Andover Preservation Commission
MEETING Minutes-
Tuesday, October 8, 2019 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

PRESENT: Joann Michalik, Karen Herman, Leslie Frost, Craig Gibson, Eric Daum, 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.
Communication by email from Mr. Wacome:
“The steel the project engineer specified is arriving this Friday. We will be resuming framing as soon as we can.”

58 Red Spring Road, PC-19-29: Replacing original windows with insets, Sam and Katie Smith, owners. Owner requested postponement until the November meeting.

DEMOLITION DELAY PUBLIC HEARING:
64 Summer Street, PC-119-38: Raze existing house, Mark Ratte, owner
Mr. Ratte provided the background information for 64 Summer Street from 2014 hearings by in the Preservation Commission and Zoning Board of Appeals the subsequent review and decision. In the current application, Mr. Ratte proposes to raze the historic house and construct a new 2 family residences. The first residential unit and garage would face Pine Street with a connecting breezeway to a barn-like structure that is the second residential unit that faces Summer Street. Both buildings meet the existing setbacks requirements for a Single Residence A District. Each residence has 2500 square feet and 4 bedrooms. Mr. Ratte proposes to reduce the pitch of the Pine Street facing residence and garage from 9 ½ pitch to an 8 pitch to improve the design.

Public Comment:
Peter Singer of 58 Summer Street objects to the barn-like building being next to his barn, saying they are quite similar in design. He also has concerns about the sugar maples that line the driveway opposite of his property.
Mr. Ratte stated that he had changed the style of the barn to address Mr. Singer’s concerns prior to the Dimensional Special Permit-Historic Preservation hearing in 2014. He also stated that he wants to preserve the sugar maples and will contact an arborist to understand how to best address the issue.
Peter Morris of 112 Pine Street, stated he does not think it is a bad project. He stated that he thinks it is reasonable and attractive. He does have a concern about the driveway. He has talked with Mr. Ratte about moving the historic house. He has 2 ½ acres behind his house on Pine Street. He is not definite about this proposal and has not developed any plans to date.

With no further public comment, members of the Commission discussed demolition of the historic house and the previous effort in 2014 to preserve the house by Mr. Ratte through the Dimensional
Special Permit process - ultimately denied by the Zoning Board of Appeals. A demolition permit was filed at the time of the special permit request. Mr. Ratte has not acted on that permit for the past five years until the recent request to raze the house.

Eric Daum stated that while the house is historic, given the prior circumstances, he was not in favor of a full twelve-month delay. Leslie Frost said she thought no delay would be appropriate. Mr. Daum then suggested a three-month delay period.

The Preservation Commission voted unanimously (6-0) on a motion by Craig Gibson, Eric Daum/second, that the historically significant home located at 64 Summer Street is preferably preserved with a demolition delay of three months imposed. In addition, the Commission responded favorably to Mr. Ratte’s proposal for new construction on the site that would replace the historic building. The design and scale of the proposed buildings is sympathetic to the surrounding neighborhood.

The demolition delay on the historic house at 64 Summer Street will extend until January 8, 2020.

**Review of Plans:**

6 William Street, PC-19-40: replacement of screen windows with double windows, 3 over 3 on upper sash  
Mr. Lebow purposes to change the screened porch to a four season room. Joanna Reck recommended 3 ½” stud pocket between the windows to achieve a more historic appearance.  
The Preservation Commission voted unanimously (6-0) on a motion by Joanna Reck, Eric Daum/second, to approve the window replacement project at 6 William Street as presented 10-8-19 with the condition to include a single 3 ½”stud pocket in between the windows. The owner, Mr. Lebow, will provide the Commission with a drawing of the windows with the stud pocket to confirm this condition has been met.

55 Maple Ave, PC-19-41: Addition on rear and side of house, John Butt, JB Northshore  
Construction, Scott Anderson, owner  
John Butt and Scott Anderson presented the project.  
The proposal is to remove vinyl siding, replace windows with Jen Weld wood windows to match existing sizes. The clapboard siding existing on house is still solid. Replacing all clapboards and trim with wood products. The plan is to replicate the trim as it is uncovered. Eric Daum noted that there are large blank walls that need windows.

The Preservation Commission voted (6-0) on a motion by Eric Daum, Craig Gibson/second, to approve removal of vinyl siding and porches as presented 10-8-2019, and that the Commission will convene at a site visit on Thursday, October 31, 2019 at 8:30am to review the condition of the underlying clapboards and other trim. The next phase of this restoration project will be reviewed at the November 12, 2019 meeting.

63 Bartlet Street, PC-19-44: Addition of front portico, Suzy Fried, owner  
Joanna Reck recused herself and left the room.  
Ms. Fried made the presentation for the addition of the front portico according the submitted plans and photographs.

The Preservation Commission voted unanimously, (5-0) on a motion by Eric Daum, Joann Michalik/second, to approve the application for 63 Bartlet Street as presented 10-8-2019 with the revision that the beam above the columns be narrowed so that the faces of the beam align with the top of the column shafts in both directions.
**62 Whittier Street, PC-19-43:** remove chimney, repair deck, install 177 windows, add skylight, Robert Procter, owner.

The owners proposed to remove the existing chimney down to the basement. They proposed window replacement with Andersen 400 series, using the same grid pattern with SDL, replace deck flooring with Azek decking. Joanna Reck recommended blind nailing the decking for a more historic look. Installing a skylight is acceptable.

The Preservation Commission voted (6-0) on a motion by Eric Daum, Leslie Frost/second, to approve the project for 62 Whittier Street as presented 10-8-2019.

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**Next meeting:** November 12, 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.