

230 Main Street Amesbury



Request for
Historic Preservation Special Permit-Site Plan Review
February 9, 2026



Mead, Talerman & Costa, LLC
Attorneys at Law

230 Main Street

Overview

- Proposal for the preservation and restoration of 230 Main Street.
- On November 18, 2025, the Applicant attended a meeting with the Design Review Committee.
- On January 8, 2026, the Amesbury Historic Commission voted that 230 Main Street a 234 Main Street are historically significant.
- On February 5, 2026, the Commission determined that 230 Main St. is eligible for a Historic Preservation Multifamily Permit.
- At that same meeting, the Commission voted that the structure at 234 Main Street was not preferably preserved and granted a release of demolition delay for 234 Main Street.
- A Technical Review meeting is scheduled for February 19, 2026.



AERIAL PLAN
AMESBURY COMMONS
230 MAIN STREET, AMESBURY, MA

DRAWING: C4.1	0'	10'	20'	40'	6'	12'
SHEET 4 OF 5						

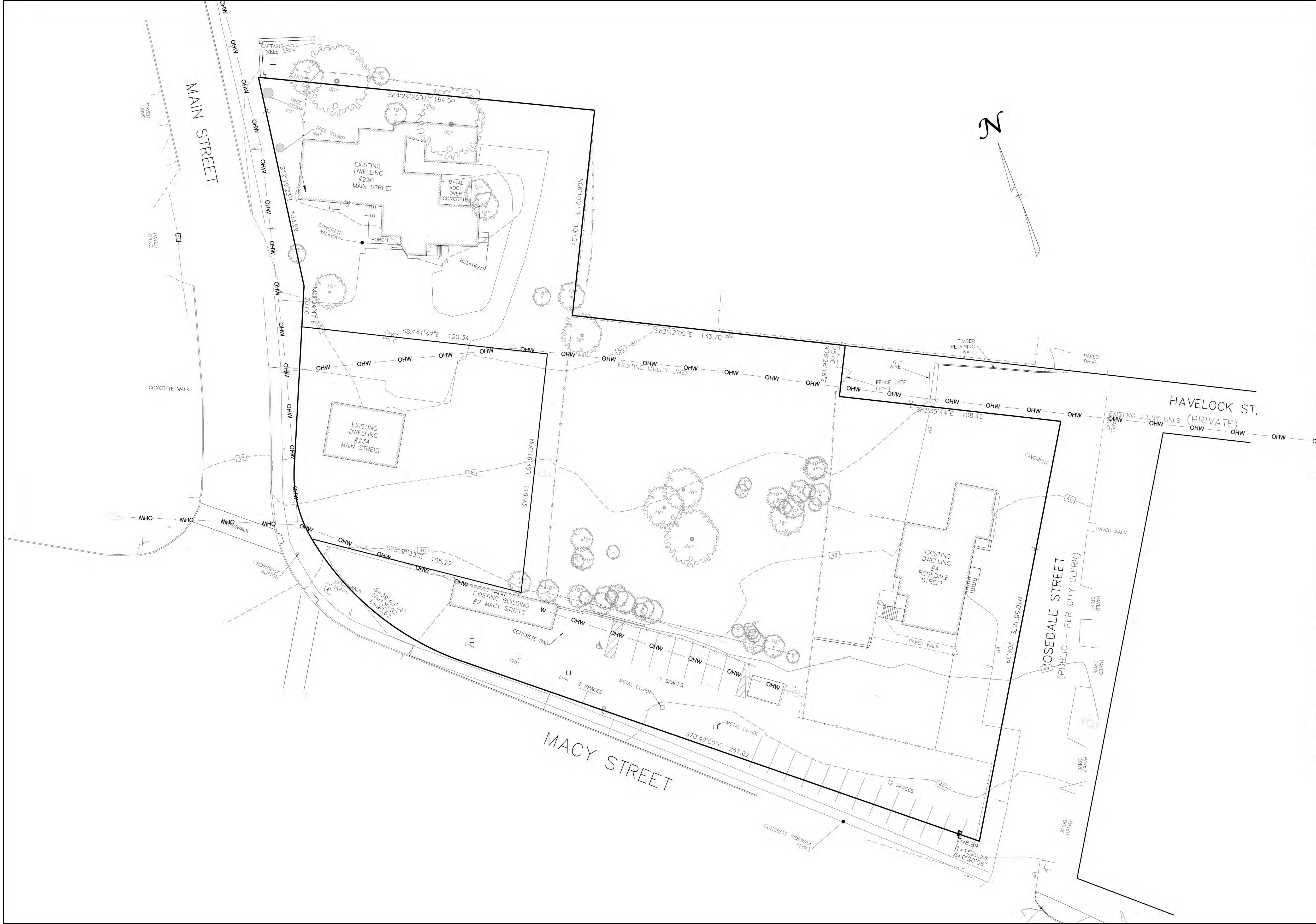
SCALE: 1"=20'
JANUARY 9, 2026

SEAL

Designed By: JST
Drawn By: JST
Reviewed By: PMB
Project File Number: AMES-0032
Drawing File Folder: AMES32
☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction

Owner/Applicant:
230 Main Street Amesbury, LLC
106 Main Street, Suite 6
Salem, MA 02180

