



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, April 9, 2019 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

PRESENT: Mark Ratte, Leslie Frost, Karen Herman, Craig Gibson, 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 in his update that they have backfilled the foundation, and addressed the drainage. They have a 36" drop from older slab to newer slab. Framing will start next week. They will try to take the sag out of the roof caused by settling.

212 Main Street, Cooley House PC-19-8: Remove 9 feet of existing building, brick up existing façade, Trustees of Phillips Academy, Gary Mignault, representative, Betsy Davis, Associate Facilities Director. Gary Mignault presented the project.

Architect Guy Lowell designed the building. The project's proposal is to demolish the rear 9 feet and preserve the columns and preserving 7 ½' of the structure as a deck, intending to mimic Guy Lowell's concept. The windows will be sympathetic to the original structure. Structurally, this section of the building is not sound. Has been shored up. Bricks will be salvaged and matched where needed. The bonding pattern around other windows will be matched. They will use the same railing system.

The Preservation Commission voted (6-0) to approve a motion by Leo Greene, Joanna Reck/second, to approve the project at 212 Main Street, Cooley House, as presented 4-9-19, to remove 9 feet of the existing porch extension, preserving the columns and bricking up the existing façade. The window infill will match the existing windows.

28 Salem Street, PC-19-7: New building, Trustees of Phillips Academy, Jennifer Smith, representative. Replacing Seminary House that was demolished in 1995.

Rob Bramhall designed the new building as a side by side duplex. See Rob's description of design intent. Marvin triple paned window will be used.

Ms. Smith shared an email from Rob Bramhall (RBA) 4/9/19, who was unable to attend, that explained his concept for the new structure.

- *After looking at the surrounding houses and understanding it was to be a duplex. I wanted it to feel more like a single family even if the surrounding buildings were duplexes.*
- *I wanted to pick up on the simple massing and bring in the hip roofs that you see on a few surrounding homes.*
- *Many of the homes on the street and around the campus have a large exposure of clapboards or shiplap siding. I used the shiplap to manage the scale and the provide a deeper shadow line on what would be a plain box with narrow clapboards.*
- *I created a single entrance porch and overhand to disguise the two entrances to the units.*
- *The bay window on the sides helps break up the mass of the long sides of the house.*
- *I used a more period window with a 6 over one muntin layout*

- *The house will be painted with white trim and siding, similar to the other white homes on Salem Street*
- *The house is sited within the setbacks. A single walk way is provided to the entrance from the street. One driveway is off Salem Street while the other gains access from the rear yard*

Craig Gibson asked that Rob Bramhall consider using a color other than black for the windows. Ms. Smith will contact him about that request and report back.

The Preservation Commission voted (6-0) to approve a motion by Leo Greene, Leslie/second, to approve the project the project at 28 Salem Street as presented 4-9-19 to build a new faculty duplex residence with the suggestion to consult with the architect about using a color other than black for the windows.

23 School Street, Morton House, PC-19-14: replacement of 17 dormitory windows on the 3rd floor with Marvin "ultimate" clad style windows, Trustees of Phillips Academy, Roger Lawson, representative. Betsy Davis, Associate Facilities Director presented the project.

The Preservation Commission voted (6-0) to approve the motion by Leo Greene, Leslie Frost/second, to approve the replacement of 17 windows at 23 School Street, Morton House, as presented 4-9-19.

36 Central Street (#4), PC-19-12: deck replacement with Azek, Ken Shapiro, Trustee Mr. Shapiro proposes to repair and replace decking with Azek, railing wood wrapped with Azek, Mark Ratte suggested using Intex instead, it is a composit product but not shiny and has many profile options. He also suggested using Ipe for the decking because of its durability and low maintenance.

Leo Greene moved to approve project at 36 Central Street as presented 4-9-19 to replace deck railing with Azek or Intex product, and the decking with Azek, or Ipe. Applicant will advise which product he will use and we will notify building inspector of approval. Joanna Reck/second

Voted 6-0 to approve.

DIMENSIONAL SPECIAL PERMIT – HISTORIC PRESERVATION:

125 Bailey Road (lot 2), PC-19-5: revised building plans, AJM Construction, Arnold Martel, Manager LLC c/o Attorney Kathryn Morin.

Mr. Martel submitted his design for 1 Samuel Way.

Comments from members of the Commission were as follows:

Add muntins to the large window. Add a shed roof element with 3 brackets over the garage doors and 1 bracket in the center. Widen the window trim boards and add sills. Eliminate 1'X8" Azek trim.

Make the first floor windows taller than the 2nd floor windows. Return the brick on the front around the side. Extend chimney 4 feet above roofline, make center chimney wider. Eliminate shutters. Use the same brick veneer on everything.

The Preservation Commission voted (6-0) to approve a motion by Leo Greene, Leslie Frost/second, to approve the building plan for lot 2 located at 125 Bailey Road with the following conditions:

Add a shed roof over garage doors with three corbels, use wider stud pockets between double windows, the double hung windows to either side of the ell and the picture window will have a muntin configuration, widen the central chimney on main house, both chimneys built to code at 4 feet above ridge line, 1st floor windows must be taller than 2nd floor windows, eliminate all shutters, return brick on the front gable.

DIMENSIONAL SPECIAL PERMIT – HISTORIC PRESERVATION: IN PROCESS

290 Lowell Street (147 Lovejoy Road):

Kevin O' Brien, O'Brien Construction, Casey A. Dowgiert, RA,
Preservation restriction in process.

290 Lowell Street:

Kevin O' Brien, O'Brien Construction, preservation restriction approved

125 Bailey Road: AJM Construction, LLC c/o Attorney Kathryn Morin,
Review of plans for new construction continued.

OTHER BUSINESS

161 Andover Street, Ballardvale fire station: joint meetings with the Ballardvale Historic District
Commission continued.

Next meeting: May 14, 2019

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.
