

7. New additions, and adjacent or related new construction which, if removed in the future, would impair the essential form and integrity of the historic property and its environment should be avoided.

Specific Design Guidelines

Doors, stairs, steps, decks and porches:

Wherever possible, existing doors, door openings, transoms and sidelights should be repaired, not replaced. Porches and porticoes, including ornamental details should be retained. Open porches should not be enclosed. Porch and entry steps should be replicated in kind. Railing/baluster design and spacing should retain original proportions.

Demolition and additions:

All demolitions and additions affecting the exterior of the structure and visible from the public right of way MUST be reviewed by the Commission. Appropriateness of size, massing, scale, height and shape of the alteration in relation to the historic structure, other buildings in the area and land area will be considered.

Fences:

Original fences should be maintained or replicated. New fences fronting the street are subject to HDC review, they should be located appropriately, and should not obstruct the view of the building from the street.

Landscaping:

Major landscaping changes, including changes in grade, having significant impact on the overall appearance of the site must be reviewed by the Commission.

Masonry:

Unpainted masonry should not be painted. Repointing should be appropriate in terms of type, color and aggregate and the width of the joint should not be altered. The height and original pattern of brickwork in chimneys should be maintained.

Roofs and gutters:

Wood shingles and slate roofing should be repaired or replicated in style and color. Roof top HVAC and skylights should be placed out of view. Gutters should duplicate the molding profile of the original. Wood or copper gutters should be replaced with like material.

Signs:

All permanent signs must comply with the Zoning By-law and be approved by the Historic District Commission. However, this requirement does not apply to portable, temporary signs such as those placed by contractors nor to banner signs placed on the Batchelder fence by non-profit organizations for no longer than 14 days.