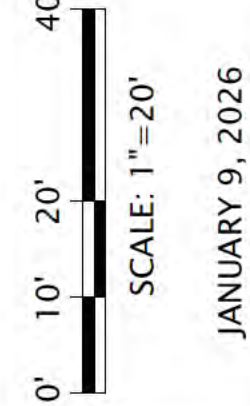




EXISTING CONDITIONS PLAN
AMESBURY COMMONS
230 MAIN STREET, AMESBURY, MA

DRAWING: C3.1

SHEET 3 OF 5



6	5	4	3	2	1
12	11	10	9	8	7

SEAL

Designed By: JST
Drawn By: JST
Reviewed By: PMB
Project Manager: PMB
Project File Number: AMES-0032
Drawing File Folder: AMES32

☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction

Owner/Applicant:
230 Main Street Amesbury, LLC
106 Main Street, Suite 6
Stoneham, MA 02180



230 Main Street **(Existing Conditions** **Continued)**

The project encompasses 4 parcels located within the Zone C District.

- 230 Main St, Amesbury, MA, contains the Currier-Bagley-Huntington House which is to be renovated and preserved.
- 234 Main Street, Amesbury, MA contains the Daniel Huntington Double House.
 - The 2,340 sq. ft. structure is proposed to be demolished.
- 4 Rosedale Street, Amesbury, MA contains an existing structure with a most recent use as a private early childhood education facility as Windmill Day school.
 - The structure is 1,996 sq. ft. proposed to be demolished to accommodate required parking.
- 2 Macy Street, Amesbury, MA most recently housed a used automotive dealership known as Auto Plus.
 - The existing structure is 612 sq. ft. proposed to be demolished.



























