



**CLARK & GREEN ARCHITECTURE DESIGN**

113 Bridge Street  
Great Barrington MA 01230-1338  
P (413) 528-5180 F (413) 528-6420

March 16<sup>th</sup>, 2023

Lenox Historic District Commission  
Lenox Town Hall  
6 Walker St  
Lenox, MA 01240

Lenox Historic District Commission,

On behalf of Kelly and Bryan Binder, owners of Doctor Sax House, we would like to make an application for Certificate of Appropriateness for the proposed interior and exterior renovation of 35 Walker St. The property includes the Main House which will operate as an Inn and restaurant on the first floor, and a carriage house which will operate as a retail space.

The proposed exterior work includes the following;

Main House:

- Provide new double hung window at side elevation.
  - New double hung window will match style and mullion pattern of typical existing double hung window.
- Provide new exterior egress stair from third floor to grade.
  - Exterior egress stair will be located at the side elevation towards the rear of the building to minimize it's view from the public way.
  - Exterior stair will be painted to match building color.
- Installing new gutters and downspouts on the front side and back of the structure.
  - Gutter will be aluminum, 'K-Style' profile.
  - Gutter and downspouts will be painted white to match the building color.
- Replace existing exterior wall sconces at all (4) exterior doors.
- Replace existing exterior pendant light at Walker St Porch.

Carriage House:

- Provide new exterior door.
  - New exterior door will match style and lite pattern of existing main house exterior doors.
- Provide new fixed windows at front elevation. New fixed windows will match style and mullion pattern of existing double hung windows.
- Provide new exterior wall sconce.

Best Regards,

Amanda O'Malley, R.A.

## 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 your 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: BRYAN BINDER & KELLY BINDER

Mailing Address: 24 SHERWOOD LN, EAST HAMPTON, NY 11937

Telephone: (856) 904-2443

Email address if available KELLY@DOCTORSAXHOUSE.COM

Signature of Property Owner of Record: Kelly Binder

Applicant; if different from Owner: AMANDA O'MALLEY CLARK & GREEN AND BEK

Address of Subject Property: 35 WALKER ST, LENOX MA 01240

Map Number: 43

Parcel Number: 43-163-0-R

Mailing Address: 113 BRIDGE ST, GREAT BARRINGTON, MA 01230

Telephone: (413) 528-5180

Email: AMANDA@CLARKANDGREEN.COM

Signature of Applicant: Amanda O'Malley

#### 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

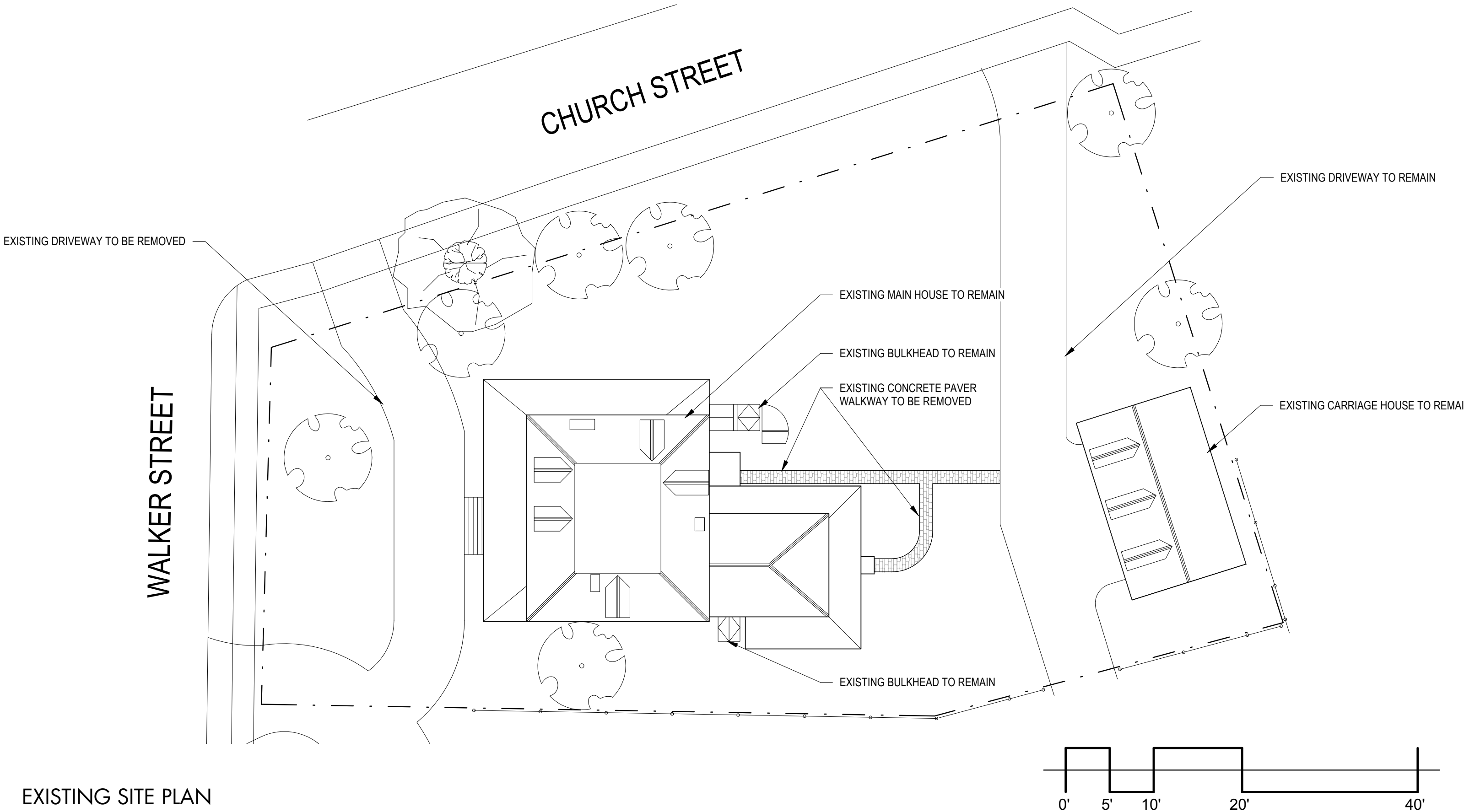
Approved \_\_\_\_\_ Date \_\_\_\_\_

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

#### Signatures

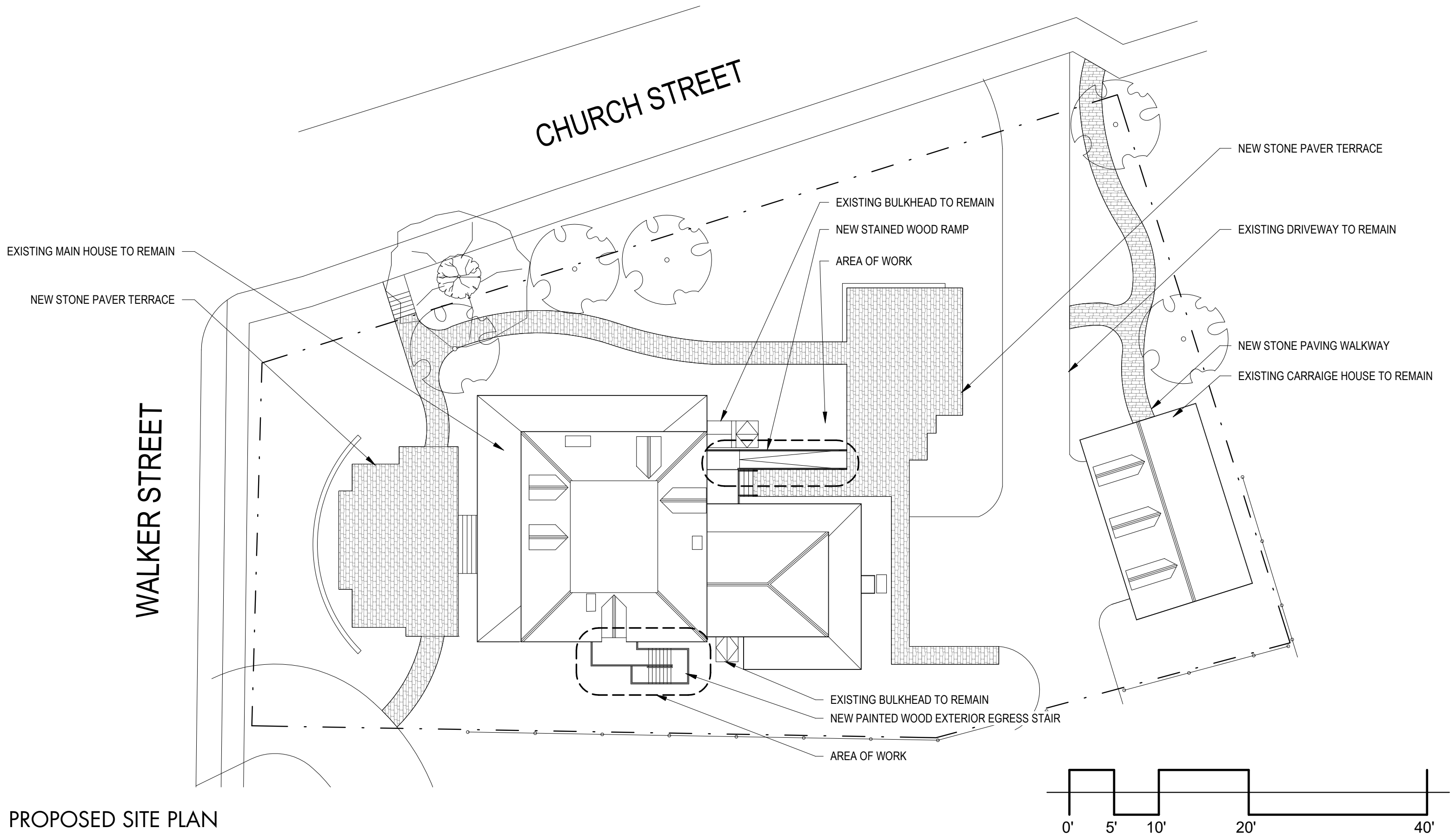
1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

