

## Lenox Historic District Commission

Town Hall, Land Use Office, 6 Walker Street, Lenox, MA 01240  
(413) 637-5504 phone (413) 637-5518  
landuse@townoflenox.com

### APPLICATION FOR CERTIFICATE

Applicant must file **eight (8) copies** of the completed application in the **Town Clerk's office**. Abutters must be notified no later than 14 days prior to the HDC meeting, therefore file you application as soon as possible and allow time for the Land Use Clerk to prepare and mail notices to abutters. You or your representative must be prepared to present your application to the HDC. The HDC holds their meetings on the first and third Tuesday of the Month. Please refer to our Guidelines and Historic District Bylaws that are available online at the Town's website: <http://www.townoflenox.com>

#### Please Check One:

- ☐ Certificate of Non-Applicability  
☒ Certificate of Appropriateness  
☐ Certificate of Hardship

#### Property Information:

Property Owner of Record: 17 Main Cottage, LLC (Twinhouse Cottage, LLC)  
Mailing Address: P.O. Box 762 (17 Main St.) Lenox, MA 01240  
Telephone: 404.784.4444 Email address if available: Susan@twinhouse.com  
Signature of Property Owner of Record: Susan Nicole Gibbs

Applicant; if different from Owner: \_\_\_\_\_  
Address of Subject Property: \_\_\_\_\_  
Map Number: \_\_\_\_\_ Parcel Number: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature of Applicant: \_\_\_\_\_

#### Project Information:

A. Please Check Applicable Activity:

☒ Remodeling \_\_\_\_\_ New Construction \_\_\_\_\_ Demolition ☒ Sign \_\_\_\_\_ Other \_\_\_\_\_

B. Describe proposed alterations, construction or demolition.

*Attach building drawings and elevations, design details, including color, font, size, placement materials, dimensions, relationship to existing building, photos, and/or whatever else will make the project clear to the Historic District Commission.*

#### Action Taken by Historic District Commission

Approved \_\_\_\_\_ Date \_\_\_\_\_

Not Approved \_\_\_\_\_ Date \_\_\_\_\_

#### Signatures

1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

4) \_\_\_\_\_ 5) \_\_\_\_\_

# Proposed Front Elevation Restoration:

## The Electa Eddy House: **Second Empire Victorian, c.1880** 17 Main Street, Lenox, MA

Slide 1: Table of contents

Slide 2: Defined architectural period and rationale for paint + sash colors

Slide 3, 4 & 5: Evolution of structure's architectural design:

- Electa Eddy House + Eddy Pharmacy
- John Schermerhorn Residence
- The Summer White House B & B

Slide 6: Front windows

Slide 7, & 9: Front stoop

Slide 10: Front porch - upper

Slide 11: Front window boxes

Slide 12-13: Front fence

Slide 14: Summary

## Later Victorian (1870-1900)

Common architectural styles: Second Empire/Mansard, Stick, Queen Anne, Shingle. Paints now were mass-produced and mass-marketed in resealable cans. The wider range of colors included both new pastels (rose, peach, terracotta and olive) as well as deeper and more saturated colors. Strong contrasts were favored.

Three-color schemes for the exterior became the norm: one color for the body; a second for the trim; the **third, always the darkest, for the sash (doors, sashes, shutters.)**

## Second Empire/Mansard (1855-1885)

The early houses in the style continued the Italianate taste for neutral colors: grays, tans, ochers, warm beiges. Later in the period, more colors and stronger contrasts became popular: deep tones of russets, olives, gray-greens, ochers and browns in combination. The aim was to achieve a more formal, urban look.

Body and Trim: two shades of the same color, usually, but not always, with the lighter for the trim.

Sash, doors and shutters were **black or very dark green**, shutters sometimes a very dark shade of the body color.



This house was built on the site of an earlier house demolished in the late 1870's. The lot was purchased from the owner of that house, Lucy Cottrell by Electa Eddy in 1880. In 1885, Charles and Margaret Eddy mortgaged the property for \$ 9,000 and built as a combination residential / retail structure with a build out of the Eddy Pharmacy. The retail portion of the structure was built with a separate entrance from Main Street and comprised two storefront windows flanking the retail entry door.



*Residence of J. E. Schermerhorn, Lenox, Mass.*

John Egmont Schermerhorn purchased the property from the Eddy family for \$25,000. Mr. Schermerhorn named the house "The Lanai", perhaps referring to its original porches.

As a member of New York Society of the Gilded Age, Mr. Schermerhorn executed a complete renovation of the interior to include a winding grand staircase sweeping into a newly enlarged front ballroom.

Additionally, Mr. Schermerhorn enclosed the retail pharmacy door and had installed a custom leaded and stained-glass center window flanked by two over one sashed working windows.





