

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Mass.
COUNTY: Essex
FOR NPS USE ONLY
ENTRY NUMBER: 71.2.25.0001 DATE: 2/25/71

1. NAME
COMMON: Market Square Historic District
AND/OR HISTORIC:

2. LOCATION
STREET AND NUMBER: see continuation sheet
State, Merrimac and Water Streets (Cong. District #6)
CITY OR TOWN: Newburyport
STATE: Mass. CODE: 5 COUNTY: Essex CODE: 009

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☒ District ☐ Building ☐ Site ☐ Structure ☐ Object	☒ Public ☐ Private ☒ Both	☒ Occupied ☒ Unoccupied ☐ Preservation work in progress	Yes: ☒ Restricted ☐ Unrestricted ☒ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☒ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☒ Other (Specify) <u>those in public</u> <u>ownership are empty pending</u> <u>restoration</u>

4. OWNER OF PROPERTY
OWNER'S NAME: Majority are owned by Newburyport Redevelopment Authority
STREET AND NUMBER: 55 Pleasant Street
CITY OR TOWN: Newburyport, Mass. STATE: Mass. CODE: 25

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC.: South Registry District
STREET AND NUMBER: 32 Federal Street
CITY OR TOWN: Salem, Mass. STATE: Mass. CODE: 25

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY: Inventory of the historic assets of the Commonwealth
DATE OF SURVEY: 1966 ☐ Federal ☒ State ☐ County ☐ Local
DEPOSITORY FOR SURVEY RECORDS: Massachusetts Historical Commission
STREET AND NUMBER: Office of the Secretary, State House
CITY OR TOWN: Boston, Mass. STATE: Mass. CODE: 25



SEE INSTRUCTIONS

STATE: Mass.
COUNTY: Essex
ENTRY NUMBER: 71.2.25.0001 DATE: 2/25/71
FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☒ Fair	☒ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Market Square is a triangular open space created by the junction of State Street, which enters it from the South, Water Street from the East and Merrimack from the West. Both individual and row buildings surround the Square; behind flows the Merrimack River. Flanking these are the two most historically important and architecturally impressive buildings in the district, the Market House and the Custom House. Rows of brick shops and dwellings similar in style, proportion, size and appearance surround the other streets. They provide the District with an architectural coherence that makes it unique within seaport cities in New England. This coherence is largely the result of the reconstruction of much of the Square during the twenty-one year period following the fire of 1811, and the controls imposed by the building code, an Act passed in 1811, 1812.

A majority of the Federal style buildings facing the Square are common bond brick row houses with stores below. They are three stories tall and three bays wide. The ridge roofs of these rows are broken only by the exterior extension of fire walls which terminate in stepped gables and contain the stacks of end chimneys. Most of the buildings display modest modillioned cornices under the eaves. Those structures on Inn Street are further embellished by iron grilles on the roof above the eaves. A photograph of 1864 shows that broad continuous stone lintels supported by heavy stone posts extended across the entire facade of each building. This post and lintel system carried the weight of the walls above and made possible the wide window openings for the shops. The doors are recessed, some at the side, and some at the center. Generally the second and third story windows are sash with flared granite lintels. Major alterations to these buildings have been the replacement of some of the continuous stone lintels by iron beams sometime in the later 19th century, and changes in the size and type of window panes.

In addition to these buildings, Market Square includes two outstanding individual buildings; the original Market House and the U.S. Custom House. Work was begun in 1823 on the two story brick Market House. Although consistent in height with the rest of the buildings surrounding the Square, this hipped roof structure is only two stories high. The 9-bay width of its main facade has broad overhanging eaves which are ornamented by a delicately scaled modillioned cornice. As the building exists today, a continuous lintel extends across the entire facade supporting the walls above. All of these elements strengthen the horizontal emphasis inherent in Federal style buildings of this type and increase the distinction between this building and the rows. A subordinate verticality is displayed by a three bay pavillion centered on the main facade. A three part window topped by a round arched window with fan lights is set in the middle of the second floor of the pavillion. Granite piers at each corner of the first story of the pavillion support the lintel, from which corner pilasters extend through the second story. A full entablature and pediment rest on these pilasters. The original fan light window in the pediment has been replaced by a clock. Across the second story of the main facade, round arched windows echo the semi-circular motif of those in the pediment and in the center of the pavillion. In its original form the Market had stalls on the first floor for provision dealers. These stalls were removed in 1864 when the Market House was altered to its present use as the local fire station.

The U.S. Custom House forms the East boundary of the Market Square district. This classical revival building was built in 1834-35 from designs by Robert Mills. He was the first architect who was both born and trained in America (see separate entry).

SEE INSTRUCTIONS



NATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet)

STATE Mass.	
COUNTY Essex	
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(Number all entries)

2. Location. Market Square Historic District, Newburyport
Boundary Description

Beginning at a point on the south line of Water Street, N 660, 776.37/ E 769, 392.28; thence N. 79° 55' 10" W for a distance of 22.85 feet; thence N 81° 57' 03" W for a distance of 22.06 feet; thence S 86° 08' 17" W for a distance of 69.16 feet; thence S 11° 24' 05" W for a distance of 38.14 feet; thence S 02° 40' 35" W for a distance of 6.00 feet; thence S 35° 36' 15" E for a distance of 22.00 feet; thence S 34° 05' 15" W for a distance of 45.98 feet; thence S 29° 19' 14" for a distance of 22.61 feet; thence S 35° 50' 57" W for a distance of 51.53 feet; thence S 51° 52' 47" E for a distance of 19.00 feet; thence S 36° 47' 01" W for a distance of 65.60 feet to the northeast line of Liberty Street; thence S 37° 27' 38" for a distance of 61.71 feet to the intersection of the southwest line of Liberty Street and a property line; thence southwesterly along said property line for a distance of approximately 58 feet to a property line; thence southeasterly along said property line for a distance of approximately 46 feet to the southeast property line of 15 Middle Street; thence southwesterly along said property line and said line extended to the centerline of Middle Street; thence northwesterly along said centerline of Middle Street for a distance of approximately 73 feet to the southeast property line of 2 Middle Street extended; thence southwesterly along said line for a distance of approximately 54 feet to a property line; thence southeasterly along said line for a distance of approximately 4 feet to a property line; thence southwesterly along said line for a distance of approximately 15 feet to the northeast property line of 17 State Street; thence southeasterly along said line for a distance of approximately 68 feet to the southeast property line of 17 State Street; thence southwesterly along said line and the southeast property lines of 21-27 State Street for a distance of approximately 57 feet to the southeast line of a way which is also the northwest property line of 3 Essex Street; thence southwesterly along said line and said line extended to the centerline of Essex Street; thence northwesterly along said line to the centerline of State Street; thence southwesterly along the centerline of State Street to the centerline of Pleasant Street; thence northwesterly along the centerline of Pleasant Street for a distance of approximately 85 feet to the extension of the northwest property lines of 38-58 State Street; thence northeasterly along said property lines for a distance of approximately 192 feet to the centerline of Threadneedle Alley; thence northwesterly along said centerline to the centerline of Inn Street; thence northeasterly along said centerline for a distance of approximately 105 feet to the extension of the southwest property line of 32 Inn Street; thence northwesterly along said line for a distance of approximately 70 feet to point; thence northeasterly along a line which is parallel to and 70 feet northwest of the centerline of Inn Street for a distance of approximately 200 feet to the southwest line of Market Square; thence northwesterly along said line for a distance of approximately 75 feet to the extension of the west property line of the Central Fire Station of the City of Newburyport; thence N 20° 15' 15" E for a distance of approximately 133 feet; thence N 14° 11' 13" E for a distance of 23.99 feet; thence S 75° 54' 32" E for a distance of 68.26 feet; thence N. 77° 56' 31" E for a distance of approximately 557 feet to a property line; thence S 15° 42' 20" W for a distance of approximately 190 feet to the point of Beginning.

3. Accessible to the Public: All exterior architectural features are accessible to public. Redevelopment Authority owned structures are closed pending restoration. Privately owned shops are open to public during business hours.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE Mass.	
COUNTY Essex	
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ENTRY NUMBER 71.2.25.0001	DATE 2/25/71

(Number all entries)

Market Square, Historic District, Newburyport

#7. Description, cont.

Newburyport Redevelopment Authority is carrying out an urban renewal program which proposes to rehabilitate the important Market Square Historic District. The Redevelopment Authority presently owns all property except one parcel within the renewal portion of the district. The remaining property outside the renewal area is privately owned and occupied. The private property is being continuously upgraded over the past several years and is fully occupied. The property owned by the Redevelopment Authority is vacant, pending implementation of the renewal program; it is in deteriorated condition and requires rehabilitation and improvement as soon as possible.



6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

1811-1832

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---|
| ☐ Aboriginal | ☐ Education | ☐ Political | ☐ Urban Planning |
| ☐ Prehistoric | ☐ Engineering | ☐ Religion/Philosophy | ☒ Other (Specify) |
| ☐ Historic | ☐ Industry | ☐ Science | |
| ☐ Agriculture | ☐ Invention | ☐ Sculpture | |
| ☒ Architecture | ☐ Landscape | ☐ Social/Humanitarian | |
| ☐ Art | ☐ Architecture | ☐ Theater | |
| ☒ Commerce | ☐ Literature | ☐ Transportation | |
| ☐ Communications | ☐ Military | | |
| ☐ Conservation | ☐ Music | | |

STATEMENT OF SIGNIFICANCE

Market Square in Newburyport is one of the last seaport business districts remaining from the golden days of New England shipping. Newburyport built her prosperity on a practical combination of shipbuilding, fishing, European and West Indies trading, distilling, and domestic trade; Market Square was the center of all that activity. Market Square has been a market since the Indians met early explorers from England, France and Holland on the banks of the Merrimack River to trade furs and fish. The canal completed in 1796 to connect Newburyport with inland areas made Market Square the trading center for a good portion of interior New England and for sections of the Canadian border country as well. During the peak years of port activity, as many as seven wharves may have run directly from Market Square to the Merrimack River. The majority of buildings now standing in the Market Square area were built in a twenty-one year period following the fire of 1811. The building code enacted immediately after the fire imposed a consistency of technique and a similarity of material on all the new construction. The resulting buildings provide the Market Square district with an architectural coherence unique among New England seaport cities.

Docks between the Market Square wharves reached so far inland that the bowsprits and jib-booms of ships berthed there extended over the Square sidewalks. The early buildings in the Square area were so concentrated that in a few hours the fire of May 31, 1811, destroyed all of the area except the North Row. In June of the same year, the Massachusetts General Court passed a special act intended to prevent the recurrence of such fires in Newburyport. The act required that all buildings in Market Square be constructed of brick or stone and that no wooden structure in Newburyport be more than twenty-five feet high. Though the act was repealed in 1832, at Newburyport's request, most of Market Square was rebuilt under its provisions. As an added precaution, massive fire walls were placed between the sections of individual buildings. These walls extend from basement through roof, ending in the distinctive stepped-end gable now found throughout Market Square.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Coffin, Joshua. A Sketch of The History of Newbury, Newburyport and West Newbury. Boston: Samual G. Drake, 1845.
 Currier, John J. History of Newburyport, Massachusetts, Volumes I and II. Newburyport: printed for author, 1909.
 Morison, Samuel Eliot. Maritime History of Massachusetts. Boston: Houghton Mifflin, 1921.
Newburyport Daily News. Newburyport, Massachusetts: March 14, 1944; December 8, 1949; November 22, 1950.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	° ' "	° ' "	42 °	48'	40 "
NE	° ' "	° ' "	70 °	52 '	13 "
SE	° ' "	° ' "			
SW	° ' "	° ' "			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 6.2 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:
 Anne R. Wardwell, Survey Director

ORGANIZATION: Massachusetts Historical Commission

DATE: Feb. 23, 1971

STREET AND NUMBER:
 Office of the Secretary, State House

CITY OR TOWN: Boston

STATE: Mass.

CODE: 25

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name John F. X. O'Connor
 Secretary of the Commonwealth
 Chairman

Title Massachusetts Historical Commission

Date Feb. 23, 1971

I hereby certify that this property is included in the National Register.

Ernest A. Connally
 Chief, Office of Archeology and Historic Preservation
 FEB 25 1971

Date _____

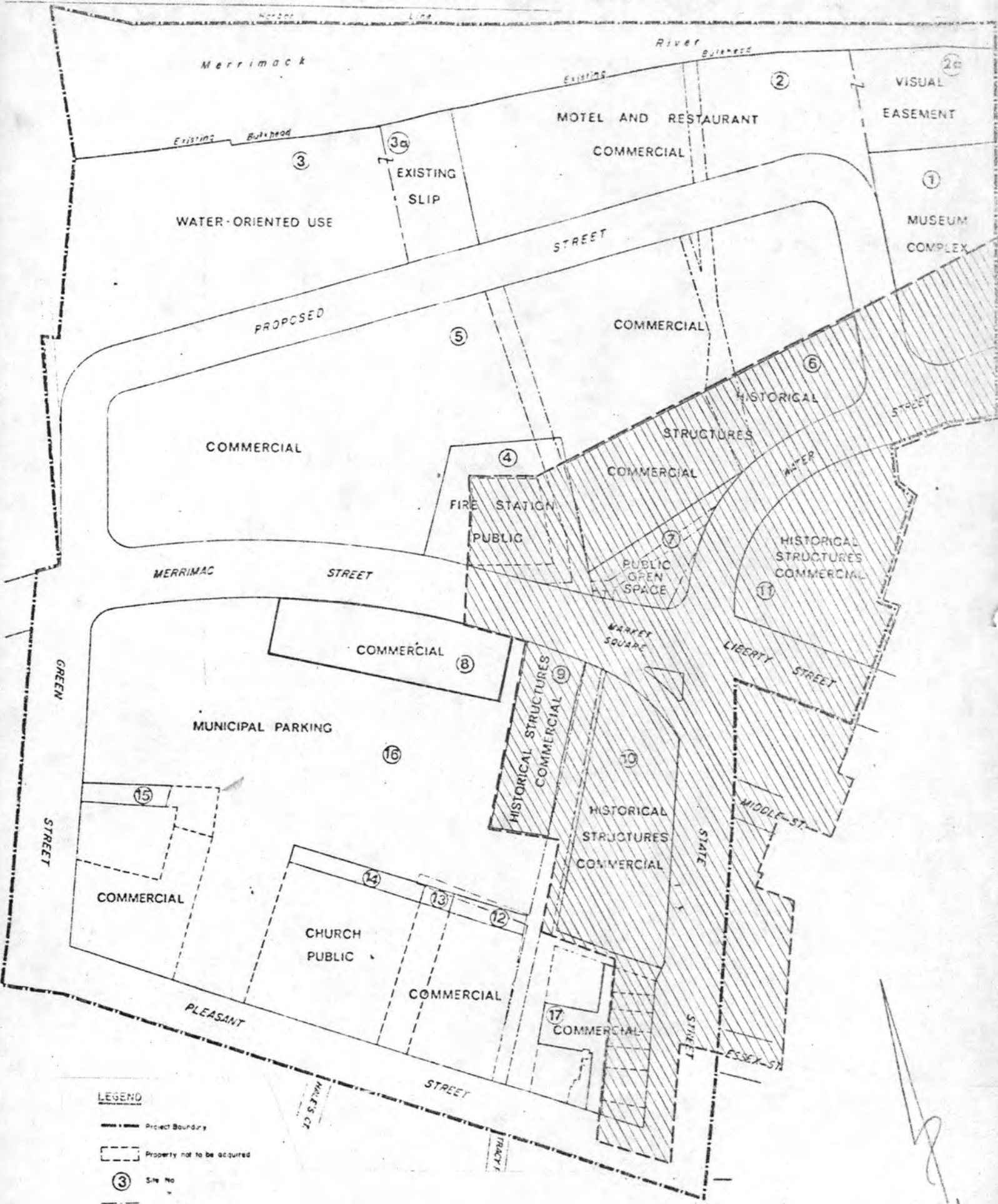
ATTEST:

