



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, September 8, 2020 at 6:30 P.M.  
Second Floor Conference Room  
Andover Town Offices

**PRESENT:** Eric Daum, Leslie Frost, Karen Herman, Leo Greene, Joann Michalik, Joanna Reck

**ABSENT:** Craig Gibson

**DEMOLITION DELAY PUBLIC HEARING: 6:30PM**

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

**Mark Johnson:** went through plans. Meets set back requirements.

**Mark Yanowitz:** front elevation now has more detailing further develop four elevations. Veneered natural stone foundation. Cedar siding building with painted trim.

Leslie Frost: What is the distance from the ground level to the porch? She expressed concern about the height of the porch.

Mr. Yanowitz: The distance is approximately four feet to the porch level. This height works to minimize the impact on water table.

Leo Greene: On the south elevation what is the for reason for shed roof?

Joanna Reck: Recommended a gable roof on the two-story addition rather than a shed roof.

Mr. Yanowitz agreed to make that change.

Eric Daum recommended having smaller vertical double-hung windows in the rear elevation and garage of a similar proportion to the existing double hung-window in the house.

Eliminate the side staircase.

Joann Michalik expressed concern about the height of the building. Mr. Yanowitz stated it is necessary to offset concerns about additional water displacement.

**Vote:**

The Preservation Commission voted (5-1) on a motion by Leo Greene, Joann Michalik/second to approve the design of the new house at 5 Howell Drive presented on September 8, 2020 with the following conditions:

- The front gable should mimic in design that shown for the rear gable, specifically, no hip roof continuation.
- Make the awning windows into smaller single pane double-hung windows of a similar proportion to the existing double-hung windows in the rear and north elevation.
- Investigate whether the house can be lowered by two feet without causing any further water displacement issues.
- Change the shed dormer on the south at the box bay to a gable roof.

Mark Yanowitz asked if the Commission would consider changing the imposed six month delay to 30 days so that the owners could have the foundation of the new building in before winter.

Joann Michalik discussed the importance of the historic house, which is the focus of the Preservation Commission, in terms of having enough time to arrange for salvage opportunities.

**Vote:**

The Preservation Commission voted (0-6) on a motion by Eric Daum, Leo Greene/second to deny rescinding the current demolition delay on the historic house at 5 Howell Drive. The delay period will expire on December 14, 2020.

**REVIEW OF PLANS:**

**37 Porter Road, PC-17-05:** Review of continuing restoration and construction of historic building with preservation restriction, Todd Wacome, owner.

**Todd Wacome:** Installation of siding has begun on the addition. Mr. Wacome asked about the style of the door, columns, decking. Could he use Azek decking, that mimics fir decking. He will return to the next meeting with garage doors and column design.

**Vote:**

The Preservation Commission voted (6-0) on a motion by Leo Greene, Leslie Frost/second to approve Azek porch planking and the wood door as proposed for 37 Porter Road on September 8, 2020.

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

**Vote:**

The Preservation Commission voted (6-0) on a motion by Leo Green, Eric Daum/second, to disapprove the project at 111 North Main Street as presented on September 8, 2020.

It is understood by the Commission that acting in our advisory role the owner may proceed with installation of vinyl siding despite our disapproval of the application if they choose to do so because of hardship.

**21 Lincoln Street, PC-20-30:** Addition to existing house for living room, bedroom and 2 car garage, Michelle L Cross, owner

**Vote:**

The Preservation Commission voted (5-1) on a motion by Leo Greene, Joann Michalik/second, to approve the project at 21 Lincoln Street on September 8, 2020 with the following conditions:

- The small gable on the end of the addition on the front elevation be removed.
- The bay window in the same location run down to the ground like the bay window on the historic home.
- The window in the gable of the addition match in size and/or proportion the windows on the historic home.
- The window above the kitchen sink match in size and/or proportion the windows on the historic home.
- The dormer on the garage be a shed dormer rather than a gable dormer.
- The fireplace bump-out be removed from the side elevation.

**30 Enmore Street, PC-20-32:** Installation of Royal Building Products vinyl siding (currently vinyl sided), replacement of 4 casement windows, Heidi Tuminowski, owner  
Hardship situation, asbestos siding removed. All white vinyl siding and aluminum, match existing details. Windows will be double hung Harvey Tribute.

