

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

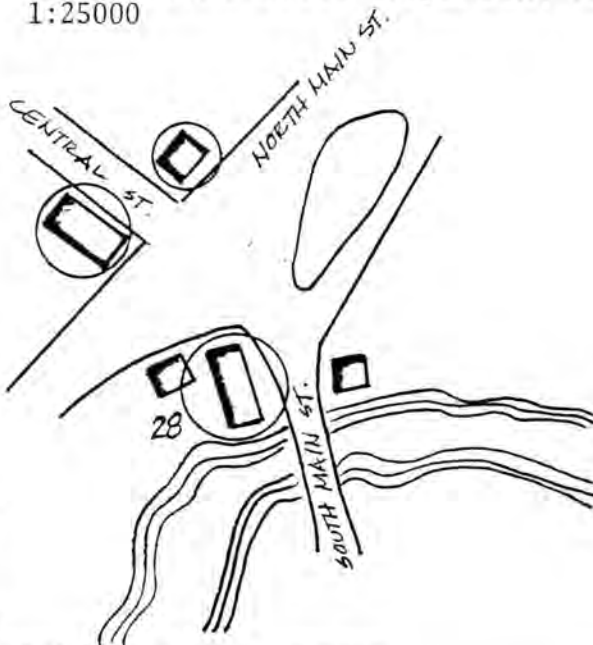
PHOTO (3x3" or 3x5", black & white)
Staple to left side of form
Photo number _____

See attached two photographs

SKETCH MAP

Draw map showing property's
location in relation to nearest
cross streets and other buildings
or geographical features.
Indicate north.

UTM: 19/349400/4726650 (Ipswich. MA)
1:25000



Recorded by Margaret Welden

Organization Ipswich Historical Commission

Date August, 1978. Amended by Paul J. McGinley, February, 1981.

Area

Form no.
28

Town Ipswich

Address South Main Street

Historic Name Caldwell Block (Central

Use: Original commercial

Present commercial

Ownership: ☒ Private individual
Private organization _____

Public _____

Original owner Col. Luther Caldwell

DESCRIPTION:

Date 1870

Source Bowen, Tales of Olde Ipswich, v. I

Style Italianate

Architect - Unknown

Exterior wall fabric flushboarding and
clapboard (asbestos siding removed)

Outbuildings None 5/83)

Major alterations (with dates) _____

20th c. storefronts

Moved no Date _____

Approx. acreage less than one acre

Setting Commercial district facing Town

Square. Adjacent to Choate Bridge at

prominent corner location of commercial

district.

Assessor's Data: see attached map.

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This is the earliest commercial building in Ipswich designed as a commercial structure and continuously maintained for commercial and office uses. It retains many of the fine Italianate features of the original design. Among these are label moldings, paired round-headed windows in the three center bays, and an elaborate cornice with paired brackets between the bays. The facade and side elevations were faced with flush boarding treated to look like cut stone, while the rear elevation was faced with clapboard. These original materials are most likely intact beneath the later asbestos siding. The storefronts were contained by a dentilled cornice and consisted of elaborate cast-iron frames, arched lights and recessed entrances. The storefronts have been greatly altered. The building's prominent size, bold massing and elaborate detail are noteworthy.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The property has a long and significant history in the commercial development of Ipswich due to its strategic location adjacent to the major crossing of the Ipswich River at the Choate Bridge. As the oldest stone-arch bridge in North America, the crossing became an early center for commercial activity in the town.

The Caldwell Block stands on the site of the former Massachusetts Woolen Manufactory, constructed by Dr. John Manning in 1794. The property was sold to Stephen Coburn in 1847 and housed the post office and other shops. The building was destroyed by fire, and in 1869 the lot was sold to Col. Luther Caldwell and his wife, Almira Flint Caldwell. Col. Caldwell erected the present building in 1870 and named it the "Caldwell Block."

Col. Luther Caldwell was born in Ipswich on September 17, 1822, died in 1903 and was buried in the High Street Cemetery. He was Clerk of the New York Assembly in 1867 and Mayor of Elmira, New York in 1873-74. He was editor and proprietor of the Elmira Daily Advertiser from 1864-70. He was an officer in the Civil War and a member of the convention that named Abraham Lincoln for President in 1860. He was secretary of the convention that named General Grant for President in 1868. He served as Chief of the Bond Division of the U.S. Post Office during the term of President Harrison, 1889-93, and authored the Anne Bradstreet Book, which was published in 1898.

