

Capsule Summary of 162 Main Street (AA-560)

Built ca. 1820-1840¹, the large Federal-style building at 158-166 Main Street currently consists of three separate buildings having individual histories. Although historic photographs indicate that the structure was one large building, written sources beginning in the mid-to late 19th century refer to it as three separate and distinct buildings. Deed research indicates that the buildings originally served as dwellings, but since the mid-19th century, the three sections have been occupied by separate commercial concerns.

Located along the densely commercial Main Street between the Market and the State House, 162 Main Street is the central section of three individual structural units that historically appeared as one large federal building. Constructed between ca. 1820 and 1840, the former federal buildings (158-166 Main Street) have been significantly altered over the years and today appear as three separate and distinct individual structures. While the two end sections, 158 and 164-166 Main Street retain their original overall massing, this central section was entirely rebuilt and no longer retains its original massing or materials and significantly affects the visual understanding of the historic row.

¹ The date of construction was determined through on-site examination. Research into the building, which includes deed research, assessment record research and census research, has yet to reveal a more precise date of construction.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-560

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1. Name of Property

=====

historic name 162 Church Street

other names _____

=====

2. Location

=====

street & number 162 Main Street not for publication _____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 _____

Maryland Inventory of Historic Properties
Annapolis Survey
162 Main Street
Anne Arundel County, Maryland

Inventory No. AA-560
Page 2

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6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Store/Offices

Domestic

Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Store

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

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Brick

roof Not visible

walls Brick/Concrete Block

other _____

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

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8. Statement of Significance
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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.

Maryland Inventory of Historic Properties
Annapolis Survey
162 Main Street
Anne Arundel County, Maryland

Inventory No. AA-560
Page 4

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1820-1840

Significant Dates 1820-1840

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

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Maryland Inventory of Historic Properties
Annapolis Survey
162 Main Street
Anne Arundel County, Maryland

Inventory No. AA-560
Page 6

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Maps and Drawings

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Reproduced, 1967. Bird's Eye View of the City of Annapolis, Edward
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Church Circle, Annapolis, MD, ca. 1790. Watercolor by C. Milburn.
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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,
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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

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

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10. Geographical Data

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Acreage of Property under 1,000 square feet

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

The building at 162 Main Street occupies Parcel 824 on Annapolis
Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

Parcel 824 is part of the larger lot of land originally associated
with the group of Federal buildings from 158 to 166 Main Street.

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11. Form Prepared By

=====
name/title Kim Williams/Architectural Historian
organization Traceries date April 10, 1994
street & number 5420 Western Avenue telephone 301-656-52830
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner

=====
name Beatrice L. Manck
street & number 14 B2 Spa Creek Landing telephone _____
city or town Annapolis state MD zip code 21403
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MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-560

Section 7 Page 1

162 Main Street

name of property

Anne Arundel County, MD

county and state

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Located along the densely commercial Main Street between the Market and the State House, 162 Main Street is the central section of three individual structural units that historically appeared as one large federal building. Constructed between ca. 1820 and 1840, the former federal buildings (158-166 Main Street) have been significantly altered over the years and today appear as three separate and distinct individual structures. While the two end sections, 158 and 164-166 Main Street retain their original overall massing, this central section was entirely rebuilt and no longer retains its original massing or materials and significantly affects the visual understanding of the historic row.

According to historic photographs, 158-164 was originally a two-story, five-or-six-bay brick structure with paired end chimneys projecting well above the roof line.¹ A set of three dormer windows projected from the gable roof between the massive end chimneys. The building retained its original configuration and massing until after 1954 when the central portion of the structure (162 Main Street) was rebuilt. At that time, the roof was raised above the gable roofline, the front elevation was entirely rebuilt with concrete block and show windows were added on both the first and second floors. Also during the mid-20th century, the end sections of the building, 158 and 164-166, lost their distinctive pairs of end chimneys and were redesigned with show windows on the first floor.

Although it appears on historic photos as one large federal building, 158-164 Main Street has been considered three individual buildings in historic records and historic maps. The middle building, or the middle bay of the five-bay building, 162 Main Street, today appears as a two-story, one-bay-wide concrete block building with a sloping roof and large show windows on the first and second floors. It is sandwiched between the more intact end bays of the original building and extends back, via a two-story rear addition constructed between 1891 and 1897, to the lot line on Francis Street.

The front elevation is a tall, flat-fronted building which features a large show window and side-passage entry door on the first story, a large show window on the second story and an attic level above.

¹ Warren, Mame. The Train's Done Been and Gone, p. 15. Photograph of Main Street showing 158-166 at center of photo at three different times: before 1890, 1890-1891 and after 1908. Photograph of Main Street (MSA SC 1672 7131B).

