

Carriage Hill Lofts

Planning Board Presentation

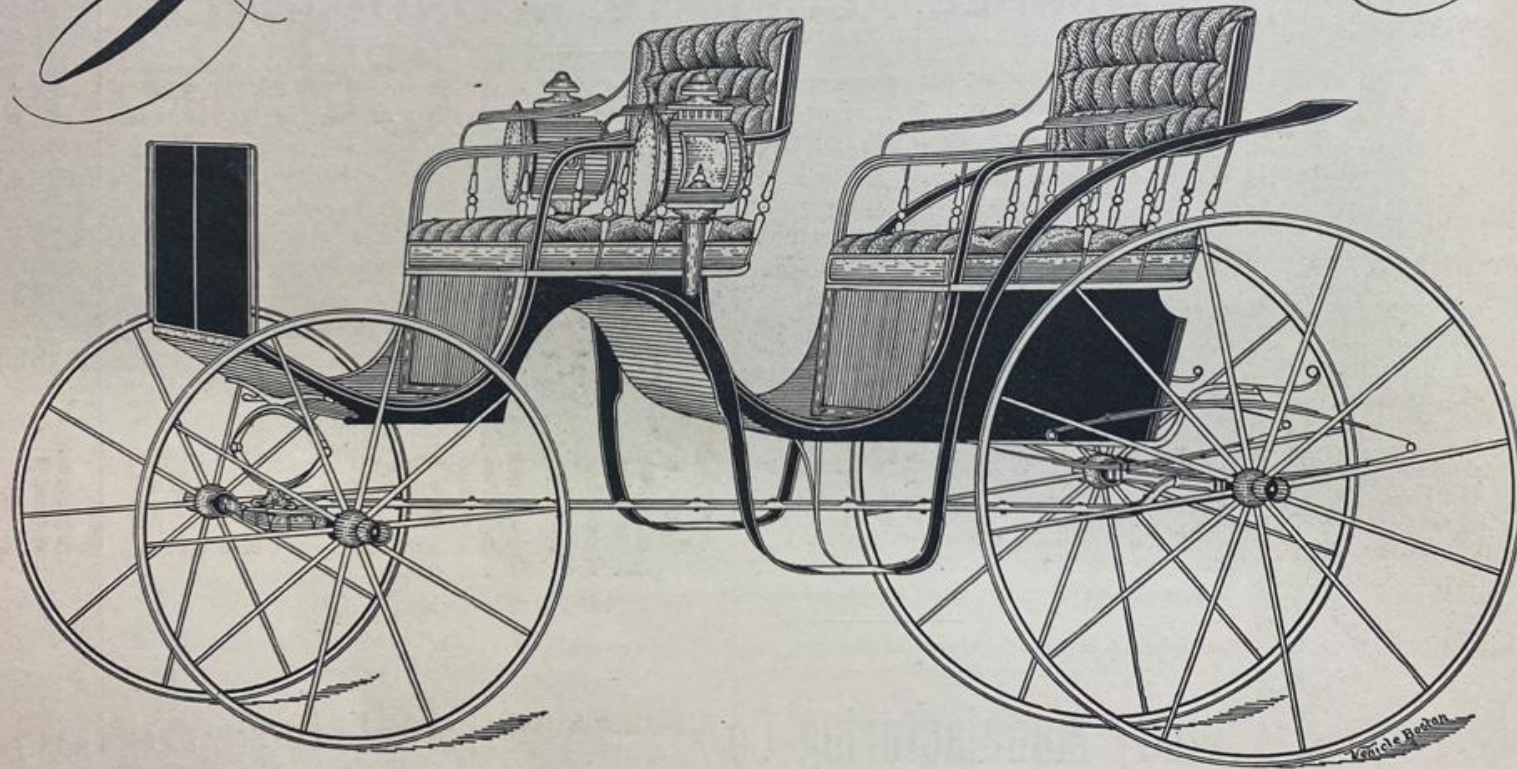
November 10, 2025



John H. Clark.

Thomas Clark.

John H. Clark & Co.

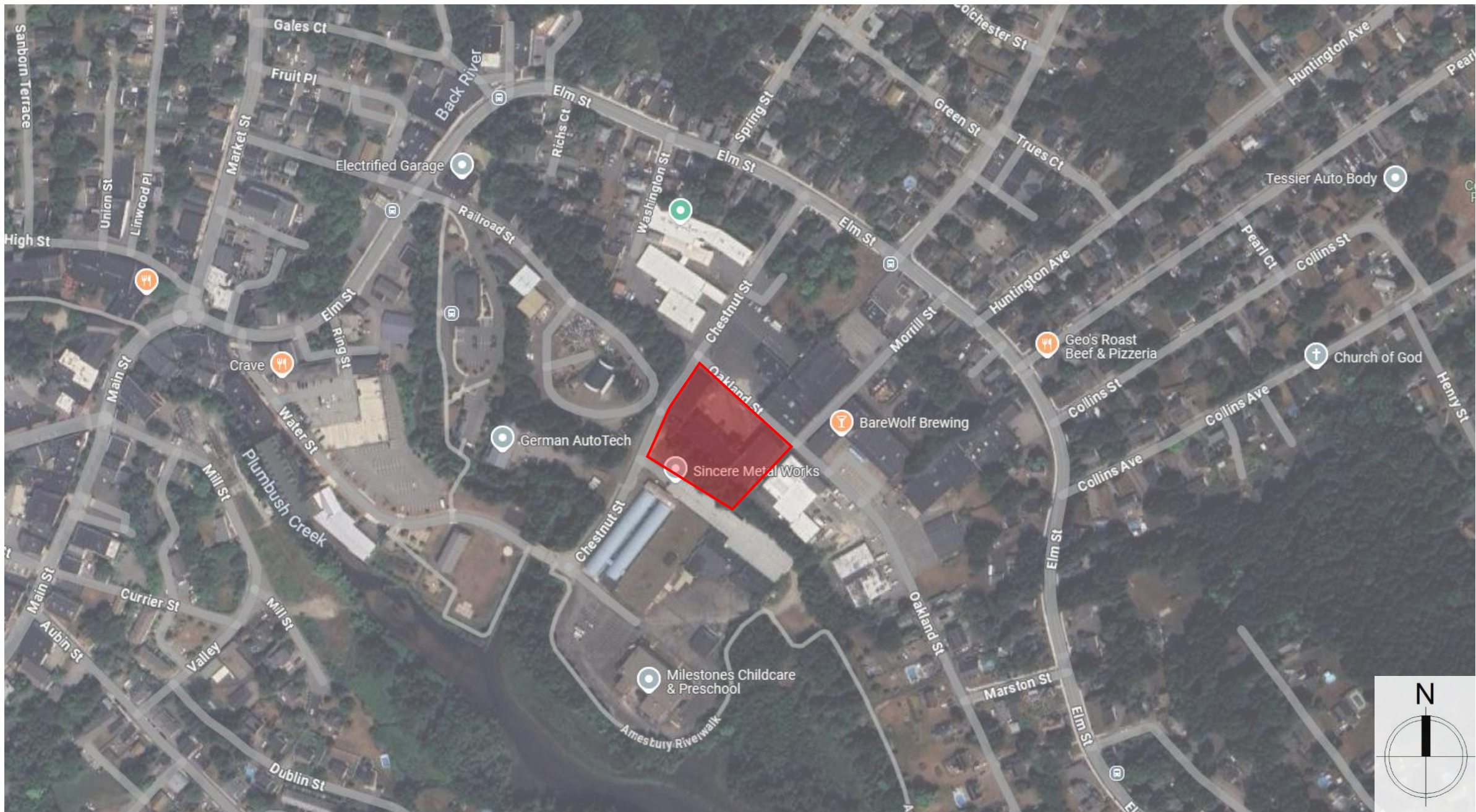


OPEN BEACH WAGON (made also in Canopy Top).