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



EXISTING SITE PLAN

03/16/2023



03/16/2023



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**DOCTOR SAX HOUSE**

35 WALKER ST  
LENOX, MA





EXISTING WALKER ST ELEVATION



EXISTING REAR ENTRY



EXISTING SIDE ELEVATION



EXISTING CHURCH ST ELEVATION



EXISTING SIDE ELEVATION FROM WALKER ST



EXISTING REAR CORNER @ SIDE ELEVATION

MAIN HOUSE EXTERIOR  
PHOTOS

03/16/2023

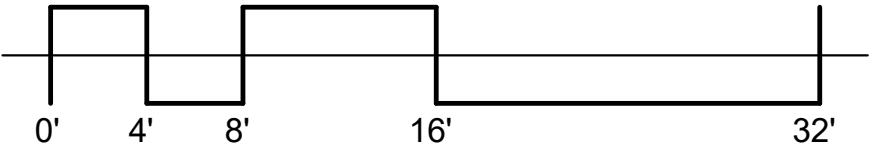


MAIN HOUSE EXISTING  
ELEVATION - WALKER ST



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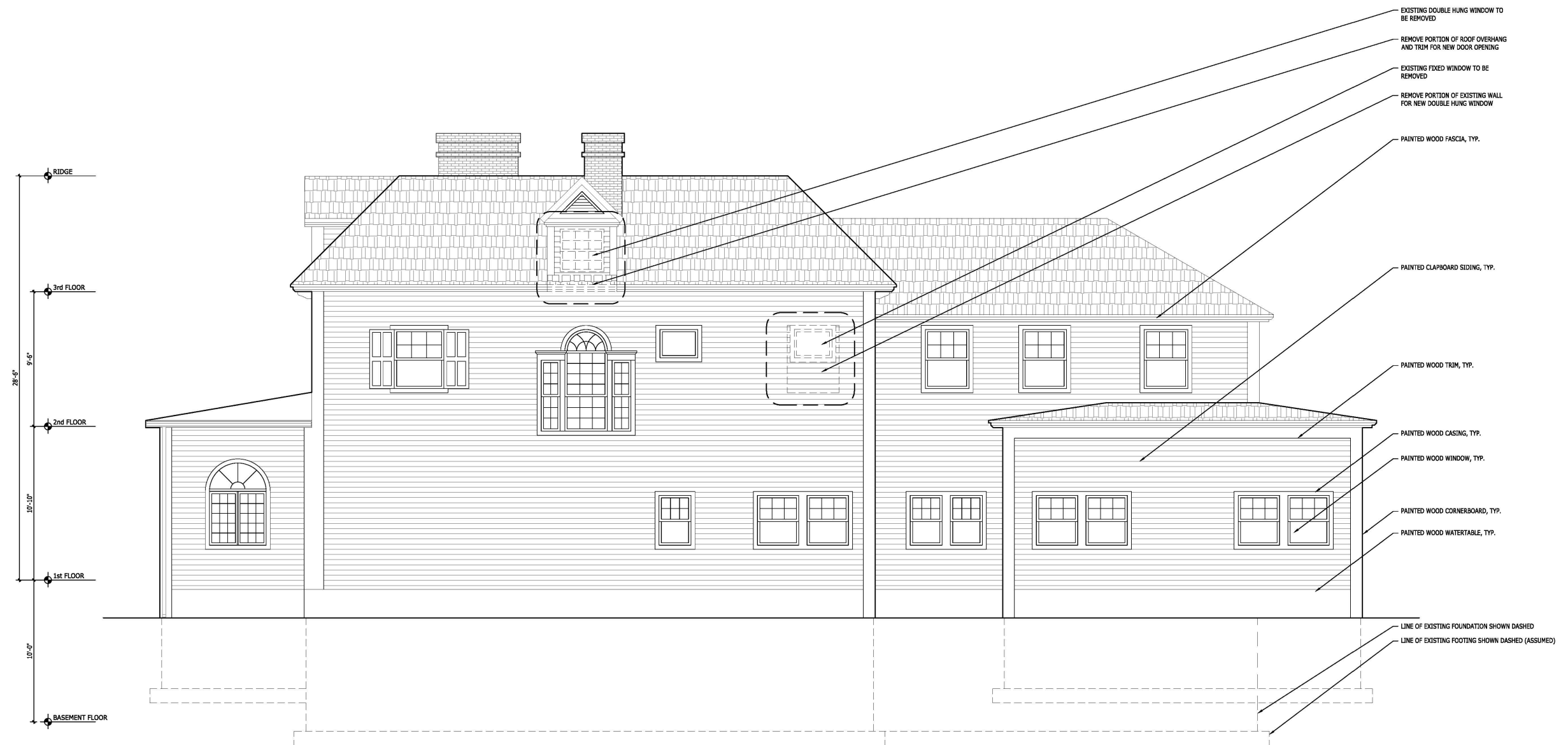
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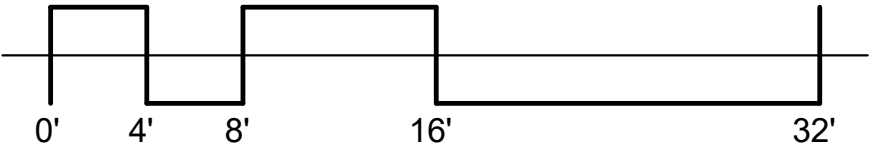
03/16/2023