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-560

Section 7 Page 2

162 Main Street

name of property

Anne Arundel County, MD

county and state

=====

The storefront projects slightly from the plane of the wall behind and is faced with a brick veneer and vertical wood panels. A side-passage entry with a wood and glass door is recessed into the northwestern end of the elevation. Next to the door is a large, 12-light show window. Above the show window and door is a wide, frieze created by the vertical wood panels and ornamented with the store signage (Be Beep A Toy Store). Above the storefront are four rows of concrete block wall surface, and above this, the second floor show window. This window featuring a large, central plate glass flanked by side-lights, is surrounded by paired end pilasters and an entablature. This surrounding is a thinly applied veneer of wood and provides no visual structural support.

The attic level of the building, formed by eight rows of concrete block and projecting above the gable roof rooflines of the buildings on either side, is ornamented with a beltcourse of concrete block with square recessed panels above. Separating the recessed panels is an ornamental garland motif.

A two-story rear addition, built between 1891 and 1897 and refaced with a buff brick, stretcher bond veneer during the mid-20th century, extends back to Francis Street. This elevation consists of a storefront (the rear entrance to the same store occupying the Main Street building) and a second story show window (currently partially boarded up). The first floor storefront features a central entry door which is flush with the plane of the wall and projecting bays to either side. The central entry has a wood and glass door; the northwestern bay has plate glass show windows, while the southern bay is covered with vertical wood siding. The second floor window consists of a large, central pane (boarded up) that is flanked by long and narrow side lights. This window sits upon a concrete sill and features a jack-arched brick lintel with a concrete keystone. A copper gutter culminates at the top of this elevation.

The interior of 162 Main Street consists of one long, open room with curved and molded, concrete stairs located against the rear wall. Although the floor and walls of the interior are covered with carpeting and shelving, the pressed tin ceiling from the late 19th century is still intact and survived the major alterations from the post 1954 remodelling. The tin ceiling features recessed square panels identical to the ceiling at 164-166 Main Street. The tin cornice molding features an egg and dart motif, fluting and a

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-560

Section 7 Page 3

162 Main Street
name of property
Anne Arundel County, MD
county and state

=====

continuous geometric pattern. The stairs at the rear of the room rise a few treads to a landing which offers access to the door leading to Francis Street, then curve and lead up to the second floor. The door trim around this door is flat and plain.

The second floor is divided into two primary spaces, separated by a partition wall. The stairs lead to the rear room (facing Francis Street), which in turn opens onto the front room facing Main Street. Both rooms have linoleum tile floors with flat baseboards with half-round shoe molds and a pressed tin ceiling identical to the ceiling on the first floor. The rear room has a monitor skylight, while the front room offers access, via a drop ladder, to the attic level. The attic level was not visited.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-560

Section 8 Page 1

162 Main Street

name of property

Anne Arundel County, MD

county and state

=====
Built ca. 1820-1840², the large federal style building at 158-166 Main Street currently consists of three separate buildings having individual histories. Although historic photographs indicate that the structure was one large building, written sources beginning in the mid-to late 19th century refer to it as three separate and distinct buildings. Deed research indicates that the buildings originally served as dwellings, but since the mid-19th century, the three sections have been occupied by separate commercial concerns. 162 Main Street is currently occupied by Be Beep Toy Store.

The land on which 158-166 Main Street is located originally occupied a portion of the triangular lot of ground that is designated Lot 72 on the Stoddert Map of 1718. In 1721 the lot was sold to Thomas Bordley and included a "house built by Benjamin Fordham."³ Upon Thomas Bordley's death in 1726, the land was inherited by his son, Stephen, who, in 1753 sold the lot to James Maccubbin. In 1753 and 1758, James Maccubbin sold a portion of lot 72 (80 feet at north of lot 72) to James Dick, but held onto the remaining portion. In 1776, James Maccubbin died intestate, leaving no direct heirs to his property. In 1788, Maccubbin's nephew, James Maccubbin Lingan gained ownership of the land. Following his inheritance that same year, Lingan advertised the property with "two brick dwellings and a small frame house" for sale. In 1790, Absalom Ridgely purchased the property from Lingan for L100.

Between 1790 and 1798 Absalom Ridgely advertised for sale "two unimproved lots on Church Street", indicating that at least some of the improvements were demolished. In 1799, William Coe bought from Ridgely a portion of the property which today corresponds with 162-168 Main Street. In 1832, Ridgely sold the portion of land which corresponds with 152-160 Main Street to Dennis Claude, Jr. for \$1800. Two years later, in 1834 Dennis Claude, Jr. bought Coe's portion of the lot for \$1300, thereby amassing that portion of lot 72 which today corresponds with 152-168 Main Street. At that time, it seems that no buildings were located on the property.

² The date of construction was determined through on-site examination. Research into the building, which includes deed research, assessment record research and census research, has yet to reveal a more precise date of construction.