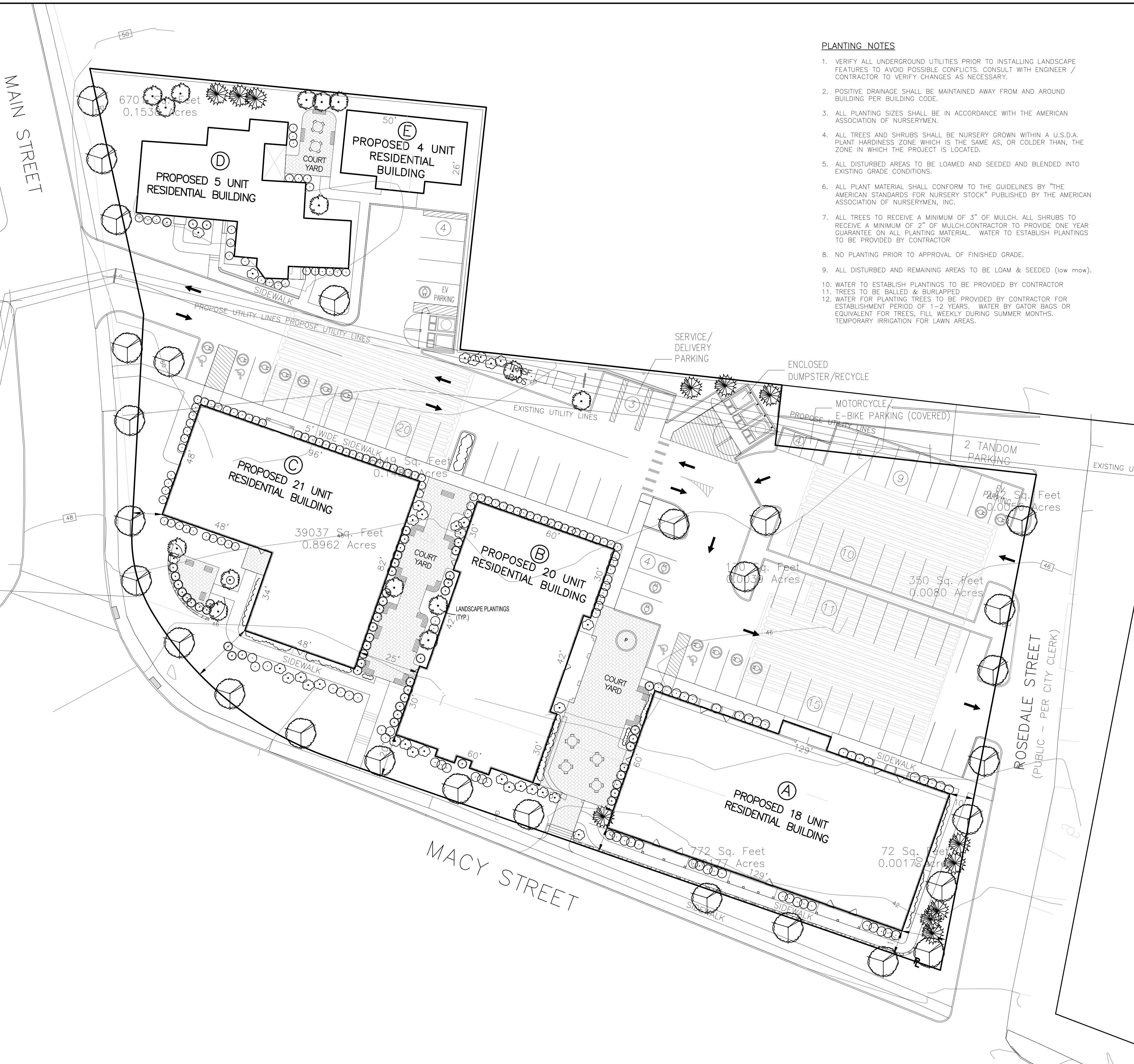












- PLANTING NOTES**
1. VERIFY ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING LANDSCAPE FEATURES TO AVOID POSSIBLE CONFLICTS. CONSULT WITH ENGINEER / CONTRACTOR TO VERIFY CHANGES AS NECESSARY.
 2. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDING PER BUILDING CODE.
 3. ALL PLANTING SIZES SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN.
 4. ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
 5. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE CONDITIONS.
 6. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 7. ALL TREES TO RECEIVE A MINIMUM OF 3" OF MULCH. ALL SHRUBS TO RECEIVE A MINIMUM OF 2" OF MULCH-CONTRACTOR TO PROVIDE ONE YEAR GUARANTEE ON ALL PLANTING MATERIAL. WATER TO ESTABLISH PLANTINGS TO BE PROVIDED BY CONTRACTOR
 8. NO PLANTING PRIOR TO APPROVAL OF FINISHED GRADE.
 9. ALL DISTURBED AND REMAINING AREAS TO BE LOAM & SEEDED (low mow).
 10. WATER TO ESTABLISH PLANTINGS TO BE PROVIDED BY CONTRACTOR
 11. TREES TO BE BALLED & BURLAPPED
 12. WATER FOR PLANTING TREES TO BE PROVIDED BY CONTRACTOR FOR ESTABLISHMENT PERIOD OF 1-2 YEARS. WATER BY GATOR BAGS OR EQUIVALENT FOR TREES, FILL WEEKLY DURING SUMMER MONTHS. TEMPORARY IRRIGATION FOR LAWN AREAS.

