



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, March 9, 2021 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

Present: Jim Batchelder (non-voting), Eric Daum, Leslie Frost, Craig Gibson, Leo Greene, Karen Herman, Joann Michalik

Absent: Joanna Reck

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 that the windows should be installed in three weeks. They have not done any work on the siding because of snow. He is currently waiting for structural engineer to make a determination about moving the location of an interior doorway.

3 Gray Road (lot 2), PC-21-1: New construction, John DiVecchia, applicant, Sandra Hafiz, owner.

Lyle Folkestad presented the revised plans. Plans have been revised as recommended at the last meeting. He has added two elliptical windows one over front door and in the second floor window at the stairwell. Columns are straight, with capitals. List of specifications included.

Eric Daum said there are too many window styles. The applicant should also reconsider the design of the porch over front door. The pork chop eave returns should be eliminated. Leo Greene and Craig Gibson recommended the elimination of the elliptical window on second floor and to consider simplifying the window over the front façade.

Vote

The Preservation voted unanimously (6-0), Eric Daum/second, to approve the project at 3 Gray Road, Lot 2, as presented on March 9, 2021 with the following conditions:

- The applicant will find an alternative to the pork chop eave return that has more historical precedence.
- The style and location of the arched window is to be re-examined on the front elevation
- Employ a stricter adherence to a classical entablature on the porch columns in relation to the architrave they support.
- Consider simplifying the window over the front facade.
- The applicant will provide updated elevations after he has made these changes.

DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION :

94 (96) Woburn Street, PC-20-15: Relocate historic house and small barn/garage on new lot at 94 Woburn Street. James Cappiello, owner.

Kathryn Morin attny: provided list of materials to be used on the house.

Vote

The Preservation Commission voted (5-0 with one abstention) on a motion by Leo Greene, Leslie Frost/second, to approve the materials list for 94 Woburn Street in an email from March 7, 2021 as presented March 9, 2021. Mr. Cappiello, the owner, will also provide the window spec sheet.

REVIEW OF PLANS:

303 North Main Street, PC-21-5: Exterior repairs and alterations, Rick Friberg, PE, LEED AP – Tec, Inc. applicant, 305 North Main, LLC, owner.

Rick Friberg. Justin Pelland Cube 3 architect:

They have submitted photographs of the interior, the auditorium, staircase, and lobby. They are working the design around interior features by tying the interior design elements into the historic interior.

They will provide door that mirrors an existing door for the exterior elevation.

They have provided the railing cut sheet, lighting cut sheets and independent posts for new entry. They will be reiterating detailing of existing porch.

Leo Greene referenced A-133 3rd floor millwork plan in relation to the discussion of what will be added for living space. Each bedroom has a single round window and a dormer as well as a study and laundry room.

Eric Daum requested that the applicants provide a revised detailed elevation for the proposed new porch on the south elevation that includes details, materials, and proportions that match the existing porch on the east elevation.

In relation to the requested letter of support from the Preservation Commission, Brielly McGlaulin and Doug Kelleher Epsilon Associates spoke about extending the period of significance to include the addition for the Shawsheen Village National Historic Register District (SVNHRD) as reflected in the documents they have provided to the Commission.

Gerry Darcy, VP Lupoli Co and Shaw Rosen spoke in favor of approving the amendments.

Jim Batchelder researched the Andover Companies records for additions to the building and found that the two extensions of Balmoral Spa were completed 1979. He will provide his research and photographs that supports this new information to the applicant.

Karen Herman offered the following comments:

1. The Balmoral Spa does not currently meet criteria for consideration of tax credits by the Massachusetts Historic Commission without the amendment.
2. The amendment expands the district to include buildings that are not currently compatible either in age of construction or architectural style with the current SVNHRD definition.
3. Approving the amendment sets a precedent for future requests to amend National Historic Register Districts. In this case it would approve expansion of the district for the benefit only one building.
4. Consideration to approve the amendment would be subject to holding a public hearing to notify and receive public comment from property owners whose buildings would be included. By approving the amendment these buildings will now be subject to demolition delay review and will also now qualify for consideration for a Dimensional Special Permit for Historic Preservation Zoning Bylaw.

In relation to the proposed Shawsheen Village National Historic Register amendment, it was the consensus of the Preservation Commission not to support amending the Shawsheen Village National Historic Register District as requested.

Karen Herman suggested that another way to obtain federal tax credits may be to request that the building be added as an independent listing on the National Register of Historic Places.

Revised detailed elevation. Eric Daum requested that the applicants provide information for proposed new porch on the south elevation that includes details, materials and proportions that match the existing porch on the east elevation.

Vote

The Preservation Commission voted (6-0) on a motion by Leo Greene, Craig Gibson/second, to support the individual listing on the National Register of Historic Places effort for the project at 303 North Main Street.

134 Elm Street, PC-21-8: Exterior repairs/alterations, Marc and Nan Fournier, applicant, owner. Mark Fournier explained that the project would replace a 1950's era garage with a barn. The plan to de-construct the existing garage to reuse materials in the new structure. They want to mimic barns that exist in Andover and will match trim and detail on the house. The Zoning Board of Appeals has approved project.

Leslie Frost recommended that the hayloft door should be smaller and simpler. Mr. Fournier will revise hayloft door to make is smaller. He plans to use board/batten to construct it.

They will use clapboard siding on barn.

Craig Gibson said the panes of glass in garage doors should be vertical and recommends 8 panes instead of 6 panes.

Leo moves to approve project at 134 Elm Street as presented 3-9-2021 with the following conditions:

Vote

The Preservation Commission voted (6-0) on a motion by Leo Greene, Leslie Frost/second, to approve the project at 134 Elm Street as presented March 9, 2021 with the following conditions:

- Make the cupola larger in size
- Central second story hay door will be vertical batten board and the door level raised.
- Glass lights on garage doors – the panes should be oriented vertically with 8 lights arranged in a 4/2 configuration over each half door.
- Re-examine how the front dormer rake terminates into the front eave.

21 Lincoln Street, PC-21-10: Install vinyl siding to replace cedar siding, Michelle Cross, applicant, owner.

Michelle Cross: presented vinyl siding project

Ms. Cross presented her revised plan for the house and addition, previously approved by the Commission. She found that current prices for cedar clapboards are now too costly for her and purposes to use vinyl instead.

After discussion, Commission members recommended that the applicant keep the existing clapboard siding on the historic house and repair as needed. The new addition can be vinyl sided.

Vote

The Preservation Commission voted (5-1) on a motion by Leo Greene, Joann Michalik/second, to approve the project at 21 Lincoln Street as presented March 9, 2021 except that only the new construction will be vinyl siding and the historic house will have clapboard siding.

293 Salem Street, PC-21-11: Extend rear entrance porch roofline from 4' to 11' supported by new 6" square columns to support roof, replace 4 existing casement windows with Andersen casement windows, deck flooring change to mahogany. Osgood Painting & Contracting, applicant, Michael Khatchadurian, owner. Patrick Osgod presented the project. He is proposing to extend the porch roofline four feet to eliminate fall hazard from bad weather as described in the application. He will be increasing the roof space by 44 sq ft.

Craig Gibson asked for scaled drawings, windows specs and window specs be presented at the next meeting.

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. Brian Vaughn, Attorney - Preservation Restriction review by Massachusetts Historical Commission in process.

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

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, 375th Anniversary

Minutes, February 16, 2021 Leo Greene moved to approve the minutes, Leslie Frost/second. Voted (6-0) to approve.

Next meeting: April 13, 2021

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.
