



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

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

Andover Preservation Commission  
MINUTES  
Tuesday, February 8, 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: Last time we talked about replacing the mortar of the entry way foundation. We will repair the foundation and use pressure treated lumber to complete it. Three walls of front entrance will be built and will exactly match the detail. We may use rafters from original construction because they are not in bad shape.

**41 Carmel Road, PC-21-46:** Expand new upstairs bath to a shed dormer, Robert J. Moore, applicant, owner. January 19, 2022 site visit follow-up discussion.

Mr. Moore explained the scope of his project with his model and shared photos of the project. Discussion included the scope of the site visit where the interior construction was observed in relation to the proposed roof dormer.

**Vote**

The Preservation Commission voted on a motion by Leo Greene, Joann Michalik/second to approve (5-1 abstention) the application at 41 Carmel Road, PC-21-46 as presented February 8, 2022, specifically the changes that include:

- How the righthand wall of the dormer lines up with ridge and how the one fixed window and two casement windows are centered on the dormer. That the shingle siding will match existing shingles on the house in exposure,
- That the overhang of the eaves will match the overhang on the rear dormer both side and front,
- That on the front face of the dormer the rafter tails profile and spacing will match that of the rafter tails on the rear dormer
- That the brackets on the cheek walls will match those on the rear dormer.

Roll call vote: Daum/yes, Frost/abstain, Greene/yes, Michalik/yes, Reck/yes, Herman/yes.

5-1 motion approved.

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

The review included the January 19, 2022 site visit, follow-up discussion and vote.

**Vote**

The Preservation Commission voted on a motion by Leo Greene, Joan Michalik/second, to approve (5-1 abstention) the replacement of windows at 5 Argilla Road, PC-21-47, based on observations made at the site visit that the existing windows are not original to the house. The windows will be replaced with Pella Reserve Replacement sash using the narrowest muntin profile on the exterior grid. Though the existing

windows are not original, they are historically significant in their own right and should be kept with the house. Roll call vote: Daum/yes, Frost/abstain, Greene/yes, Michalik/yes, Reck/yes, Herman/yes. 5-1 abstention motion approved.

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

Anthony from PIC Home Pros. presented the proposed project as follows:

Hand split style replacement shingles, corn silk color will replace the existing siding. Jim Batchelder noted that this is a 1940 era house located in the West Parish National Historic Register District. Leo Greene requested that the wood porch be preserved. Other Commission members agreed it was an important element to preserve.

**Vote**

The Preservation Commission voted on a motion by Leo Greene to approve (5-1) the project as presented at 215 Shawsheen Road, PC-21-52, on February 8, 2021 with the condition to keep the existing window trim with the same width, and retain the existing front portico and columns. Joann Michalik/second

Roll call vote: Daum/no, Frost/yes, Greene/yes, Michalik/yes, Reck/yes, Herman/yes. 5-1 motion approved.

**30-32 York Street, PC-22-1:** Install 13 Window World double hung replacement windows, Ron Rebello, applicant, Lisa O'Connell, owner.

Lisa O'Connell said that she proposes to replace 13 windows on the house. The house currently has replacement windows. The proposed windows will be the same.

The Preservation Commission voted on a motion by Leo Greene to approve (6-0) the project at 30-32 York Street, PC-22-1 as presented February 8, 2022, to install 13 replacement double hung windows, Eric Daum/second.

Roll call vote: Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Reck/yes, Herman/yes.

6-0 motion approved.

**17 Lincoln Street, PC-22-2:** Add front porch to home, Liz Bardetti, applicant and owner.

Ms. Bardetti presented her project, to build a full front porch, preserving the gable on the existing porch.

The house was built in 1922. Ms. Bardetti commented that this will be a centennial porch for the house given its age.

Discussion continued regarding the appropriateness of retaining the existing front porch gable roof as part of the new porch roof. Eric Daum commented that he felt it was detrimental to the roof design. Joanna Reck agreed.

Ms. Bardetti voiced her objections to the tone of the discussion and comments about elements of her project. Karen Herman thanked her for her comments, agreeing they were valid. Leo Greene concurred.