The ground floor of the Caldwell Block has always contained commercial shops. Originally, these included the drug store of Eben R. Smith, J. E. Perkins' boot and shoe shop, and the watch-repair shop of John Whippage. The second floor housed offices. From 1961-74 John Updike, one of America's foremost contemporary writers, occupied office space in the building. During this time he wrote almost all his major works in the building. The third floor was constructed with a large meeting hall and banquet room to accommodate the Grand Army of the Civil War, which was located here until the Memorial Building was built.

BIBLIOGRAPHY and/or REFERENCES

Harold Bowen, Tales of Olde Ipswich, vol. III.
Ipswich Subscribers Business Directory Map, 1872.
T. F. Waters, Ipswich in the Mass. Bay Colony, vol. I, p. 331.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Ipswich	Form No: 28
Property Name: Caldwell Block	

Indicate each item on inventory form which is being continued below.

The Caldwell Block possesses integrity of location, design, setting, materials, and workmanship. It meets criterion A as the prime example of Ipswich's commercial development and criterion C as a good representation of the commercial Italianate style.

Ipswich's commercial center, although previously surveyed and included in the 1980 Multiple Resource Area: Historic Resources of the Central Village, Ipswich, Mass., was not evaluated for its National Register potential. A further investigation in 1981 by the Ipswich Historical Commission and Historic Ipswich, Inc. identified several blocks which may meet the National Register criteria. The Caldwell Block is the oldest, the most prominently sited and one of the most intact.

Staple to Inventory form at bottom

Verbal Boundary Description

The Cultural Resource Survey Area is identical to the target area for the Town of Ipswich's Housing Rehabilitation/Historic Preservation Program, conducted with HUD Small Cities Program funds in 1977 and 1978. The area includes the densely settled, central portion of Ipswich, and contains about 2 square miles.

As drawn for the Housing Rehab. Program, the area's boundaries roughly resemble a home plate. The northernmost corner of the area is at a point on the Boston and Maine Railroad line, just northwest of the end of Lucust Rd.

The boundary runs 7500' east from that starting point, to a point about 500' northeast of the end of Arrowhead St. off Newmarch St. From that point the boundary runs south 5625' to a point on Old England Rd. about 1250' southeast of the intersection of that road and Rocky Hill Rd.

From that point on Old England Rd. the boundary runs southwest to a point on Essex Rd. (Rt. 133) east of Cable Hospital (400' southeast from the intersection of Essex Rd. - Rt. 133 and County Rd. - Rt. 1A). From that point the boundary runs west 1750' to a point on the north bank of the Ipswich River, opposite Beechwood St.

From the River the boundary runs northwest 6750' to Linebrook Rd., at a point midway between Kimball Ave. and School St., thence northeast 3625' to the starting point.



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

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Central Village, Ipswich, Massachusetts MRA
State Massachusetts

Nomination/Type of Review

1. Caldwell Block

Entered in the
National Register

for Keeper

Date/Signature

Melvin Byers 7/7/8

Attest

2.

Keeper

Attest

3.

Keeper

Attest

4.

Keeper

Attest

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest

NATIONAL REGISTER OF HISTORIC PLACES

EVALUATION / RETURN SHEET

United States Department of the Interior
National Park ServiceCaldwell Block (Central Village, Ipswich,
Massachusetts MRA)
Essex County
MASSACHUSETTSWorking No. JUN 8 1983Fed. Reg. Date: 2-7-84Date Due: 7/7/83 - 7/23/83Action: ☒ ACCEPT 7/7/83☐ RETURN☐ REJECTEntered in the
National Register

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. Name2. Location3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property5. Location of Legal Description6. Representation in Existing SurveysHas this property been determined eligible? ☐ yes ☐ no7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered
☐ good	☐ ruins	☐ altered
☐ fair	☐ unexposed	☐ moved date _____

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

Address of nominated property _____

Quadrangle name _____

USGS 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



Caldwell Block
Ipswich, Mass.
Photographer and location of
Negative:
Historic Ipswich, Inc.
P. O. Box 392
Ipswich, MA

