



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

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

Andover Preservation Commission
Minutes
Tuesday, May 10, 2022 at 6:30 P.M.
VIRTUAL MEETING
Andover Town Offices

PRESENT: Jim Batchelder, non-voting, Amy Bloom, Eric Daum, Leslie Frost, 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.

Mr. Wacome reported that they have completed siding, ice and water shield, windows installation. The front of the house is done and are now moving to work on last side of house. They have looked at the beams on that side of the house, doing repairs where needed, and hope to do sheathing before the next meeting.

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. Hearing waived until June 14, 2022 meeting at applicant's request.

161 Lowell Street, PC-22-12: Remove and relocate kitchen side door to stable. Add 3 windows on kitchen side of house. Brian LeValle, applicant, owner.

Mr. LeValle: The current door accesses the kitchen on driveway side. They have a mudroom in the stable and would like to have access to it. Moving the door to the stable is a better use of the space. They propose to add three windows in the kitchen to bring more light into the room. The current door is non-conforming so propose changing its size. Leo Greene asked about the proposed detailing on the door. He said it is appropriate to make a stable door style simpler. Joanna Reck recommended having the door trim match the window trim and add glass in the door. Joann Michalik suggested an arbor over the door to at least keep the rain off. Joanna Reck also recommended stud pocket in between each window. Mr. LaValle said he will use matching trim, and true divided light windows.

Vote

The Preservation Commission voted on a motion by Leo Greene, Joann Michalik/second, to approve by roll call vote Bloom yes, Daum abstain, Greene, yes, Michalik yes, Reck, yes, Herman, yes. (motion approved 5-1 abstention) the project at 161 Lowell Street, PC-22-14 on May 10, 2022, with the following conditions:

- The new door on the stable will have less formal trim, flat stock, no pediment and with the option of glass windows in the door.
- Add a stud pocket between each of the new windows.

25-27 Essex Street, PC-22-14: Replace windows in vacant unit on third floor. Zenobia LLC, applicant.

Karalynn Baginsky presented the project: They propose replacing windows on side and back replaced with Harvey Classic windows and want to use GBG's. They propose to include three more windows, making it eight windows in total.

Vote

The Preservation Commission voted on a motion by Leo Greene, Eric Daum/second, voted to approve the project at 25-27 Essex Street, PC-22-14 by roll call vote (Bloom, yes Daum, yes, Greene, yes, Michalik, yes,

Reck, yes, Herman, yes,) Motion approved 6-0 to replace up to 8 windows with Harvey Classic SDL double hung windows as presented.

273 South Main Street, PC-22-13: Addition of an attached garage with master suite on second floor.

Benjamin Barnes and Xin Tao, owners

Mr. Barnes presented the project: They propose adding an addition with an attached garage and master suite on the second floor. Amy Bloom asked about removing the chimney because of the distinctive gable windows on either side. She also recommended lowering the roofline of the addition to give it less prominence and allow the old house to stand out.

Mr. Barnes stated that the secondary door will be removed and replaced with a window.

Joanna Reck offered that the north elevation needs to be finished to show how it transitions to the old house. The Preservation Commission asked to see the revisions in plans at next month's meeting.

40 Washington Ave, PC-22-15: Remove existing siding, replace trim; install Tyvek, install Hardie Plank siding, paint remaining trim and ornamental woodwork. Wendy Heise and Craig Trask, owners.

Craig Trask presented the proposed project. The discussion continued among Commission members and the owner concerning the difficult nature of using of HardiPlank in relation to this Queen Anne style of historic construction. Mr. Trask stated that wants to keep the detailing. He said the house is in terrible condition and he does not want to use cedar siding because of the cost.

Leo Greene moved to approve the project at 40 Washington Ave to replace the existing cedar shingles with HardiPlank siding with the condition that the historic trim including the flares between the first and second floor be retained in case someone wishes to bring it back in the future as well as all the decorative trim on the building. This motion did not have a second.

Vote

The Preservation Commission voted on a motion by Leo Greene, Leslie Frost/second to not approve the project at 40 Washington Ave, PC-22-15, by roll call vote, (Bloom, yes, Daum, yes, frost , yes, Greene, no, Michalik, yes, Reck, yes, Herman, no) Motion passes 5 yes-2 no.

