



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

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

Andover Preservation Commission
MINUTES
Tuesday, October 12, 2021 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices
Virtual Meeting

Present: Jim Batchelder (non-voting), Eric Daum, Leslie Frost, 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: Reported that they have not accomplished much since the last meeting because they are having labor problems. He discussed taking up the portico flooring. His goal is to replace horizontal beams, and the sill plate with pressure treated 6/6 lumber and along the front. They are experiencing product shortages which slows their work. Also, his lead person has Covid, so Mr. Wacome sent everyone home.

14-16 Flemming Ave, PC-21-18: Adding dormers on roof, replacing front & back doors, windows & trim, Diana Taveras, owner. Owner not present. Continued.

14 Sunset Rock Road, PC-21-40: Review of plans for renovation after fire. John Newton, owner.

Mr. Newton reviewed previous plan presented at the August meeting. He was not entirely happy with the proposed dormer. The entire roof needs to be ripped off and replaced due to the condition of the structure after the fire.

Sally Degan, his architect, proposed changing roof to a gambrel style, rather than the traditional plan. It solves the headroom issues. They are excited about this proposal and the way it looks.

A discussion continued with Commission members. All are fine with the gambrel roof, but do not like that one chimney would be removed. Mark Ratte, the contractor, discussed the difficulty of building a false chimney and finding the appropriate half brick to use. Discussion continued with various proposals, including painting the brick so the two chimneys match.

VOTE:

The Preservation Commission voted (6-0) by roll call vote, Eric Daum, yes, Leslie Frost, yes, Leo Greene, yes, Joann Michalik, yes, Joanna Reck, yes, Karen Herman, yes, to approve a motion by Leo Greene, Eric Daum/second, the project at 14 Sunset Rock Road,

PC-21-28, on October 12, 2021, with the following alteration and condition:

- The roof form will become a gambrel roof form as presented, raising the ridge to match the historical precedent for gambrel roofs as allowed by the code.
- A false chimney will replace the one that is to be removed by the applicant. If the chimneys are not to be painted, the brick and mortar should match the existing chimney as close as possible.

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.

John Michaud, architect, presented the project. The portico was demolished by a delivery truck. The owners want an exact replication. The architect has copied every detail exactly. The problem is matching the column capitals. They were made of plaster and painted and they were destroyed when the paint was removed. They are attempting to make it as exact as they possibly can. The trim pieces are being exactly replicated. Eric Daum recommended a column company, Chadsworth, review the Ionic column from Notre Dame which has a similar style of gothic column. Boston Ornament in Boston may be able to replicate it exactly. Eric Daum asked to see the capital when they have a solution for replicating the column capitals.

VOTE:

The Preservation Commission voted to approve (5-0) by roll call vote, Joann Michalik, recused, Eric Daum, yes, Leslie Frost, yes, Leo Greene, yes, Joanna Reck, yes, Karen Herman, yes, a motion by Leo Greene, Leslie Frost/second, to approve the project to rebuild the portico at 276 North Main Street, PC-21-36, as presented October 12, 2021, with the condition that the applicant come back with their solution for replicating the column capitals.

43 Salem Street, PC-21-41: Window replacement with 40 Harvey Windows & Doors Classic Double Hung Replacement Windows, Phillips Academy Capital Project Manager & Associate Director of Facilities, Terry Hartford and Elizabeth Davis, applicants.

Betsy Davis presented. The home at 43 Salem Street is known as Stirling House, circa 1918. Ms. Davis proposed to use Harvey Classic Double hung windows. The current windows are replacement windows and have no grids. The propose replacing them in kind.

The discussion continued noting that small windows in the second floor look original and have grids. Grids in the windows would add an important element to this Craftsman style house according to Eric Daum. They could consider 6/1 or 8/1 or other grid configurations. Ms. Davis will research possible grid patterns and return next month with plan for window grids.

42 York Street, PC-21-42: Remove existing three season room and keep it as an open front porch. Katy Long, Gregory Long, applicants, owners.

Katy Long, the three season porch is not original to the house. They had previously removed the metal framed windows in enclosed porch and put up the porch railing prior to realizing they needed to be reviewed by the Preservation Commission. The plan to retain the 4 front columns as they are. They propose to use diagonal lattice under porch.

VOTE:

The Preservation Commission voted (5-0) by roll call vote Eric Daum, abstain, Leslie Frost, yes, Leo Greene, yes, Joann Michalik, yes, Joanna Reck, yes, Karen Herman, yes, to approve a motion by Leo Greene, Joann Michalik/second, to approve the project at 42 York Street, PC-21-43, as presented October 12, 2021.

42 School Street, PC-21-43: Demolish barn, Greg Alexandris, applicant, owner.

Greg Alexandris presented the project. They had postponed plans to renovate barn. Time and neglect has taken a toll on the old barn. Some remedial work has been done on the old barn, but they decided it was too deteriorated to continue the work. They are currently building another barn behind the house.

Karen Herman proposed a site visit on Tuesday, 10-26-2021 at 8:30am, to view existing conditions.

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.

375th Anniversary updates

Minutes: September 14, 2021. Leo Greene moved to approve the minutes of September 14, 2021, Eric Daum/ second and the minutes of September 22, 2021, Leslie Frost/second. Roll call vote: Eric Daum, abstain, Leslie Frost, yes, Leo Greene, yes, Joann Michalik, yes, Joanna Reck, yes, Karen Herman, yes. Voted 5-0 to approve the minutes of September 14, 2021 and September 22, 2021

Leo Greene moved to adjourn the meeting, Eric Daum/second. Roll call vote: Eric Daum, yes, Leslie Frost, yes, Leo Greene, yes, Joann Michalik, yes, Joanna Reck, yes, Karen Herman, yes. Voted 6-0 to approve adjournment.

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.