DOCTOR SAX HOUSE

35 WALKER ST  
LENOX, MA



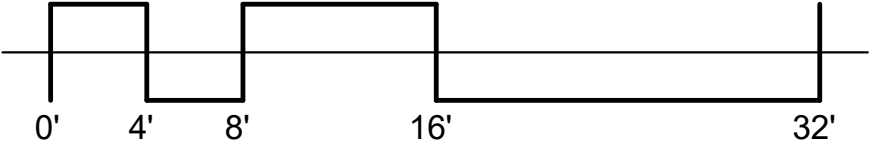
MAIN HOUSE EXISTING  
ELEVATION - SIDE



03/16/2023



MAIN HOUSE EXISTING  
ELEVATION - REAR

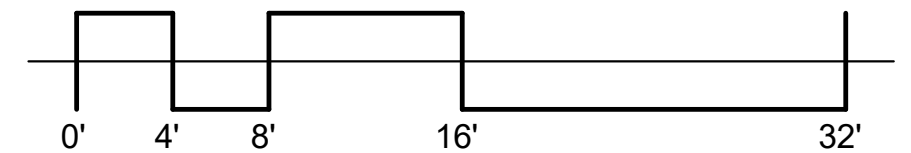
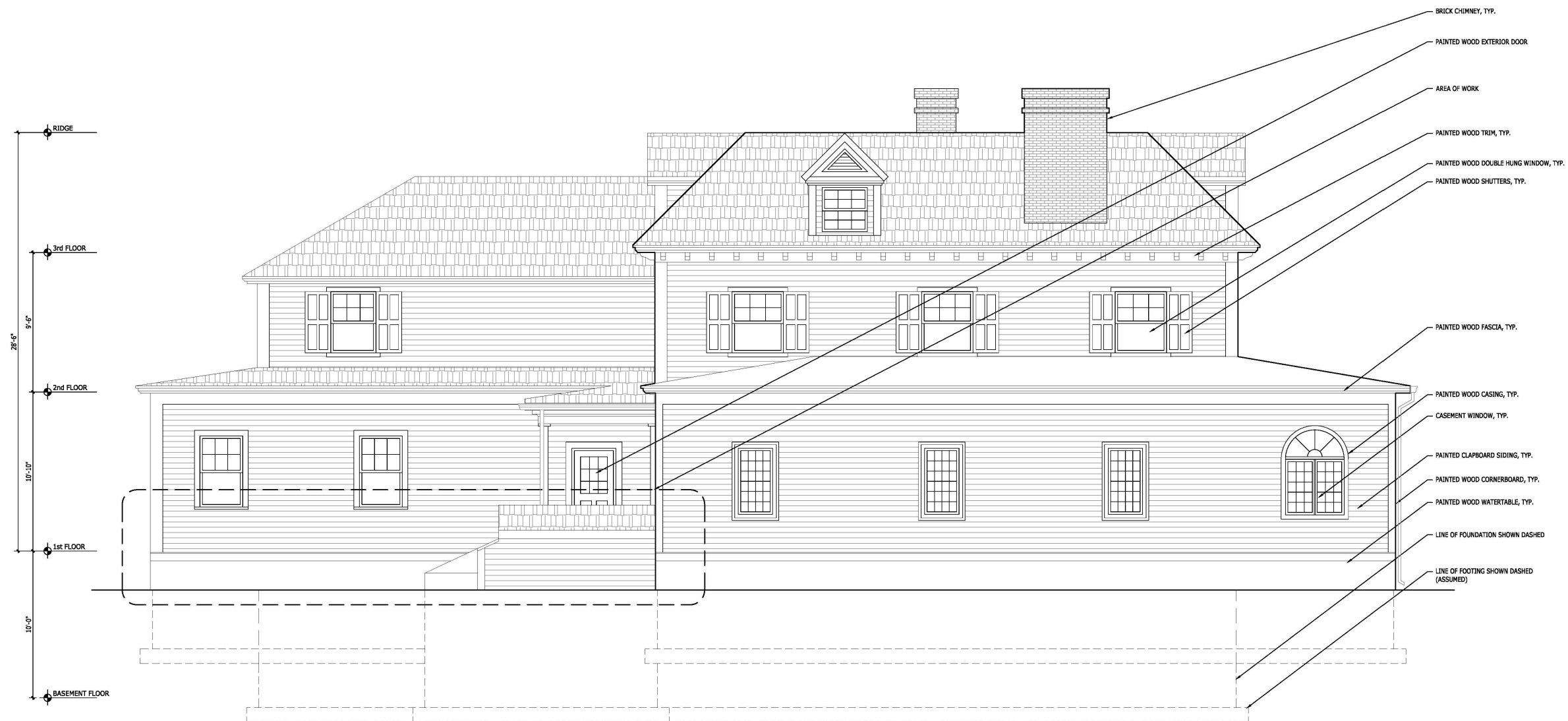


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MAIN HOUSE EXISTING  
ELEVATION - CHURCH ST

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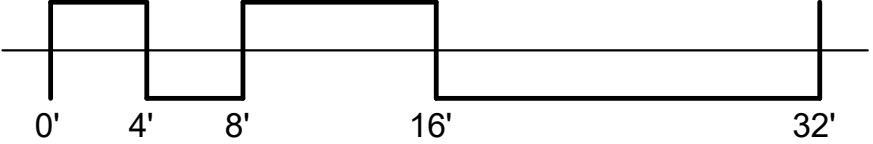
DOCTOR SAX HOUSE

35 WALKER ST  
LENOX, MA

# MAIN HOUSE PRPOSED ELEVATION - WALKER ST

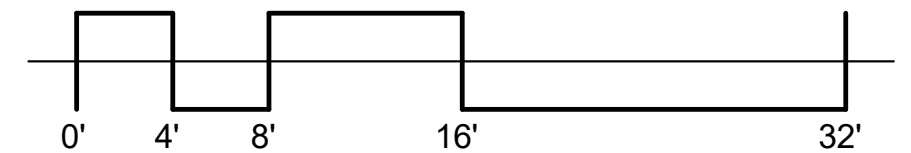
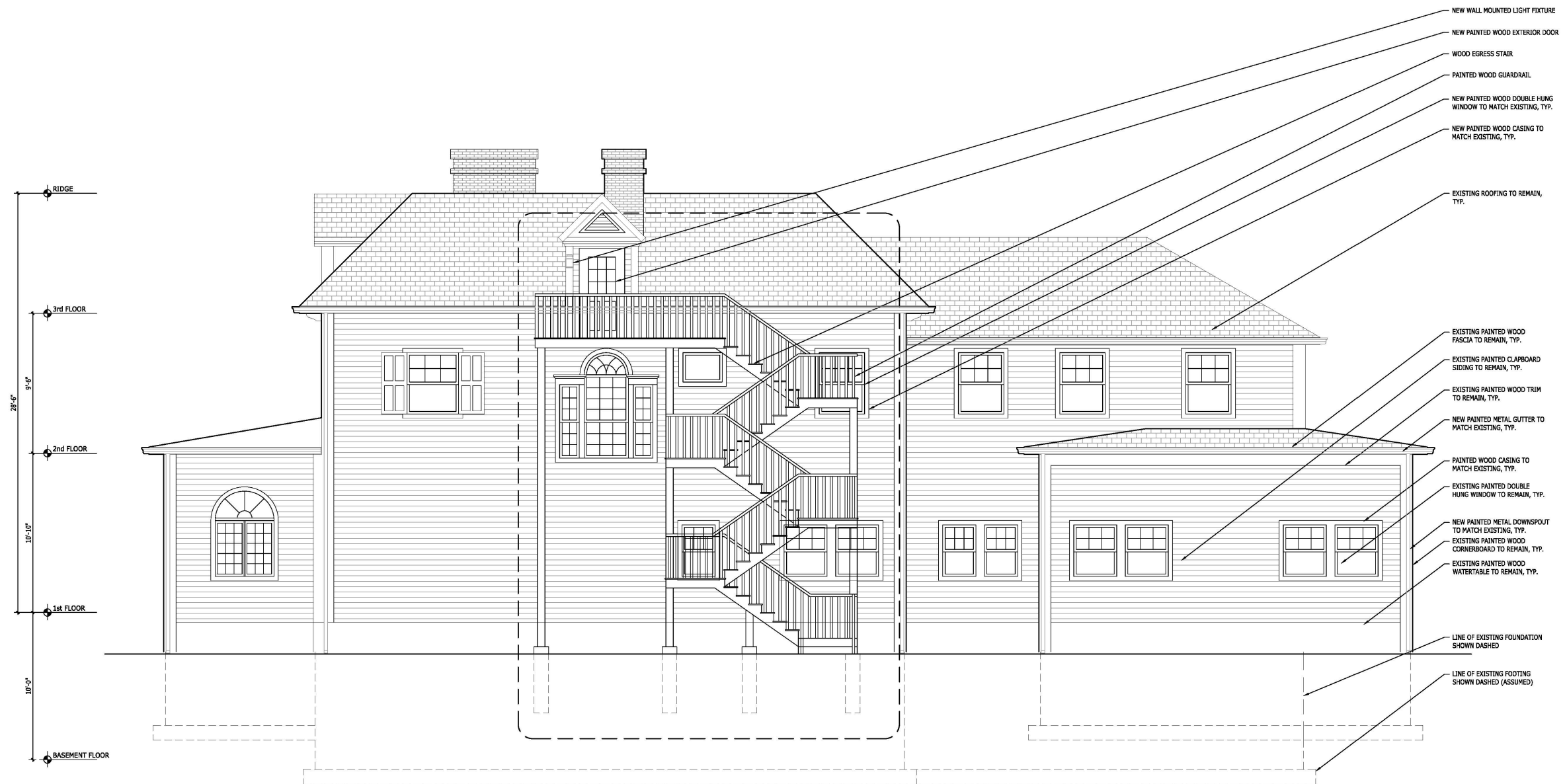