In 1992, Frank and Mary Newton acquired the home to create a Bed and breakfast.

Frank Newton attempted to recreate the Schermerhorn version of the front window but had it fabricated with single pane glass, colored film and lead strips to emulate the look of a leaded glass window.

The front three window structure was never properly reinforced for support and a new beam was installed to properly support the upper porch/bedroom. As a result, new windows had to be manufactured and were fabricated of solid mahogany wood and energy efficient glass standards to meet code requirements.

Recreating the Schermerhorn v.2 of 17 Main Street center window was not an option due to the double pan, gas infused windows to meet current energy codes.

- Please note from Slide 2 the historical accuracy of dark painted sash, specifying black over dark green for restoration by current owner.
- Please note Newton's enclosed front upper-level porch.

## Front windows:



Schermerhorn Post-retail design



Before



After

1. John Schermerhorn was first to deconstruct retail front of property to a private residence with 3 large windows across front.
2. Frank and Mary Newton attempted to replicate the Schermerhorn leaded glass window and built the windows out with plexiglass and an ersatz leaded window made with faux lead tape. They failed to fabricate sashes 2/1 to replicate Schermerhorn windows.
3. 2021 acquisition required a new support beam to maintain upper front porch detail + new window construction to meet EE window code. Windows are constructed of mahogany, 2/1 and painted period black. Windows were built to **replicate existing + Schermerhorn windows** ( with support beam constraints to size +/- 4").



## Front Stoop:



Per code, once the 2 small front wooden steps are removed, a new stoop + front walk will be created. The chimneys of 17 Main Street have been sandblasted to tie in the washed brick of the Lenox Library directly across the street, creating a visual triangle of connection between the 17 Main, Lenox Library, Curtis Hotel & Town Hall.

Bricks (reclaimed) will be sourced to match chimney in size (3" x 6") and coloration.

**NOTE:** Black wrought iron hand-rails will be set after stoop construction is complete to match proposed front iron fence.



