

Fruit Street Local Historic District Commission
Meeting Minutes – June 14, 2018
Mayor’s Conference Room

The meeting was called to order at 7:18 PM

Roll Call

Present: Leslie Eckholdt, Bonnie Sontag, Marian Levy

Absent: Maurice Southworth, Kevin Wallace

New Business

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

Application for Certificate of Appropriateness for multiple repairs, replacements, additions

The applicant stated that much of what they had discussed with the Commission in an informal discussion on May 10 was now incorporated into their plans as submitted with their application. The house dates back to the 1890’s. The proposed work will balance adherence to current building and energy codes and use of original materials as appropriate.

Windows: they will replicate all windows – including those in the front and side doors, matching openings and keeping original trim and existing patterns, and maintain the variety of divided lights and stained glass. They will add three skylights in the northeast facing roof, positioned as far back from Fruit St. as possible. Skylights will be low-profile, fixed (non-operable) and 2-lite. The color will either match the roof color or not provide a high contrast.

They will remove the rear chimney. It does not look original to the structure because of its location vis-à-vis the window below it. It’s removal allows opening up of the interior floor space.

Addition: The owners would like to replace the “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 will have a deck with balustrade to meet building code.

They will replace front stairs and balustrade with a hard wood such as cedar. The side porch and stairs will be replaced as needed and replicated with hand rails built to code. Lattice-work under the porch will be replaced to cover dark cement board.

The fence will be replaced using a graceful Victorian design and a gate that fits with the streetscape. The driveway basket-weave brick paving will have tire tracks outlined in herringbone design. The side entrance pathway will be brick with brick edging along the driveway. The front sidewalk is in good shape and will not be redone. Siding will be replaced with 4 ¾ inch reveal which is slightly larger than existing clapboards and all paneling and shingles will be replicated.

Foundation requires repair to the deteriorated stone and replacing bricks. Water damage requires releveling of the ground to redirect water away from the foundation. The old coal door at the side of the house next to the front door with either be covered with clapboard or left open to allow for ventilation to the dirt-floor basement.

Public Comment
None

Marian Levy made a motion to approve Application for a Certificate of Applicability. Leslie Eckholdt seconded the motion. Motion approved unanimously.

General Business

Approval of Minutes

Leslie Eckholdt made a motion to adopt the minutes of the May 10, 2018 meeting. Marian Levy seconded the motion. Motion approved unanimously.

Correspondence

Susan O'Flaherty, 20 Fruit St., requested confirmation that the certificate the Commission approved on 8/10/17 included an in-ground swimming pool. It did and she was sent a copy of the certificate.

Ms. O'Flaherty notified Maurice Southworth that 18 Fruit St. was up for sale. Kevin Wallace will ensure that the listing shows the house in an LHD. Once the property is sold, either he or Maurice will contact the new owners to inform them about regulations.

Old Business

None

Adjournment

Leslie Eckholdt made a motion to adjourn the meeting. Bonnie Sontag seconded the motion. Motion approved unanimously.

Respectfully submitted, Bonnie Sontag, Note Taker