

FORM B - BUILDING

NRDIS 2/25/1971; 8/2/1984

Assessor's number  
4-31

USGS Quad  
Newburyport

Area(s)  
L,K

Form Number  
2959

Massachusetts Historical Commission  
Massachusetts Archives Building



Town Newburyport  
Place (neighborhood or village)

Address 31-35 Market Square  
Historic Name West Row

Uses: Present Commercial/Offices  
Original Commercial

Date of Construction c.1811

Source visual inspection

Style/Form Federal

Architect/Builder unknown

Exterior Material:

Foundation Granite

Wall/Trim Brick/Granite

Roof Asphalt Shingle

Outbuildings/Secondary Structures  
none

Major Alterations (with dates)

1972-3 - building restored

Condition good

Moved  no  yes Date

Acreage 2998 SF

Setting corner of Inn Street pedestrian mall

Recorded by Lisa Mausolf

Organization Newburyport Historical Commission

Date (month/year) May 1999

## BUILDING FORM (31-35 Market Square)

### ARCHITECTURAL DESCRIPTION

*Describe architectural features. Evaluate the characteristics of the building in terms of other buildings within the community.*

Located at the southeast corner of Inn Street and Market Square, 31-35 Market Square is a three-story brick building capped by a low gable roof, separated into three sections by the exterior extension of fire walls which terminate in stepped gables. The building displays a modest brick modillion cornice under the eaves. The building is organized into three sections, all three bays wide on the upper stories. The Inn Street corner is cutaway with a single bay of openings.

The storefront at 31 Market Square consists of three arched openings cut into the brick. The offcenter entrance contains a modern glass-and-panel door and is flanked by two multi-paned windows. The two remaining storefronts have granite posts and lintels framing large multi-light windows set above wooden bulkheads. The storefronts are capped by header brick lintels. Much of the granite work appears to be a modern replacement.

The storefront on the Inn Street side has semicircular arched openings including a wide wooden door with three upper vertical panes of glass set over three lower panels. The easternmost storefront on Market Square appears to date to the mid to late 19th century and features 3 x 3-light shop windows outlined by four octagonal posts with fluted corners, resting on octagonal bases. The posts are spanned by arches with keystones centered over the windows and doors and recessed geometric panels over the columns. By contrast, the two storefronts to the west display a trabeated system of granite posts, lintels and bulkheads which was popular in the early 19th century.

The windows on the upper two stories all contain wooden 6/6 windows with splayed stone lintels and simple stone sills. Star-shaped iron tie rods have been inserted into the walls on the west section. The elevation facing Inn Street measures seven bays wide. Some of the windows are without lintels and with wooden, rather than stone, sills. The first floor is punctuated by five semi-circular arched windows and two semi-elliptical door openings.

The 1972 rehabilitation of this property included the removal of dormers which had been added to two of the West Row buildings.

### HISTORICAL NARRATIVE

*Describe the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.*

The building at 31-35 Market Square was probably constructed shortly after the 1811 fire that destroyed much of Market Square. The block located between Inn Street and State Street is known as "West Row".

In the early 19th century there were various shops on the lower part of State Street and around the Market, the dry goods merchants were generally on the west and south sides while the West India goods and wine merchants were on the north and east. In 1820, and probably earlier, the space at 32 Market Square was occupied by George Greenleaf who had a cutlery, jewelry store, and later his auction house. Greenleaf was still in business in the late 1860s. The store at 31 Market Square was a hardware store for many years. Early on it was operated by Charles H. Balch. The business was continued by William Balch until he sold out to Charles Hudson who sold out to Anthony Morse in 1844. In 1887 the owner was Mr. Thurlow.

Directories indicate that Moses Sargent sold books at 3 West Row in 1849. In 1860 G. Greenleaf, auctioneer, was located at 32 Market Square while Curtis French & Co., grocers, were at 35 Market Square. By 1869 this store had been replaced by Charles Swasey's eating house. A photograph of Market Square taken about 1870 shows a cake and pastry store at the east end of the block with the S.H. Thurlow hardware establishment next door. A few years later Thurlow had apparently moved down to 35 Market Square.

Recommended for listing in the National Register of Historic Places. *If checked, you must attached a completed National Register Criteria Statement form.*

## INVENTORY FORM CONTINUATION SHEET

Town  
NewburyportProperty Address  
31-35 Market Square  
Area(s) Form No.Massachusetts Historical Commission  
Massachusetts Archives Building  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

L,K	2959
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## HISTORICAL NARRATIVE

In the late 19th century 31 Market Square contained Lewis Toppan's hat store and later Charles Toppan's clothing store. At the turn of the century a grocery store was here and by 1930 Ray Johnston ran the Downyflake Donut Shop here. The storefront at 33 Market Square has had a number of different types of shops including a barber and a tobacco shop. The storefront at 35 Market Square contained a hardware store for over 75 years. It was run originally by Stephen Thurlow, who was succeeded c.1920 by Lawrence Peavey. In 1960 the L.L. Peavey Co., Inc. occupied all of West Row.

The storefront at the corner of Inn Street and Market Square is 35 Market Square. As early as 1815 Perley Tenney had a shoe store here. Later Stephen Thurston sold groceries here and was followed by Joseph Stover, then Stover and Wills and M.M. Ross, a grocer who was still here in 1880. According to the Reminiscences article published on 2/23/1887, underneath the corner store William Bricher, an Englishman, kept an eating and drinking saloon in the early 19th century.

This building was redeveloped in 1972 as part of the Parcel 10 project initiated by the Restoration Design Group of Portsmouth and Robert Chase.

## BIBLIOGRAPHY and/or REFERENCES

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, Newburyport Public Library.  
*Atlas of Essex County, Massachusetts*. Philadelphia: D.B. Beers & Co., 1872.  
*Plan of Newburyport*. Philadelphia: H. McIntyre, 1851.

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West Row visible at right.

Source: Phillips Library, Peabody Essex Museum, Salem, Mass.  
(copy also at Newburyport Public Library)