

## FORM B - BUILDING

NRDIS 8/2/1984

Assessor's number  
1-15USGS Quad  
NewburyportArea(s)  
C,L,UForm Number  
87

Massachusetts Historical Commission  
Massachusetts Archives Building  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Town Newburyport

Place (neighborhood or village)

Address 3 Prince Place

Historic Name N.D. Dodge Shoe Factory

Uses: Present Commercial

Original Industrial

Date of Construction c.1880

Source maps, directories, visual inspection

Style/Form Italianate

Architect/Builder unknown

## Exterior Material:

Foundation Undetermined

Wall/Trim Brick, Granite

Roof Asphalt

## Outbuildings/Secondary Structures

none

Major Alterations (with dates) c.1980 - new windows

Condition good

Moved ☒ no ☐ yes Date

Acreage 8032 SF

Setting former industrial building located on alley in  
central business district

Recorded by Lisa Mausolf

Organization Newburyport Historical Commission

Date (month/year) May 1999

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

## BUILDING FORM (3 Prince Place)

### ARCHITECTURAL DESCRIPTION

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

One of the few former industrial buildings which survive in this part of the downtown, this late 19th century shoe factory is a four-story, brick building measuring 150' x 50'. The building is oriented with its long elevation fronting Prince Place, while the narrow end is set directly behind a two-story commercial building at 88 State Street (MHC#2214). The brick building is laid in a common bond alternating six courses of stretchers to a single course alternating headers and stretchers, reinforced between the stories by diamond-shaped iron tie rods. The building is capped by a low gable roof and the cornice is embellished by decorative brick corbelling and dentilwork. All of the original windows have been replaced by modern anodized 1/1 sash which are set into the segmentally arched openings. The windows are capped by headers of stretcher brick and have granite sills. The Prince Place elevation is punctuated by a regular rhythm of eighteen bays while two stories, each five bays wide, are visible on the State Street side. The basement openings have been largely filled with brick. There are several modern metal doors on the Prince Place side; only the one with a granite sill appears to be a historic opening. An offcenter loading door on the first floor has been bricked in.

The northwest end of the building is fronted by a metal fire escape and is only a few feet from the E.P. Dodge shoe factory at 19-23 Pleasant Street (MHC#83).

### 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.*

Located to the southwest of Newburyport's 19th century commercial center, this shoe factory is a reminder of the industrial area which developed in proximity to Pleasant Street beginning in the 1830s. This building was constructed about 1880 and is shown on the 1884 map as the N.D. Dodge Shoe Factory. Nathan D. Dodge was the brother of Elisha Perkins Dodge (1847-1902) who erected the adjacent building at 19-23 Pleasant Street (MHC#83) between 1873 and 1880. According to Currier's History of Newburyport, Nathan D. Dodge was a partner in various shoe factory ventures in Newburyport in the 1860s and 1870s. In 1876 he purchased a brick building on Prince Place, erected for a yarn factory, and continued in the business of manufacturing slippers there. An article appearing in the Newburyport Daily News in 1890 describes the factory as being five stories high and measuring 130 feet by 40 feet. In 1890, one thousand pairs of shoes were being made in the factory daily. By 1894 the building at 3 Prince Place was known as the Newburyport Shoe Company which, according to directories, was owned by E.P. Dodge. The building was acquired by the Bracket Heel Company prior to 1902. By 1940 the building was vacant. Today, the building contains a gymnastics studio.

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

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NewburyportProperty Address  
3 Prince Place  
Area(s) Form No.

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## BIBLIOGRAPHY and/or REFERENCES

Currier, John J. *History of Newburyport, Massachusetts, 1764-1906*, vols. 1 & 2. Newburyport, 1906 & 1909: 221-3.  
Massachusetts Division of Inspection. Building Inspection Plans. Card File. [Massachusetts State Archives, Boston].  
Massachusetts Historical Commission. Historic Resources Inventory: Newburyport.  
Newburyport City Directories, various dates.  
Newburyport Daily News, October 11, 1890.  
Pfeiffer, Brian. "National Register Nomination for E.P. Dodge Building", 1982.

## Maps

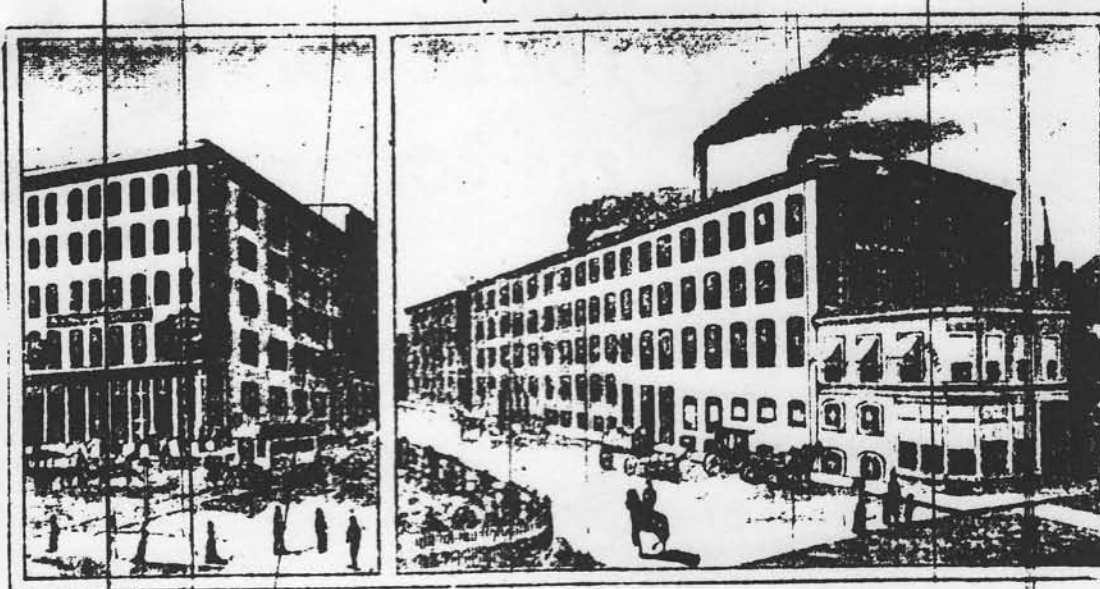
*Atlas of Essex County, Massachusetts*. Philadelphia: D.B. Beers & Co., 1872.  
*Atlas of Essex County, Massachusetts*. Boston: George H. Walker, 1884.  
Beck & Paul. *City of Newburyport*. Framingham, Mass.: Bigelow and Hazen, 1880.  
*Plan of Newburyport*. Philadelphia: H. McIntyre, 1851.  
Sanborn Insurance Maps, 1888, 1894, 1906, 1914, 1924, 1946.

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N. D. DODGE'S FACTORY AND SALESROOM.

Source: Newburyport Daily News, October 11, 1890.