³ Lot Histories, Historic Annapolis.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-560

Section 8 Page 2

162 Main Street
name of property
Anne Arundel County, MD
county and state

=====
Based upon the on-site survey, the building at 158-166 Main Street was erected on the site ca. 1820-1840 and can be seen on the 1858 Sachse print of Annapolis. It is first mentioned in deed transactions in 1858 following the death of its owner, Dennis Claude, in 1856. According to the records, Dennis Claude owned "150 acres and a brick house near clock and five brick stores and dwellings opposite the City Hotel and frame dwelling near Ball Room."⁴ The property at 158-166 Main Street was inherited by his children, Susan Claude and Phoebe A. Claude. Phoebe Claude gained ownership of the house at 168 Main Street; Susan inherited the three houses at 158-166 Main Street; and Marion became owner of 152-156 Main Street.

Susan Claude married John Morris from Chicago becoming Susan Claude Morris. In 1876, John Morris was assessed \$1,800.00 for a lot of land at Church and Francis Streets measuring 60 by 59 by 67 feet, and \$6,000.00 for three brick houses.

In 1882, Phoebe Claude (now Phoebe Claude Kilburn) sold 168 Main Street to John and Susan Morris. Susan and John Morris, who owned the property until 1902, used the buildings for commercial purposes on the first floor. According to the Sanborn map, 162 Main Street served as a drugstore from 1885 until 1908.⁵

In 1902, Susan and John Morris gave their son, Henry all of their property in Anne Arundel County, including the property at 158-168 Main Street. In 1908, Henry Morris sold the property out of Morris family hands and in 1913, the building appears on the Sanborn map as a pool room. By 1921 the pool room had taken over 158 Main Street as well (according to the Sanborn maps, the wall between 158 and 162 Main Street stood only on the first floor of the building).

⁴ Equity Record NHG 6 Folio 489 (April Term 1858). As deciphered, the deed reads "five brick stores and dwellings across from City Hall;" these may well refer to the row of buildings at 152-156; 158-166; and 168 Main Street. However, they are not across from City Hall which is further north along Main Street at 211 Main Street, but instead, are directly across from City Hotel. It may be that the deed actually reads "City Hotel" and has simply been deciphered erroneously. If, indeed, it does say City Hotel, it would undoubtedly be referring to the above-listed group of five buildings.

⁵ In 1896, John Morris is again assessed for three brick houses on Main Street (Church Street). It appears, therefore, that the buildings had commercial first floors, but served as dwellings above.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-560

Section 8 Page 3

162 Main Street
name of property
Anne Arundel County, MD
county and state

=====

After 1930, the building is shown simply as a store.

Following the Morris family ownership of the property in 1908, the property (including all three buildings) passed through the hands of various owners. The last recorded transaction, from 1969, shows Charles L. Manck and Beatrice L. Manck as the owners of three buildings 158-164 Main Street.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-560

162 Main Street
name of property
Anne Arundel County, MD
county and state

=====

Historic Period Theme: Architecture, Landscape Architecture &
Community Planning

Economic (Commercial and Industrial)

Geographic Organization: Western Shore

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

Resource Type(s): Standing Structure

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-560

162 Main Street
name of property
Anne Arundel County, MD
county and state

=====
Chain of Title for 162 Main Street:

- 1718: Stoddert's surveys lot 72 for William Bladen
Stoddert's Notebook: 75
- 1721: Thomas Bladen to Thomas Bordley
Liber CW 1 Folio 505
- 1726: Thomas Bordley dies, bequeathing estate to son Stephen
Will Liber 19 Folio 99
- 1753: Stephen Bordley to James Maccubbin
Liber RB 3 Folio 632
- 1753-58: James Maccubbin to James Dick
Portion of Lot 72
Liber RB1 Folio 226 and RB3 Folio 650
- 1788: James Maccubbin Lingan, nephew of James Maccubbin,
receives title
Prov. Court, Liber TBH 1 Folio 609 and Liber JG 1
Folio 258
- 1790: James Lingan to Absalom Ridgely
Liber NH 5 Folio 199
- 1799: Absalom Ridgely to William Coe
Liber WSG 6 Folio 419
- 1834: Mary Coe and heirs of William Coe, deceased, to Dennis
Claude, Jr.
Liber WSG 19 Folio 166
- 1853: Phoebe Claude and Susan Claude in Equity Case of Dennis
Claude, Jr. versus Hammond Claude
Chancery Record NHG 6 Folio 489
- 1882: Elizabeth Claude to John Morris
Liber SH 20 Folio 24
- 1902: Henry C. Morris of Chicago to Theodore Doukas, George
Konstant, and Peter J. Contis
Liber GW 33 Folio 42

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-560

162 Main Street
name of property
Anne Arundel County, MD
county and state

=====

- 1908: Henry C. Morris to Theodore Doukas, George Konstant, and Peter J. Contis
Liber GW 59 Folio 335

- 1908: Peter Contis to George Konstant and Theodore Doukas
Liber GW 63 Folio 313

