



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

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

Andover Preservation Commission  
MINUTES  
Tuesday, June 14, 2022 at 6:30 P.M.  
VIRTUAL MEETING  
Andover Town Offices

**PRESENT:** Jim Batchelder, non-voting, Amy Bloom, Leslie Frost, Karen Herman, Joann Michalik,  
**ABSENT:** Eric Daum, Leo Greene, 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 showed photographs of the areas of the house where they have worked. The front of the house is nearly completed so they are now working on the west side. The lower area stripped and wood replaced. They have cleared earlier areas that had fire damage. On the second floor, they are working on the ceiling and with the beam. The beam is twisted with a 30 degree rotation, but still sound. The wall is out of plumb so they are shimming it. Most everything else appears to be in good shape.

**100 Highland Road, PC-22-5:** Replace existing doors Marvin Ultimate Clad Wood Doors at Morse Hall. Trustees of Phillips Academy, applicant, owner.

Terry Hartford presented the project: With help from Preservation Commission member Eric Daum, they worked to find a design for the door that fit the building design. Mr. Hartford said he very much appreciated the professional assistance with the design from Eric Daum as did other members of the staff. Joann Michalik complicated the successful effort as did other members of the Commission.

**Vote**

The Preservation Commission voted on a motion by Amy Bloom, Joann Michalik/second, to approve, (4-0 by roll call vote, Amy Bloom, yes, Leslie Frost, yes, Joann Michalik, yes, Karen Herman, yes), the project at 100 Highland Road, PC-22-5 as presented June 14, 2022, to replace 4 existing doors at Morse Hall with Marvin Ultimate Clad Wood Doors.

**273 South Main Street, PC-22-13:** Addition of an attached garage with master suite on second floor. Benjamin Barends and Xin Tao, owners. Hearing continued because the applicant did not appear.

**30 Morton Street, PC-22-16:** Remove aluminum siding and replace, replace decking, railings, replace windows with Andersen 400 series. Lisa DiAntonio, owner. Hearing continued because the applicant did not appear.

**161 Lowell Street, PC-22-23:** Install cedar clapboard siding on barn, repair existing. Brian LaValle, owner, applicant. Brian LaValle showed photographs of the barn in its current state as well as historic photographs of the structure. They need to replace the current wood plywood siding with wood clapboard siding, and will also replace the trim to maintain historic integrity. They plan to replace the windows that originally existed and restore the barn doors to working order. Joann Michalik noted that the wide corner boards need to be restored. Mr. LaValle agreed.

**Vote**

The Preservation Commission voted on a motion by Amy Bloom, Joann Michalik/second, to approve, (4-0 by roll call vote, Amy Bloom, yes, Leslie Frost, yes, Joann Michalik, yes, Karen Herman, yes), the project at 161 Lowell Street, PC-22-23 to install cedar clapboard siding and windows that mimic the style of windows as seen in the 1988 photograph of the barn.

**45 Woodland Road, PC-22-18:** Installation of solar modules and 1 Tesla battery, Tiffani Wolf, applicant, Thomas Appleton, owner

Clark Crawford, Revision Energy, presented the project to install an REC solar array and Tesla battery. The array will be installed on the south side of the building using black modules to match roof.

**Vote**

The Preservation Commission voted on a motion by Joann Michalik to approve (4-0 by roll call vote, Amy Bloom, yes, Leslie Frost, yes, Joann Michalik, yes, Karen Herman, yes), the installation of 16 solar panels at 45 Woodland Road, PC-22-18 on June 14, 2022 as presented.

**64 Maple Ave, PC-22-19:** Eliminate one window, replace another window with smaller stained glass window.

Applicant, John Nicholson, Black Dog Builders. Sue Sinacore, owner.

John Nicolson, Black Dog Builders: internal remodel of bathroom, transom style window for the bathroom and a stained glass window. Eliminated window on the right and changing the window on the left. Harvey window vinyl replacements.

Amy Bloom voiced concern about immovable windows and ventilation. Mr. Nicolson assured the Commission that they made sure the ventilation system is appropriate to the space.

**Vote**

The Preservation Commission voted on a motion by Joann Michalik, Leslie Frost/second, to approve (4-0 by roll call vote, Amy Bloom, yes, Leslie Frost, yes, Joann Michalik, yes, Karen Herman, yes), the project at 64 Maple Ave, PC-22-19, which will eliminate one window and change a second window to a 52" X 18" stained glass window as presented on June 14, 2022.

**1 Arundel Street, PC-22-20:** Replacement of 1 window with double hung Fibrex window, FDL. Replacement of 1 door with 400 series Frenchwood door. Replacement of 4 windows with Casement Fibrex windows, grill style: all sash. Jaime Morin, Andersen Corp., Peggy Rambuch, owner.

