



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, April 13, 2021 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

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

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: They are putting along and getting things done. They have taken down sheathing and replaced it as needed. The addition is finally finished and they have put in two more windows. They have been puzzled by the old siding replacement with skiving. It has been a tricky process. They will be using cut nails in the installation. The boards have beveled siding. Mr. Wacome further explained the process.

293 Salem Street, PC-21-11: Extend rear entrance porch roofline from 4' to 11' supported by new 6" square columns to support roof, replace 4 existing casement windows with Andersen casement windows, deck flooring change to mahogany. Osgood Painting & Contracting, applicant, Michael Khatchadurian, owner.

David Jaquith presented the project: The owners have had a big problem with snow on the roof which this new design will resolve. They plan to install a shed roof on a shed roof and extend out to a gable. They will be using true SDL casement 2/2 windows. Craig Gibson asked that the brackets be enlarged.

Vote:

The Preservation Commission voted (7-0) to approve a motion by Leo Greene, Craig Gibson/second, to approve the project at 293 Salem Street on April 13, 2021, with the following condition that the supporting brackets for the small overhang are made bigger than shown on the plan.

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

Mr. Friberg presented the revised sketches. Justin Pelland Cube 3 revised plans specific to parking lot entry. He commented that a significant amount of detailing will need to be done to match existing doors. The contractor will prepare and submit to architects for approval.

Doug Kelleher, Epsilon, submitted a completed a new Form B document to be provided to the Massachusetts Historical Commission as required. Epsilon will continue to work with the Preservation Commission and Jim Batchelder on completing the submission to gain approval for an Individual Listing on the National Register of Historic Places for 303 North Main Street in pursuit of Federal Tax Credits for restoration of the building. At the March 9, 2021 meeting, the Preservation Commission agreed to provide a letter of support for this designation.

Vote:

The Preservation Commission voted (7-0) on a motion by Leo Greene, Eric Daum/second, to approve the project at 303 North Main Street on April 13, 2021, with the addendum of the canopy detail provided at the April 13, 2021 meeting.

6 Windsor Street, PC-21-13: Replace existing windows and door on the first floor, Robert and Andrea Surette, owners, Mark M. Sereda, Architect, O'Sullivan Architects.

Mark Sereda, Sullivan Architects: His client wants to replace the first floor windows. They want to use Andersen Renewal with true divided lights 6/6. The current windows are replacement windows. They will be converting the building into short term lodging house. Andrea Surette, owner, said the housing will be rental. Craig Gibson, stated that he has a problem with the insert Andersen Renewel windows because of loss of glass which is approximately 3". The applicant agreed to use full frame windows.

Vote:

The Preservation Commission voted (6-1) on a motion by Leo Greene, Eric Daum/seond, to approve the project at 6 Windsor Street on April 13, 2021, with the condition that the first floor windows be installed with the Andersen Renewal Windows full frame installation method with a 6/6 SDL grid pattern.

142 North Street, PC-21-14: Renovation to existing house and barn, addition to house, James C. Erb, Owner, Builder, Designer.

Mr. Erb presented the project. The original house will be preserved. They propose to remove the bow window and install to double hung windows, square off back side of the house. Windows will be 2/1 SDL, Pella or equivalent.

All of the trim and the roof will need to be replaced. The barn will be restored using clapboards and will also restore the barn doors.

They propose to add an addition to the rest of the house with 3 car garage underground.

Craig Gibson asked about window trim. Mr. Erb said the existing trim will be replicated.

Craig Gibson also asked if the rake moldings on both house and barn will be retained. Mr. Erb said they will be replicated where they cannot be retained.

Joanna Reck recommended they use corner boards on the addition.

Eric Daum made a suggestion as follows: on the left elevation, the new construction should be pushed back 6" to 8" for a smoother transition of materials.

Vote:

The Preservation Commission voted (7-0) on a motion by Leo Greene, Joann Michalik/second, to approve the project at 142 North Street as presented April 13, 2021, with the following conditions:

- Existing exterior trim will be replicated.
- Moldings on the rakes of the house and barn will be replicated.
- Corner boards will be replicated on both house and barn.
- On the left elevation, the new construction will be pushed back 6" to 8" for a smoother transition of materials.
- Garage doors will be consistent in style with the language of the barn.

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. House moved scheduled for June 13, 2021.

94 (96) Woburn Street, PC-20-15: 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: Preservation Awards 2021, 375th Anniversary

Joann is on the 375 committee, 11 members, event planning, May 6th is 375 Anniversary. Events thru the year culminating in a big event next year – May 2021.

Joann Michalik, 375th anniversary committee member, gave an update on the 375th Anniversary celebration. Many ideas are under consideration and fundraising efforts are now in progress for the centennial. Events will be help throughout the year culminating in a big event in May, 2022.

Minutes, March 9, 2021, March 19, 2021. Leo Greene moved to approve the Minutes of March 9, 2021 and March 19, 2021, Leslie Frost/second, voted 7-0 to approve.

Window Guidelines policy revisions. Leo Green moved to approve the window guidelines policy with revisions, Joann Michalik/second, voted 7-0 to approve.

Next meeting: May 11, 2021

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.
