



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

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

Andover Preservation Commission  
VIRTUAL MEETING minutes-  
Tuesday, February 16, 2021 at 6:30 P.M.  
Second Floor Conference Room  
Andover Town Offices

**PRESENT:** Eric Daum, Leslie Frost, Craig Gibson, Leo Greene, Karen Herman, Joann Michalik, Joanna Reck

**ABSENT:** Jim Batchelder

**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. Mr. Wacome was not present for the hearing.

**3 Gray Road (lot 2), PC-21-1:** New construction, John DiVecchia, applicant, Sandra Hafiz, owner. John DiVecchia presented. In response to input by the Commission at the last meeting, he has eliminated the hip roof and created a single gable left to right. Full height remains on the second floor, and he has kept garage and porch. The floor plans and site plan remain the same.

Joanna Reck recommends that Mr. DiVecchia continue the shingles in gables and use a double hung window in attic gable. Use 8" corner boards on the outside corners. Window trim is needed as well as plans for the garage door.

Craig Gibson asked to see the style of the column capitals. He also recommended not using black trim.

Joann Michalik asked to see the design of the front door. Mr. DiVecchia said it will be a two panel door with 6 lights on top and sidelights.

The Commission complimented the applicant on the design improvements and asked to see revised plans with the recommended changes at the March 9, 2021 meeting.

**DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION:**

**8 Clark Road PC-21-3:** Adam Cuomo, owner. Withdrawn.

**94 (96) Woburn Street, PC-20-15:** Relocate historic house and small barn/garage on new lot at 94 Woburn Street. James Cappiello, owner.

Attorney Kathy Morin presented the project for the historic home after it is moved to its new location. New plans show a wrap-around porch on west side of the house with clapboard siding and fish scale shingles on the second floor. Porch columns are square and balusters are square. A photograph of the home from the 1970's shows the original siding and second floor 2 over 2 style windows. Karen Herman recommended using a 2 over 2 window configuration for any windows that are being replaced. Eric Daum noted that the single offset window at the first floor stairwell level on the north elevation drawing was likely a special window, possibly stained glass. Mr. Daum suggested that Mr. Cappiello could find such a window in a historic materials salvage company.

Attorney Morin said that Mr. Cappiello would like to keep the current bay window on the front of the house. It was noted that this bay window is most likely from the mid 20<sup>th</sup> century as noted in the report received from the Massachusetts Historical Commission. Its proportions do not reflect a 19<sup>th</sup> century bay window style.

Craig Gibson asked to see materials specifications for this project at the next meeting, March 9, 2021.

**REVIEW OF PLANS:**

**115 Lovejoy Road, PC-21-4:** Upgrade/repair windows. Sean & Amy Smith, applicants, owners. Sean Smith presented the project. They propose to replace the window in the lower level rear bathroom and walk-in pantry with same style window. They will be using Pella double hung wood windows that match other windows in the home previously approved by the Preservation Commission. The basement windows are currently a single sheet of plastic and are not visible from the street. Mr. Smith proposes to use double pane vinyl windows.

Vote:

The Preservation Commission voted (7-0) on a motion by Leo Greene to approve the project at 115 Lovejoy Road as presented 2-16-2021, Eric Daum/second.

**303-305 North Main Street, PC-21-5:** Exterior repairs and alterations, Rick Friberg, PE, LEED AP – Tec, Inc. applicant, 305 North Main, LLC, owner.

Rick Friberg from TEC, civil engineer for the project, presented the project along with Justin Pellard Cube 3 architect. The project will be adding lighting around the building, removing current name from building and adding the new name. They propose to replace one window with a door on the Balmoral Street side of the building. On the north elevation, they propose to restore a window that had been bricked in. They will be adding windows to concrete walls to activate the space along with exterior lighting and an access ramp.

The applicants plan to apply for state and federal tax credits for preserving this building. The building does not currently meet the required standards because of large additions to the structure in 1954 and in the 1960s. Epsilon Group was hired by the applicant to research and prepare documentation to support the tax credit application filing to the Massachusetts Historical Commission.

