



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 16, 2022 at 6:30 P.M.
VIRTUAL Meeting
Andover Town Offices

PRESENT: Amy Bloom, Eric Daum, Leslie Frost, Karen Herman, Joanna Reck

ABSENT: Jim Batchelder, non-voting, Leo Greene, 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.

Todd Wacome: Updated project. They are replacing west side of building's sheathing, encountering problems with twisted beams. They took plaster out of attic room and removed deteriorated materials underneath. The sheathing upstairs was also replaced. A horizontal beam in the rear room off the salt box was replaced. They encountered complications with the building because the inside is plumb and the sill is not. The window sticking out 2-3 inches. They need to make them fit the building.

28 Boston Road, PC-22-39: Addition of garage and 2nd floor master bedroom. Weichun Li, applicant, owner
Amy Bloom commented that the windows not corresponding with each other and the interior plans do not correspond to the façade plans that were submitted.

Joanna Reck noted that the lower eave line of house is too high. The applicant needs to reduce height of roof. She also needs to change garage doors to a simple panel. She drew a sketch to illustrate how it could look. The massing and scale of the building needs to work. Joanna Reck will provide the sketch and required materials list for the applicant. Ms. Li will come back with a project update next month.

7-9 Lewis Street, PC-22-32: Demolition to complete Town Yard Redevelopment Project, Andover Real Property Management, Inc., Manager Louis P. Minicucci, President, owner

Note that the Preservation Commission considered the following three requests for demolition together because they are part of the total Town Yard Redevelopment Project. Each building will be viewed and documented separately as the process continues.

Mr. Louis Minicucci presented the project. The project encompasses slightly less than 4 acres of land. These buildings abut the Town Yard site. They require demolition in order to incorporate their land into the project. The houses have been purchased and two of them are empty. Karen Herman noted that site visits are necessary. The Preservation Commission will look to establish site visit dates on either Friday 9/2/22 or 9/9/22. Eric Daum requested a site plan of current conditions and a site plan after demolition is completed.

Mr. Minicucci noted that 7-9 Buxton Court was just purchased and they plan to restore this building. 122 North Main Street was also purchased and will be restored. He will submit existing site plan and proposals.

The Preservation Commission will schedule a site visit for September prior to meeting or later before the October 11, 2022 meeting.

2-4 Buxton Court PC-22-33, PC-22-33: Demolition to complete Town Yard Redevelopment Project, Andover Real Property Management, Inc., Buxton Redevelopment LLC, Manager Louis P. Minicucci, President, owner

35 Pearson Street, PC-22-34: Demolition to complete Town Yard Redevelopment Project, Andover Real Property Management, Inc., Buxton Redevelopment LLC, Manager Louis P. Minicucci, President owner

5-7 Chapman Ave, PC-22-35: Residing exterior with Hardie Board, Kathleen and Matthew Urquhart, applicants, owners.

Kathleen Urquhart presented request for residing this residence with HardiBoard clapboards and shingling on gable. They will replace all of trim with Azak. Keep the same look of the house. The Preservation Commission requested that the original wood doors be retained.

Vote

The Preservation Commission voted on a motion by Joanna Reck, Eric Daum/second, to approve 5-0 (by Roll Call vote, Amy Bloom, yes, Eric Daum, yes, Leslie Frost, yes, Karen Herman, yes, Joanna Reck, yes), the application at 5-7

Chapman Ave, PC-22-35, on August 16, 2022, as presented to install HardiBoard clapboard siding and shingles with Azek trim and corner boards and our preference for keeping the original wood doors.

53 Salem Street, PC-22-36: Demolition, remove existing barn and build new with connector to residence. Thomas O. Childs, applicant, Jody and Steve Skoutas, owners

Tom Childs design/builder, presented the project. This is an historic house on historic street. The Preservation Commission conducted a site visit 6/17/22. The owners would like to take the barn down. The new barn/garage structure would use wood clapboard siding with trim wood to match existing house. The garage doors would be wood, and use 6/6 windows. Mr. Childs stated that he will be saving all the salvageable wood within the new structure for reuse in the new building.

