



DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING  
ANDOVER TOWN OFFICES, 36 BARTLET STREET  
ANDOVER, MA 01810

<http://www.andoverma.gov/cdp>

Andover Preservation Commission  
MINUTES  
Tuesday, January 10, 2023 at 6:30 P.M.  
VIRTUAL Meeting  
Andover Town Offices

PRESENT: Amy Bloom, Eric Daum, Leo Greene, Joann Michalik, Joanna Reck, Leslie Frost (joined a bit later due to technical problems)

ABSENT: Karen Herman

**REVIEW OF PLANS: 6:30 PM**

**139 Shawsheen Road, PC-22-60:** Seeking recommendation to the Zoning Board to approve a Dimensional Special Permit for Historic Preservation and certification that the structure is historic - Mark Bausemer, owner, Mark Johnson, attorney

The site visit was on Friday January 6. Leo Greene, Joann Michalik, Amy Bloom, and Leslie Frost were in attendance.

Mark Johnson briefly reviewed the project.

Leo Greene stated that, while the house is a lovely house, he doesn't feel the house meets any of the 7 historical significance criteria. He said there have been so many renovations and updates, there is not much historical fabric value left. The windows have been replaced, all the trim is replaced, and there is nothing much left from when the house was moved to the site. Leo Greene said that the #1 criteria is that no original material is to be replaced and aside from the floors and the baseboard, he couldn't see any original materials left.

Joann Michalik agrees with Leo's assessment and feels that the Massachusetts Historical Commission would have a hard time accepting this proposed project. Leo also said, even barring the architectural criteria, the house is not associated with any historic event or person.

Amy Bloom stated that she also agrees with Leo's assessment. She said the second-floor floor boards were in nice shape and possibly the front stair, but that there was nothing much else architectural significance left. Amy said possibly the historic significance is the site that the house sits on and that the retaining walls are nice.

Leo Greene asked what the Andover Preservation Commission's role is here and reminded us that the only thing the applicant needs from us to go to ZBA is to determine if the house is defined as historic. He said by definition, the house is on the town historic inventory list, so is officially defined as a historic structure.

Mark Johnson said they also need the Andover Preservation Commission to sign the Dimensional Special Permit once they get through the ZBA. Mark Johnson asked if the Commission would like more information from them on why the house is historic. The Commission said that would be helpful.

Application will be rescheduled for the March 14 meeting.

**37 Porter Road, PC-17-05:** Review of continuing restoration and construction of historic building with preservation restriction, Todd Wacome, owner. Todd showed photos of the finished exterior and the interior sunroom beams which had writing calling out the owner, architect, etc. Todd asked what the Commission suggested for the under-porch material. The Commission suggested T+G groove or shiplap.

**28 Boston Road, PC-22-39:** Addition of garage and 2<sup>nd</sup> floor master bedroom. Weichun Li, applicant, owner  
**No response from applicant.**

**34 Summer Street, PC-22-37:** Replacement windows for first and second-floor sun porches, 34 Summer Street Condo Association, Paul Finger, applicant. **Dismissing application for failure to appear & provide drawings as requested.**

Vote

The Preservation Commission voted (6-0) on a motion by Leo Greene, Eric Daum/second, to dismiss application, PC-22-37, for 34 Summer Street, on January 10, 2023, for failure to appear and provide drawings as requested. Roll call vote: Bloom, yes, Daum, yes, Frost, yes, Greene, yes, Michalik, yes, Reck, yes. Approved 6/0.

**44 Maple Ave, PC-22-50:** Construct addition, including attached garage, mudroom, master bedroom & bath. Jane Baldwin, applicant, owner. **Hearing continued until February 14<sup>th</sup> at the owner's request.**

**Demolition Delay:**

**3 Crenshaw Lane, PC-22-54:** Demolish existing house, C.A. Investment Trust, applicant and owner. **Hearing continued until February 14, 2023. Rescheduled to February Meeting.**

**16 Porter Road, PC-22-61:** replacement of 26 windows with Andersen 400 Series Woodwright & 3 patio doors, same size, no structural changes with same material, wood & vinyl. Scoot Doughman, Home Depot, applicant, Aaron Buzay owner,

Attending: Aaron Buzay, owner and Lenny Racite, Home Depot.

