

DECISION CRITERIA

a. In passing upon matters before it, the NCD Commission may consider, among other things:

i) the architectural, aesthetic, social and historical value and significance of the particular Buildings, Structures and Settings affected, as well as the effects of the same on the NCD.

ii) the suitability of the Construction's, Alterations' or Setting's general design, arrangement, and composition of its elements on the distinctive character of the NCD; the effect on the cohesiveness of the NCD in terms of scale and massing of the proposed changes relative to nearby Buildings and Structure in the NCD, the type of construction, style, the textures and materials of the features involved in the proposed Construction or Alteration;

iii) the Setting and landscape characteristics, including their relationship to the street, topography, and existing vegetation, including mature trees, of the particular site involved in the Construction or Alteration, as well as the effect of same on the NCD;

iv) for demolitions, the Building, Structure, or Setting proposed to replace those demolished;

v) alterations necessary for conditions of hardship, as contemplated in Section 5(d)(iii) of Chapter 78; and

vi) all such other standards, factors, and matters contained in the Regulations and Guidelines for the NCD.

b. In making its determination, the NCD Commission shall, among other things, allow for appropriate architectural diversity and encourage the compatible updating, expansion and renovation of Buildings and Structures in the NCD consistent with the distinctive characteristics of the NCD.

c. Given the above decision criteria as described in the Code of Lexington, Chapter 78, the Pierce-Lockwood NCD adopts the following guidelines:

Additions: Limiting the size and mass of any proposed addition, with or without previous additions, will be paramount in the decision regarding proposals. Plans involving a build-out to current zoning setbacks will be highly discouraged, as are additions that reduce green space, back and side yards. Proposed additions shall

not shade the abutting properties to preclude the use of yards for gardens or unduly shade existing windows or porches.

Architectural changes such as windows, front doors, exterior siding, garage doors, and roofing materials should be replaced in kind; chosen for an increase in historical accuracy; or at the very least, compatible with abutting properties.

Exterior house colors that are consistent with the general tones of the neighborhood are encouraged.

The use of vegetative fences is encouraged after discussion with abutters.

Open porches with current style enclosures or rails are encouraged.

If trees must be removed, the replanting of native, shade trees is highly encouraged, except where shading will have a negative impact on abutters.