This is one of our leading styles of Beach Wagon for 1891. Comfortable, Stylish, Elegant in every detail.

— BUILDERS OF —

Superior Carriages,
CARRIAGE AVENUE, AMESBURY, MASS.









77 (Mill 77) & 79 Elm Street



Trade Mill (6 Chestnut)



1-9, 11, 2 & 4 Oakland (Barewolf)



34 Water & 17 Chestnut Street



Carriage Museum (12 Water)



Carriage Mills (21 Water)



9 Water Street (Silvaticus)



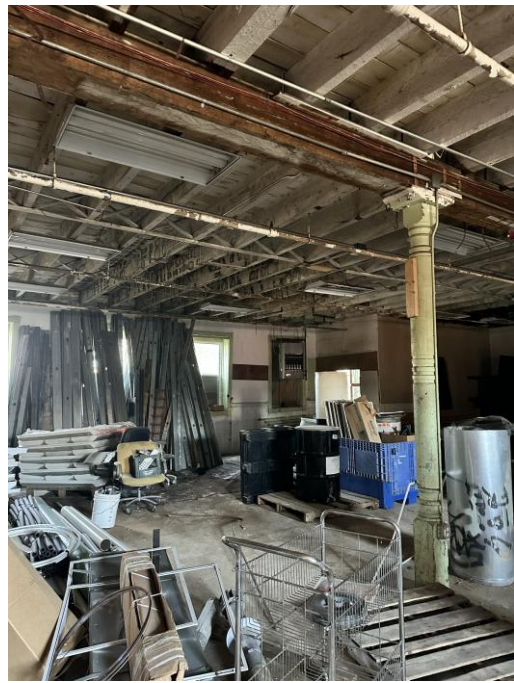
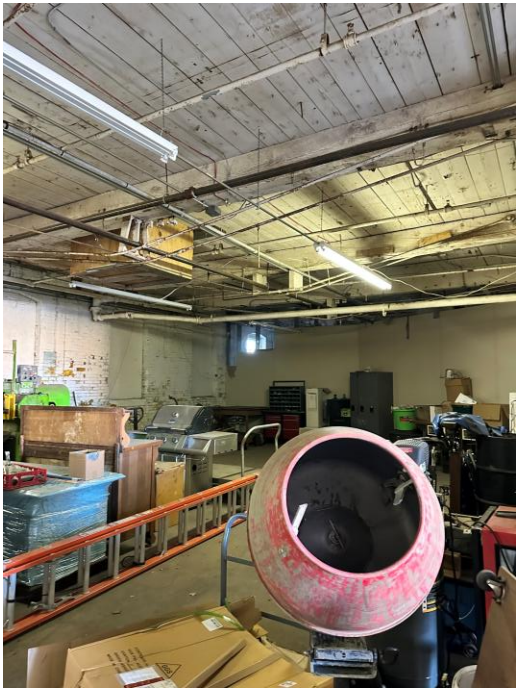
Existing Conditions



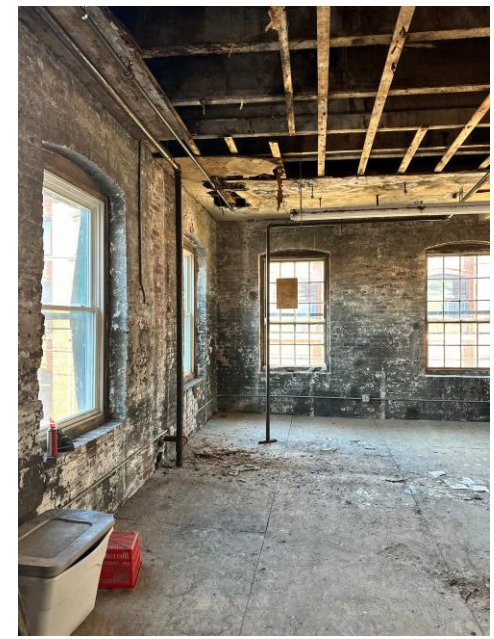
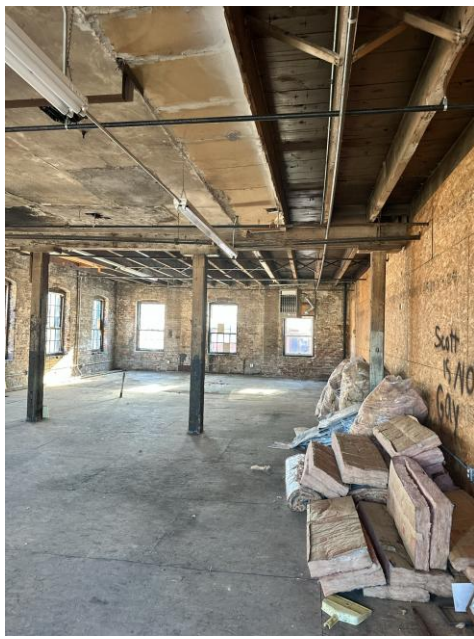
Existing Conditions



