

Capsule Summary of 167 Main Street (AA-565)

Built in 1903 to the designs of architect Robert L. Ellis, AIA, the building at 167 Main Street was constructed at the southeast corner of Main Street and Conduit Street.¹ The first of five buildings constructed after a destructive fire caused the demolition of the City Hotel, 167 Main Street documents the development of the eastern end of Main Street between Conduit Street and Green Street.

Designed by architect Robert L. Ellis in a Victorian vernacular mode, the building harmonizes with the more ornate and earlier Italianate buildings located along the same block of Main Street. Although the interior of 167 Main Street has been significantly altered leaving little of the original materials or detailing intact, the exterior retains its original configuration and massing.

The building's three-bay front elevation and storefront faces Main Street, while its long, nine-bay deep side elevation extends along Conduit Street as a series of stepped rear wings. The building is set upon a brick foundation, constructed of brick walls laid in a five-course American bond, and is covered with a stepped, flat roof.

¹Robert L. Ellis is listed as the architect of the building in the property files of the Historic Annapolis Foundation. No documentation has been located to prove or dispute that Robert Ellis was the architect.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-565

=====

1. Name of Property

=====

historic name 167 Church Street

other names _____

=====

2. Location

=====

street & number 167 Main Street not for publication _____

city or town Annapolis vicinity _____

state Maryland code _____ county Anne Arundel code _____

zip code 21401

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3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

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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 _____

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=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Store

Domestic

Hotel

Current Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Store/Offices

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Victorian Vernacular

Materials (Enter categories from instructions)

foundation Brick

roof Not visible

walls Five-course American bond brick

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.

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1903

Significant Dates 1903

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Robert L. Ellis, AIA

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.

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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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1870-1940. New York: Van Nostrand Reinhold Company, 1985.

----- . American Vernacular Interior Architecture,
1870-1940. Ames, IW: Iowa State University
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D.C.: The Preservation Press, 1987.

Lounsbury, Carl R. An Illustrated Glossary of Early Southern
Architecture and Landscape. New York: Oxford University Press,
1994.

The Maryland Comprehensive Historic Preservation Plan. Maryland
Historical Trust. Department of Economic and Community
Development, June 1986.

McAlester, Virginia and Lee McAlester. A Field Guide to American
Houses. New York: Alfred A. Knopf, 1985.

McIntire, Robert Harry. Annapolis Maryland Families. Baltimore:
Gateway Press, Inc., 1979.

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National Register Bulletin: How to Complete the National Register Registration Form 16A. Washington, D.C.: National Park Service, 1991.

Papenfuse, Edward. In Pursuit of Profit, The Annapolis Merchants in the Era of the American Revolution, 1763-1805. Baltimore, MD: The Johns Hopkins University Press, 1975.

----- . "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Radoff, Morris L. Buildings of the State of Maryland at Annapolis Publication No. 9. Annapolis, MD: The Hall of Records Commission, 1954.

Record Group 29 "Records of the Bureau of the Census." 1900, 1910 and 1920 Census; Anne Arundel County, Maryland.

Warfield, J.D. The Founders of Anne Arundel and Howard Counties, 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

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Acreage of Property less than 1 acre

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

The property designated as 167 Main Street occupies Parcel 765 on
Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

The property has been associated with Parcel 765 since the
construction of the building on the site in 1903.

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11. Form Prepared By

=====
name/title Kim Williams & L. Trieschmann/ArchitecturalHistorians
organization Traceries date March 29, 1994
street & number 5420 Western Avenue telephone (301) 656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner

=====
name 167 Main Street Limited Partnership c/o Albert Hillman
street & number 308 McDonough Rd telephone _____
city or town Annapolis state MD zip code 21401
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MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

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county and state

=====
The three-story commercial building located on the southeast corner of Main Street and Conduit Street was constructed in 1903. Designed by architect Robert L. Ellis in a Victorian vernacular mode, the building harmonizes with the more ornate and earlier Italianate buildings located along the same block of Main Street. Although the interior of 167 Main Street has been significantly altered leaving little of the original materials or detailing intact, the exterior retains its original configuration and massing.

Located on the corner, the building's three-bay front elevation and storefront faces Main Street, while its long, nine-bay deep side elevation extends along Conduit Street as a series of stepped rear wings. The building is set upon a brick foundation, constructed of brick walls laid in a five-course American bond, and is covered with a stepped, flat roof.

The front elevation consists of a first story storefront and two upper stories divided into three bays by three, regularly spaced windows. The wood frame storefront extends across the front elevation and turns the corner approximately 12 feet onto the Conduit Street elevation. It is set upon a brick foundation and features a central, recessed entry flanked by projecting plateglass show windows. Recessed wood panels are located below the plateglass windows, while a plain frieze board painted with the name of the store surmounts the door and windows. Above this frieze board is a projecting cornice with dentils and one end modillion located at the southeast edge of the building.

The second and third stories both have three rectangular 1/1¹ replacement windows set within segmental arched openings topped by brick jack-arched lintels. Replacement shutters ornament all of these window openings. Above the third story is a corbelled frieze and projecting cornice. The corbelling, composed of five steps of bricks laid in a Flemish bond manner, supports the projecting box cornice and its dentils.