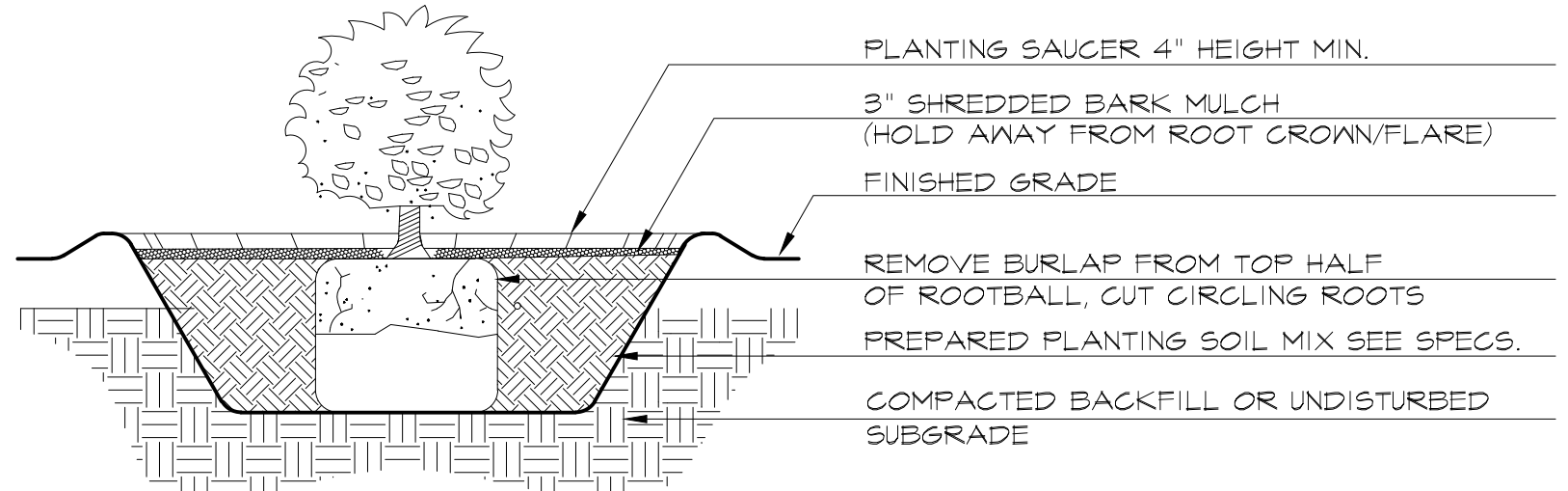
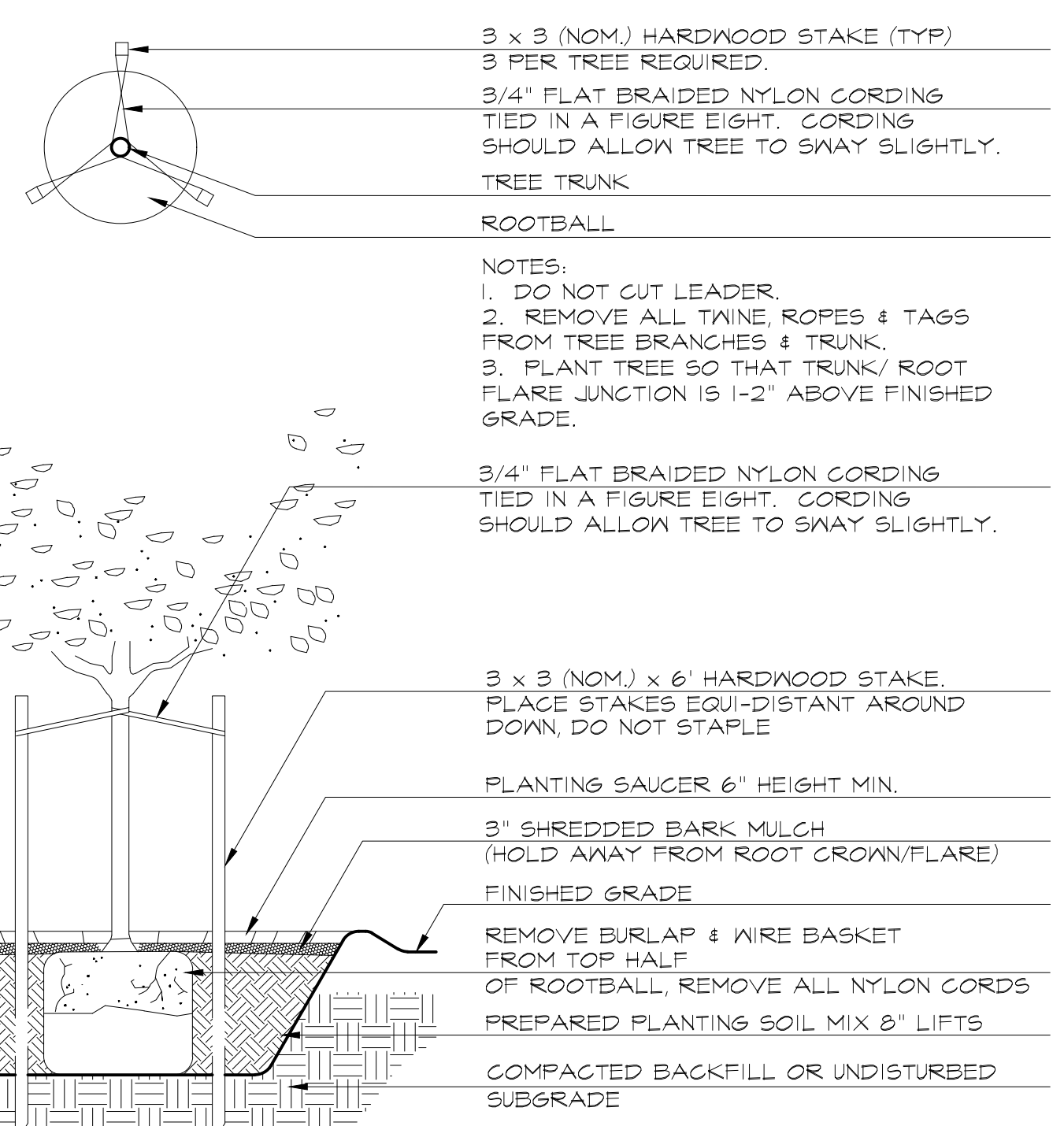
PLAN

