary use, such as an entrance adjacent to a driveway or parking area. In such cases, the primary entrance of the original historic building should not be altered or removed, even though it will have limited use. Such new entrances should only be placed on side or rear facades.
- c. **Design:** The size, scale, organization, and presentation of the primary entrance of a new building should be similar to those of

other neighboring buildings and should evoke a human scale. The primary entrance should enhance the connection between the street and the building.

- d. **Doorways:** Doorways in new construction should relate to the character of those of the primary building for additions and to neighboring historic buildings for new buildings. Frame dimensions, proportions, and configurations should be comparable though need not precisely replicate historic configurations. The use of comparable panel and light configurations, including the presence of sidelights and transoms, is recommended.
- e. **Entrance Porches:** Entrance porches of various sizes and configurations are present within the historic district and are appropriate for new construction. In general, most entrance porches are simple and modest in size but adequate to protect those using the doorway from the weather.
- f. **Entrance Steps:** Simple wood and stone steps are common for entrance porches within the historic district, though brick is present as well. All are appropriate and can add visual quality to the entrance.

Windows

- a. **Window Design and Placement:** Design windows in new construction to be generally compatible with the type, size, proportions, operation, arrangement, and placement of the windows of the primary building for additions and of neighboring historic buildings for new buildings. Windows in new construction need not precisely replicate historic design and placement, but they should generally be of sympathetic character.
- b. **Expression:** Design windows to be expressive of the architectural character of the new facade while generally sympathetic with the character of the primary building for additions or of

neighboring buildings for new construction. Creative but sympathetic variation is permissible. Be cognizant of the use of windows to achieve a sense of human scale in the facade.

- c. **Bay Windows:** Do not install new bay windows in areas where they are inappropriate to historic architectural styles and for which there is no historic precedent. Bay windows are appropriate to some late nineteenth and early twentieth styles.
- d. **Design of Bay Windows:** Where appropriate and permitted, design new bay windows to be compatible with the width, height, projection, and general style of historic bay windows of buildings in the vicinity and of appropriate scale to the facade in which it is placed.
- e. **Picture Windows:** Picture windows, jalousie windows, and other types of contemporary windows are generally inappropriate to the historic context of the district.

Porches

- a. **New Porches:** The incorporation of porches into new construction in a manner, location, and use characteristic of neighboring historic buildings is encouraged. The use of porches that relate to the pedestrian character of the streetscape is encouraged.
- b. **Porch Design:** Design of new porches should be compatible with the layout, form, scale, building relationships, and detailing, of those of the primary building for additions and of neighboring historic buildings for new buildings.
- c. **Historic Prototypes:** In locations where traditional historic porch columns, posts, railings, and steps are prevalent, such new elements should be designed in a manner compatible with the historic types. They need not, however, exactly replicate historic designs.

GARAGES AND OUTBUILDINGS

- a. **Secondary Structures:** New secondary structures such as detached residential garages, sheds, and outbuildings should have a similar layout, orientation, setback, scale, form, roof type, and materials as those of existing secondary buildings within the district.
- b. **Relationship to the Primary Building:** New secondary structures, such as detached residential garages, sheds, and outbuildings should complement the layout, setback, scale, form, roof type, and materials of the primary building.
- c. **Subordinate Relationship:** Design new garages and outbuildings to be visually subordinate to the principal historic or new building in terms of their height, massing, and form.
- d. **Building Size:** New outbuildings should be no larger in plan than 40 percent of the principal historic building footprint.
- e. **Character:** Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- f. **Windows and Doors:** Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal building in terms of their spacing and proportions.
- g. **Garage Doors:** Design and place garage doors of secondary structures in a manner characteristic of historic garages of properties within the district. New garage doors should have similar proportions and materials as those traditionally found within the district.
- h. **Garage Doors on Additions:** Do not place garage doors on the front, street facades of additions to the primary building where there is no historic precedent.



Examples of existing garages within the historic district.

MECHANICAL EQUIPMENT

- a. **Visibility:** Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- b. **Building-mounted Equipment:** Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary building or screen them with landscaping.
- c. **Freestanding Equipment:** Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, plantings, or other enclosure.
- d. **Roof-mounted Features:** Locate and screen equipment and features mounted on the roof to avoid view from public right-of-way. Where needed, install roof mounted features only on side and rear-facing roofs. Do not install roof equipment or features on the roofs of primary facades facing the street. Standard flashed pipe roof vents for bathrooms within the building are an exception.