The northwest elevation facing Conduit Street consists of the main block of the building with its stepped roof and a three-story rear ell addition, stepped lower than the main block. The main block of the building is original and intact; two pairs of windows set

¹ The upper sash of the windows is divided by a fake muntin to make it look like a 2/1 window. This muntin, however, is not structural.

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 within segmental arched surrounds are located towards the rear of this main block on the second and third stories, while two, single, long and narrow windows are found on the first story, also towards the rear. The front of this main block consists, on the first story, of the wrap-around store front and of unfenestrated brick wall on the upper levels.

The three-story rear ell is five bays long and features an irregular grouping of doors and windows on the first story and two groups of slightly irregularly spaced windows on the second and third stories. This ell, originally built as a two-story wing with an oven for the bakery that was housed in the space, was either raised to three stories or rebuilt completely between 1903 and 1908, when it appears as a boarding house and tin shop.² According to the maps, the rear ell was, at that time, divided internally into two separate and distinct spaces, thus partially explaining the irregular fenestration patterns. The farthest section of this ell is currently designated 176 Conduit Street, and serves as the stair hall leading to the second and third stories of the building.

The first story of the ell consists of a projecting show window with two small transoms to the northwest and two doors, side by side. Based upon brick infill, it seems that the transom windows were originally long and narrow openings similar to those that are located on this elevation of the main block. The show window is probably located where a third long and narrow opening would have been. Next to the show window is a single replacement door of wood and glass. Next to this door is another door leading to the rear wing of the ell, further altered between 1908 and 1913 and currently designated 176 Conduit Street. According to the 1908 Sanborn map, this three-story rear ell featured a monitor roof which lit the tin shop within it. By 1913, the monitor is no longer indicated on the map and the entire three-story rear wing was covered with a flat roof. Today, the opening features a wood panelled door with a bracketed overhang and pilasters surrounding it. The second and third stories of the ell features five 1/1 replacement aluminium sash windows spaced slightly irregularly across the wall.

The rear elevation of the dwelling has four window openings. The

² Although it would reason that a third story was added to the second floor, no physical indications of this are visible in the brickwork.

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first story has a pair of double casement windows with single panes, while the second and third stories have narrow 2/1 and 1/1 openings, respectively.

The interior of the building has been completely altered from its original configuration to accommodate new uses as a store and offices. The first floor of the main block is used as a store, while the second and third floors house office areas. The store, entered from the Main Street facade, consists of one, long open room which extends from Main Street back to the stairhall, currently designated 176 Conduit Street.

The first floor store has furred out walls with projecting display cases, carpeted floor and a dropped acoustical tile ceiling. The store leads, via a mirrored wall, into a back office and facility room, which is located in the space under the stairhall. A door against the side wall leads to Conduit Street from this back office.

The stairhall, entered from Conduit Street, retains some of the original appointments. The straight flight stairs which leads from the first to the second floor and the second to the third floor have square balusters, and an ogee banister. The square newel post, set upon a solid plinth with recessed panels in its shaft is typical of the early decades of the 20th century and is similar to the newel post found at 96 East Street. The window trim is original and features a molded and fluted profile. The baseboards, similarly original, are approximately 8 inches high and are capped by a molded shoe mold. The trim around the entry door, is plain and flat and does not appear original. A dropped acoustical tile ceiling obscures the original materials, while wall-to-wall carpeting similarly obscures the original floor materials.

Once upon the stair landing, both the second and third floors lead to long corridors off of which open office areas, defined by drywall partitions. None of the individual offices were visited, but are not likely to retain original materials.

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Built in 1903 to the designs of architect Robert L. Ellis, AIA, the building at 167 Main Street was constructed at the southeast corner of Main Street and Conduit Street.³ The first of five buildings constructed after a destructive fire caused the demolition of the City Hotel, 167 Main Street documents the development of the eastern end of Main Street between Conduit Street and Green Street.

The land on which 167 Main Street is located originally occupied a portion of the rectangular lot of ground that is designated Lot 46 on the Stoddert Map of 1718. The lot contained the City Hotel, founded by George Mann in the early 1780s within part of the former Lloyd Dulany mansion. Purchased by Mann from among the confiscated properties of Loyalists offered for sale by the state, it immediately gained acceptance as one of the town's leading hostelries, retaining its reputation until well into the last half of the 19th century.⁴

Originally owned by Mary and Henry Woodward, lots 45 and 46 were sold at a public sale in 1761 to Benjamin Tasker for Henrietta Maria Dulany for L810.⁵ Within five years of obtaining the property, Henrietta Dulany died, bequeathing "the dwelling house purchased of Mary Woodward" and the surrounding lots to her son, Lloyd Dulany.⁶ Lloyd Dulany, born December 10, 1742, died in London in 1782 of wounds received earlier in a duel in Hyde Park with Reverend Bennett Allen, formerly rector of St. Anne's Church in Annapolis.⁷ Following Dulany's death, his Annapolis property was seized by the government and listed in "Sale Book of Confiscated British Property, 1781-1785." The final transfer for the two lots and houses to George Mann was completed in 1795.⁸

³Robert L. Ellis is listed as the architect of the building in the property files of the Historic Annapolis Foundation. No documentation has been located to prove or dispute that Robert Ellis was the architect.

⁴Shirley V. Baltz. The Quays of the City. (Annapolis, MD: Liberty Tree, Ltd, 1975), p. 44.

⁵Prov. Court Liber BT 4 Folio 393, December 5, 1761.

