

RECEIVED

By City Clerk at 2:39 pm, Apr 29, 2026

Approved 10/2/2025

Amesbury Historical Commission

Prepared by: Dick Joltes

Meeting Date: 4 September, 2025

Present: Joe Finn, Dick Joltes, Steve Klomps, Chris Akelian, Jay Williamson, Malcom Rutter, Christopher Lane, Meghan Fahey (liaison)

Visitors: Nick Cracknell, Sean Mindes and Denise Cote-Harding (12 Center St.)



Amesbury Historical Commission
Town Hall • Friend Street
Amesbury, MA 01913

Meeting called to order at 7:02PM

Old Business

- Meeting Minutes
 - Aug 7 meeting minutes were reviewed.
 - Christopher moved to pass. Dick seconded, with minor syntactic changes. Passed 7/0
- Correspondence
 - Discussion of invitation to CPC meeting on Sept 17
 - Meghan has created a PowerPoint for the meeting; Joe and Jay will present
 - 15 minutes are allotted for the presentation; suggestion to break into 3 segments
 - Introduction to AHC and “big picture” of preservation
 - Interesting houses and events that AHC has reviewed
 - Q&A
 - General discussion of possible topics
 - 230 Main and other endangered properties will be mentioned

New Business

- 1) 12 Center St. (Sean Mindes and Denise Cote-Harding (owner))
 - a. Request for addition of a 2nd floor to the existing structure
 - b. Joe explained the process to the applicants
 - c. Nick Cracknell noted that the OECD has reviewed the plans and offered suggestions regarding reveals and roof/dormer designs, plus window selection
 - d. Rear addition is the primary focus: 1 to 1 ½ floors
 - e. Jay moved to designate the property as not historically significant since it is not listed in MACRIS, is not a good example of the era, and is generally vernacular. Dick seconded.
 - f. Passed 7/0
- 2) 40-46 Prospect St. (preservation restriction review)
 - a. Steve noted that the PR document is not compliant with prior styles and does not contain many required items
 - b. Nick will discuss this with Paul Gagliardi and others to obtain a compliant form. A new version is to be delivered following the upcoming Planning Board meeting
- 3) 230 Main St Update (Nick)
 - a. Delay was instituted in the Fall of 2024
 - b. The owner met with the Planning board after 6 months had elapsed
 - c. Owner’s team wanted a high-density, long 3-story building

- d. Town presented a mixed-use option; owner wants multi-family buildings to maximize profit. The town also wants a lower profile design to match existing structures on the other three corners of the intersection
 - e. Owner replied with a 3-building mixed style (Mansard, Hip, Italianate, etc.)
 - f. Under current discussions, 230 Main would be preserved and restored as a multi-family unit with the existing profile left intact
 - g. Planning Board is now attempting to rein in the design and dimensions to make the changes more acceptable and appropriate to the location
 - h. Parking will be behind the new buildings, with a total of approximately 60-70 units
 - i. The latest set of plans are nearly ready for review
 - j. Project will need a HPSP for the 230 Main structure, plus other review steps, and is likely to progress further in October/ November following Planning Board and Design Review meetings
 - k. Project is expected to include 10-15% affordable housing
 - i. This triggered a more general discussion of 40B projects around the city
- 4) 287 Elm St (Rocky Hill)
- a. Demo app filed again: previously seen by AHC ~10 years ago. The new application has been filed at Inspectional Services
 - b. Three out-buildings on the site not previously included in applications or permitting
 - c. Nick & Meghan performed a walk-through of the site. Existing houses are historically valuable, and Nick has suggested re-use of these. Out-buildings are either uninteresting or non-viable for preservation
 - d. Bob Dale and son attended Design Review meeting and are amenable to saving these structures
 - e. Addition to one structure and the out-buildings may come before AHC
- 5) Discussion of proposed changes to definition of "demolition"
- a. Change 3) to C) on current proposal for consistency
 - b. Lacking a Local Historic District, expansion and clarification of criteria may be the city's best option. Nick proposed discussion of an overlay to improve control over the process
 - c. Question: is the proposed 25% reasonable?
 - d. Concept of a wide vs. narrow net when capturing historic structures
 - e. Proposed change of C) to include soffits, rakes, and eaves
 - f. Discussion of hand-made and original windows (meaning)
 - g. Discussion of proposal to change current 75-year limit to 100 years
 - h. Malcom moved to continue discussion to the October meeting. Christopher seconded, passed 7/0

Jay moved to adjourn. Steve seconded, passed 7/0.

Meeting adjourned 21:08

Respectfully submitted,

Dick Joltes, Acting Recording Secretary