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DOCTOR SAX HOUSE  
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MAIN HOUSE PROPOSED  
ELEVATION - SIDE

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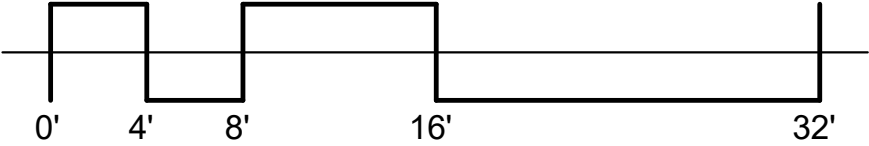
DOCTOR SAX HOUSE

35 WALKER ST  
LENOX, MA





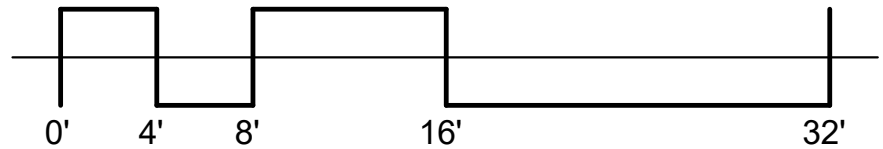
MAIN HOUSE PROPOSED  
ELEVATION - REAR



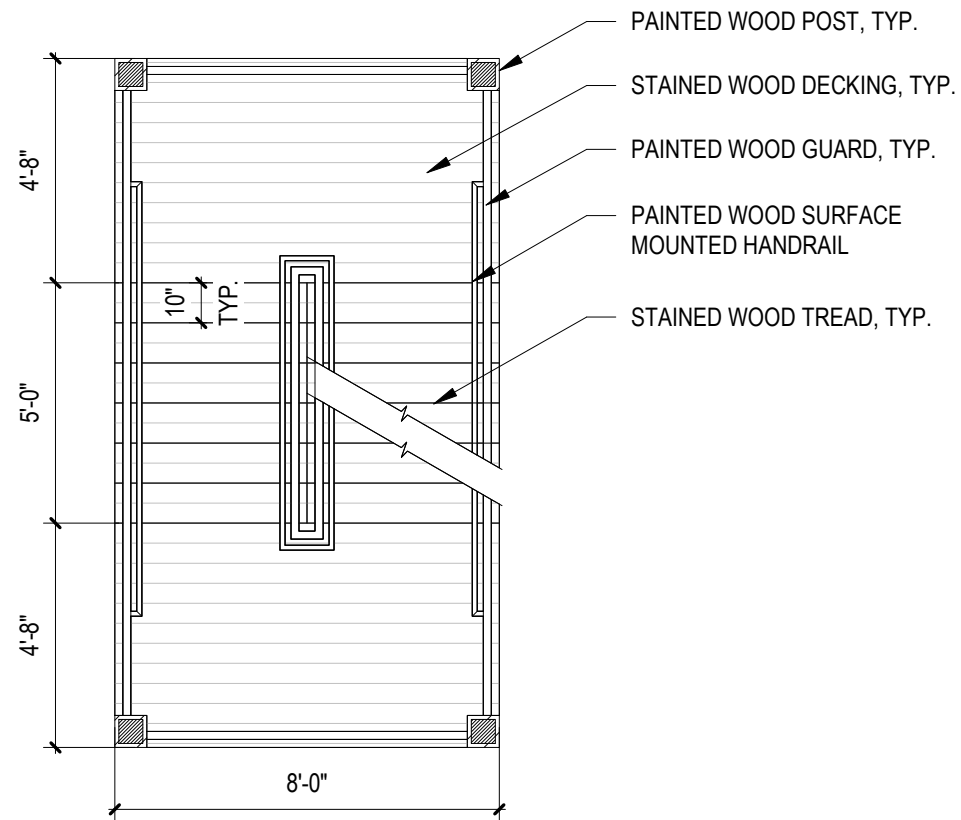
03/16/2023



MAIN HOUSE PROPOSED  
ELEVATION - CHURCH ST

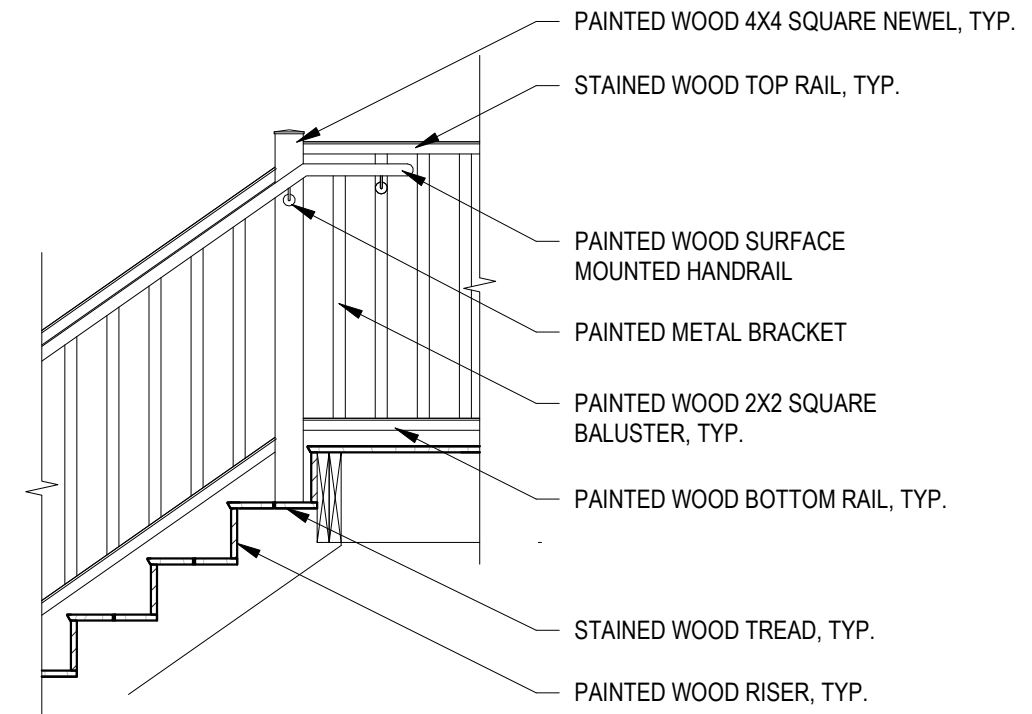


03/16/2023

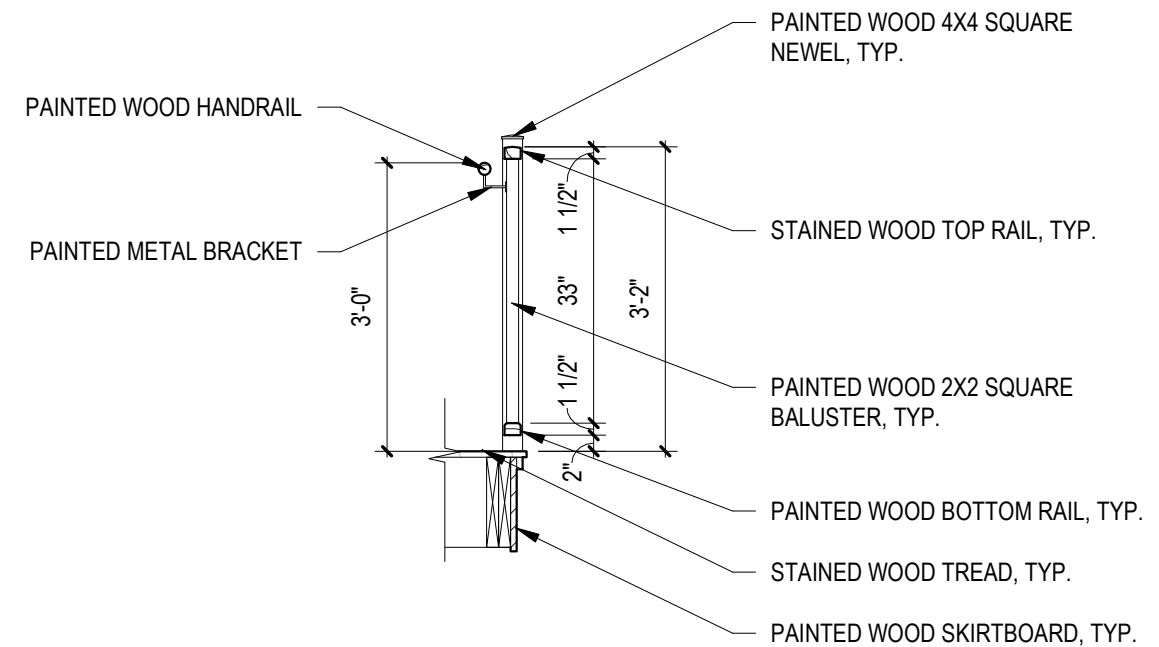


## EXTERIOR STAIR DETAILS

**1** EXTERIOR STAIR PLAN  
SCALE: 1/4" = 1'-0"



**2** RAIL ELEVATION  
SCALE: 1/2" = 1'-0"



**3** RAIL SECTION  
SCALE: 1/2" = 1'-0"

