

Christopher Lipps Company
Baltimore City, Maryland
B-1048
private, 1856

Statement of Significance

The Christopher Lipps Company was one of the area's largest soap manufacturers, and one of nineteenth century Baltimore's major industrial concerns. At one time, the company occupied a huge complex of buildings at this West Baltimore site. Many of these brick structures survive as examples of a variety of industrial architectural styles of the late nineteenth century.

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Christopher Lipps Company

and/or common

2. Location

street & number 100 Landwehr Lane, 100 Mcphail Street not for publication

city, town Baltimore vicinity of congressional district

state Maryland county

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name (a) Maryland Fiber Corp.; (b) George Suter

street & number (a) 100 Landwehr Lane, (b) 100 Macphail Street telephone no.: (a) 233-2500 (b) 233-8400

city, town Baltimore state and zip code Maryland 21223

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse MLP 8413 liberRHB 2460

street & number Fayette and Calvert Streets folio 475 & 495

city, town Baltimore state Maryland

6. Representation in Existing Historical Surveys

None

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. B-1048

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The original soap factory of the Christopher Lipps Company is an extremely well-preserved example of industrial structure of the period. Beginning in 1850 as a small establishment, by 1867 their new plant boasted power-driven machinery. The foundations of the original steam engine can still be seen in the lowest level, southwest corner of the building.

The 1867 structure was described in the nineties as "a four-story building, seventy-six by ninety feet in size and (containing) ten Kettles, two with a capacity of 250,000 pounds each and others with a capacity of 100,000 pounds each." This is a brick masonry structure with a heavy timber post and beam floor system. The ground floor is built into a slope at the eastern end appearing as a full story only on the west facade. Its ceiling height is about eight feet and splayed brick piers support the timber beams and the timber posts of the upper floors. The second story is the first of full height (about 14 feet) and the timber posts have cast-iron caps to seat the beams. All timber members are neatly chaulfered from this floor up. The third level is of similar construction but with a lower ceiling. The top story varies in height, increasing from west to east, to provide the slope of the flat roof. The timber posts are more slender and lack iron caps. The entire structure is four bays wide and six bays along the east-west axis. A two story addition on the east facade contains the offices.

East of the factory are two additional buildings which are probably of the same or of earlier date. At the southeast corner of McPhail Street and Lipps Lane is a two story brick structure 44 feet by 100 feet. This was probably where secondary processes like packaging and shipping were carried on. The floor systems are extremely heavy, however, and it may have also been a warehouse. The heavy timber posts and beams are unusual in that each column is composed of two timbers joined together. A single timber cap rests on both and supports the beams which butt together and joined with an iron strap. The structure is 3 bays wide by seven bays long so there are 2 rows of columns on each floor. The posts on the second floor are of 2 heights, the northern row higher to accommodate the slope of the roof. Because of this north facade is higher than the south. The slope is hidden on the east facade by a parapet wall. The posts and beams supporting the roof are unnecessarily heavy.

The last structure is the former machine shop to the south of McPhail Street. This two story brick structure is smaller than the last building. It may have been a stable since its small regularly spaced windows are too high on the wall to let in much light and somewhat reminiscent of other stables in the city. It is three bays wide and contains an unusual cast iron column and shoe as part of its supports system, adding to the variety already documented.

8. Significance

Survey No. B-1048

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

Specific dates

Builder/Architect

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Chris. Lipps Company was one of the areas largest soap manufacturers, and one of nineteenth century Baltimore's major industrial concerns. At one time, the company occupied a huge complex of buildings at this West Baltimore site. Many of these brick structures survive as examples of a variety of industrial architectural styles of the late nineteenth century.

The Chris. Lipps Company was founded in 1850 by Christopher Lipps, a German immigrant born in Bavaria in 1820. He originally had a partner, Phillip Vogel. The firm, then Lipps and Vogel, was located on Pennsylvania Avenue. In 1867 Vogel withdrew from the business and the company was reorganized under the name of Chris. Lipps. The firm had quickly outgrown its original facilities and in 1856 moved to the Calverton Road site. This was an excellent location in the then largely rural area of West Baltimore near the Gwynn's Falls. A stream from the Falls, Gwynn's Run, ran alongside the Lipps property on the west, providing a ready waste disposal system for the soap works. (The stream is now covered by Warwick Avenue.) The most important reason for locating in this area, however, was that it was quickly becoming the city's major stockyard and slaughterhouse district. In the meatpacking industry no part of the animal is wasted, as evidenced by the number of secondary industries which located near the stockyards. Soap manufacture was an important such industry.

