

Capsule Summary of 172-174 Main Street (AA-1327)

Built in the period between 1858 and 1877,¹ the building at 172-174 Main Street was originally constructed as a combination commercial/domestic structure. Once part of a large tract of land associated with William Bladen, the property was subdivided and developed as early as 1790. The building stands on the northeast side of Main Street, directly across from Conduit Street. The three-story brick building has been significantly altered by the addition of a mid-20th century commercial facade which was applied to the original front elevation. Despite this addition, the original gable roof and exposed southeast side wall survive intact as visible reminders of the 19th century building. Today, the building appears as a block-like, three-story, six-bay structure with a first floor storefront.

Although the facade of the building has been altered, the building survives as an important physical reminder of mid- to late 19th century commercial/domestic architecture which characterizes Main Street.

¹ The present building does not appear on the Sachse Bird's Eye View of Annapolis from 1858; however, it does appear on the 1877 Gray's New Map of Annapolis.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-1327

=====

1. Name of Property

=====

historic name Lipman's
other names 58-60 Main or Church Street

=====

2. Location

=====

street & number 172-174 Main Street not for publication _____
city or town Annapolis vicinity _____
state Maryland code _____ county Anne Arundel code _____
zip code 21401

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing		Noncontributing		
<u>1</u>	_____	_____	_____	buildings
_____	_____	_____	_____	sites
_____	_____	_____	_____	structures
_____	_____	_____	_____	objects
<u>1</u>	_____	_____	_____	Total

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District
No _____

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade
Domestic

Sub: Store
Dwelling

Current Functions (Enter categories from instructions)

Cat: Commerce/Trade
Domestic

Sub: Store
Apartments

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Commercial Vernacular

Materials (Enter categories from instructions)

foundation Not Visible

roof Standing Seam Metal

walls Pressed brick

Stucco

other Six-course American bond brick

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

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Annapolis Survey
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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1858-1877
 1930-1954

Significant Dates 1858-1877
 1930-1954

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of
the property.) See Continuation Sheet No. 8-1

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9. Major Bibliographical References
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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Articles, Books, Published and Unpublished Resources

Anderson, Elizabeth B. Annapolis: A Walk Through History. Centreville, MD: Tidewater Publishers, 1984.

Anne Arundel County Assessment Records. 1876-1896; 1896-1905. Maryland State Archives. Record Group C35.

Anne Arundel County Land Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

Baltz, Shirley. The Quays of the City, An Account of the Bustling Eighteenth Century Port of Annapolis. Annapolis, MD: The Liberty Tree, Ltd., 1975.

Cromley, Elizabeth and Stephen Calloway. The Elements of Style, A Practical Encyclopedia of Interior Architectural Details. New York: Simon and Schuster, 1991.

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National Register Bulletin: How to Complete the National Register
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1991.

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#H69-0-178, Historic Annapolis Foundation, 1969.

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Publication No. 9. Annapolis, MD: The Hall of Records Commission,
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Maryland. Westminster, MD: Family Line Publications, 1990.

Warren, Mame. Then Again...Annapolis, 1900-1965. Annapolis, MD:
Time Exposure Limited, 1990.

Maps and Drawings

Bird's Eye View of the City of Annapolis, Charles Magnus, 1864,
Reproduced, 1967. Bird's Eye View of the City of Annapolis, Edward
Sachse, ca. 1858. (Maryland Hall of Records, MdHR G 1213-349)
Church Circle, Annapolis, MD, ca. 1790. Watercolor by C. Milburn.
Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.
Hopkins, G.M. Map of Annapolis, 1878.
Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.
Plan of Annapolis, Geo. H. Shafer, 25 July 1718.
Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908,
1913, 1921, 1930, 1954.

Photographs

Hayman Collection, 1920ca-1930ca. Record Group SC1406. Annapolis,
Maryland: Maryland State Archives.

Mame Warren Collection, 1859-1910. Record Group SC985. Annapolis,
Maryland: Maryland State Archives.

Photographic Collection at the Historic Annapolis Foundation.

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City Directories

Mullin-Kille and Capital-Gazette City Directory of Annapolis, MD.
Ohio: Mullin-Kille; Evening Capital; and the Maryland
Gazette, 1949.

Polk's City Directory of Annapolis, MD. New York: R.L. Polk and
Co., 1928, 1954.

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10. Geographical Data
=====

Acreage of Property less than 1 acre

Verbal Boundary Description (Describe the boundaries of the
property.)

