



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

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

Andover Preservation Commission
Virtual MEETING minutes-
Tuesday, August 11, 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, Joann Michalik

ABSENT: Joanna Reck

DEMOLITION DELAY PUBLIC HEARING: Request to move 5 Howell Drive hearing because of time constraint of Attorney Mark Johnson.

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

Attorney Mark Johnson, Marshal and Julee Amitage, and Architect Mark Yanowitz are present. Mark Yanowitz presented his plan for new house.

Mark Yanowitz: This is a shallow lot front to back. The owners had a strong preference for craftsman style and the front porch was a key element of the design. They only have 40' to the setbacks. They will be using cedar shakes for siding.

Leslie Frost asked Mr. Yanowitz to describe the size and square footage of the new house. The garage is 24' wide, the length of house is 48' and have 138' of frontage. The height of house is 29'.

Leo Greene asked if this was only elevation provided. Mr. Yanowitz said yes for this meeting because he has been working on the project for a brief time. He plans to do the same type of detailing around the building.

Joann Michalik asked if the comments from last month's site visit were shared about preserving the historic house. Ms. Michalik said she would like an attempt to be made to incorporate the old house into the new project. She also stated that in her opinion more historic materials from the old house could be incorporated into the new building such as doors and flooring.

Mark Yanowitz stated there are considerable water infiltration problems and other issues that would complicate building with this structure.

Craig Gibson asked how far does the gable project out from the main block of the house.

Mark Yanowitz replied that it is almost flush but he was able to get the corner board in.

Craig would hope to see refinement in areas of freeze board, and molding details.

Mark Yanowitz agreed.

Mark Johnson asked if there will be a waiver of the delay period given their willingness to work with the Commission on the design of the new house.

Joann Michalik and Eric Daum both said they thought the old house could be preserved, that repairs could be made.

Jim Batchelder wanted to know if house could be moved to another location. A discussion ensued about the general condition of the house, architectural constraints like low ceilings and other issues making a move or restoration unlikely in this case.

Karen Herman asked how members felt about invoking a demolition delay period.

Craig Gibson moved Frost/second, to invoke a six month demolition delay on the historically significant residence at 5 Howell Drive (dated to start from the public hearing on July 14, 2020 until

December 14, 2020- a correction from the earlier date of July 8, 2020 that was incorrectly sited as the date of the public hearing). By roll call vote: Gibson, yes, Frost, yes, Michalik yes, Daum, no, Herman, yes, Greene, abstained. Voted to approve 4 yes -1 no-1 abstention. The hearing will continue next month at the September 8, 2020 meeting with the design review process for new construction.

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. The applicant was not present.

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 that \$100,000 has been invested in the project to date. The next phase is the roof cap currently being fabricated. More stones had to be removed and have now been reinstalled and repointed. Phase 3 is the copper cap that will be fabricated and in place in the next few weeks. Jim will send photographs of the arch to commission members. The water infiltration has been stopped.

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.

Mr. Castro presented the revised plan for the renovation. The vertical corner boards on left elevation. The current plan is to maintain the existing roof structure.

The Preservation Commission voted (6-0) on a motion by Leo Greene, second/Craig Gibson, to approve the project at 117 Chestnut Street as presented August 11, 2020 with the following conditions: that the corner boards are on the addition, and that an effort be made to match the taper of the new columns on the front porch to the pilasters.

111 North Main Street, PC-20-28: Replace existing siding with Certain vinyl siding, replace 3 doors, Joseph Arone, applicant, Leah Tildsley, owner.

The hearing is continued to next meeting to September. No one appeared to present the project.

DEMOLITION REQUEST:

111 Reservation Road PC-20-27: Remove two barns, Don Hunt, applicant. Don & Kirsten Hunt, owners.

Don Hunt bought the farmhouse to preserve it. He has done a number of repairs over the years to stabilize it and now want to sell the house. There are three barns and he is applying to take down two of the barns. The cost of maintaining the barns is prohibitive. He has not been able to sell the house because of it. A site visit will be scheduled and posted for Friday 8/14/20, 8:45 am.

DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION PROJECTS CONTINUED:

1 Judson Road, PC-20-13: Relocate historic house to **275 South Main Street**, Andover. Special permit approved by the Zoning Board of Appeals. Joshua Kelly, R.A, owner. Review of plans for the historic structure by the Preservation Commission approved at the July 30, 2020 special meeting.

94 (96) Woburn Street, PC-20-15: Relocate historic house and small barn/garage on same lot. James Capiello, owner. Special permit approved 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 approved on August 6, 2020 by the Zoning Board of Appeals.

Minutes, July 14, 2020, July 23, 2020, July 30, 2020

Leo Greene moved Frost/second to approve minutes from July 14, 2020, July 23, 2020, July 30, 2020. Voted unanimously (6-0) to approve the minutes.

Next meeting: September 8, 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.