SECTION

2 DECIDUOUS TREE PLANTING AND STAKING
SCALE: N.T.S.

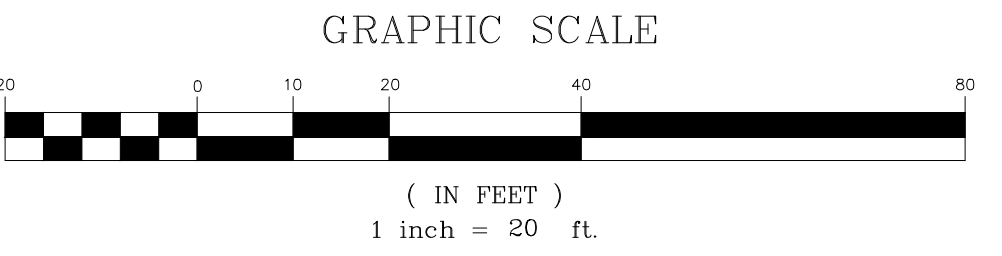
SECTION

4 SHRUB PLANTING
SCALE: N.T.S.



PLANT LEGEND:		Plant Palette		
Qty	Botanical Name	Common Name	Size	
TREES:				
	Ulmus americana 'Princeton'	Princeton Elm	2"cal	
	Gleditsia triacanthos 'Skyline'	Honeylocust	2"cal	
	Acer rubrum 'Red Sunset'	Red Sunset Maple	2"cal	
	Platanus occidentalis	American Sycamore	2"cal	
	Tilia americana 'Redmond'	Redmond American Linden	2"cal	
EVERGREENS				
	Ilex opaca	American Holly	6-7'	
	Juniperus virginiana	Eastern Red Cedar	6-7'	
	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	6-7'	
	Juniperus virginiana 'Manhattan'	Manhattan Juniper	6-7'	
SHRUBS:				
	Myrica pensylvanicum	Northern Bayberry	#3pot	
	Clethra alnifolia	Sweet Pepper	#3pot	
	Comptonia peregrina	Sweetfern	#3pot	
	Fothergilla gardenii	Dwarf Fothergilla	#3pot	
	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#3pot	
	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	#3pot	
	Cornus alba 'Elegantissima'	Variegated Red Twig Dogwood	#3pot	
	Viburnum dentatum	Arrowwood	#3pot	
GRASSES/PERENNIALS:				
	Sedum 'Autumn Joy'	Autumn Joy Sedum	#1pot	
	Carex pensylvanica	Pennsylvania Sedge	#1pot	
	Schizachyrium scoparium	Little Bluestem	#1pot	
	Nepeta	Catmint	#1pot	
	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1pot	
	Rudbeckia	Black Eyed Susan	#1pot	
	Salvia 'East Friesland'	Meadow Sage	#1pot	
	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily	#1pot	