The property designated as 172-174 Main Street occupies Parcel 820
on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

This parcel has been associated with the property since the
construction of the building on the site in the period between 1858
and 1877.

=====
11. Form Prepared By
=====

name/title Kim Williams & L. Trieschmann/Architectural Historians
organization Traceries date June 20, 1994
street & number 5420 Western Avenue telephone (301) 656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Ronald B. Hollander
street & number Box 1506 telephone _____
city or town Annapolis state MD zip code 21404
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1327

Section 7 Page 1

172-174 Main Street

name of property

Anne Arundel County, MD

county and state

=====
Standing on the northeast side of Main Street, directly across from Conduit Street, the semi-attached building at 172-174 Main Street was built in the years between 1858 and 1877. The three-story brick building has been significantly altered by the addition of a mid-20th century commercial facade which was applied to the original front elevation. Despite this addition, the original gable roof and exposed southeast side wall survive intact as visible reminders of the 19th century building. Today, the building appears as a block-like, three-story, six-bay structure with a first floor storefront.

The original steeply pitched gable roof, covered in standing seam metal, can be seen behind the parapet of the applied facade. The six-bay facade, constructed of pressed yellow brick, was added to the building between 1930 and 1954. Rectangular in plan, the building historically contained two separate commercial spaces, each with its own entry. The 1992 storefront, comprised of wood facing applied to the facade, has fluted Tuscan pilasters, a wide frieze with signage, and a molded cornice. The two stores are accessible through the double recessed-stepped entries that extend beyond the facade into the interior of the first floor. The show windows, comprised of plate glass windows with thin metal mullions, are set upon a solid foundation that is covered with a polished granite veneer.¹ The entries contain commercial plate glass and metal doors. "Lipman's" is inscribed in the terrazzo on the entry floor. A brick interior end chimney is located at the rear of the southeast elevation.

The second and third stories of the facade have six 1/1 windows, that are equally spaced above the individual storefronts. The windows have jack-arched brick lintels and sills, with wood surrounds. The brick parapet of the building is ornamented by a corbelled brick cornice.

The southeast elevation, fronting on a dead end alley, is covered with stucco. Due to the locked gate at the front of the alley, it was not possible to determine if openings were present on the first story of the elevation; however, there is one opening on the second story. The northwest elevation, slightly visible above the gable roof of 176 Main Street, is six-course American bond brick and has no visible openings.

¹Material identification provided by the Annapolis Historical District Commission files.

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172-174 Main Street
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=====

A cursory examination of the public first floor space on the interior reveals that it has been altered to accommodate the current occupant. No historic architectural elements remain. The second and third stories were not surveyed.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY Inventory No. AA-1327
CONTINUATION SHEET

Section 8 Page 1 172-174 Main Street
name of property
Anne Arundel County, MD
county and state

=====
Built in the period between 1858 and 1877,² the building at 172-174 Main Street was originally constructed as a commercial/domestic structure on the northeast side of Main Street, directly across from Conduit Street. Once part of a large tract of land associated with William Bladen, the property was subdivided and developed as early as 1790. Although the facade of the building has been altered, the building survives as an important physical reminder of mid- to late 19th century commercial/domestic architecture which characterizes Main Street.

At the request of William Bladen, the owner of the property in 1718, Lot 72 was surveyed and documented on the Stoddert Map. William Bladen was born February 27, 1673 in Hemsworth, Yorkshire, England.³ Within months of purchasing Lot 72, Bladen died, bequeathing his property to his son, Colonel Thomas Bladen. Thomas Bladen, born in 1698, served as Governor of Maryland from 1742 to 1747.⁴

Thomas Bladen had his agents convey Lot 72 along with a brick house, previously constructed by Benjamin Fordham, to Thomas Bordley in 1721 for L30.⁵ Thomas Bordley, born in Yorkshire, England about 1682, was the son of Stephen Bordley. Thomas came to Kent County, Maryland in 1694. Educated as an attorney, Bordley served as Attorney General of Maryland from 1715 to 1726. Following his death in London on October 11, 1726, his vast land holdings in Annapolis were devised to his son, Stephen Bordley.⁶ Stephen Bordley, born about 1710, was the eldest surviving son of Thomas Bordley. Stephen, also an attorney, served as Commissary General of the Province.⁷

²The present building does not appear on the Sachse Bird's Eye View of Annapolis from 1858; however, it does appear on the 1877 Gray's New Map of Annapolis.

³Robert Harry McIntire. Annapolis Maryland Families. (Baltimore: Gateway Press, Inc., 1979), p. 59.