William J. Mustang
 Keeper of The National Register
 FEB 25 1971

Date _____

SEE INSTRUCTIONS

MAP 1 NEWBURYPORT CENTRAL URBAN RENEWAL AREA AND MARKET SQUARE HISTORIC DISTRICT



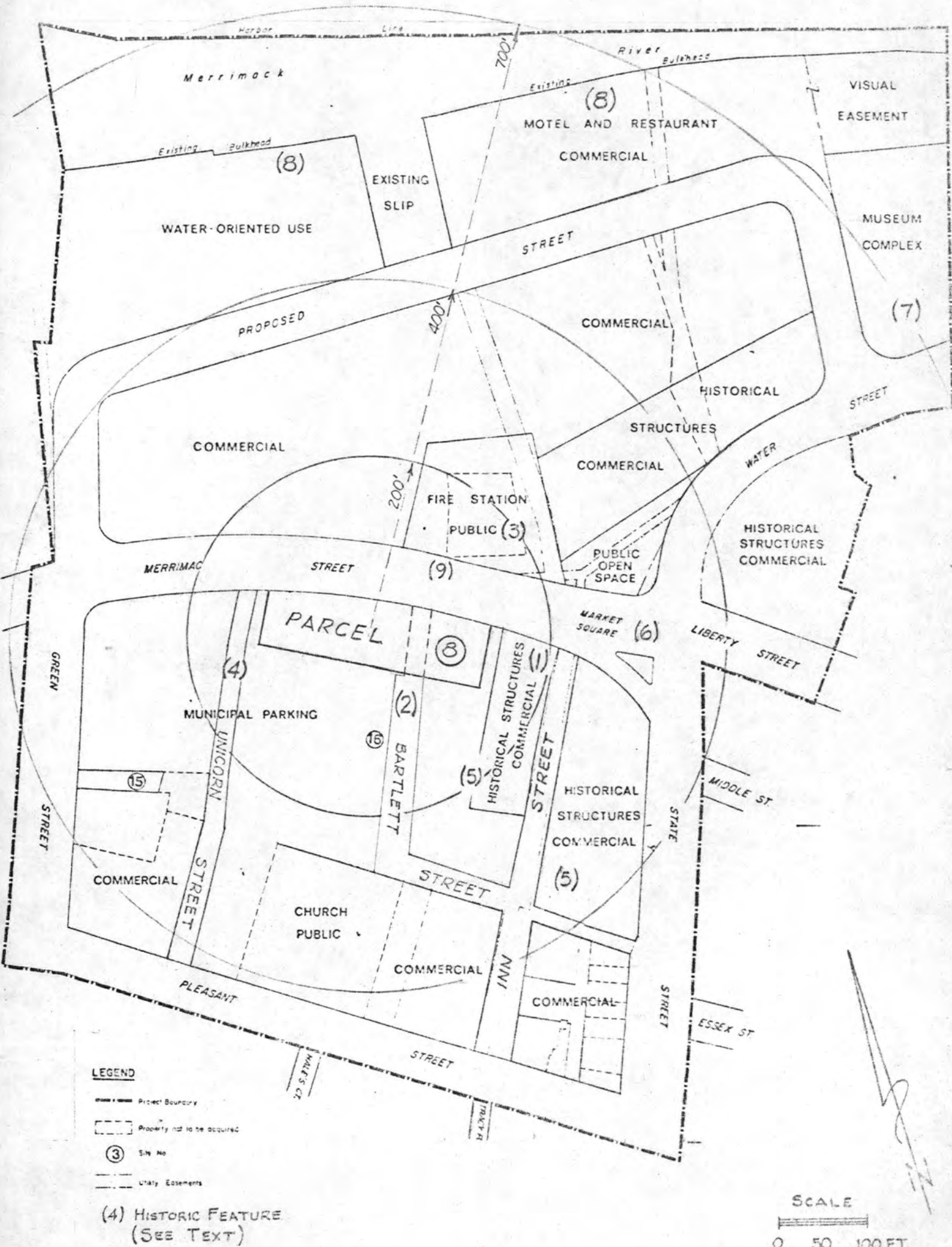
LEGEND

- Project Boundary
- Property not to be acquired
- Site No.
- Utility Easements
- NATIONAL REGISTER HISTORIC DISTRICT

SCALE
 0 50 100 Ft.

MAP 2

RELATIONSHIP OF PARCEL 8 TO HISTORIC FEATURES



Essex Co.

Market Square
Historic District

RECEIPT	PROPERTY	STATE	REGISTER NUMBER
DATE OF RECEIPT <u>2/25/71</u> YES	NO		NUMBER <u>71.2.25.0001</u>
DATA PAGE <u>✓</u>			<u>2</u>
PHOTO (S) <u>✓</u>			
PHOTO DESCRIP (S) <u>✓</u>			
MAP (S) <u>✓</u>			
MAP DESCRIPTION (S) <u>✓</u>			<u>2</u>
LOGGED <u>✓</u>			
ACKNOWLEDGE <u>2/25</u>			
RESUBMIT			

Mass.

2/25/71

REVIEW

OK

57 Main

2/25/71

HISTORIAN

OK

Levy

2/25/71

ARCHAEOLOGIST

ARCHITECT

OK

Charles

2-25-71

ASST. KEEPER

KEEPER

OK

Wm

2/25/71

ENTRY

CHIEF, OAHF

OK

EML

2-25-71

EDITORIAL PROCESSING, EDITOR

Federal Register Entry

4/6/71

Date

Annual Edition Entry

Logged

2/25/71

Card

2/25/71

WORKING NUMBER 2.25.71.1

COMMENTS:





1) View of facade of 2-34 State Street, Newburyport, Mass.

Block 5 - Parcels 1, 25, 24, 6, 23, 22, 7, 9 & 21 as defined
on Exhibit B - Map of Market Square Historic District

2) Photo by: Art & Camera, 39 Pleasant St, Newburyport

3) Date of Photo: January 25, 1971

NPS Number 71-225-0001

Title: Market Square Historic
District

Loc. Essex Co, Mass. ①
facades

PROPERTY OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Mass.	
COUNTY Essex	
FOR NPS USE ONLY	
ENTRY NUMBER 71.2.25.0001	DATE 2/25/71

SEE INSTRUCTIONS

1. NAME			
COMMON: Market Square Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
State, Merrimac and Water Streets			
CITY OR TOWN:			
Newburyport			
STATE:	CODE	COUNTY:	CODE
Mass.	25	Essex	009
3. PHOTO REFERENCE			
PHOTO CREDIT: Art and Camera , 39 Pleasant St., Newbur yport			
DATE OF PHOTO: 1971			
NEGATIVE FILED AT:			
Art and Camera, 39 Pleasant St., Newburyport			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
View of facades of 2-34 State Street, Newburyport			



- 1) View of Market Square looking East from Merrimac Street
toward 14-22 Market Square & down Water Street
- 2) Photo by: Art & Camera, 39 Pleasant St, Newburyport
- 3) Date of Photo: January 25, 1971

NPS Number 71, 2. 25. 0001

Title: Market Square High District

Loc. Newburyport
Mass.

(2)

PROPERTY OF THE NATIONAL REGISTER

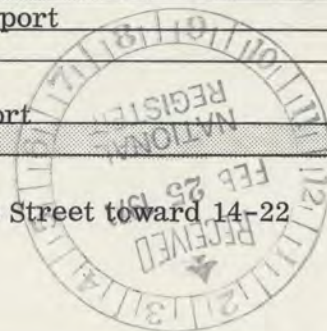
SEE INSTRUCTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Mass.	
COUNTY Essex	
FOR NPS USE ONLY	
ENTRY NUMBER 71.2.25.0001	DATE 5/25/91

1. NAME			
COMMON: Market Square Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: State, Merrimac and Water Streets			
CITY OR TOWN: Newburyport			
STATE: Mass.	CODE 25	COUNTY: Essex	CODE 009
3. PHOTO REFERENCE			
PHOTO CREDIT: Art and Camera, 39 Pleasant St., Newburyport			
DATE OF PHOTO: Jan. 25, 1971			
NEGATIVE FILED AT: Art and Camera, 39 Pleasant St., Newburyport			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. View of Market Square looking East from Merrimac Street toward 14-22 Market Square and down Water Street			



**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE Mass.	
COUNTY Essex	
FOR NPS USE ONLY	
ENTRY NUMBER 71.2.25.0001	DATE 2/25/71

1. NAME

COMMON: **Market Square Historic District**
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
State, Merrimac and Water Streets
CITY OR TOWN:
Newburyport

STATE: Mass.	CODE 25	COUNTY: Essex	CODE 009
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3. MAP REFERENCE

SOURCE:
U. S. G. S. Newburyport East, Mass. - N.H.
SCALE: **1:24,000**
DATE: **1966**

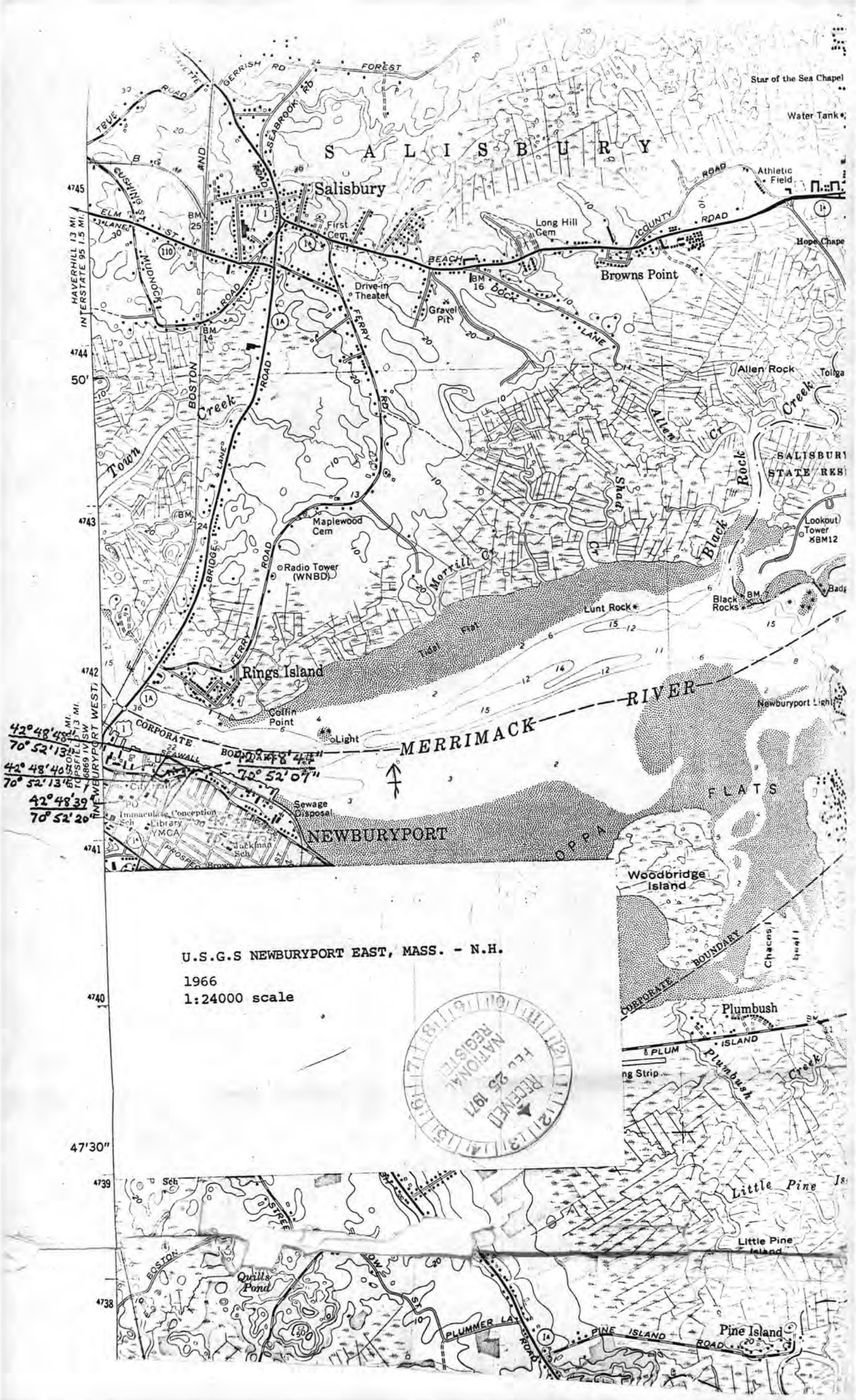
4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

SEE INSTRUCTIONS





U.S.G.S NEWBURYPORT EAST, MASS. - N.H.

1966

1:24000 scale



**NATIONAL REGISTER OF HISTORIC PLACES
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AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
<u>State, Merrimac and Water Streets</u>			
CITY OR TOWN:			
<u>Newburyport</u>			
STATE:	CODE	COUNTY:	CODE
<u>Mass.</u>	<u>25</u>	<u>Essex</u>	<u>009</u>
3. MAP REFERENCE			
SOURCE:			
<u>Newburyport Redevelopment Authority</u>			
SCALE: <u>one inch equals 50 feet</u>			
DATE: <u>1970</u>			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



SEE INSTRUCTIONS

MARKET SQUARE HISTORIC DISTRICT NEWBURYPORT, MASS.

Historic District Boundary

February, 1971

Note: See Exhibit A for Verbal Description

DRAWN BY J.E.S.
DEPT. CHECK J.L.M.
PROJ. CHECK J.T.C.