⁶Will Liber 34 Folio 8, recorded June 7, 1766

⁷Robert Harry McIntire. Annapolis Maryland Families. (Baltimore: Gateway Press, Inc., 1979), p. 209.

⁸Liber NH 7 Folio 597

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Mann leased the property containing a "brick dwelling with larder, kitchen, washhouse, smokehouse, stables, coach house, granary, and four separate apartments in necessary house..." to James Wharfe for five years. The lease agreement stipulated that "if the seat of government is moved by 1798, the lease is terminated."⁹

Trustee Thomas Bowie filed a report in March of 1813 stating that Alexander C. Hanan had "...disposed in private sale in pursuance of the house belonging to George Mann (conveyed) to his executors Mary Mann and John Callahan, the farmer, on July 1, 1795."¹⁰

Anne and Sally Mann obtained the lots in 1811 by Chancery Order #3620.¹¹ The Manns, together with Trustee Thomas Bowie, advertised the property for sale in the *Maryland Gazette* in 1812:

For Sale: Tavern in occupation of William Brewer called "City Tavern" rents now for \$1000.00. Consists of two separate houses: 1) A new house, twelve rooms, fireplaces, each large enough for four beds, etc. Also two rooms without fireplaces. 2) Old house, containing three large dining rooms, bar-rom, dressing room on first floor, sitting room, eight lodging rooms on second floor, excellent garret room for servants. Kitchen, wash house, stable for fifty horses, billiard room, fine garden with ice house.¹²

The actual sale of the property took place in 1816, when Thomas Bowie, acting on behalf of the Manns, conveyed it to Nicholas Carroll, formerly Maccubbin.¹³ By 1827-1828, the property known as the City Tavern Lot, was conveyed in two parts to William Brewer, first by Charles Carroll and then in 1831 by Aloysius Coomes.¹⁴

⁹Liber NH 7 Folio 534

¹⁰Excerpt from Liber WSG 4 Folio 261, 1816

¹¹Liber 81 Folio 572

¹²*Maryland Gazette*, June 25, 1812.

¹³Liber WSG 4 Folio 261

¹⁴Liber WSG 13 Folio 318 and Liber WSG 16 Folio 39.

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By the end 1831, William Brewer sold the property, known as the "City Hotel Lot," to James Williamson. The death of Williamson in October 1832 placed the property in an Equity Case, John Mitchell versus Richard Swarm, that was settled by 1848. Thomas S. Alexander was appointed trustee of the property and empowered to sell it to John Walton. John Walton, born in England about 1793, served as proprietor for the City Hotel until his death in October 1871. He was married to Mary Egerton Duke, who was born in St. Marys County in 1803 and died May 17, 1867. Upon the death of their father, Henry Roland Walton, John Randolph Walton, and Edward Walton inherited the City Hotel property equally.¹⁵

Henry Roland Walton, born February 29, 1828, attended St. Johns University in 1847 and the University of Maryland Medical School in 1850. A physician by trade, Walton maintained an office on Francis Street until his death in 1912. John Randolph Walton, born March 1, 1830, was a dentist and dental surgeon for the United States Naval Academy until he retired in 1855. John R. Walton died in College Park, Maryland in September 1914. Edward Walton, born in 1833, and his wife, Joanna Mary Brady, had one child and fourteen grandchildren.¹⁶

Within a year of inheriting the Hotel property, Henry Roland and Edward Walton conveyed their interests to John Randolph Walton. Three years later Walton and his wife, Margaret Walton, were forced to sell all their property due to tremendous debt. Alexander Randall and Frank Stockett were empowered to convey the City Hotel property to William H. Gorman and James H. Brown for \$1,500.00. Within months, James H. Brown was forced by Equity Case 484 to convey his half interest in the property to Luther Cotton. Cotton died in 1884 and bequeathed the half interest to his mother, Lydia J. Cotton.

The Sanborn Maps of 1885 indicates that the City Hotel was extant on the site, however the building was closed. By 1891, the vacant building was sold to Sarah J. Rullman and used as the United States Naval Academy Preparatory School. Eventually converted into tenements, the "Old City Hotel" burned sometime between 1897 and

¹⁵McIntire, p. 734.

¹⁶McIntire, p. 734.

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1903.

Following the destruction of the City Hotel building, Lot 46 was subdivided and sold. New construction began immediately, with the building located at 167 Main Street completed in 1903 and followed by the Colonial Theater on Conduit Street in 1904. The building at 167 Main Street was used as a bakery with a large oven located in the rear of the first story, while the second story provided overnight boarding.

The Sanborn Map for 1908 indicates the building was used as a jewelry shop, while the rear of the building, fronting on Conduit Street, operated as a tin shop with boarding on the upper stories. By 1910, Sarah Rullman and her husband, Joseph M. Hardy, defaulted on the mortgage and the property was seized by Charles C. McCollgan. McCollgan retained the building until 1912, when Walter W. Parker, attorney, was appointed to sell it to Ridgely Melvin.

Ridgely Prentiss Melvin, born November 4, 1881, graduated from St. Johns University in 1899 and from the University of Maryland Law School in 1902. Melvin served as editor and publisher of the *Maryland Gazette* and *Evening Capital*. He served as city attorney from 1907 to 1915, county attorney from 1915 to 1925, associate judge of Circuit Court from 1938 and chief judge from 1942 to 1945.¹⁷ The Sanborn Maps of 1913 show that Ridgely Melvin used or leased the building as a grocery, selling fruits and fish.

