

The NCD uses criteria for determining whether building changes within Pierce-Lockwood NCD are commensurate with its goals of: preserving the architectural style and general size of the homes, the closeness of the neighborhood, the affordability of the homes in relation to the Lexington real estate market, and to emphasize the role this area played in the historical development of Lexington.

### 1. Coherence

**This** may be defined as having a sense of logical interconnectedness, consistency and harmony among parts. There is a balance between a home's uniqueness and its commonality with surrounding houses. This balance is vital to the neighborhood's palpable and pleasing identity that we wish to preserve.

#### Architectural Features

Architectural changes maintain a "harmony among parts" to the home. For instance, a sliding glass door in the front facing side of the house would not be fitting within the home's existing architectural *features*.

Architectural changes maintain consistency with surrounding homes. A sliding door would not be fitting with the architectural *style* of the bungalow, colonial and Georgian style homes of the neighborhood.

### 2. Proportion

This may be defined as having comparative proper relation between things or magnitudes as to size, quantity, ratio, number, etc. .

#### Home Size

A change in size leading to a large massing in relation to surrounding homes' size means taken as a whole, the house is out of proportion to the neighborhood. Further, an add-on that creates large massing can create indefinability to its original shape, affecting its aesthetics and that of the P-L NCD (aesthetics is further discussed below). Massing or size in relation to lot size is also an important consideration since the homes in the neighborhood do not "push the envelope", increasing up to town setback and height strictures. Thus coherence and proportion are preserved.

#### Wealth

Changes that lead to major increases in gross floor size often appeal to wealthy buyers. The reality of profound differences in buyer's wealth, in such cases, undermine NCD homes' affordability. Disproportionality in this sense may encourage distancing and withdrawal rather than respectful connection and welcome that our neighborhood is known for.

### 3. Aesthetics

Aesthetics may be characterized as having a reverence for what's beautiful.

A neighborhood's sense of beauty is indeed its homes' uniqueness within commonality and includes considerations such as shape, color and landscaping that fits within the natural beauty surrounding the P-L NCD. It can be defined by the P-L NCD's history, its relationship to the East Village historic district and to historical Lexington.

The NCD considers these criteria not singly but rather, in combination with the aim to fulfill the stated goals of the P-L NCD.