HARRY R. FELDMAN, INC. - SURVEYORS

Wendell H. Boon
REGISTERED LAND SURVEYOR
NO. 20921

REVISION	MADE BY	CHECKED BY	DESCRIPTION
SCALE: 1" = 50'			DATE: FEB 11, 1970
UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION			
APPROVED			
FOR METCALF & EDDY			
REG. PROF. ENGR.			DATE

NEWBURYPORT REDEVELOPMENT AUTHORITY
CITY OF NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY

CENTRAL BUSINESS PROJECT
PROJECT NO. MASS. R-80

PROJECT BOUNDARY AND
LAND ACQUISITION PLAN

M&E METCALF & EDDY ENGINEERS

CODE
R 213

SHEET 2

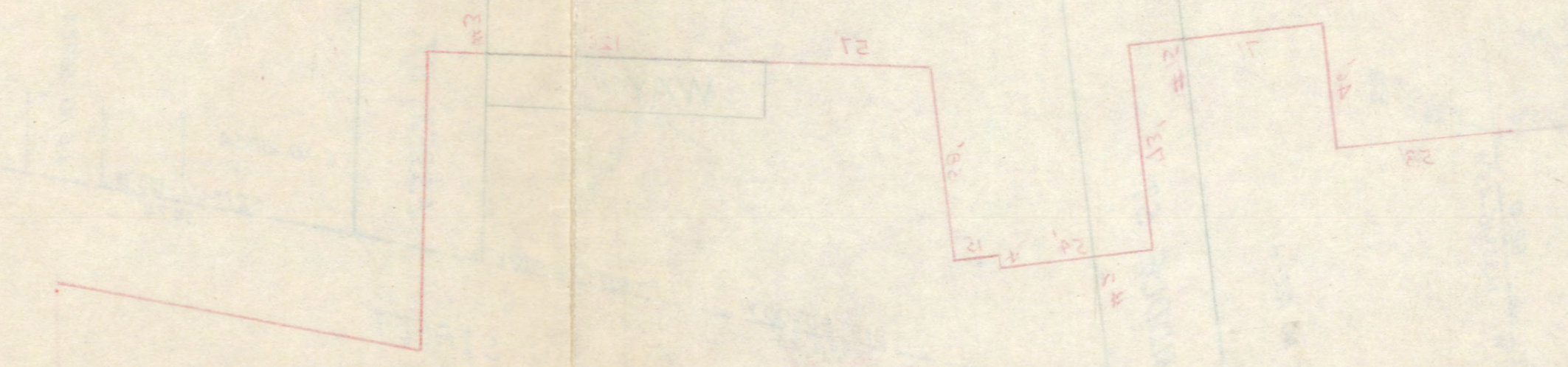


EXHIBIT B

MARKET SQUARE HISTORIC DISTRICT MAP





National Trust for Historic Preservation

748 JACKSON PLACE, N. W. WASHINGTON, D. C. 20006 (202) 382-3304

February 16, 1971

The Honorable
George W. Romney
The Secretary of the Department of
Housing and Urban Development
451 7th Street, S.W.
Washington, D. C. 20410



Dear Mr. Secretary:

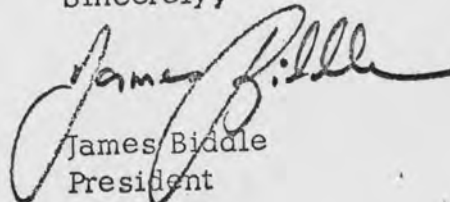
We regret the decision not to fund that portion of the Urban Renewal Project, submitted by the Newburyport Redevelopment Authority, providing for restoration of architecturally and historically significant early 19th-century commercial and warehouse buildings surrounding Market Square, Newburyport, Massachusetts.

Newburyport is unique as an historic New England port, retaining not only mansion houses and a customs house designed by Robert Mills, but also warehouses and commercial structures, reflecting a completely authentic picture of an early American New England shipping and fishing center.

The LPA plan would preserve important heritage for all Americans, at the same time providing Newburyport residents with an urban center retaining the architectural character of its great past.

We urge you to reconsider funding this preservation portion of the program, particularly in light of the President's message on the environment, in which he explicitly recognized that those environmental qualities and amenities resulting from the preservation of buildings and areas illustrating the history and culture of our nation should be the right of all Americans.

Sincerely,


James Biddle
President

cc: Hon. John F. X. Davoren, SLO
Representative Michael Harrington
✓ Mr. Paul McGinley, Newburyport Redevelopment
Authority
Mr. Robert G. Neiley, AIA-SPC
Dr. William H. Pierson, Jr., NT Advisor



Newburyport Redevelopment Authority

55 Pleasant Street

Telephone 465-8766

NEWBURYPORT, MASSACHUSETTS 01950

February 19, 1971

Mr. Norman V. Watson
Assistant Secretary for Renewal
Department of Housing and Urban Development
7th & D Streets S. W.
Washington, D. C. 20410

Attention: Mr. William Brennan

Dear Mr. Watson:

As you are aware your department recently eliminated funds for the restoration of historic buildings from our Amendatory Part I - Part II Application for Loan and Grant for the Central Business District Project, Mass. R-80.

Discussions with your staff indicated that these funds were eliminated since the historic properties are not currently on the National Register of Historic Places. During the replanning of this project HUD Regional Office staff agreed that restoration costs were clearly eligible in accordance with the Urban Renewal Handbook RHA 7207.1, Chapter 2 page 4 and 4-1.

The retention and restoration of these historic buildings are valuable, not only to this project, but as the last in-tact example of an early 19th Century market square in this country.

The importance of these buildings is reflected in a letter which Mr. James Biddle, President of the National Trust for Historic Preservation, sent to Secretary Romney earlier this week. In his letter Mr. Biddle expresses his regret that the preservation funds were eliminated and urges reconsideration of this matter. A copy of Mr. Biddle's letter is attached.

We are now proceeding expeditiously to place Market Square on the National Register. This process is being closely coordinated with Dr. Richard Hale of the Massachusetts Historical Commission; Mr. William Murtaugh, Keeper of the National Register and the HUD Boston Area Office. All necessary documentation was submitted to the Massachusetts Historical Commission yesterday for their review and certification. It is estimated that the findings of the Massachusetts Historical Commission will be in the hands of Mr. William Murtaugh, Keeper of the National Register by February 24

FEB 22 1971

February 19, 1971

or 25. It is anticipated that the Market Square Historic District will be on the National Register shortly thereafter.

It is important that the Department of Housing and Urban Development reconsider the funding of the historic preservation element of our renewal project. It is particularly important in light of President Nixons' recent message to Congress on the environment in which he indicated:

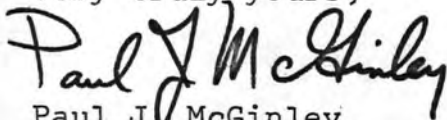
"..... American cities from Boston and Washington to Charleston, New Orleans, San Antonio, Denver and San Francisco reflect in the architect of their buildings a uniqueness and character that is to rapidly disappearing under the bulldozer."

The President also strongly urged the preservation and rehabilitation of historic sites and buildings.

In our Newburyport urban renewal project, your department has a unique opportunity to carry out the President's mandate to preserve a critically important historic area. This is an urban renewal project that was to destroy a unique assemblage of historic buildings but has now been revised after much effort to retain and preserve them. We are placing Market Square on the National Register and are hereby requesting that your Department make available the necessary funds to preserve this historic area.

We look forward to an early decision so that we can move forward to preserve this historic area.

Very truly yours,



Paul J. McGinley
Executive Director

PJMcG/jl

Enclosure

cc Susan Lang, Boston Area Office
Dr. Richard Hale
National Trust
Congressman Michael J. Harrington
Senator Edward Brooke
Senator Edward M. Kennedy
William Murtaugh ✓



The Commonwealth of Massachusetts

Office of the Secretary

State House, Boston 02133

John F. X. Davoren

Secretary of the Commonwealth

February 23, 1971

Office of Archeology and Historic
Preservation
801 19th Street
Washington, D. C. 20006

Attention Miss Sally Marusin

AIR MAIL-SPECIAL DELIVERY

Dear Sally,

Enclosed are forms for 2 entries that I am sure you have heard about, Market Square Newburyport and the Custom House, Newburyport.

The Market Square form includes 2 glossy 8by 10 black and white photos with separate photo identification sheets, a Xerox of the pertinent U.S.G.S. map with separate cartographic identification sheet, A Newburyport Redevelopment Authority map, with separate identification sheet, and continuation sheets, 1+2.

The Custom House form includes one 5x7 glossy black and white photograph with identification sheet and a Xerox of the pertinent U.S.G.S. map with identification sheet.

I am sure that since you are already aware of the reason for the hasty delivery of the forms, you will expedite their processing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anne".

Anne R. Wardwell
Survey Director
Massachusetts Historical Commission

/aw



The Commonwealth of Massachusetts
Office of the Secretary
State House, Boston 02133

John F. X. Davoren
Secretary of the Commonwealth

February 23, 1971

Mrs. Sally Marusin
Assistant Editor, National Register
Office of Archeology and Historic Preservation
Room 618
801 19th Street, N. W.
Washington, D. C.

Dear Mrs. Marusin,

Our office has just mailed to you a nomination form requesting National Register status for the Market Square Historic District in Newburyport, Massachusetts. We have just discovered that one blank on the nomination form was accidentally omitted in typing the final version and would like to correct that oversight.

Under section 8 of the form (historical significance), the blank for specific dates should read 1811-1832. I believe you will find these dates pencilled in but not typed on the form as it was mailed to you.

We apologize for this oversight on our part and hope that it will not cause you any inconvenience in the processing of the Market Square nomination form.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anne".

Anne R. Wardwell
Survey Director,
Massachusetts Historical Commission

ARW/pam

File:



Newburyport Redevelopment Authority

55 Pleasant Street

Telephone 465-8766

NEWBURYPORT, MASSACHUSETTS 01950

February 25, 1971

Mr. Norman V. Watson
Assistant Secretary for Renewal
Department of Housing and Urban Development
7th and D Streets S.W.
Washington, D.C.

Dear Mr. Watson:

This is in reference to a request from your office today relative to the restoration of our Urban Renewal funds.

Please be advised that the entire Market Square District in Newburyport is about to be momentarily place on the National Register. The Massachusetts Historical Commission has acted affirmatively and strongly urged the Keeper of the National Register to place this District on the National Register.

We are hereby reaffirming our request as stated in our letter of February 19, 1971 which requested the restoration of our Historic funds. A copy of this letter is attached for your reference and clearly outlines the needs and paramount importance to restore these funds to our budget.

We strongly urge your immediate action and look forward to hearing from you in the near future.

Very truly yours,

Paul J. McGinley

Paul J. McGinley
Executive Director

PJMcG/C
Enclosure

cc: Miss Susan Lang, Boston Area Office
Dr. Richard Hale
National Trust
Mr. William Murtaugh ✓
Senator Edward Kennedy
Senator Edward Brooke
Congressman Michael Harrington

MAR 1 1971

FEB 25 1971

H30-HR

BASIC FILE RETAINED IN HR

Hon. Edward M. Kennedy
United States Senate
Washington, D. C.

Dear Senator Kennedy:

We are pleased to inform you that the historic properties listed on the enclosure have been nominated by the State Liaison Officer appointed by the Governor for the implementation of the National Historic Preservation Program in Massachusetts and have been entered into the National Register of Historic Places. Senator Edward W. Brooke and Representative Michael J. Harrington have also been provided with this information. By copy of this letter, the State Liaison Officer, Hon. John F. X. Davoren, Secretary of the Commonwealth, Chairman, Massachusetts Historical Commission, Office of the Secretary, State House, Boston, Massachusetts 02133, has likewise been notified. A leaflet explaining the National Register is enclosed.

Sincerely yours,

(Signed)

Director

Enclosures

Entered in the National Register _____

cc: Hon. John F. X. Davoren, Secretary of the Commonwealth, Chairman,
Massachusetts Historical Commission, Office of the Secretary, State House,
Boston, Massachusetts 02133

Also notified: Hon. Edward W. Brooke
United States Senate
Washington, D. C.

Hon. Michael J. Harrington
House of Representatives
Washington, D. C.

cc: Director, Northeast Region

2/25/71

HR
Smarus:mm

Properties added to the National Register of Historic Places

MASSACHUSETTS:

Market Square Historic District

Essex County, Massachusetts

U.S. Customs House

Essex County, Massachusetts

H30-HR

FEB 25 1971

Hon. John F. X. Davoren
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission
Office of the Secretary
State House
Boston, Massachusetts 02133

Dear Mr. Davoren:

We are pleased to inform you that the historic properties listed on the enclosure have been placed on the National Register of Historic Places. Senators Edward M. Kennedy and Edward W. Brooke and Representative Michael J. Harrington are being informed. A leaflet explaining the National Register is enclosed for each of the property owners. Please withhold any publicity on this until you have received a carbon copy of the Congressional correspondence.

Sincerely yours,
(Signed)

Director

Enclosures

Entered in the National Register FEB 25 1971

CC:
HR

SMarusin:mm

2/25/71

BASIC FILE RETAINED IN HR

File

October 19, 1972

Mr. Floyd H. Hyde
Assistant Secretary for Community Development
Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D. C. 20410

Dear Mr. Hyde:

In response to your conditional letter of September 29, 1972, requesting the comments of the Advisory Council on Historic Preservation on the proposed disposition of Parcel 8 within the Newburyport, Massachusetts, Central Business Urban Renewal Project Area (MASS-R-80) to a private developer for the construction of a commercial building adjacent to the Market Square Historic District, a National Register property, and as a result of subsequent consultations with Mr. Lawrence Houstoun of your staff, in accordance with the Advisory Council "Procedures for Compliance With Section 106," published in the Federal Register (Part II, Volume 37, Number 51, March 15, 1972), we have placed the matter on the agenda of the next meeting of the Advisory Council, scheduled for November 15-16, 1972.

For the purpose of arriving at comments under Section 106, the Council has prescribed that certain reports be made available to it, including one from the Federal agency having responsibility for the undertaking. Therefore, we request that you furnish the Council a report that contains the following:

1. A general discussion of the proposed undertaking which might include a review and status of Newburyport Central Business Urban Renewal Project, MASS-R-80 (including proposed waterfront development), the relationship of proposed development of Parcel 8 to the plan, a chronology of events, and an account of allocation and disbursement of funds.
2. An evaluation of the effects of the undertaking upon the National Register property which might include an evaluation of the historic, architectural, archeological and cultural resources of the historic district and the effects on these resources, with specific reference to architectural compatibility and the impact on the historic scene, and a summary of economic studies regarding the proposed development of Parcel 8 and the relationship to the restoration of the adjacent commercial properties within the historic district.

3. An account of steps taken to comply with Section 102(2)(a) of the National Environmental Policy Act of 1969 (83 Stat. 42 U.S.C. 4332), and a copy of the draft environmental statement or negative declaration pursuant to Section 102(c) of the Act.

4. Steps taken or proposed by the agency to take into account or minimize the adverse effects, if any, of the undertaking.

5. A discussion of alternatives, and their feasibility, to remove or satisfactorily mitigate any adverse effects.

In addition to fifty copies of the Section 106 Report, which should be submitted by November 1, the Council would also like to have an oral presentation at the November meeting. The Council would welcome the participation in the oral presentation of your report of the parties directly affected by your decision in this matter, such as the Newburyport Redevelopment Authority and the private contractor, with the condition that they submit written statements to the Council in conjunction with your report. It would greatly facilitate the deliberations of the Council if your representatives present at the November meeting would be prepared to answer questions concerning the proposed undertaking.

The Council will begin consideration of the proposed undertaking at 9:30 a.m., Wednesday, November 15, in Room 2010, New Executive Office Building, 17th and H Streets, N.W., Washington, D. C.