Speros Samaras leased the building in 1915 for eight years from Ridgely Melvin. Melvin and his wife, Augusta Burwell, conveyed 167 Main Street to W. Meade Holladay, Charles F. Lee, and Winson Gott in 1919. William Meade Holladay, born March 24, 1869, was the publisher for the *Anne Arundel Advertiser*. He served as president of the State Capital Bank, a Maryland State Delegate, president of the school board, and Register of Wills from 1934 until his death in 1936. Charles Franklin Lee, son of Mrs. Susan K. Lee, was born in Stevenson, Maryland on March 12, 1884. Lee worked as a realtor and was the developer of Cedar Park, Pendennis Mount, Carrollton Manor and Turkey Point. He died on July 9, 1953. Winson Gilbert Gott, born on August 15, 1873, was an attorney and city treasurer.

¹⁷McIntire, p. 474.

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He died on July 17, 1928.¹⁸

Holladay, Lee and Gott sold the property to Theodore and Katherine T. Samaras. Theodore Nicholas Samaras, born in Trikkala, Greece in 1887, was a restaurateur on Calvert Street. Katherine T. Economou, also born in Greece, married Theodore Samaras in July 1920.¹⁹ The 1921 Sanborn Maps show the building was used as a cigar and magazine shop. By 1925, the commercial building was conveyed to Joseph Lipman. According to the City Directories for 1928-1929, 167 Main Street was occupied by Morgan Oliver Parlett. Parlett, born in 1879, worked in a hardware store and as a coal and ice merchant. He died in 1951.²⁰

Joseph Lipman, born in Kovno, Lithuania about 1876, operated a men's clothing store until his death in 1930. According to Lipman's will, his wife, Bessie Ethel Weitzman, inherited the property.²¹ Upon her death, their daughter Minnie Dorothy and her husband Morris Smellow received the building. Morris Smellow, born in New York City in 1903, graduated from the United States Naval Academy in 1923, retiring as a Rear Admiral of the Supply Corps of the United States Navy in 1954.²² The City Directories for 1949 and 1954 list the occupant of the building as the Peerless Clothing and Uniform Company.

In 1964, Minnie and Morris Smellow conveyed the building to Marguerite L. Labrot and Elizabeth M. Mitchell. Mitchell and Labrot (now Spence) conveyed the commercial building to the 167 Main Street Limited Partnership in 1985. The building is currently occupied by "The Leader," a clothing shop, and has office space on the upper stories.

¹⁸McIntire, p. 278, 332, and 421.

¹⁹McIntire, p. 611.

²⁰McIntire, p. 541.

²¹McIntire, p. 432.

²²McIntire, p. 647.

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Historic Period Theme: Architecture, Landscape Architecture
and Community Planning

Geographic Organization: Western Shore

Chronological/Developmental Period: Industrial/Urban Dominance
1870-1930

Resource Type(s): Standing Structure

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Chain of Title for 167 Main Street:

- 1761: Mary Woodward to Henrietta Maria Dulany
Liber BT 4 Folio 393
- 1765: Henrietta Dulany to Lloyd Dulany
Will Liber 34 Folio 8
- 1783: Confiscated by government and sold at auction to George
Mann
Liber NH 7 Folio 597
- 1795: Mary Mann and John Callahan, Exectors for George Mann
obtained property
- 1811: Anne and Sally Mann obtained property
Chancery Order #3620
- 1816: Thomas Bowie, Trustee, to Nicholas Carroll
Liber WSG 4 Folio 261
- 1827-1828: Charles Carroll to William Brewer
Part of City Tavern Lot
Liber WSG 13 Folio 318
- 1831: Aloysius Coomes to William Brewer
Part of City Tavern Lot
Liber WSG 16 Folio 39
- 1831: William Brewer to James Williamson
Liber WSG 16 Folio 443
- 1848: Thomas S. Alexander, Trustee empowered to sell after
Equity Case, to John Walton
Liber JHN 3 Folio 374
- 1871: John Walton, dies intestate, property bequeathed to
Henry, Edward, and Randolph Walton
- 1872: Henry Roland Walton and Edward Walton to Randolph Walton
Liber SH 7 Folio 212