⁴McIntire, p. 59.

⁵Liber IB 2 Folio 499

⁶Will Liber L 19 Folio 99

⁷McIntire, p. 68.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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172-174 Main Street
name of property
Anne Arundel County, MD
county and state

=====
Stephen Bordley resurveyed all 22 of the Annapolis lots that he inherited in 1726.⁸ By 1753, Bordley conveyed lot 72 to James Maccubbin for L350 in currency. The conveyance included a "brick house and lot, late in occupation, Hugh Kennedy, innholder, since in occupation, John Jordon, hatter, now occupied by Stephen Bordley, and pew on west side of church."⁹ Maccubbin owned the property until his death about 1788 when his heirs relinquished claim to James Lingan.¹⁰ A General in the Revolutionary War, Lingan was killed by a mob during the Anti-Federalist riot in Baltimore on July 28, 1812. His murder was called "a monument to Jacobin intolerance and perfidy."¹¹

In 1790, Lingan conveyed the southeastern portion of the lot to Absalom Ridgely for L1000 in currency.¹² Ridgely, born in May 1747, worked as a merchant in Annapolis.¹³

The Federal Direct Tax of 1798 charges Absalom Ridgely as owner of a two-story frame dwelling (25 x 18) with a one-story shed (15 x 18), a frame kitchen (18 x 12) on Church Street, with Thomas McNeir as tenant with an option to buy.¹⁴

The Church Street property remained in the Ridgely family following the death of Absalom Ridgely in 1818, having been devised to his son David. David Ridgely worked as the state librarian of Maryland and was author of *Annale of Annapolis* in 1841.¹⁵ By 1846, he conveyed the property to William Bishop, who had previously purchased the building at 176 Main Street in 1834. It was during the Bishop ownership that the two-story frame dwelling was

⁸Liber LB Folio 132

⁹Liber RB 3 Folio 632

¹⁰Liber TBH 2 Folio 609

¹¹McIntire, p. 430.

¹²Liber NH 5 Folio 199

¹³McIntire, p. 583.

¹⁴Federal Direct Tax Charges, 1798, folder 12.

¹⁵McIntire, p. 584.

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county and state

=====

demolished and replaced by the present three-story brick building at 172-174 Main Street. Historically the building contained two separate commercial spaces on the first floor with domestic space on the upper floors. Bishop, the son of Elijah Bishop, owned the property for almost thirty years before conveying it to George W. and Anne J. Watkins. George W. Watkins was a merchant who, with his second wife Annie, operated a tailor shop in the building.

By 1884, the Watkins conveyed it to Thomas O. and Sarah Catherine Walton for \$2,500.00. The Waltons owned the building from 1884 to 1919 leasing it as a notions/fancy goods shop, a stationary store, a millinery, a clothing store, and also a cigar shop. Sarah Walton conveyed the building in 1919 to Harry J. Hopkins for \$11,000.00. Harry Jump Hopkins, born in Easton, Maryland about 1859, served as the chief clerk in the State Comptollers Office for 40 years and as president of the Farmers National Bank.¹⁶ During the Hopkins years, the building contained a tailor and dry goods shops.

Hopkins sold the building in 1922 to Joseph Lipman. Joseph Lipman was born in Kovno, Lithuania about 1876.¹⁷ When Joseph died in 1930, his wife, Bessie received ownership of the building and the Lipman Bootery business. It was during the Lipman ownership, between 1930 and 1954, that the facade of the building was altered by the application of the yellow pressed brick. The words "Lipman's" were placed in the terrazzo flooring of the recessed entry. According to the city directories, the Lipman Bootery and Women's Clothing Shops existed in the building as early as 1928.

In the mid- to late 20th century, the building at 172-174 Main Street passed between members of the Lipman family several times. In the 1980s, Anne Lipman placed the building in a trust that she established known as the Main Street Partnership. The property was never legally transferred to the trust so that when Anne Lipman died in 1986, her heirs were responsible for officially establishing the Main Street Partnership. The building remained in the family partnership until 1992, when it was conveyed out of the Lipman family for the first time in 70 years. It was purchased by Ronald B. Hollander, who currently leases the commercial and residential spaces. The shop at 172 Main Street is occupied by Art

¹⁶McIntire, p. 339.

¹⁷McIntire, p. 432.