Sincerely yours,

SIGNED

S. K. Stevens
Chairman

cc:

Hon. John F. X. Davoren, State Liaison Officer for Historic Preservation
Dr. S. K. Stevens, Chairman
D, Mr. Hartzog
DD, Mr. Flynn
SOL, Mr. Meyer
PH, Mr. Utley
DDG, Mr. Garvey
All Council Members

KCTapman:JDM:res

LAW OFFICES
MORTON, REED & COUNTS
702 CORBY BUILDING
ST. JOSEPH, MISSOURI 64501
AREA CODE 816 232-6787

WILLIAM M. MORTON
DAVID H. MORTON
RONALD S. REED, JR.
JAMES H. COUNTS

October 21, 1972

Mr. Roger Holt
Assistant for Legal Services
National Trust for Historic Preservation
740 Jackson Place, N.W.
Washington, D.C. 20006

In re: Demolition of Market Square Historic District

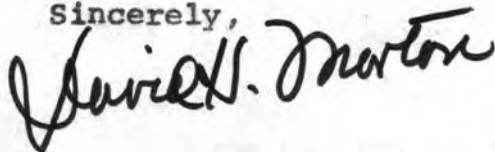
Dear Mr. Holt:

Last spring at my request you forwarded to me the amicus curae brief in South Hill Neighborhood Assn v. Romney. Our situation has deteriorated since then, and on Friday October 13, 1972, The Land Clearance for Redevelopment Authority of St. Joseph commenced demolition of the Historic District, but has been stopped by Temporary Restraining Order of the U. S. District Court for the Western District of Missouri. Tuesday October 24 at 10:00 A.M. the Court will hear our Complaint for Preliminary Injunction. I am enclosing a copy of our Complaint.

I am advised by Mr. Richard Frank, an architect who is now conducting a survey of the historically and architecturally significant buildings in the Urban Renewal area, that Dr. William Murtagh has some precedent for holding that the important date as between the approval of an urban renewal plan and a building going on the national register is the date that the process of registration was commenced. This is a departure from all cases I have been able to locate, and I would appreciate any new information in this connection.

I would particularly appreciate any information from the Environmental Law Reporter and the Bureau National Affairs Environmental Law Service indicating inroads on the decisions Kent County Council for Historic Preservation v. Romney, 304 F. Supp. 885 and South Hill Neighborhood Ass'n v. Romney, 421 F. 2d 454, 25 L.Ed.2d 534, 90 S.Ct. 1261. These services are not available here.

Sincerely,



CC: Dr. William Murtagh
National Park Service

DHM:S

Encl.

P.S. Please call collect if you have any helpful information.

Essex Co. Mass.

Advisory Council on
Historic Preservation
1522 K Street N.W.
Washington, D.C. 20005

JUL 20 1978

Honorable Richard E. Sullivan
Mayor, City of Newburyport
City Hall
Green and Pleasant Streets
Newburyport, Massachusetts 01950

Dear Mayor Sullivan:

We have been informed that the proposed redevelopment of Lot #1 in the Newburyport Central Business District Urban Renewal Project (Mass-R-80) with Community Development Block Grant funds, an undertaking of the City of Newburyport, may have an effect on the Market Square Historic District, Newburyport, Massachusetts, a property included in the National Register of Historic Places.

Please investigate this matter since the use of Community Development funds requires that you obtain the comments of the Council in accordance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f, as amended, 90 Stat. 1320) when a National Register property may be effected by the project. Steps to determine this responsibility are set forth in Section 800.4 of the Council's "Procedures for the Protection of Historic and Cultural Properties" (36 CFR Part. 800). A copy of the Council's Procedures is enclosed.

The Council requests that you report the results of your investigation to this office at the earliest opportunity. If you have further questions or require assistance, please call Sharon Conway at 202-254-3967.

Thank you for your cooperation.

Sincerely,



Myra F. Harrison
Assistant Director
Office of Review
and Compliance

Enclosure

Advisory Council on
Historic Preservation
1522 K Street N.W.
Washington, D.C. 20005

Essex Co. Mass

NR

AUG 2 1978

Mr. Anthony Corbisiero
Heritage Conservation and Recreation Service
Federal Building
600 Arch Street
Philadelphia, Pennsylvania 19106

Dear Mr. Corbisiero:

We have been informed that a proposed Heritage Conservation and Recreation Service waterfront improvement program may affect the Market Square Historic District, Newburyport, Massachusetts, a property included in the National Register of Historic Places.

Please investigate this matter to determine whether the nature of the effect requires that you obtain the comments of the Council in accordance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f, as amended, 90 Stat. 1320). Steps to determine this responsibility are set forth in Section 800.4 of the Council's "Procedures for the Protection of Historic and Cultural Properties" (36 CFR Part 800).

The Council requests that you report the results of your investigation to this office at the earliest opportunity. If you have further questions or require assistance, please call Ms. Sharon Conway at 202-254-3967.

Thank you for your cooperation.

Sincerely yours,

Signed

Myra F. Harrison
Assistant Director
Office of Review and Compliance

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICEH-16
(A-22)

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS

1. STATE Massachusetts	2. THEME(S). IF ARCHEOLOGICAL SITE, WRITE "ARCH" BEFORE THEME NO. Theme XX Architecture (Part II, 1783-1880)	4. APPROX. ACREAGE 1 acre
3. NAME(S) OF SITE Market Square Historic District		
5. EXACT LOCATION (County, township, roads, etc. If difficult to find, sketch on Supplementary Sheet) Newburyport, Essex County.		
6. NAME AND ADDRESS OF PRESENT OWNER (Also administrator if different from owner) Private.		
7. IMPORTANCE AND DESCRIPTION (Describe briefly what makes site important and what remains are extant)		

The three-story brick buildings standing on Market Square today are representative of the typical town house architecture of the Federal period.

Founded in 1642, Newburyport soon became an important fishing, shipbuilding, and trading center. Between 1681 and 1741, 107 ships were launched from the town's shipyards, and by 1805 Newburyport stood ninth in the ranks of shipowning communities in the United States. In 1811 a fire burned 15 acres in the heart of the city to the ground. Included in this destruction were the earlier buildings that stood on Market Square. The city at once rebuilt and the approximately 34 old houses now facing on triangular-shaped Market Square thus date from the reconstruction of 1811. These three-story brick houses contain shops on the first floor and living quarters on the upper two floors. The buildings abut each other, sharing common party walls, and are generally in fair condition. Most of the structures are relatively little-altered on their facade, except for the use of large signs, and their ground floors are still largely utilized for commercial purposes. There is one later, or heavily remodelled, building intruding on the northwest side of the square and about one-half of the northeast side is now occupied by structures that were built long after 1811.

8. BIBLIOGRAPHICAL REFERENCES (Give best sources; give location of manuscripts and rare works)

Dorothy and Richard Pratt, A Guide to Early American Homes--North (New York, 1956), 17-18; Massachusetts: A Guide to its Places and People (American Guide Series) (Boston, 1937), 291-95, 415-416; Fiske Kimball, Domestic Architecture of the American Colonies and of the Early Republic (New York, 1922), 16, 30, 32, 101, 277, 278.

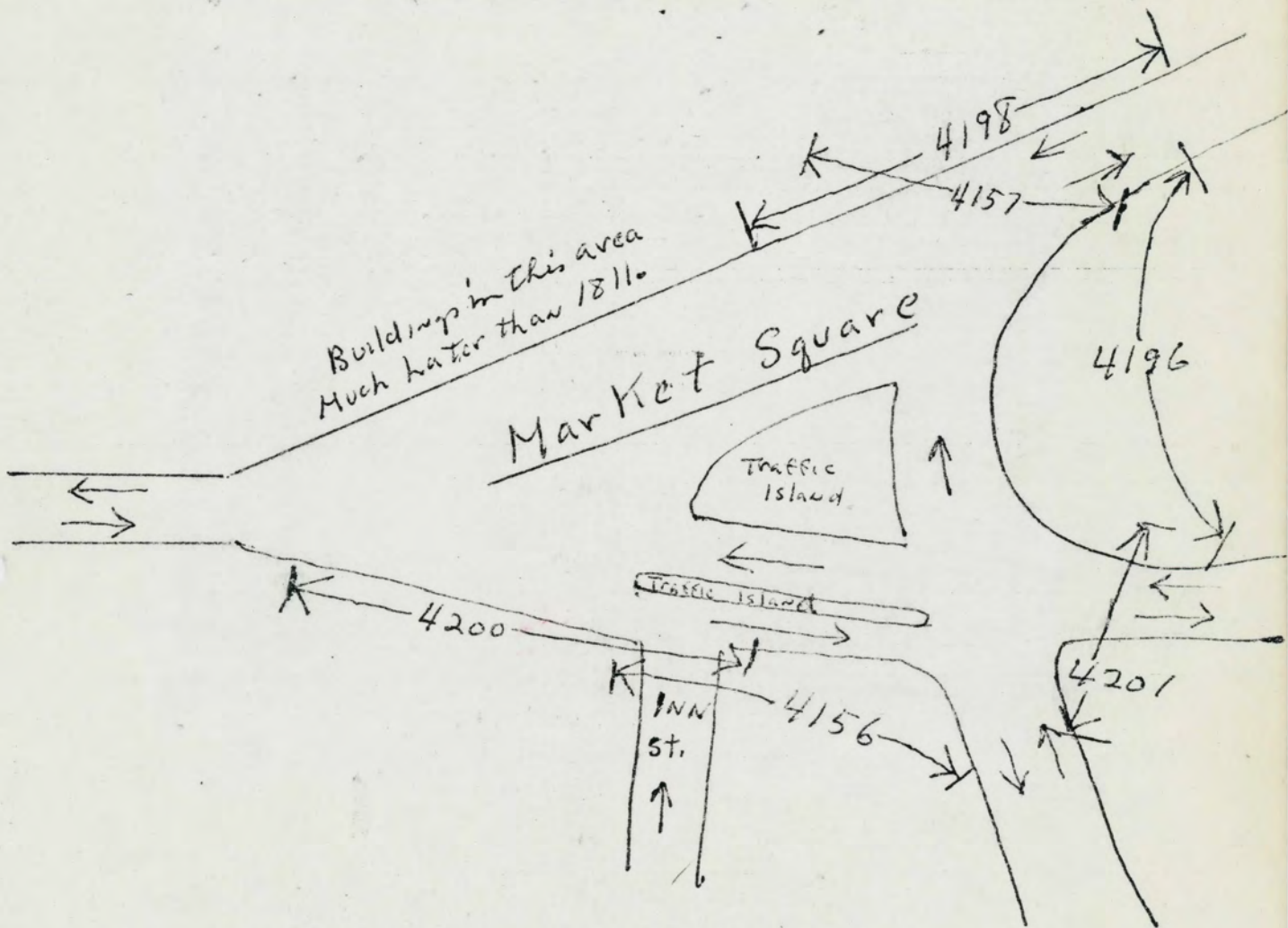
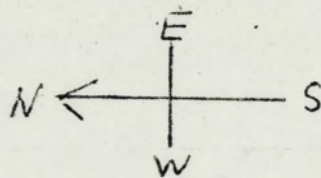
9. REPORTS AND STUDIES (Mention best reports and studies, as, NPS study, HABS, etc.)

Historic American Building Survey: None.
/4156-57, 4196-4201.

10. PHOTOGRAPHS ATTACHED ☒ YES ☐ NO	11. CONDITION Poor	12. PRESENT USE (Museum, farm, etc.) Shops-Residences.	13. DATE OF VISIT Sept. 8, 1967
14. NAME OF RECORDER (Signature) Charles W. Snell	15. TITLE Historian	16. DATE Jan. 18, 1968	

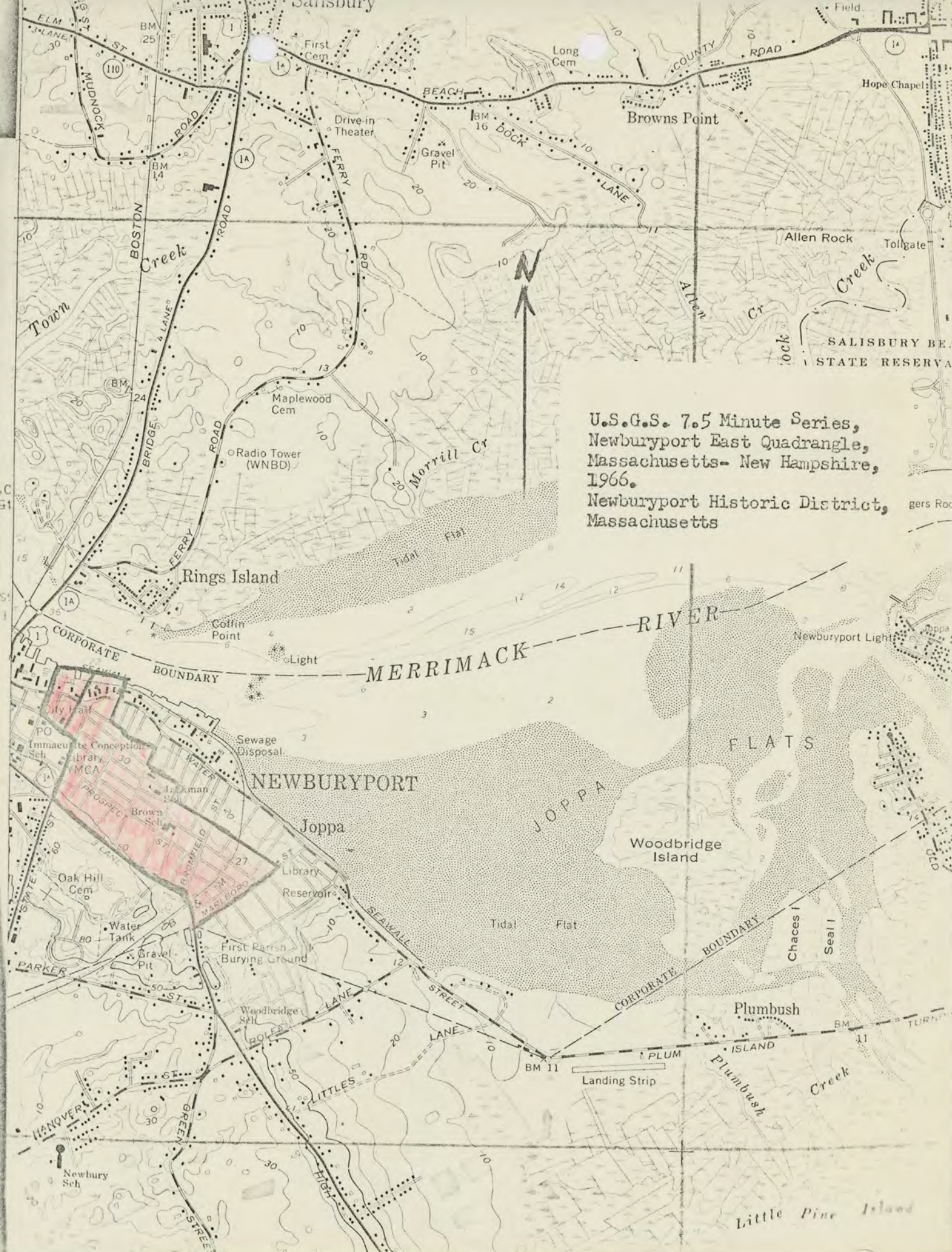
* COPY MOUNT ON AN 8 X 10 1/2 SHEET OF FAIRLY HEAVY PAPER. IDENTIFY BY VIEW AND NAME OF THE SITE, DATE OF PHOTOGRAPH, AND NAME OF PHOTOGRAPHER. GIVE LOCATION OF NEGATIVE. IF ATTACHED, ENCLOSE IN PROPER NEGATIVE ENVELOPES.