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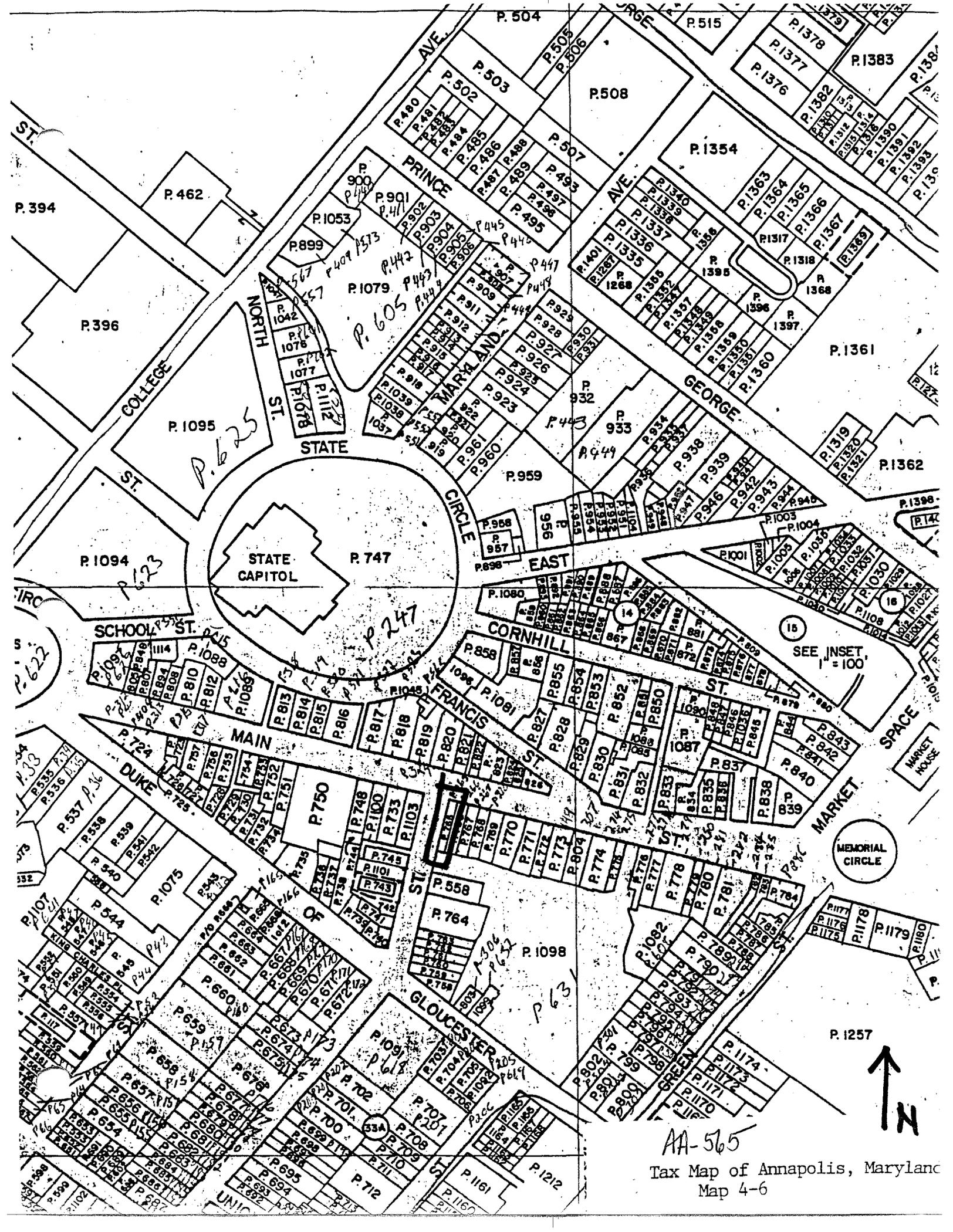
- =====
- 1875: Randolph and Margaret Walton to Trustees, Alexander Randall and Frank Stockett, to sell due to tremendous debit
Liber SH 9 Folio 258
- 1876: Alexander Randall and Frank Stockett to William H. Gorman and James H. Brown
Liber SH 10 Folio 513
- 1876: James Brown to Luther Cotton
1/2 interest
Equity 484
- 1884: Luther Cotton dies, bequeaths to Lydia J. Cotton, his mother
Liber JWB 1 Folio 35
- 1901: William H. Gorman and Lydia J. Cotton to Sarah J. Rullman
Liber GW 20 Folio 95
- 1910: Sarah J. Rullman, and her husband Joseph M. Hardy, to Charles C. McCollgan due to mortgage default
Liber GW 79 Folio 273
- 1912: Walter W. Parker, attorney, to Ridgely Melvin
Liber GW 94 Folio 136
- 1915: Melvin leases building to Speros Samaras for 8 years
Liber GW 117 Folio 278
- 1919: Ridgely P. and Augusta B. Melvin to W. Meade Holladay, Charles F. Lee, and Winson F. Gott
Liber WNW 18 Folio 42
- 1920: W. Meade Holladay, Charles F. Lee, and Winson F. Gott to Theodore and Katherine T. Samaras and Theordore N. Samaras, attorney for Speros Samaras
Liber WNW 24 Folio 351
- 1925: Theodore and Katherine T. Samaras and Theordore N. Samaras, attorney for Speros Samaras to Joseph Lipman
Liber WNW 102 Folio 447
- 1930: Joseph Lipman dies, bequeaths to wife Bessie E. Lipman
Liber OBD 4 Folio 495

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- 1942: Bessie E. Lipman dies, bequeaths to daughter Minnie
Lipman Smellow
Liber RGP 1 Folio 271
- 1964: Minnie Lipman Smellow and Morris Smellow to Marguerite L
Labrot and Elizabeth M. Mitchell
Liber 1723 Folio 234
- 1985: Marguerite L. (Labrot) Spence and Elizabeth M. Mitchell
to 167 Main Street Limited Partnership
Liber 3905 Folio 498



