



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

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

Andover Preservation Commission
Minutes

Tuesday, July 12, 2022 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

PRESENT: Jim Batchelder, non-voting, Amy Bloom, Leslie Frost, Leo Greene, Karen Herman, Joanna Reck

ABSENT: Eric Daum, Joann Michalik,

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 is on vacation and will attend the August 9, 2022 meeting.

273 South Main Street, PC-22-13: Addition of an attached garage with master suite on second floor. Benjamin Barnes and Xin Tao, owners

Benjamin Barnes presented the project. They propose to install new front door, drop the elevation two feet to show the change between the old house and new addition to see the intersection on this elevation as well. He did not change the dormers. Leo Greene asked, where the east elevation roofline is dropped, is this where the old house roofline ends? Mr. Barnes said yes, they are trying to intersect with it. Amy Bloom asked, now that we can see that existing house on the edge of the bay window, are those elements going to be kept? Mr. Barnes said he believes they are not going to be affected. The intersection point will be further to the right. The north elevation of old house is a beautiful elevation. Joanna Reck recommended the new dormers mirror the old house dormers on the east elevation.

Vote

Leo Greene moved to approve the project at 273 South Main Street, PC-22-13 on July 12, 2022, Leslie Frost/second, to attach a garage with a master suite to the existing house with the recommendation that the new dormers match the existing dormers in their trim detail, (see north elevation existing house dormer). Roll call vote, Bloom, yes, Frost, yes, Greene, yes, Reck, yes, Herman, yes. Motion approved 5-0.

30 Morton Street, PC-22-16: Remove aluminum siding and replace, replace decking, railings, replace windows with Andersen 400 series. Lisa DiAntonio, owner. Project approved as described at June 14, 2022 meeting. Below are additional requests made by the owner.

Lisa DiAntonio reported that the aluminum siding is off and clapboards look great. They are painting the house and her father-in-law is making the wood shutters which will be black.

The railings on deck and widows walk are plastic. She proposes to change them to replicate railings on widow's walk with urns and square spindles. Joanna Reck requested they repeat the same spacing between the spindles. The owners also want to replace a door that was removed earlier with a model from Simpson Door Company (a photograph was shared). They will use either trex for decking or real wood.

Vote

The Preservation Commission voted on a motion by Leo Greene, Leslie Frost/second, to approve the project at 30 Morton Street, PC-22-16, as presented 7-12-2022, with the recommendation that the spacing on the new railing be replicated to match the existing railing, and the recommendation that a new 3 panel single light door use either Simpson Door or an historically appropriate antique door as a replacement. Roll call vote, Bloom, yes, Frost, yes, Greene, yes, Reck, yes, Herman, yes. Motion approved 5-0.

28 Boston Road, PC-22-26: Addition of garage and 2nd floor master bedroom. Weichun Li, applicant, owner
Weichun Li presented. She said the building is not in good condition. She proposes to attach the garage on the left side of property and build additional space on the second floor. She also proposes to remove porch which has no foundation under it, raze the second floor, rebuild it and connect it to the roof of the garage. She will present detailed façade drawings at the August 9, 2022 meeting. Karen Herman will send her the Preservation Commission's windows guidelines.

2 Punchard Ave, PC-22-25: Complete renovation of property as per plans, Marc Fiscal, applicant. Coventry Development, owner.

Marc Fiscal presented the project. He is the owner and contractor. Mr. Fiscal proposes to keep the building as original as possible, change the front entrance porch, widows walk and work in a handicapped ramp. He will install new siding and new shutters. Currently the building has a mix of materials. He wants to change materials on the turret on front, and use shakes instead. On the southwest side facing Main Street, he will replicate the gable, but split it in two and add a walk out. He will build it as a full two stories. Joanna Reck recommend that he make a jog back where the new addition is and a set back from the front porch wall. It will help the symmetry. He is trying to keep as much detail as possible. Mr. Fiscal is a finish carpenter. Joanna Reck also recommend he keep the sill band on the turret.

The entire building will have new windows - Harvey Majesty New Construction Windows with applied exterior grids. He has requested the arched window also be made by Harvey. The building has three massive chimneys. Mr. Fiscal is proposing to remove the chimneys. Members of the Commission thought this would be a significant loss of important architectural features, that at least the large chimney on the right side of the building should be preserved. The owner stated he would replicate the large chimney as non-functioning on the right side in both size and details. The building will be commercial on the first floor and residential on the upper floors.

Jim Batchelder said the house was moved. It previously faced Main Street, including the chimneys. Ms. Fiscal said he was going to remove the parge from the granite under the turret to return its original appearance.

Vote

The Preservation Commission voted on a motion by Leo Greene, Amy Bloom/second, to approve the project at 2 Punchard Ave, PC-22-25, as presented 7-12-2022, with the following recommendations:

- The front porch addition will be cut back 8” on the left side on the original porch.
- Approved the applicant’s use of Harvey Majesty New Construction windows that match the existing windows.
- Approved the removal of three chimneys with a full non-functioning replication of the east side chimney in place of the existing functioning chimney.

Roll call vote, Bloom, yes, Frost, yes, Greene, yes, Reck, yes, Herman, yes. Motion approved 5-0.