The original 1867 Lipps plant consisted of an office, shed (now gone) stable and factory. The firm employed about thirty people and used six teams of delivery horses and wagons. The complex expanded continuously over the next four decades, and by 1900 included a four story structure 76 by 90 feet containing ten large kettles, two with a capacity of 250,000 pounds. A large building adjoining the main building was used for soap powder manufacture, as well as for storage and shipping. The two buildings were connected by a bridge to another structure which housed glycerine refining operations and offices. The power for

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the complex was furnished by four boilers of 100 horse power each, located in a separate power house building. The company's product line included toilet and laundry soaps of many varieties, including the "Premium", "Ideal", "Aromatic", "Lookout" and "Oriole" brands.

Christopher Lipps died in 1891, and the business was taken over by his sons Edward and Frederick. A stock company was formed under the name Christopher Lipps Company. By 1910, Frederick had added chocolate and candy manufacture to the family business, while Edward continued to manage the soap manufacture. Between 1920 and 1925, the soap end of the business closed and the candy end moved to Caton Avenue. The Lipps complex was divided and has been occupied by a number of firms ever since. Today's occupants include the Maryland Fiver Corporation, Warwick Piano Company, and Accent Display Company. The former stable building is now a garage. The only reminder of the soap factory is "Lipps Lane", a street that runs through the old complex.

2. INDUSTRIAL CLASSIFICATION **manufacture** 3. PRIORITY **1** 4. DANGER OF DEMOLITION? (SPECIFY THREAT) YES NO UNKNOWN

5. DATE **1850** 6. GOVT SOURCE OF THREAT OWNER ADMIN

7. OWNER/ADMIN **Maryland Fiber Corp**

8. NAME(S) OF STRUCTURE **Christopher Lipps Co.** 9. OWNER'S ADDRESS **100 Landwehr Lane**

10. STATE COUNTY **MD** COUNTY NAME CITY/VICINITY **Baltimore** CONG DIST. STATE COUNTY **MD** COUNTY NAME CITY/VICINITY **Baltimore** CONG DIST.

11. SITE ADDRESS (STREET & NO) **100 Landwehr Lane** 12. EXISTING SURVEYS NR NHL HABS HAER-I HAER NPS CL6 CONF STATE COUNTY LOCAL OTHER

13. SPECIAL FEATURES (DESCRIBE BELOW) INTERIOR INTACT EXTERIOR INTACT ENVIRONS INTACT

14. UTM ZONE EASTING NORTHING SIGN SCALE 1:24 1:62.5 QUAD NAME **Balto. West**

UTM ZONE EASTING NORTHING SIGN SCALE 1:24 1:62.5 QUAD NAME

15. CONDITION 70 EXCELLENT 71 GOOD 72 FAIR 73 DETERIORATED 74 RUINS 75 UNEXPOSED 76 ALTERED 82 DESTROYED 85 DEMOLISHED

16. INVENTORIED BY **Leslie Barr** AFFILIATION **Balto. Museum of Industry** DATE **9/83**

17. DESCRIPTION AND BACKGROUND HISTORY, INCLUDING CONSTRUCTION DATE(S), HISTORICAL DATE(S), PHYSICAL DIMENSIONS, MATERIALS, EXTANT EQUIPMENT, AND IMPORTANT BUILDERS, ENGINEERS, ETC.

see attached

(CONT OVER)

18. ORIGINAL USE **manufacture** PRESENT USE **manufacture** ADAPTIVE USE

19. REFERENCES - HISTORICAL REFERENCES, PERSONAL CONTACTS, AND/OR OTHER **Engelhardt Baltimore Md - The Book of its Board of Trade (1884)**

(CONT OVER)

20. URBAN AREA 50,000 POP OR MORE? YES NO 21. NPS REGION 22. PUBLIC ACCESSIBILITY YES, LIMITED YES, UNLIMITED NO UNKNOWN 23. EDITOR INDEXER