03/16/2023

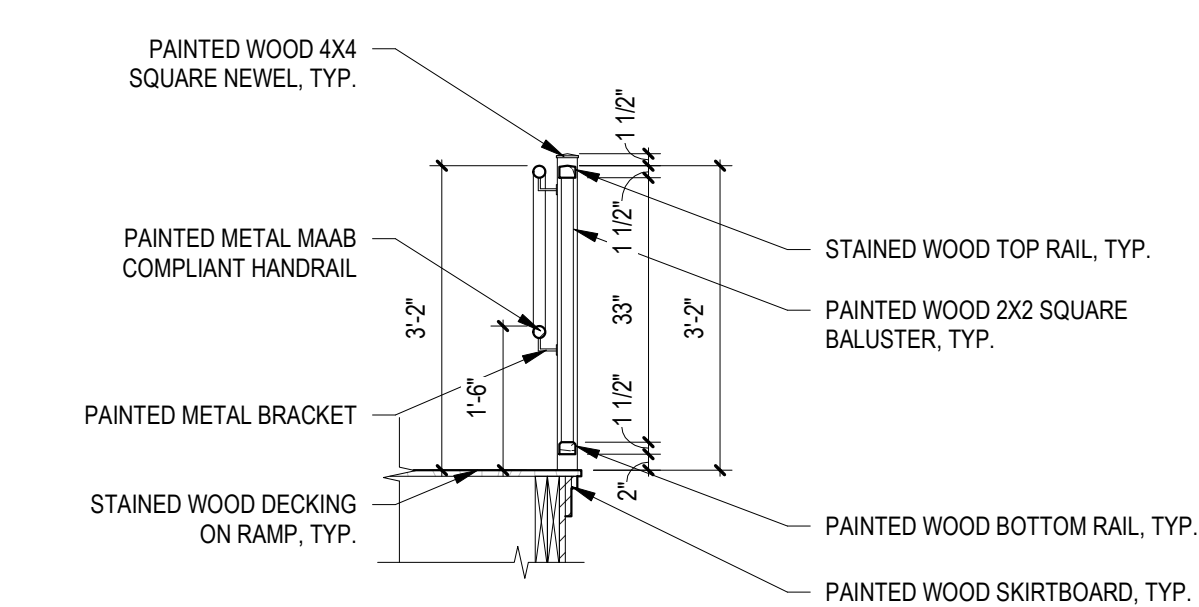


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DOCTOR SAX HOUSE

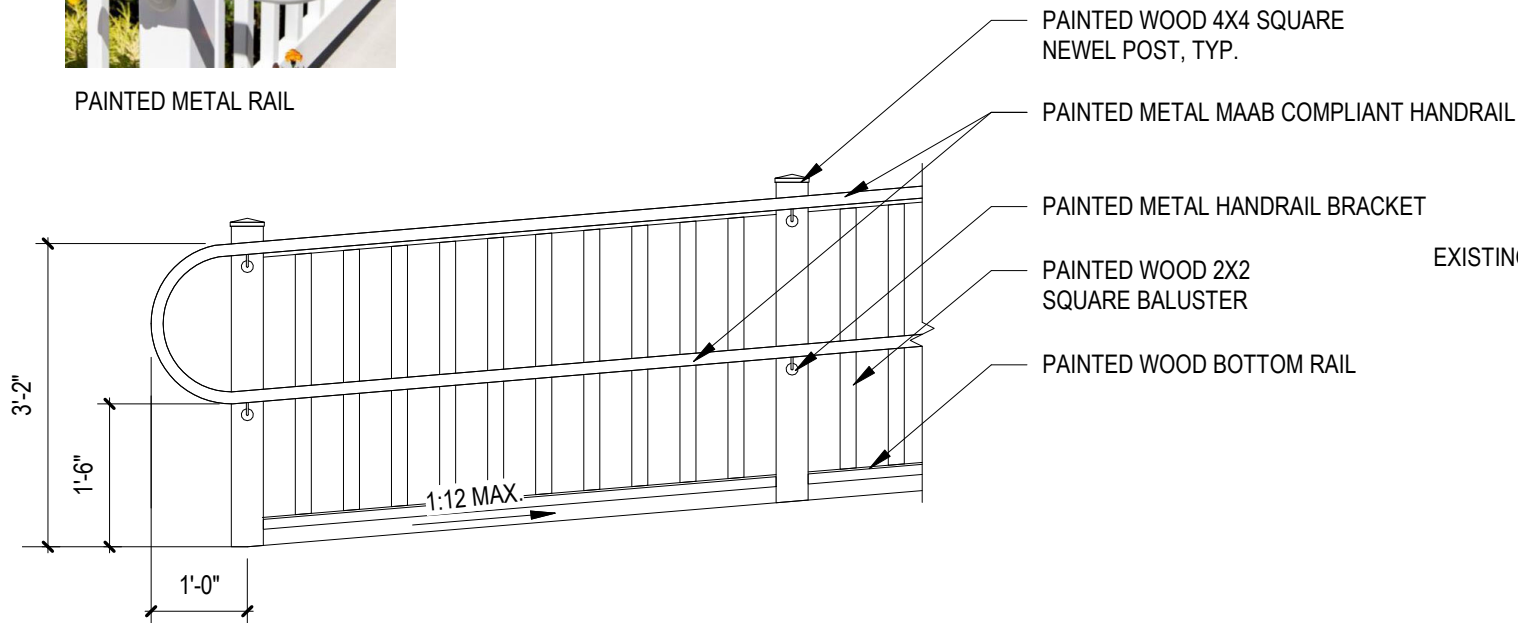
35 WALKER ST  
LENOX, MA



**3 RAMP RAILING SECTION**  
SCALE: 1/2" = 1'-0"

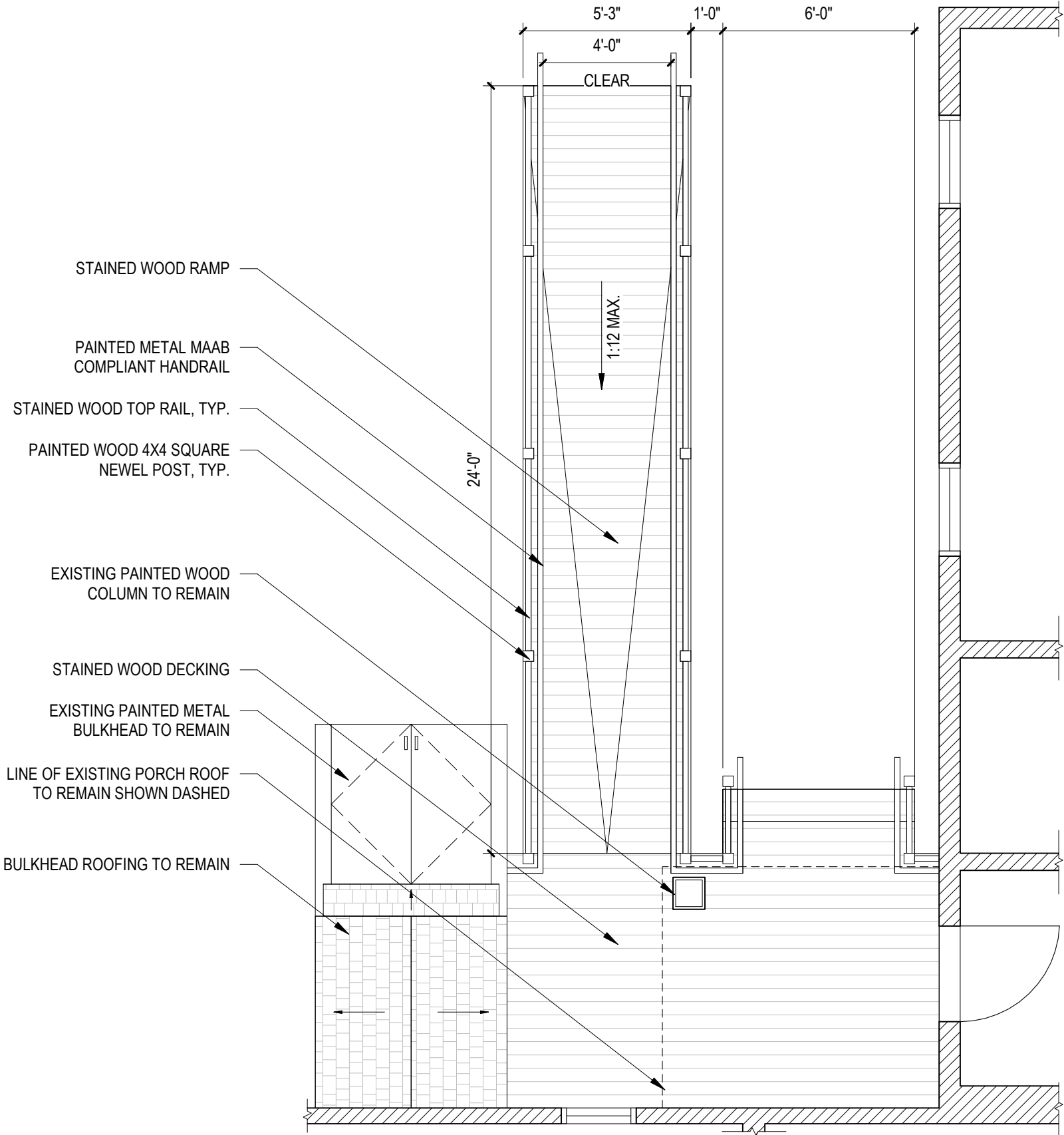


PAINTED METAL RAIL



**ACCESSIBLE RAMP  
DETAILS**

**2 EXTERIOR RAMP ELEVATION**  
SCALE: 1/2" = 1'-0"



**1 EXTERIOR RAMP PLAN**  
SCALE: 1/4" = 1'-0"

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DOCTOR SAX HOUSE  
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CHURCH ST ELEVATION



FRONT ELEVATION



CHURCH ST/FRONT ELEVATION



FRONT/SIDE ELEVATION

## CARRIAGE HOUSE EXTERIOR PHOTOS

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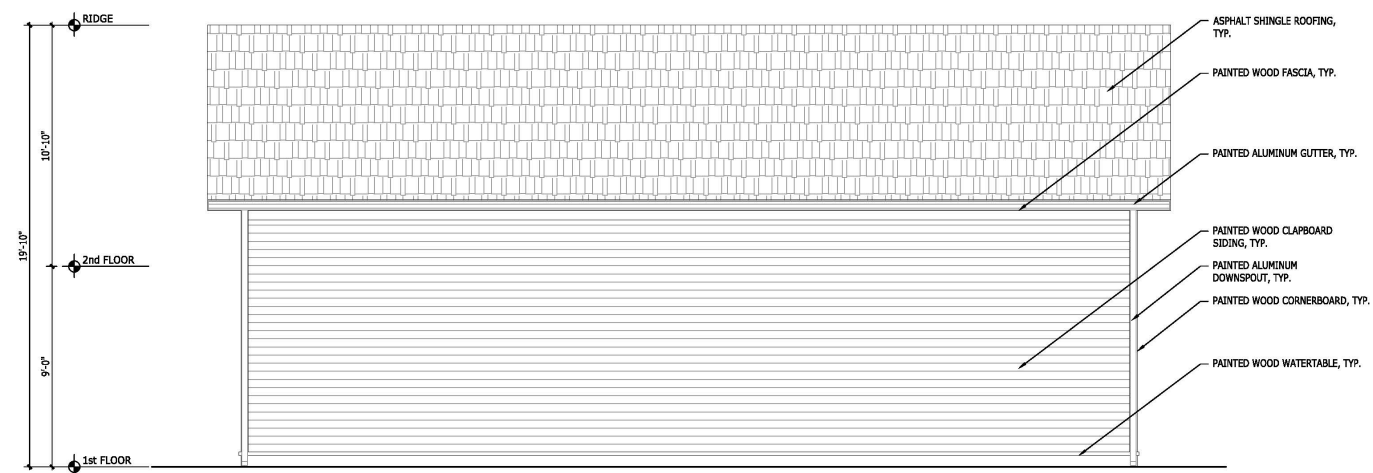