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county and state

=====

Outlet and the shop at 174 Main Street contains Gift Ahoy. The upper floors continue to contain residential apartments.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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172-174 Main Street
name of property
Anne Arundel County, MD
county and state

=====

Historic Period Theme: Architecture, Landscape Architecture
and Community Planning

Economic (Commercial and Industrial)

Geographic Organization: Western Shore

Chronological/Developmental Period: Agricultural-Industrial
Transition, 1815-1870

Industrial / Urban
Dominance, 1870-1930

Modern Period, 1930-
present

Resource Type(s): Standing Structure

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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172-174 Main Street
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=====
Chain of Title for 172-174 Main Street:

- 1718: Surveyed for William Bladen
Stoddert's Notebook 75
- 1721: Thomas Bladen for William Bladen, deceased, to Thomas
Bordley
Liber CW 1 Folio 505
- 1726: Thomas Bordley dies, devised estate to Stephen Bordley
Will Liber L 19 Folio 99
- 1753: Stephen Bordley to James Maccubbin
Liber RB 3 Folio 632
- 1788: Heirs of Maccubbin relinquish claim to James Lingan
Liber TBH 2 Folio 609
- 1790: James Lingan to Absalom Ridgely
Liber NH 5 Folio 199
- 1795: Absalom Ridgely leased for 99 years to Thomas McNeir
Liber NH 7 Folio 405
Liber NH 9 Folio 193
Liber NH 9 Folio 666
- 1818: Absalom Ridgely devised to son, David Ridgely
- 1846: David Ridgely to William Bishop
Liber JHN 2 Folio 846
- 1876: James Revell and Frank H. Stockett, Trustees, to George
W. and Anne J. Watkins
Liber SH 10 Folio 377
- 1884: George W. and Anne J. Watkins to Thomas O. Walton
Liber SH 24 Folio 623
- 1901: Thomas O. Walton devised to Sarah Catherine Walton
Will Liber RB 1 Folio 49
- 1919: Sarah Catherine Walton, widow of Thomas O. Walton, to
Harry J. Hopkins
Liber WNW 26 Folio 87

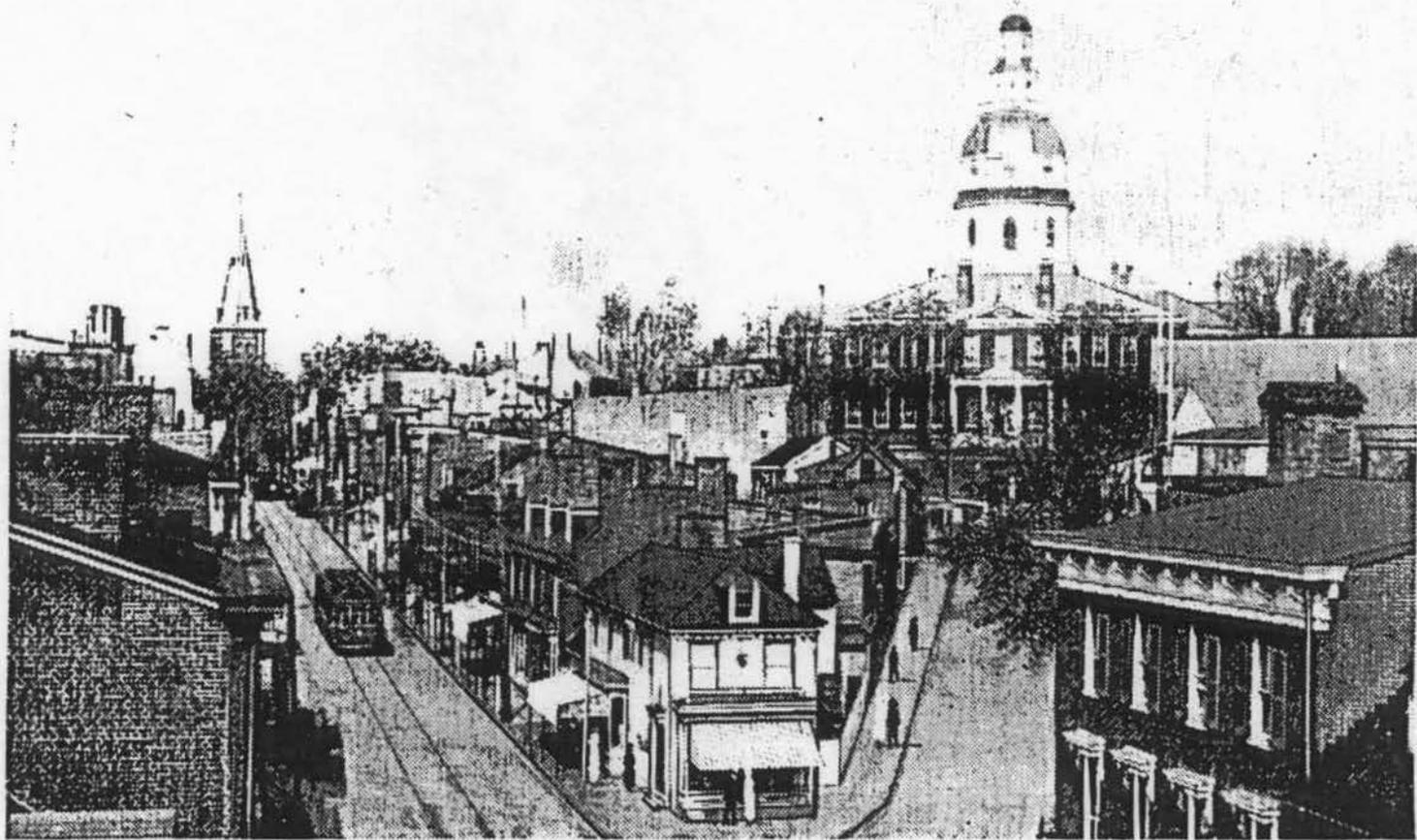
MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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172-174 Main Street
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- =====
1922: Harry J. Hopkins to Joseph Lipman
Liber WNW Folio 404

