



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

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

Andover Preservation Commission
MEETING minutes (Virtual meeting)
Tuesday, July 23, 2020 at 6:30 P.M.

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

DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION REVIEW:

1 Judson Road, PC-20-13: Relocate historic house to **275 South Main Street**, Andover. Special permit approved by the Zoning Board of Appeals. Review of plans prior to move, Joshua Kelly, R.A, owner.

Taking main box of the house moved., remove chimneys, rear single story removed and reconstructed on the moved site – it's too wide to go down the road. Would replace chimneys with faux chimney in their current locations. Gas Vents would be between the windows.

Site visit: observation, more of this important house needs to be preserved.

Josh intends to preservation exterior trim, front portico, shutters. He will provide a list of elements he will preserve for the next meeting.

Scheduled a special meeting on Thursday, July 23rd. 6:30pm to discuss the design elements he wants to add.

Josh Kelly submitted the following architectural components of the house that he will be preserving as requested at the July 14 2020 meeting. The meeting began with a reiteration of this list and subsequent follow-up.

1. The structural framing system for the main house.
2. The existing exterior trim at the roof gables, soffits and eaves as well as the entablature and corner boards.
3. The vestibule structure/enclosure at the front door of the main house.
4. The front door and sidelights.
5. The exterior window shutters
6. Recreate chimneys above the roof line and reuse bricks to match original.

Mr. Kelly proposes to replace the existing original windows with 6 over 6 dual pane windows, Andersen 400 series windows with matching existing muntin profiles as closely as possible. He plans to build new trim with wood to match existing. The existing windows would be removed and kept with the house.

He agreed to replace the existing clapboard siding in kind with western red cedar clapboards and will have profile for wood window trim milled to match.

Eric Daum and Joann Michalik again advocated for preservation of the existing windows and using storm windows for extra insulation value.

Joann Michalik asked that Mr. Kelly check with Window Woman on restoration costs for original windows as a comparison to using replacement windows. He agreed to this request.

Mr. Kelly stated that his goal is to move the vestibule in one piece.

The Commission requested that he preserve the front staircase and interior doors. He said he would save newel post and reuse other parts of the staircase in the new design. He agreed to preserving the doors.

Addition:

Discussion ensued regarding the of height of foundation off the ground and if it could be mitigated. Due to ground water and the current grade, he does not believe it is possible. He will screen with plantings to reduce the effect of the grade.

Positioning of the garage: Mr. Kelly stated that he trying to be mindful of the setbacks to create some distance from neighboring homes, particularly the neighbor to the rear.

Leo Greene stated that the issue is the angled garage. It is not sympathetic to the historic house.

Craig Gibson discussed an alternative plan for the garage that would reduce the size by 4 feet and reposition it to be orthogonal with the main house.

Mr. Kelly stated that he had looked at options for doing that but it did not make sense because of the proximity of neighbors and the need for privacy. The plan places the house 40' from the rear of the property line in the back. He is trying to be respectful of the neighbors.

Eric Daum stated that if the size of the garage was diminished slightly it would be more sympathetic with the original house. Eric also recommended that the amount of detail on the garage should be limited to make it appear subordinate to the main house, i.e. no shutters, simple trim detail on windows and head casings on the dormers, remove sky light on the connecting addition.

Joanna Reck recommended reducing the size of the window of the 1st floor powder room.

The Commission stressed again the importance of preserving the staircase to maintaining the integrity of the historic house.

Mr. Kelly will draw the changes agreed to for the front elevation and send a list of what has been agreed to thus far.

The Commission will meet again on Thursday at 6:30pm, Thursday 7/30/20 to continue this discussion.

Adjourned 8:20 pm.

Next meeting: August 11, 2020

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.