LANDSCAPE PLAN
SCALE: 1" = 20'



REVISIONS		
Planting Notes	9/10/25	
Layout Revisions	12/31/25	
Layout Rev 2	12/31/25	

Landscape Plan
230 Main St.
Amesbury, MA

Landscape Plan

james k. emmanuel | associates
LANDSCAPE ARCHITECTS
22 Carlton Rd.
Marblehead, MA 01945
tel. (781) 622-7487
james@jamesemmanuel.com
www.jamesemmanuel.com

SCALE 1" = 20'
DRAWN BY JE
CHECKED
DATE September 26, 2025

DRAWING NUMBER

L-1

230 Main Street **Proposal**

5 Residential Buildings

- The Applicant proposes to preserve and renovate the existing structure located at 230 Main Street. (Currier-Bagley-Huntington House).
- The project will include the demolition of the existing structures located at 234 Main St., 2 Macy St., and 4 Rosedale St.
- In addition to the renovation at 230 Main St., 4 new residential buildings will be constructed on the property.
- The proposed 5 building multi-family development will provide 68 dwelling units.
- A total of 78 on-site parking spaces.
 - 4 covered motorcycle/e-bike spaces

230 Main Street **(Proposal Continued)**

- Building “A” will contain 18 units.
 - (8) 1-Bed and (10) 2-Bed
- Building “B” 20 units
 - (14) 1-Bed and (6) 2-Bed
- Building “C” 21 units.
 - (12) 1-Bed and (9) 2-Bed
- Building “D” will contain 5 residential units.
 - (1) 1-Bed and (4) 2-Bed
- Building “E” will contain a total of 4 units.
 - (4) 1-Bed

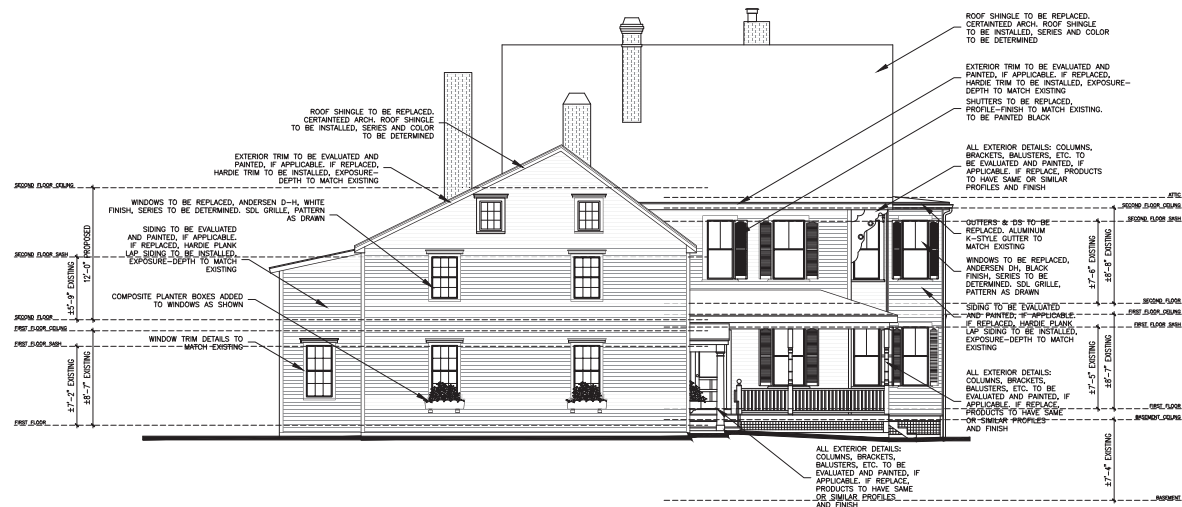
In total the development will provide (39) 1-Bedroom units and (29) 2-Bedroom units.

