

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received JUL 27 1982

date entered

1. Name

historic ~~E. P.~~ Dodge Building

and/or common same

2. Location

street & number 19-23 Pleasant Street N/A not for publication

city, town Newburyport N/A vicinity of ~~Congressional district~~

state Massachusetts code 025 county Essex code 009

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☒ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☒ industrial	☐ transportation
		☐ no	☐ military	☐ other:

4. Owner of Property

name Dodge Building Trust c/o Richard Jones, Esq.

street & number 283 High Street

city, town Newburyport N/A vicinity of state Massachusetts 01950

5. Location of Legal Description

courthouse, registry of deeds, etc. Essex County Register of Deeds

street & number 32 Federal Street

city, town Salem state Massachusetts 01970

6. Representation in Existing Surveys

title Inventory of Historic Assets of the Commonwealth #83
has this property been determined eligible? ☐ yes ☒ no

date August, 1980 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission

city, town 294 Washington Street Boston state Massachusetts 02108

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved

date

N/A

Describe the present and original (if known) physical appearance

The Dodge Building stands amid commercial row buildings in Newburyport's central business district and occupies a lot which is bounded by Pleasant Street (north), Tracy Place (east), Prince Place (south), an empty lot and an attached commercial building (west). As it now stands, the building is the product of at least three periods of construction. In 1873, the northern two-thirds (33 bays) of the present structure were built to a height of four stories together with a stairtower on the east elevation. Originally covered by a flat roof with a wooden cornice, this section of the building contains 6/6 sash set in arched window surrounds with projecting brick hoods at all stories except the fourth where side elevations (east & west) are framed into panels by brick piers and a corbelled cornice.

In 1875, the rear one-third (15 bays) of the building was added; soon after, in 1880, a boiler house and smokestack were built, and between 1880 and 1884, a slate covered mansard roof was added over the entire structure. The brick addition is largely undecorated except for a panelled brick cornice on its south and east elevations.

The major facade (north) contains seven bays arranged symmetrically with a shallow central pavilion and brick piers at the building's corners. At the first storey two storefronts flank a center entry. First storey finishes date from the mid-1950s and consist of aluminum-trimmed glass, plastic panels, and glazed metal tiles. Window surrounds at the second to fourth stories contain dressed granite keystones; brick belt courses exist beneath third and fourth storey windows. Sash is mostly 6/6 except for 6/1 (ca. 1920) at the second storey and 1/1 added to dormers. Alterations to the roof consist of the removal of a wooden cornice and the replacement of slate with asphalt shingles.

The east elevation is asymmetrical, consisting of 23 bays north of a projecting stair-tower and 21 bays south of the tower. Alterations to this elevation consist of the shortening of eight first storey windows near the north end of the elevation, the addition of two (or possibly three) stories to the stairtower (ca. 1880), the erratic blocking of other first storey windows and the partial replacement of original sash.

The south elevation contains four stories above a high basement that corresponds to the first storey elsewhere in the building. The elevation is six bays wide; at the first two stories, the center two bays are occupied by an arched entry (ca. 1920) and a decorative iron balcony. The entry is set in a recessed panelled opening and has two glazed doors framed by pilasters, a cornice and multi-paned transom. Alterations to the south elevation are minimal, consisting of the addition of 1/1 sash to dormers.

The west elevation consists of 17 bays south of and 29 bays north of a smokestack. Bays north of the smokestack are identical to other sections of the 1873 building; those south of it are undecorated and match others of the 1875 addition. Sash has been partially replaced, particularly at the roof where approximately one-half of the dormers contain 1/1. The roof on this elevation has been covered with asphalt shingles where a former cornice has been removed. The smokestack is free-standing above its base and rises with a square plan approximately two stories above the roof of the main building. On the stack's south elevation is the date "1880" in raised brickwork; on its west elevation, its former boiler house has been demolished.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900–	☐ communications	☒ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1873, 1875, 1880 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The E. P. Dodge Building possesses integrity of location, design, setting, materials and workmanship, as well as historical association with the local development of the shoe industry. It was Newburyport's largest shoe factory as well as its most elaborate, having been designed with fine Italianate details. As one of Newburyport's few surviving shoe factories, it meets criteria A & C of the NRHP.