Owner reviewed the proposed project and noted the house is originally built in the 1920's, but has additions from the 1980's and 1990's. He stated that the front doors are currently inoperable as they are warped and gaping. He said most of the windows have been replaced with vinyl. There are only 5 original windows on the front façade left and they would like to replace them with vinyl windows to match the other windows. They are also replacing windows from the 1980's addition. Lenny Racite said the proposed replacement windows are Simonton 6500 vinyl windows, sculpted grids, with grids between the glass. He said the proposed front doors are Wincore fiberglass 6 panel doors.

The commission asked about why Andersen 400 windows were called out in their application and noted that they do approve this manufacturer and brand with simulated divided lights. Lenny Racite stated that Home Depot carries the Simonton line so this is what they are proposing. The commission stated that the front façade is the most important. Eric Daum said the architect of the house is Addison Le Boutillier and he was the architect for many significant houses in Shawsheen Village. Leo Greene suggested that they could restore the original windows and front door, while replacing the front vinyl windows with good wood-clad windows that will last much longer. Eric stated that he feels that the front door panel style and orientation is very important to the house and he recommended they go to Simpson or TrueStyle manufacturers which have a lot of options on panel layouts and could offer a match to the existing. Joann Michalik discussed restoration and offered to give her restoration contacts.

Vote

The Preservation Commission voted on a motion by Leo Greene, Leslie Frost/second, to approve application PC-22-61 for 16 Porter Road as presented on January 10, 2023 with the following suggestions:

1. explore restoring the original (5) windows on the front façade of the house,
2. explore restoring the original front doors instead of replacing them,
3. explore finding a replacement front door that has a design more like the existing 8-panel design and orientation,
4. barring restoring the existing doors and windows, the original removed items are to be retained someplace on the property.

Roll call vote: Bloom, yes, Daum, yes, Frost, yes, Greene, yes, Michalik, yes, Reck, yes. Approved 6/0.

**DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION PROJECTS CONTINUED:**

**94 (96) Woburn Street, PC-20-15:** Review and approval of Preservation Restriction, Kathryn Morin, attorney. Relocate historic house and small barn/garage on new lot at 94 Woburn Street. James Cappiello, owner. Preservation Restriction in process. Special permit extension to 8-2023 approved by the Zoning Board of Appeals.

**Minutes:** December 13, 2022

Leo Green moved to approve the minutes from December 13, 2022 with the typo correction (zoning board, not Zonning board under 139 Shawsheen Road). Eric Daum/Second

Roll call vote: Bloom, yes, Daum, yes, Frost, yes, Greene, yes, Michalik, yes, Reck, yes. Approved 6/0

**Adjourn:**

Leo Green moved to adjourn the meeting, Eric Daum/Second

Roll call vote: Bloom, yes, Daum, yes, Frost, yes, Greene, yes, Michalik, yes, Reck, yes. Approved 6/0

**Application Documents:**

**139 Shawsheen Road, PC-22-60:** preservation application draft document, addendum description of document, quitclaim deed, site plan

**16 Porter Road, PC-22-61:** manufacturers specification sheets, photographs

**Next meeting:** February 14, 2023

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The matters listed above are those that are reasonably anticipated by the Chair to be discussed at the meeting. Matters may be discussed out of order or may be deferred. Any member of the public wishing to attend this meeting who requires special accommodations in accordance with the Americans with Disabilities Act should contact the Town Manager's Office at 978-623-8210 or [manager@andoverma.gov](mailto:manager@andoverma.gov).

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