

September 20, 2018  
City Council Work Session

# Annapolis City Dock Cultural Landscape Report

Heritage Preservation Services  
with Land and Community  
Associates

Prepared for  
The City of Annapolis  
Department of Planning and Zoning



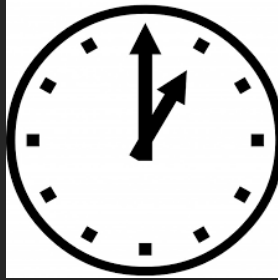


# Thank you

- Heather Barrett
- Michael J. Dowling
- Elizabeth Hughes
- Peter Kurtze
- Jean Russo
- Shawn Wampler
- Janice Hayes Williams
- Jane McWilliams



# Origin Story



The City Council adopted the City Dock Master Plan in 2013

*The Cultural Landscape Report results shall be presented to the City Council and the Historic Preservation Commission for consideration.*  
--City Dock Master Plan, p. 13





# Table of Contents

- I. Introduction
- II. Preservation Treatment Considerations / Landscape Analysis
- III. City Dock Evolution / Context
- IV. Description of Overall Cultural Landscape Character of City Dock
- V. Character-Defining Qualities and Features of the Cultural Landscape: Four Study Areas
- VI. Summary of Findings and Overall Treatment Approaches



# Study Area

- 
- The map displays a coastal area with various land parcels. The regions are color-coded as follows:
- The Cove/Basin
  - Market and Environs
  - Prince George and Dock Streets
  - Compromise Street and South
- Spa Creek



# Cultural Landscapes

Like historic buildings and districts, these places reveal aspects of our origins and development through their form and features and the ways they were used.



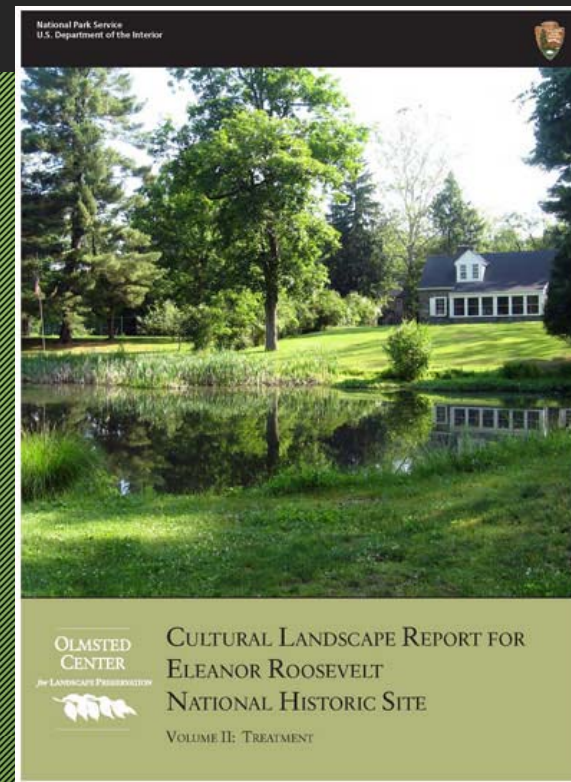
*From Preservation Brief 36: Protecting Cultural Landscapes:  
Planning, Treatment and Management of Historic Landscapes  
by Charles A. Birnbaum, ASLA  
<https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>*



# Cultural Landscape Reports

- Assess a landscape as a continuum through history
- Assess cultural and historic value, significance, and integrity
- Provide the necessary philosophical framework for a consistent and holistic approach

*From Guidelines for the Treatment of Cultural Landscapes  
Preservation Planning and the Treatment of Cultural Landscapes  
[https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/preservation\\_planning.htm](https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/preservation_planning.htm)*

