



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, May 11, 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, 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.

Todd Wacome updated the project: They are in process of residing the building and have perfected the clapboard installation process. They had a rotten interior beam that needed repair and are now able to reside the east gable. Most of the wood for residing will be delivered this week.

**15 Boston Road, PC-21-15:** Install 13LG350 black solar panels on the roof top, Venture Home ZSolar LLC, applicant, Steven Reid, owner.

Peter Hryb of Venture Solar said they will install a 14 panel solar system.

Leo Greene asked about installation design and spoke in favor of minimizing solar panel exposure on front of house. Mr. Hryb stated that most of the panels are located on the west facing rear side of the house. All the panels are black with black frames.

Vote:

The Preservation Commission voted (7-0) on a motion by Leo Greene, Leslie Frost/second to approve the solar installation project at 15 Boston Road as presented on May 11, 2021, with the following condition: That the applicant makes a good faith effort to remove all solar panels from the east side of the house to the rear roof of the house.

**63-65 Essex Street, PC-21-16:** Installation of 4" vinyl siding over existing wood clapboard, Michael Bausemer, owner.

Mary Jane Bausemer said they are 5th generation owners of this house. They want to install vinyl siding over wood clapboards. Leo Greene noted that it would be important to retain the clapboards on the enclosed front portico because they are unique. Joann Michalik noted the existing wide corner boards on the building and recommended that they need remain wide for an appropriate appearance.

Vote:

The Preservation Commission voted to disapprove (0-7) a motion by Leo Greene, Eric Daum/second, to approve the project as presented for 63-65 Essex Street on May 11, 2021 to install vinyl siding over wood clapboards.

The Preservation Commission, acting in its advisory capacity, maintains that vinyl siding is not an appropriate material for historic home renovation and is never approved for use. Repair of the original wood clapboard siding is strongly recommended.

Should the owner decide to go forward with the vinyl siding installation however, it is allowed.

**25-27 Essex Street, PC-21-17:** Replacement windows in vacant unit on second floor of 27 Essex Street side of building, Zenobia LLC, Harry Melandri and Karalynn Baginsky, applicants

Karalynn Baginsky presented the project. They are the new buyers and this unit is currently empty. The windows need lead paint remediation, but since the existing windows are not really functional, they have decided to install replacement windows.

They are planning to use Harvey Majesty windows. They can match specialty windows with a custom match. Joanna asked for SDL with spacer bar in between. The discussion continued concerning retention of the 3 original front windows that have a unique grid pattern and remediation of the lead paint.

**Vote:**

The Preservation Commission voted (5-2) on a motion by Leo Greene, Joann Michalik/second, to approve the project at 25-27 Essex Street on May 11, 2021, with the following conditions:

- That the three unique windows on the front of the unit be retained in their original form.
- That muntins have simulated divided lights on the exterior.

**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. Building move Sunday June 30, 2021.

**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

**Minutes,** April 13, 2021 – Correct minutes to reflect that Eric Daum attended. Leo Greene/moved, Leslie Frost/second approved (7-0).

**Next meeting:** June 8, 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).

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