Leslie Frost said she would like the barn saved and the garage built underneath the existing barn. Mr. Childs stated that the topography of the land would not allow for a garage to be built underneath the old structure.

Eric Daum talked about the design of the addition and made recommendations that it should be more in keeping with the original house. The double windows don't match the house. Joanna Reck stated that there is too much wall on lower level. Eric Daum, sketched over proposed design to demonstrate his recommendation that the design be more sympathetic.

Karen Herman read a statement entitled Barn at 53 Salem Street, submitted by Leo Greene, Preservation Commission member and preservation consultant, that outlined "relative historical significance of the (barn) structure" and why he does not believe it meets the threshold of historical significance.

Tom Childs said he will submit revised elevation plans with windows.

Vote

The Preservation Commission voted on a motion by Eric Daum, Amy Bloom/second, to approve 4-1, (by Roll Call vote, Amy Bloom, yes, Eric Daum, yes, Leslie Frost, no, Karen Herman, yes, Joanna Reck, yes), the application for 53 Salem Street, PC-22-36, as presented August 16, 2022, to demolish the barn without demolition delay.

Please note that the applicant has indicated that he will save and reuse any salvageable wood in the new structure.

34 Summer Street, PC-22-37: Replacement windows for first and second floor sun porches, 34 Summer Street Condo Association, Paul Finger, applicant.

Paul Finger presented the project for the Condo Association Trust. They propose replacing windows on the sun porches due to deterioration. Currently, these are casement windows that wrap around the porch. They propose to initially replace the first floor windows which will have divided lights, either 3/1 or 2/1. They will use sliders with a single pane between that is 3 over 1 window. The side of house will be 4 windows that are 3 over 1. Mr. Finger will submit elevation drawings at the next meeting.

71 Chestnut Street, PC-22-38: Solar installation, Justin Krogue, applicant

The applicant did not appear.

25-27 Essex Street, PC-22-40: Replacement windows on 2nd floor, 12 windows. K. Baginsky, owner, applicant.

Harvey Classic windows. Simulated divided lights on the street. GBG windows on the side and rear facing windows. Ms. Baginsky asked to increase windows to 28 windows instead of 12.

Vote

The Preservation Commission voted on a motion by Eric Daum, Joanna Reck/second, to approve 5-1 by Roll Call Vote, (Amy Bloom, yes, Eric Daum, yes, Leslie Frost, yes, Karen Herman, yes, Joanna Reck, yes), the project at 25-27 Essex Street, PC-22-40, to install 28 windows with muntin patterns to match the existing windows, using Prairie Style SDL pattern in the front window and the remaining windows to match existing window patterns using GBG muntins.

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.

Karen Herman noted that the Special Permit has been extended one year by the Zoning Board of Appeals on request of the applicant's attorney, Kathryn Morin, to allow time to find a contractor to purchase and move this home to the new location on the site.

Minutes: July 12, 2022

Joanna Reck moved to approve minutes of 7/12/22. Leslie Frost/second. Roll call vote: Amy Bloom, yes, Eric Daum, yes, Leslie Frost, yes, Karen Herman, yes, Joanna Reck, yes. Motion approved 5-0.

Eric Daum moved adjournment, Joanna Reck/second. Roll call vote: Amy Bloom, yes, Eric Daum, yes, Leslie Frost, yes, Karen Herman, yes, Joanna Reck, yes. Motion approved 5-0.

Application Documents:

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

7-9 Lewis Street, PC-22-32: photographs

2-4 Buxton Court PC-22-33, PC-22-33: photographs

5-7 Chapman Ave, PC-22-35: photograph and product description

53 Salem Street, PC-22-36: structural conditions report, Barn at 53 Salem Street statement by L.Greene

34 Summer Street, PC-22-37: product specification sheets, photographs, project description statement

71 Chestnut Street, PC-22-38: product specification sheets

25-27 Essex Street, PC-22-40: photographs, product specification sheets.

Next meeting: September 13, 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.
