



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

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

Andover Preservation Commission  
Minutes

Tuesday, August 10, 2021 at 6:30 P.M.  
Second Floor Conference Room  
Andover Town Offices

**PRESENT:** Jim Batchelder (non-voting), Eric Daum, Leslie Frost, Leo Greene, Karen Herman, Joann Michalik  
**ABSENT:** Joanna Reck, Craig Gibson

**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: Work has been delayed because of all the bad weather. They need to take off the front portico of the house because of rot. The plan is to disconnect the A-frame and store it in the garage. There is evidence of a door when the front of the house was flat. Mr. Wacome showed images of the rot in the boards. He has saved the ship lap wood inside. He asked if the Commission could come to the house and review conditions in this area of the house. They have built three walls to support everything. Karen Herman will set arrange a site visit. Leo Greene said the boards in vestibule should be saved if possible.

**14-16 Flemming Ave, PC-21-18:** Adding dormers on roof, replacing front & back doors, windows & trim, Diana Taveras, owner. Continued at the request of the owner.

**14 Sunset Rock Road:** General discussion of rebuild after fire. John Newton, owner  
Continued at the request of the owner.

**40 Elm Street, PC-21-26:** Interior conversion to two family, window replacement, removal of brick façade, removal of chimney, new siding and trim. Bill Perkins, applicant, owner.  
The owner requests the use of 2 over 2 Harvey Classic SDL windows. They will remove brick and asbestos siding and replace that material with HardiPlank. Joann Michalik asked about using cedar clapboards instead and expressed some of the challenges with use of HardiPlank and old houses. Mr. Perkins responded that the current high cost of wood clapboards is an issue for them. Eric Daum suggested white paint as an appropriate color for the house.

**Vote:**

The Preservation Commission voted (5-0) by roll call vote (Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Herman/yes) on a motion by Leo Greene, Eric Daum/second to approve the project at 40 Elm Street, PC-21-26, as proposed August 10, 2021.

**142 North Street, PC-21-30:** Remove existing cedar shingles and wood clapboards. Install new Hardi clapboards & 5/4 X 7" trim. JCE Property Development LLC, James Erb, applicant, owner.  
Mr. Erb reported that he has replaced the foundation of the house which was in very bad shape. He found clapboard underneath the existing siding and requested the use of HardiPlank with 7" Azek corner boards. He would use a smooth finish. The trim and rake boards will be preserved or replicated as needed. Eric Daum said the house could have pilasters at the corner boards. Mr. Erb would be will to replace those.

**Vote:**

The Preservation Commission voted (5-0) by roll call vote (Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Herman/yes) on a motion by Eric Daum, Joann Michalik/second to approve the project at 142 North Street, PC-21-30, as proposed August 10, 2021 with the substitution of Azek or Boral corner boards and HardiPlank clapboard siding to replicate the original siding. The applicant will make an effort to replicate any architectural details uncovered during the removal of the siding.

**DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION PROJECT UPDATE:**

**1 Judson Road:** 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.

Kevin O'Brien stated that is the new owner of the property at 275 Main Street and will move the historic home at 1 Judson Road to that site.

Mr. O'Brien sent a list of items from the original decision that was approved. He went through all the points noted in the letter and how he will approach each item.

**Vote:**

The Preservation Commission voted (5-0) by roll call vote (Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Herman/yes) on a motion by Leo Greene, Leslie Frost/second to approve the proposal 1 Judson Road, as proposed August 10, 2021 with the condition that the Commission will continue to work with the applicant to resolve the disposition of the original windows.

**REVIEW OF PLANS:**

**18 Elm Street: PC-21-32:** Expand front deck 1'8" toward street & 7' towards left side driveway, Craig Tretreault, Treatreault Construction, applicant, 22 Coolidge Road Investments, David Zion, manager.

Mr. Treteault reported that Palmers restaurant deck is in disrepair looking to expand the deck as described and renovate it. They propose using IPE decking and Timbertec railing with black aluminum balusters.

**Vote:**

The Preservation Commission voted (5-0) by roll call vote (Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Herman/yes) on a motion by Leo Greene, Eric Daum/second to approve the project at 18 Elm Street, PC-21-32 as presented August 10, 2021.

**18 William Street: PC-21-33:** Gutter and downspout replacement, Carlos and Diana Arzeno, owners.

Mr. Arzeno presented gutter replacement project as an in-kind project, Will use decorative ornamental hanger boxes and etc. They will be completing the project it in phases as needed.

**Vote:**

The Preservation Commission voted (5-0) by roll call vote (Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Herman/yes) on a motion by Leo Greene, Joann Michalik/second to approve the project at 18 William Street, PC-21-33 as presented August 10, 2021.

**18 Argyle Street: PC-21-35:** Single story addition to rear of house. Emily Bell, designer, applicant, Grier Colwell, owner.

Review of this project was waived because addition not visible from the street. Eric Daum and Joann Michalik will send their recommendations to Karen Herman who will share with the designer and owners.

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

**94 (96) Woburn Street, PC-20-15:** 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.

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

**Discussion:** Preservation Awards 2021, 375<sup>th</sup> Anniversary updates  
Community Day, September 25<sup>th</sup>, part of 375<sup>th</sup>. Joann asked if we might want to do a Preservation booth.

**Minutes:** July 13, 2021. Leo Greene moved approval of the minutes. Leslie Frost/second. Roll call vote (Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Herman/yes). Approved.  
Adjournment: Leo Greene moved adjournment, Eric Daum/second. Roll call vote (Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Herman/yes) Approved.

**Next meeting:** September 14, 2021

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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).