Existing Conditions



Existing Conditions- Interior

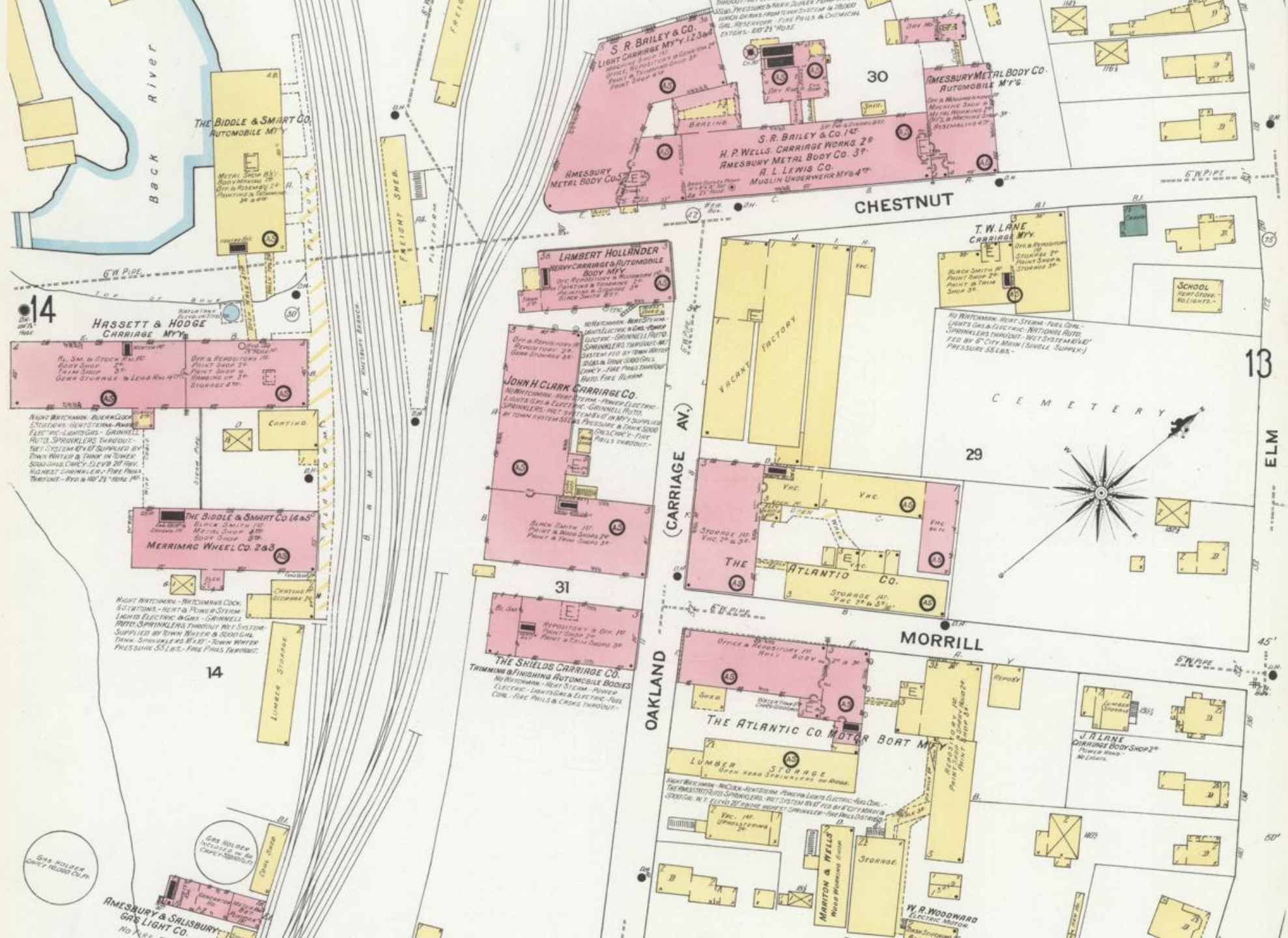


Existing Conditions- Interior

Inventory No: AME.486
Historic Name: Carriage Hill Complex
Common Name: Biddle and Smart - Bailey Automobile Factory
Address: 12 Oakland St
City/Town: Amesbury
Village/Neighborhood:
Local No: 15; 212;
Year Constructed: C 1889
Architectural Style(s): Italianate;
Use(s): Automobile Factory; Carriage Factory; Industrial Complex or District;
Significance: Architecture; Industry;
Area(s):
Designation(s):
Building Materials: Wall: Brick;
Demolished: No



EXISTING SURVEYS	DATA	DWGS	PHOTOGRAPHS	STATES
HAER INVENTORY				
1. NAME OF STRUCTURE "Carriage Hill Complex"		2. DATE 1889-1925	3. NATURE OF STRUCTURE Carriage factories	4. INDUSTRIAL CLASSIFICATION
5. LOCATION: STREET & NUMBER Elm St. between Washington & Oak Streets,		CITY OR TOWN Amesbury	COUNTY Essex	STATE MA
7. OWNER OF PROPERTY United Shoe Machinery, Water St., Amesbury, MA		6. USGS QUAD MAP & UTM GRID REF. West Newburyport 19,342620, 474644		
8. CONDITION: ☐ EXCELLENT ☒ GOOD ☐ FAIR ☐ DETERIORATED ☐ RUINS ☐ UNEXPOSED ☐ ALTERED ☒ ACCESSIBLE TO PUBLIC				
9. DESCRIPTION & BACKGROUND HISTORY: NUMBER OF STRUCTURES; DIMENSIONS; FABRIC; STRUCTURE & FORM; SURVIVING MACHINERY, FITTINGS AND EQUIPMENT; APPROX. AREA OF SITE; ALTERATIONS; PRESENT USE; ENGINEER/ ARCHITECT/DESIGNER; IMPORTANT EVENTS & INDIVIDUALS. The factory buildings in the Carriage Hill Complex were often occupied by one or more carriage manufacturers, the most important of these companies being Clark, Biddle and Smart, Babcock, and Bailey. In a huge fire in 1888 almost all of the original wood and brick carriage factories on the hill were destroyed, but during the years 1889-1900 these buildings were replaced by the existing structures. During the 20th century these buildings were largely absorbed by Biddle and Smart and the Bailey Company, which produced auto bodies, electric automobiles, and auto accessories. Biddle and Smart produced 41,000 bodies in 1926 for the Hudson Automobile Company. In 1929 Biddle and Smart went out of business, and the buildings were occupied by the Bailey Company which has continued to manufacture window channels and other auto accessories to the present day. The Carriage Hill buildings are identical to textile mills of the period, being rectangular, brick buildings with stair/water towers, 2 to 4 stories high, with flat or shallow pitch roofs. The entire power supply of these companies was steam.				
10. PHOTOGRAPHS & SKETCH MAP ON REVERSE SIDE.				
11. RELATED SOURCES OF INFORMATION: HISTORICAL REFERENCES (PUBLISHED ARTICLES, MANUSCRIPTS, REPORTS, DRAWINGS, PHOTOGRAPHIC RECORDS) CONTACTS: (NAMES & ADDRESSES OF ANYONE WITH EYE-WITNESS ACCOUNTS OR RELEVANT INFORMATION); TAPE RECORDINGS.				





Lower Millyard and Carriage Hill Area

The Lower Millyard and adjacent Carriage Hill, located downtown between the Powow and Back Rivers, were the historic site of Amesbury's carriage industry until a fire in 1888 destroyed most of the factories. The area includes late 19th and early 20th century industrial buildings, with some housing in the Carriage Hill area. The Lower Millyard has been underutilized but is in transition from industrial to mixed use. Its historical significance has been recognized but not fully documented. The town wishes to preserve the historic fabric of the neighborhood, while accommodating compatible new uses. Several recent studies have documented issues and opportunities in this area. Decisions made over the next few years will have a major impact on its long-term future.









Phot. by C. Palmer









Amesbury and Salisbury Villager.

VOLUME XXXIX, NO. 29.

AMESBURY, MASS., THURSDAY MORNING, JANUARY 17-1889.

PRICE FOUR CENTS

AMESBURY'S INDUSTRIES

Its Manufacturers and Manufactories.

TABULATED STATISTICS.

The Carriage-Business—The Hamilton Mills—The Merrimac Hat Co.—The Boat Business—Banking Business.