Description of View:
south and west elevations

Photo #1 of 2

①



Ipswich - Caldwell Block

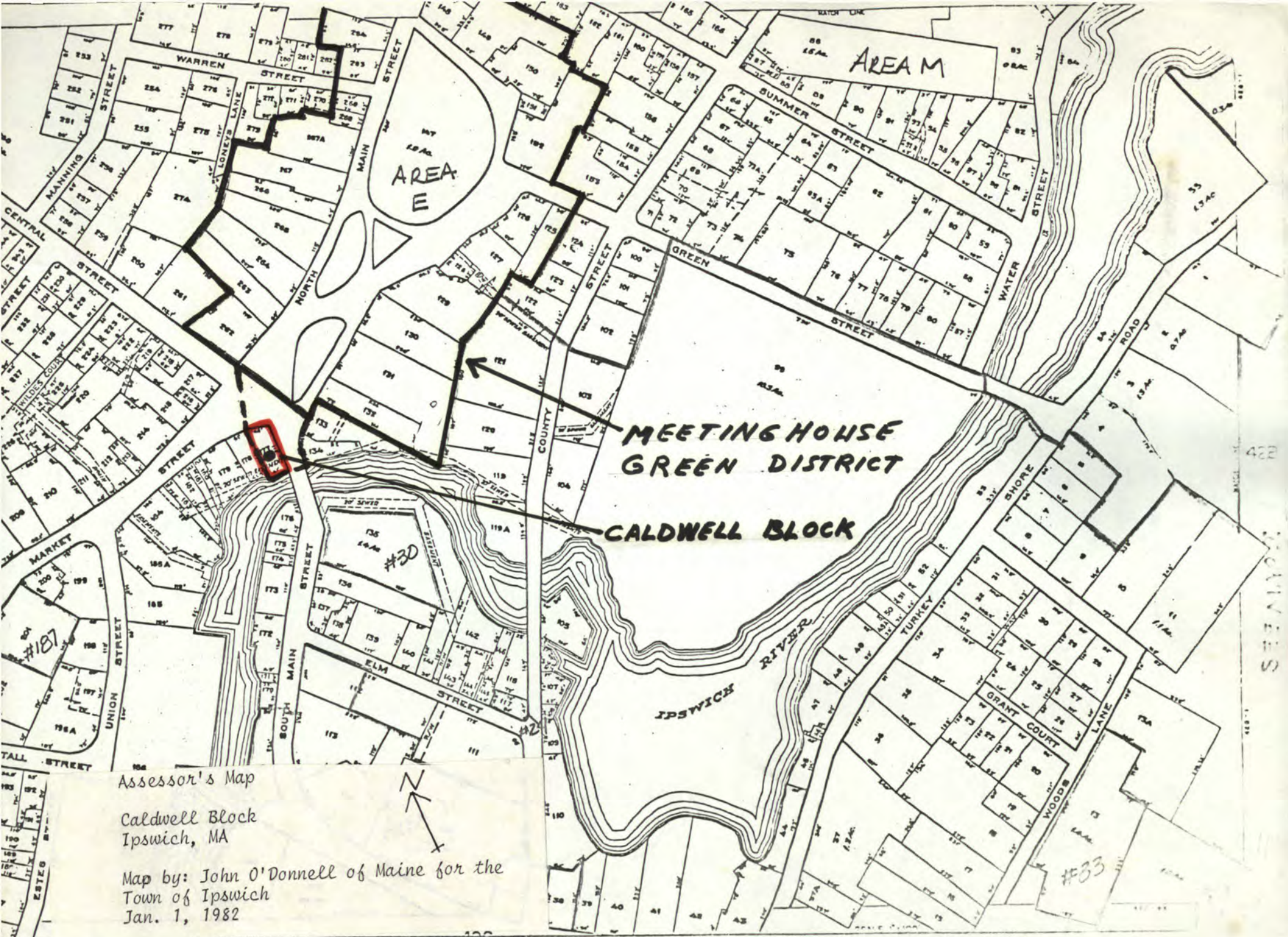
Caldwell Block
Ipswich, Mass.
Photographer and Location of
Negative:

Historic Ipswich, Inc.
P.O. Box 392
Ipswich, MA

Description of View:

north and west elevations

Photo #2 of 2



Assessor's Map

Caldwell Block
Ipswich, MA

Map by: John O'Donnell of Maine for the
Town of Ipswich
Jan. 1, 1982

SEE MAP K

MAP IVG

HISTORIC IPSWICH, INC.
PO Box 392
Ipswich, MA 01938-0492

RECEIVED
FEB 23 1983
MASS HIST. COMM.

February 23, 1983

Ms. Candy Jenkins
National Registry Editor
Massachusetts Historical Commission
294 Washington Street
Boston, MA 02105

Re: Caldwell Block
Ipswich, MA

Dear Ms. Jenkins:

Historic Ipswich, Inc. wishes to reconfirm our ownership of The Caldwell Block in Market Square in Ipswich, and to urge the approval of this property for the National Register of Historic Properties.

