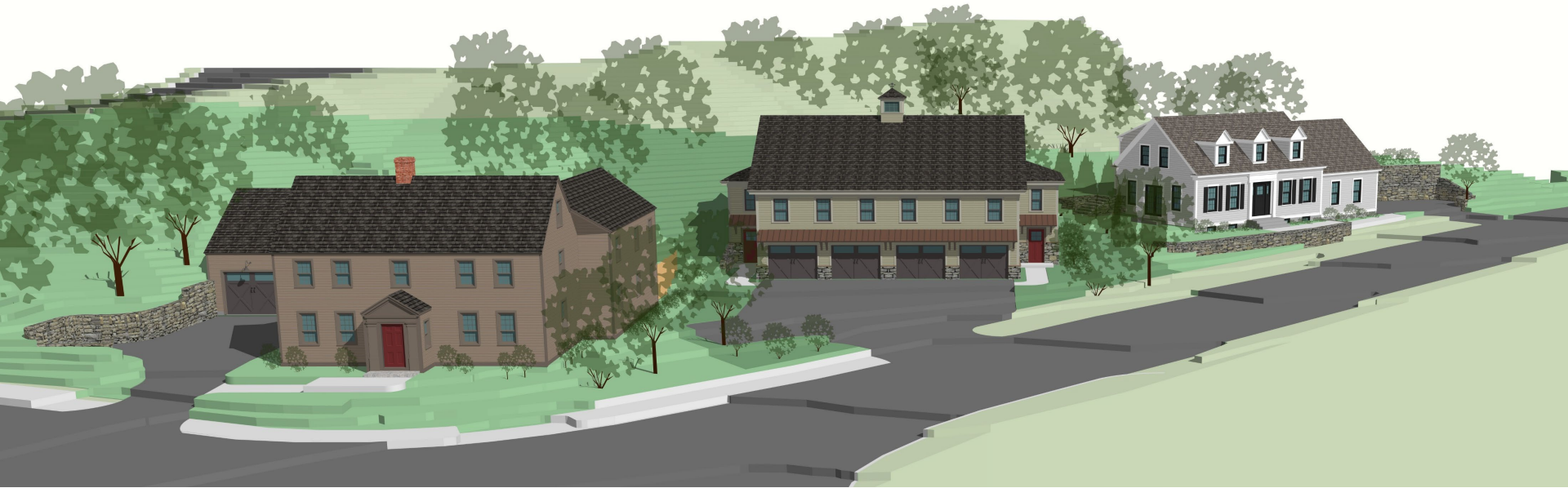


SITE PLAN REVIEW SPECIAL PERMIT – AMESBURY PLANNING BOARD



201 Elm Street, Amesbury MA
A HISTORIC PRESERVATION PROJECT

River's Edge Development LLC, Ethan Petersohn & Greg Southard
March 24th, 2025

RESIDENTIAL NEIGHBORHOOD CONTEXT:

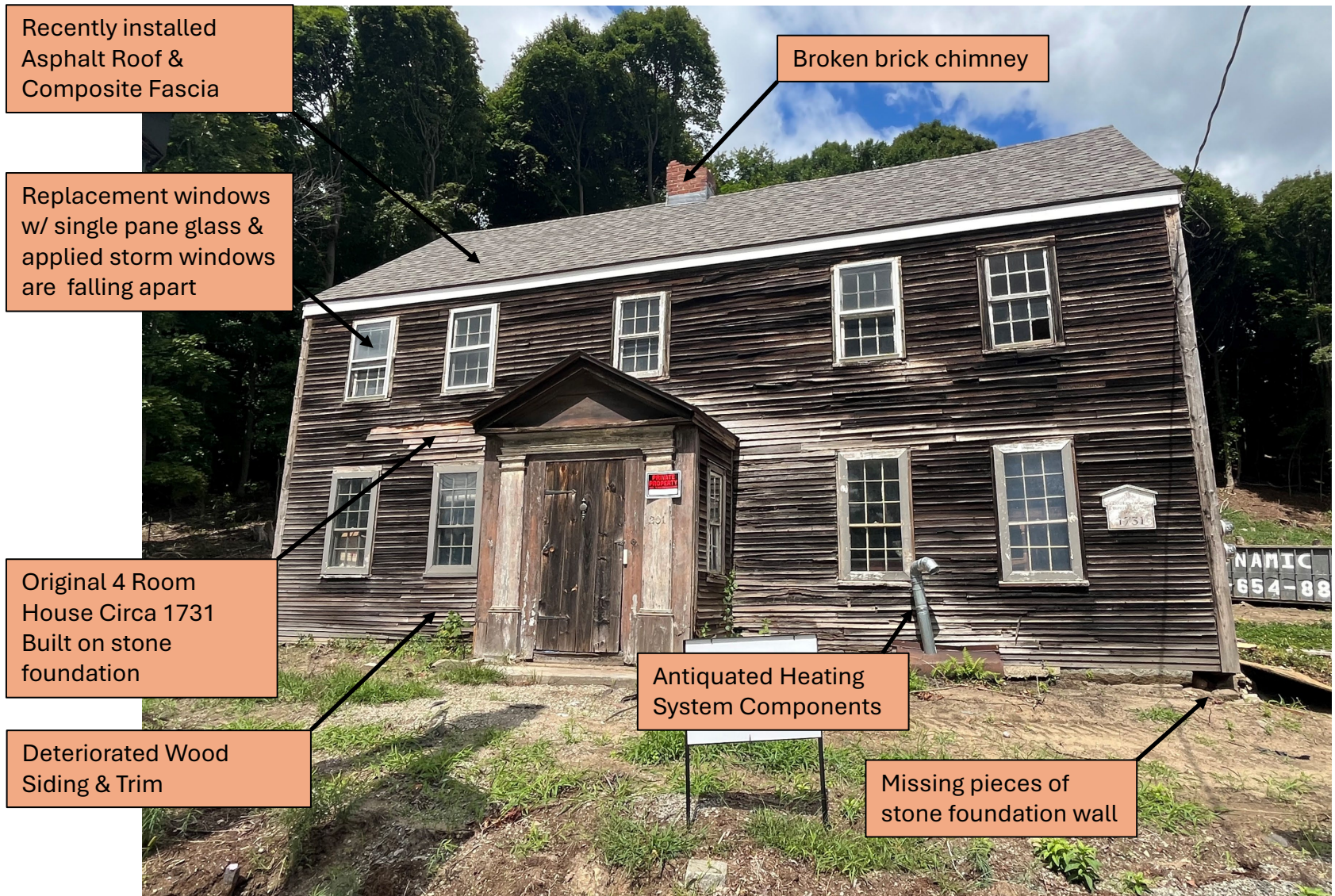
- 17 Lots with 22 Units
- Total Land Area= 5.27 acres
- Average Lot Size = 13,504sf
- Average Density = 10,455sf per unit
- R8 Min Lot Size = 8,000sf

R-8 Dimensional Requirements:

