



DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING
ANDOVER TOWN OFFICES, 36 BARTLET STREET
ANDOVER, MA 01810

<http://www.andoverma.gov/cdp>

Andover Preservation Commission
Minutes
Tuesday, September 14, 2021 at 6:30 P.M.
VIRTUAL MEETING
AMENDED

PRESENT: Jim Batchelder (non-voting), Leslie Frost, Leo Greene, Karen Herman, Joann Michalik, Joanna Reck

ABSENT: Eric Daum, Craig Gibson

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. **Continued**

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

14 Sunset Rock Road: General discussion of rebuild after fire. John Newton, owner **continued**

276 North Main Street, PC-21-36: Rebuild damaged front portico (porte cochere) per plans, match previous. Presto Painting and Construction, Marblehead, MA, Charles Nagle and Victoria Wood Nagle, owners. Applicant did not appear. **Continued.**

12 Brook Street, PC-21-37: Build great room addition to rear of residence. Salim and Jean Tabit, applicants, owners.

Salim Tabit, the owner, reported that he had been before the ZBA due to his non-conforming lot. The Preservation Commission review is his final step to approval. The addition proposed is the same configuration as the house, extending 25 feet. Joann Michalik asked Mr. Tabit to explain materials being used. He stated has not decided, he would like to use HardiPlank, but would likely remain with vinyl. The house is currently vinyl clad. The windows over the door of the addition were discussed. Leo Greene suggested transom windows (5 windows vertically aligned) above door on right elevation of the addition. Karen Herman will send Mr. Tabit the Preservation Commission's Window Guidelines document.

Vote:

The Preservation Commission voted on a motion by Leo Greene, Joann Michalik/second, to approve by roll call vote, (Frost/yes, Greene/yes, Michalik/yes, Herman/yes), the project at 12 Brook Street, PC-21-37, on September 14, 2021 with the following conditions:

- The applicant will consider using wood or HardiPlank siding instead of vinyl.
- The applicant will consider using 2 over 1 grid pattern windows to match the original windows of the house.
- The applicant will replace two horizontally oriented lights with a transom window with more historically appropriate vertically aligned transom lights that have either 5 or 6 lights.
- Attention will be paid to the trim, specifically corner boards, eave returns, so that they are given enough width, ie. at least 6" wide.

- The applicant should advise the Preservation Commission of the selection of window type and manufacturer.

5 Argilla Road, PC-21-38: Renovation of barn/garage including new foundation, new greenhouse to replace existing. Bryan Ganz applicant and owner. Mark Johnson, attorney.

Don Borenstein, esq. representing owner Brian Ganz, owner and Peter Sandorse, architect, explained the proposed barn renovation.

Peter Sandorse, architect: They will build a full foundation in the rear of the barn. The concern is how much of the roof and trusses can be saved. The plan proposes to install a metal roof system with cupola and Pella windows. They intend to preserve what they can of the barn. Joann Michalik wanted to understand why they chose a metal roof. Brian Ganz, owner, stated he is trying to be period correct. Metal is used on historic barns, along with cedar shakes. Discussion continued on the merit of metal roofs, and the lack of metal roofs used on Andover barns. This barn was built in the late 1960's, early 1970's, so is not a historic barn of the period of the existing home.

Vote:

The Preservation Commission voted on a motion by Leo Greene, Joann Michalik/second, to approve by roll call vote, (Frost/yes, Greene/yes, Michalik/yes, Herman/yes), the project for the barn at 5 Argilla Road, PC-21-38, on September 14, 2021 as presented with the condition that the garage doors will be wood and the applicant will provide the manufacture's spec sheet for the product.

114 Lowell Street, PC-21-39: Siding and new front porch. Sara Antonakos, owner, applicant.

Mr. Antonakos presented the proposed project. They need a new front porch and new siding to replace the existing asbestos. They plan to use vinyl – Certainteed cedar impressions, Pacific Blue with white trim. They will use Azek molding and trim in white. The columns will have a pedestal with flat molding and will be composite material with Azek trim, Trex flooring, and vertical lattice. Brackets will be painted white.

Vote:

The Preservation Commission voted on a motion by Leo Greene, Leslie Frost/second, not to approve the project as presented for 114 Lowell Street, PC-21-39 on September 14, 2021, by roll call vote, (Frost/yes, Greene/yes, Michalik/yes, Reck/yes, Herman/yes), and would approve HardiPlank or wood siding. The Preservation Commission recommended that the applicant make the roofline a longer hip roof to match the existing roofline. The applicant was urged to retain trim where ever possible.

DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION PROJECTS CONTINUED:

1 Judson Road: Relocate historic house to **275 South Main Street**, Andover. Special permit approved by the Zoning Board of Appeals. Kevin O'Brien, O'Brien Homes Inc., applicant.

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, Thursday, October 28, 2021, finalize awardees. Special meeting date for 9-22-2021 6:30 pm to continue discussion.

375th Anniversary updates.

Minutes: August 10, 2021. Leo Greene moves the minutes from 8-10-21, Joann Michalik/second . Roll call vote: Frost/yes, Greene/yes , Mahalik/yes, Reck/yes, Herman/yes. Motion approved.

Next meeting: October 12, 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.