The Preservation Commission acting in its advisory capacity views the change in historic material from cedar shingle siding to Hardiplank siding as not appropriate for this shingle style house.

The owner may proceed with the project as he proposed it. Mr. Trask stated that he would preserve as much of the historic decorative detail as possible, including the flared band between the first and second floor.

30 Morton Street, PC-22-16: Remove aluminum siding and replace, replace decking, railings, replace windows with Andersen 400 series. Lisa DiAntonio, owner.

Ms. DiAntonio presented the project to remove aluminum siding windows and shutters. She has clapboards under aluminum siding and would like to repair or replace existing clapboards. The trim is in place. Window sills are in place. She will be refurbishing any existing original windows. Current vinyl windows will be replaced with Andersen 400 Series true divided lite. Ms. DiAntonio will add windows and provide drawings to Gina. The original doors are being refurbished.

The windows over kitchen cabinets are 5 narrow 2 over 1 casements Andersen 400. She found two original shutters and will copy them. She will come back to the June 14, 2022 meeting with additional work.

Vote

The Preservation Commission voted on a motion by Leo Greene, Amy Bloom/second, to approve by roll call vote Bloom, yes, Daum, abstain, frost, yes, Greene yes Michalik yes, Reck, yes, Herman, yes.) Motion approved 6-1 abstention, the project at 30 Morton Street, PC-22-16 on May 10, 2022, including the removal of the aluminum siding, replacement of several windows with Andersen 400 Series SDL windows, the addition of 5 casement windows, also Andersen 400 Series, as presented, and the addition of wood shutters with appropriate hardware and exterior storm windows.

78 Lowell Street, PC-22-17: Install rooftop solar, Sinhudweep Sarkar, owner.

David Bridge, Great Sky Solar.

David Bridge presented the project. The solar panels will be on the south side, black glass and the conduit is hidden. Mr. Bridges stated that he would recommend moving the lower panel to another location or eliminate it. These panels are 6 feet by 3 feet.

Vote

The Preservation Commission voted on a motion by Leo Greene, Joann Michalik/second, to approve by roll call vote (Bloom yes, Daum, yes, Frost, yes, Greene, yes, Michalik, yes, Reck yes, Herman, yes. Motion approved 7-0) the project at 78 Lowell Street, PC-22-17 on May 10, 2022 to install rooftop solar panels with the following recommendation that the horizontal panel on the lower southwestern roof surface is removed or relocated.

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. No action presently required.

Karen Herman, Chair of the Preservation Commission, read an email, dated May 6, 2022, received from David Buka, 41 Hidden Road, into the record.

Eric Daum, agreed with project as Mr. Buka described it. Discussion continued about the height of the building off the foundation. This project had been approved by the ZBA and was related to drainage issues noted as an area of concern by the abutters. Leo Greene noted that Mr. O'Brien agreed to do many of the historically important aspects of the construction that the previous owner would not do. Further, our Special Permit Expectations document calls out to the applicant our expectations for preservation of an historic structure approved for a special permit project. The Preservation Commission will continue this discussion at another meeting.

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. No action presently required.

Minutes: April 12, 2022. Leo moves to approve minutes from 4-12-2022, Joann Michalik/second. Roll call vote Bloom, yes, Daum, yes, Frost, Yes, Greene, yes, Michalik, yes, Joanna Reck, abstain, Herman, yes. Motion approved (6-1 abstention)

Application Documents:

161 Lowell Street, PC-22-12: photographs, elevation and floor plans

25-27 Essex Street, PC-22-14: photographs, replacement window manufacturer's specification sheet

273 South Main Street, PC-22-13: elevation and floor plans, photographs

40 Washington Ave, PC-22-15: photographs, contractor bid document, HardiePlank specification sheet

30 Morton Street, PC-22-16: Andersen 400 Series replacement window specification sheet, photographs and siding restoration plan, original architectural plans.

78 Lowell Street, PC-22-17: product installation agreement and solar panel layout plan

1 Judson Road-275 South Main Street: Email dated May 6, 2022 from David Buka, 41 Hidden Road.

Next meeting: June 14, 2022

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.
