



**Minutes**  
**Andover Preservation Commission**  
**September 8, 2015 – 6:30 P.M.**  
**2nd Floor Conference Room – Town Offices**

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**Present:** Joanna Reck, Karen Herman, Jim Batchelder, Craig Gibson, Leslie Frost

**Review of Plans:**

**41 Carmel Road:** porch roof renovation and new stairway, Doug and Shane Crabtree, owners, Arthur Watson, contractor

Arthur Watson reported that the work needed is as a result of ice damage last winter. They are proposing to move the roof line to help prevent ice dams and eliminate the side stairway and build a front entrance to the porch with a staircase. He will build either mahogany steps or use bricks with a wood railing and newel posts.

Jim moved to accept plans as presented. Voted unanimously (5-0) to approve.

**20 William Street:** rear addition with repairs/alteration to existing side, Daniel Riiff & Anne-Marie Schenk, owners

The owners, Mr. Riiff and Ms. Schenk proposed building a addition off the back to replace a screened porch. The addition will be 4' wider than the existing porch. The new addition will use clapboard siding rather than brick veneer. They also propose to use an imitation slate material for the rear addition rather than slate. Craig Gibson advised them to retain the detail of the screened porch on the new addition. Jim Batchelder advised them to save the old slates for repair when needed.

Karen Herman will send the Commission's Window Information Sheet to the home owners for reference when ordering new windows for the addition.

Jim moved to approve addition as presented: remove original side porch and replace with one as presented, windows to match existing, retaining original detailing of side porch. Voted unanimously (5-0) to approve.

**Demolition Delay Public Hearing:**

**61 Argilla Road:** demolition of house and barn to build new house, J5Z Homes LLC, Justin Silverio, Mark Johnson, attorney

To follow up on a request from Chris Clemente, the Inspector of Buildings at the site visit on August 18, 2015, Karen Herman, Commission Chair, asked if Mr. Silverio had a stamped structural engineers report which had not been available at the site visit. Mr. Silverio provided stamped reports from R. J. Farah Engineering, Inc. dated August 17, 2015, for both the house and the barn including photographs of the conditions on exterior and interior of the buildings.

Mr. Silverio provided stamped letter from structural engineer and letter regarding a desire to salvage material from the barn sent by Bill Fahey, Andover Youth Services Director on August 17, 2015. A letter dated September 8, 2015 from Peter J. Morris, 112 Pine Street was also provided indicating his interest in removing the barn for reconstruction at a site located in Blue Hill, Maine.

Justin Silverio presented his plans for the site. He purchased home in May with two structures, a house and a freestanding barn both in serious distress and filled with debris.

At the site visit on August 18<sup>th</sup>, Chris Clemente, the Inspector of Buildings required that both structures be marked with the red x that indicates to the Fire and Police Departments that the building should not be entered in case of fire. A chimney, located on the east side of the home had pulled away from the structure and the Building Inspector required that it be immediately removed because of safety concerns. The Building Inspector was not present at this meeting to give input.

Mr. Silverio noted that the barn is in bad shape as well. He sees both buildings as a serious liability and wants to take both structures down as health hazards. Will, a Silverio Company employee, said utilities were turned off in May.

A stamped condition report on the two buildings from Mr. Silverio's architect, Ms. Casey A. Dowgiert, RA, dated July 30, 2015 was received at the August 11, 2015 meeting.

Tom Gallegan, Structural Engineer for R.J. Farah Engineering, Inc. spoke about the condition of the building. He wore a hazmat suit to enter the house. He found it in bad shape and filled with debris. Each room had debris piled from three feet to five feet deep throughout the house including the attic. The subfloor cannot be seen because of the debris. On the northwest side of the house the subfloor had collapsed into the basement in one area. He walked through the entire house. The oil tank and furnace are in the basement. Ms. Casey Dowgiert of 13 Architects, architect for the applicant, commented on the extent of the mold in the house and how it had made her so ill she had to see a doctor. The Commission expressed concern with the presence of asbestos and mold in the house. Justin Silverio stated that he has an asbestos report showing that no asbestos was found. Karen Herman of the Commission asked how they would mitigate mold and any other hazardous materials during demolition. Mr. Silverio stated they use a backhoe to demolish the structure with the debris inside while

spraying water on it to hold down the dust. He said they had used that method in the past. Neighbors in the audience expressed concern about this method. No written report on asbestos was provided to the Commission at this time.

Tom Gallegan, R.J. Farah Engineering, Inc, reported that the barn is post and beam structure. It has major issues that extend to the foundation. Some repairs were made by the previous owner including wall sheathing that was replaced and plank siding added to the exterior. The roof is in ok condition. The hay floors are wobbly, but not bad condition. The overall condition of the barn is ok. Mr. Gallegan said the barn could be salvaged. In a stamped and signed letter, dated September 8, 2015, he advised that in his opinion the only safe and feasible means of moving the structure off the property is to dismantle it.