Situated slightly southwest of Newburyport's nineteenth-century commercial center, the Dodge Building stands in an area that had developed as a center of local industry by the 1840s. Due to Newburyport's lack of waterpower sites, local mills were dependent upon steam for motive power, including early manufacturers such as the Bartlett Steam Mills (1837-cotton goods), the Newburyport Hosiery Company (1830s) and the Hope Mills (1867-coffee and spices). Of these small-scale mills built in the vicinity of the Dodge Building, only fragments now remain, remodelled into commercial buildings.

Begun in 1873 and completed prior to 1884, the Dodge Building was Newburyport's largest shoe factory and its largest mill. As it now stands, the building preserves many details, both decorative and functional, which are characteristic of mid-Victorian industrial architecture. Original portions of the building (1873) preserve fine Italianate style decorative details including rusticated brick piers, projecting brick window hoods, belt courses and a shallow facade pavilion; set on the east elevation of the original section is a projecting stairtower. The building's rear wing (1875) is more purely utilitarian in its design, consisting of evenly spaced 6/6 windows set in undecorated arched surrounds; decorative trim is restricted to a panelled brick cornice on the south and east elevations and an arched entry (ca. 1920) on the south elevation. Due to the restrictions of its lot, the building's final enlargement was carried out by the addition of a full fifth storey beneath a mansard roof. At the same time, a new boiler house and smokestack were added, of which only the smokestack remains.

Between 1873 and the early 1920s, the Dodge Building was occupied by the shoe manufacturing firm of Elisha Perkins Dodge (1847-1902). The business originated in a partnership formed in Lynn, Massachusetts in 1866 by Dodge and his brother, Nathan D. Dodge. Although the two brothers had selected Lynn for the city's importance as a regional shoe making center, they soon found that local banks would not discount notes due to the young firm because of its unproven financial record and because of the bank's unfamiliarity with the firms to which the Dodges sold their goods. Eventually, the First National Bank of Newburyport extended credit to the firm under the condition that it move its manufacturing operations to Newburyport, which it did in the summer of 1866. Between 1866 and 1872, the business underwent several changes of partnership until Elisha Dodge emerged as the principal owner.

9. Major Bibliographical References

Withington, N.N. Elisha Perkins Dodge 1847-1902
Cambridge: Riverside Press, 1903
Stone, Orra L. History of Massachusetts' Industries. Vol. I
Boston: S. J. Clarke Publishing Co., 1930

10. Geographical Data

Acree of nominated property 25,950 Square Feet

Quadrangle name Newburyport East

Quadrangle scale 1:25,000

UMT References

A

1	9
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3	4	6
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2	5	0
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4	7	4	1	2	2	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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G

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H

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Verbal boundary description and justification

The nominated property includes only the lot on which the Dodge Building stands, this property is shown as Lot #12 on Newburyport Assessors' Map #1, which is attached.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
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11. Form Prepared By

name/title Candace Jenkins, Registration Director by Brian Pfeiffer, ACT for Massachusetts

organization Massachusetts Historical Commission date May, 1982

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Massachusetts 02108

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation 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.