(IF ADDITIONAL SPACE IS NEEDED USE SUPPLEMENTARY SHEET, 10-317a, AND REFER TO ITEM NUMBER)



Photograph location Map
of Views Taken of 1811 Buildings
Situated on Market Square,
Newburyport, Mass.

C.W. SNELL 11/29/67



U.S.G.S. 7.5 Minute Series,
Newburyport East Quadrangle,
Massachusetts- New Hampshire,
1966.
Newburyport Historic District,
Massachusetts



Market Square--Typical Federal
Period Architecture

Newburyport, Mass.

Sept. 8, 1967

Charles W. Snell

Western Reg. Neg. 4200 ✓
(See 4156 and 4157)



Market Square - Typical Federal
Period Architecture

Newburyport, Massachusetts

Sept. 8, 1967

Charles W. Snell

Western Reg. Neg. 4156



Market Square--Typical Federal
Period Architecture

Newburyport, Mass.

Sept. 8, 1967

Charles W. Snell

Western Reg. Neg. 4201
(see 4196)



Market Square--Typical Federal
Period Architecture

Newburyport, Massachusetts

Sept. 8, 1967

Charles W. Snell

Western Reg. Neg. 4157



Market Square--Typical Federal
Period Architecture

Newburyport, Mass.

Sept. 8, 1967

Charles W. Snell

Western Reg. Neg. 4196
(see 4201)



Market Square--Typical Federal
Period Architecture

Newburyport, Mass.

Sept. 8, 1967

Charles W. Snell

Western Reg. Neg. 4198
(see 4157)

ADVISORY COUNCIL
ON
HISTORIC PRESERVATION
WASHINGTON, D.C. 20240

REPORT
OF THE EXECUTIVE SECRETARY
ON
MARKET SQUARE HISTORIC DISTRICT
NEWBURYPORT, MASSACHUSETTS

THE COUNCIL, an independent agency of the Executive Branch of the Federal Government, is charged by the Act of October 15, 1966, with advising the President and Congress in the field of Historic Preservation, commenting on Federal, federally assisted, and federally licensed undertakings having an effect upon properties listed in the National Register of Historic Places, recommending measures to coordinate governmental with private activities, advising on the dissemination of information, encouraging public interest and participation, recommending the conduct of special studies, advising in the preparation of legislation, and encouraging specialized training and education, and guiding the United States membership in the International Centre for the Study of the Preservation and the Restoration of Cultural Property in Rome, Italy.

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INTRODUCTION

This report concerns the Newburyport Central Business Urban Renewal Project and its impact on the Market Square Historic District, a National Register property. The project is directed by the Newburyport Redevelopment Authority (NRA) with assistance from the Department of Housing and Urban Development (HUD).

The urban renewal project involves \$3,116,528 of Federal monies in a loan and grant contract to the NRA. Of this amount, approximately 13%, \$405,000, is allocated by HUD for historic preservation within the Market Square Historic District. The project has been in the planning stages since 1962, and the original loan and grant contract was executed on August 18, 1966. As initially conceived, the renewal plan proposed total clearance of the historic waterfront commercial area. Subsequent local recognition of the historic values involved, however, resulted in amendments in 1968 and 1970 to provide for the retention of most of the historic structures. According to the NRA "Market Square is the last remaining intact example of an early 19th Century market place and is an outstanding example of federal period architecture."

In a letter of February 17, 1971 to the Massachusetts Liaison Officer for Historic Preservation, the NRA urged "that our historic buildings be included on the National Register, provided that urban renewal funds are restored to our budget." The Commonwealth of Massachusetts nominated the present Market Square Historic District for inclusion on the National Register of Historic Places on February 25, 1971. The District was placed on the National Register on the same day. Immediately thereafter, in April 1971, the loan and grant contract was amended, and the \$405,000 in project funds was restored by HUD to the NRA for preservation and restoration in the Market Square area.

Bids for the development of the first new building (Parcel 8) under the urban renewal plan were received on September 7, 1971, and on April 11, 1972, the NRA Board chose the Merrimack & Atlantic Development Corporation as the developer of the parcel. In July 1972, a group of local citizens, the Friends

of the Newburyport Waterfront, voiced their concern that the proposed design of the new building was incompatible with existing structures scheduled for restoration. They contacted HUD, raising the question of the applicability of Section 106 of the National Historic Preservation Act to the undertaking. After informal communication with the Council, meetings were held on September 6 and 8, 1972, between the NRA, HUD, and representatives of the Massachusetts Liaison Officer for Historic Preservation, to redesign the facade of the proposed building in order to make it more compatible with the adjacent historic properties.

By letter of September 14, 1972, M. Daniel Richardson, Director of the HUD Area Office in Boston, notified the Advisory Council that the original plans for a new building adjacent to the Historic District had been determined to constitute an adverse effect, but that this adversity had been minimized or removed by redesign of the facade. He concluded with a request for a consultation. On September 18, representatives of the Compliance Office convened with local, state and Federal officials in Newburyport for the initial meeting. The State Liaison Officer and the Federal agency agreed that the building, as redesigned, was no longer adverse. The Council staff, however, disagreed. The basis of this disagreement was outlined in a report, "Preliminary Determination of Adversity," which was delivered to HUD on September 26. A week later, on October 2, a further meeting was held between HUD and Council representatives, but the conferees were still unable to resolve the issue. On October 4, the Advisory Council received a letter dated September 29, from Assistant Secretary Hyde of HUD, requesting that the matter be placed on the Council agenda for the next meeting. At a subsequent meeting between HUD and Council representatives on October 13, it was determined that no agreement could be reached on a determination of adversity, there could be no discussion of any alternatives to remove or satisfactorily mitigate any adverse effects, and therefore the matter should proceed to the Council for comment.

During this time, the Mayor of Newburyport stated that no further review of the project would occur and that a building permit would be issued immediately. By telegram of September 21, HUD advised the NRA "not to proceed with the conveyance of

Parcel 8 to the redeveloper until further notice." On September 22, a building permit for Parcel 8 was issued, and since that time preliminary grading and excavation has occurred on the site.

The following are the major issues to be considered in commenting on the proposed urban renewal plan for the Newburyport Central Business Urban Renewal Project:

1. The Development of Parcel 8
 - A determination of adversity regarding the parcelization and design for the construction of a new commercial building as it affects the Market Square Historic District.
 - A determination of whether any alternatives to the present design of Parcel 8 are feasible or prudent.
2. The Proposed Development of the Waterfront Parcels
 - An evaluation of design guidelines and criteria established by the NRA.
3. The Proposed Redevelopment of the Historic District
 - An evaluation of NRA restoration and preservation guidelines.
4. New Construction and Historic Preservation
 - A determination of whether urban renewal funding for new construction is being used compatibly with the funding for preservation within the Historic District, and in conformance to Executive Order 11593.

In making the above determinations, it should be recognized that the development under the urban renewal plan for downtown Newburyport is not simply an issue of historic preservation. Implementation of the plan will bring economic benefits essential to the city through taxes and increased business

enterprise in an improved and modernized commercial district. In addition, because it is 10 years since HUD first approved funds for survey and planning, the construction of the first new building has symbolic importance for the citizens of Newburyport.

However, it should also be recognized that this development will take place within a historic area unique because of the survival of so many historic properties, only some of which are included in the Market Square Historic District. As stated by the NRA:

Newburyport is the classic example of federal architecture in the entire country and Market Square may be described as its most important arrangement of federal structures. The buildings, individually and collectively, are redolent with the aura of Newburyport's heritage, its links with the sea, with ships and with maritime commerce. The picturesque shapes and masses of the buildings and the rich color of their brick surfaces evoke images of a potentially tasteful restoration. Market Square, surrounded on all sides by these multi-story brick structures, retains its atmosphere and its unique relationship with the past of this old seaport city.

Finally, due to the availability of open space and the intimate relationship between the historic district and the total urban renewal area, a singular opportunity exists for a renewal project to successfully integrate urban redevelopment and historic preservation.

I. ASSESSMENT OF THE ARCHITECTURAL, ARCHEOLOGICAL, HISTORICAL,
AND CULTURAL SIGNIFICANCE OF MARKET SQUARE HISTORIC
DISTRICT

A. Historical Context of Newburyport

Through the more than two centuries that New England looked to the sea for its sustenance, the port cities dotting its rugged coastline acquired distinctive characters; while sharing a common dependence upon a maritime economy, each became identified with a particular facet of sea life. Thus, Nantucket and New Bedford sent their whalers to the South Seas; Salem and Boston grew rich in the lucrative East India trade; the fisherman of Gloucester, Beverly, and Marblehead became the provenders for a considerable portion of eastern America; Belfast flourished with the growth of Maine's mammoth lumber industry; and Newburyport, although ultimately unable to keep pace with many of her sister ports in a changing New England economy, sustained herself as a major coastal commercial center from the 17th to the mid-19th century through a thrifty combination of trade, fishing and most importantly, shipbuilding.

Situated 35 miles north of Boston at the mouth of the Merrimack River close to the open sea, Newburyport was a thriving city by the time of the Revolution. Three days before the famous Boston Tea Party, Newburyport demonstrated her patriotic zeal with a tea party of her own. With the outbreak of war, the city's shipyards turned to fitting out privateers that took a heavy toll among the British fleet off the North Atlantic coast. One of the vessels launched from the yards of Newburyport, the revenue cutter Massachusetts, formed the nucleus of the United States Coast Guard.

But it was in the three decades between the end of the Revolution and the War of 1812 that Newburyport reached the zenith of its economic prowess as one of half a dozen Massachusetts ports that accounted for 88% of the American fishing fleet and made their State the principal ship-owning commonwealth of the Americas.

Newburyport itself ranked ninth among American ship-owning cities, exceeded in Massachusetts only by Boston and Salem. For a time she led New England in the production of ocean-going vessels, and in 1805, the city ranked third in New England and seventh in the United States in the volume of customs receipts received at her wharves. Newburyport was the emporium for the lumber and produce of much of the New England hinterland during this period, and the capital generated by the enterprise of her merchants built one of the earliest American canals, and spanned the Merrimack with the first suspension bridge in the United States. At the same time, Newburyport boasted, as historian Samuel Eliot Morison has pointed out, "a society inferior to that of no other town on the continent."

The embargo of 1807 sounded the knell for this golden era, but for several decades thereafter, Newburyport retained a leading position among the seaside cities of New England--a position enabling her to build a substantial and extensive commercial district in the wake of a disastrous fire in 1811 which reduced to ashes some sixteen acres of business houses along the waterfront. During the 1840's and 1850's, the city blossomed again as its shipyards produced the graceful clipper ships that marked the climax of the age of sail. But, in the post-Civil War period, as steam replaced sail, and the estuary of the Merrimack silted up, Newburyport suffered economic decline. Rapidly, the city was eclipsed by many of her old rivals. A few factories were established during New England's industrial period, but time and circumstance largely removed Newburyport from the mainstream of progress, and the capital of a former generation flowed into the upriver textile centers of Lowell and Manchester.

Newburyport slumbered. But precisely because she had remained relatively static while many other New England communities turned to manufacturing, a group of social scientists during the 1930's found the sedate, tradition-oriented community an ideal location for an exhaustive study of New England seaboard society. The

result was the famous Yankee City series, now a classic in its field, which discussed in myriad detail the life and mores of a vanishing type of civilization. Newburyport, like the rest of the nation, would undergo enormous transition in the mid-twentieth century, but the physical evidence of a great past remained.

B. Emergence of a Town Plan

While the years since the Second World War have ushered in change, Newburyport still possesses an expressive streetscape, one that evidences the vital link between city and river, and the omnipresence of the sea through a history reaching back to the earliest years of English settlement on the New England coast. Originally part of the Town of Newbury, founded in 1635 on the nearby Parker River, the "waterside" area, as the future site of Newburyport was known, soon acquired a separate sense of identity. By the end of the 17th century, the genesis of the town's street pattern had already begun to emerge in the public "ways" which extended from the tidelands at the river's edge to the arterial thoroughfares that would later evolve into Merrimac and High Streets. A growing city preserved this important public access to the wharves, ferries, and landings along the waterfront, and beside them arose the business firms, warehouses, and sail lofts that reflected Newburyport's significance as one of the most active ports in the Northeast by the late 1700's. On the heights above the river, the sea captains and merchants of the city erected imposing public buildings and tall, elegant mansions rivaling those of Salem, while it is reported that Samuel McIntire raised the slender, handsomely-proportioned steeple of the First Parish Meeting House, today's Unitarian Church. "The houses, taken collectively," wrote Timothy Dwight after visiting Newburyport in 1800, "make a better appearance than those of any other town in New England . . . Indeed, an air of wealth, taste, and elegance, is spread over this beautiful spot with the cheerfulness and brilliancy, to which I know no rival."

The focal point of Newburyport's brisk commercial life was Market Square, at the convergence on the waterfront of four major streets, and the bustling activity within the long rows of business houses radiating from this open, central space was indicative of the city's prosperity. Following the fire of 1811, the ordinances regulating construction in the area further underscored the importance of Market Square and the streets branching from it. Only the noncombustible building materials of brick and stone were to be employed, and the result was a commercial district exceptional for its visual uniformity and substantial character. To this complex was added, in 1823, a brick Market House immediately to the west of the Square, and in 1835, Robert Mills designed the Greek Revival-style granite Custom House which stands on Water Street some distance to the east.

C. National Significance as a Unique Historical Survival

The relatively intact survival of the commercial district surrounding Market Square, and of a streetscape mirroring the colorful past of an old and historic city, has given Newburyport a unique, if heretofore little-recognized importance. For today, with its cluster of Federal-style business houses, its early churches and public edifices, and its closely-related 18th and 19th century residential district, Newburyport represents perhaps the last opportunity to experience, in its totality, the environment at once imposed by and evolved out of Federalist New England's maritime economy.

Furthermore, archeological investigation at the foot of State Street, on the site of Watts' Cellar, a storehouse and starting point of a "way" to the water mentioned in public records as early as 1635, may yield historic artifacts from one of the few possibly undisturbed sites of incipient New England Colonization.

The fine Federal-style commercial districts once possessed by Boston, Salem, Newport, New Bedford, and Belfast have either disappeared or been so heavily

encroached upon and compromised as to be virtually unrecognizable. Nantucket, though for the most part unspoiled, is of a different vintage and reflects another facet of New England's maritime history. Only in Newburyport is there to be found an extensive commercial area cohesively related through a meaningful town plan to a little-disturbed residential district in a community whose physical character is a product of Federalist New England's maritime economy.

John P. Marquand, a native of Newburyport, has aptly described the city as "a kind of New England Pompeii," buried intact under the ash of an eruptive change in New England's economy.

