

Fruit Street Local Historic District Commission  
Meeting Minutes – November 30, 2015 + Addendum  
Mayor's Conference Room

The meeting was called to order at 7:05 PM

**Roll Call**

Present: Leslie Eckholdt, Bonnie Sontag, Maurice Southworth, Kevin Wallace

Absent: Marian Levy

**General Business**

Approval of Minutes

Maurice Southworth made a motion to adopt the minutes of the October 22, 2015 meeting. Leslie Eckholdt seconded the motion. Motion approved by three votes with one abstention.

**Correspondence**

None

**Old Business**

None

**New Business**

20 Fruit Street, Susan and Phil OFlaherty; Aileen Graf, Graf Architects  
Addition to rear of structure; repair portico roof

Note: As this applicant held an informal discussion with the Commission at the previous meeting, and nothing had changed in their proposed plans, these minutes reflect much of what was recorded in the minutes of the previous meeting.

This public hearing was noticed to all abutters.

The new home owners are proposing to build an addition to the rear of the structure that will create a second floor over the existing sunroom, currently measuring approximately 10 feet by 22 feet. It will expand a bedroom into a master bedroom with closet and bathroom. The sunroom dates from the 1920's and sits on brick piers. The architect proposes a reconstruction of the sunroom that includes a full foundation. It will contain ductwork for the hot-air heating system. It will have a concrete wall with exterior faced in brick to match the foundation on the front of the house. The architect will keep the shingles (painted) on the first level exterior walls and will use clapboards with panels (painted) to 'lighten' the look on the upper addition. The architect proposes to add a window to the existing kitchen/proposed family room that projects beyond the sunporch. The size of this window will match the adjacent existing window in that room. The owners will have reproduction period windows installed – wood, six over six, true divided lights - with interior storm windows if they need additional insulation. There will be no shutters on the side windows.

Members were satisfied with the photographs of similar treatment on other structures so that they could better imagine how panels would look on this project. Members noted that

additions have been made to the house since its original construction. This addition will look different enough to read as a newer addition and still contribute to the overall coherence of the entire structure.

#### Public Comment

Will the paneling on the exterior of the second floor addition be different from the exterior to be seen anywhere on the existing structure? Yes. It is being allowed because only about 10 feet will be visible from a public way. This treatment 'lightens up' the massing and allows the addition to be 'read' as different from, but compatible with, the historic structure.

Bonnie Sontag made a motion to approve the application and issue a Certificate of Appropriateness for the proposed addition to the structure located at 20 Fruit St. Kevin Wallace seconded the motion, and there was a unanimous vote of approval.

The owners also applied to replace the deteriorating roofing material on the front portico with cedar shakes, rather than the current asbestos. This change of material was briefly discussed. It was determined that wooden shingles would have been used at the time of the original construction.

Kevin Wallace made a motion to approve the portico roofing material replacement. Leslie Eckholdt seconded the motion. There was unanimous approval for a Certificate of Appropriateness.

#### **Other Business**

##### Process for notifying potential and actual new owners of properties on Fruit St.

Kevin Wallace explained that the electronic MLS provides a field for "certified historic" but it is not mandatory. It's easy for a listing realtor to leave this field blank after they have completed the mandatory field about age of the structure. Therefore the Commission is very reliant on individual listing realtors to notify potential buyers about location in an LHD.

Maurice Southworth offered to look out for 'for sale' signs on the street and contact the listing realtor, as well as the seller and remind them to include LHD status in sales literature/discussions.

Maurice will also ensure that current owners are re-notified that they own property in the FSLHD and that they must speak with/apply to the Commission before making repairs to any exterior portion of their home.

Kevin Wallace will speak to the listing realtor for 24 Prospect Street, which is currently on the market.

#### **Adjournment**

Meeting adjourned at 7:40 PM.

Respectfully submitted, Bonnie Sontag, Note Taker

**Addendum**

Hi Aileen,

As this is in the rear of the house, I believe there is no need for review by the Commission. I have not got round to sending the text to include in the Certificate of appropriateness but hope to do so this week. I will include this in my wording,

Thanks

Maurice

**From:** Aileen Graf

**Date:** Monday, December 7, 2015 at 2:09 PM

**To:** "Southworth, Maurice"

**Cc:** Bonnie Sontag

**Subject:** 20 Fruit Street

Hello Maurice and Bonnie,

Since our meeting the other night Susan O'Flaherty is considering a bay window at her kitchen sink window. The location can be seen in the attached floor plan. It would not be seen from the public way but wanted to make sure we got your thoughts. Given our approval the other night, would this type of change be acceptable in your board's eyes?

Kind Regards,  
Aileen

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**Aileen C. Graf, AIA, LEED AP**

**G R A F** A R C H I T E C T S

**T** 978.499.9442 **F** 978.499.4442  
2 Liberty Street, Newburyport, MA 01950  
grafarch.com