



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, July 14, 2020 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

PRESENT: Jim Batchelder, Eric Daum, Leslie Frost, Craig Gibson, Leo Greene, Karen Herman Joan Michalik,
Joanna Reck

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.

Mr. Wacome reported that he will have the main group of new windows installed today will then go to new portion for the windows and trim, then go to old portion. Propose doors and garage doors at the next meeting. He also needs to support a beam that is sagging and will have an engineer evaluate it. This project will be presented at next meeting.

129 Reservation Road, West Parish Garden Cemetery Arch, PC-20-17: Repairs to the monumental arch at the cemetery entrance. West Parish Garden Cemetery, applicant, West Parish Church, owners.

Jim Batchelder, reported for the West Parish Garden Cemetery Trustees: The keystone piece from the arch and two more stones beside it were removed. Another structural engineer looked at it and determined that eight more stones need to be removed. This new information makes the project much larger and more expensive.

3 Samuel Way, PC-20-22: 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.

Mr. Martel reported that he made the changes requested by the Commission at the previous meeting. He cleaned up the rooflines and made the pitch on the rooves is the same.

Eric Daum recommended adding a window to either end of the side elevations.

The Preservation Commission voted on July 14, 2020 on a motion by Leo Greene, Leslie Frost/second, to approve (4-2 with 1 abstention) the final subdivision house at 3 Samuel Drive with the condition that the left and right elevations have a vent or small window at the 3rd floor level in the gable to match the existing window style.

2 Argyle Street, PC-20-23: Remove and replace existing front entrance porch due to safety concerns because of significant rot. Porch and stairs rebuilt to match existing, no change to roof, add railings built to code. Shourov Keith Chatterji & Suzanne Miller, owners.

Keith Chatterji presented the proposal. Everything will stay the same except for the addition of the railing using an Intex railing system, with composit flooring using Timber tech.

Eric Daum asked about preserving the columns because they are unique. The applicant said he is considering new columns and will order to match existing. Joann Michalik recommended using a 2 part epoxy to repair if damage is not too severe. Eric Daum recommended using the railing style

rs40350P because the style is more appropriate. The applicant will change the order if possible. He will be installing four posts total as depicted in spec sheet.

The Preservation Commission voted unanimously (7-0) on July 14, 2020 to approve on a motion by Leo Greene, Eric Daum/second, with the following recommendations: that the original columns be retained and repaired. If repair is not possible, the columns must be replaced with a product of the same dimension and design. The preferred railing style is RS40350P as shown in the manufacturer's product specifications sheet provided by the owner.

73 Park Street, PC-20-24: Remove and replace existing wood deck with IPE wood decking, Intex railing, matte finish. Leonard Noreck, applicant, Campbell Stras, owner.
Ken Shapiro presented project for the owner as described. They also propose to move stairs 90 degrees along the current deck. The deck is larger and includes a landing leading to the stairs.

The Preservation Commission voted unanimously (7-0) on a motion by Leo Greene, Joann Michalik/second, to approve the project at 73 Park Street on July 14, 2020 as presented with the condition that it includes lattice under the deck on all sides.

64 Maple Ave, PC-20-25: Move the front porch steps from the side of the porch to the front of the porch. Sue E. Sinacore, Trustee, Sincore Realty Trust, applicant.
Mark Johnson, Esq. presented the project.

The Preservation Commission voted to unanimously approve (7-0) on a motion by Leo Greene, Eric Daum/second, the project at 64 Maple Avenue as presented July 14, 2020.

117 Chestnut Street, PC-20-26: Partial enclosure of front port, enclosure of current deck and addition of deck, windows replacement. Robert P. Castro, owner.
Montse Rovira, owner presented the project. The front porch is deteriorated. They will keep the current roof on porch and replace the floor and the columns. They are hoping to enclose part of front porch at the main entrance. They want to add a deck on the back of the house. The windows to be replaced will be the same as the Commission approved in 2011.
Eric Daum recommended a full length window for the addition on the front, a single window to match the existing windows.
On side elevation two awning windows should be slightly taller, similar to the top half of the existing windows.
Building a hip roof on the new addition rather than a flat roof was recommended.
Continued hearing until August 11, 2020 meeting so their architect can make revisions to the design.

DEMOLITION DELAY PUBLIC HEARING:

5 Howell Drive, PC-20-20: Request to demolish existing house. Marshal and Julee Amitage, owners.

Mark Johnson presented: The owners are currently in discussions with architect to develop a house design that fits in with the neighborhood. They are also looking at what historic elements of the house can be reused.

Joann Michalik said she thought this was a pretty sound house and had a number of features that were significant like doors, baseboards and the woodstove. Under other circumstances, she would like to see the house saved.

Eric Daum shared photographs and concurs with Joann that the house could be salvaged.

Gina Decareau read letters received from neighbors. Karen Herman also read a letter from an abutting neighbor. Continued the hearing at the request of Mr. Johnson to August 11 2020.

DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION REVIEW:

1 Judson Road, PC-20-13: Relocate historic house to **275 South Main Street**, Andover. Special permit approved by the Zoning Board of Appeals. Review of plans prior to move, Joshua Kelly, R.A, owner.

Taking main box of the house moved., remove chimneys, rear single story removed and reconstructed on the moved site because it is too wide to go down the road. Would replace chimneys with faux chimney in their current locations. Gas vents would be between the windows on the gable end.

Site visit: The universal observation by the Commission is that more of this important house needs to be preserved.

Josh Kelly said he intends to preserve the exterior trim, front portico. He will provide a list of elements he will preserve for the next meeting.

Scheduled a special meeting on Thursday, July 23rd. 6:30pm to discuss the design elements he wants to add.

DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION PROJECTS CONTINUED:

94 (96) Woburn Street, PC-20-15: Relocate historic house and small barn/garage on same lot. James Cappiello, owner. Special permit review by the Zoning Board of Appeals.

3 Gray Road PC-19-45: Dimensional Special Permit-Historic Preservation, Cathy Urqhart, owner. Preservation restriction review by Massachusetts Historical Commission in process.

18 William Street, PC-19-53: Dimensional Special Permit-Historic Preservation, Carlos & Diane Arzeno, owners. Special permit review by the Zoning Board of Appeals.

Minutes of June 9, 2020 approved.

Next meeting: August 11, 2020

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.