- 1911: George Konstant to Theodore Doukas
Liber GW 86 Folio 323

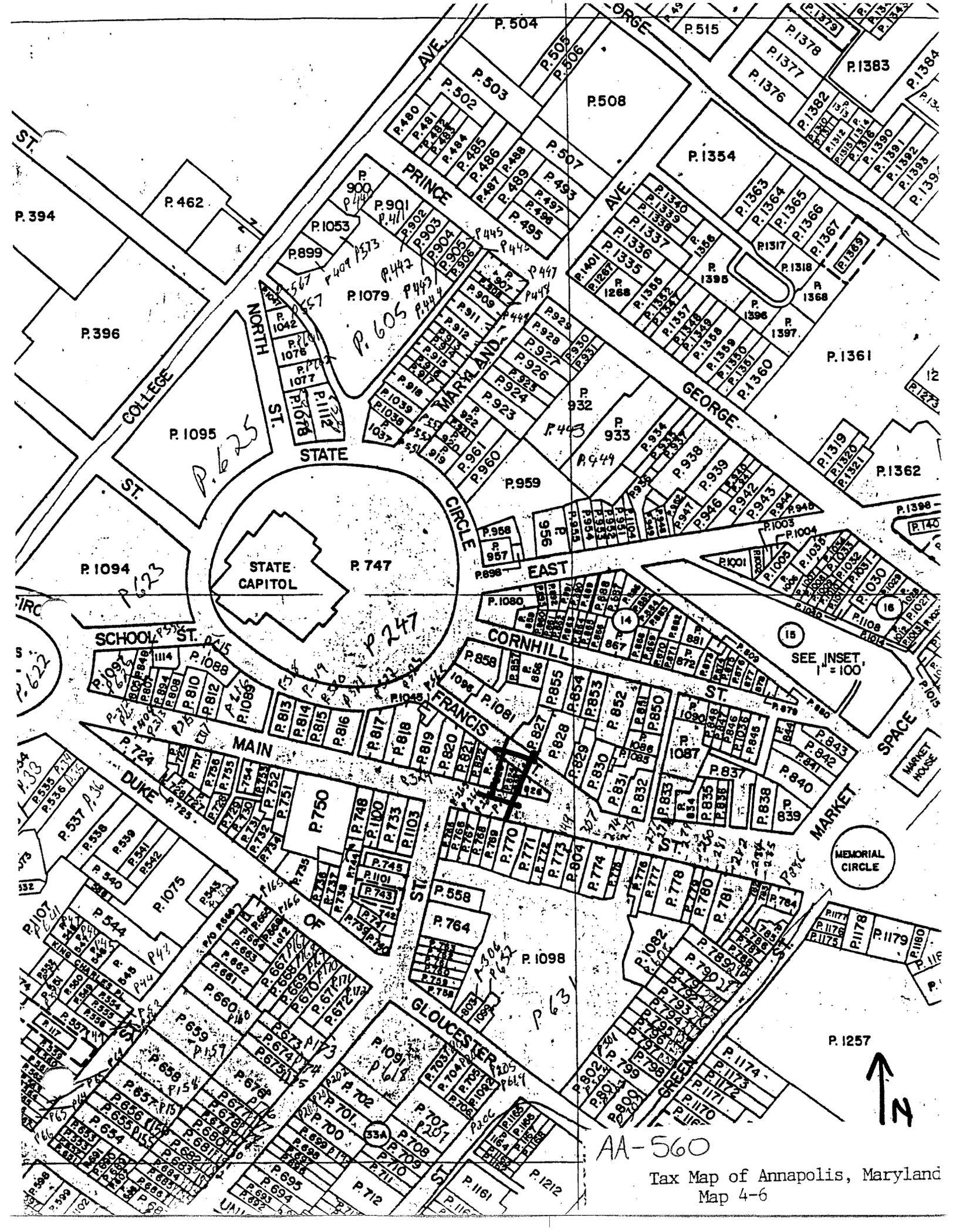
- 1924: Theodore Doukas to Antonio Surges
Liber FSR 49 Folio 173

- 1924: Antonio Surges to Theodore Doukas
Liber FSR 49 Folio 175

- 1930: Theodore Doukas to Harry and Fannie Klawans
Liber FSR 78 Folio 201

- 1962: Fannie Klawans, widow, to Campbell and Ohlinger
Liber 1600 Folio 63

- 1969: Campbell and Ohlinger to Beatrice L. and Charles Manck
Liber 2291 Folio 339



P. 625

P. 247

P. 622

P. 623

AA-560

Tax Map of Annapolis, Maryland
Map 4-6



SEE INSET,
1" = 100'

