



CITY OF NEWBURYPORT
HISTORICAL COMMISSION
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400
WWW.CITYOFNEWBURYPORT.COM

DCOD Historical Report

Meeting Date 28 April, 2022; Submitted . . .

Property Address 22 Market Street

Applicant Douglas Deschenes (Finneran & Nicholson, P.C.)

Project description Remove later added wooden addition to structure, construct new addition in its place, and perform restoration work on entire structure.

Plan(s) of Record: Application and documents posted under **ZSP-22-1** on the City of Newburyport web site, and the MHC Form B #438.

Significance of the historic building/structure

This property is documented in a Massachusetts Historical Commission “Form B,” number 438. There is uncertainty as to the date of the original house (the gambrel-roofed section) but it is believed to date from the latter half of the 18th century. The form mentions the additions to the rear as certainly being added later, but not when.

This building is significant as a strong contributor to the architectural and cultural aspect of this part of the city. It has proportions and attributes of the Georgian architectural style as was evolving into the Federal period style. The doorway, noted on the Form B as “probably original,” has the somewhat more modest Georgian style, examples of which are becoming fewer. Federal period structures tell an important story about Newburyport’s history during the years just before, during and after the Revolutionary War, being a time of considerable local commercial and social activity and growth, and of course the role of Newburyport and her citizens in that conflict.

Originally a residence, it was adapted to serve as a ‘boarding house’ in the late 20th century - documentation suggests around 1980. It’s known today as the Market Street Inn.

The relative importance of the historic structure to its setting within the District:

The city’s “downtown” area originally had many residential structures, even on State street below High Street. Gradually, this (informal) commercial district expanded, and many residences were either modified for commercial use, or demolished to be replaced by commercial structures. Many of the latter structures were soon recognized as unwelcome intrusions – for example the gas station installed on the former Wolf Tavern site.

Therefore, structures such as 22 Market Street, which retain much of their original appearance, are important to preserve even as they may be adapted to new uses. (I refer here to the historical, gambrel-roofed section of the structure; the later-added additions do not significantly add, and some detract, from the structure’s historical value.)

Recommendations to the SPGA (Zoning Board of Appeals):

The Newburyport Historical Commission (NHC) has reviewed the proposed plans submitted by the applicant(s), and finds that:

- The proposed changes to the REAR of the structure, which involve significant demolition and re-building, will NOT seriously degrade the structure's historical value, and the sections proposed for demolition do not contribute to historical value today.
- The removal of the 'bridge' between this structure and the one abutting it to the South is a welcome change.
- The applicant, in consultation with the Newburyport Preservation Trust (NPT), has affirmed to the the NHC that it will:
 - repair and restore (rather than replace) historic windows (possibly original);
 - repair, restore or replace in kind the existing shutters;
 - repair or replace in kind (using wood) the existing clapboards.
 - restore the Market Street entrance to include a transom window of the type that almost certainly would have appeared above the door. This was discussed at some length, since the current configuration is documented on the Form B. However, both the NHC and the NPT agree that the existing design is anachronistic and should be returned to the configuration that almost certainly was originally in that location.

The NHC believes that it it is in the best interest of the city for the Zoning Board of Appeals, if it approves this project, to include these promised preservation aspects as conditions of the Special Permit.

Glenn Richards, Chair, Newburyport Historical Commission