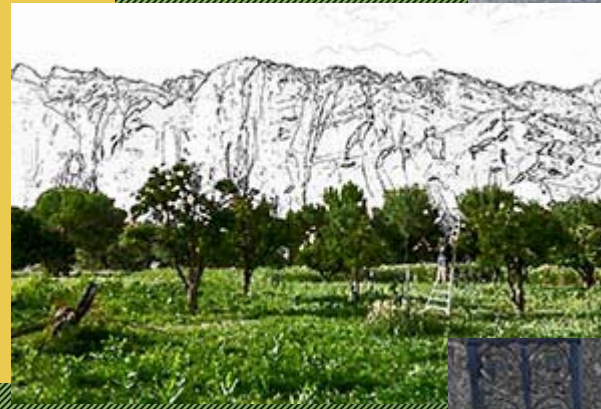
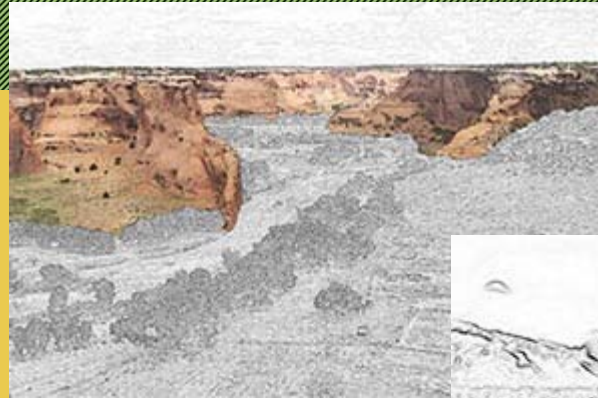


**Hopewell Culture National Historical Park**  
Cultural Landscape Report and Environmental Assessment

March 1, 2016  
Public Review Draft



- Natural systems and features
- Spatial Organization
- Land Use
- Circulation
- Topography
- Vegetation
- Buildings and Structures
- Views and Vistas
- Archaeological sites
- Small-scale features





# Philosophical Framework: Treatment Options

Treatment is work carried out to achieve a particular historic preservation goal.

- Preservation
- Restoration
- Reconstruction
- Rehabilitation

<https://www.nps.gov/tps/standards/four-treatments.htm>





# Rehabilitation



- Applies in diverse situations to a range of resources
- Allows for adaptive uses
- Does not require restoration to a particular period of time (1695–1942)
- Appropriate when alterations or additions to the property are planned for a new or continued use