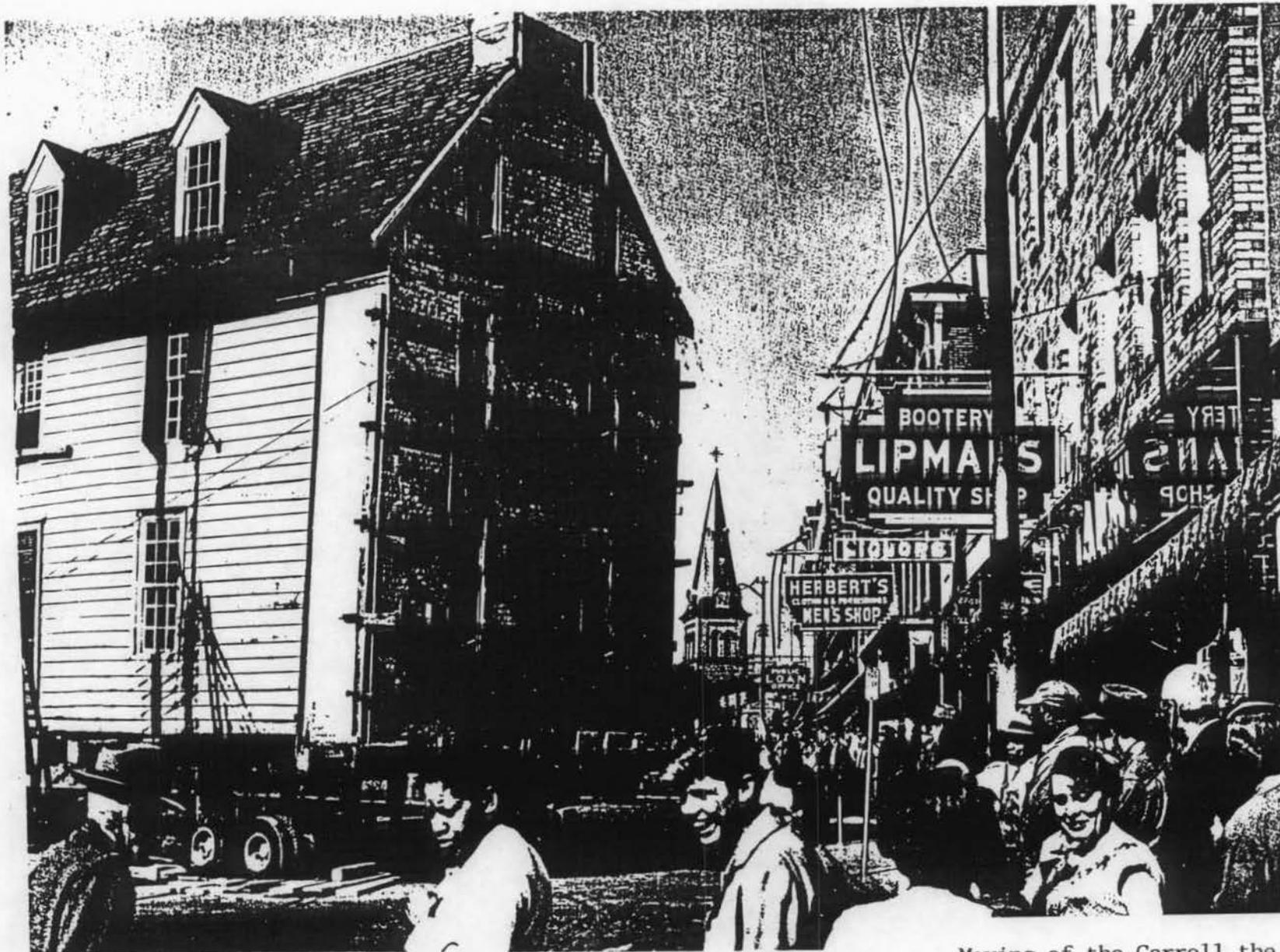
Joseph Lipman devised to wife, Bessie E. Lipman (OBD 4
Folio 495), who devised to son, Leon M. Lipman (RGP 1
Folio 271)
- 1949: Leon and Anne Lipman to John H. Hopkins, IV, Trustee for
immediate reconvey
Liber JHH 521 Folio 154
- 1949: John H. Hopkins, IV, Trustee for immediate reconvey to
Leon and Anne Lipman
Liber JHH 521 Folio 158
- 1967: Leon M. Lipman devised to Anne Lipman
- 1981: Anne Lipman established to Main Street Partnership,
although property was not legally transferred to the
Partnership
- 1985: Anne Lipman devised to Marlene S. Lipman and Joan Lipman
(aka Joan Smilow)
Estate 22588
- 1986: Marlene S. Lipman and Joan Lipman (aka Joan Smilow), co-
personal representative of the estate of Anne Lipman to
Main Street Partnership
Liber 4197 Folio 263
- 1992: Main Street Partnership to Ronald B. Hollander
Liber 5653 Folio 98