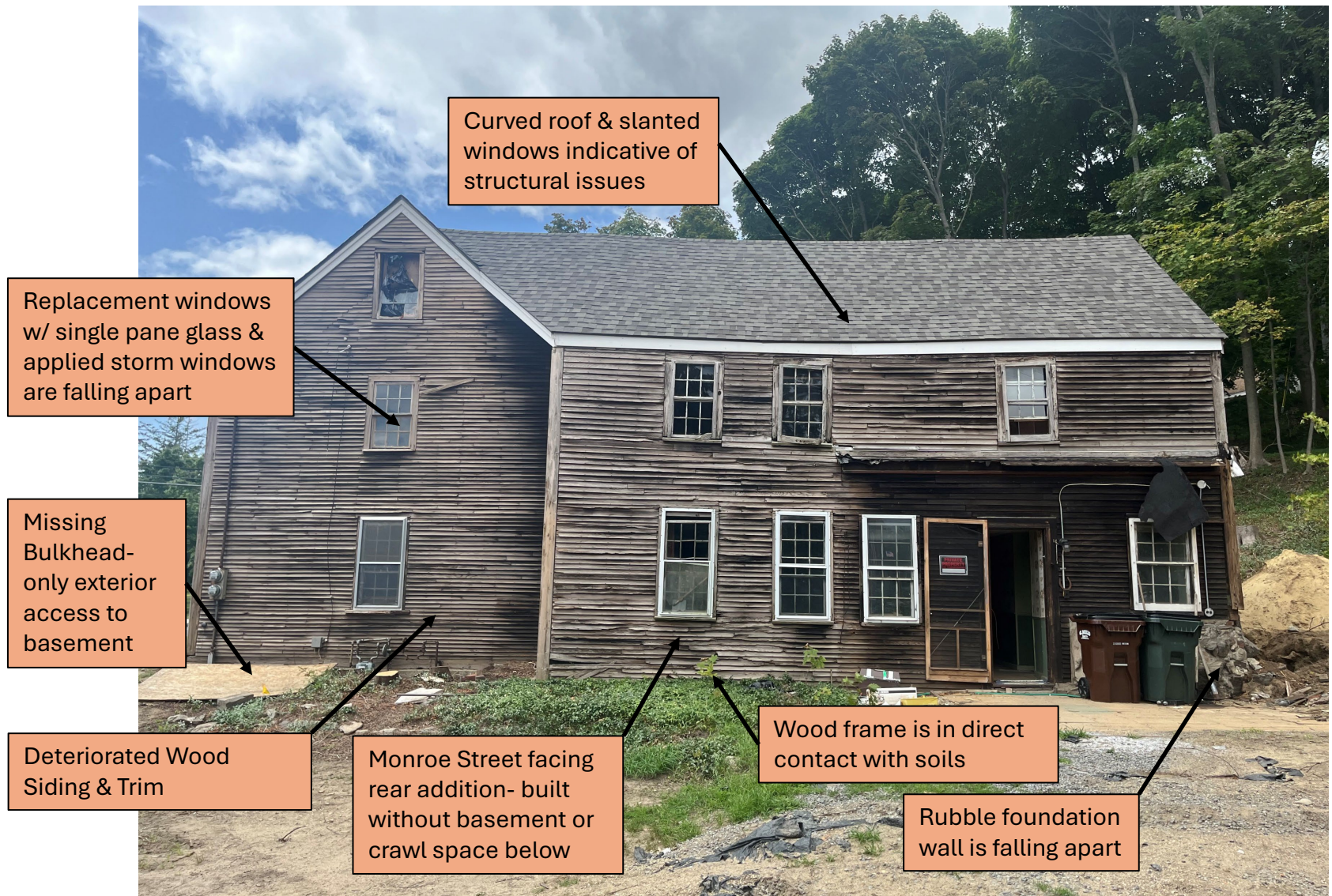
- 8,000sf Lot Area
- 80ft Min. Frontage
- 25ft Front Yard
- 15ft Side Yard
- 30ft Rear Yard
- 35ft Max. Height
- 2.5 Stories
- 30% Max. Building Area
- 50% Min. Open Space



201 Elm Street (2 Family Use) &
6 Monroe Street (Vacant lot)
Total Lot Area 36,409sf
