

Fruit Street Local Historic District Commission  
Meeting Minutes – March 7, 2019  
Mayor's Conference Room

The meeting was called to order at 7:05 PM

**1. Roll Call**

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

**2. General Business**

Approval of Minutes: June 14, 2018

**3. Correspondence/Communications**

None

**4. Old Business**

None

**5. New Business**

16-18 Fruit Street, Application for Certificate of Appropriateness for multiple repairs and replacements

Present: Attorney Lisa Mead, Mead, Talerman, and Costa, LLC, 30 Green Street; Chris Horan, Balmoral Development, LLC; Aileen Graf, Graf Architects, 2 Liberty Street.

The new owner intends to maintain the exterior of the Federal period main house and replace elements on the newer sections consistent with the look and feel of the over-all structure. He will convert the 5 units to 3 units: one in the front house, one in each of the "ells".

Windows

Original house: restore all existing double-hung windows on first and second floors. Use antique glass; replace only broken panes. David Mason will restore windows. On third floor, windows are not emergency-egress compliant, nor are they energy-efficient with single-pane glass and non-insulated pockets used as replacements from fire-damaged earlier windows. As they are less visible than lower level windows, the applicant proposes to replace them with a swing-out, metal framed. simulated divided light, 3/3, 5/8" raised muntins, painted white.

North ell: replace all windows with Eagle E-series aluminum clad double hung windows, 5/8" muntin bars, 6/6 panes to be consistent on all sides of both ells. The applicant proposes to add a transom and two windows on the first floor and two windows on the second floor on the south side of this ell, not visible from the street; remove a rear window on the first floor, shift a rear window on the second floor.

South ell: replace all windows with Eagle E-series aluminum clad double hung windows, 5/8" muntin bars, 6/6 panes to be consistent on all sides of both ells. On the non-visible-from-street sides, the applicant proposes to change a full window to a transom window and add a window on the first floor, add two windows on the second floor. On the south side, he will add one window that will look consistent with the older windows on the main house. He will remove one window on the rear first floor and add a window on the rear second floor.

Vestibule: The applicant proposes to replace both octagonal windows with fixed glass panes in a 3/5 pattern.

### Doors

Keep two front doors on Fruit St. house.

South ell: slightly shift location of door facing driveway and change the opening from 2' to 2.8'.

Change and add doors: French door configurations to match each other.

North ell: rear door change and addition to match same French door configuration on south ell.

### Roof

The applicant will add a small roof over the new door on the south ell facing the driveway.

He will reconstruct the existing shed roof above the rear portion of the south ell, rebuilding it with a hip roof. The hip roof will allow for a consistent eave line on the south ell, similar to what exists currently. He will use dark grey architectural shingles. All new trim will be wood, details to match what currently exists.

### Chimneys & Siding

The applicant proposes to rebuild the existing chimneys on both ells, using antique brick and mortar to match existing chimneys on the front house in composition, color and texture. During discussion, Commissioners agreed with applicant that he can remove all three chimneys on the ells and replace all vinyl siding – on the house and the ells - with wood clapboards. He will repair any damage he discovers underneath the vinyl.

### Shutters

The applicant proposes to replace all shutters, on the house and the ells. Commissioners agreed with the applicant that he could remove the shutters because they are not essential to the Federal style of architecture and therefore he would not be removing any feature that is authentic to the period of the house. It was noted that many Federal style home owners in town are removing shutters. However, Commissioners would be satisfied if he decided to replace the shutters with wood shutters or an architectural grade material that mimics wood. He would have to use full-size shutters, that if closed, would completely cover the window openings.

### Fencing

He will remove the existing hedge and proposed a low wood fence between the existing granite posts, similar to 12 Fruit St., following the existing sidewalk edge.

### Bulkhead

He will remove all bulkheads, making internal access to the basement.

### Driveway & Parking

The applicant proposes a chip and seal asphalt material with stones embedded in the surface and a layer of loose pea stone on top of the surface. The driveway will provide two side-by-side tandem parking spaces for a total of 4 spaces. A lane between the two sets of tandem parking

spaces will allow access to all four spaces. A reduced grade at the rear will lower the height of the cars parked at that location and allow the mint building to be better viewed from the street.

#### Public Comment

Stephanie Niketic, 93 High Street, noted sides of ells are visible from the street and pleased that Commission considered alterations on sides. She does not think the Commission should consider composite materials for shutter replacement, though she notes that our regulations allow us to guide and consider alternatives with the applicant. She likes that the Commission traded chimneys for replacement of vinyl siding. She commented from her own experience about need to paint wooden clapboards, confirming that only if there are moisture issues does wood have to be re-painted often. She noted the large number of windows being replaced on the ells and wanted to know how the replacements would look in comparison to repaired original windows on the house.

The architect replied that they will not change the openings but only the sashes and will also save the casings. Replacement windows will be custom-made to fit existing openings and have aluminum sashes with a matt finish.

The applicant notes that windows on the two ells are different sizes compared with the house; he is proposing consistency among windows on the ells.

#### Close of Public Comment

A Commissioner confirmed her agreement that a uniform look on the ells is desirable.

A Commissioner questioned the look of the glass “wall” of panes proposed for either side of the vestibule. Another Commissioner assured her that many such “walls” exist in similar style vestibules in other houses in town and they look fine. The Applicant noted that he had considered half windows and have wood on the sides of the vestibule, but the effect was not as pleasing as the larger set of panes.

Motion to approve a Certificate of Appropriateness made by Kevin Wallace; seconded by Marian Levy. All voted in favor. Motion Approved.

#### **6. Other Business**

None

#### **7. Adjournment**

Motion to adjourn made by Kevin Wallace; seconded by Maurice Southworth.

Motion approved unanimously.

Respectfully submitted, Bonnie Sontag, Note Taker