MEMORIAL
CIRCLE

STATE
CAPITOL

P. 747

P. 1094

P. 1095

P. 1361

P. 1362

P. 1398

P. 1400

P. 1003

P. 1004

P. 1005

P. 1006

P. 1007

P. 1008

P. 1009

P. 1010

P. 1011

P. 1012

P. 1013

P. 1014

P. 1015

P. 1016

P. 1017

P. 1018

P. 1019

P. 1020

P. 1021

P. 1022

P. 1023

P. 1024

P. 1025

P. 1026

P. 1027

P. 1028

P. 1029

P. 1030

P. 1031

P. 1032

P. 1033

P. 1034

P. 1035

P. 1036

P. 1037

P. 1038

P. 1039

P. 1040

P. 1041

P. 1042

P. 1043

P. 1044

P. 1045

P. 1046

P. 1047

P. 1048

P. 1049

P. 1050

P. 1051

P. 1052

P. 1053

P. 1054

P. 1055

P. 1056

P. 1057

P. 1058

P. 1059

P. 1060

P. 1061

P. 1062

P. 1063

P. 1064

P. 1065

P. 1066

P. 1067

P. 1068

P. 1069

P. 1070

P. 1071

P. 1072

P. 1073

P. 1074

P. 1075

P. 1076

P. 1077

P. 1078

P. 1079

P. 1080

P. 1081

P. 1082

P. 1083

P. 1084

P. 1085

P. 1086

P. 1087

P. 1088

P. 1089

P. 1090

P. 1091

P. 1092

P. 1093

P. 1094

P. 1095

P. 1096

P. 1097

P. 1098

P. 1099

P. 1100

P. 1101

P. 1102

P. 1103

P. 1104

P. 1105

P. 1106

P. 1107

P. 1108

P. 1109

P. 1110

P. 1111

P. 1112

P. 1113

P. 1114

P. 1115

P. 1116

P. 1117

P. 1118

P. 1119

P. 1120

P. 1121

P. 1122

P. 1123

P. 1124

P. 1125

P. 1126

P. 1127

P. 1128

P. 1129

P. 1130

P. 1131

P. 1132

P. 1133

P. 1134

P. 1135

P. 1136

P. 1137

P. 1138

P. 1139

P. 1140

P. 1141

P. 1142

P. 1143

P. 1144

P. 1145

P. 1146

P. 1147

P. 1148

P. 1149

P. 1150

P. 1151

P. 1152

P. 1153

P. 1154

P. 1155

P. 1156

P. 1157

P. 1158

P. 1159

P. 1160

P. 1161

P. 1162

P. 1163

P. 1164

P. 1165

P. 1166

P. 1167

P. 1168

P. 1169

P. 1170

P. 1171

P. 1172

P. 1173

P. 1174

P. 1175

P. 1176

P. 1177

P. 1178

P. 1179

P. 1180

P. 1181

P. 1182

P. 1183

P. 1184

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P. 1187

P. 1188

P. 1189

P. 1190

P. 1191

P. 1192

P. 1193

P. 1194

P. 1195

P. 1196

P. 1197

P. 1198

P. 1199

P. 1200

P. 1201

P. 1202

P. 1203

P. 1204

P. 1205

P. 1206

P. 1207

P. 1208

P. 1209

P. 1210

P. 1211

P. 1212

P. 1213

P. 1214

P. 1215

P. 1216

P. 1217

P. 1218

P. 1219

P. 1220

P. 1221

P. 1222

P. 1223

P. 1224

P. 1225

P. 1226

P. 1227

P. 1228

P. 1229

P. 1230

P. 1231

P. 1232

P. 1233

P. 1234

P. 1235

P. 1236

P. 1237

P. 1238

P. 1239

P. 1240

P. 1241

P. 1242

P. 1243

P. 1244

P. 1245

P. 1246

P. 1247

P. 1248

P. 1249

P. 1250

P. 1251

P. 1252

P. 1253

P. 1254

P. 1255

P. 1256

P. 1257

P. 1258

P. 1259

P. 1260

P. 1261

P. 1262

P. 1263

P. 1264

P. 1265

P. 1266

P. 1267

P. 1268

P. 1269

P. 1270

P. 1271

P. 1272

P. 1273

P. 1274

P. 1275

P. 1276

P. 1277

P. 1278

P. 1279



[before 1890]



[1890-91]

Main Street at Francis Street
 before 1890 and 1890-91
 The Trains Done Been & Gone, Warren,
 Mame & Marion, p. 15



Warren, Marion E. and Mame.
The Train's Done Been and Gone: An
Annapolis Portrait, 1859-1910.
Boston: David R. Godine, 1976.
Page 14; Circa 1888-1890