II. VERIFICATION OF THE LEGAL AND HISTORICAL STATUS OF THE NATIONAL REGISTER PROPERTIES

A. Nomination and Registration

The Market Square Historic District and the Custom House were nominated by the Commonwealth of Massachusetts to the National Register in separate applications on February 25, 1971, and the properties were entered on the National Register on the same day, February 25, 1971.

The National Register form for the Market Square Historic District shows that it was determined to be of national significance in the history of American architecture and commerce. The attributes mentioned in the Register form and considered by the Massachusetts Liaison Officer, the State Review Board, and the Keeper of the National Register to qualify the District for Register status were the following:

1. Unique architectural coherence

This is created by rows of brick shops and dwellings similar in style, proportion, size and appearance, all built between 1811 and 1832 under a strict building code passed after the disastrous fire on May 31, 1811. Among the characteristics noted are:

- consistent use of brick laid in common bond
- stepped parapets serving as fire walls, which incorporate chimney stacks, and break the ridge roof lines
- consistent rhythm of three-story height and three-bay width of the row structures
- modest modillioned cornices and occasional iron cresting on the roofs

- use of continuous granite lintels, some of which were later replaced by cast iron beams, allowing the wide window openings for shops on the first floor

2. Outstanding individual buildings

The most significant of these are:

- The Market House (1823), a two-story building constructed of brick and granite of the same height as the others in the District.
- The Custom House (1833-35), which merited an individual nomination for its national significance in architecture and commerce. This two-story plus basement rectangular building of gray granite with a single-story entrance porch was designed in the Neoclassical style by Robert Mills, who also supervised its construction. In 1836 Mills was named by President Jackson "architect of public buildings" in which position he designed the U. S. Treasury (1836), the Old Post Office (1839) and the Patent Office (1839) as more monumental expressions of the Neoclassical style.

3. New England seaport business district

One of the last seaport business districts remaining from the golden days of New England shipping. In the context of the historical significance of Market Square, it should be noted that:

- Market Square has been a market since the Indians met early explorers from England, France and Holland on the banks of the Merrimack River to trade furs and fish.
- During the port's most prosperous years, the connection between the Market Square and the

Waterfront was so intimate that as many as seven wharves may have run directly from Market Square to the Merrimack River and the bowsprits and jib-booms of ships berthed there extended over the Square sidewalks.

B. Current Status

As a result of the urban renewal program there have been recent changes in the condition of several of the National Register properties. Some of the brickwork on Inn Street buildings has been sandblasted, and some treated with acid cleaners. Dormers, inconsistent with the Federal style, have been added to two of the "West Row" structures on Market Square. Despite these changes, the historic values of the District remain and the Market Square Historic District retains its status on the National Register of Historic Places.

III. THE PROPOSED FEDERAL UNDERTAKING AND ITS EFFECTS ON THE NATIONAL REGISTER PROPERTY

A. Background

The Newburyport Central Business Urban Renewal Project (Mass - R-80) directed by the Newburyport Redevelopment Authority (NRA), with assistance from the Department of Housing and Urban Development (HUD), encompasses 22 acres of the historic downtown area on the Merrimack River. The acquisition, demolition, and relocation phases of the project are complete. The NRA is now in the process of developer selection and parcel disposition. The initial Section 106 concern which involved the Advisory Council was the disposition of Parcel 8 to the Merrimack & Atlantic Development Corporation. This is the first aspect of the urban renewal plan to be discussed, followed by the other portions of the total undertaking which will also have an effect upon the Market Square Historic District.

B. The Development of Parcel 8

1. Relationship of Parcel 8 to the urban renewal plan

- Location

Parcel 8 is located adjacent to the Historic District in a commercial area near the center of Newburyport's business district. As shown on Map #1 the Parcel 8 rectangle (253' x 70') is immediately adjacent to Parcels 9 and 10 which are included in the Historic District. Parcel 9 encompasses the historic structures fronting on Inn Street which connect on Merrimac Street to form a portion of the "West Row" of Market Square. Parcel 10 includes the extensive early commercial row along State Street. These parcels have been sold to private developers to be restored and commercially developed. Behind Parcel 8 is the proposed municipal parking lot (Parcel 16)

occupying the center of the block and extending to Green Street, west across the site of Unicorn Street with a corridor to Pleasant Street. Grading to permit the construction of this lot is currently underway. Finally, Parcel 8 is directly across the street from the 1823 Market House as well as the central Waterfront parcels, identified as Parcels 2, 2a, 3, 3a, 5 and 6 on the map.

- Traffic pattern

Parcel 8 fronts on Merrimac, the street nearest the Waterfront, and a main arterial which carries traffic from the Salisbury Bridge into Newburyport. Merrimac Street will remain a major thoroughfare to and from the District. There will be entrances to the proposed Parcel 16 parking lot from Green, Pleasant, and Merrimac Streets. Unicorn Street will be developed as part of the parking lot.

- Economic justification

The economic justification for Parcel 8 derives from the need to support the proposed restoration and development of the adjacent historic structures. According to HUD and the NRA, the City of Newburyport considers that the building and parking plans for Parcels 8 and 16 contribute to the preservation of the historic area, by insuring the economic viability of the commercial and retail enterprises which are planned for the historic structures. This will be done, it is believed, by designing arterial and parking facilities to service the historic area which are compatible with modern retail needs. The proposed building on Parcel 8, by providing a modern facility designed to satisfy the modern commercial-retail renter, will serve to insure the economic success of the historic area of State and Inn Streets.

- Development phases

According to the published urban renewal plan, Phase I includes Parcels 8, 9, and 10 and Phase II the Waterfront plus Parcel 11, another group of historic structures. As the initial new building of Phase I, the Parcel 8 structure will set the tone for the new development of Phase II.

- Criteria for development

The portion of NRA's "Invitation to Developers" concerning Parcel 8 did not contain any stipulations regarding the compatibility of the development scheme with the historic values of the area. In this respect the invitation for the development of Parcel 8 differed from that for the development of the Waterfront parcels, which contained guidelines that would help prevent development plans from violating historic values. (These guidelines are detailed in the section on the Waterfront proposals, p. 34). However, one of the NRA's four criteria for the evaluation of developers' proposals, included in the packet given to potential developers is:

The merit of the design concept, in terms of its quality of rehabilitation construction and of design and its harmony with the adjoining historic buildings and the character of Newburyport's central business district. (emphasis added)

In the absence of specific guidelines for the development of Parcel 8, the general objectives and urban design criteria of the published urban renewal plan (also included in the developer's packet) were to apply.

Those aspects of the urban renewal plan which related to new development adjacent to the historic area are set forth in the "Urban Renewal Plan Objectives" and "Urban Design Criteria for the Newburyport Central Business Urban Renewal Project" in the Urban Renewal Plan for the Newburyport Central Business Urban Renewal Project. The "Urban Renewal Plan Objectives" as stipulated are:

- g. To provide an area of attractive, planned development with adequate parking and suitable landscaping which will encourage the orderly growth and expansion of the Newburyport business district, while preserving the architectural character and aesthetic values of the Central Business District.
- h. To restore and preserve the economic, functional, aesthetic and symbolic values of the Central Business Area in its association with American maritime history and the historic growth of the City of Newburyport.
- i. To provide a sympathetic environment for the preservation and rehabilitation of surviving buildings and areas, deemed, by the application of communitywide criteria, to be of historic and architectural value.
- j. To preserve a continuum of use and architectural character, symbolizing the historic process of growth and change in the community.

The "General Design Criteria" specified that the redevelopment of the renewal area should:

- 1. Provide an attractive commercial-retail-office complex environment blending the

character of the historical structures
other existing-to-remain structures
and proposed redevelopment.

and

6. Provide unobstrusive parking and loading areas appropriately screened and landscaped to blend harmoniously with the historic character of the area. (emphasis added)

Under the "Specific Design Criteria" section of the document, the "Building Design Criteria" require that:

- a. All Development, including rehabilitation, restoration, reconstruction or new building, whether historical accuracy be the objective or not shall be of design and materials which will be compatible with existing-to-remain structures and other new buildings in the area. (emphasis added)

and

- d. Structures shall be a harmonious part of the street as a whole and of the character of the Newburyport Central Business District.

2. Merrimack & Atlantic building proposal on Parcel 8

- Dimensions and design of the building

On July 6, 1971, the plan was amended to allow the structure to occupy 100 per cent of the parcel as opposed to the original 50 per cent permitted. The building stretches along 240 feet of the 253 foot parcel, with a cylindrical stair tower occupying the last 13 feet at the parcel's northern end. A three-tiered, cantilevered structure, it attains its greatest width of 79 feet at the third story, diminishing to widths of 70 feet on the second and 56 feet on the ground.

floors respectively. The building is designed with a flat roof and is constructed of pre-cast concrete and glass, with decorative brick panels.

- Projected cost and rental rates

The cost, at a projected \$27 per square foot, will be approximately \$1,200,000 including \$40,000 for the land. The Parcel 8 building will house retail commercial activities including shops and a drive-in bank on the first floor, and offices on the second and third floors. The first floor space will rent for \$7 per square foot, the second and third floors for \$5 per square foot.

- Construction schedule

Under a monthly renewable lease first granted by the NRA in June 1972, and a building permit issued by Mayor Matthews on September 22, 1972, land clearance and foundation preparation for the Parcel 8 building is underway.

3. Relationship of Parcel 8 to the Historic District and other historic features

Map #2 illustrates Parcel 8's prominent location with respect to the Historic District. For comparative purposes concentric circles have been drawn on the map to indicate distance from Parcel 8. The circles have radii of 200, 400, and 800 feet respectively. Properties are numbered in conformity with map numbers.

- Properties within 200 feet

(1) The Inn Street properties (fronting on Merrimac Street, 15 feet from Parcel 8). These buildings which form a portion of the "West Row," of Market Square, lie within the National Register Historic District, 15 feet from Parcel 8.

With their single-plane brick walls, gable roofs, extended fire walls and chimney stacks, they are representative of the architectural style and materials of the historic commercial structures. These properties, to be restored and devoted to commercial use by private developers, are of particular value because they form one side of Market Square itself, and are crucial to maintaining the architectural coherence of the Square area.

(2) Bartlett Street (through the center of Parcel 8)

Bartlett Street was part of the original street pattern of 19th century Newburyport. The small street curved out from Inn Street and down to Merrimac Street, linking the town center to the Market House and to the Waterfront ways. Historically, Bartlett was lined with small houses and provided a winding view from Merrimac Street up toward the Unitarian Church (originally the First Parish Meeting House) at the top of the hill on Pleasant Street.

(3) The Market House (on Merrimac Street opposite Parcel 8)

The Market House is specifically mentioned on the National Register form prepared for the Historic District. Built in 1823, it was converted to a firehouse in 1864, a function it retains today. Its materials, brick with granite detail, are those of the other historic buildings, but it has particular architectural importance because of its more formal and sophisticated expression of the Federal style. A tower was added in the later 19th century. As the trading center of the Market Square area, the Market House was the focal point of the historic commercial district.

(4) Unicorn Street (abutting Parcel 8 on the North)

Unicorn Street, connecting Merrimac and Pleasant Streets, has perpetuated the historic link between the upper portion of the town, along

Pleasant Street, and the Waterfront area. Its 19th century structures have been lost, but it still provides the most direct access from the Waterfront to the handsome Unitarian Church on Pleasant Street, and affords a view from Pleasant Street down to the Waterfront.

- Properties within 400 feet

(5) Inn and State Street properties (rear facades facing Parcel 8)

These commercial row structures within the Historic District offer an opportunity to experience the rear elevations of Federal commercial structures, elsewhere not exposed to view in the District. This view demonstrates more clearly than the street facades the structural characteristics of these buildings, for here the windows are placed more for function than for symmetry, and the extended fire walls and chimney stacks are more prominent.

(6) The Market Square (immediately east of Parcel 8)

The area of the Square itself, the center of the Historic District, was the traditional heart of Newburyport's commercial district. Its value today, in addition to the strong historic associations, lies in the unique architectural coherence of the surrounding structures. There are no modern intrusions into the square area, and with the planned restoration of the historic buildings which surround the Square, the potential for appreciation of the Square's original character should increase.

- Properties within 700 feet

(7) The Custom House (on Water Street)

The Custom House, a property listed separately on the National Register while falling within the Market Square Historic District, is one of the finest of the New England Customs Houses. Within

the District it is unique because it is constructed of granite rather than brick, and its style is Neoclassical rather than Federal.

(8) The Central Waterfront (between Parcel 8 and the River)

Newburyport's Waterfront was gradually filled during the 19th and 20th centuries, and the pilings and slips that remain are a mixture of 19th and 20th century structures. Yet, with the exception of a moderately-sized 20th century utility building north of the Custom House, the land connecting the historic Waterfront with the Market Square area has not been altered by modern commercial development. Today, the town and Waterfront can be viewed together without modern intrusion.

4. Evaluation of the Effects on the National Register Properties and Other Historic Features

- Criteria used in review of undertaking's effects

The Criteria of Effect, established by the Advisory Council and published along with its procedures in the Federal Register, were applied in the general review of all effects resulting from the proposed undertaking:

A federally financed or licensed undertaking shall be considered to have an effect on a National Register listing (districts, sites, buildings, structures and objects, including their settings) when any condition of the undertaking creates a change in the quality of the historical, architectural, archeological, or cultural character that qualified the property under the National Register criteria for listing in the National Register.

Generally, adverse effects occur under conditions which include but are not limited to:

- a. Destruction or alteration of all or part of a property;
- b. Isolation from or alteration of its surrounding environment;
- c. Introduction of visual, audible, or atmospheric elements that are out of character with the property and its setting.

In addition, a more specific set of criteria was applied to the problem of the design compatibility of the Parcel 8 building with the adjacent Historic District. The criteria used

were those for modern urban design compatibility within historic areas developed by Paul Muldawer, AIA, and by Eric Hill Associates in a HUD-funded study addressing itself to similar problems in Savannah, Georgia:

- a. height
- b. proportion of buildings' front facades
- c. proportion of openings within the facade
- d. rhythm of solids to voids in front facade
- e. rhythm of spacing of buildings on streets
- f. rhythm of entrance and/or porch projections
- g. relationship of materials
- h. relationship of textures
- i. relationship of color
- j. relationship of architectural details
- k. relationship of roof shapes
- l. walls of continuity
- m. relationship of landscaping
- n. ground cover
- o. scale
- p. directional expression of front elevation

- Adverse effects

Applying the criteria to the Parcel 8 problem, and recognizing the extreme value of Newburyport as a whole, and the Market Square Historic District in particular, it was determined that: the plotting and orientation of Parcel 8; the decision to allow the structure to occupy 100 percent of Parcel 8; the conjunction of Parcel 8 with Parcel 16; and the design of the proposed building would adversely affect the area's historic features and values.

