



MINUTES
Andover Preservation Commission
February 9, 2016 – 6:30 P.M.
2nd Floor Conference Room – Town Offices

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

Review of Plans:

129 Reservation Road: West Parish Church, covered entrance addition on the Fellowship Hall, John Pearson, architect. Pat Denny, Chair of operations for WPC Plans were presented for the addition of an open porch at the side door of the fellowship hall. The church is concerned about the snow that comes off of roof from the newly installed solar panels. This porch addition will also provide a better entrance for the Discovery Preschool children. Plans call for an open porch structure with two round columns with the intent to match the detailing on the 1957 building. A window will be lost because of the pitch of the porch roof so the want to add two windows above window, each with 6 grids.. The pedestal on the column base has mitered corner – will use shingles on the base to match the siding.

Greene.: motion to add a shed dormer porch to the side entrance of the West Parish Church Fellowship Hall with the adddtion of 2 windows above the porch as presented 2/9/16. Gibson/second. By roll call vote, Batchelder, abstain, Greene, yes, Gibson, yes, Frost, yes, Dyer, yes, Herman, yes. Vote 5-1 (abstention) to approve

55 Red Spring Road: Jonathan Wells, repair or replace windows.

Windows are not original but from the late 1960's, and are in varying stages of repair. 12 windows can be seen from the street, 3 in the rear of the house. The proposal is to use Anderson Silverline 8600 series, with grids 6 over 6 interior and exterior, vinyl clad windows. All exterior trim remains.

Greene: motion to approve replacement of the 15 windows at 55 Red Spring with Anderson Silverline 8600 series SDL as presented 2/9/16. Frost/ second by roll call vote: Batchelder, abstain, Greene, yes, Gibson, yes, Frost, yes, Dyer, yes, Herman, yes. Vote to approve 5-1 (abstention).

9 Chapman Ave: Window replacement, doors, shutters, new side porch, Julie Johnson, J. Johnson Architecture, Christopher & Amy Bositis, owners

Julie Johnson: will be replacing windows, will have rear entry porch to match entry.

Will be removing side porch to allow a driveway. They propose to add shutters all around the building. Adding a configuration of windows to the rear of the house.

Pella Architect Series, SDL or comparable, exterior grid, 2 over 1 or may consider 2 over 2. Wood shutters.

The Preservation Commission approved a motion (Greene) for window replacement at 9 Chapman Avenue with Pella SDL aluminum clad, (2 over 1 or 2 over 2 grid patterns to be determined) or a comparable window manufacturer, and the addition of a new side porch, elimination and replacement of the street facing door with new half light door, elimination of the west side driveway door and concrete staircase and the addition of wood shutters in addition to a new window configuration on the rear side of the house as presented 2/9/16. Gibson/second, by roll call vote, Batchelder, Greene, Gibson, Frost, Dyer, Herman. Vote 6-0 to approve.

52 Porter Road: preliminary review, Mark Yanowitz, architect Cathy Bearce, owner

Mark Yanowitz: this is a preliminary review. Owner wants to have upgrades to the home adding office, space for elderly parents, and a garage. They are attempting to correct some of the problems created by previous additions built in the 1980's and pull the building together while still being sensitive to the early Cape design of the historic portion of the house

Craig: recommended the roof be lowered on the porch addition to 3/12 pitch.

Consensus that the garage is too massive and is competing with the rest of the design of the home. It needs to be more sensitive to the original structure. Design needs to be simplified. Mr. Yanowitz will work on revisions and contact us when he is ready for another review.

277 Lowell Street: siding replacement on house and garage, Susan & Ramon Marnaril, owners

The siding is in a very deteriorated condition including insect and woodpecker damage. The owners have chosen vinyl siding, matching the same size clapboards, because cost is a factor. Hardiplank is too expensive. They have economic hardship because of support of a family member with significant medical issues. The house has many other condition issues which the owners are attempting to addition.

Greene: Motion to waive the Commission's opposition to vinyl siding on 2-9-16, due to circumstances of economic hardship, and allow the installation of Main Street vinyl siding as a replacement material at 277 Lowell Street with the condition that all trim elements are retained and no vinyl replacement material is used on the front porch and columns. Dyer/second, by roll call vote: Batchelder, yes, Greene, yes, Gibson, yes, Frost, yes, Dyer, yes, Herman, yes. Vote to allow under special circumstances (6-0).

Demolition Delay: no reviews

Dimensional Special Permit /Historic Preservation:

125 Bailey Road: Jim and Kirstin Clarke, owners

The owners of 125 Bailey Road, which is listed on Andover's Historic Building Survey, have 5 acres of land, want to think about retiring and need to subdivide their land for retirement income but do not want the house to be demolished. They have hired an engineer to help plan the site and want to save the house from being demolished by using a dimensional special permit/historic preservation.

The Preservation Commission approved a motion (Greene) on 2-9-16 that the home located at 125 Bailey Road, listed on Andover's Historic Building Survey, meets the criteria for consideration of a special permit under the Dimensional Special Permit/Historic Preservation bylaw based on its historical significance and historical integrity of craftsmanship, setting, location, materials and form as an early to mid 18th century example of a Georgian half house with later additions, historically significant in their own right. The Preservation Commission asks the Zoning Board of Appeals to approve and save this important Andover historic resource by granting a special permit. Frost/second, by roll call vote: Batchelder, yes, Greene, yes, Gibson, yes, Frost, yes, Dyer, yes, Herman, yes ((6-0 to approve)

Dimensional Special Permit /Historic Preservation: in progress

33 Porter Road: Kevin O' Brian, builder

Other Business

2016 Preservation Awards: nominations under discussion.

Demolition Delay in process

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

33 Porter Road: demolition delay imposed on 1920 historic house until 9-8-16

Next meeting: March 8, 2016