Mr. Silverio said that after removal of the two buildings, he intends to build a single family home, approximately 3700 square feet, that will face Fairfax Drive. The structure will be 33 ft high. The footprint of the house will fall where the barn and house are now. Mr. Silverio did not provide The Commission with a set of elevation plans for the building but showed those plans on his computer.

Jim Batchelder, Commission member, said he did not find the new plans appropriate to the neighborhood, particularly the height and the three garages on the front of the house that face Fairfax Drive. Joanna Reck, Commission member agreed and would like to see a design more appropriate to the neighborhood in size and scale. Craig Gibson asked if the barn could be incorporated into a new house design.

Andy Schirmer, 12 Fairfax Court commented that new design does not fit with the Fairfax neighborhood. It would be nice to see something not dominated by garages. He would like to see barn saved.

Barnard Trubowitz, 51 Argilla, commented on keeping the character of neighborhood in relation to a new residence. He spoke at length about trying to find a way to save both structures.

John Ratto, 11 Fairfax Drive commented that he would like to see the buildings removed and property cleaned up. He does not like the new house as proposed.

Lorrie Comeau at 60 Argilla Road, lives across the street from the property. She has seen "lots of critters" in the windows of the old house. She said was a nice property at one time but sees limited possibilities now. She also stated that she does not like new design.

Moira Reed Conrad, 82 North Street, knows this home. Her husband related to the Renees. She came to hear what was going on. She feels badly that the home will be torn down.

Tinglei Gu, 67 Argilla Road, said he feels that property needs to be cleaned up. He also feels that the design of the new home will overpower the neighborhood.

Peter Comeau, 60 Argilla Road, stated that he wants something built that will fit into the neighborhood. Four people in the audience in the idea supported this idea.

At the August 11, 2015 hearing, The Commission received a petition from Mr. Silverio on behalf of 17 neighbors dated July 25, 2015 and August 2, 2015 representing 11 residences located on Argilla Road, Fairfax Drive and Midland Circle stating that they recognized that both buildings were historic and they were in favor of JS2 Homes removing them and building a new home.

An email communication was also received by Karen Herman, Commission Chair, from Carolyn Finlay of 31 Bannister Road on September 8, 2015, supporting the preservation of both buildings, encouraging Mr. Silverio to restore the buildings or sell the property to someone who will restore the buildings.

Discussion ensued among Commission members who had concerns with not being able to adequately see the interior of the house. Craig Gibson asked if the debris could be removed to allow the Commission to view the interior. Mark Johnson, attorney for Mr. Silverio, commented on the liability issues and expense of removing debris. Comments from Commission members Leslie Frost and Craig Gibson indicated they would be in favor of a 12 month delay if the Commission was unable to view the interior of the house. Karen Herman said she found the overall circumstances surround the condition of this historic house very regrettable but did not think she could support a twelve month delay given the detrimental impact on the neighborhood.

Due to the complexity of this project, Karen Herman suggested that the hearing be continued, that more information is needed from Chris Clemente, Inspector of Buildings concerning his views on the condition of the two buildings as well as more detailed input on the two proposals to salvage or remove the barn. It was decided that the Commission would schedule a special hearing for this project only. Mark Johnson will contact Chris Clemente and Bill Fahey to see if both can attend. A tentative meeting was set for Tuesday, 9-22-25 at 8:30 AM, 2<sup>nd</sup> floor conference room, if available. Karen Herman will make certain the meeting is posted when the invited attendees confirm the date.

**33 Porter Road:** demolition of existing house to build a new house, Michelle Randazza PR estate of Margaret J. Randazza, Gerard Welch, contractor.

Mr. Buck stated that he did not think this house is historically significant. He and Mr. Welch do not have a plan for the new house but it would resemble the newer larger homes in the neighborhood. They intend to build a custom house. Mr. Buck stated that they were prepared to accept a twelve month delay period.

Karen Herman, Commission Chair, stated that the Commission has determined this house is historically significant.

Voted unanimously, (5-0) that the 1920 Whitehall- Manning house at 33 Porter Road is historically significant and preferably preserved and to impose 12 month delay to end

September 8, 2016, with the condition that the Copper Beech and 100 year old Oak trees on the Porter road side of the property be saved. Further, The Commission asked that an effort be made to find someone to move the house. If someone is found to move the building, the Demolition Delay process will be reopened.

**Dimensional Special Permit /Historic Preservation:**

**24 River Road:** discussion of planned historic preservation special permit filing, Mark Johnson, attorney.

Site visit will be scheduled for 9-15-15 8:30 AM to review the house at 24 River Road to see if it is appropriate to recommend it to the ZBA for consideration of a special permit for historic preservation.

**Other Business – Demolition Delay in Process**

**161 Lowell Street:** demolition delay imposed on 1780 barn until 10/14/15

**459 River Road, Franciscan Center:** demolition delay imposed on 1930 building until 9/9/15

**47 Abbot Street:** demolition delay imposed on 1890 carriage barn until 4/14/16

**Next meeting: October 13, 2015**