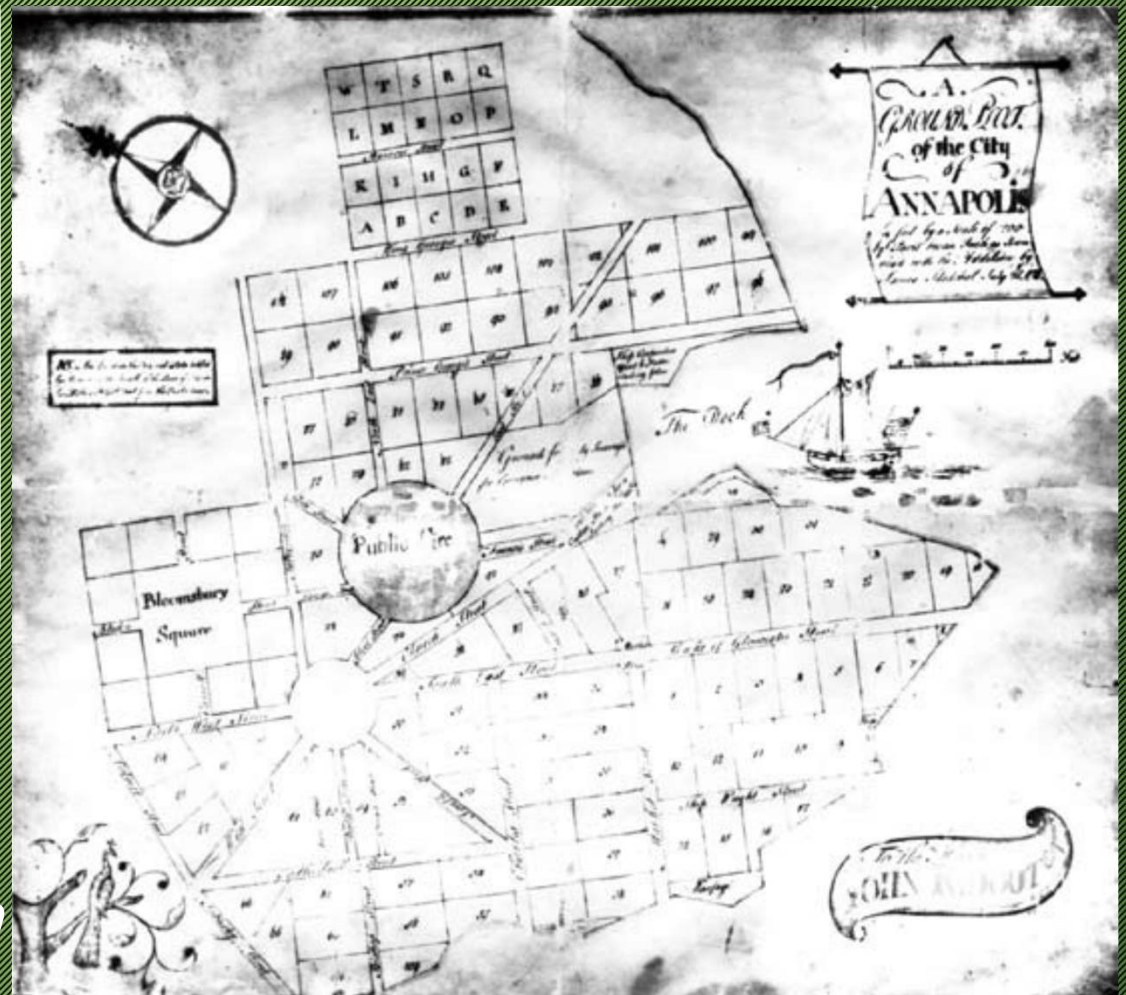


# City Dock Evolution

1700s:

The shoreline followed approximately along the line of the buildings that front Dock Street, Market Space, and part of Compromise Street.

*Nicholson's 1695  
baroque town plan*





By 1844, Market Space had been filled in and the sides of the harbor straightened.



*"Plan of the Harbour and the City of Annapolis," Major Capitaine, 1781*





*Sache's  
Birdseye ,1858*

Late 1800s:

Both sides of Market Slip had been filled in to their present shoreline from Craig Street to the head of the waterway.





Early 1900s: The original cove is paved and formalized as surface parking.