4 FRONT ELEVATION  
1/4" = 1'-0"



3 SIDE ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"



1 CHURCH ST ELEVATION  
1/4" = 1'-0"

## CARRIAGE HOUSE EXISTING ELEVATIONS



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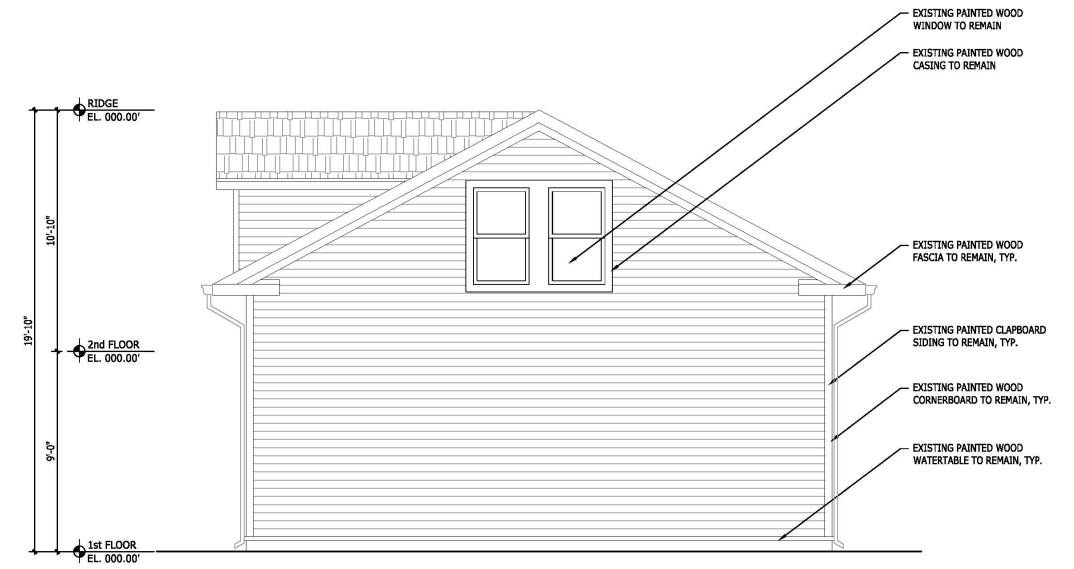
03/16/2023

DOCTOR SAX HOUSE

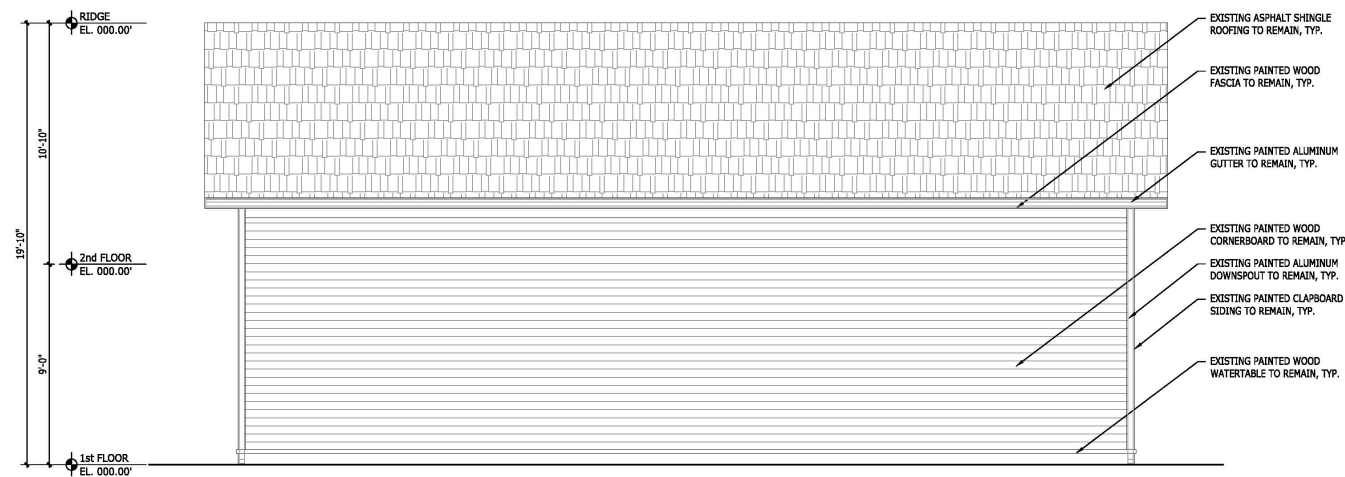
35 WALKER ST  
LENOX, MA



4 FRONT ELEVATION  
1/4" = 1'-0"



3 SIDE ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"



1 CHURCH ST ELEVATION  
1/4" = 1'-0"

## CARRIAGE HOUSE PROPOSED ELEVATIONS



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DOCTOR SAX HOUSE

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MARVIN SIGNATURE DOUBLE HUNG WINDOW

