

**PETITION TO FORM A STUDY COMMITTEE  
BY THE BYRON/LOCKWOOD AREA NEIGHBORHOOD GROUP**

**October 19, 2016**

Under Chapter 78 of the Code of Lexington, the Byron/Lockwood Area Neighborhood Group wishes to establish a Neighborhood Conservation District bounded on the northeast side by the Minuteman Commuter Bikeway; on the northwest by Town of Lexington conservation land; on the southwest by Massachusetts Avenue and on the southeast by Maple St. The boundaries include 15, 17, 19, 21 and 23 Byron Ave.; 7, 10, 11, 12, 15, 16, 17, and 18 Lockwood Rd.; and 1099, 1109, 1115, 1123, and 1133 Massachusetts Ave.

For purposes of the initial study, the addresses on Mass. Ave. are being included. There are appropriate reasons to both include and exclude them and we feel the decision needs to be made at a later date after all of the information has been carefully discussed by the residents. 11 Byron Ave. is specifically not being included because the land was previously 14 Maple St. and the house is a large, modern home not consistent with the neighborhood style.

The homes on Mass. Ave. are in the Massachusetts Avenue historic district, as well as 7, 10 and 11 Lockwood Rd. That distinction could be good reason to exclude the Mass. Ave. homes from this neighborhood conservation district, but it is perfectly reasonable that the Lockwood Rd. homes be in both districts.

The homes on Byron Ave. and Lockwood Rd. were built primarily in the early 1930's. The house at 1099 Mass. Ave. was the original farmhouse on this entire piece of property. The roads, Byron and Lockwood were named after the sons of the owners of that property so it seems appropriate, from a historical standpoint, that this house be a part of the district.

The square footage of the Byron Ave. houses prior to additions was approximately 1,100 square feet and the Lockwood Rd. houses approximately 1,400 square feet. There have been modest additions over the years in the forms of family rooms and decks on many of the houses, but it has not altered the basic architectural style of the bungalows, arts and crafts and Dutch colonials of the original neighborhood. Houses on Mass. Ave. remain a basic colonial style with relatively no additions. 1133 Mass. Ave. also has a barn on the property.

This neighborhood is adjacent to a former commuter rail line and the small Pierce Station was located close to the house at 15 Byron Ave. The station was a landmark until it was torn down sometime in the 60's.

Preserving the style, size, closeness and affordability (in Lexington terms), given the current building trends in Lexington, are the goals of this NCD.

The initial proposed guidelines for this NCD, as discussed at a neighborhood meeting held on October 13th are:

- 1) Houses are to be maintained in their current orientation in relation to the street address.
- 2) All alterations proposed are to be consistent with the current architectural style and size of the structure on each property.
- 3) Proposed additions shall not shade the abutting properties to preclude the use of yards for gardens or unduly shade windows or porches.
- 4) Front yards may not be paved to increase parking beyond what already exists.
- 5) Except for short, decorative fences, no solid fences will be allowed across the front yard or on the sides extending past the front corners of the house.
- 6) Solar panels shall be allowed. Other future technologies, especially those directed at energy-saving or positively impacting climate change, will be evaluated on a case by case basis.
- 7) Residents will be encouraged to discuss the use of vegetative fences with abutters prior to installation.
- 8) If trees must be removed, the replanting of native, shade trees will be encouraged, except where shading will have a negative impact on abutters.
- 9) Exterior house colors should be in keeping with the general tones of the neighborhood.
- 10) Notwithstanding zoning setback requirements, additions should reduce green space (back yards and side yards) as little as possible.

Neighborhood Representatives for Initial Study Committee:

Donna Moultrup  
10 Lockwood Rd.  
781-862-0366  
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Rich Goldhammer  
17 Byron Ave.  
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Chris Neurath  
21 Byron Ave.  
781-652-0512  
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October 13, 2016

We the undersigned are petitioning the Historical Commission to form a Study Committee to determine the feasibility of creating a Neighborhood Conservation District by the Byron/Lockwood Area Neighborhood Group.

Print DONNA L. MOULTRUP

Signature Donna L. Moultrup

Address 10 Lockwood Rd.

Print ANDREA S. YODSAMPA

Signature Andrea S. Yodsampa

Address 23 BYRON AVE.

Print Barbara A. MURPHY

Signature Barbara A. Murphy

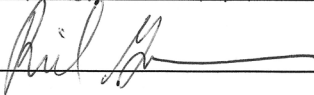
Address 11 Lockwood Rd

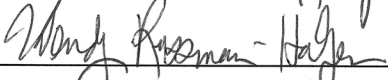
Print RALPH MCDREWELL

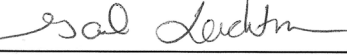
Signature Ralph McDrewell

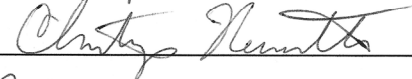
Address 16 Lockwood Rd.

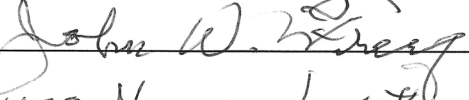
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Print Richard Goldhammer  
Signature   
Address 17 Byron Avenue

Print Wendy Russman - Halperin  
Signature   
Address 15 Lockwood Rd

Print Gail Leichtman  
Signature   
Address 18 Lockwood Rd.

Print Christopher Neurath  
Signature   
Address 21 Byron Ave

Print John W Frey  
Signature   
Address 1133 Massachusetts Avenue

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Print Teresa M. Zabik 10-18-16

Signature Teresa M Zabik

Address 1115 Mass Ave Lexington MA 02420

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Signature \_\_\_\_\_

Address \_\_\_\_\_

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Proposed Byron/Lockwood/Mass. Ave. NCD

