Andover Preservation Commission
MEETING MINUTES-
Thursday, November 14, 2019 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

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

DISCUSSION:
Open Meeting Law, video presentation 6:30pm-7:30pm: Tom Urbelis answered questions.

DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION:
3 Gray Road PC-19-45: Dimensional Special Permit-Historic Preservation application, Cathy Urqhartt, owner, Mark Johnson, Esq
Mr. Johnson presented the owners request for proceeding with a Dimensional Special Permit-Historic Preservation with the Zoning Board of Appeals.
He stated that the project that will preserve the historic home at 3 Gray Road will meet all the dimensional requirements with historically significant building remaining in place.
Karen Herman confirmed that the home is listed on the Andover Historic Building Survey, a requirement of the special permit application. The Commission is familiar with the house having reviewed a previous building renovation application by the owner, Ms. Urqhartt.

The Preservation Commission voted unanimously on a motion by Leo Greene, Craig Gibson/second, that the property at 3 Gray Road meets all the requirements for consideration of a Dimensional Special Permit-Historic Preservation by the Zoning Board of Appeals, as presented 11-14-19. The building is historically significant and listed on the Andover Historic Building Survey. The historic building will remain in place. Voted unanimously, 5-0, to approve.
Karen Herman will be formally notifying the Zoning Board of Appeals of our decision.

REVIEW OF PLANS:
37 Porter Road, PC-17-05: Review of continuing restoration and construction of historic building with preservation restriction, Todd Wacome, owner. Mr. Wacome did not appear for the hearing.
58 Red Spring Road, PC-19-29: Replacing original windows with insets, Sam and Katie Smith, owners. Owners did not appear for the hearing.

REVIEW OF PLANS:
55 Maple Ave, PC-19-41: Addition on rear and side of house, John Butt, JB Northshore Construction, Scott Anderson, owner
The Preservation Commission had a site visit to the property to view the condition of the clapboards after removal of the existing vinyl siding as well as other remaining building details.
Mr. Butt presented plans for the proposed renovation. They plan to restore and reuse existing front door. Replacement windows will be 2 over 2 Jeldwin SDL wood windows. They intend to keep the crown modeling, fascia board, reconstruct existing porch in kind using 6x6 turned wood posts, install wood louvered shutters sized appropriately for the windows and mounted over the casing of
the window trim. Each shutter will be approximately ½ the width of the window. The existing wood clapboards will be repaired or replaced in kind as needed.

The Preservation Commission voted unanimously (5-0) on a motion by Leo Greene, Craig Gibson/second, to approve the project at 55 Maple Avenue as presented 11-14-19 with the following conditions:

- Restore and reuse the existing front door.
- Install Jen Weld 2over2, SDL replacement windows as presented.
- Install wood shutters mounted over the casing with each shutter approximately 1/2 the width of the window.
- Reconstruct the existing porch in kind.
- Install new front porch posts using 6”/6” turned posts. The existing wood clapboards will be patched in kind with wood clapboards.


Mr. Procter presented the project for an addition amended to include an alternative window choice of Harvey Majesty SDL. They are unable to use Andersen 400 series because it did not offer the required window sizes.

The proposed addition will match the existing window treatment on the exterior and the windows will be matched in kind. A plan will be submitted for the garage. The porch will be rebuilt including columns, railing, and posts.

The Preservation Commission voted unanimously (5-0) on a motion by Leo Greene, Joann Michalik/second, to approve the project at 62 Whittier Street as presented 11-14-19 with the following conditions;

- The applicant will explore the use of Hardie Plank shingle siding, particularly if there is a solution that allows them to preserve the current shingle treatment.
- Match header on the garage gable to match others on the main block of the house
- Explore other options for the garage doors, stressing the vertical panels and rectangular windows.
- Attempt to use or match the original wood shutters in size and style.
- The applicant will provide updated information on these conditions at the December 10th meeting.
- Applicant will provide updated information on the conditions noted in the decision at the December 10th meeting.


Mr. Perkins presented the proposed plan for the porches. The Commission requested more railing and post options. The ones presented were not appropriate or consistent with the unique style of current posts.

The Preservation Commission voted (5-0) on a motion by Leo Greene, Craig Gibson/second, to replace the basement windows and repair the vinyl siding as presented 11-14-19. The Commission has requested that the applicant provide more options for the porch posts, railing and other detailing at the December 10th meeting.
18 Wolcott Ave, PC-19-47: Replace existing windows with Harvey Majesty in kind. Coventry Lane Development Inc., Richard Benson, owner
Mr. Benson presented the project to replace four windows and remove two windows.

The Preservation Commission voted unanimously (5-0) on a motion by Leo Greene, Leslie Frost/second, to approve the window replacement project using Harvey Majesty windows as presented 11-14-19

33 High Street, PC-19-46: Replace existing windows with Harvey Tribute Double Hung SDL windows, remove existing storm combinations. David Cardin, Owner.
Mr. Cardin presented the proposed plan to replace nineteen windows using Harvey Tribute Double Hung SDL with 5’8” muntin.

The Preservation Commission voted unanimously (5-0) on a motion by Leo Greene, Craig Gibson/second, to approve the project at 33 High Street as presented 11-14-19, to replace existing windows with Harvey Tribute Double Hung windows SDL with 5/8” muntins.

51 Red Spring Road, PC-19-50: Window replacement, Scott Parrish, owner
Under an order from the Health Department to correct a lead paint problem.
Mr. Parrish described his situation being under an order from the Health Department to correct a lead paint problem in the house with 90 days. Alpine Environmental, Inc. is his Contractor. He proposes to fully restore nineteen existing windows on the front and two sides of the house and install Harvey Majesty white wood clad 6/6 double hung windows for the remaining windows in the building.

The Preservation Commission voted unanimously on a motion by Leo Greene, Joann Michalik/second to approve the project at 58 Red Spring Road as presented 11-14-19, including the restoration of up to 19 windows, with the remaining windows replaced with Harvey Majesty wood, 6 over 6, double hung, windows with the model and type to be provided by the applicant.

Next meeting: December 10, 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.