



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

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

Andover Preservation Commission
MEETING Minutes-
Tuesday, January 14, 2020 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

PRESENT: Eric Daum, Leslie Frost, Karen Herman, Craig Gibson, Joann Michalik

ABSENT: Leo Greene, Joanna Reck

REVIEW OF PLANS:

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

Mr. Wacome reported that the framing on the rear ells is nearly completed. He will soon be deciding about windows for the new addition. Karen Herman recommended using the same window brand used for the main box of the house. Mr. Wacome will be in contact to discuss this part of the project, likely in the next month.

21-23 Florence Street, PC-19-48: Porch post and railing details submitted as requested. Willard D. Perkins, PE, owner.

The Commission confirmed that the post and railing details submitted by Mr. Perkins were in line with expectations.

The Preservation Commission voted unanimously (5-0) on a motion presented by Craig Gibson, Eric Daum/second, to approve the application as presented for 21-23 Florence Street on 1-14-2020.

174 Lowell Street, PC-20-1: Construct new detached 2 car garage. John T. Sarkis, manager, Kirkshire House, LLC

Mr. Sarkis proposed removing the existing pool and replacing it with a garage. He plans to convert main house to a three family home. The garage door he proposed are Wayne Dalton, Sonoma panel, Stockbridge window with an even number of panels across the door.

The Commission recommended that the doors not have the hinges as shown, to cover the exposed garage foundation with siding 8" from ground, and to install three lights on front of garage.

The Preservation Commission voted unanimously (5-0) on a motion by Craig Gibson, Eric Daum/second, to approve the project at 174 Lowell Street as presented 1-14-2020, with the following conditions:

- The garage door style will be changed to 8300 Sonoma door with Stockbridge windows.
- The siding on garage lowered to 8" from the finished grade.
- The owner should consider additional lighting on the garage door side.

27 Summer Street, PC-20-2: Solar installation, Benjamin O'Connell, applicant, Devin Contracting & Maintenance, Charles Harris III, owner.

Mr. O'Connell reported that all solar installations on this residence are on the rear side of the structure, not visible from the street, black on black panel that are close to the roof.

The Preservation Commission voted unanimously (5-0) on a motion by Joann Michalik, Leslie Frost/second, to approve plans for solar panel installation at 27 Summer Street as presented 1-14- 2020.

305 Main Street, PC-20-3: Add windows, and relocate front door, Gerry-Lynn Darcy, applicant, 305 Main Street, LLC, Anthony Buxton, owner.

Richard Friberg Tec Engineering presented the proposal as a conversion from a commercial building to a residential building to include 29 units.

In image 5 of the presentation- the three panel window- will be a four panel to match the existing fenestration.

Eric Daum recommended changing the façade where a service elevator was added in the 1950's to reflect the building's original design. The applicant will consult with the owner and return to a later meeting to communicate their plan. Craig Gibson recommended checking code on the half round windows to see if they are in compliance. The proposed plan will keep the existing windows. Eric Daum advised that the windows need new storm windows.

The applicant plans to install six street trees in front of the building to soften the appearance. They also plan to change the commercial style landscaping with raised perennial planters.

The applicants said they plan to return to a Commission meeting in late spring, possibly May, with revised plans.

189 Main Street, Phelps House, PC-20-4: Full window replacement, installation of handicapped access ramp and entrance, Gary Mignault, representative, Trustees of Phillips Academy. Betsy Davis, Associate Director, Capital Projects, Phillips Academy.

Jeremiah Eck, architect, Eck-McNeely architects presented the project.

Phelps House will be renovated for the new head master. The project will include new heating, air conditioning and windows, Marvin Ultima windows in sierra white. No changes are planned for the front of building. In the rear of building, they propose to add back transoms and replace existing windows on the sun porch. In the kitchen area, the proposal is to raise the windowsills on two windows and remove two windows.

Windows will be installed from the inside for the least disruption, except for the addition windows on the south side of the house that will be done from the exterior.

Handicapped access to be built to access through the back of the house. The existing bathroom will be removed to create a handicapped accessible bathroom. General maintenance of the exterior of the residence will be done including siding, roof balustrades, and trim. No historic fabric on the interior will be removed.

The Preservation Commission voted unanimously (5-0) on a motion by Eric Daum, Craig Gibson/second, to approve the project at 189 Main Street, Phelps House, as presented 1-14-2020.

DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION:

3 Gray Road PC-19-45: Dimensional Special Permit-Historic Preservation, Cathy Urqhart, owner Application in process of submission to ZBA.

18 William Street, PC-19-53: Dimensional Special Permit-Historic Preservation, Carlos & Diane Arzeno, owners. Meeting with the Zoning Board of Appeals is in process of being scheduled.

OTHER BUSINESS:

2020 Preservation Awards: Tuesday May 19, 2020, Memorial Hall Library: Accepting nominations.

New nominations:

Dundee Park. 18 Red Spring Road, Oak and Iron building.

For consideration: Shawsheen Village 100th Anniversary Recognition

21-23 Balmoral, Frye Village Town Hall.

66 Poor Street

5 Kensington Street

8 Kensington Street

342 North Main Street, Post Office Building

18 Ann's Lane, (18 Magnolia), Shawsheen School

Kenilworth Street – Eric will supply the address.

359 North Main Street

361-363 North Main Street

Minutes, December 10, 2019 - approved

Next meeting: February 11, 2020

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.
