



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, May 12, 2020 at 6:30 P.M.  
Second Floor Conference Room  
Andover Town Offices

**PRESENT BY WEBEX: LEO GREENE, JOANN MICHALIK, KAREN HERMAN, LESLIE FROST, CRAIG GIBSON, ERIC DAUM, JOANNA RECK, JIM BATCHELDER.**

**REVIEW OF PLANS: 6:30PM**

**37 Porter Road, PC-17-05:** Review of continuing restoration and construction of historic building with preservation restriction, Todd Wacome, owner.

Todd Wacome, owner, provided a plan for left side elevation with new windows proposed for kitchen area.

Commission members commented that the windows needed to better reflect the window style and placement on the historic box of the house. Mr. Wacome was asked to return to the June meeting with alternatives to the window plan he presented.

Karen Herman then asked Mr. Wacome when he planned to resume construction on the building, that it had been sitting idle for a long period and the Tyvek was starting to come off along with tarps used to cover the openings on the front and side of the historic box as a result of bad weather. Mr. Wacome stated he planned to resume in three weeks. Joanna Reck commented that it had been years since this project began.

**16 School Street, Alumni House, PC-20-8:** Replacement of windows on the north and south side of the 3<sup>rd</sup> Floor, Roger Lawson, representative, Trustees of Phillips Academy. – continued at the request of Roger Lawson.

**2 Samuel Way, PC-20-11:** New Construction plan review for confirmation of compatibility with nearby historic property (Samuel Bailey house, 125 Bailey Road). Kathryn Morin, Esq, applicant, AJM Construction, Inc. contractor.

Arni Martel: provided the information requested by the Commission at the March 10, 2020 meeting. The Preservation Commission voted to approve (6 with 1 abstention/Eric Daum) a motion by Leo Greene, Leslie Frost/second, the project at 2 Samuel Way as presented 5-12-2020.

**289 Lowell Street, PC-20-16:** On barn only: replace existing cement lap siding 8" reveal with HardiPlank siding cedar mill texture 7" reveal to match existing, replace trim using PVC trim board. Match existing siding and trim color. Peter C. Andrews, owner.

Peter Andrews, owner. This is a structural repair. He proposes to use Allura cement cedar textured siding. 7.5" reveal and 5.4" Azek Traditional Trimboards. The barn will be the same color it is now. Jim Batchelder shared the history of the house and said it once had a star shaped window in the upper gable on the front of the barn. The house was on the underground railroad and that was a symbol to those seeing shelter.

The Preservation Commission voted unanimously to approve (7-0) a motion by Leo Greene, Eric Daum/second, the project at 289 Lowell Street as submitted 5-12-2020.

### **Demolition Delay:**

**26 Phillips Street, PC-20-14:** Demolition of wing of the house except for foundation. Rebuild as approved in the earlier meeting. Kathleen Eldridge, owner.

Rob Bramhall: Stated that nothing has changed with the project since he presented the project at the March 10<sup>th</sup> meeting. They are salvaging slate and brick for reuse. They determined during demolition or the interior that the house has had a few fires, likely in the 1970's and 1980's. Renovations have been done periodically over time. The building will be the same in terms of detailing and materials. Mr. Bramhall pointed out that only the portion of the structure between gridline gridlines a and g on sheet A201 will be demolished.

Two motions were required.

1. The Preservation Commission voted unanimously (7-0) on a motion by Leo Greene, Eric Daum/second, to waive a public hearing for review 26 Phillips Street under the Demolition Delay Bylaw, Section 33 of the Andover Code.
2. The Preservation Commission voted unanimously to approve (7-0) on a motion by Leo Greene, Craig Gibson/second, the partial demolition of 26 Phillips Street including the following: on the plans dated 4-17-2020, sheet A201 on the east elevation, that portion between gridlines A and G.

### **DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION:**

**1 Judson Road, PC-20-13:** Relocate historic house to 275 South Main Street, Andover. Joshua Kelly, R.A.

Josh Kelly, architect and builder, stated he plans to save the house and make it his primary residence. He proposes to move the main box of the structure, remove additions, dismantle the chimneys and remove a one-story structure on the rear of the house. The plan is to move the building from Judson Road to Bartlet Street to Wheeler Street then to 275 South Main Street. He stated that the roof would not need to be removed in the process because they have enough clearance to pass the trees and with the wires lifted.

Karen Herman said that proposed plans for the building will be reviewed at a future meeting.

The Preservation Commission voted to unanimously (7-0) to approve a motion by Leo Greene, Leslie Frost/second, that the residence at 1 Judson Road, the Leonard Woods House, circa 1860, located in the Academy Hill National Historic Register District, is historically significant and preferably preserved, and therefore should be recommended to the Zoning Board of Appeals as an excellent candidate for consideration of a Dimensional Special Permit-Historic Preservation.

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

96 Woburn Street is the location of the historic house.

Attorney Kathryn Morin presented to project. She stated that 94 and 96 Woburn Street are two existing lots, side by side, one lot (94) is nonconforming. The proposal will remove additions to historic house and move that structure to 94 Woburn Street. The masonry chimney will be removed and replaced with faux chimney. The owner has letter from structural engineer testifying that the building can safely be moved. No additions to the footprint of the building are planned. A small barn will also be moved to the same lot.

The Preservation Commission voted unanimously (7-0) on May 12, 2020 to approve a motion by Leo Greene/Eric Daum second, that the house located at 96 Woburn Street is historically significant and preferably preserved and qualifies as an excellent candidate for consideration of a Dimensional Special Permit-Historic Preservation by the Zoning Board of Appeals.

The Elizabeth and Charles Stickney House is listed on Andover's Historic Building Survey.

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

**3 Gray Road PC-19-45:** Dimensional Special Permit-Historic Preservation, Cathy Urqhart, owner. Preservation restriction in process.

**18 William Street, PC-19-53:** Dimensional Special Permit-Historic Preservation, Carlos & Diane Arzeno, owners. ZBA hearing continued.

**Other Business:**

West Parish Garden Cemetery Arch: Review of information regarding evaluation of structural condition requiring repairs to the monumental arch at the cemetery entrance. Owners West Parish Garden Cemetery Trustees.

Jim Batchelder, West Parish Garden Cemetery Board of Trustees, Preservation Commission non-voting member, reported on the conditions that caused the damage and the efforts to stabilize the structure. As a result of the investigation, they determined that the keystone needs to be removed and reset.

Jim Boudreau, Vertex Company stated that Phase 1 of the plan to identify the condition of the structure and next steps to be taken will be completed by the end of next week. That process will start on Thursday. Chris Clemente, the Inspector of Buildings is fully aware of the scope of the project. Vertex will examine the conditions that have been exposed on the top of the arch. Phase 2 will reframe where the existing frame was removed, where the copper is in place. The top of the arch will look exactly like what was there prior to the damage.

Phase 3 will use existing staging for repointing and power washing the entire structure. Vertex will also remove discoloration and fill and cracks appearing from freeze, thaw, etc. An application will be filed with the Building Division prior to the next phase of work. All debris will be removed.

No votes were taken.

**Minutes**

**Next meeting:** June 9, 2020

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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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