4 Morton Street, PC-22-27: Demolition of detached garage and installation of fence, Joann Maguire, applicant. Trustees of Phillips Academy, owner

Joann McGuire presented the project. She proposed that the garage at 4 Morton Street be removed, leaving the foundation in place and installing a fence around the foundation. The fence would be split rail. Ms. McGuire shared a photograph of the garage which is in bad condition.

Vote

The Preservation Commission voted on a motion by Leo Greene, Amy Bloom/second, to approve the project at 4 Morton Street, PC-22-27, on July 12, 2022, to demolish the garage and install a fence on the foundation. Roll call vote, Bloom, yes, Frost, yes, Greene, yes, Reck, yes, Herman, yes. Motion approved 5-0.

17 Kenilworth Street, PC-22-29: Demolition of exterior walls of 3 season room and reconstruction per plans. Replace windows per plan. Sigella Vargas, applicant and owner.

Ivan Hernandez presented the project, proposes to enclose an existing 3 season room. The walls are glass. He would frame in the walls and install windows in exterior doors, remove three windows in the house, replace door on the left side. The roof will be repaired. They plan to use cedar clapboard siding and Harvey Tribute windows, match existing grids. The house currently has Harvey classics vinyl windows and old Andersen replacement windows. He proposes to incorporate a French door, new steps, wrought iron rail and replace front porch rails with iron rails. The existing door would be replaced with a 9 light Simpson wood door. The decking will be removed, and replaced. Brick steps will be installed.

Two first floor windows in back of house will be removed and replaced with a smaller window and a bathroom window. He will also be removing window on the left side that is currently in the closet (the middle window above the porch). Repairs will be made to areas where there are leaks, and materials replaced in-kind. The foundation for new room would like to replicate granite stone on foundation. He proposes to use thin stone granite veneer.

Joanna Reck said she thinks the new addition would be better without the fluted pilaster columns and entablature because it looks odd. She believes it would look better if it had paneling rather than clapboards.

Vote

The Preservation Commission voted on a motion by Leo Greene, Leslie Frost/second, to approve the project at 17 Kenilworth Street, PC-22-29 as presented 7-12-2022, with the following note: It is unknown at this time if the 3 season porch is original, while the Preservation Commission would prefer the retention of the historic fabric comprised of the fluted pilasters and the architrave on the porch with paneled exterior walls, the applicate may have has the discretion to remove the pilasters and the architrave and substitute clapboards and corner boards instead. Roll call vote, Bloom, yes, Frost, yes, Greene, yes, Reck, yes, Herman, yes. Motion approved 5-0.

68 Haverhill Street, PC-22-28: Replacement of windows, Benjamin Bittle, applicant and owner.

No one appeared to present the project. Continued.

34 Pearson Street, PC-22-30: Install rooftop solar, Sunergy Solutions LLC, Nicole Dwyer, applicant, Amy Wetterskog, owner

Amy Wetterskog presented the project for rooftop solar. The solar panels are on both sides of the original building. The panels will clip onto the standing seam of metal roof.

Vote

The Preservation Commission voted on a motion by Leo Greene, Joanna Reck/second, to approve the project as presented for 34 Pearson Street, PC-22-30, July 12-2022, to install rooftop solar panels. Roll call vote, Bloom, yes, Frost, yes, Greene, yes, Reck, yes, Herman, yes. Motion approved 5-0.

173 Main Street, PC-22-31: Replace 40 double hung windows at Park House with Marvin Ultimate Aluminum clad wood windows Jennifer Smith, applicant Trustees of Phillips Academy, owner.

Jennifer Smith presented: This is an 1833 house. They propose replacing 40 windows with Marvin Ultimate Aluminum clad wood windows, matching existing and using 5/8" grids. They will try to recycle the old windows.

Vote

The Preservation Commission voted on a motion by Leo Greene, Joanna Reck/second to approve the project as presented for 173 Main Street, PC-22-31, on July 12, 2022 to replace 40 double hung windows with Marvin Ultimate Aluminum clad wood windows with a 6 over 6 pattern and 5/8" muntin configuration. Roll call vote, Bloom, yes, Frost, yes, Greene, yes, Reck, yes, Herman, yes. Motion approved 5-0.

DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION PROJECTS CONTINUED:

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: June 14, 2022

Leo Greene moved to approve minutes of June 14 2022, Joanna Reck/second.

Roll call vote: Bloom, yes, Frost, yes, Greene, yes, Reck, yes, Herman, yes. Motion approved 5-0.

Adjournment:

Leo Greene moved to approve adjournment. Joanna Reck/second. Roll call vote: Bloom, yes, Frost, yes, Greene, yes, Reck, yes, Herman, yes. Motion approved 5-0.

Application Documents:

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

30 Morton Street, PC-22-16: historic photograph

28 Boston Road, PC-22-26: site plan, drawing of façade, floor plan

2 Punchard Ave, PC-22-25: photographs, site plan, façade plans, floor plans, product specifications

4 Morton Street, PC-22-27: photographs site plan

17 Kenilworth Street, PC-22-29: façade plans, floor plans, product specifications, photographs

68 Haverhill Street, PC-22-28: product specifications, photograph

173 Main Street, PC-22-31: photographs, product specifications

Next meeting: August 9, 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.