(1) The Inn Street properties

The discordant visual contrast between the Inn Street buildings and the proposed design of Parcel 8 will have a strong adverse effect on the historic structures. The design of the Parcel 8 building with relation to the historic properties is adverse in the following particulars:

a. Profile of the facade

Like the other buildings of the Market Square Historic District, these buildings form almost entirely one plane, with only occasional projections on the first floor level, and none above. The tiered, or cantilevered profile of the proposed adjacent building, emphasized by its 253-foot length, is incompatible with this existing plane. While its third story is contiguous with the established street plane, there is an inset of from 4 to 5 feet between the topmost floor and the second story, and of approximately 8 feet between the second and first floors which creates a crucial disruption of the plane of this historic streetscape.

b. Roof line

The adjacent Federal-style structures are characterized by pitched gable roofs which rise to a height of 8 feet above the cornice line and are broken at intervals of from 18 to 20 feet by brick parapets or firewalls, extending another 2 feet above the ridge of the roof. These parapets, many of them stepped, accent the verticality of the 3-story, and ordinarily 3-bay wide

units into which these historic facades are broken. In addition, the cornice lines of these units frequently do not match. The continuous horizontal line of the roof of the proposed building will be incompatible with these historic architectural values.

c. Materials, texture, and color

One of the distinctive attributes of the Market Square area is its remarkable uniformity of texture, material, and its predominant red color, a consequence of the fact that the commercial structures here were erected over a relatively short period of time, between 1811 and 1832, according to the stringent building codes which were imposed in the wake of the great fire of the former year. Use of any building materials other than brick or stone was thereafter prohibited. Today the russet tones and uneven surface planes of old brick laid in common bond still predominate in the District. In contrast to this traditional aspect of the Market Square District, the new structure as it is presently envisioned will introduce a prominent facade of gray concrete surfaces coupled with extensive areas of clear glass, with a limited decorative use of brick panels. This inconsistency of color, texture, and material is incompatible with the above stated historical values of the Historic District.

d. Visual texture

The relationship of solids to voids is a vital element in the streetscape of the Market Square Historic District

and contributes significantly to the historic character of the District. Windows in the adjacent Federal-style buildings are no wider than 3 feet, and are separated by solid wall planes of from 2 to 5 feet in length. A single bay of the proposed Parcel 8 building will have approximately 18 1/2 feet of window expanse to 3 feet of wall at each of the three levels. Use in the proposed structure of continuous stretches of glass, broken only by concrete structural members, ignores the relationship between solids and voids established in the Historic District. This adverse impact is not sufficiently mitigated by the vertical concrete elements presently planned.

e. Directional expression of the front elevation

The structural shape, as well as the placement of openings and architectural details, impart a dominant vertical thrust to each unit of the existing three-story Federal-style structures which form the Merrimac Street facade adjoining Parcel 8. These units, defined by the parapet walls which break the gable roof at two or three bay intervals within each unit, and the articulation of window and door openings with the solid wall planes between, express vertical as well as horizontal symmetry by carrying the eye upward to the cornice line. While the present proposal for the Parcel 8 structure breaks the facade into vertical units, the orientation within each unit remains horizontal rather than vertical because of the ribbon-like band of large windows at each of

the three levels. This orientation is accented by the projecting third floor windows. Since the building will be viewed more often from an angular rather than a directly frontal position, the horizontality within each unit will be emphasized, thereby heightening the conflict between the old and new facades on Merrimac Street.

f. Scale

The criteria developed for Savannah explain scale as follows:

Scale is created by the size of the units of construction and architectural detail that relate to the size of man. Scale is also determined by building mass and how it relates to open space. The predominant element of scale may be brick or stone units, windows or door openings, porches and balconies, etc.

The predominant element of scale of the historic buildings adjacent to the proposed structure is the vertically-oriented rectangular brick unit of each row house. Visually, the units in the District are experienced both individually and collectively: individually, because each building has its own pattern of windows and doors, its own chimneys and firewalls separating it from its neighbor; collectively, because it is joined in rows with other structures of similar plane, style, mass, material, texture and color.

The size of the individual units of the

Inn Street buildings adjacent to Parcel 8 is close to that of the bays of the proposed Parcel 8 structure. The two historic structures nearest the proposed building have dimensions of approximately 18 x 33 feet, and 20 x 33 feet. The bays of the proposed new building are 21 x 33 feet. However, because of the strong horizontality of the new structure, the individual bays are not experienced as units, and the scale of the new building is not related to that of the older ones. The predominant elements of scale in the new structure are the horizontal stretches of windows and the flat roof line. The vertical elements introduced into the Parcel 8 building are insufficient to break the building into units of scale comparable to those of the adjacent historic buildings. Therefore, the mass of the proposed building remains incompatible with the adjacent buildings and the historical values of the area.

(2) Bartlett Street

The plotting of Parcel 8 and the decision to allow development of all Parcel 8 will adversely affect Bartlett Street because its access to Merrimac Street will be blocked by the construction of the proposed building. The rest of the street will be obliterated by the Parcel 16 parking lot.

Bartlett Street was one of the early thoroughfares leading from the town center to the wharves and the market area. By orienting the parcel parallel to the Waterfront, Bartlett Street will be lost and an element out of character with the Historic District will be introduced.

Since the 17th century, the important relationship between the city and the river linking it to the Atlantic has been expressed in Newburyport's street pattern, in the orientation of commercial structures to the Merrimack, and in the existence of the open thoroughfares, or "ways," which have traditionally provided access to the Waterfront. This historic plan is a visual link to the city's origins, to the omnipresence of the sea in its long history, and to a way of life once vital to its economy. Parcel 8's lateral orientation to the Waterfront and its elimination of Bartlett Street constitutes an unwarranted departure from a meaningful historical townscape.

(3) The Market House

The plotting of Parcel 8, the plan change allowing all of the parcel to be used for construction, and the design of the proposed Parcel 8 building will adversely effect the Market House.

The development of the complete parcel with one building affects a barrier on Merrimac Street. The consequent obliteration of two thoroughfares leading to the Waterfront alters the historical environment of the Market House, situated where Bartlett Street crossed a historic way to the Waterfront just north of the Market Building. This important confluence helped to generate the trade that determined the location of the Market Building at this point. Furthermore, the removal of this street precludes the view up the hill towards the handsome Unitarian Church (built in 1801), a view from the Market House which in historic times was characterized by the wind of the street and

the presentation of different buildings' facades to the passerby.

With the loss of a direct route to the Market House by means of Bartlett Street, most pedestrians and all motorists will see the brick Federal-style building in conjunction with the Parcel 8 structure. This juxtaposition will create the same visual adversity for the Market House as for the Inn Street properties.

(4) Unicorn Street

Destruction of Unicorn Street in the development of the Parcel 16 parking lot not only erases a portion of Newburyport's expressive Waterfront Street pattern, but intrudes upon a historic view from the river to the upper part of the city.

(5) Inn and State Street properties

The design of the Parcel 8 building, the plotting of Parcel 8, and the development of adjacent Parcel 16 as a parking facility will adversely affect the rear elevation of these early commercial structures within the District. While it is clearly necessary to create a parking facility to support the proposed dense commercial development of Parcel 8, the location and form of that facility is adverse. As a result, the rear facades of the restored Inn and State Street structures will be approached through a large area of surface parking, detracting measurably from the historic atmosphere.

The Parcel 8 building will be in the sight line of most of these rear facades, and as the rear elevation of the Parcel 8 building is identical to the Merrimac Street facade, the discordant elements noted in the

relationship between the proposed structure and those early structures immediately adjacent apply here. The effect of the cantilevering will be particularly severe from this view, as the rear of the proposed building faces southwest and the sun will create deep shadows on this facade. It is also likely that the increase in elevation, as the land rises from Merrimac to Pleasant Street, will exacerbate the adverse impact of the flat roof as it is seen from above.

(6) The Market Square

The plotting of Parcel 8, the decision to allow development of all of Parcel 8, and the design of the proposed Parcel 8 building will all adversely affect the Market Square.

As a consequence of the demolition of historic structures to clear the Parcel 8 site (accomplished before the plan change from clearance to preservation), the proposed building will visually form the entire northwest end of the Square area. The first modern building in the Square, it will also be within that portion of the Square first viewed by the pedestrian and motorist approaching from the east along Water Street, a principal thoroughfare. For those who approach the Square from the northwest along Merrimac Street, the Parcel 8 building together with the Market House will form the gateway to the historic commercial area. The harmonious street-scapes of the Federal commercial area, surrounding the Square and radiating from it, constitute the essence of the District. The imposition of a 253-foot long cantilevered structure of concrete and glass will visually overwhelm the area.

(7) The Custom House

The design of the proposed building for Parcel 8 will have an adverse effect on the Custom House. Seen from the entrance porch of the Custom House, the Parcel 8 structure will dominate the panorama of Market Square. It will be seen as the main representative of the Square's architecture and thus will create an adverse visual intrusion on the environment of the Custom House.

(8) The Central Waterfront

Both the design of the proposed building and the plotting of Parcel 8 will have an adverse effect on the historic Waterfront. The proposed Parcel 8 building, incompatible in design with the historic buildings and oriented parallel to the Waterfront, will create a pronounced, visually discordant barrier affecting the historic view of the town from the Waterfront and the harbor, as well as the view of the harbor from the town.

- Positive Effects

Although there are no up-to-date studies upon which to make an evaluation of the positive effects of the proposed undertaking, it would appear that the development of Parcel 8 will benefit Newburyport in the following particulars:

- a. The proposed development of Parcel 8 will increase the tax base of Newburyport. In a recent article in the Newburyport Daily News, Mayor Byron Matthews stated that the Merrimack & Atlantic Building would add approximately \$50,000 to the town's income.

- b. As mentioned earlier, it is presumed that the proposed commercial development of the parcel will enhance the economic viability of the adjacent historic structures.
- c. Although no figures are available, it appears that the Parcel 8 development will increase employment in Newburyport.
- d. The urban renewal plan has been under consideration since the early 1960's. Therefore, construction of the Parcel 8 building should improve the morale of the town which has been waiting for the effects of renewal for almost 12 years.

C. The Proposed Development of the Waterfront Parcels

1. Relationship of the Waterfront to the urban renewal plan

- Location

Parcels 2, 2a, 3, 3a, 5 and 6 are located north of Merrimac Street in the historic area known as the "Central Waterfront." Most of the southern boundary of the Waterfront urban renewal area abuts the northern boundary of the Market Square Historic District. Parcel 2a lies between the Custom House and the Waterfront. The eastern boundary of Parcel 5 abuts Parcel 1, which includes the Custom House. The southern boundary of Parcel 5 abuts the historic structures on Water Street (Parcel 6, slated for historic preservation under the urban renewal plan) and the rear of Parcel 4, the Market House. Parcel 6, included by the NRA in the Waterfront proposal area, forms the north end of Market Square itself.

- Economic justification

The Waterfront development has been justified by the NRA and HUD on essentially the same grounds as those given for Parcel 8: that it "can be reasonably assumed" to sustain restoration and commercial development of the adjacent historic buildings.

- Development phases

The Waterfront Development is included in Phase II of the Urban Renewal Plan. Therefore, the parcels are to be disposed and developed after, and compatible with, Parcel 8.

- Criteria for development

As mentioned in a previous section, the criteria for development of the Waterfront area, included in the "Invitation to Developers" written by NRA, are specifically geared to insure plans compatible with the historic values of the area:

The design concept for the waterfront parcels should emphasize strong connections between the waterfront and the central business district. Proposed uses on the waterfront should take maximum advantage of the natural resources of the Merrimack River. The design concept should be oriented perpendicular to the Merrimack River to: (emphasis added)

1. maintain vistas or views of the river wherever possible,
2. respect the historical development of the waterfront area,
3. take advantage of old wharves and ways to the river as development spines,
4. provide pedestrian connections between the waterfront and business district, and
5. maintain public access to the waterfront.

2. Proposals for Waterfront development

- Nature of proposed use

The current plans for the Waterfront area call for the construction of motel facilities, as well as mixed residential and commercial use. Surface parking facilities are also planned for this area. The road shown on the parcelization map leading from Merrimac Street to the Waterfront is no longer to be included in the project.

- Status of development

A developer for the Waterfront area was selected by the NRA but because he was unable to produce plans for that development, he has been dropped. The present plan is to readvertise for Waterfront developers in the spring of 1973.

3. Relationship of the Waterfront development to the Historic District and other historic features

- Relationship to historic features delineated in Section A-3

The Central Waterfront development area is prominently located with respect to the historic features detailed in Section A-3 above, specifically, the Market House (3), the Custom House (7), and the Central Waterfront (8). In addition, Parcel 6 of the Waterfront encompasses the historic structures within the District which form the north end of Market Square (5).

4. Relationship to archeological resources

- Watts' Cellar (9)

Watts' Cellar, mentioned in the earliest records of the area, is linked with the first settlement of this portion of the New England coast. The site of what was apparently a storehouse, it is an archeological site of important potential. The precise location of Watts' Cellar is unknown, but it is in the area immediately to the west of the Market House, where a marker describing its importance has been placed by the Massachusetts Tercentenary Commission.

5. Evaluation of the effects on the National Register properties and other historic features

Without specific development plans for the Waterfront area, it is not possible to give a detailed analysis of effects upon historic resources. However, if this area is developed in strict accordance with the guidelines presented to the developers and with the general guidelines for new construction contained in the urban renewal plan, the design of the buildings and their orientation with respect to the Waterfront should be compatible with historic values. It should be noted that there are no guidelines directing that the uses to which the development is geared be compatible with the historic resources and with historic utilization of the important Waterfront area. But, there is currently no provision within the urban renewal plan for archeological investigation which should be an integral part of any planning for construction in this area.

D. The Proposed Redevelopment of the Historic District

1. Historic properties to be rehabilitated

- The Custom House which is to be restored to its original appearance and converted to a maritime museum. Specifics detailing the nature of the work to be done on this building are not presented in the urban renewal plan as published. (Parcel 1)
- The "North Row" of Market Square. (Parcel 6)
- The Inn Street properties, including a portion of Market Square's "West Row." (Parcel 9)
- The State Street properties, including a portion of Market Square's "West Row." (Parcel 10)
- The "East Row" properties, fronting on Water Street and Market Square. (Parcel 11)

These properties are to be restored by private developers, according to the rehabilitation standards of the NRA, and converted to commercial use.

2. Rehabilitation criteria

The NRA provides the developers of the historic properties with forms to fill in delineating the "Specifications of Additions and Alterations to the Exterior of Structures Designated for Rehabilitation of Historic and Architectural Values." There are two different forms, one for "Building areas where fidelity of exterior treatment is a paramount design objective," and one for "Building areas where compatibility of exterior appearance is the design objective in contrast to fidelity of exterior appearance." These forms which address themselves only to additions and alterations, not surface treatment, ask for description of such things as the type, size, and color of materials to be used; the type of mortar to be employed; the

nature of the windows; and doors to be inserted. The general standards for rehabilitation ask that all exterior changes "be made in materials and in forms which are architecturally compatible with the identified historic and architectural values."

3. Other proposed improvements

- Elevated walkway

To improve access to the businesses which will occupy the upper stories of the State Street buildings (5), an elevated second-story walkway is proposed to connect the rear facades of these historic row structures. This should increase their commercial viability.

- Inn Street Mall

A brick pedestrian mall will connect the Parcel 16 parking lot with the Inn and State Street properties (5) and continue between those buildings, making Inn Street a pedestrian walkway from Pleasant Street to Merrimac Street. This plan should enhance the attractiveness of these row buildings for commercial purposes. The mall will include a fountain near the parking area.