**Vote:**

The Preservation Commission voted (0-6) on a motion by Leo Greene, Eric Daum/second, to deny the project to install vinyl siding at 30 Enmore Street on September 8, 2020.

It is understood by the Commission that acting in our advisory role the owner may proceed with installation of vinyl siding despite our disapproval of the application if they choose to do it because of hardship.

The Preservation Commission voted (5-1) on a motion by Eric Daum, Leo Greene/second to approve that the portion of the application for 30 Enmore Street on September 8, 2020, to remove the existing casement window and bay window and replace them with new double hung windows.

**14 Argyle Street, PC-20-33:** Addition of detached single car garage, Deidre and Justin Dascoli, owners.

**Vote:**

The Preservation Commission voted (6-0) on a motion by Eric Daum, Leslie Frost/second, to approve the project for a detached single stall garage at 14 Argyle Street on September 8, 2020 with the following amendments:

- On the side elevation, omit one of the windows and place the passage door in the location of the deleted window.
- The proportion of all the glazing lights in the garage doors and windows be a vertical orientation.
- Omit the cupola.

**23 Gleason Street, PC-20-34:** 2<sup>nd</sup> floor addition, Derek Durkin, owner.

Mr. Durkin proposed the project that will add a 2<sup>nd</sup> floor addition to the house.

Joanna Reck: Recommended that he change the gable roof to a shed roof and recommends pushing the addition slightly back from the front face of the main house.

**Vote:**

The Preservation Commission voted (6-0) on a motion by Leo Greene, Eric Daum/second, to approve the project at 23 Gleason Street for the 2nd floor addition with the following amendment:

- Replace the gable dormer on the front with a shed dormer.
- Push back the 2nd floor addition from the front face of the house enough to accommodate the corner board.

**DEMOLITION REQUEST:**

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

August 14, 2020 site visit: Commission members viewed the two barns that are identified in the demolition request. The low barn appears to be in bad condition. The horse barn is an impressive historic structure that appears to be in fair condition.

The Preservation Commission voted on a motion by Leo Greene, Leslie Frost/second, that the project at 111 Reservation road to remove two barns requires a public hearing as the larger of the two barns is historically significant, Leslie Frost/ second. 5-1 abstention (Eric Daum).

The public hearing will be advertised as required for the Tuesday, October 13, 2020 meeting.

**OTHER BUSINESS:**

**20 Main Street, Old Town Hall cellar window improvements:** review of proposed improvements for cellar windows resulting from parking lot project.

**Robert White GPI:** explained the project to make improvements to the cellar windows of the Old Town Hall as a result of parking lot improvements and changes in sidewalks levels. (see submission).

**Vote:**

The Preservation Commission voted (6-0) on a motion by Leo Greene, Leslie Frost/second to approve the basement window project at the Old Town Hall, 20 Main Street on September 8, 2020 with amendments:

- An effort is made to improve the edge profile of the replacement bars to a sharp edged configuration.
- Retain original bars in place, if possible.

- If the bars cannot be retained in place, preserve the original bars in the Old Town Hall cellar.

**129 Reservation Road, West Parish Garden Cemetery Arch, PC-20-17:** Project update on repairs to the monumental arch at the cemetery entrance. West Parish Garden Cemetery, applicant, West Parish Church, owners. No report.

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

**3 Gray Road PC-19-45:** Dimensional Special Permit-Historic Preservation, Cathy Urqhart, owner. Preservation restriction review by Massachusetts Historical Commission in process. No report.

**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. No report.

**94 (96) Woburn Street, PC-20-15:** Relocate historic house and small barn/garage on same lot. James Cappiello, owner. Special permit approved by the Zoning Board of Appeals. No report.

**18 William Street, PC-19-53:** Dimensional Special Permit-Historic Preservation, Carlos & Diane Arzeno, owners. Special permit approved by the Zoning Board of Appeals. No. report.

**Minutes**, August 11, 2020 approved 6-0 as amended. Greene/ Frost/ second.

**Next meeting:** October 13, 2020

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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).

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