DOUBLE HUNG WINDOW  
MARVIN SIGNATURE, PAINTED WOOD EXTERIOR  
SIMULATED DIVIDED LITE TO MATCH EXISTING  
CLEAR GLASS

MAIN HOUSE WINDOW  
SPECIFICATION

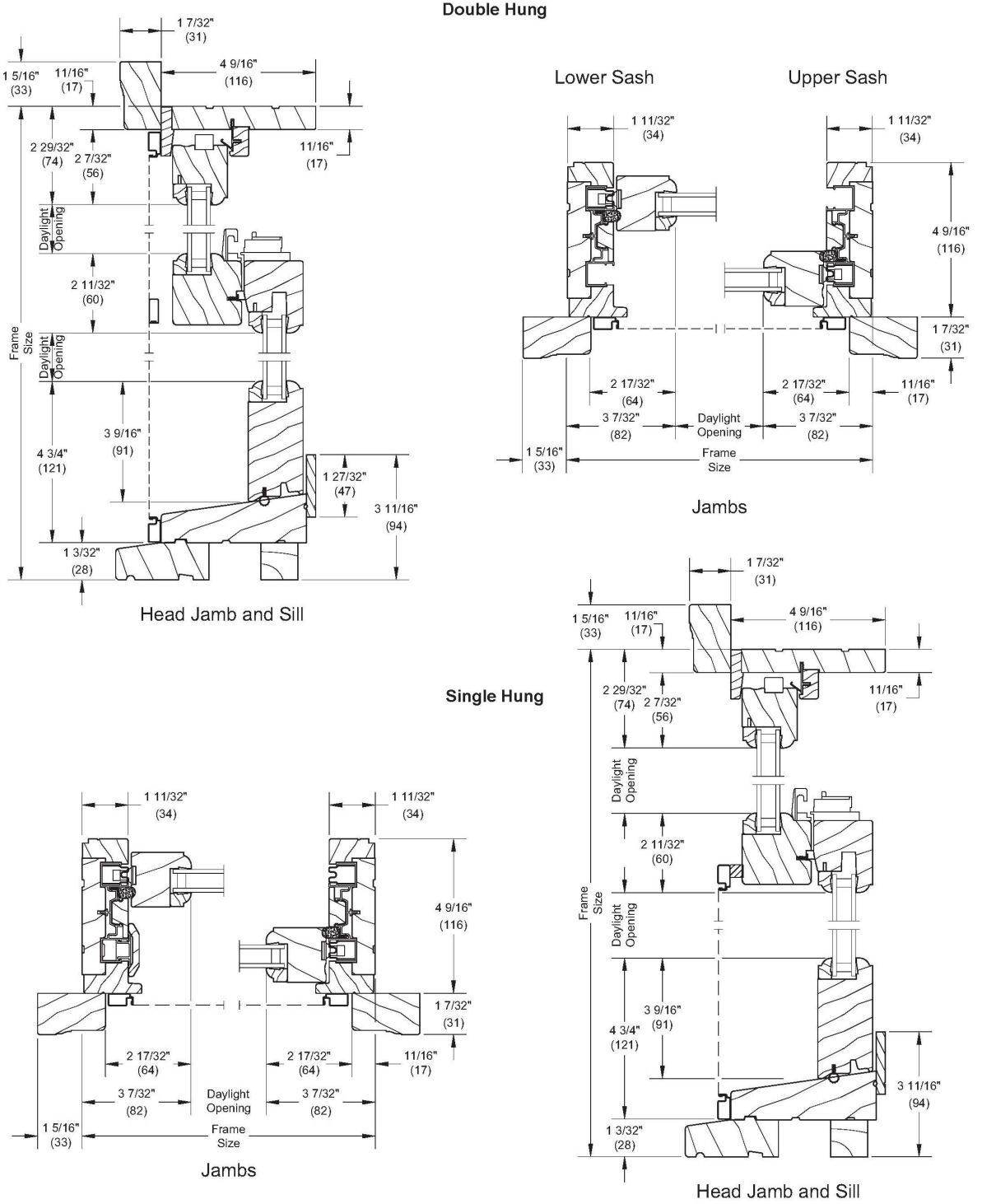


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Section Details: Operating

Scale: 3" = 1' 0"



WINDOW DETAIL

UWDH-16

19972255  
Marvin Architectural Detail Manual

03/16/2023

DOCTOR SAX HOUSE

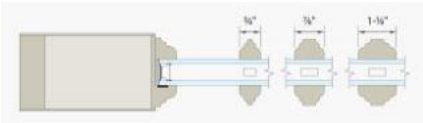
35 WALKER ST  
LENOX, MA



2 1/4" FLAT PANEL



2 1/4" COVE & BEAD STICKING PROFILE

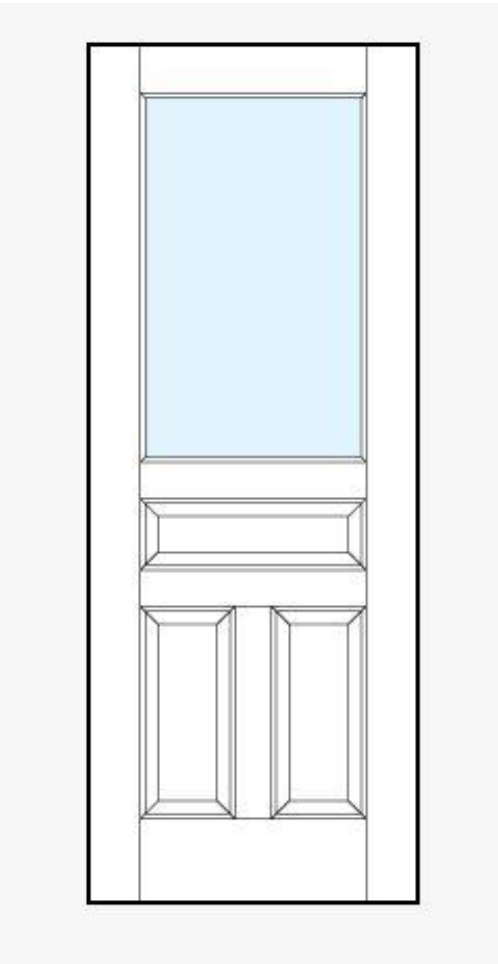


2 1/4" COVE & BEAD STICKING PROFILE

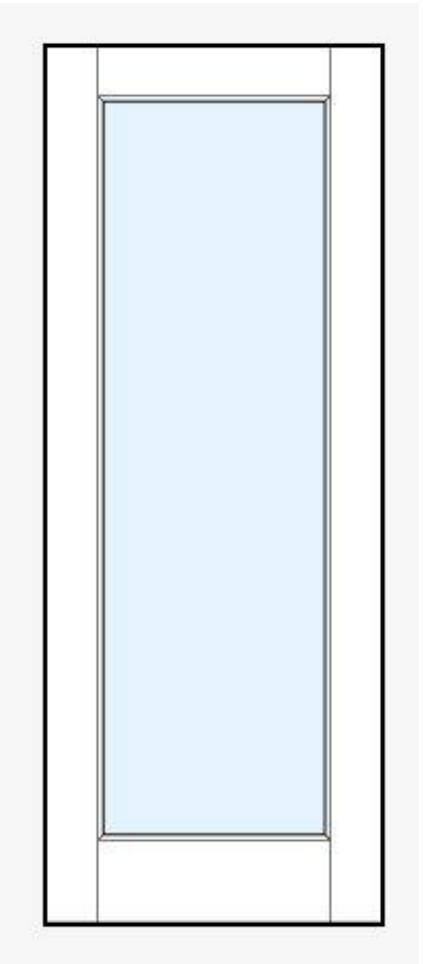
RESILIENT™ WOOD FOR PAINT-GRADE ENTRY SYSTEMS



The Resilient Wood Entry System sets the tone of quality for the whole home using our most durable painted construction without sacrificing any design options.



