



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, June 8, 2021 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

PRESENT: Eric Daum, Leslie Frost, Craig Gibson, Karen Herman, Joann Michalik, Joanna Reck

ABSENT: Jim Batchelder (non-voting), Leo Greene,

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 reported that they have replaced 30% of wood, 50% of studs on the east side of the house using cut nails and skived wood. He showed photographs of the building and clapboard installation technique.

The carpenters are working on front (south) side of the house now. The front portico may be a problem. Most of the wood is rotted and will need to be replaced. Also, there may not be a foundation under the entry way. If it is stable, level and draining they only replace the wood that is rotted. The Commission applauded the careful work that has been done to restore the siding as it existed.

14-16 Flemming Ave, PC-21-18: Adding dormers on roof, replacing front & back doors, windows & trim, Diana Taveras, owner.

Ms. Taveras described project. Replacing doors and window trims. The dormer on the right-hand side of the building as you face the front of the building. Window trim, which is aluminum siding, will be replaced. She does not have an example of the doors she intends to use.

Joanna Reck said that the eave needs to be continued through, and we need an elevation plan that shows the dormer and includes the north side of the house.

Eric Daum said that the owner should keep the existing front doors and refurbish them. They are historic and very interesting.

Vote:

The Preservation Commission voted (6-0) to approve a motion by Eric Daum, Joann Michalik/second, to delay a decision for 14-16 Flemming Street, PC-21-18, pending receipt of further information on the proposed design as follows:

- Plan to refurbish and retain the existing exterior doors and architectural drawings including elevations of the east and north façade of the house in order to show the proposed 3rd floor dormer.
- Submit a photograph of the NE corner of the house to show the existing condition of the roof.

25-27 Essex Street, PC-21-19: Replacing all side and back windows with Harvey Classic windows and will attempt to repair and remediate the three front windows. If they cannot be repaired will replace them with windows matching the existing gridwork. Zenobia LLC, Harry Melandri & Karalynn Baginsky, applicants, owners.

Mr. Melandri, owner: intends to renovate the front windows if possible and use Harvey Classic SDL windows on rest of the windows.

Vote:

The Preservation Commission voted (6-0) on a motion by Joann Michalik, Eric Daum/second, to approve the project at 25-27 Essex Street using Harvey Classic windows with SDL grid type. The existing front windows will be repaired and remediated, if possible. If these windows cannot be repaired, the windows will be replaced with Harvey Classic SDL windows that match the existing window grid pattern.

30 Cuba Street, PC-21-13: Adding shed roof dormers, Wendy Delemos owner.

Ms. Delemos presented the project. The stairs to 3rd floor are not high enough. She proposes to add a dormer. Ms.

Delemos provided an image of the proposed dormer on the house as well as an image of the front façade. She would like to use two transom windows rather than the windows depicted. Eric Daum recommended she use the double hung

windows shown in the image. Joanna Reck recommended that she have her architect check the drawing. It is inaccurate and should be corrected.

Vote:

The Preservation Commission voted (6-0) on a motion by Joanna Reck, Leslie Frost/second, to approve the project as presented 6-8-2021 in the structural and three-dimensional view with the condition that the existing house eave is not removed.

The Preservation Commission also recommends that the owner have her architect or designer check, revise and resubmit the elevation drawing. It is inaccurate.

45 Abbot Street, PC-21-22: Addition of mudroom and garage, Benda Welteroth, owner.

Rob Bramhall presented the proposed plan that includes the addition of a two car garage and a mudroom to the house. He described the project in depth, ie, the detailing of the molding and trying to keep same proportions found on the original building. He plans to use Clingerman custom 8'X9' garage doors.

Vote:

The Preservation Commission voted (6-0) to approve a motion by Craig Gibson, Eric Daum/second, to approve the project at 45 Abbot Street, PC- 21-22 as presented 6-8-2021.

49 Abbot Street, PC-21-23: Addition of mudroom and garage, Jon Anderson, owner.

Rob Bramhall presented the proposed project in detail for the addition of mudroom and garage. He will be adding scalloped shingles to the gables on the garage to match those on the house.

Vote:

The Preservation Commission voted (6-0) to approve a motion by Eric Daum, Joann Michalik/second, to approve the project at 49 Abbot Street, PC-21-23, as presented 6-8-2021.

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 date to be determined.

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: May 11, 2021

Craig Gibson moved to approve minutes of May 11, 2021, Eric Daum/second. Approved 6-0

Next meeting: July 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.