NOTE: ALL NOTES-INFORMATION REGARDING MATERIALS AND DETAILS TO APPLY TO ALL FOUR EXTERIOR ELEVATIONS

NOTE: ALL NOTES-INFORMATION REGARDING MATERIALS AND DETAILS TO APPLY TO ALL FOUR EXTERIOR ELEVATIONS



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

■ (1) 1-BED ■ (4) 2-BED: 5 UNITS

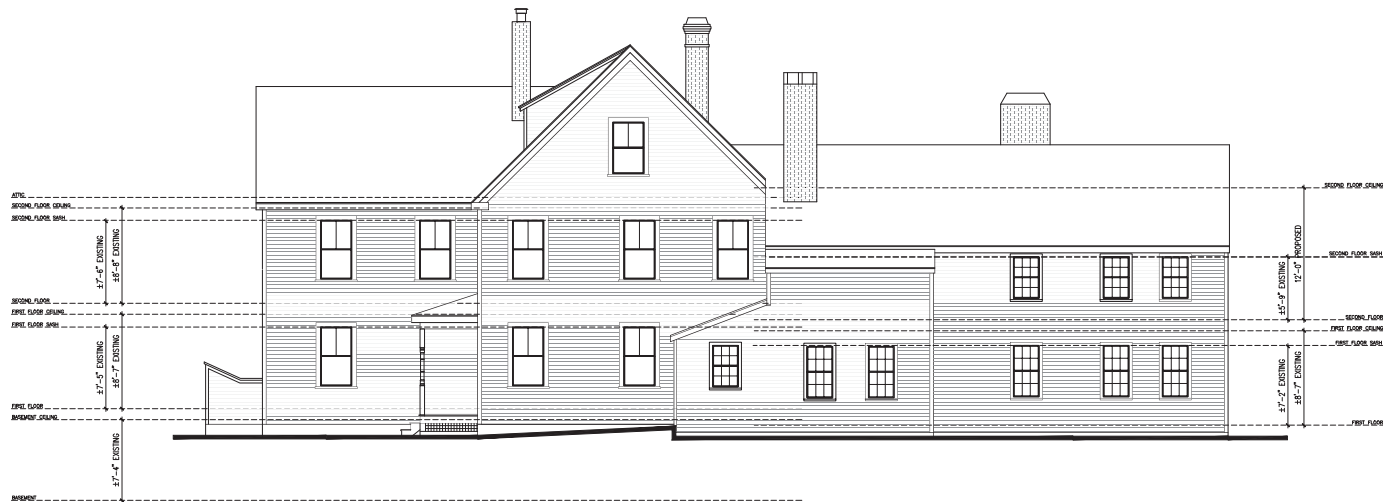


230 MAIN ST
AMESBURY, MA | 12.30.25

NOTE: ALL NOTES-INFORMATION REGARDING MATERIALS
AND DETAILS TO APPLY TO ALL FOUR EXTERIOR ELEVATIONS



BUILDING D EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'-0"



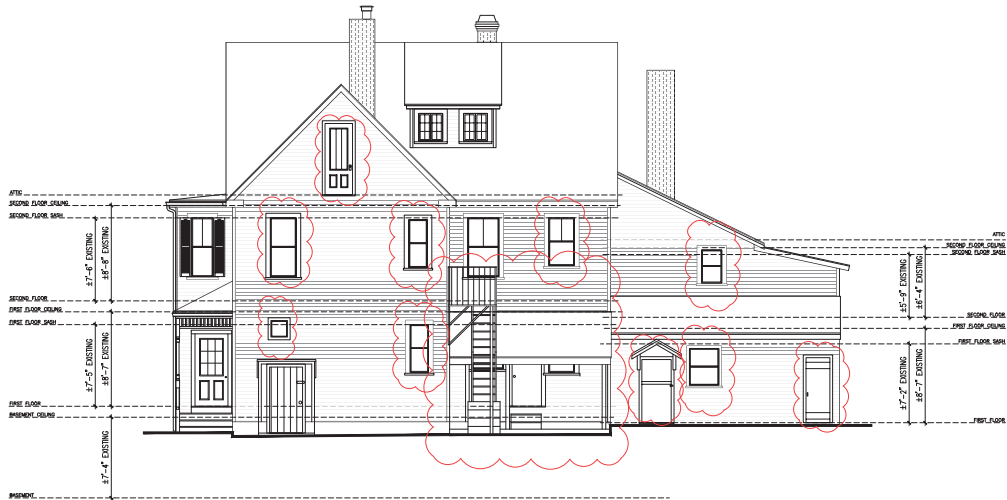
BUILDING D PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"