**Vote**

The Preservation Commission voted on a motion by Joanna Reck to approve (6-0), the project as presented at 17 Lincoln Street, PC-22-2 on February 8, 2022, with the condition that the gable over the front door is eliminated. Eric Daum/second

Roll call vote: Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Reck/yes, Herman/yes.

6-0 motion approved.

\*Note that the stated condition represents a recommendation to the owner by the Preservation Commission.

**5 Porter Road, PC-22-3:** Window replacement using 5 Andersen Woodwright replacement windows in existing openings. Karen Bramante, applicant, owner.

Dale Fuller proposed replacing the existing 5 windows with Andersen Woodwright replacement windows

**Vote**

The Preservation Commission voted on a motion by Leo Greene to approve the project at 5 Porter Road, PC-22-3, on February 8, 2022 for window replacement of 5 windows with Andersen Woodwright insert model, Joann Michalik/second.

Roll call vote: Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Reck/yes, Herman/yes. 6-0 motion approved.

**189 South Main Street, PC-22-4:** Taylor Hall, replacement of 121 windows with Marvin Ultimate Clad Wood Windows, 7/8" SDL, with internal spacer bar. Trustees of Phillips Academy, applicant, owner. Roger Lawson presented the project: Taylor Hall, a Guy Lowell designed building, was built in 1913. The scope of work is to replace 121 window unit with Marvin Ultimate Clad Wood windows. The project will be done in the summer.

**Vote**

The Preservation Commission voted on a motion by Leo Greene to approve (6-0) the project at 189 South Main Street, PC-22-4, to replace 121 window units with Marvin Ultimate Clad Windows, matching those used in Bancroft Hall. Leslie Frost/second.

Roll call vote: Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Reck/yes, Herman/yes. 6-0 motion approved.

**100 Highland Road, PC-22-5:** Samuel F.B. Morse Hall, replacement of 91 windows and 4 entry doors with Marvin Ultimate Clad Wood Windows, 7/8" SDL, with internal spacer bar and Marvin Ultimate Clad Wood Doors. Trustees of Phillips Academy, applicant, owner.

Terry Hartford presented the project to replace 91 windows in Morse Hall with Marvin Ultimate Clad Wood windows. They also propose replacing 4 entry doors. The appearance of the existing doors is not good and they have had mechanical issues. There are 3 doors on the south elevation a 1 door on the north elevation. Eric Daum will meet with Mr. Hartford to observe and discuss the door design prior to the next meeting.

**Vote**

The Preservation Commission voted on a motion by Leo Green to approve (6-0) the replacement of 91 windows at 100 Highland Road, PC-22-5, on February 8, 2022, with Marvin Ultimate Clad Wood Windows. Leslie Frost/second.

Roll call vote: Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Reck/yes, Herman/yes. 6-0 motion approved.

**66 Chestnut Street, PC-22-6:** Install rooftop solar panels. Kyle Greene, applicant, Matthew Adessa, owner. Review continued until the March 8, 2022 meeting. The applicant did not appear for the hearing.

**123 Chestnut Street, PC-22-7:** Remove and replace existing garage with master bedroom on back of house. David Lee, Blackdog Builders, applicant, Matthew & Nicole Hynes, owners.

John Nicolson, Black Dog Builders: Described the proposed addition on the back of the house. They will carry the elements, as shown on page one of the proposed plans, to the design on the back of the house including the materials. The house currently has vinyl siding, vinyl trim, and vinyl windows with grills between the glass. They will match existing materials in the new addition.

**Vote**

The Preservation Commission voted on a motion by Leo Greene to approve (6-0) the project as presented for 123 Chestnut Street, February 8, 2022. Eric Daum/second.

Roll call vote: Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Reck/yes, Herman/yes. 6-0 motion approved.

**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 approved.

**Discussion:** 375<sup>th</sup> Anniversary programs for the spring are currently in planning process according to Joann Michalik.

**Minutes:** January 11, 2022. Vote postponed until the March 8, 2022 meeting.

**Adjourn:**

Leo Greene moved to adjourn the meeting, Eric Daum/second Roll call vote: Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Reck/yes, Herman/yes. 6-0 motion approved.

**Next meeting:** March 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).