By way of introduction to a review of our carriage industry, it is well to state at the starting point, that following the great fire, the report was heralded all over the country "that the carriage industry of Amesbury was entirely destroyed." This was not only a false statement, but an actual injury to the trade itself, as there remained in the town untouched by fire, many of the largest and most successful firms engaged in the trade. There were situated in various sections of the town, far removed from the conflagration which swept the business established on "Carriage hill." The injury resulting from the reports was more manifest from the fact that such widely circulated journals as the New York World, Herald, Tribune and Times, became the mediums by which the wrong report was circulated and thence conveyed to the whole associated press of the country. In view of the alarming statements the contradictory business circulars sent out by the remaining firms failed to repair the damage done, and as first impressions are lasting, so in this instance. The trade of the ensuing summer was not so large as the remaining manufacturers anticipated, hence the carriage sales fell far below

it up. Examples are so numerous that it seems strange that the lesson is not learned more readily by all who seek to thrive by industry and energy.

"To say that Amesbury is beautifully situated is expressing it mildly." Men, eminent in the literary world

facturers to keep their business constantly before the world by the most available and successful measures.

How to do this has been intimated by citing the methods adopted by the leading magazines and publications of the country.

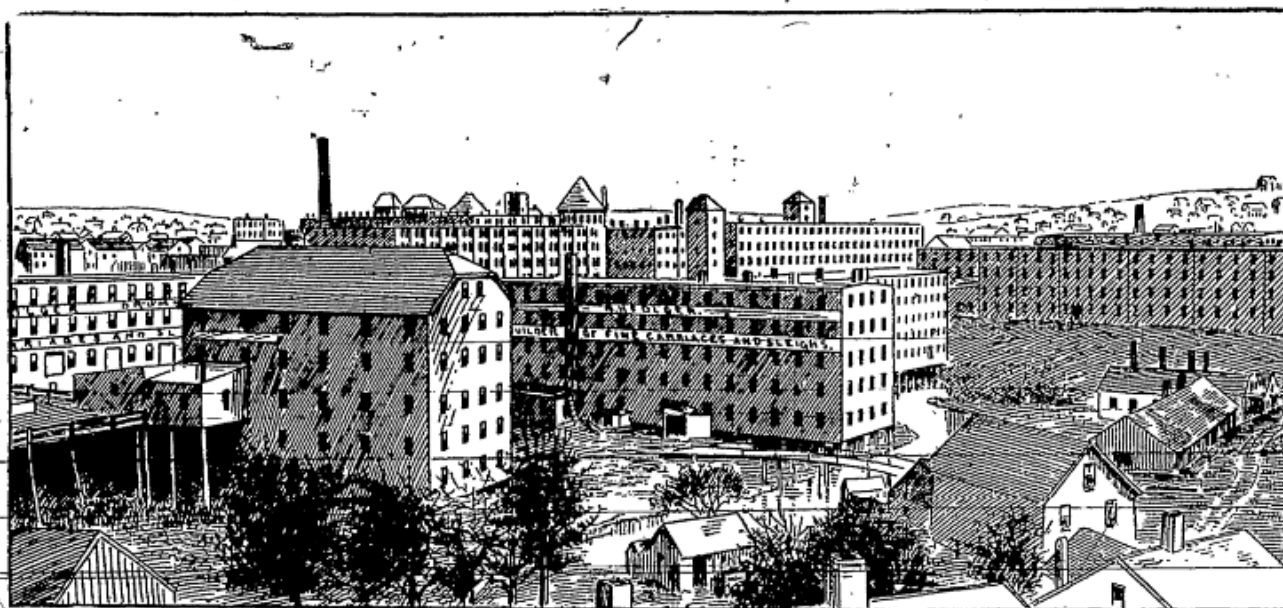
street cars; (the two last have just commenced business.)

According to figures reported, the number of carriages and sleighs manufactured, citing the capacity of the firms, is 30,000. The hands employed in all branches is 2,048, earning on an

riage business and related works will aggregate \$5,000,000, yearly when the full force of labor is employed.

How Carriages Are Made.

This may not be of so much importance to our readers as to city readers



A FEW OF AMESBURY'S CARRIAGE MANUFACTORIES.

CARRIAGE BUSINESS OF 1880.

The following record of the carriage trade in 1880 will give a comparative statement of the growth of trade as presented by the firms doing business in 1880.

FIRM NAMES.	Amount of Business.	Number Persons Employed.	Number Carriages Manufact'd.	When Business Started.
R. F. Briggs & Co.	\$200,000	125	1,800	1856.
James Hume.	170,000	52	1,200	1859
Foster Gule.	83,000	20	450	1868
A. M. Huntington.	45,000	19	500	1867
E. S. Felch.	80,000	45	500	1859
William W. Smart.	45,000	26	420	1877
A. N. Parry.	50,000	35	450	1875
T. W. Lane.	30,000	20	420	1874

average above \$13.00 per week.

Outside Business.

Outside of this published list there are several individual firms who make a specialty of putting together the woodwork for carriages and selling their productions to the manufacturers.

The same is also true of the blacksmiths who work outside the regular shops.

There are four such, who in the aggregate do quite a large business.

of the Boston Globe. Here, where carriage making is the vital element of life, liberty and the pursuit of happiness, every family knows a buggy and can tell a Goddard from a pianobox; a coupe from a four seat carryall. When our mechanics see a fine piece of work, perfect in its mechanical beauty, awaiting shipment at the freight station, they usually inspect every part and criticize its form and make up with as much interest as if the work had passed under their own hands.

Wm. Webber & Co.

SALEM, MASS.

1889 PATTERNS

FRENCH SATTEENS

OPEN TO-DAY.

Freres Koechlin, Messrs. Arnold, Constant & Co.'s importations.

AS USUAL this season we have had

FIRST CHOICE

of this best make of

French Satteens,

And are showing the

Handsomest Styles,

Brought to this county. Freres Koechlin's Satteens are

KNOWN TO BE THE BEST



Existing Details



ULI TECHNICAL ASSISTANCE PANEL REPORT

AMESBURY'S LOWER MILLYARD

AMESBURY, MA

APRIL 30 – MAY 4, 2021

Lower Millyard TAP Report

- Proximity to Main Street
- Walkability (improvements needed)
- Access to Riverwalk
- Transportation access to highways
- Accessible public parking
- Compelling history
- Economic diversity
- Upper Millyard is a destination
- Opportunities for waterfront access
- Public realm and pedestrian improvements
- Safety and lighting
- Heritage Park green space



Phase Three, long-term interventions would include new multi-family development opportunities as well as further streetscape improvements and a new connection from Chestnut to the transit and senior center.
Source: TAP Panel.