STATE
CAPITOL

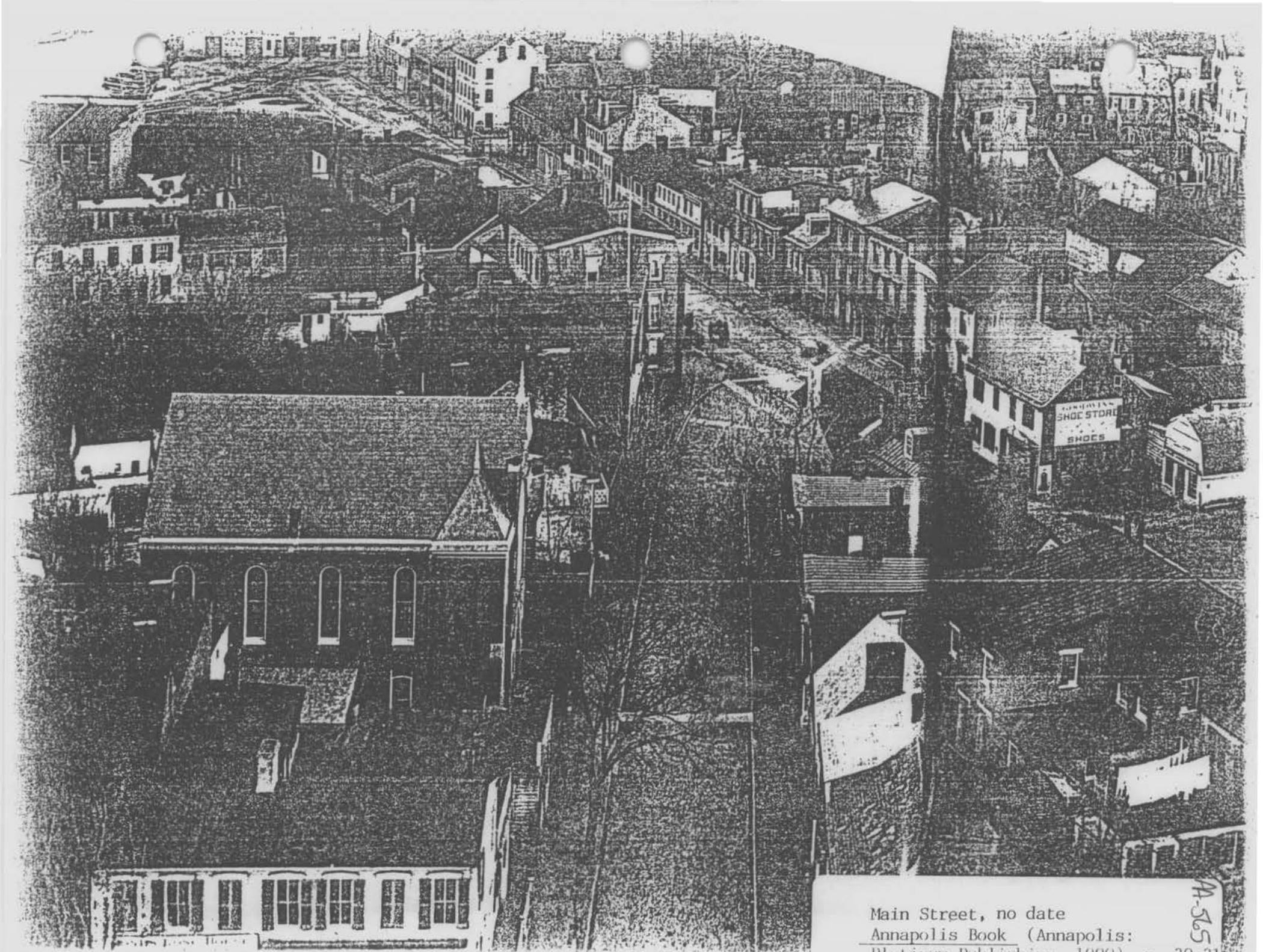
MEMORIAL
CIRCLE

SEE INSET
1" = 100'



AA-565

Tax Map of Annapolis, Maryland
Map 4-6



Main Street, no date
Annapolis Book (Annapolis:
D.C. Co. Dist. Fish. 1000) 30-31

A-565



Main Street
Historic Annapolis Foundation, Inc.
2002

AA-505



AA-565

167 MAIN STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1994

MD SHPD

NE ELEVATION

VIEW LOOKING SW

1/8



AA-565
167 MAIN STREET
ANNAPOLIS, MD
TRACEY'S
MARCH 1994
MD SHPO
NW ELEVATION
VIEW LOOKING SOUTH
2/8



AA-565

167 MAIN STREET
ANNAPOLIS, MD

TRACERIES

MARCH 1994

MD SHPO

EXTERIOR DOOR, NW ELEVATION

3/8



AA-505
167 MAIN STREET
ANNAPOLIS, MD
TRACERIES
MARCH 1994
MD SHPD
SW ELEVATION
VIEW LOOKING NE
4/8



AA-565

167 MAIN STREET

ANNAPOLIS, MD

TRACERIES

MARCH 1994

MD SHPO

INTERIOR, FIRST FLOOR, VIEW LOOKING NW

5/8



AA-565
167 MAIN STREET
ANNAPOLIS, MD
TRACERIES
MARCH 1994
MD SHPO
INTERIOR STAIRHALL, FIRST FLOOR LOOKING
TO SECOND

6/8



AA-565
167 MAIN STREET
ANNAPOLIS, MD
TRALERIES
MARCH 1994
MD SHPO
STAIRHALL, FIRST FLOOR NEWELL POST

7/8



AA-565
167 MAIN STREET
ANNAPOLIS, MD
TRACERIES
MARCH 1994

MD SHPD

DETAIL, WINDOW TRIM, BASE MOLDING,
SECOND FLOOR LANDING

8/8

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: AA 563 AA 565

NEGATIVE FILE NUMBER:

UTM REFERENCES:
 Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Commercial/Offices

ORIGINAL USE: Commercial/Apts

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
 Excellent (X) Good ()
 Fair () Poor ()

THEME:

STYLE: L. Victorian Commercial

DATE BUILT: 1903

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 167 Main St.

