Andover Preservation Commission
MEETING Minutes
Tuesday, September 10, 2019 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

PRESENT: LEO GREENE, KAREN HERMAN, LESLIE FROST, CRAIG GIBSON, JOANNA RECK

REVIEW OF PLANS:

37 Porter Road, PC-17-05: Review of continuing restoration and construction of historic building with preservation restriction, Todd Wacome, owner. Continued until October 8, 2019

58 Red Spring Road, PC-19-29: Replacing original windows with insets, Sam and Katie Smith, owners. Continued until October 8, 2019 meeting.

183 Lowell Street, PC-19-26: Installation of solar system on existing roof, Anthony Iturralde/Vivnt Solar, Lucas Lowry, owner

Anthony Iturralde: because of obstructions it is not possible to remove the array from the original structure. The owner will lose too much power. The rear side of the house faces north. The Preservation Commission, on a motion by Leo Greene, Craig Gibson/second, unanimously (5-0) approved the solar installation project for 183 Lowell Street as presented 9-10-2019.

63 Lowell Street, PC-19-31: Replace 5 existing wood windows with Renewal by Andersen with grills to match existing pattern, Renewal by Andersen, applicant, Frederick and Deborah Halleran, owners.

Bruce Peck presented: The owners plan to install five replacement windows to start. The house has all original windows. 6 over 6 windows. Window placement is as depicted on the application. The Preservation Commission understands that given the fact that the home owners at 63 Lowell Street have already paid and placed an order for the replacement windows, our decision is rendered moot so the permits for installation can be issued. The decision is as follows:

The Preservation Commission, on a motion by Leo Greene, Leslie Frost/second, voted (5-0) to not approve the installation of 5 Renewal by Andersen windows at 63 Lowell Street on 9-10-2019 because the windows are not historically appropriate for this house. We further recommend that future window replacements for at least the front façade of the house should be done with SDL windows with exterior grids.

57 Ballardvale Road, PC-19-32: Replace 24 (6 over 6 window sashes with Brosco double hung replacement sashes to match original (grilles between glass and low-E-panel), window frames are retained, Maguffin Microwave (Richard and Joann Michalik).

The extent of work on the original to remove lead paint is very expensive. The owners instead chose to use Brosco windows with energy panel on the front of the window. The cost is $400 for the entire window including siderails. Energy ratings are the same. A total of twenty-four windows will be replaced.

The Preservation Commission, on a motion by Leo Greene, Leslie Frost/second, unanimously voted (5-0) to approve replacement of 24 windows at 57 Ballardvale Road as presented 9-10-2019.
18 Riverina Road, PC-19-33: Replace 12 windows with Andersen 400 Series windows, Edward K Anson & Gertruda Smeets, owners.
The owners have restored five windows on the front of the house, and will replace the rest with 8 over 8 windows. They are trying to sensitively replicate the windows they currently have. The Preservation Commission, on a motion by Leo Greene, Craig Gibson/second, voted unanimously (5-0) to approve the window replacement project at 18 Riverina Road as presented 9-10-2019.

62 Maple Ave, PC-19-34: Replacement of 13 non-original windows, David & Michelle Friedman, owners.
The owners plan to match the first floor windows and replacing 13 windows in total. The Preservation Commission unanimously approved a motion on 9-10-2019 by Leo Greene, Leslie/second, not to approve project at 62 Maple Ave because the replacement windows are not historically appropriate. The Preservation Commission understands that the replacement windows have been ordered rendering our decision moot. Therefore, the permits may be issued.

58 Main Street, PC-19-35: Replacing leaking existing windows, residing rear of building, Royal Jewelers, Steven Leed, owners.

John Grasso, Mr. Leed’s representative proposed replacing all the second floor windows.
The Preservation Commission discussed the window replacement project with John Grasso, the owner’s representative. We determined that the windows being proposed are not historically appropriate for the building and recommended simulated divided light, 2 over 2, Harvey Majesty SDL grids on the exterior. The 2 over 2 window configuration is present on the rear side of the building and likely reflect the original window pattern. In addition we do not recommend that the brick be painted as described. No votes were taken. Mr. Grasso will speak with the owners when the return to advise them of our recommendations. The application will be continued until the October 8th meeting.

DEMOLITION:

50 Morton Street, PC-19-36: Raze existing barn, John & Mary Anne Ronan.
Madelyn Mitton, lender has said they will not loan on this barn because of the condition. The Preservation Commission, on a motion by Leo Green, Joanna Reck/second, voted unanimously (5-0) to approve demolition of the existing barn at 50 Morton Street due to its deteriorated condition as presented 9-10-2019.

64 Summet Street, PC-19-38: Raze existing house, Mark Ratte, owner
Mark Ratte reviewed the history of the house at 64 Summer Street. Four years ago he proposed to use the Dimensional Permit to save the historic house which was ultimately denied by the Zoning Board of Appeals. The house sits on a double lot and is non-conforming. He wants to raze the house and build a two family house. Jane Griswold is the architect. (see plans A7, A8, A9, A10). Two residences appear as one using the historic concept of big house, little house, back house barn. He believes it is important for the buildings to be sympathetic to the existing neighborhood. Each house will be under 3000 sq ft. Siding for the barn will be natural shingles. House will be white and have SDL windows.
The project must be presented to the Zoning Board of Appeals.
The Preservation Commission reviewed the application for 64 Summer Street to raze an historically significant building. It is the opinion of the Preservation Commission that 64 Summer Street qualifies under Section 33 of the Andover Code, Demolition of Historically Significant Buildings. A public hearing should be advertised for the October 8, 2019 Preservation Commission meeting and abutters notified.
REVIEW OF PLANS:

72 Central Street, PC-19-37: excavate & pour new foundation, full basement & 1st floor addition, rebuild new deck off addition, Amy Farabaugh, owner.
Ms. Farabaugh presented the project. The plan will match existing trim, shutters, and siding.
The Preservation Commission, on a motion by Leo Greene, Joanna Reck/second, voted (5-0) to unanimously approve the project at 72 Central Street as presented 9-10-2019 with the suggestion that the sidewall addition on the Phillips Street side of the building be recessed by approximately 4”.

Anthony Iturralde presented the project. Solar panels are on both roof planes.
The Preservation Commission, on a motion by Leo Greene, Joanna Reck/second, voted unanimously (5-0) to approve solar panel installation at 119 Chestnut Street as presented 9–10-2019

Next meeting: October 8, 2019

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.