Site Context – Carriage Mills, 9 & 21 Water Street



Site Context – View from Chestnut & Water Street



Site Context – View down Chestnut Street



Proposed Project

Project Overview

- 124 total apartments
- 7 live-work studios with first floor entrances
- Unit mix consists of smaller apartments
- 3 commercial tenant spaces 1,100-1,350 SF
- Building footprint of 37,700 SF +/-
- Zoning height of 56 FT
- 6 total stories match existing tower
- 154 parking spaces = 1.24 per unit
- Infrastructure and sidewalk improvements

UNIT MATRIX				
	STUDIO	1 BEDROOM	2 BEDROOM	LIVE/WORK
LEVEL 1	0	0	1	3
LEVEL 2	2	5	0	4
LEVEL 3	6	22	10	0
LEVEL 4	6	22	10	0
LEVEL 5	2	20	11	0
TOTAL	16	69	32	7
			TOTAL UNITS = 124	





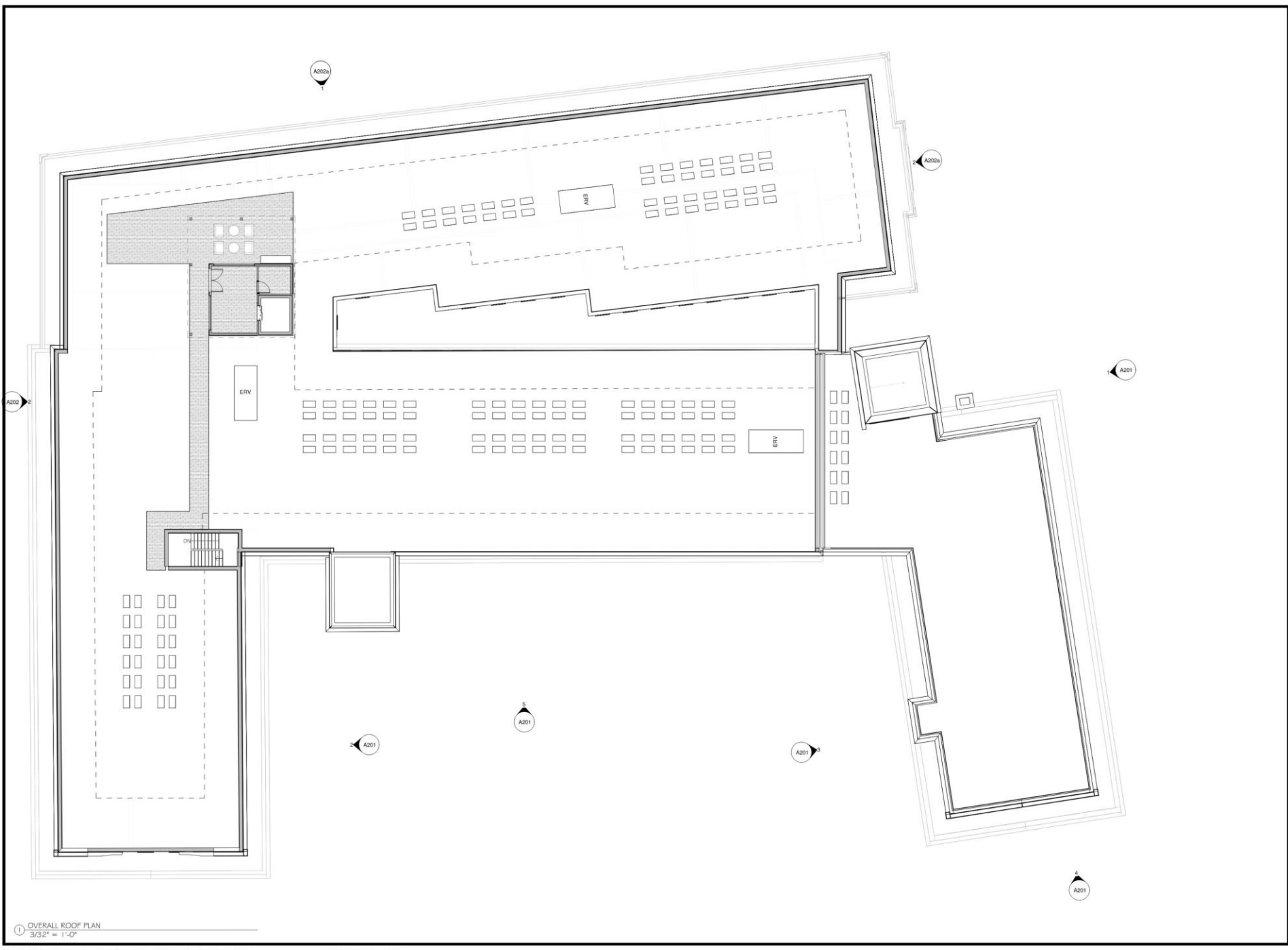




Reproposed Renovation
 9 OAKLAND STREET AMESBURY LLC
 9 Oakland Street Amesbury, MA 01913
 SV DESIGN
 128 Dodge Street
 Amesbury, Massachusetts 01915
 978.807.3345
 www.svdesign.com

Overall Plan - Level 3
 A103





① OVERALL ROOF PLAN
3/32" = 1'-0"



SV DESIGN

128 Dodge Street
Beverly, Massachusetts 01915
www.svdesignr.com
1878.927.3745

9 OAKLAND STREET AMESBURY LLC
9 Oakland Street Amesbury, MA 01913

Proposed Renovations

OVERALL ROOF PLAN

Scale: 3/32" = 1'-0"
Drawn By: AJ210
Date: September 23, 2025

Checked By: Checker
Project #: 118121801

Revisions	Planning Board Filing	September 23, 2025	Checked By
Issue	Date	Description	

A106



View from Oakland Street



View from Oakland Street



View from Oakland Street



View from Oakland Street



View from Chestnut Street



View from Chestnut Street



View from Chestnut Street

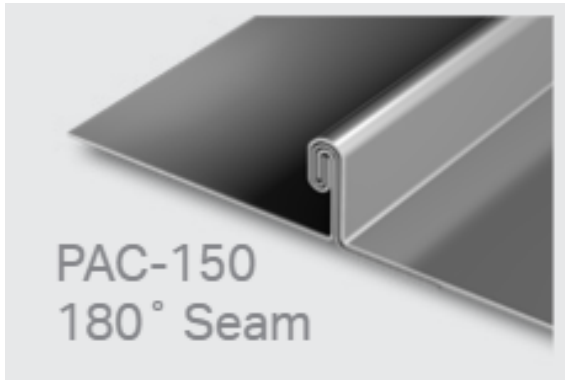


View from Chestnut Street – Close Up



213 View from Chestnut Street

Materials Board



PAC CLAD Standing Seam Metal
Color: Grey



Existing Brick to remain



Windows to match existing

Sustainable Design

- Urban infill / redevelopment vs. development of greenfield site.
- Urban site with neighborhood amenities (fewer and reduced trip distances).
- Ease of walkability and bike-ability with established infrastructure.
- Proximity to bus stop encourages public transit.
- Reduction in / containment of storm water runoff.
- Drought-tolerant /native/non-invasive plantings.

Sustainable Design

- Stretch Energy Code
- Energy model/analysis for optimized air tightness
- Continuous exterior insulation at areas of new construction (prevents thermal bridging)
- Solar ready roof
- White TPO roofing

Sustainable Design

- Electric Heat Pump technology residential HVAC systems.
- ERV (energy recovery ventilator)
 - Provide fresh air which is efficiently tempered prior to entering the unit
 - Allows for tighter exterior seal on windows and walls
- Occupancy lighting sensors in common areas.
- EV charging stations.
- Bike storage in enclosed garage.
- Recycling & composting options provided to residents.
- Low VOC paint and use of 'green' materials.