Mechanical installations such as electrical boxes and dryer vents should be located on side and rear facades and should be minimally visible from the street.



Plumbing vents must be located above bathrooms but should be colored to be minimally visible.

SITE FEATURES

The character and appeal of historic neighborhoods is enhanced by the layout and design of site features and landscaping in yards visible to the public.

General

- a. **Site Features:** Design and install new site features that are consistent with the historic character of the building, property, and adjacent properties. In general, simplicity and restraint are preferred.
- b. **Front Yards:** Design and maintain front yards as privately owned space visible to neighbors and the general public from the street. Front yards are an important character defining feature of the streetscape.
- c. **Visibility:** Site features, fencing, gardens, and landscaping are appropriate in front yards for utility and to enhance privacy and safety but should not visually isolate the historic residence from view.

Walkways

- a. **Historic Walkways:** Retain historic walkways and circulation patterns. Preserve alignment, widths, and configurations of historic walkways where they are a character defining feature of the landscape.
- b. **Historic Materials:** Preserve historic paving materials of walkways where they still exist. When limited replacement of materials is necessary, replace in-kind utilizing materials that are similar in appearance and composition.
- c. **New Walkways:** The addition of new walkways may be desirable and necessary to enhance pedestrian access and connectivity. New pedestrian routes should be compatible with the existing pedestrian circulation patterns.

- d. **New Materials:** Traditional paving materials such as stone and brick are preferred for new and existing walkways. Contemporary materials such as pre-cast concrete pavers are permitted. Material, color, and texture should be compatible with the character of traditional materials.

Lighting

- a. **Site Lighting:** Lighting of exterior spaces visible from the street should be minimized and limited to locations necessary for safety and visibility, such as gateways, steps, and building entrances.
- b. **Fixtures:** New light fixtures should be pedestrian scaled or ground level and should direct light to the ground and away from surrounding properties. It is preferable that lamps be shielded from direct view. Fixtures and posts should be restrained in design and compatible with the character of the building.
- c. **Building Mounted:** In general, do not install site lighting on historic buildings. If installation on buildings is necessary, minimize damage to the historic building fabric.
- d. **Building Lighting:** Flood or spot lighting of building exteriors is strongly discouraged.

Driveways and Parking

- a. **Historic Driveways:** Retain historic driveway configurations where they are present.
- b. **New Driveways:** Minimize the area and width of new driveways, which should typically be no wider than 10 feet.
- c. **Parking Areas:** Design new parking areas to be as unobtrusive as possible. Parking should be located to the side or rear of properties. Do not pave or use front yards as parking areas except where already existing.
- d. **Materials:** Traditional paving materials for driveways include asphalt, paving stones, brick, and gravel.

Decks and Patios

- a. **Location:** Outdoor decks and patios should be located to the side and rear of buildings and should be minimally visible from the street. Ground level paving for patios in front yards may be permitted as part of garden and landscape design but should not be visually dominant.
- b. **Design and Materials:** The design and materials for decks should take inspiration from the existing building and be a compatible extension of and addition to the building. Traditional paving materials such as stone or brick are encouraged for patios.

Fencing

- a. **Historic Fencing:** Preserve and maintain historic fencing where it remains. Replace only deteriorated sections that are beyond repair. Match replacement materials to the color, texture, size, profile, and finish of the original.
- b. **New Fencing:** New fencing should appear similar to that used historically within the neighborhood in terms of material, scale, transparency, and character. The design of fencing should respond to the design and materials of the primary building.
- c. **Location:** Locate fencing where they have typically existed historically within the neighborhood, generally bordering the sidewalk or street, along property lines, and as a divider between front and back yards.
- d. **Front Yards:** Limit the height of new fencing in the front yard to a maximum of four feet. Fencing in front yards should have a high degree of transparency. Wood and metal pickets are preferred materials and types with gates should be of similar design. Solid fencing and masonry walls (except retaining walls) are discouraged in front yards.

- e. **Non-Traditional Materials:** Vinyl fencing is permitted but not encouraged and should have the appearance of wood fencing. Chain link fencing may be prohibited in front yards and if used in back yards should be black or dark green.



Wood fence and trellis in a front yard garden.



Stone retaining wall and steps, contemporary cast concrete pavers, and brick pavers within the historic district.