



DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING
ANDOVER TOWN OFFICES,
36 BARTLET STREET, ANDOVER, MA 01810
<http://www.andoverma.gov/cdp>

Andover Preservation Commission

MINUTES

Tuesday, July 8th, 2025, at 6:30 P.M.

Town Offices

Blue Conference Room, 3rd Floor

36 Bartlet Street, Andover, MA 01810

PRESENT: Jim Batchelder (Zoom), Eric Daum, Leo Greene, Karen Herman (Zoom), Joann Michalik, Jessica Randolph, Joanna Reck (Zoom)

ABSENT: Amy Bloom, Jim McCarthy

REVIEW OF PLANS CONTINUED:

37 Porter Road, PC-17-05: Review of continuing restoration and construction of historic building with preservation restriction, Todd Wacome (owner).

Todd Wacome said he was checking in. He is doing outside work to perfect the drainage and replaced a couple of sills. The other sills are in good shape. He will give the building inspector a drainage plan.

He has completed the work and parged where it was necessary. He will put in the patio and driveway this week and will add the deck. Everything inside is done including floors, stairs. He has coffered the ceiling.

105 Central Street, PSER-24-32: Move the existing home, add an addition to the existing house. Current lot will be divided pursuant to a Form A plan; the new house location will conform with zoning. O'Brien Homes, Inc. (applicant), DJA LLC (owner).

Applicant did not attend the hearing.

21 Arundel Street, PSER-25-29: Remove existing screened porch as it has deteriorated beyond repair. Replace with a three-season porch. Lynn & John Makiej (applicants and homeowners). **Applicant requested that this hearing be postponed.**

REVIEW OF PLANS:

6 Locke Street, PSER-25-32: Return the building to its original purpose as a community gathering place. Electrical service needs to be upgraded from 200 amp to 400 amp service to support heat pumps, air conditioning, and other increased electrical needs.

Application withdrawn by the applicant.

16 Balmoral Street, PSER-25-33: Masonry facade repairs and roof replacement.

Susan Sheldon, owner and trustee presented the project.

She said they have delayed repairs and have since hired an engineering architecture firm. What's driving this are the leaks which are accelerated. People are prohibited from using the ballroom. It is a solid building.

Drawings show façade repair, reconstruction of ornamental ornaments. All characterized in the drawings. These are standard repairs that replace what was there. They are using a material that has a better strength because the balustrade is load bearing.

Condition of the balustrade:

It is in decay, and the bases are eroding. The capping stones are deteriorating. They will be replaced in kind with GFRC. There is decay from delayed repair, active leaks. The insulation is fully saturated from snow and ice building up over the edge of the flashing. Leaking is penetrating the 4th floor. The R30 code requirements will put the roof finish higher than the balustrade flashing. The new balustrade will be cast to create a molding to make a bas-relief with the balusters, see page #B25-875, creating a better roof. It will also create stability for the capstones. Flashing will be color tinted to match the limestone.

Eric Daum said he is very supportive of process described.

Ms. Sheldon continued saying they will be moving cellular towers when the roof work is done. They will be put on the roof building on the side with T-Mobile and Verizon towers.

Leo Greene had questions about the mortar color. Ms. Sheldon said they have a book of specs for the brick mortar. The Penthouse will be repainted a color that matches the limestone color.

Vote

The Preservation Commission voted 5-0 on a motion by Leo Greene to approve the project at 16 Balmoral Street, Application PSER-25-33 on July 8, 2025 as presented, Eric Daum/seconds. Unanimously approved.

303 North Main Street, PSER-25-34: Replace slate and rubber roofing, repair masonry, replace windows.

Gary Armstrong, Lupoli, Peter Regen, Lupoli, Doug Killiher, Lupoli with Epsilon Associates presented the project.

The project described renovations with a new building envelope. Modifications have been made.

Replacement materials:

Needs repointing, column restoration, repair and replace in-kind. All new windows. Roof replacement. Eric Daum asked if the slate could be retained and replacement slates be used to infill. Joann Michalik asked if they could use the slates on the backside to infill on the front. The applicant said it is cost prohibitive, that even the faux slates are as expensive.

Eric Daum asked why they picked Harvey windows and also why don't they preserve the windows they currently have in place. Joann Michalik asked for SDLs as did Eric Daum. Again, the applicants said it was cost prohibitive.

Joann Michalik suggested using slate on vertical sides of the cheek walls of the dormers.

Vote

The Preservation Commission voted 4-0 with 1 abstention on a motion by Leo Greene, Eric Daum/second, to approve the project at 303 North Main Street, application PSER-25-34, on July 8, 2025, as presented with the following recommendations:

- That salvaged slate is used on vertical face of the dormers.
- That the applicant explores using SDL windows even if just on the North Main and Balmoral Street façade. Joann. 4-0 with 1 abstention (Jessica Randolph).

DISCUSSION ITEMS:

Old Town Hall fencing proposal (presented by Ann Ormond, Director of Business, Arts and Cultural Development)

Ann Ormond: presented plans for a horizontal fence 8ft tall, side wall to side wall.

Joann Michalik recommended staining the fence the color of the window trim.

Vote

On July 8, 2025, the Preservation Commission voted on a motion by Eric Daum, Joann Michalik/second, to approve (5-0) that the fence on the east side of the Old Town Hall that the Preservation Commission endorse the proposal to install a fence with horizontal boards to match the trim of the old town hall.

189 Abbot Street: owner request for historic building designation.

Discussed the preservation restriction language. Jim Batchelder suggested including language to prevent demolition and/or relocate the building.

89 Jenkins Road (now 8 Douglass Lane) – no new information.

18 Ann's Lane: Shawsheen School Reuse- no new information.

116 Osgood: Joann – still standing. Would like to save the stone that James Otis died on from a lighting strike. Jim Batchelder would like to have the stone placed at West Parish Church for veterans. Mr. Otis was a Revolutionary War veteran.

Minutes: June 10th, 2025. Leo Greene moves to approve the meeting minutes from June 10, 2025 Joann Michalik/seconds. Unanimously approved 5-0.

Adjourn: Leo Greene moves to adjourn. Eric Daum /seconds. Unanimously approved 5-0.

Next Meeting: August 12th, 2025

APPLICATION DOCUMENTS:

21 Arundel Street, PSER-25-29: application, photos, proposal, specs

6 Locke Street, PSER-25-32: application, floor plan, lower-level drawing, photos, plot plan

16 Balmoral Street, PSER-25-33: application, attachments, agent authorization letter

303 North Main Street, PSER-25-34: application, agent authorization letter, Harvey window info, plans, roofing material info, UltraPly info