*1980s Marion Warren, Historic Annapolis  
Archives File 3707*

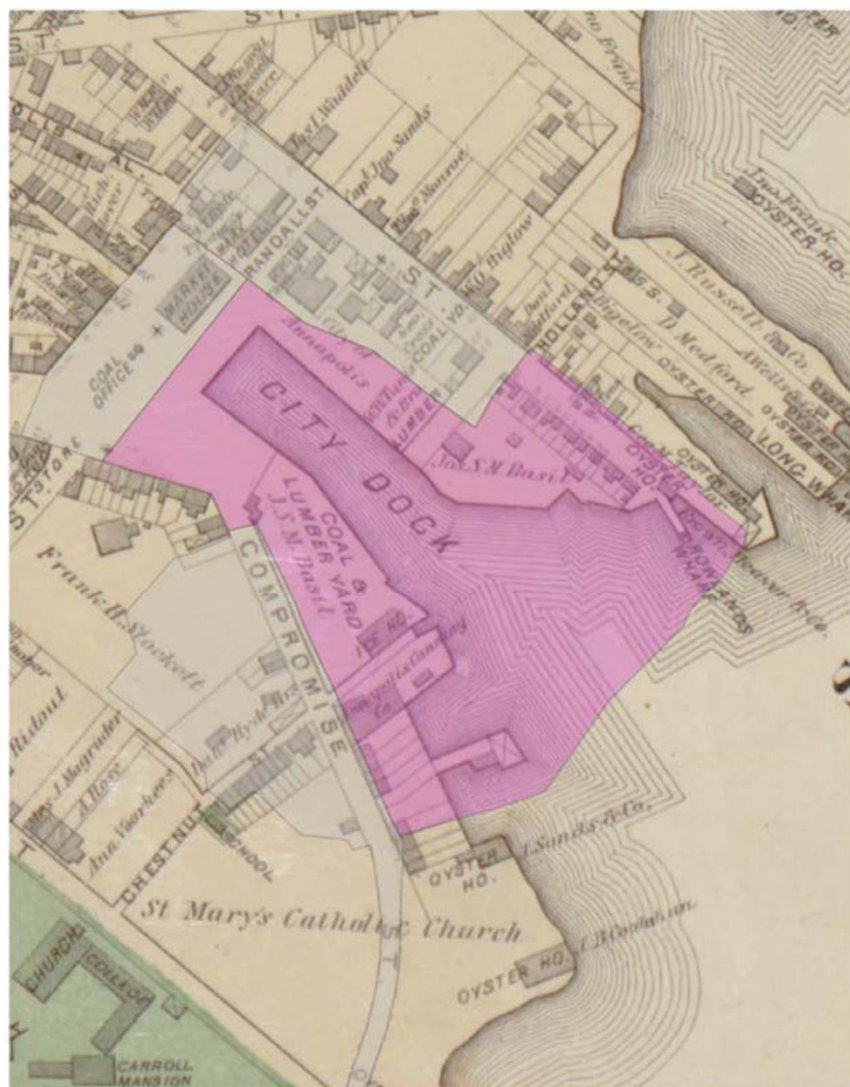


# Character-Defining Qualities and Features of the Cultural Landscape: Four Study Areas

- Historic Condition
- Existing Condition
- Integrity
- Treatment Approaches

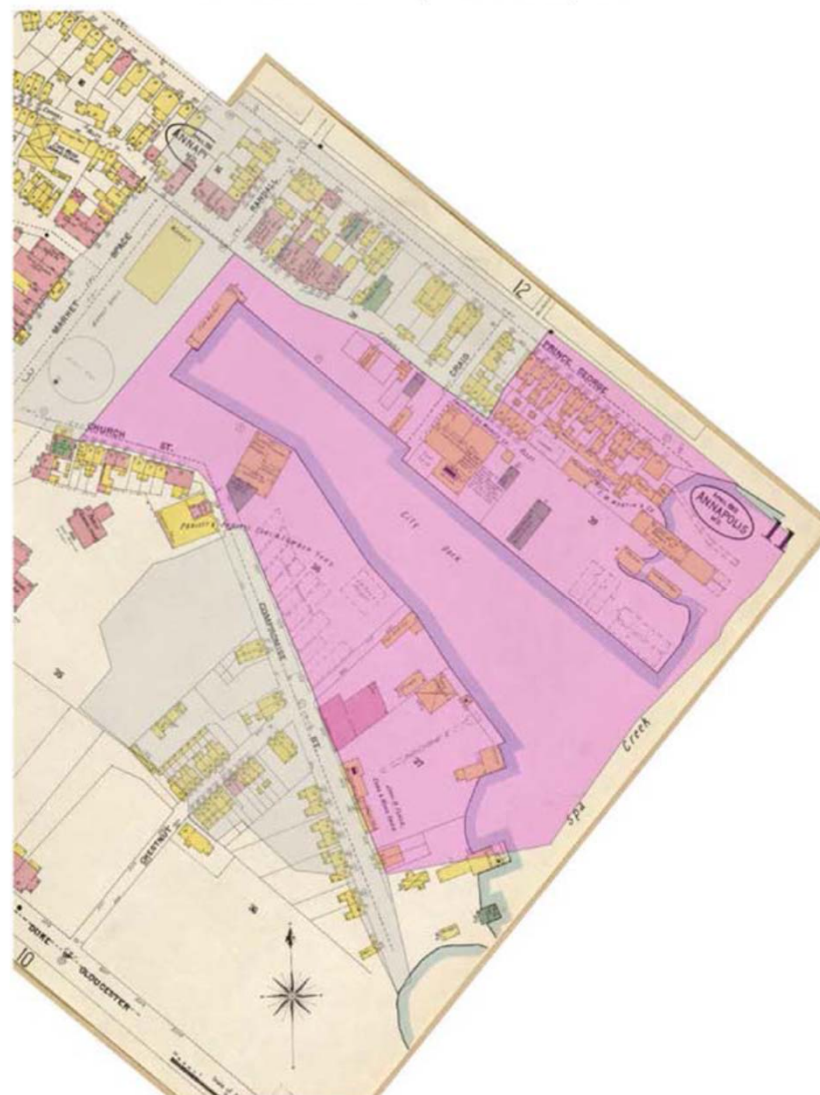


1878 Hopkins Map: The Cove/Basin



The Cove/Basin Area

1903 Sanborn Map: The Cove/Basin



The Cove/Basin Area



# Treatment Approaches

- Maintain City Dock as the City's most significant open space
- Maintain the historic visual and physical relationship of land to water articulated by Nicholson's plan.
- Consider how the built environment and natural systems intersect at City Dock and how the City can adapt the landscape to accommodate Sea Level Rise.
- Initiate a community dialogue based on how the cultural landscape might incorporate both commemoration and interpretation, particularly regarding the history of race on this site, the African slave trade, maritime history, exclusion and inclusion, and religious conflict and toleration.
- Increase and foster economic development in the greater downtown in a truly inclusive manner
- Provide substantial opportunities for continued interpretation and equitable memorialization in a thriving waterfront mixed use area



Horn Pt

State House & Gree



Sally Nash, [snash@Annapolis.gov](mailto:snash@Annapolis.gov)  
Roberta Laynor, [rlaynor@annapolis.gov](mailto:rlaynor@annapolis.gov)  
Pete Gutwald, [pgutwald@Annapolis.gov](mailto:pgutwald@Annapolis.gov)

Elevation comparison of water view from outside  
Annapolis Harbor towards City Dock in 1846 and  
2018. Bache, 1846, HPS, 2018.