INTERSECTION OF MAIN AND FRANCIS STS., SHOWING STATE CAPITOL, ANNAPOLIS, MD.

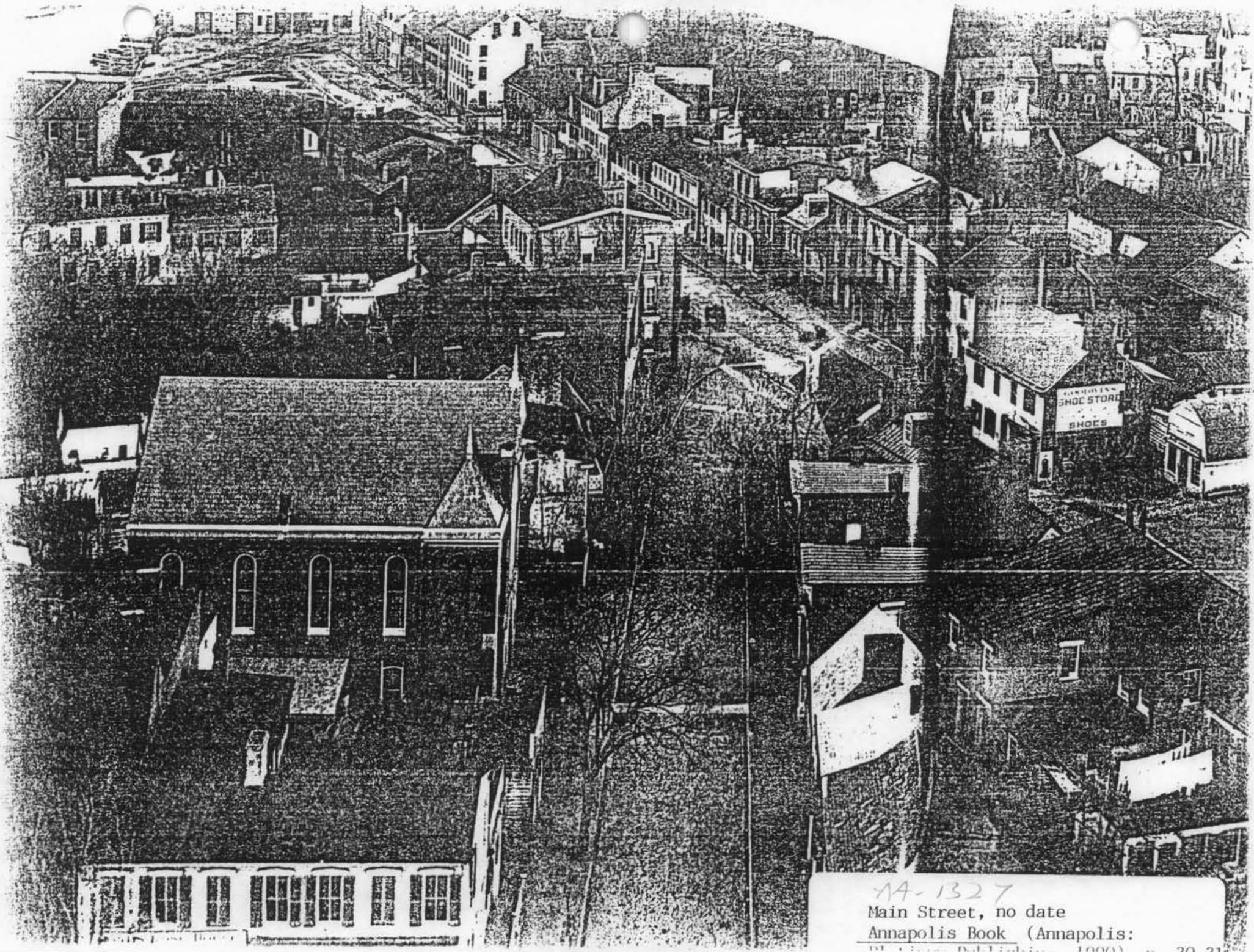
Main Street, looking to the north
Postcard, circa 1895