MAIN HOUSE 3RD FLOOR EXTERIOR DOOR:  
PAINTED WOOD EXTERIOR DOOR  
CLEAR GLASS  
SIMULATED DIVIDE LITE



CARRIAGE HOUSE ENTRY DOOR:  
PAINTED WOOD EXTERIOR DOOR  
CLEAR GLASS  
SIMULATED DIVIDE LITE

MAIN & CARRIAGE  
HOUSE EXTERIOR DOOR  
SPECIFICATION

03/16/2023

EXTERIOR PENDANT LIGHT @ WALKER ST PORCH

MAIN & CARRIAGE  
HOUSE EXTERIOR  
LIGHTING SPECIFICATION

Huntersfield Outdoor Wall Sconce  
By Hinkley

Huntersfield Outdoor Wall Sconce  
By Hinkley

Product Options

Finish: Black,  
Size: Small

Dimensions

Small Option Backplate: Width 4.5", Height 7"  
Small Option Fixture: Width 9", Height 18.75", Depth 10.75", Weight 5.84Lbs

Lighting

Small

Lamp Type	LED
Total Lumens	1000.0
# of Bulbs	2 (Not Included)
Bulb Type	5W B11 E12
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Additional Details

Product URL:  
<https://www.lumens.com/huntersfield-outdoor-wall-sconce-by-hinkley-HKY2076978.html>  
Rating: UL Listed Wet

ITEM#: HKY2076978



Notes:

Prepared by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:

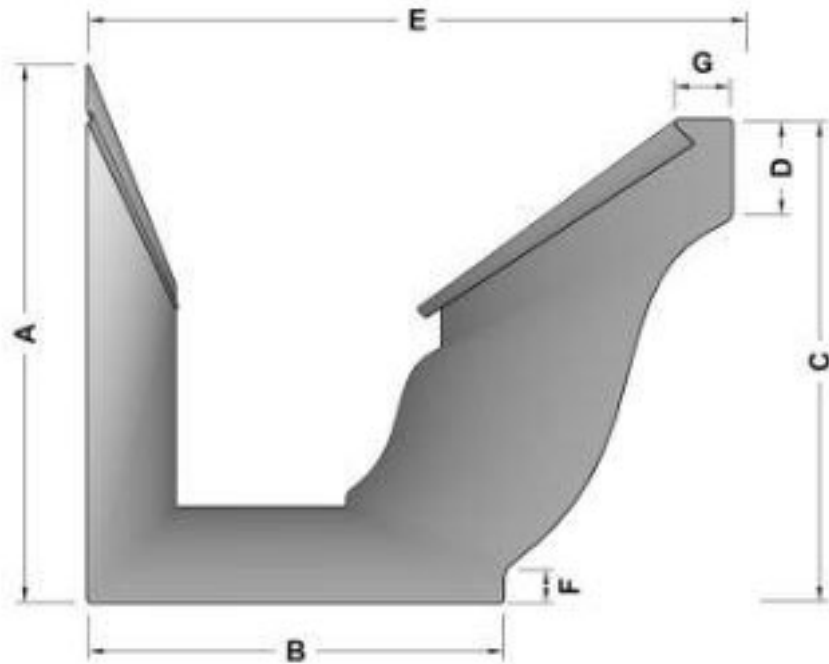
EXTERIOR WALL SCONCE  
@ ALL EXTERIOR DOORS



Created March 9th, 2023

03/16/2023





## K-Style Gutter / Ogee Guter

Notes:  
4", 5" and 6" K-Style Gutters are roll formed and available in up to 40' lengths.  
7" and 8" gutters are brake formed and available in lengths up to 20'.

### Dimensions for Standard Gutter Sizes

SIZE	LOC.	A	B	C	D	E	F	G
4K		3 1/8"	2 3/4"	2 7/8"	9/16"	4"	7/16"	1/2"
5K		3 5/8"	3 3/8"	3 3/8"	9/16"	5"	9/16"	1/2"
6K		4 7/8"	3 7/8"	4 5/8"	1"	6"	5/8"	9/16"
7K		5 7/8"	4 5/8"	5 5/8"	1"	7"	5/8"	5/8"
8K		7 1/4"	5 3/8"	7"	1"	8"	5/8"	5/8"

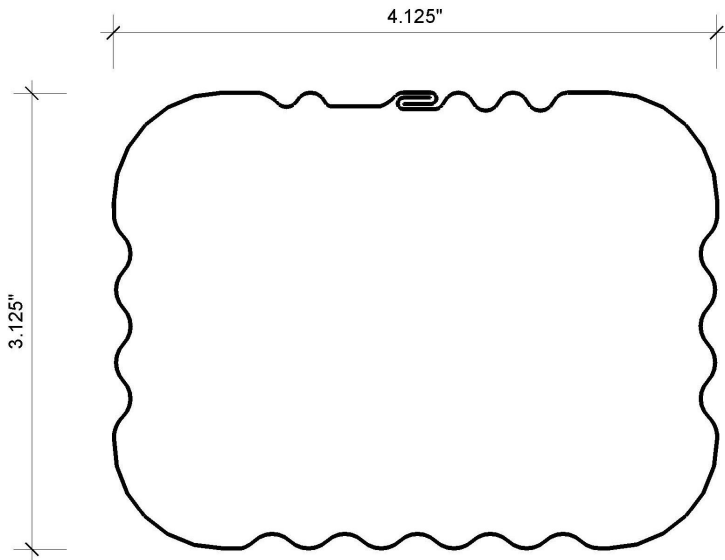
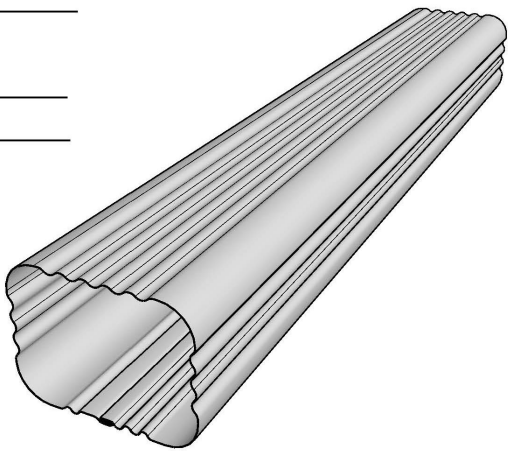


6" K-STYLE GUTTER  
PAINTED ALUMINUM, TO MATCH FASCIA COLOR

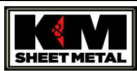
MAIN HOUSE GUTTER &  
DOWNSPOUT  
SPECIFICATION

#### Material Types Available

- ☐ 24 ga. Pre-Finished Kynar Steel Color: \_\_\_\_\_
- ☐ 24 ga. Galvalume Mill Finish
- ☐ .027 Aluminum Color: \_\_\_\_\_
- ☐ .032 Pre-finished Kynar Aluminum Color: \_\_\_\_\_
- ☐ 16 oz. Copper
- ☐ 20 oz. Copper
- ☐ 26 ga. Stainless Steel



Notes:  
Corrugated Downspout available in Standard 10'0" lengths or custom lengths up to 20'0" long  
One end of Downspout is pre-crimped to allow for easy installation.



1310 E. Cornwallis Rd.  
Durham, NC 27713  
P-(919) 544-8887 F- 544-8898  
info@kmsheetmetal.com - www.kmsheetmetal.com

#### Corrugated 3" x 4" Downspout

REVISIONS	
MM/DD/YY	REMARKS
1 03/26/2019	ORIGINAL DRAFT OF DRAWING
2	
3	
4	
5	

D 001

3X4 CORRUGATED DOWNSPOUT  
PAINTED ALUMINUM, TO MATCH CORNERBOARD COLOR

03/16/2023