(1) 1-BED (4) 2-BED: 5 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

NOTE: ALL NOTES-INFORMATION REGARDING MATERIALS
AND DETAILS TO APPLY TO ALL FOUR EXTERIOR ELEVATIONS



BUILDING D EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING D PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

(1) 1-BED (4) 2-BED: 5 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

NOTE: ALL NOTES-INFORMATION REGARDING MATERIALS
AND DETAILS TO APPLY TO ALL FOUR EXTERIOR ELEVATIONS



BUILDING D EXISTING RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING D PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

(1) 1-BED (4) 2-BED: 5 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING D GRAPHIC RIGHT ELEVATION

(1) 1-BED (4) 2-BED: 5 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING E FRONT ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING E LEFT ELEVATION
SCALE: 1/4" = 1'-0"

(4) 1-BED: 4 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING E RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING E REAR ELEVATION
SCALE: 1/4" = 1'-0"

(4) 1-BED: 4 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING E GRAPHIC RIGHT ELEVATION

(4) 1-BED: 4 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING C FRONT ELEVATION
SCALE: 3/16" = 1'-0"



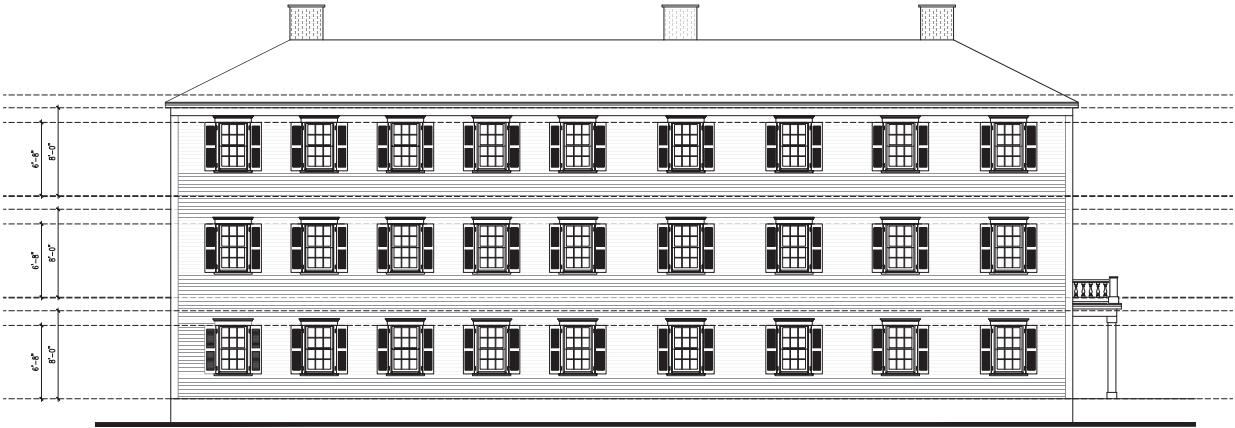
BUILDING C LEFT ELEVATION
SCALE: 3/16" = 1'-0"

(12) 1-BED (9) 2-BED: 21 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING C RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING C REAR ELEVATION
SCALE: 3/16" = 1'-0"

(12) 1-BED (9) 2-BED: 21 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING C GRAPHIC FRONT ELEVATION

(12) 1-BED (9) 2-BED: 21 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25



BUILDING B FRONT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING B LEFT ELEVATION
SCALE: 3/16" = 1'-0"

(14) 1-BED (6) 2-BED: 20 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25



BUILDING B RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING B REAR ELEVATION
SCALE: 3/16" = 1'-0"

(14) 1-BED (6) 2-BED: 20 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING B GRAPHIC FRONT ELEVATION

(14) 1-BED (6) 2-BED: 20 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING A FRONT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING A LEFT ELEVATION
SCALE: 3/16" = 1'-0"

(8) 1-BED (10) 2-BED: 18 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING A RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING A REAR ELEVATION

SCALE: 3/16" = 1'-0"

(8) 1-BED (10) 2-BED: 18 UNITS



230 MAIN ST
AMESBURY, MA | 12.30.25

phoenix
ARCHITECTS



BUILDING A GRAPHIC FRONT ELEVATION

(8) 1-BED (10) 2-BED: 18 UNITS