- State Street pass-throughs

To increase the flow of shoppers from the parking lot and the Inn Street Mall to State Street, two ground-level pass-throughs are planned for the State Street row on Parcel 10 (5).

- Market Square Plaza

To ease pedestrian access to the Waterfront area, and to slow automobile traffic through the Square, a rounded triangular brick plaza is planned to extend approximately 80 feet from the "West Row" into the center of the Square (6). The Plaza is to be stepped up from the street and will include benches and plantings.

- Power lines

The power and telephone lines which currently deface the Historic District will be put underground in order to preserve the historic values of the town.

- Brick sidewalks

Sidewalks in the urban renewal portion of the Historic District will be changed to brick to enhance the historic atmosphere.

- Sign control

The NRA has devised strict guidelines to control lettering, materials, placement, and size of signs in order to protect the restored character of the town from intrusion of inappropriate visual effects.

4. Evaluation of the effects on the National Register properties

- Adverse effects

Time did not permit a complete review of the preservation effort and the improvements and their effects upon the buildings within the Historic District. However, it would appear that these activities may have the following adverse effects upon the Register properties:

- a. Surface treatment of brick

The application of acid cleaners and the use of sandblasting to clean the brick facades of the Inn Street properties has resulted in removal of much of the original glaze of the brick, thus altering its color substantially and opening the pores of the material to deleterious effect from atmospheric pollutants and damage from water seepage and freezing.

b. Design of dormers

Dormers have been added to the rooflines of the two Federal-style structures adjacent to Parcel 8 on Merrimac Street. The form of these dormers is inconsistent with the historic values of the district. They are shed dormers, rather than the gabled ones, and their sprawling shape and window expanse is reminiscent of 20th century bungaloid architecture rather than the 19th century Federal style of the district. Their effect is accentuated by the fact that they are the only dormers within the District. Furthermore, there is apparently no historical basis for the installation of dormers on the Merrimac and Inn Street commercial structures as a part of their restoration.

IV. ALTERNATIVES

Because of the unique value of Newburyport, the availability of open space, and the fact that construction has not yet begun, it would seem feasible to consider alternatives at this time. Although no feasible and prudent alternatives were discussed in the consultation phase, it would appear that the following could be considered for their potential to mitigate or remove the adverse effects noted in Section III.

A. The Development of Parcel 8

- Redesign of Parcels 8 and 16 to provide buildings perpendicular to the river and compatible with the proposed development of the Waterfront parcels; to provide for the continuation of Bartlett Street; and to provide parking facilities that are compatible with the adjacent Historic District.
- Elimination of consideration of a second deck of parking and addition of appropriate landscape design features to make the Parcel 16 parking facility more compatible with the Historic District.
- Relocation of the parking facility to an area more remote from the Historic District and use of public transportation.
- Breaking up the proposed Parcel 8 building to allow continuance of Bartlett Street and to conform to the city's historic block and street design.
- Redesign of the facade of the proposed Parcel 8 building, including elimination of the cantilever design, to make the building compatible with the historic features of the area.

B. The Proposed Development of the Waterfront Parcels

- Development of a program of archeological investigation to assure that new construction will not proceed at the expense of archeological resources,

in particular Watts' Cellar.

- Strict adherence to the existing criteria for development.
- Development of procedures for timely submission of plans to the Advisory Council for comment.

C. The Proposed Redevelopment of the Historic District

- Establishment of strict standards for surface treatment of brick to preclude sandblasting and other harmful refurbishing methods.
- Strict evaluation of design compatibility with historic architecture of any major additions (such as dormers) to the historic buildings.

CONCLUSION

Newburyport is a unique historical survival of national significance. The complex of buildings making up Market Square Historic District, intact with no significant modern intrusions, is the finest extant example of Federal commercial seaport architecture in the United States. It is related through the town street pattern, the origins of which lie in the 17th century, to a fine residential district expressive of the prosperity which the sea brought to the town.

The Newburyport Redevelopment Authority became convinced of the importance of the Market Square area, most of which lies within the urban renewal project and was originally scheduled for demolition. Today most of the historic commercial structures remain, a tribute to the NRA's awareness of the importance of historic values. However, the next steps in the renewal process, design of parcels, restoration of historic buildings and construction of compatible new structures, have not been approached with equal awareness. Because Newburyport is an outstanding historic resource, the strictest standards must be used to guide all renewal activities. It would appear that the problem which has evolved in Newburyport results from urban renewal guidelines which were only partially adequate.

The Executive Secretary of the Advisory Council has made the following determinations on those aspects of the Newburyport urban renewal plan which affect historic values:

1. The Development of Parcel 8

- The orientation of the Parcel with respect to the river and the established town plan and the design of the proposed Parcel 8 building will adversely effect the historic values of Market Square Historic District.
- The design of the building will have the additional adverse effect of establishing the aesthetic tone for the development of the Waterfront parcels which also abut the Historic District.
- The proposed sprawl parking facility (Parcel 16), designed to serve the commercial development of Parcel 8 and the adjacent historic buildings, will have an adverse effect upon the Historic District.

- Alternatives to the above adversities have not been considered and should be in light of the historic values involved, the availability of open space, and the fact that no construction has commenced.

2. The Proposed Development of the Waterfront Parcels

- The current guidelines for development of the Waterfront must be strictly enforced to assure that the plans preserve the historic alignment and other features of the Central Waterfront area.
- Additional requirements should be added to the guidelines to provide for archeological investigation prior to construction, and for additional archeological work as warranted by any resources discovered.
- The design of the buildings proposed for the Waterfront area should be carefully considered for their compatibility with the adjacent historic structures.

3. The Proposed Redevelopment of the Historic District

- The rehabilitation guidelines for the historic buildings are inadequate with respect to surface treatment of brick. They should be amended to include stipulations prohibiting the use of sand-blasting and other deleterious refurbishing methods.
- Inadequate enforcement of current rehabilitation criteria has led to the insertion of architectural elements out of character with the Federal style. This adversity should be prevented in the future by strict adherence to established guidelines.

4. New Construction and Historic Preservation

- In view of the above adversities created by the Newburyport urban renewal project with respect to the National Register property, there is considerable reason to question whether urban renewal funding for redevelopment is being

used compatibly with HUD's funding for preservation activities within the Historic District.

- Therefore, it would appear that the HUD funding is also being used inconsistently with respect to Executive Order 11593 of May 13, 1971, which requires that:

. . . Federal plans and programs contribute to the preservation and enhancement of non-Federally owned sites, structures and objects of historical, architectural or archeological significance. (Section 1 (3))

FEDERAL ASSISTANCE				2. APPLICANT'S APPLICATION		3. STATE APPLICATION IDENTIFIER		4. NUMBER													
1. TYPE OF ACTION ☐ PREAPPLICATION ☒ APPLICATION (Mark appropriate box) ☐ NOTIFICATION OF INTENT (Opt.) ☐ REPORT OF FEDERAL ACTION				b. DATE Year month day 19 76 11 10		3. STATE APPLICATION IDENTIFIER		a. NUMBER 75050496													
								b. DATE Year month day ASSIGNED 1975 06 16													
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name : Massachusetts Historical Commission b. Organization Unit : c. Street/P.O. Box : 294 Washington Street d. City : Boston e. County : f. State : Massachusetts g. ZIP Code : h. Contact Person (Name & telephone No.) : Elizabeth Reed Amadon, S.H.P.O. (617) 727-8470				5. FEDERAL EMPLOYER IDENTIFICATION NO. 046-002-284																	
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Market Square Historic District: Seaport Studio Development Project, Newburyport, Essex County "Restore the exterior of the building while retaining the late nineteenth century storefront." Source of non-federal match is Seaport Studio, Inc.				6. PRO-GRAM (From Federal Catalog) a. NUMBER : 1 5 9 9 0 4 b. TITLE : Historic Preservation		8. TYPE OF APPLICANT/RECIPIENT A-State B-Interstate C-Substate D-District E-City F-School District G-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify): Enter appropriate letter ☒ A															
						9. TYPE OF ASSISTANCE A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other Enter appropriate letter(s) ☒ A															
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) Commonwealth of Massachusetts				11. ESTIMATED NUMBER OF PERSONS BENEFITING 5,689,170		12. TYPE OF APPLICATION A-New B-Renewal C-Revision D-Continuation E-Augmentation Enter appropriate letter ☒ A															
13. PROPOSED FUNDING <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>a. FEDERAL</td><td>\$ 4,000 .00</td></tr> <tr><td>b. APPLICANT</td><td>7,420 .00</td></tr> <tr><td>c. STATE</td><td>.00</td></tr> <tr><td>d. LOCAL</td><td>.00</td></tr> <tr><td>e. OTHER</td><td>.00</td></tr> <tr><td>f. TOTAL</td><td>\$ 11,420 .00</td></tr> </table>				a. FEDERAL	\$ 4,000 .00	b. APPLICANT	7,420 .00	c. STATE	.00	d. LOCAL	.00	e. OTHER	.00	f. TOTAL	\$ 11,420 .00	14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT : 9 b. PROJECT : 6		15. TYPE OF CHANGE (For 12a or 12b) A-Increase Dollars B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation F-Other (Specify): Enter appropriate letter(s) ☐ ☐ ☐			
a. FEDERAL	\$ 4,000 .00																				
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c. STATE	.00																				
d. LOCAL	.00																				
e. OTHER	.00																				
f. TOTAL	\$ 11,420 .00																				
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) National Park Service, Washington D.C. 20240				16. PROJECT START DATE Year month day 19 76 11 10		17. PROJECT DURATION 36 Months		19. EXISTING FEDERAL IDENTIFICATION NUMBER 25-76-00544-00													
22. THE APPLICANT CERTIFIES THAT a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: (1) Office of State Planning ☐ ☒ (2) ☐ (3) ☐				21. REMARKS ADDED ☐ Yes ☒ No																	
23. CERTIFYING REPRESENTATIVE a. TYPED NAME AND TITLE Elizabeth Reed Amadon, Exec. Dir. and S.H.P.O.				b. SIGNATURE <i>Eliz. R. Amadon</i>		c. DATE SIGNED Year month day 19 76 11 10															
24. AGENCY NAME Department of the Interior				25. AGENCY ADDRESS 18th & C St., NW, Washington, D.C. 20240		26. AGENCY ACTION RECEIVED 19 76 11 22															
25. ORGANIZATIONAL UNIT National Park Service				27. ADMINISTRATIVE OFFICE Grants Administration Div.		28. FEDERAL APPLICATION IDENTIFICATION 25-76-00544-00															
29. ADDRESS 18th & C St., NW, Washington, D.C. 20240				30. FEDERAL GRANT IDENTIFICATION 25-76-00544-00		31. ACTION TAKEN ☒ a. AWARDED ☐ b. REJECTED ☐ c. RETURNED FOR AMENDMENT ☐ d. DEFERRED ☐ e. WITHDRAWN															
32. FUNDING <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>a. FEDERAL</td><td>\$ 4,000 .00</td></tr> <tr><td>b. APPLICANT</td><td>7,420 .00</td></tr> <tr><td>c. STATE</td><td>.00</td></tr> <tr><td>d. LOCAL</td><td>.00</td></tr> <tr><td>e. OTHER</td><td>.00</td></tr> <tr><td>f. TOTAL</td><td>\$ 11,420 .00</td></tr> </table>				a. FEDERAL	\$ 4,000 .00	b. APPLICANT	7,420 .00	c. STATE	.00	d. LOCAL	.00	e. OTHER	.00	f. TOTAL	\$ 11,420 .00	33. ACTION DATE Year month day 19 77 2 4		34. CONTACT OR ADDITIONAL INFORMATION (Name and telephone number) Stephen D. Newman (202)-523-5472			
a. FEDERAL	\$ 4,000 .00																				
b. APPLICANT	7,420 .00																				
c. STATE	.00																				
d. LOCAL	.00																				
e. OTHER	.00																				
f. TOTAL	\$ 11,420 .00																				
38. FEDERAL AGENCY A-95 ACTION a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.				b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.) same as #35																	

DATE DANNIT?

Mike Harrington

Bill Timpi

~~Cong. Harrison~~

Newburyport, Mass.

Market Square
Commercial Center -
Clipper Ship

Customs House & ships & warehouse ^{all} c 1800

Long controversy - in Urban Renewal Area

1. U.S. Plan - amended 1970 or 69 to incl Pres.
2. LPA has filed for grant
3. last fri. - HUD granted amendatory but cut out

Pres. \$
total office \$1 million 500 thou ±

\$1 mm 1,053,000. ∴ refused to
grant \$500 ± for

Pres. of these Bldgs.

4. Coincides with Nixon's speech
5. Harrington has bore & paid off
a - Herrod - HUD - made cut - Norman Watson
assumes \$ will be forthcoming if Bldg. on U.S.R.

Old residents still remember a citizen of Newbury
ingenuity.
all form a part of a living stream of individual genius
and hearsay with Newburyport of the present because
tant, to reconcile all these personalities and all this his
It is hard for a stranger, but harder still for an old inh



He recognizes what he forgets when the sun is out, that
he really does not want to be in Virginia or anywhere else.
did not settle in Virginia instead of the Bay Colony, but
perhaps he may wonder, for your benefit, why the Puritans
manner by asking if this is weather enough for you. Or

SUGGESTED ITINERARY OF THE NEWBURYPORT AREA

A motor tour along the country roads in the adjacent towns of Newbury, West Newbury, Rowley, Boxford, and Topsfield, recaptures the atmosphere of the 17th century, and many of the dwellings date from that era.

The serious-minded visitor to Newburyport should not fail to take a walking tour of High Street, Newburyport, and its continuation, known as High Road, running into the adjacent town of Newbury. A parade of some of the greatest architecture in the U. S. is found on this magnificent avenue. The very early houses of the 17th century are of particular interest, although examples of the Federalist period closely rival them. Many of the homes are closed except by private invitation and on Open House days, but their exteriors are worth viewing. The Historical Society of Old Newbury, at 98 High Street, is open during the summer months from Tuesday through Saturday from 10:00 A.M. to 5:00 P.M. Looking elsewhere in the brochure are pictured many famous houses with short descriptions. Many of the finest houses have been omitted due to lack of space.

As for public buildings, the Unitarian Church, pictured and described in the brochure, is notable as is the Old South (Presbyterian) Church, corner Federal and School Sts. The Central Congregational Church, corner of Titcomb and Pleasant Sts., may be viewed and close by is found a monument to William Lloyd Garrison, the great liberator. The Courthouse, designed by Bulfinch, referred to elsewhere is found on Bartlet Mall.

The visitor should not fail to shop in the area, particularly for handicrafts. A local maker of ship-models enjoys a national reputation. Silversmithing, which has been a craft practiced in Newburyport since the 17th century, employs many craftsmen. Two companies maintain show-rooms



Newburyport, the smallest city in the Common-

well as the Dalton House and the Tracy Mansion

HISTORIC Newburyport





THE MERRIMAC RIVER

PORTSMOUTH 22 MI.
SALISBURY BEACH 5 MI.
HAMPTON BEACH 10 MI.



NEWBURYPORT,
MASSACHUSETTS

Designed by JACK FARRELL 1940
REBANCH'D 1955