Karen Herman noted that the Preservation Commission initially reviewed the project design in January of 2020 with the expectation that the applicant would return with updated plans in a few months. The Commission was recently asked to submit a letter of support to the Massachusetts Historical Commission for the project. The applicant was then asked by Ms. Herman to provide plans for review at the February 9, 2021, (postponed to February 16, 2021).

Doug Kelleher and Brielly McGlaughlin of Epsilon Group explained the tax credit process for the building. Epsilon Group is responsible for Part 1 that establishes tax credit eligibility for project, Part 2 establishes existing conditions forward to the end of construction, Part 3 provides documentation of the completed work, including total photo documentation of the interior and exterior of the building. This work is then reviewed by the Massachusetts Historical Commission and National Park Service. Once approved for tax credits, a review process is repeated every 5 years to assure compliance with the tax credit approval.

Gerry Darcy, Senior Vice President of Lupoli Companies: The grand staircase, and 3<sup>rd</sup> floor conference/stage room will be preserved along with the main lobby paneling. They are applying for both Federal and State tax credits. The building will have 27 rental units. These units are fairly evenly distributed through the building.

Eric Daum and Craig Gibson asked that the entrance on the south side could be improved to reflect the classical style of architecture.

Answering a follow-up question in relation to signage on the front of the building, the project will not be removing carved letters on the building. The applicants will work with subcontractors responsible for signage on appropriate signage. Building signage changes are reviewed by the Town's Design Review Board.

In relation to questions about the lighting design, the applicants will forward cutsheet for lighting fixtures. Eric Daum argued for a better grade of entry for the rear entrance. Ms. Darcy agreed to present an alternative for it. The applicants will provide design for handicapped access. They have confidence in their landscape design contractor.

Eric Daum also questioned the necessity for new door on the front of the building for residents to have access to the green space. Is it really necessary given the level of traffic on North Main Street, who would sit outside? The applicants will review it.

Karen Herman said the Preservation Commission will require additional time to review the implications of the applicant's request to amend the present Shawsheen Village National Historic Register District definition from only those buildings constructed between 1919-1924, to include buildings constructed within the district boundaries up to 1971 - a total of 31 additional buildings. If approved, this amendment would allow 303-305 North Main Street to be eligible for tax credits. The applicants are requesting a letter of support from the Preservation Commission to the Massachusetts Historical Commission on their behalf. Ms. Herman recommended that the hearing be continued until the March 9, 2021 meeting.

**102 Burnham Road, PC-21-7:** Remove existing porch, expand new porch, and/extend deck, Michael Famiglietti, applicant.

Joanna Reck recused herself from deliberation.

Mr. Famiglietti presented the project: He proposed to take down the porch and gazebo section and replace it with a similar design and extend the deck. All the columns will match. Eric Daum and Craig Gibson recommended he use an extra column for the porch to maintain the existing proportion.

The Preservation Commission voted (6-0) on a motion by Leo Greene, Craig Gibson/second, to approve the project at 102 Burnham Road with the following recommendations:

- All porch steps will be AZEK instead of stone
- Columns along the hipped roof section of the porch will be evenly placed.

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

**1 Judson Road, PC-20-13:** Relocate historic house to **275 South Main Street**, Andover. Special permit approved by the Zoning Board of Appeals. Joshua Kelly, R.A, owner. Brian Vaughn, Attorney - Preservation Restriction review by Massachusetts Historical Commission in process.

Attorney Brian Vaughn reported that he and Mr. Kelly have been granted an extension by the owners to move the house because of unforeseen delays.

**94 (96) Woburn Street, PC-20-15:** Relocate historic house and small barn/garage on new lot at 94 Woburn Street. James Cappiello, owner. 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.

**Minutes**, January 12, 2021

Leo Greene moved to approve the January 12, 2021 minutes. Eric Daum/second. Voted unanimously (7-0) to approve the minutes.

**Next meeting:** March 9, 2021

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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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