OWNER OF RECORD
9 OAKLAND STREET AMESBURY, LLC

DEED REFERENCES

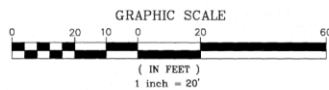
- SEE DEED FROM ROGER D. MATTHEWS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SALLY P. (ISRAEL) TO 9 OAKLAND STREET AMESBURY, LLC, DATED 4/13/2015 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK J3983 PAGE 110.
- SEE LAND COURT CERTIFICATE No. 88344 DATED 4/15/2015 AND ON FILE AT THE SOUTH ESSEX REGISTRY OF DEEDS.

FLOOD NOTE:

THE TWO PROPERTIES COMPRISING 9 OAKLAND STREET ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA F.I.R.M. 25090C0106F, EFFECTIVE 7/3/2012.

LEGEND

- D.H. DRILL HOLE
- I ROD IRON ROD
- FND. FOUND
- N/F. NOW OR FORMERLY
- D — DRAINAGE
- W — WATER
- S — SEWER
- G — GAS
- OHW — OVERHEAD WIRE
- UGT — UNDERGROUND TELEPHONE
- UE — UNDERGROUND ELECTRIC
- ⊕ BENCHMARK
- CB CATCH BASIN
- ⊙ DMH DRAIN MANHOLE
- ⊙ SMH SEWER MANHOLE
- × SPOT GRADE
- UTILITY POLE
- GUY
- MONITORING WELL
- HYDRANT
- GAS VALVE
- GAS SHUT OFF
- WATER SHUT OFF
- WATER VALVE
- ASSESSORS MAP#
- PARCEL#



PREPARED FOR
9 OAKLAND STREET AMESBURY, LLC
11353 REED HARTMAN HWY, SUITE 300
CINCINNATI, OH 45241

NO.	DATE	DESCRIPTION	BY

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

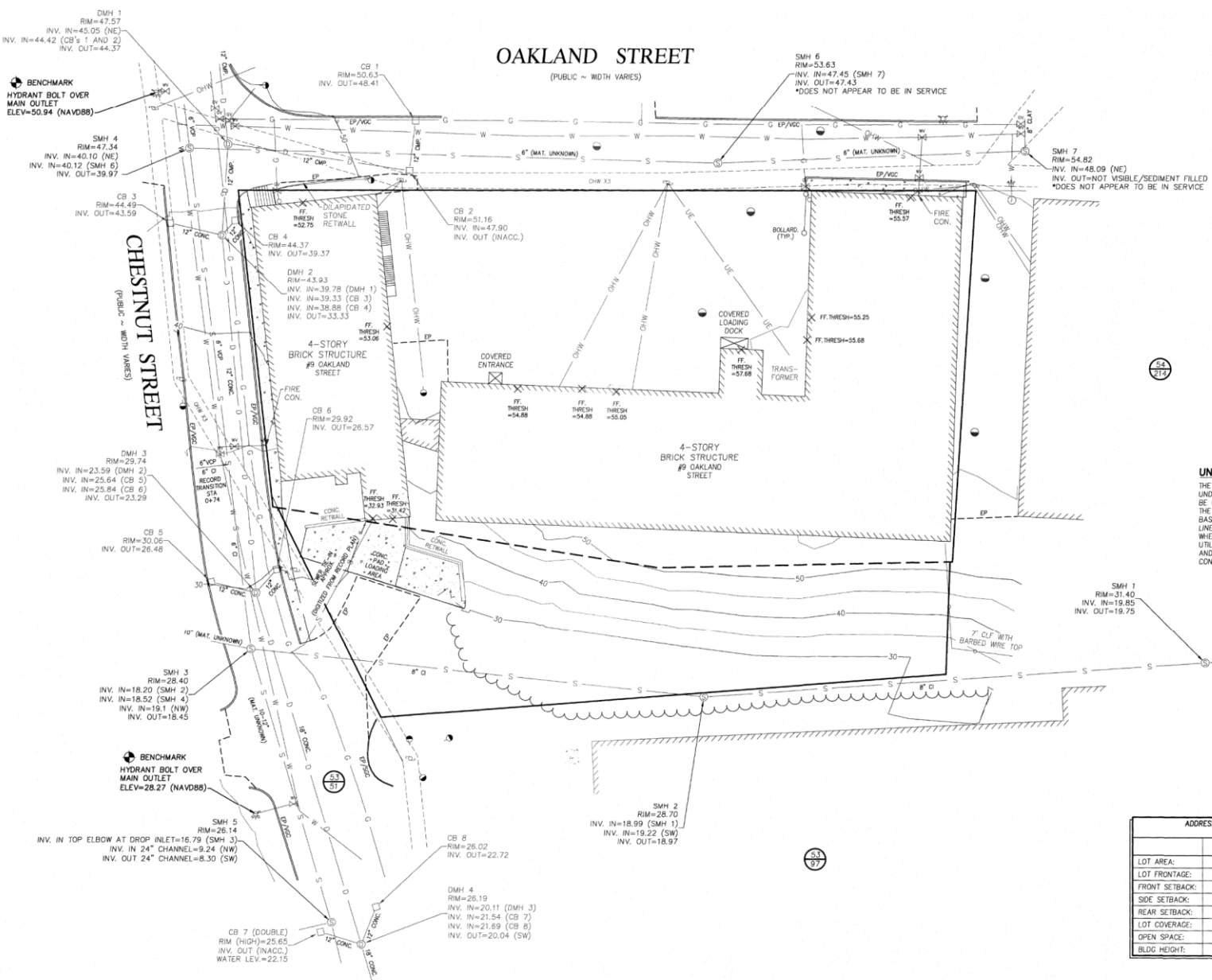
SCALE: 1"=20'
DATE: SEPT 23, 2025
CALC. BY: A.W.M.
CHKD. BY: M.J.S.
PROJECT: M254459

SITE PLAN
IN
AMESBURY, MA
SHOWING
EXISTING CONDITIONS
AT
9 OAKLAND STREET

EXISTING CONDITIONS
SHEET: C-400

OAKLAND STREET

(PUBLIC ~ WIDTH VARIES)



ASSESSOR REFERENCE
CITY OF AMESBURY ASSESSOR
MAP 53 LOTS 94 & 95

UNDERGROUND UTILITY NOTE

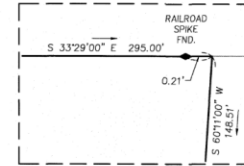
THE ACTUAL HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITY LINES BETWEEN STRUCTURES CANNOT BE CERTIFIED TO. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE FEATURES, OBSERVATION OF EXISTING LINES INSIDE OF MANHOLES AND CLIENT RECORDS. WHERE POSSIBLE, AVAILABLE RECORD INFORMATION FOR UTILITIES HAS BEEN USED TO VERIFY THE FIELD LOCATIONS AND CONNECTIONS SHOWN. THE ACTUAL LOCATION AND CONNECTIONS MAY VARY FROM THAT SHOWN HEREON.