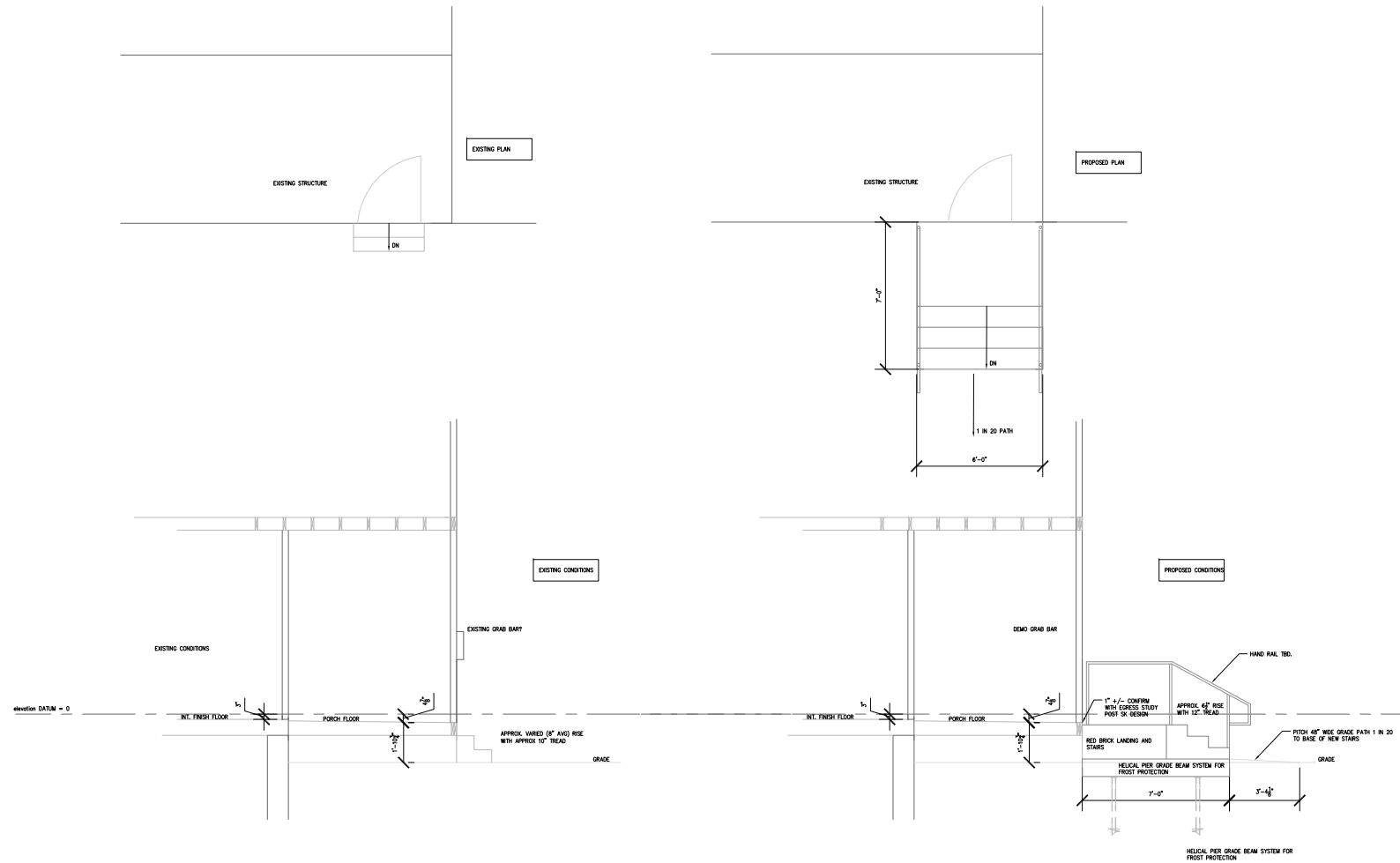


*Residence of J. E. Schermerhorn, Lenox, Mass.*

**Note:**

Objective is to replicate the wide stairs up to porch as in Schermerhorn residence, but with current code requirements to provide handrail.

## Engineer drawings for Front Stoop:



## Front Upper-Level Porch:



Remove vinyl/aluminum storm windows and plexi-glass sheets currently installed (1996) to re-open upper-level porch. Carpentry to repair wood rot and fresh paint to emulate original porch in the John Schermerhorn residence.





## Window Boxes:



### Note:

Boxes to be placed outside upper porch and under center front window.

## Charleston Black Window Planter Boxes – PVC, No-Rot, & Self-Watering Window Box

### Black Latex Painted

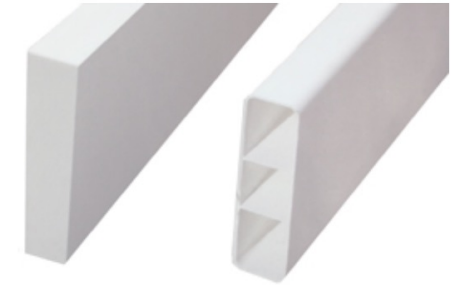
Our **Flower Window Boxes™** brand no-rot Charleston **black window box** is a great choice on many traditional, ranch, cottage, and colonial style homes. These **window boxes** are professionally sprayed with industrial grade black latex paint which will not fade or peel.

The many great features of these black window box planters include:

- Professionally painted in industrial grade black latex - Will not fade or peel!
- Standard 8" High size XL 10" High size available
- 100% moisture and

rot free

- Solid construction doesn't warp or crack during winter freezes
- Looks exactly like wood, not shiny plastic
- Plant directly in the box, LIFETIME guarantee
- Optional decorative brackets, FREE on listed on promo sizes
- Optional self-watering reservoirs
- **PEAK SEASON: Due to painting process SHIPS FULLY ASSEMBLED in 2 weeks (not a kit). These are built to order by professional carpenters and then painted.**