554.31ft Frontage



Existing Historic Structure in Disrepair, Front Elevation, 201 Elm Street



Existing Historic Structure in Disrepair, Right Side Elevation, 201 Elm Street



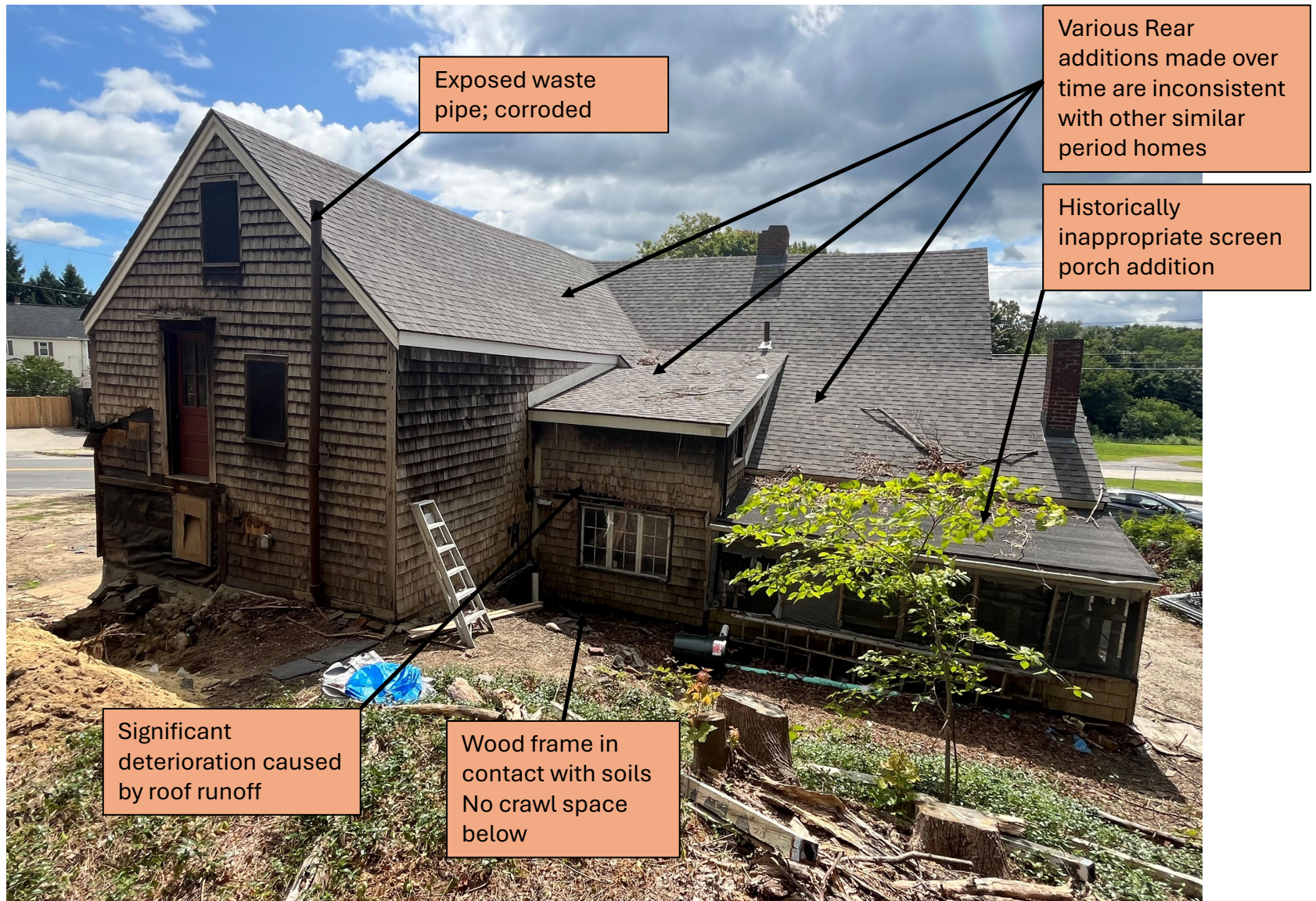
Curved roof & angled windows indicative of structural issues