Acting State Historic Preservation Officer signature Valerie Ann Talmage

title Acting Executive Director, Mass. Historical Commission date July 20, 1982

For NPS use only

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

Delores Byers

Entered in the
National Register

date

8/26/82

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet E. P. Dodge Building

Item number 8

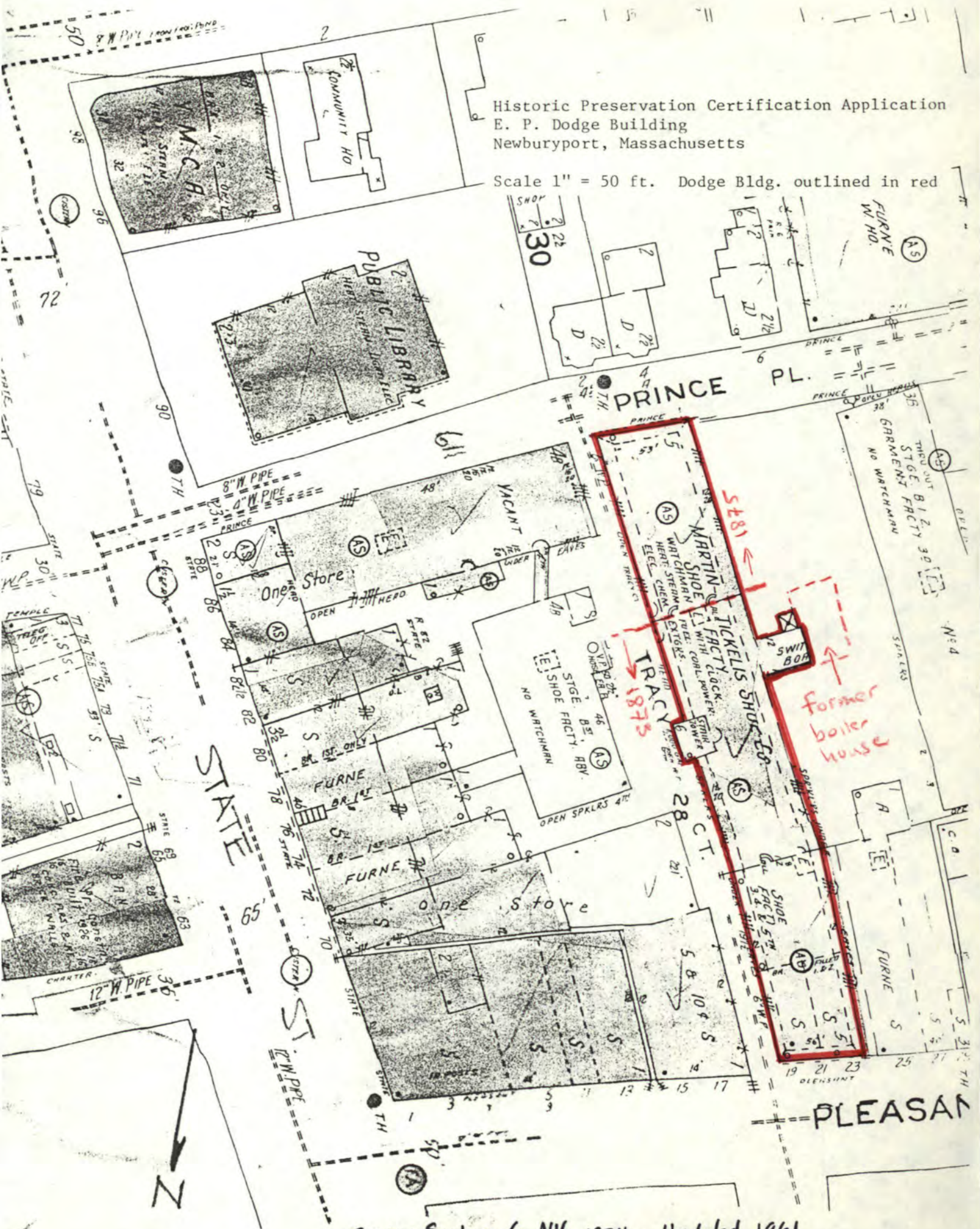
Page 2

In 1873, a special partnership was formed with William Swasey of Newburyport, whose financial backing allowed the construction of the Pleasant Street factory. Taking advantage of newly available mechanized equipment, Dodge installed McKay leather stitchers and other machinery which gave his firm a competitive advantage over small-scale unmechanized manufacturers. Unlike many contemporaneous shoe making firms which manufactured individual parts for shoes that were then assembled in larger manufacturing centers such as Lynn and Brockton, the Dodge Company produced finished goods which it sold directly to wholesalers, a circumstance which allowed the company greater control over its own growth. By the 1880s, the company had grown to become Newburyport's largest business with a gross income of over \$1,000,000 in 1886, in contrast to an income of only \$211,074 in 1874. At the same time that his business was growing, Dodge became prominent in local affairs, serving as Mayor in 1890, President of the Mechanics' National Bank of Newburyport in 1900, an incorporator of the Anna Jaques Hospital of Newburyport in 1884 and as a director of several local businesses.

Following Dodge's death in 1902, his business continued to prosper until the 1920s when it was bought by the W. D. Hannah Shoe Company together with the Dodge Building. Although the Hannah Shoe Company manufactured shoes in the building until the 1950s, the local shoe industry experienced steady decline after the 1920s when it had accounted for more than 60% of Newburyport's industrial output. In the 1950s, the property was sold to the Prince Realty Corporation and thereafter leased out to several commercial and light industrial concerns.

