

FORM B - BUILDING

NRDIS 8/2/1984

Assessor's number

1-10

USGS Quad
NewburyportArea(s)
L,CForm Number
2034

Massachusetts Historical Commission

Town Newburyport

Place (neighborhood or village)

Address 8 Prince Place

Historic Name E.P. Dodge Co. Warehouse

Uses: Present Commercial/Offices

Original Warehouse

Date of Construction c.1885

Source maps

Style/Form ---

Architect/Builder unknown

Exterior Material:

Foundation Granite

Wall/Trim Brick

Roof Asphalt Shingle

Outbuildings/Secondary Structures

none

Major Alterations (with dates) c.1980 - conversion to
commercial/office use

Condition good

Moved ☒ no ☐ yes Date

Acreage 5264 SF

Setting facing public parking lot and across from
former shoe factory

Recorded by Lisa Mausolf

Organization Newburyport Historical Commission

Date (month/year) June 1999

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

BUILDING FORM (8 Prince Place)

ARCHITECTURAL DESCRIPTION

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

This brick warehouse is one of the few buildings remaining in Newburyport's central business district to tell the story of the development of the shoe industry in the late 19th century. Constructed in the late 1880s, the two-story brick building is capped by a low gable roof displaying shallow cornice returns and a cornice consisting of brick set on edge with a plain frieze. The brick walls are laid in a common bond. The elevation facing Prince Place displays a large opening with a granite sill which has been filled with modern doors. Another large opening has been blocked down to accommodate an additional set of modern double doors. The first floor openings are segmentally arched and contain 6/6 windows while the second floor openings are slightly smaller and rectangular in shape but also contain 6/6 sash with exterior storm windows. On the second floor of the facade there is a single double-wide opening at the east end.

On the east gable end of the building, the upper story windows have been filled. The west end retains two large loft openings on the upper story, filled with modern windows. The first floor of the west end is nine bays across; three of the openings have been filled with brick.

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.

Based on inspection of historic maps, this building was constructed between 1884 and 1888 as a warehouse for E.P. Dodge & Co., shoe manufacturers, who operated the shoe factory at 19-23 Pleasant Street (MHC #83). The construction of the mill building was begun in 1873 and completed prior to 1884, and was Newburyport's largest factory and its largest mill. By 1914 and into the 1920s this warehouse was being used by the Maple Heel Co., manufacturers of wooden heels. The building was vacant in 1937 and was used by A.H. Anderson Co., roofers and sheetmetal workers, in the mid 1940s. By 1960 the building was being utilized as a warehouse by Boxer's Furniture, a use which it continued to serve into the early 1980s. The Fitness Factory, health club, was here by 1984 and shortly thereafter the building was renovated. It currently houses offices as well as two day spas. In the 1980s additional factory buildings across the street were demolished for a municipal parking lot.

BIBLIOGRAPHY and/or REFERENCES

Currier, John J. *History of Newburyport, Massachusetts, 1764-1906*, vols. 1 & 2. Newburyport: 1906 & 1909.
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.
Pfeiffer, Brian. "National Register Nomination for E.P. Dodge Building", 1982.
Sanborn Insurance maps for Newburyport, 1888, 1894, 1906, 1914, 1924, 1946.

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. Massachusetts State Library, Boston, Massachusetts.

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