Monroe facing rear addition- built without basement or crawl space below

Wood frame in contact with soils

Rubble foundation wall is falling apart and does not extend below grade

Existing Historic Structure in Disrepair, Right Side Elevation, 201 Elm Street



Existing Historic Structure in Disrepair, Rear Elevation, 201 Elm Street



Various Rear Additions made over time are inconsistent with other similar period homes

Historically inappropriate screen porch addition

Wood frame in contract with soils
No crawl space below

Significant deterioration caused by roof runoff

Existing Historic Structure in Disrepair, Left Side Elevation, 201 Elm Street



Flanders-Lamprey-Pettengill House
c. ~1731 | 201 Elm Street, Amesbury

Archive photographs of this Early American period home show a barn once stood adjacent to the dwelling.

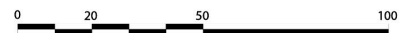
This barn no longer exists. Its legacy provides inspiration for a new structure in the Historic Preservation Development Project.

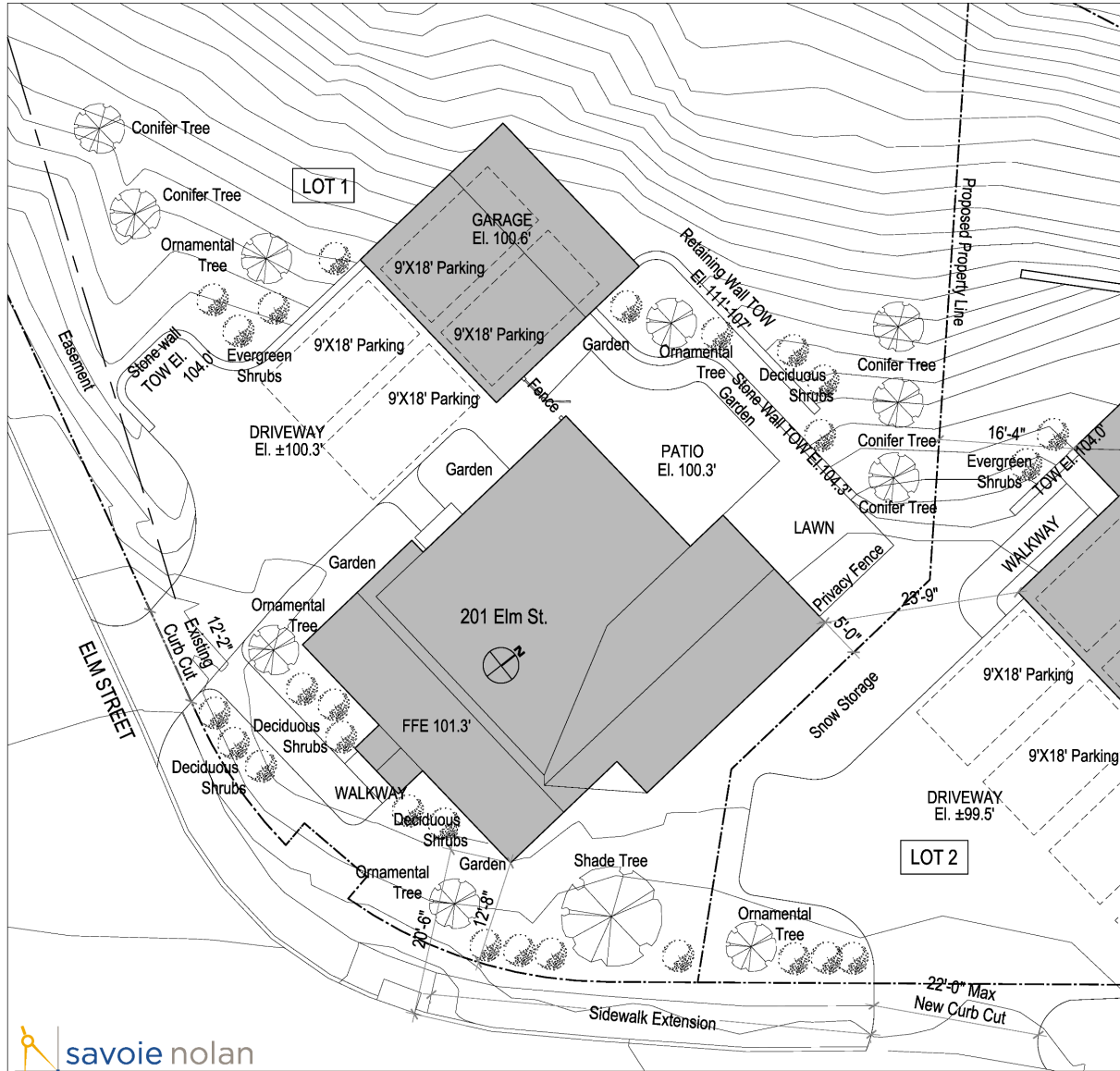


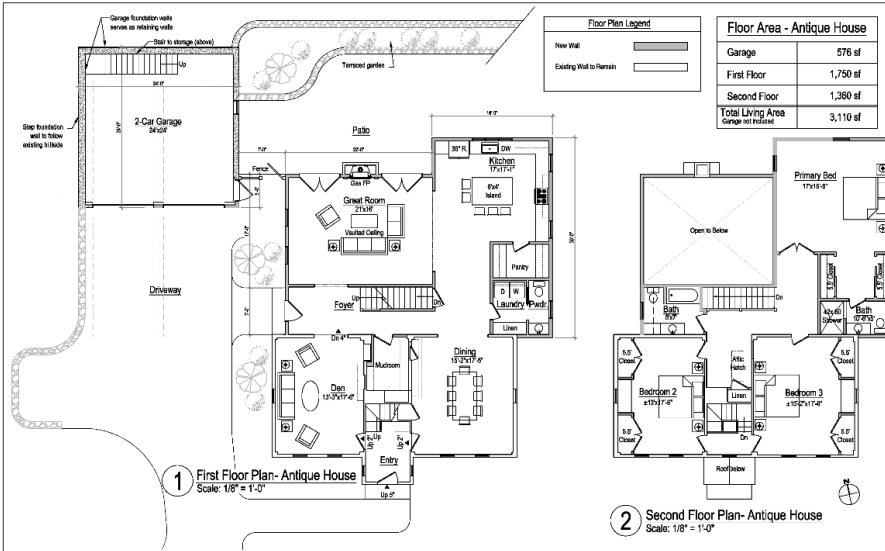
Orthophoto- 201 Elm Street & 6 Monroe Street



Site Overview Image- Comparison
201 Elm Street & 6 Monroe Street







Elevation General Materials List (Antique House):

- Roofing: Architectural Asphalt Shingles
- Siding: Natural Cedar Clapboards with 3" Exposure
- Windows: Green Mountain
- Trim Boards: Acre trim to match existing details
- Roof Edges: Acre composite board to match existing details
- Window and Door Casings: Acre composite board to match existing details
- Wood Shutters: Painted