ZONING TABLE

ADDRESS - ASSESSORS MAP 53 LOTS 94 & 95 ZONING DISTRICT IC			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 S.F.	**	**
LOT FRONTAGE:	125 FT.	**	**
FRONT SETBACK:	25 FT.	**	**
SIDE SETBACK:	20 FT.	**	**
REAR SETBACK:	40 FT.	**	**
LOT COVERAGE:	50%	**	**
OPEN SPACE:	40%	**	**
BLDG HEIGHT:	40 FT.	**	**



ASSESSOR REFERENCE
CITY OF AMESBURY ASSESSOR
MAP 53 LOTS 94 & 95



DETAIL A
(NOT TO SCALE)

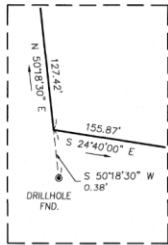
I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTER
OF DEEDS.

Michael J. Serio
MICHAEL J. SERIO
9/23/2025
DATE

OWNER OF RECORD
9 OAKLAND STREET AMESBURY, LLC

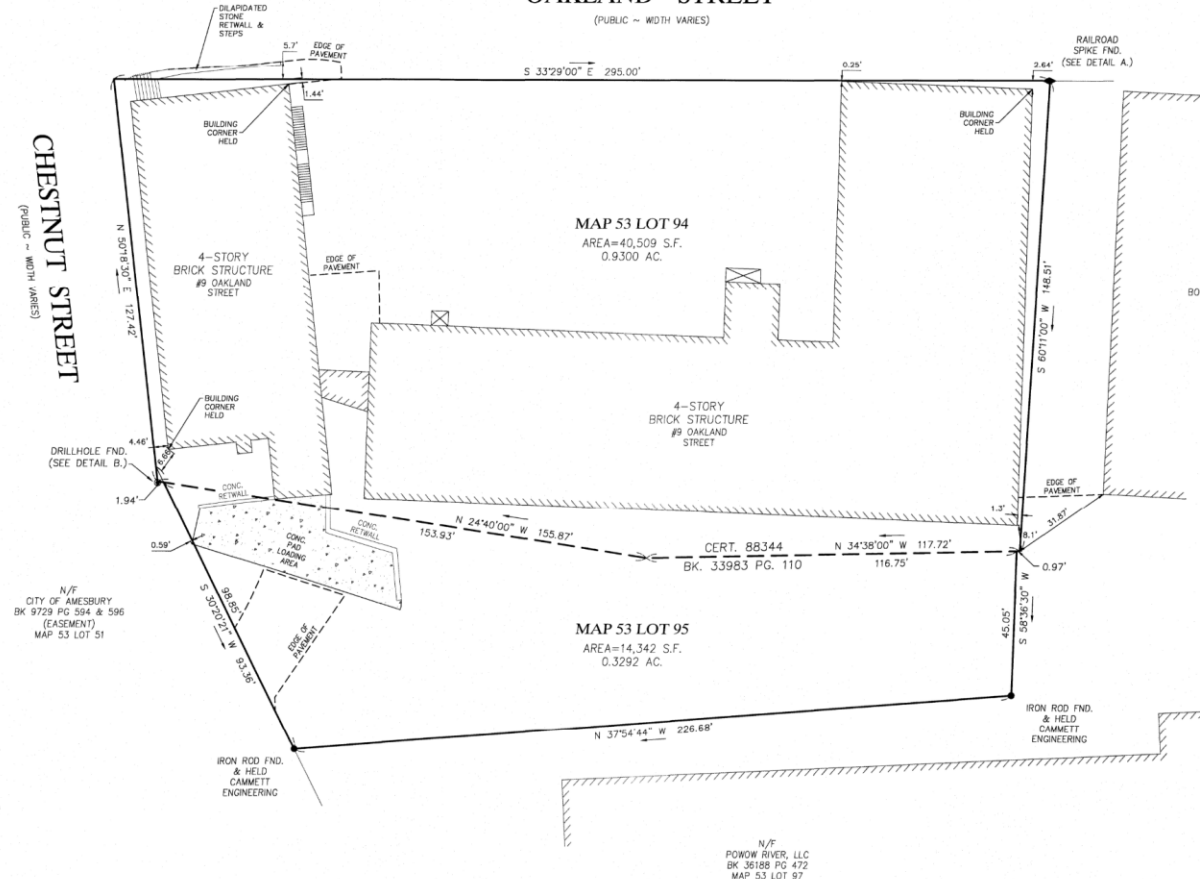
DEED REFERENCES
1. SEE DEED FROM ROGER D. MATTHEWS AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF SALLY P.
ISRAEL TO 9 OAKLAND STREET AMESBURY, LLC
DATED 4/13/2015 AND RECORDED AT THE SOUTH
ESSEX REGISTRY OF DEEDS BOOK 33983 PAGE 110.
2. REGISTERED LAND CERTIFICATE No. 88344

KEY PLAN REFERENCES
1. LAND COURT 30403A
2. PLAN OF LAND IN AMESBURY, MA DRAWN BY PORT
ENGINEERING ASSOCIATES, INC. DATED DEC 2, 1988
AND RECORDED AT THE SOUTH ESSEX REGISTRY OF
DEEDS PLAN BOOK 219 PLAN 79.
3. PLAN OF LAND IN AMESBURY, MA DRAWN BY PORT
ENGINEERING ASSOCIATES, INC. DATED AUG 17, 1987
AND RECORDED AT THE SOUTH ESSEX REGISTRY OF
DEEDS PLAN BOOK 244 PLAN 100.



DETAIL B
(NOT TO SCALE)

CHESTNUT STREET
(PUBLIC ~ WIDTH VARIES)



NOTES

1. ORIENTATION IS TO MASS MAINLAND SPC NAD 1983
BASED ON MULTIPLE GNSS RTK OBSERVATIONS.
2. STATUS OF RIGHT OF WAYS SHOWN AS PUBLIC OR
PRIVATE ARE BASED ON REFERENCED DEEDS AND PLANS.
NO WARRANTY IS EXPRESSED OR IMPLIED.
3. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR
TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES
ARE MATTERS OF TITLE EXAMINATION NOT OF A
BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO
ESTABLISH THE BOUNDARY LINES OF DEEDS REFERENCED
HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS
ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR
MAY NOT INDICATE ALL ENCUMBRANCES WHETHER
EXPRESSED, IMPLIED OR PRESCRIPTIVE.

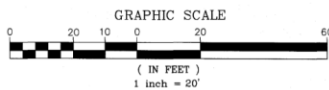
I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES
DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND
WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR
WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION
OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.



CHAPTER 41 SECTION 81X

9/23/2025
DATE

THE CERTIFICATION SHOWN ABOVE IS INTENDED TO MEET
REGISTRATION REQUIREMENTS AND IS NOT A CERTIFICATION TO
TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERSHIP OF
ADJOINING PROPERTIES ARE ACCORDING TO ASSESSORS
RECORDS.