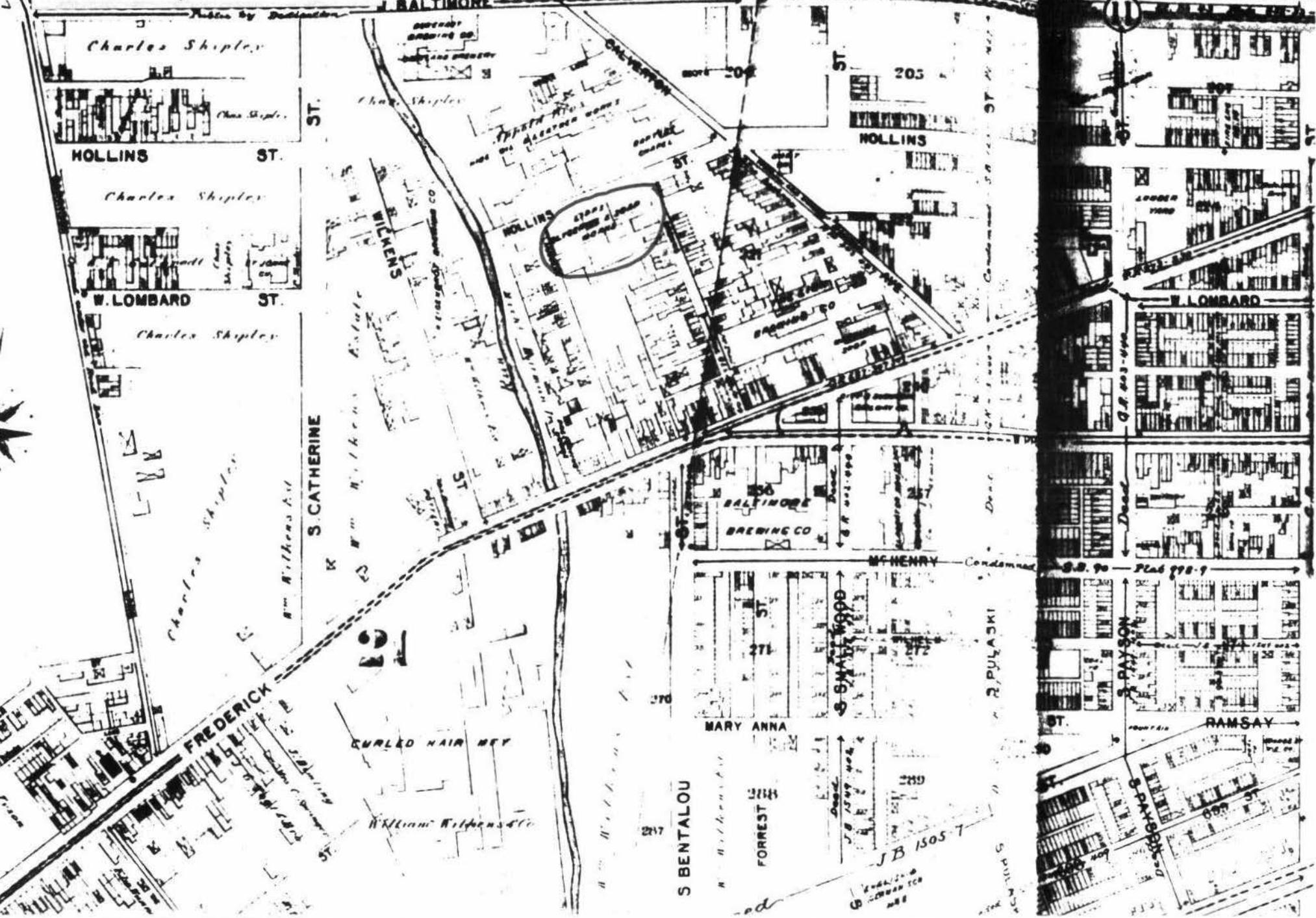
24. LOCATED IN AN HISTORIC DISTRICT? YES NO NAME DISTRICT I.D. NO

Christopher Lipps Co.
Baltimore City Md.