In a recent discussion with Paul McGinley, he indicated that The Caldwell Block would appear on the May agenda of the Historical Commission. If any questions or information is needed, please do not hesitate to contact us.

Very truly yours,

James M. Barney
President
Historic Ipswich, Inc.

JMB/mjw

PMC REALTY TRUST

239 WESTERN AVENUE

ESSEX, MASSACHUSETTS 01929

TEL: 617-468-4511

RECEIVED

MAY 16 1983

MASS. HIST. COMM.

May 11, 1983

Ms. Candy Jenkins
National Register Editor
Massachusetts Historical Commission
294 Washington Street
Boston, MA 02108

RE: Caldwell Block
Ipswich, MA

Dear Ms. Jenkins:

Confirming our recent telephone conversation, PMC Realty Trust of Essex, MA, John T. Coughlin, Principal, has purchased the "Caldwell Block" building from Historic Ipswich, Inc. PMC supports its nomination to the National register. Enclosed are copies of Historic Ipswich Inc.'s nomination materials.

Please contact me if you need any further information.

Very truly yours,

PMC REALTY TRUST

John T. Coughlin
JOHN T. COUGHLIN
TRUSTEE

JTC/bk

Encl.



**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

May 25, 1983

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
18th and C. Street, N.W.
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Boston - Sarah J. Baker School (local)
Boston - Newspaper Row (local)
Ipswich - Caldwell Block (local)
 addition to Central Ipswich MRA
New Bedford - Times-Olympia Building (local)
Westfield - State Normal Training School (state)

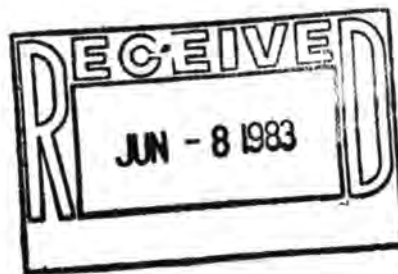
All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to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

Sincerely,

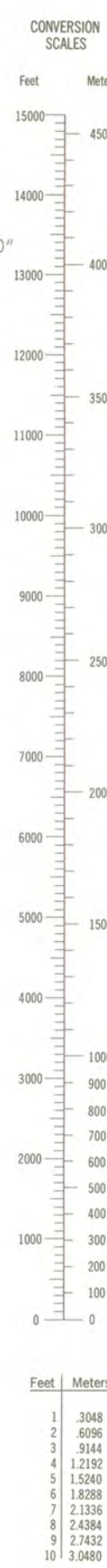
Candace Jenkins

Candace Jenkins
Director, Preservation Planning

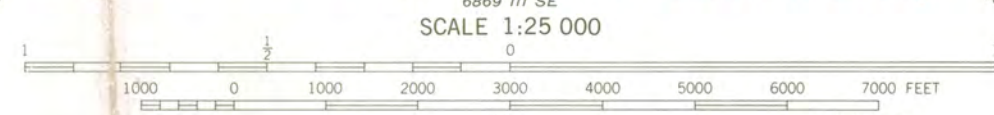
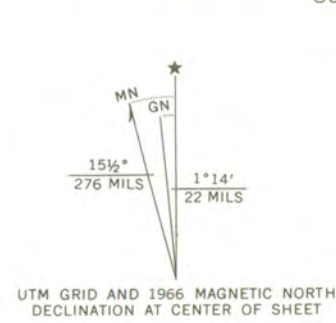
CJ/lk



IPSWICH QUADRANGLE
MASSACHUSETTS-ESSEX CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Control by USGS, USGS&S, and Massachusetts Geodetic Survey
Topography by planetable surveys 1941-1942. Revised 1966
Selected hydrographic data compiled from USGS&S Charts 213 (1965)
and 243 (1964). This information is not intended for navigational
purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-metre Universal Transverse Mercator grid,
zone 19
Red tint indicates area in which only landmark buildings are shown
Boundaries in tidewater areas from information
furnished by Massachusetts Department of Public Works



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 8.6 FEET

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



ROAD CLASSIFICATION

Heavy-duty ————— Light-duty —————

Medium-duty ————— Unimproved dirt —————

○ State Route

IPSWICH, MASS.
N4237.5—W7045/7.5

1966

AMS 6869 III NE-SERIES V814