AA-560



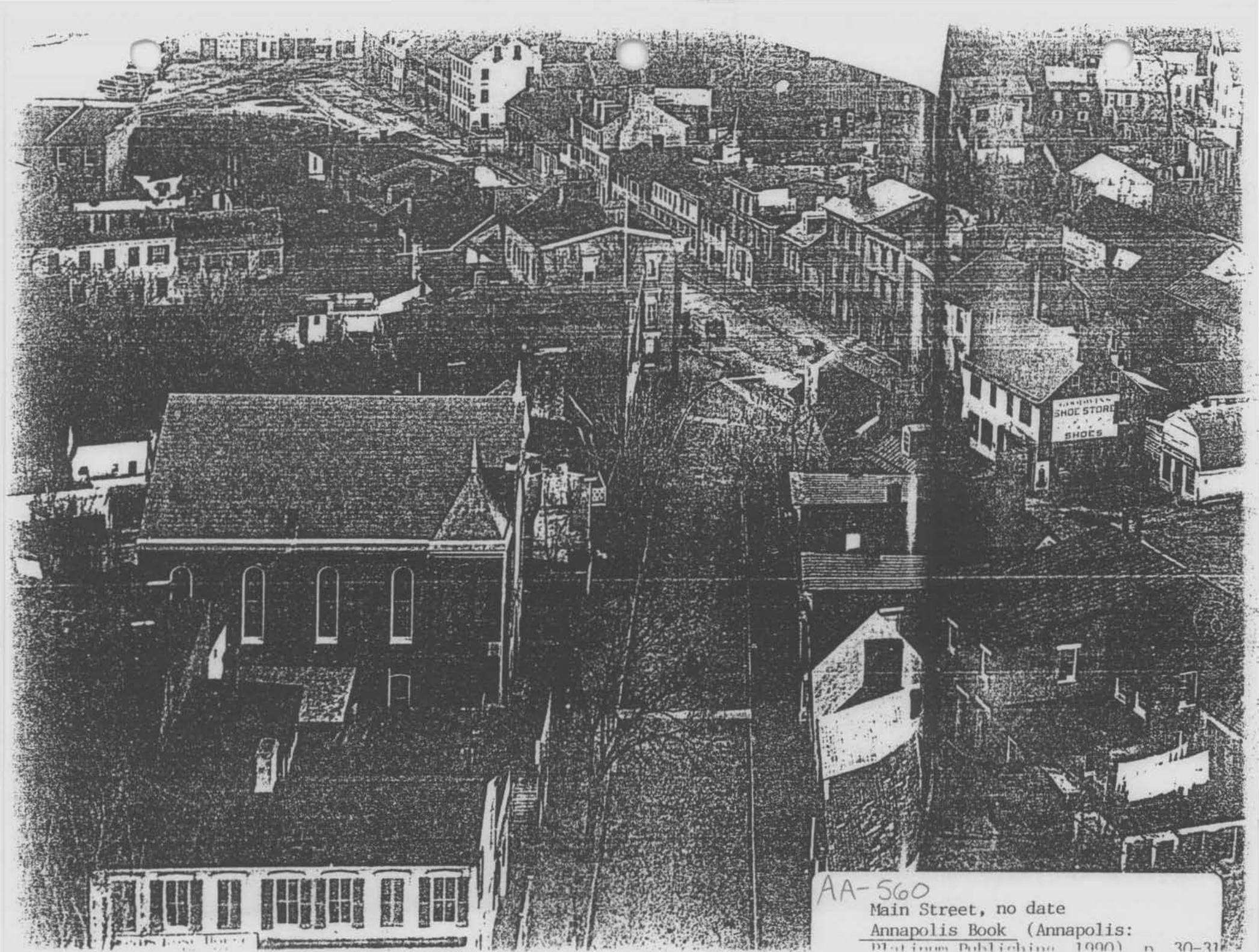
[after 1908]

15

Main Street at Francis Street,
after 1908.

Warren, Mame & Marion. The Trains
Done Been & Gone. p. 15.

AA-560



AA-560

Main Street, no date

Annapolis Book (Annapolis:

Platinum Publishing, 1990) p. 30-31



Main Street
Historic Annapolis Foundation, Inc.

AA-560



AA-560
162 MAIN STREET
ANNAPOLIS, MD
TRACERIES
MARCH 1994
MD SHPD
SW ELEVATION
VIEW LOOKING NE

1/4



AA-560
162 MAIN STREET
ANNAPOLIS, MD
TRACERIES
MARCH 1994
MD SHPO
NE ELEVATION
VIEW LOOKING SW

2/4



AA-560
162 MAIN STREET
ANNAPOLIS, MD
TRACERIES
MARCH 1994
MD SHPO
FIRST FLOOR INTERIOR LOOKING NE

3/4



AA-560
162 MAIN STREET
ANNAPOLIS, MD
TRACERIES
MARCH 1994
MD SHPD
DETAIL OF PRESSEID TIN CEILING

4/4

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 560</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: <u>Retail</u>
ORIGINAL USE: <u>Residential</u>
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good () Fair (X) Poor: ()
THEME:
STYLE: <u>Neo-Classical Facade</u>
DATE BUILT: <u>Mid 19th Century</u>

COUNTY: <u>Anne Arundel</u>
TOWN: <u>Annapolis</u>
LOCATION: <u>162 Main Street</u>
COMMON NAME: <u>Et Cetera Shop</u>
FUNCTIONAL TYPE: <u>Comm Map 32 Par 329</u>
OWNER: <u>Beatrice L. Manck</u>
ADDRESS: <u>158 Main St. Annapolis, MD 21401</u>
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National () <input checked="" type="radio"/>