AA-1327



Moving of the Carroll the Barrister
House from corner of Conduit and Main
Streets, October 1955.
MdHR G 2238-1P

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AA-1327

Main Street, no date

Annapolis Book (Annapolis:



AA-1327

172-174 MAIN STREET

ANNAPOLIS, MD

TRACERIES

MAY 1994

MD SHPO

SW ELEVATION

VIEW LOOKING NE

1/2



AA-1327

172-174 MAIN ST

ANNAPOLIS, MD

TRACERIES

MAY 1994

MARYLAND SHPO

VIEW OF ROOF, LOOKING NORTH

2/2

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

COUNTY: Anne Arundel	SURVEY NUMBER: AA 1327
TOWN: Annapolis	NEGATIVE FILE NUMBER:
LOCATION: 172-174 Main Street	UTM REFERENCES: Zone/Easting/Northing
COMMON NAME:	U.S.G.S. QUAD. MAP:
FUNCTIONAL TYPE: Comm Map 32 Par 325	PRESENT FORMAL NAME:
OWNER: Leon & A. Lipman	ORIGINAL FORMAL NAME:
ADDRESS: 172 Main Street Annapolis, MD 21401	PRESENT USE: Retail/Apts
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()	ORIGINAL USE: Retail/Apts
LEVEL OF SIGNIFICANCE: Local (✓) State () National ()	ARCHITECT/ENGINEER:
GENERAL DESCRIPTION: Structural System	BUILDER/CONTRACTOR:
1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()	PHYSICAL CONDITION OF STRUCTURE: Excellent (X) Good () Fair () Poor: ()
2. Wall Structure	THEME:
A. Wood Frame: Post and Beam () Balloon ()	STYLE: Commercial (altered)
B. Wood Bearing Masonry: Brick (X) Stone () Concrete () Concrete Block ()	DATE BUILT: c1900 (c1940 facade)
C. Iron () D. Steel () E. Other:	
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle () Shiplap ()	
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()	
Brick Veneer (X) Stone Veneer () Asbestos Shingle ()	
Bonding Pattern: Common Other:	
4. Roof Structure	
A. Truss: Wood (X) Iron () Steel () Concrete ()	
B. Other:	
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal (X)	
Built Up () Rolled () Tile () Other:	
6. Engineering Structure:	
7. Other:	
Appendages: Porches () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells ()	
Wings () Other:	
Roof Style: Gable (X) Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()	
Saw Tooth () With Monitor () With Bellcast (X) With Parapet () With False Front ()	
Other:	
Number of Stories: 3	Entrance Location: Left
Number of Bays: 6	
Approximate Dimensions: 35 x 90	
THREAT TO STRUCTURE: No Threat (X) Zoning () Roads () Development () Deterioration () Alteration () Other:	LOCAL ATTITUDES: Positive () Negative () Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Parapet wall with brick banding, soldier course arches at second and third floor windows, well designed "Colonial Revival" first floor full entablature and pilasters.