PREPARED FOR
9 OAKLAND STREET AMESBURY, LLC
11353 REED HARTMAN HWY, SUITE 300
CINCINNATI, OH 45241

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
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SCALE: 1"=20'
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CALC. BY: A.W.M.
CHKD. BY: M.J.S.
PROJECT: M254459

PLAN OF LAND
IN
AMESBURY, MA
SHOWING
EXISTING CONDITIONS
AT
9 OAKLAND STREET

BOUNDARY
PLAN
SHEET: C-3.0

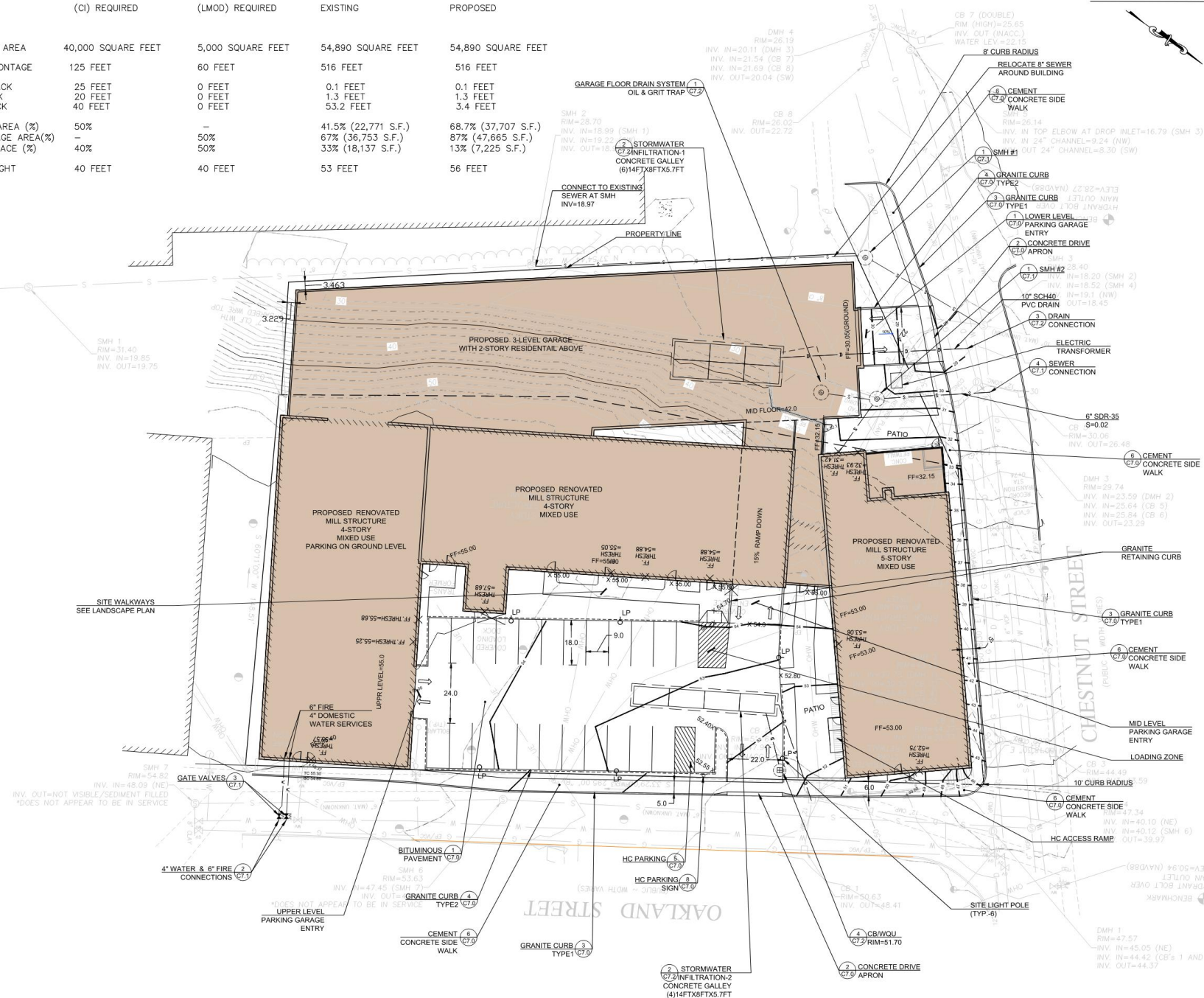
ZONING

CENTRAL INDUSTRIAL (IC) &
LOWER MILLYARD OVERLAY DISTRICT (LMOD)

	(CI) REQUIRED	(LMOD) REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQUARE FEET	5,000 SQUARE FEET	54,890 SQUARE FEET	54,890 SQUARE FEET
MINIMUM FRONTAGE	125 FEET	60 FEET	516 FEET	516 FEET
FRONT SETBACK	25 FEET	0 FEET	0.1 FEET	0.1 FEET
SIDE SETBACK	20 FEET	0 FEET	1.3 FEET	1.3 FEET
REAR SETBACK	40 FEET	0 FEET	53.2 FEET	3.4 FEET
MAX. BLDG. AREA (%)	50%	-	41.5% (22,771 S.F.)	68.7% (37,707 S.F.)
MAX. COVERAGE AREA(%)	-	50%	67% (36,753 S.F.)	87% (47,665 S.F.)
MIN OPEN SPACE (%)	40%	50%	33% (18,137 S.F.)	13% (7,225 S.F.)
MAXIMUM HEIGHT	40 FEET	40 FEET	53 FEET	56 FEET

I CERTIFY:
THAT THIS PLAN CONFORMS
TO THE RULES AND REGULATIONS
OF THE REGISTER OF DEEDS.

DATE



130 Garage spaces 24 surface spaces – 154 total

Traffic Engineer: GPI

The maximum demand is anticipated to occur between midnight and 4:00 AM and is expected to be 153 parking spaces on a weekday and 129 parking spaces on a Saturday.

1. Based on time-of-day maximum demand, sufficient parking is provided
2. Parking demand is based on unit count, while this development contains fewer multi-bedroom units
3. One block from bus station and downtown businesses
4. Municipal parking lot within a short walk, utilizing that to meet commercial parking requirement
5. Peak demand for the retail use occurs during the middle of the day when demand for the residential uses is lowest

Public Benefits

- Advances stated goals of Lower Millyard Overlay District & Master Plan
- Transformative project advancing stated goals of the Lower Millyard Overlay District (LMOD) and Master Plan
- Long-term preservation and re-use of historic and underutilized buildings
- Creation of much needed housing, including affordable housing
- Extension of walkable downtown
- Improved pedestrian streetscape
- Space for local artists
- Significant property tax and permitting fees revenue

Anticipated Process

Technical Review Committee

November 5, 2025 – Addressing comments

Planning Board (November 10, 2025)

Design Review Committee (November 18, 2025)

Historical Commission (December 4, 2025)

Formal Application: Section XI.J2 – Historic Preservation Special Permit

Incorporates LMOD requirements and design standards

2024 Amendments

Extended provisions to the Central Industrial (IC) district

Expanded Planning Board authority to provide flexibility for projects that advance the historical preservation goals of Section VI.J2 – including historic preservation and adaptive re-use of historically significant buildings/sites

Thank you



EXTERIOR ELEVATIONS

Revisions	Issue	Date	Description	Issued for Review	April 2025	Checked By
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

Proposed Renovation
Sweet Management
 9 Oakland Street - Amesbury, MA 01913
 SV DESIGN
 128 Dodge Street
 Beverly, Massachusetts 01915
 www.svdesign.com
 1878.927.3745
 1878.927.3745



EXTERIOR ELEVATIONS

A201

