

RECEIVED

By City Clerk at 1:47 pm, May 15, 2025

Approved 5/1/2025

Amesbury Historical Commission

Prepared by: Dick Joltes

Meeting Date: 3 April, 2025

Present: Joe Finn, Dick Joltes, Steve Klomps, Chris Akelian, Jay Williamson, Malcom Rutter, Christopher Lane, Meghan Fahey (liaison)
Visitors: Nick Cracknell, Greg Southard (201 Elm), Ethan Petersohn (201 Elm), Bill Nolan (201 Elm), David Curry, Luigi Reynoso (3 Arlington)



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

Meeting called to order at 7:00PM

Old Business

- Agenda modification
 - Joe moved to move item 6 (3 Arlington) from position 6 to 4 on the agenda. Steve seconded; passed 6/0
- Meeting Minutes
 - March 6 meeting minutes were reviewed.
 - Dick moved to pass. Steve seconded, with minor change to 4(g). Passed 6/0
- Library
 - Information was presented about the library's application for the national historic register
 - Revisions are still being made
- Discussion of Riverwalk extension to Main St., e.g. "Carriagetown Connector."
 - Historic property at 265 Elm is adjacent to project but will not be affected by it.
- Comment period
 - David Curry asked what the commission would like to see at 5 School St.
 - Interested in making the location into 2-3 units of affordable housing.
 - Joe explained the item could not be discussed since it was not on the agenda.
 - He must go through the usual process to make any proposals.
 - Meghan noted that OECD must be involved during the bid process and that bids cannot be evaluated until the bid period is closed.
- 201 Elm St. update
 - Multiple meetings have occurred with OECD, planning, and design review boards
 - Possible split into 3 parcels under separate projects
 - Existing structure project:
 - Full restoration
 - Keep the exterior as is, with new clapboards and windows that match existing fenestrations.
 - Existing addition cannot be rehabilitated and will be replaced in kind to preserve appearance.
 - Lean-to structures will be removed and replaced with a larger lean-to.
 - Materials can be found in the design documents.
 - The interior layout will remain as-is, with minor changes to a few door locations.
 - Restoration of the existing main fireplace is being discussed.
 - The interior will be restored as close as possible to the original.

- New mechanical systems will be located in addition replacing the existing addition.
- Jay noted that the minutiae of “in kind” should be examined to ensure all parties agree on the definition.
- Jay: “Beverly Jog” in existing lean-to structure should be considered. Also, placement of new lean-to to meet at ridge line rather than rear plate.
- Main focus is maintaining existing views from Elm and Monroe streets.
- Detached 2-car garage will be added to the left side on Elm St., with the same appearance as the main house.
 - This was approved by the planning board.

New Business

1) 3 Arlington St. (Luigi Reynoso)

- a. Initial project involved the addition of dormers. Demolition disclosed the presence of significant rotted wood in the roof and elsewhere.
- b. Inspectional Services approved the demo app without consulting the HC.
- c. Project was shut down on 12/14 due to presence of asbestos.
 - i. Asbestos abatement has been performed.
- d. The builder wants to move forward appropriately with correct permissions.
- e. Following discussion, Steve moved to designate 3 Arlington St. as not historically significant, since it is not in MACRIS and all existing historical details were removed during prior renovations. Jay seconded, passed 6/0.

2) 18 Lincoln St. renovations

- a. Demo permit was issued in 2017, but the owner did not move forward at that time.
- b. Permits expire after 6 months of inactivity, but this is enforced only loosely.
- c. Meghan will pull the old permit to ensure the prior scope of work is not being exceeded.

3) Historical Significance Criteria discussion

- a. Steve noted criteria listed on the National Register determination forms.
- b. Discussion of what “significant” means (architectural, cultural, personal, etc.)
- c. Christopher commented that the level of detail in the MHS documents is useful. He is working on an Excel breakdown of the recent MHS presentation and presented initial comments.
 - i. Fairly rigorous criteria are applied.
 - ii. Higher levels of significance translate to higher levels of protection for a site/property.
 - iii. He will continue work on this effort.
- d. Steve presented an inventory of city properties broken down by period.
- e. Dick mentioned the 6 Center St. preservation restriction, which was based more on community and neighborhood development patterns than architecture or ownership.
- f. Nick Cracknell also noted that the demolition delay ordinance is probably in need of review and updating.
- g. Steve noted that differences in criteria between demo applications and HPSP require resolution.
- h. Nick noted that the planning board, design review committee, and AHC should work on a more coherent strategy for handling requests.
- i. Nick & Christopher brought up the topic of how changes requested by a builder during actual construction should be handled? Do these need to be presented to AHC or other committees?
- j. Meghan will identify and distribute further materials related to this subject.

Jay left the meeting at 20:25

- 4) CPC: meetings will begin soon.
- 5) Library Window Project
 - a. Capital funds exist to start the project.
 - b. Work will happen first on the front/South side due to funding limits.
 - c. Using Benjamin Moore HC colors for accuracy.
 - d. Existing film on windows will be replaced with better materials.
 - e. Meghan requested a letter of support for this project from the AHC.
 - f. Possible full restoration and expansion are possible within the next 8 years.
 - g. An RFP for the initial work should be published within the next few weeks.

Steve motioned to adjourn; seconded by Malcom passed 6-0.

Meeting adjourned 20:37

Respectfully submitted,

Dick Joltes, Acting Recording Secretary