

190849

Resolution relating to a Certificate of
Appropriateness for re-siding and
corner boards at 2017 N. Terrace Avenue, in
the North Point South Historic District, for
James and Maura Otzko.



Appearance ca. 2016

1/31/2020



HPC Survey Photos 1978

1/31/2020



Intensive
Survey Photo
1987

1/31/2020



Present appearance

Cedar siding replaced with composite boards

Mitered corners replaced with corner boards



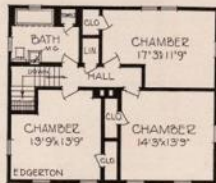
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The EDGERTON

© Bauer and Bath

THE FIRST story of stone harmonizes perfectly with the upper story of white siding in this attractive home. The second story windows are shuttered and those in the living room splendidly grouped. The large living room has a fireplace flanked with open book shelves. In the kitchen are such built-in features as dining nook, utility and broom cabinets, while in the hall is a phone cabinet. Upstairs there are three large chambers and a model bathroom with built-in towel cabinet. Large closets are always appreciated.



Pattern Books from the 1920s and 1930s consistently show mitered corners as a key feature of the Garrison Colonial style.

A COLONIAL HOME WITH SPACIOUS LIVING AREA **E-627**

Recessed entrance and shutters add a warm feeling to the exterior of this design. The floor plans are a picture of comfortable living featuring a large living room, dining room, kitchen with dining space and powder room on the first floor. Three large bedrooms and baths are included in the second floor plan.

DATA
Living Area, Both Floors - 1,666 sq. ft.

FIRST FLOOR PLAN

SECOND FLOOR PLAN

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Examples from the Sears Catalogue 1931 and 1933 also showing mitered corners

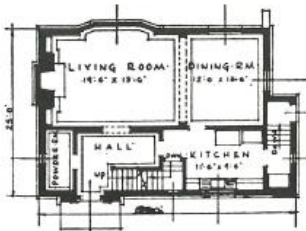
THE HAMPSHIRE

Though recalling the historic Paul Revere House, with its overhung second story, shuttered windows and quaint individuality, the Hampshire within is a most modern home. For instance, the up-to-date house turns its back on an endless procession of autos and faces the living and dining rooms toward the garden. Service entrance with refrigerator alcove is at the side, convenient to driveway; and those who approach can be seen from the kitchen.

Details and features: Six rooms and two baths. Stone exterior on ground floor; second-floor overhang; bay window in living room. Fireplace in living room; open stairs.

Year and catalog number: 1933 (3364)

Price: No price given



THE CARRINGTON

The Carrington derives its individuality and charm from the colonial houses of Salem, having an overhung second story. The stone finish of the first-story front wall adds strength and color and ties in nicely with the stone chimney and siding. A large dining room bay and wide terrace in back make the garden but an outdoor room. Notice the large size of the rooms and the step-saving position of the kitchen with its side entrance.



Details and features: Seven rooms and two and a half baths. Stone walls on ground floor; terrace off dining room; second-floor overhang. Built-in bookcases and fireplace in living room; open stairs.

Years and catalog numbers: 1931 (3353); 1932 (3353); 1933 (3353)

Price: No price given



Exposure is wider on the replacement siding



1/31/2020

Recommendation

- Recommend HPC Denial based on the following:
 - Use of hardie board never approved for historic buildings by this commission, material found to be inappropriate
 - Change from mitered corners to corner boards constitutes an inappropriate change of the physical appearance
 - Exposure wider than historic application