COMMON NAME: The Ivy Shop

FUNCTIONAL TYPE: COMM Map 32 Par 265

OWNER: Labrot M L & Mitchell E M

ADDRESS: % Mrs. Robert L Schneider
 3120 Port Way/Annapolis 21403

ACCESSIBILITY TO PUBLIC:
 Yes (X) No () Restricted ()

LEVEL OF SIGNIFICANCE:
 Local (J) State () National ()

GENERAL DESCRIPTION:
 Structural System
 1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
 2. Wall Structure
 A. Wood Frame: Post and Beam () Balloon ()
 B. Wood Bearing Masonry: Brick (X) Stone () Concrete () Concrete Block ()
 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: Other:
 4. Roof Structure
 A. Truss: Wood (X) Iron () Steel () Concrete ()
 B. Other:
 5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle (X) Sheet Metal ()
 Built Up () Rolled () Tile () Other:
 6. Engineering Structure:
 7. Other:
 Appendages: Porches () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells ()
 Wings () Other:
 Roof Style: Gable () Hip (X) Shed () Flat () Mansard () Gambrel () Jerkinhead ()
 Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
 Other:
 Number of Stories: 3
 Number of Bays: 3
 Approximate Dimensions: 20 x 70
 Entrance Location: Centered, also
 Entrances to upper stories @ Conduit St.

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

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-565

Cornice returns at first bay of side elevation, with row of heavy dentils over stepped fascia and brick corbeling; shallow elliptical arched windows at second and third floor, with double row of headers; storefront may be original.

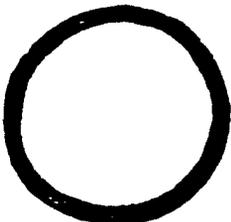
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

One of the row of five buildings constructed on the site of the City Hotel in 1903, good example of early 20thC Commercial with hold-over detailing from the Italianate Commercial period. Important as part of the row and occupies a critical location in streetscape, at corner site.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983

0205651711

Form 10-445
(5/62)

<p>1. STATE Annapolis, Maryland COUNTY TOWN 167 VICINITY STREET NO. 169 Main Street</p> <p>ORIGINAL OWNER ORIGINAL USE commercial PRESENT OWNER PRESENT USE Ivy Shop WALL CONSTRUCTION brick NO. OF STORIES three</p>	<p>HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY</p> <p>2. NAME</p> <p>DATE OR PERIOD 1903 STYLE Greco-Victorian ARCHITECT BUILDER</p> <p>3. FOR LIBRARY OF CONGRESS USE</p>
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4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC **yes**

Built in 1903 on one of the Main Street lots sold after Hotel burned down. The Ivy Shop has a handsome store front topped by a bracketed, extended cornice with a row of dentils on it. The same cornice (without brackets) is on top of building. 2nd and 3rd storeys each have 3 2/2 windows with arches of double header bricks. Situated on an important corner, the Conduit Street side is an extension of the Main Street facade. 169 is one of five buildings built at this time and the whole group should be preserved.

