



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 30, 2020 at 6:30 P.M.

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

ABSENT: 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.

Received on July 27, 2020 by email from Mr. Kelly as requested.

Enclosed you will find the revised exterior elevations, as requested. I also revised the list of items that I have agreed to preserve/restore, as follows;

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 the corner boards.
3. The vestibule structure/enclosure at the front of the main house.
4. The front door and sidelites.
5. The exterior shutters on the structure that is being moved.
6. The newel post from the main staircase.
7. The interior wood door slabs from the structure that is being moved.
8. Bricks that will be used to reconstruct the two false chimneys above the roofline.
9. Arched ornamental window at the front gable.

Additionally, I have agreed to use new primed cedar bevel siding (clapboards) for the house exterior that will be painted.

We will remove the existing windows from the structure that we are moving and place them in storage, if required to do so.

We will use Andersen 400 series, new construction windows.
5/8" or 3/4"

We will use new wood exterior window trim on the structure that is being moved to match the existing exterior window trim.

Joann Michalik asked if the applicant had investigated the cost of restoring the existing windows. Mr. Kelly said he had not investigated costs of preserving the windows as requested.

He wants to use Andersen windows. The smallest muntin size the produce is 5/8".

Karen Herman stated that while 5/8" does not match the existing window muntin size, would be preferred since there are no smaller alternatives.

The Commission wants the existing windows saved with the house.

Mr. Kelly said that the existing newel post and bannister will be used in construction of new staircase. Skirting for staircase and flat stock molding and decorative trim throughout the house will be reproduced in kind.

Discussion of site plan continued with concerns about angled positioning of garage addition with concerns that it is not consistent with the historic building. Constraints of the site, position of the house at 273 South Main Street and setbacks were discussed by the applicant as the primary reason for the need to do what has been proposed. Revised elevation showing the removal of shutters, head casings, smaller window in the connecting ell and removal of the skylight are improvements to the design.

The Preservation Commission voted (4-2) on a motion by Leo Greene, Eric Daum/second, to approve changes to the historic house at 1 Judson Road in the revised proposal of 7/27/2020 (see below) and revised design document dated 7/27/2020 (attached) with the proposed front elevation depicted on sheet A1-B with the condition that the applicant will make a good faith effort to use the existing bannister in the new interior stair. Roll call vote: Greene/yes, Daum/yes, Frost/yes, Gibson/no, Michalik/no, Herman/yes. Approved: Yes 4, No 2.

Revised proposal from an email dated 7/27/2020 from Joshua Kelly, exterior elevation revised plan attached:

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- Additionally, I have agreed to use new primed cedar bevel siding (clapboards) for the house exterior that will be painted.
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 - We will use Andersen 400 series, new construction windows.
 - We will use new wood exterior window trim on the structure that is being moved to match the existing exterior window trim.

The Preservation Commission requires that once removed, the existing windows are saved and placed in storage.

Muntins on the new windows should match as closely as possible the muntin's on the existing windows. Skirting for the staircase and interior flat stock molding and detail should be replicated in kind.

Karen Herman will be working with Mr. Kelly and his attorney on the process to file the preservation restriction with the Massachusetts Historical Commission as required by the Dimensional Special Permit-Historic Preservation bylaw.

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.