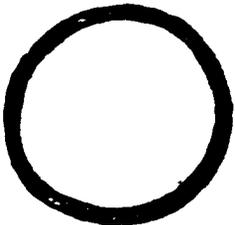
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Minor example of turn-of-the-century commercial, contributing to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane()Woodland()Scattered Buildings()
Moderately Built Up()Densely-Built Up(✓)
Residential()Commercial()
Agricultural()Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

Russell Wright

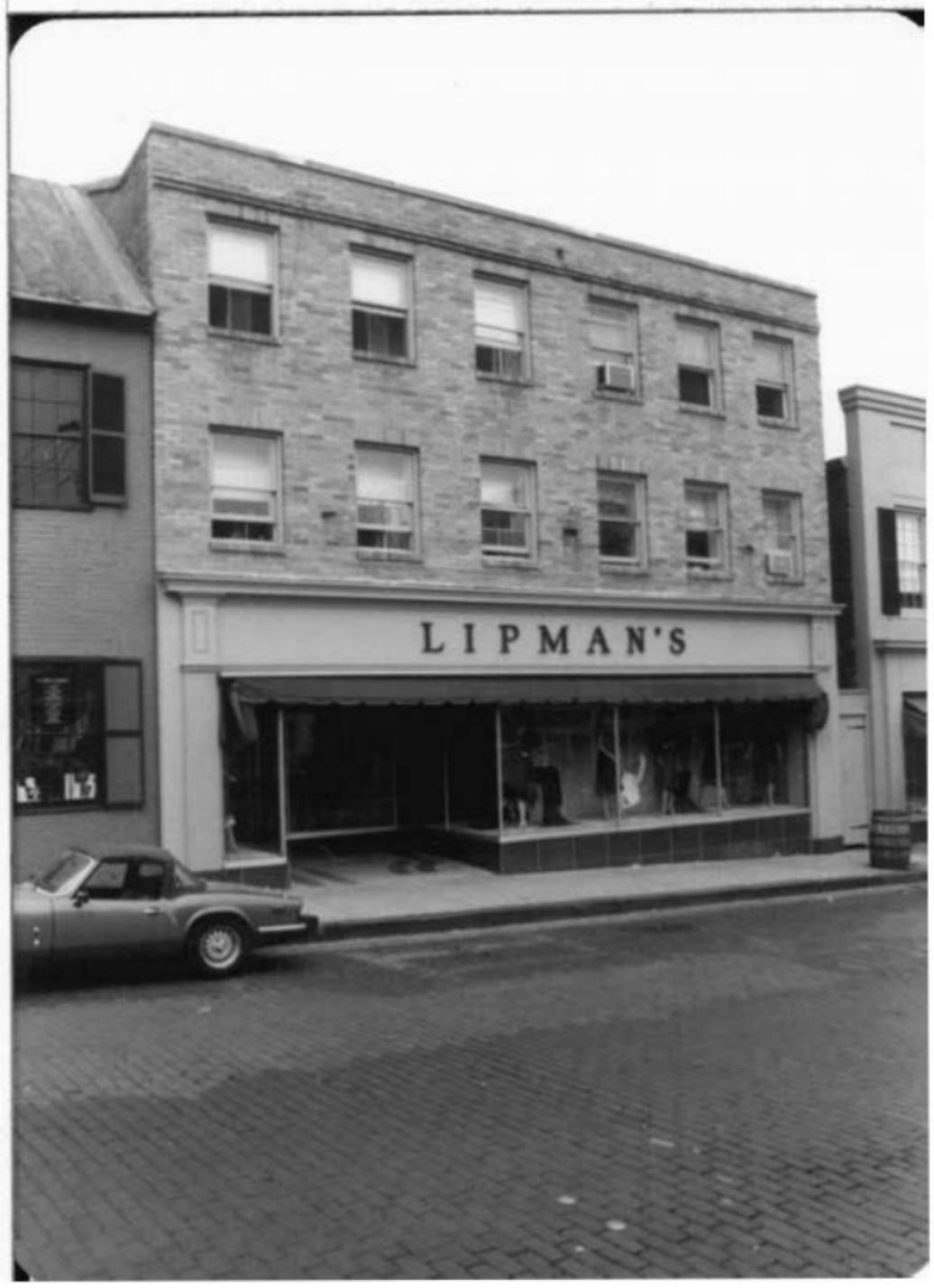
ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



A black and white photograph of a three-story brick building housing a store named "LIPMAN'S". The building has two rows of windows, each with a white blind. The ground floor features a large display window with a striped awning. A vintage car is parked on the left side of the street in front of the building. The street is paved with cobblestones.

LIPMAN'S

172-174 Main

AA 1327

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SW Elevation/camera facing NE