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone () Brick (X) Concrete () Concrete Block ()
- Wall Structure
 - Wood Frame: Post and Beam () Balloon ()
 - Wood Bearing Masonry: Brick (X) Stone () Concrete () Concrete Block ()
 - Iron () D. Steel () E. Other:
- Wall Covering: Clapboard () Board and Batten () Wood Shingle () Shiplap ()
 Novelty () Stucco (X) Sheet Metal () Aluminum () Asphalt Shingle ()
 Brick Veneer () Stone Veneer (X) Asbestos Shingle ()
 Bonding Pattern: _____ Other: _____
- Roof Structure
 - Truss: Wood (X) Iron () Steel () Concrete ()
 - Other:
- Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal ()
 Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

Appendages: Porches () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells ()
 Wings () Other:

Roof Style: Gable () Hip () Shed (X) Flat () Mansard () Gambrel () Jerkinhead ()
 Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front (X)
 Other:

Number of Stories: 2 = 3
 Number of Bays: 3
 Approximate Dimensions: 20 x 60

Entrance Location: Left

THREAT TO STRUCTURE: No Threat (X) Zoning () Roads () Development () Deterioration () Alteration () Other:
--

LOCAL ATTITUDES: Positive () Negative () Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-560

Excellent applied marble facade in the Neo-Classical mode, with tall parapet enriched by two recessed panels separated by a large swag over an extended cornice, with a tripartite window at the second floor framed with paired pilasters with acanthus leaf caps below a classical architrave. First floor altered.

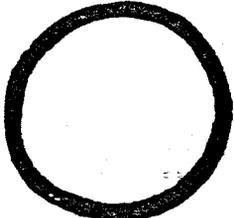
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Rare example of Neo-Classical commercial in Annapolis, lending visual interest to the streetscape. Important as a type and as a contributing structure in the 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