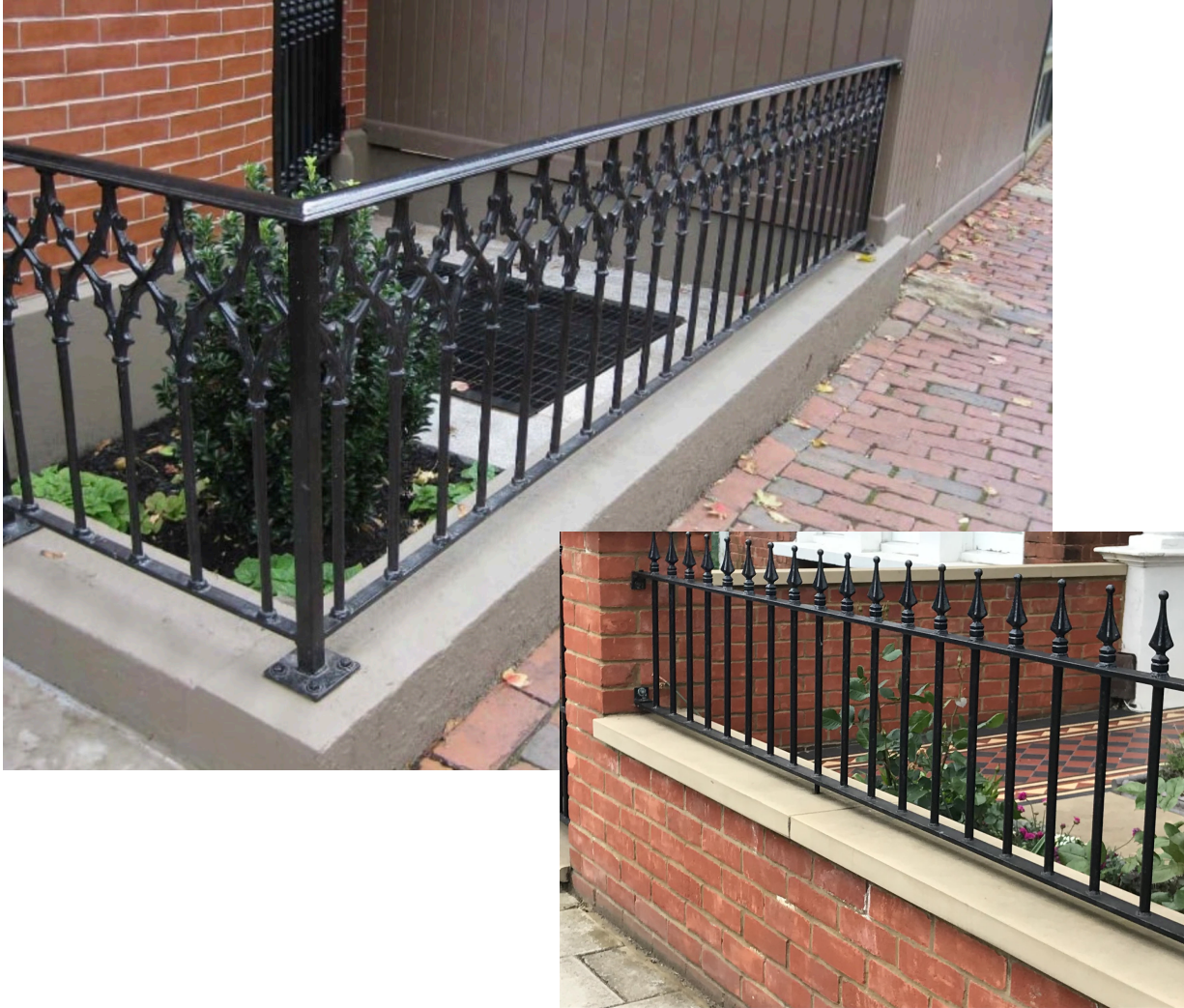
#### FLOWER WINDOW BOXES

- \*Solid, No Rot
- \*Looks Like Wood
- \*Paintable, Match Home
- \*Rigid, Will Not Distort
- \*Secure Installation
- \*Lifetime Guarantee

#### OTHERS

- \*Hollow
- \*Shiny, Plastic-Like
- \*Non-Paintable

## Front Yard Fence:



In addition to brick portioned front stoop + walk, a low laying iron fence (incorporating brick + iron) and approximately 3' in height, is proposed to allow the following:

- a.) Visually set property as one turns onto Main Street an impression of perceived historical import.
- b.) To avail holiday decoration/ garland lighting in the Victorian tradition.
- 3.) Provide an impediment to yard crossing from Main street to back municipal parking lot.
- 4.) Provide a greater sense of propriety to B & B guest.

Fence will be constructed by Ramos Iron Design outside Boston. Fence design will be black wrought iron and scaled to fit. Base will be red brick to match front stoop.



## Front Fence Placement:



Proposed front fencing will run along the front of house (flanking front walk and 2 short sides along drive shared with Berkshire Bank and property line on Adams Community Bank side.

Front fence to meet city sidewalk.



## Summary:

Thank you for reviewing this proposed façade restoration to the 17 Main Street property in Lenox, Massachusetts.

As was the work I achieved in the restoration of 399 Under Mountain Road (Sprague Estate), I maintain the same level of detail and attention to both the interior and exterior of this important property to the historical integrity of the Town of Lenox.

### Spring 2023 commences:

- Exterior painting, trim repair, stoop + walk and fencing (should all proposed be approved).
- Removal of metal storm windows to be replaced with new custom-built wood mahogany storm windows painted black. All windows + storm windows have been restored by Northwood Historic Preservation out of Buffalo, NY
- Back of property: new back porch + new back yard design.

All work undertaken on historic properties is executed with great enthusiasm, for what they once were and can be yet again. I hold three (3) Masters degrees in Art History (Emory University), Curatorial Studies (Harvard University and Arts Management (Columbia University). I am currently the art curator for Delta Air Lines.

I maintain full intention to execute all remaining work at 17 Main Street toward a shining renewal of historical accuracy (as best as can be achieved despite changes by past owner's) and a renewed sense of historic preservation to Main Street through proper research and execution of work.

Thank you.

Questions?