

Fruit Street Local Historic District Commission
Meeting Minutes – May 10, 2018
Mayor's Conference Room

The meeting was called to order at 7:00 PM

Roll Call

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

General Business

Approval of Minutes

Kevin Wallace made a motion to adopt the minutes of the August 10, 2017 meeting. Leslie Eckholdt seconded the motion. Motion approved unanimously.

Correspondence

None

Old Business

None

New Business

15 Fruit St., Sean Foley, represented by Jack De Cost, Hurley Construction & Roofing Co., Malden MA.

Application for a Certificate of non-Applicability

Application is to replace existing roof shingles with a product – Certainteed Landmark Architectural Asphalt Shingle - that is more durable, gives better coverage and is a similar color to the existing roof shingles. The main residence and carriage house will be re-roofed. There will be no change in design or slope of roof.

Kevin Wallace made a motion to approve a Certificate of Non-Applicability. Maurice Southworth seconded the motion. Motion approved unanimously.

5 Fruit St., Vern Ellis & Susan Stone, owners, John House, architect

Informal discussion about plans to alter several elements on the exterior of the structure.

After the Chair gave an overview of the Commission's purview, he and each member explained his/her relevant expertise, experience and interest.

The home owners-to-be (closing will occur later this month) shared their experience renovating a historic home in another community and interest to maintain the historic integrity of this Victorian structure. They sought guidance from the Commission on the following issues.

1. Fence. Initially they would like to replace the rear fence which is in desperate disrepair. When they have completed all work on the house, they will replace the remainder of the fence, including the decorative lattice and arbor entrance from the street. They propose to use high-quality privacy, cedar fence, shown in a photo they presented. They will submit a design for replacing the entrance.
2. Windows. They propose to restore all windows in the peaks, door windows, and restore or replace with historic replication windows. They intend to work with Window Woman to restore and if not possible use their advice on the appropriate replication/replacement product. They are considering wood clad or custom windows. They will put special care into the front windows. All windows will be appropriate to a Victorian home, 2/1 for the most part with stained glass decorative features on some of the windows. A member advised them of the MA Stretch Code regulation to which the Building Commissioner will require adherence. An exemption may be granted upon receipt of a letter from the homeowner. The applicant knows that their application for a certificate of appropriateness from the Commission requires them to identify exactly what treatment they will apply to which windows.
3. Sunroom. The owners would like to replace this “tacked on” porch and its storm windows with an addition that would extend the kitchen on the first floor and provide additional living space on the second floor. It would have a peaked roof to fit with the main structure. It would remain subordinate to the main structure. They would replace the foundation which is currently in disrepair. There could be some issues with multiple roof lines, but most likely would not be visible from the street. They might add a deck off the back. They will provide a plan and elevation details for Commission review.
4. Third floor master suite sky-lights. These three windows in the roof will give more light to the room. Although they are placed on the side of the building and only minimally visible from the street, members were concerned that they could be a visual distraction and might result in reflected light into the adjacent dwelling. The owners and architect were encouraged to minimize the protrusion of the windows beyond the slope of the roof and possibly reduce the number to two and place them farther away from the street view.
5. Stairs. They propose to rebuild stair entryways, landings and replace a lead pipe railing with a more appropriate balustrade.
6. Driveway. They are not sure what material they will use, but they know that after all the work is completed, they will resurface the driveway. They will consider pervious materials and create a surface that will look good with the Victorian house. Bricks could be used and then continue the bricks out onto the sidewalk.

The Historical Society of Old Newbury and Historic New England are sources for photographs for this or similar Victorian structures and also for historically appropriate paint colors.

The applicant agreed to return on June 14 for a public hearing on their application for all proposed changes. May 31 is the deadline for application submission to the Planning Office.

Other Business

Maurice Southworth informed the Commission that the fence at the rear of his residence at 12 Fruit St. is falling down. They will replace it with a similar design fence protected by a granite foundation. They will also repair the rutted brick driveway with bricks to match existing bricks.

Commissioners deemed this work did not require approval.

Adjournment

Kevin Wallace made a motion to adjourn the meeting. Maurice Southworth seconded the motion. Motion approved unanimously.

Respectfully submitted, Bonnie Sontag, Note Taker