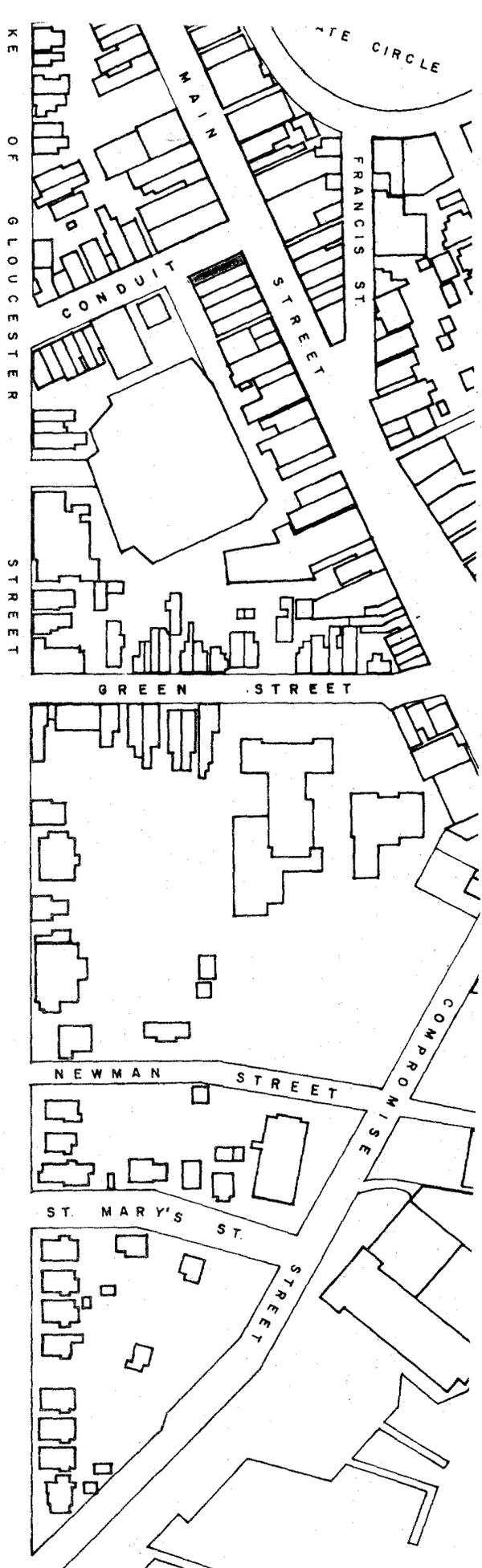
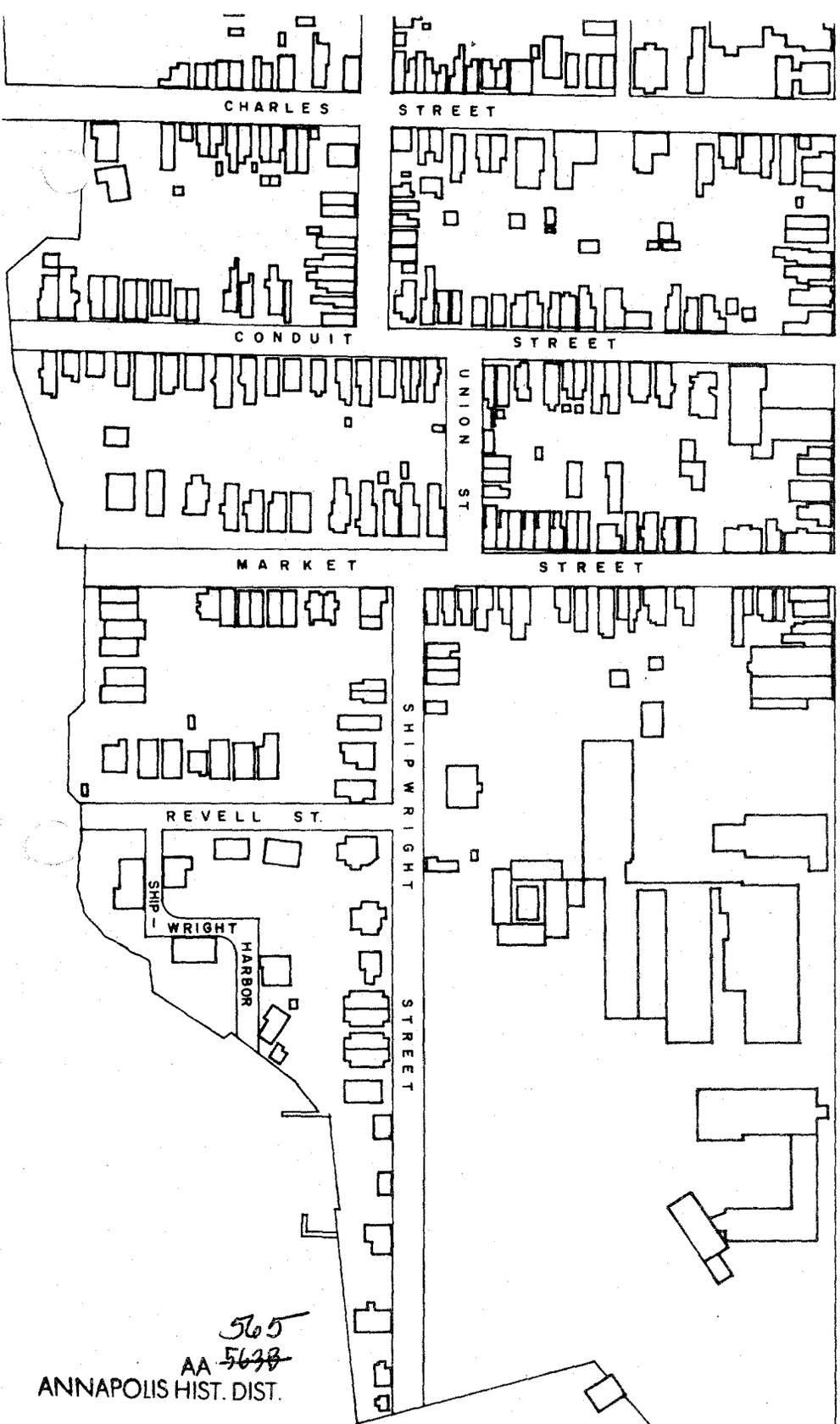


5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior **excellent**

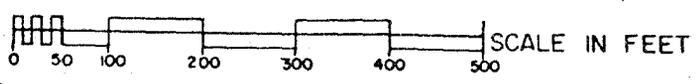
<p>6. LOCATION MAP (Plan Optional)</p>	<p>7. PHOTOGRAPH</p>
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<p>8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.</p> <p>Orlando Ridout IV</p>	<p>9. NAME, ADDRESS AND TITLE OF RECORDER</p> <p>William D. Morgan Columbia University New York City</p> <p>DATE OF RECORD July 12, 1967</p>
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SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



565
AA 5638
ANNAPOLIS HIST. DIST.





AA 565

~~AA 563~~

167 Main

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NW Elevation/camera facing SE