Historic Preservation Certification Application
E. P. Dodge Building
Newburyport, Massachusetts

Scale 1" = 50 ft. Dodge Bldg. outlined in red



PLEASANT STREET

Dodge Building
19-23 Pleasant Street
Newburyport, Massachusetts

Newburyport Assessors' Map #1
scale 1":20'
1981

B 37A 37 35

4

DONALD P

2020

4

23
JUTRAS

31

29

22

27

23

19

17

15

13

21

CARRIGG

2640

5525

13,860

6560

25,950

DODGE BLDG.

LILLY - MATTOS
TR

DODGE BLDG. TR.

R/W

12

14

12

10

PRINCE PLACE

TRACY PLACE

13

CARRIGG

14

15

United States Department of the Interior
National Park Service

Dodge Building,
Essex County,
MASSACHUSETTS,

Working No. 7/27/82-2077

Fed. Reg. Date: 2-1-83

Date Due: 8-26-82 / 9-10-82

Action: ☒ ACCEPT 8/26/82

Entered in the ☐ RETURN

National Register ☐ REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

☐ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unexposed	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UNIT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Dodge Building
19-23 Pleasant Street
Newburyport, Massachusetts

Brian Pfeiffer, photographer

January 1982

negative at: ACT for Massachusetts
45 School Street
Boston, Massachusetts 02108

View of the facade (north elevation) on Pleasant Street, taken
from a position facing southwest.

Photo #1 of 2



Dodge Building
19-23 Pleasant Street
Newburyport, Massachusetts

Brian Pfeiffer, photographer

January 1982

negative at: ACT for Massachusetts
45 School Street
Boston, Massachusetts 02108

View of south elevation on Prince Place, taken from a position
facing northwest.

Photo #2 of 2

E. P. Dodge Building
Newburyport, Essex Co.,
Massachusetts

UMT Reference:
A 19/346250/4741220

CONVERSION SCALES	
Feet	Meters
15000	4500
14000	4200
13000	4000
12000	3600
11000	3300
10000	3000
9000	2700
8000	2400
7000	2100
6000	1800
5000	1500
4000	1200
3000	900
2000	600
1000	300
500	150
0	0

To convert feet to meters
multiply by 0.3048

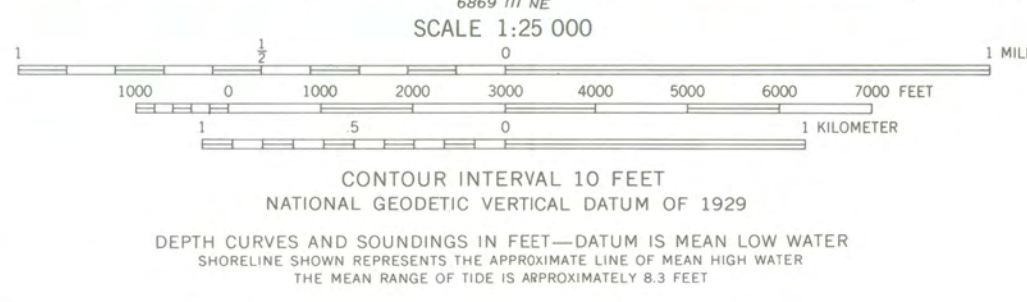
To convert meters to feet
multiply by 3.2808



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1942. Revised 1966
Selected hydrographic data compiled from USC&GS Charts 213 (1965)
and 1206 (1966). This information is not intended for navigational
purposes

Polyconic projection. 1927 North American datum
10,000-foot grids based on Massachusetts coordinate system,
mainland zone, and New Hampshire coordinate system
1000-meter Universal Transverse Mercator grid,
zone 19

Red tint indicates area in which only landmark buildings are shown
Boundaries in tidalwater areas from information furnished
by Massachusetts Department of Public Works



ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———

U. S. Route State Route

DODGE BUILDING
NEWBURYPORT EAST, MASS.—N. H.
N4245—W7045/7.5

1966

AMS 6869 IV SE—SERIES V814

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

July 20, 1982

Ms. Carol Shull, Acting Keeper
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20243

Dear Ms. Shull,

Enclosed you will find the following nomination forms:

Lynn: Lynn Bank Block (local)
Monterey: Reverend Adonijah Bidwell House and First Meetinghouse Site (local)
✓ Newburyport: E.P. Dodge Building (local)
Sandisfield: Philemon Sage House (local)

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

Candace Jenkins

Candace Jenkins
Registration Director
Massachusetts Historical Commission