



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 11, 2022 at 6:30 P.M.  
Second Floor Conference Room  
Andover Town Offices

**Present:** Jim Batchelder (non-voting), Eric Daum, Leslie Frost, Leo Greene, Karen Herman, Joann Michalik, Joanna Reck

**Absent:** Amy Bloom

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

**37 Porter Road, PC-17-05:** Review of continuing restoration and construction of historic building with preservation restriction, Todd Wacome, owner.

Todd Wacome said there is nothing to report as little work has been done. The mason they use is out sick so they have been unable to work on the front portico. They expect to be working again in the near future.

**276 North Main Street, PC-21-36:** Rebuild damaged front portico (porte cochere) per plans, match previous. Presto Painting and Construction, Marblehead, MA, Charles Nagle and Victoria Wood Nagle, owners. No additional information is required at this time from the applicant. Hearing waived.

**41 Carmel Road, PC-21-46:** Expand new upstairs bath to a shed dormer, Robert J. Moore, applicant, owner. Robert Moore, owner stated that he cannot stand up in 1/3 of the 5'11" bathroom. He showed scale models he made to show the position of the dormers on the roof. The two dormers are not exactly the same size. The rear dormer is larger. The slope of both dormers match. The detail work will be the same as what exists on the house. The windows will be 4 ft. rather than 5 ft. Joanna Reck said that appears from the plans that the dormer needs to be larger, and the windows should match the rear dormer. A site visit will be scheduled for Wednesday, January 19, 2022 at 8:30am.

**5 Argilla Road, PC-21-47:** Replace existing windows with Pella Reserve replacement windows. Peter Sandorse, Architect, applicant, Bryan Ganz, owner.

Peter Sandorse: Bryan Ganz showed photos of existing windows and described their condition. Described the history of the current windows with a power point presentation. Window frames would stay as they are. Will schedule a site visit to view the windows. Karen Herman recommended the following contingency motion given the supply chain issues and the need for the owner to move forward on the project with a resolution to their window issues.

**Vote:**

The Preservation Commission voted (6-0) on a motion by Leo Greene, Joann Michalik/second, by roll call vote: Daum, yes, Frost, yes, Greene, yes Michalik, yes, Reck, yes, Herman, to approve the application at 5 Argilla Road, PC 21-47 on January 11, 2022, to replace the existing sashes with Pella Reserve Traditional windows as presented, pending a site visit on Wednesday, January 19, 2022, at 9am, to determine the historic significance of the existing windows.

**20 Washington Ave, PC-21-50:** Demolish one car garage, build two car garage with work area and rec room on second floor, Eric Stepper, applicant, owner. Kevin Murphy Building, contractor.

Eric Stepper presented the project that calls for demolition of a one-car garage to be replaced with a two-car two story barn style garage.

Mr. Stepper said he will replace the pork chop eaves, the garage doors have been simplified and the windows revised as requested, corner boards will be 1"by 8" or 1"by 6". Joanna Reck said that the barn/garage needs a rake board to match what is on the house, and recommends he widen the top of the garage door trim 1"by 6" on sides and 1"by 8" on top with a crown molding.

**Vote:**

The Preservation Commission voted (6-0) on a motion by Leo Greene, Joann Michalik/second, by roll call vote: Daum, yes, Frost, yes, Greene, yes Michalik, yes, Reck, yes, Herman, yes, to approve the application at 20 Washington Ave, PC21-50 on January 11, 2022 with the following conditions:

- The addition of rake boards on the gable ends of the new garage.
- The addition of 6" corner boards and the use of wider trim around garage doors, perhaps 1"by 8" trim with a crown on the horizontal and 1"by 6"trim on the vertical.
- Add an extension of the roof line over the eaves of at least 1 foot.

**82 Poor Street, PC-21-51:** Install 4 replacement windows with double hung Fibrex Renewal by Andersen windows to match existing style. Replacement of 2 windows with Casement Fibrex Renewal by Andersen windows. Jaime Morin, applicant, James Heise and Amy Roderick, owners.

Renewal by Andersen representative Jaime Morin presented the project. They will use SDL windows, muntins applied to the exterior and interior with spacer bar in the middle, for six double hung windows and two casement windows. They will install a new frame in the sash, and keep the sills and trim.

**Vote:**

The Preservation Commission voted (6-0) on a motion by Leo Green, Joann Michalik/second, to approve by roll call vote: Daum, yes, Frost, yes, Greene, yes Michalik, yes, Reck, yes, Herman, yes, the project at 82 Poor Street, PC21-51 on January 11, 2022, to replace windows with 4 double hung Fibrex Renewal by Andersen window and 2 casement windows with Casement Fibrex Renewal by Andersen with the condition that the double hung sash have SDL exterior and interior applied muntins with spacer bar.

**215 Shawsheen Road, PC-21-52:** Replace existing wood shingle siding with vinyl siding, front door replacement. PIC Home Pros, applicant, Thomas Tucker, owner.

No one appeared for the hearing – continued to the February 8, 2022 meeting.

**212 Salem Street, PC-21-53:** Replace siding with Hardy Board siding, Jennifer Graber, owner

Replacing the existing siding on the house with Hardy Board. They expect the siding to look the same and have same color.

**Vote:**

The Preservation Commission voted (6-0) on a motion by Leo Greene, Eric Daum/second, by roll call vote: Daum, yes, Frost, yes, Greene, yes Michalik, yes, Reck, yes, Herman, yes, to approve the application for 212 Salem Street, PC21-53 on January 11, 2022, to replace the existing siding with Hard Board siding.

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

**1 Judson Road-275 South Main Street:** Relocate historic house to **275 South Main Street**, Andover. Special permit approved by the Zoning Board of Appeals. Kevin O'Brien, O'Brien Homes Inc., applicant. House relocated, Preservation Restriction in process.

**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. Special permit approved by the Zoning Board of Appeals. Preservation Restriction in process.

**18 William Street, PC-19-53:** Dimensional Special Permit-Historic Preservation, Carlos & Diane Arzeno, owners. Special permit approved by the Zoning Board of Appeals. Preservation restriction in process.

**Discussion:** 375<sup>th</sup> Anniversary updates

**Minutes:** December 14, 2021. Leo Greene moved to approve minutes for December 12, 2021, Leslie Frost/second by roll call vote: Daum, yes, Frost, yes, Greene, yes Michalik, yes, Reck, yes, Herman, yes,

**Motion approved 6-0.**

**Adjourn:** Leo Greene moved to adjourn the meeting, Leslie Frost/second by roll call vote: Daum, yes, Frost, yes, Greene, yes Michalik, yes, Reck, yes, Herman, yes. **Motion approved 6-0**

**Next meeting:** February 8, 2022

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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).