



Minutes
Andover Preservation Commission
February 11, 2014 – 6:30 P.M.
2nd Floor Conference Room – Town Offices

Present: Joanna Reck, Tony Dyer, Craig Gibson, Leslie Frost, Leo Greene, Jim Batchelder (by Skype), Karen Herman

Review of Plans

15 Steven's Street, Marland Mill #3: James Lane, Atria Senior Living

Window replacement request

Peter Schmidt, EG Architects Newburyport

Mill Building #3 : building has inoperable windows that do not meet code – they are fixed windows. The owners are applying for Leed certification and need fresh air. The proposal is for 44/68 aluminum windows. The new windows are Paradigm single hung window – using a high end vinyl window, and replacing 82 windows and an additional 9 windows on the water side with louvered windows. This window has a good UV value.

Leo requests a simulated divided light with an exterior muntin that is contoured.

Profile of muntin – asked if they could do both interior and exterior muntine. . The contour style colonial has the most pronounced muntins. They will get back to us on the profile and provide a sample. The window color will be bronze.

Motion for APC to approve the plan for 15 Stevens St. Mill Bldg 3 with condition of seeing the profile

Unanimously approved by roll call vote.

Dimensional Special Permit /Historic Preservation

277 South Main Street: Sean Szekely, owner, Mark Johnson, Johnson Borenstein, LLC

273 South Main Street:

Both properties will be owned by the same person. Karen commented that neither of these houses would likely be threatened with demolition. Mr. Johnson said the project will prevent demolition in the future by having a preservation restriction on both properties.

Set up a site visit after the weather clears – they want to go to ZBA in March.

The Commission needs to see a more sympathetic building on the site, than what was presented. Mr. Johnson will bring that information to the builder.
Mark will email the site plan and the building plan.

21 River Street: Ken LaRose, Builder –preservation restriction review read preservation restriction, comments to Karen and she will forward them to Mark Johnson. Also, Leo Greene will take the necessary photographs. A time will be set up by Mark Johnson to do that.

Demolition Delay Hearing

76 Haverhill Street: Anne Marie and Associates, LLC, William Buck, manager, request to demolish residential building.

Jim Batchelder noted that this house is early 1900, pre William Wood. Liberty Street was formerly Filter Bed Road.

Mr. Buck wants to build a cape style house, has already had this design approved by the ZBA. The house is 2400 square feet in size.

Will post 8:30 AM Monday 2/17/14 for site visit.

Neighbor at John Hess, 5 Liberty Street, spoke in favor of demolition.

The new house fronts on Liberty Street.

Dimensional Special Permit /Historic Preservation

410 High Plain Road: Steven Doherty, Developer – siding is on, interior work in progress. House will be for sale in the spring.

64 Summer Street: Mark Ratte. The ZBA hearing will be scheduled for April.

41 Porter Road: Since the site visit, we have had no communication from the developer.

Other Business

2014 Preservation Awards: review nominations, currently in progress.

Reports/Updates:

Shawsheen Railroad Depot: update

Ballardvale Historic District Commission: Leo Greene

Design Review Board: Craig Gibson

West Parish Center: Jim Batchelder

Shawsheen Village: Leslie Frost

Historic Preservation Website: Historic Building Survey Project, update

Next meeting: April 8, 2013