Tommy Kelley, Renewal by Andersen Window presented the project to add a 10<sup>th</sup> window to match existing, and one patio door with full divided lights. The existing casements will remain.

**Vote**

The Preservation Commission voted on a motion by Amy Bloom, Joann Michalik/second, to approve (4-0 by roll call vote, Amy Bloom, yes, Leslie Frost, yes, Joann Michalik, yes, Karen Herman, yes), the project presented at 1 Arundel Street, PC-22-20 on June 14, 2022, to approve replacement of one Double Hung Fibrex window to match the existing FDL grill style and the replacement of one door to match the existing door.

**60 Chestnut Street, PC-22-21:** Replacement of 5 windows with Fibrex Gliding Renewal by Andersen windows, no grill. Replacement of 15 Fibrex Double Hung Renewal by Andersen windows, FDL., Jamie Morin, Andersen Corp, applicant. Clifford Markell, owner.

Mitch Toro, Andersen Corp, Cliff Markell, owner. Presented the project to replace 20 windows including 5 windows in the basement. They will install double hung windows with FDL, making them operable to match the existing windows. Windows will be black on the exterior and retain the existing trim. Basement windows will be sliding, side to side. Window replacements will replace earlier replacement windows. Eighteen existing windows are original.

**Vote**

The Preservation Commission voted on a motion by Joann Michalik, Amy Bloom/second, (4-0 by roll call vote, Amy Bloom, yes, Leslie Frost, yes, Joann Michalik, yes, Karen Herman, yes), to approve the project at 60 Chestnut Street, PC-22-21, to replace 5 basement windows with Fibrex Sliding Renewal windows and replace 15 double hung window with Andersen Renewal FDL windows as presented June 14, 2022.

**135-137 Main Street, PC-22-24:** Replacement of 53 windows with Harvey Windows and Doors Classic Double Hung replacement windows. Trustees of Phillips Academy, Joan Maguire, applicant.

Joan Mcguire and Betsy Davis presented the project. They propose replacing 53 windows with Harvey Windows.

Windows are 6/6 some are 2/2. All windows being replaced with 6 over 6 with the exception of the basement windows. For the windows that were formerly doors, Joann Michalik recommended matching the pane size for a more consistent look. Windows are now black and will stay that way.

**Vote**

The Preservation Commission voted on a motion by Joann Michalik, Leslie Frost/second, to approve (4-0 by roll call vote, Amy Bloom, yes, Leslie Frost, yes, Joann Michalik, yes, Karen Herman, yes) to approve the project at 135-137 Main Street, PC-22-24 to remove and replace 60 windows with a 6/6 configuration using Harvey Majesty Classic Double Hung Replacement Windows and Doors as presented June 14, 2022. We would like the applicant to consider using exterior grids rather than GBG and would recommend for the two windows, formerly doors, that the panes become proportional to the other windows on that façade including the sidelights.

**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 approval process.

**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.

**Minutes: May 10, 2022.** Joann Michalik moves to approve minutes from May 10, 2022 as written. Leslie Frost/second (4-0 by roll call vote, Amy Bloom, yes, Leslie Frost, yes, Joann Michalik, yes, Karen Herman, yes). Minutes of 5-10-2022 approved.

Joann Michalik moved to adjourn the meeting, Amy Bloom/second by Roll Call vote, Amy Bloom, yes, Leslie Frost, yes, Joann Michalik, yes, Karen Herman, yes. Meeting adjourned.

**Application Documents:**

**37 Porter Road, PC-17-05:** photographs of the building presented at the meeting.

**100 Highland Road:** Morse Hall Preservation Commission Application, Morse Hall Doors plans SK1, Door Elevations pdf, Morse Hall Doors – updated design 4-28-22

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

**30 Morton Street, PC-22-16:** Andersen 400 Series replacement window manufacturer's specification sheet, photographs and siding restoration plan.

**161 Lowell Street, PC-22-23:** Application with photographs

**45 Woodland Road, PC-22-18:** Application, photographs and manufacturer's specification sheet.

**64 Maple Ave, PC-22-19:** Application with proposed plans 5-11-2022 and photographs

**1 Arundel Street, PC-22-20:** Application with window manufacturer's specification sheet and photographs.

**60 Chestnut Street, PC-22-21:** Application with window manufacturer's specification sheet and photographs

**135-137 Main Street, PC-22-24:** Application with history of building, window manufacturer's specification sheet and photographs.

**Next meeting:** July 12, 2022

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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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