B-1048

1896 Bromley Atlas

PART OF W. BALTIMORE ST. 14.18.19&21





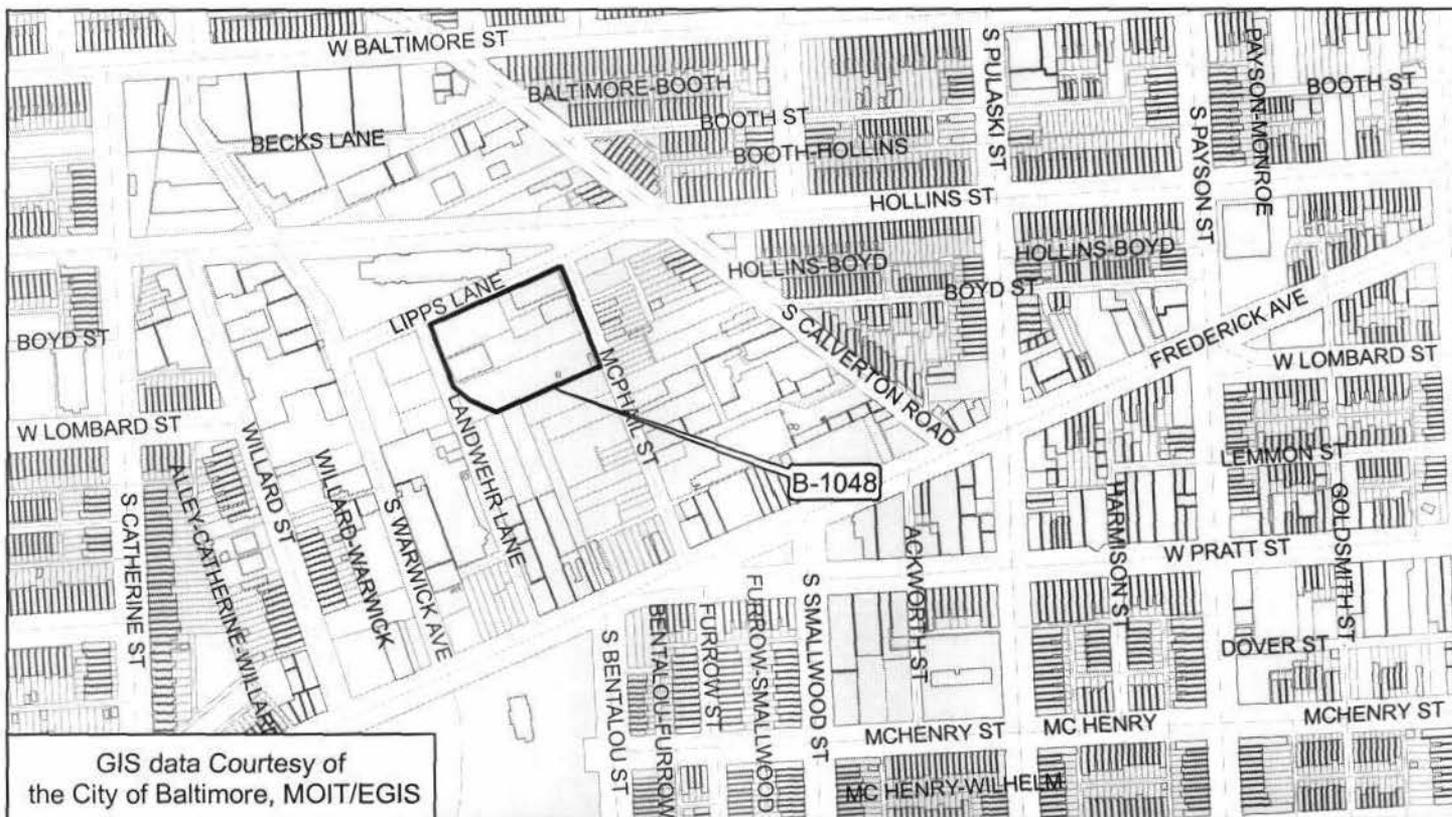
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BALTIMORE CITY MD
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B-1048
Christopher Lipps Company
100 McPhail Street & 100 Landwehr Lane
Block 2150
Baltimore City
Baltimore West Quad.



GIS data Courtesy of
the City of Baltimore, MOIT/EGIS





A black and white photograph of a three-story brick building. The building has a weathered appearance with some missing mortar and peeling paint. It features a grid of arched windows, with some windows on the upper floors appearing boarded up or broken. A prominent sign above the entrance reads "ABSORBENT WIPING CLOTH CO. INC." in bold, white letters on a dark background. The entrance is a small doorway with a brick surround and a pediment. To the left of the entrance, a utility pole holds two traffic signs: a "ONE WAY" sign pointing right and a "DO NOT ENTER" sign. A dark van is parked on the street to the left of the building. The street in the foreground is paved and shows some shadows. The sky is overcast.

**ABSORBENT
WIPING CLOTH
CO. INC.**

ONE WAY

DO NOT
ENTER

CHRISTOPHER LIPPS CO. 3-1048

BALTO. CITY, MD.

P. LIEBOWITZ 9/83

LOOKING SOUTH AT WAREHOUSE



104

DO-ALL AUTO REPAIR
BODY & FENDER-PAINT JOB
TRANSMISSIONS RADIATOR SERVICE

104

104

CHRISTOPHER LIPPS CO 13-1048

BALTO. CITY, MD

P. LIEBHOLD 9/83

LOOKING S.W. AT MACHINE SHOP