0205601511

Form 10-445
(5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 162 Main Street ORIGINAL OWNER ORIGINAL USE commercial PRESENT OWNER PRESENT USE commercial, Hair Salon WALL CONSTRUCTION marble, stucco NO. OF STORIES two	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME DATE OR PERIOD Mid 19th C. STYLE Neo-classical ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE
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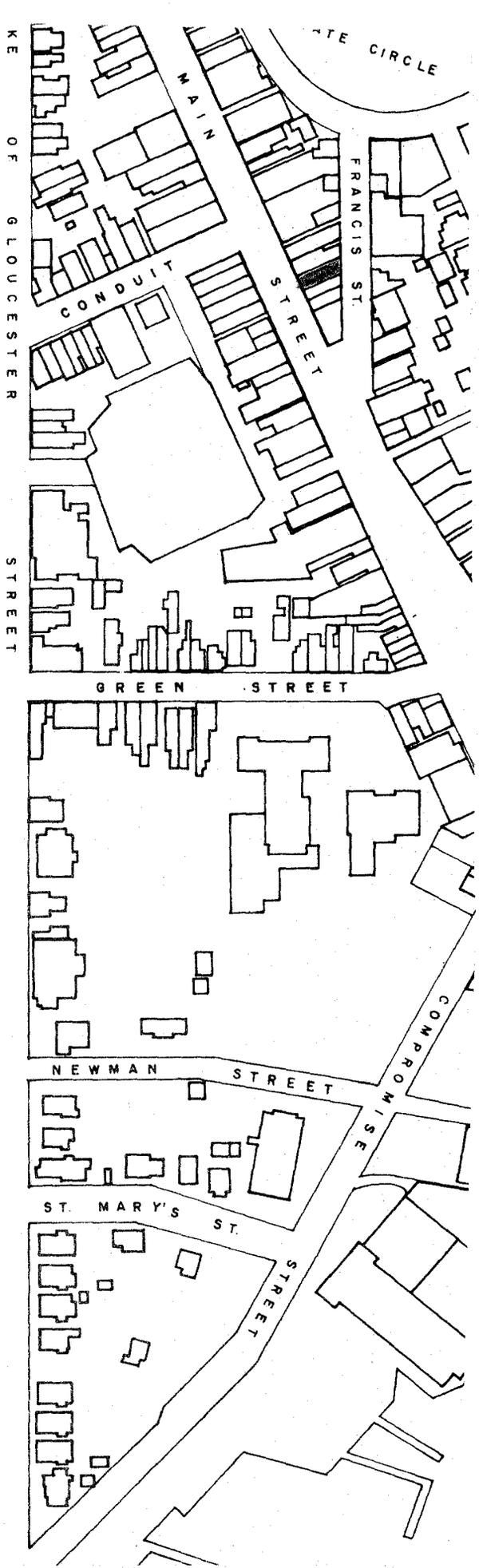
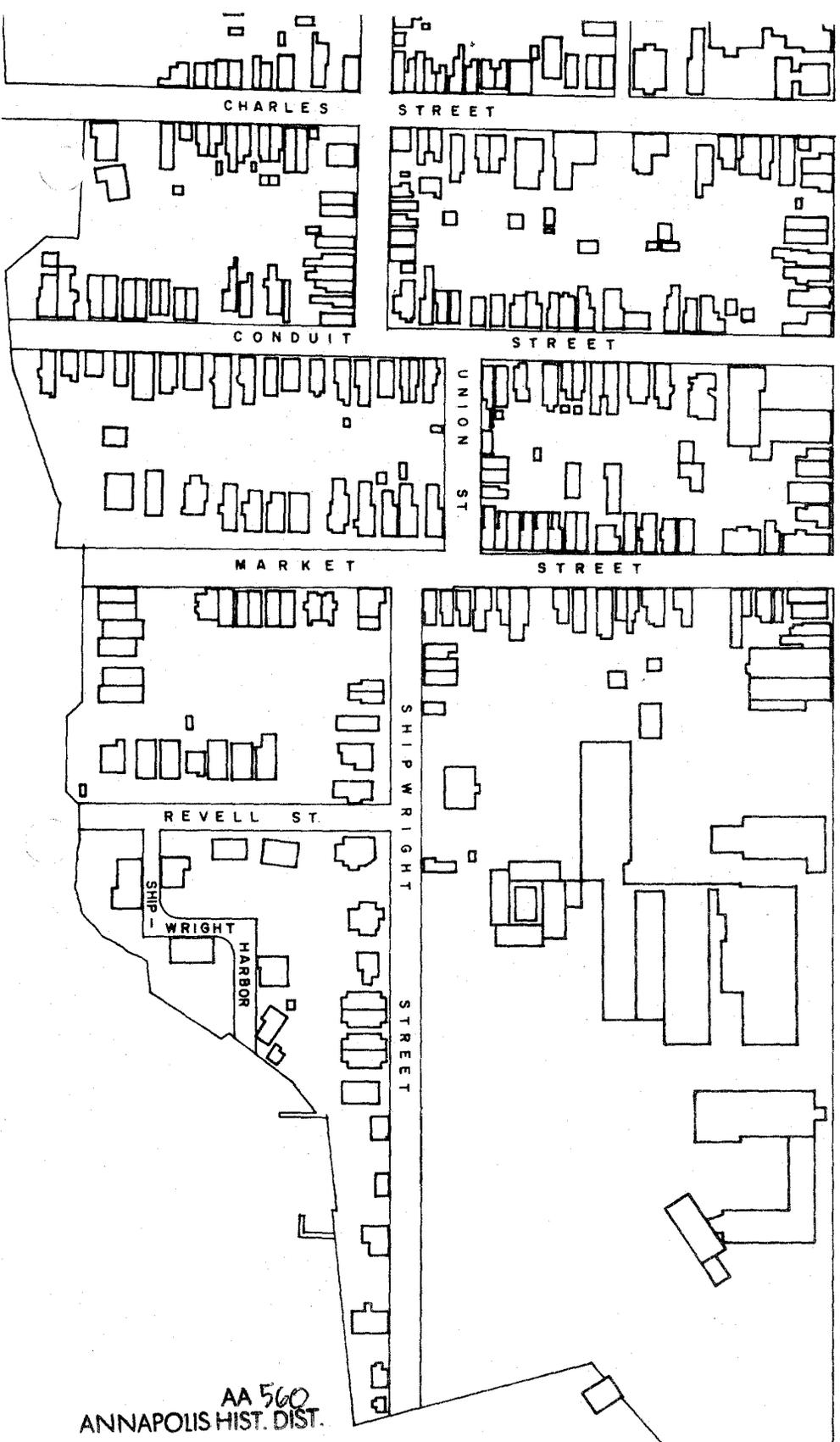
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC **yes**

The first floor of 162 Main Street has been completely altered, but 2nd storey represents an extremely rare architectural treatment - an applied marble facade in thoroughly academic Neo-Classical style. A large, central window is flanked by double pilasters with acanthus leaf capitals and topped by a classical architrave with extended cornice. Above this are two recessed panels and a swag in between them. Fits well between two Federal buildings (158 and 164-66). If possible ground floor should be restored in keeping with 2nd storey.

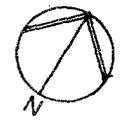
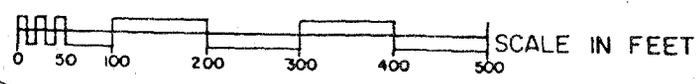
SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

5. PHYSICAL CONDITION OF STRUCTURE		good
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6. LOCATION MAP (Plan Optional) 8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.	7. PHOTOGRAPH 9. NAME, ADDRESS AND TITLE OF RECORDER William D. Morgan Columbia University New York City DATE OF RECORD July 7, 1967
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AA 560
ANNAPOLIS HIST. DIST.





THE ET CETERA SHOP

Stac

162 Main
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
SW Elevation/camera facing NE

AA 560