

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no ___

Property Name: Clay Street Neighborhood Inventory Number: AA-2106

Address: Clay, Pleasant, & W. Washington City: Annapolis Zip Code: 21401

County: Anne Arundel USGS Topographic Map: Annapolis

Owner: Various

Tax Parcel Number: 424, 427 Tax Map Number: 4-6 Tax Account ID Number: _____

Project: Construct Duplex Agency: HUD/CDBG

Site visit by MHT Staff: ___ no ___ X yes Name: Tania Georgiou Tully Date: 11/15/01

Eligibility recommended ___ X ___ Eligibility not recommended ___

Criteria: ___ X A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

Is the property located within a historic district? ___ X no ___ yes Name of district: _____

Is district listed? ___ no ___ yes Determined eligible? ___ no ___ yes District Inventory Number: _____

Documentation on the property/district is presented in: Compliance files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

See Attached

of the alterations are reversible and resources retain integrity of overall form, massing, location.

Prepared by: Donna Hole

Date Prepared: 12/11/2001

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___ <u>X</u> ___	Eligibility not recommended ___
Criteria: ___ <u>X</u> <u>A</u> ___ <u>B</u> ___ <u>C</u> ___ <u>D</u>	Considerations: ___ <u>A</u> ___ <u>B</u> ___ <u>C</u> ___ <u>D</u> ___ <u>E</u> ___ <u>F</u> ___ <u>G</u> ___ None
Comments: <u>Eligible for association with development of the African-American community in Annapolis, c. 1885-1951. Integrity of most properties has been compromised, but most</u>	
<u>Tania Georgiou Tully</u> Reviewer, Office of Preservation Services	<u>12/14/01</u> Date
<u>[Signature]</u> Reviewer, NR program	<u>12/14/01</u> Date

200104412

Maryland Historical Trust
NR-Eligibility Form
Annapolis - Clay Street Neighborhood

Prepared by Donna Hole
Annapolis Planning & Zoning
December 11, 2001

Description of Property

The Clay Street Neighborhood is located immediately adjacent to the Annapolis Historic District. It is approximately a third of a mile west of the Maryland Statehouse and two to three blocks north of West Street. However, only West Washington Street provides the connection. The Washington, Baltimore and Annapolis Railroad right-of-way separated the community from the city's main landward thoroughfare. In addition to the two blocks of Clay Street, the remaining portion of Annapolis' historic African-American neighborhood includes one block of West Washington Street and Pleasant Street's two blocks. The late 19th century and early 20th century housing in the once bustling residential neighborhood has been eroded since the mid-twentieth century by public housing, urban renewal, government office buildings and garages for government employees. It is on the blocks noted above that, despite some reversible alterations, the original housing stock survives.

The northeast side of Pleasant Street and two-thirds of the north side of Clay Street are characterized by 2 1/2 story wood frame row houses, originally clad in lap or German siding and built to the front lot line. The houses are two bays wide and rectangular in form with a three room deep room-behind-room plan. Roofs are flat with a simple bracketed cornice. Along the cornice the units are defined by a larger bracket with incised detail. Side loaded masonry porches with metal railings replace earlier wood stoops and provide access from the sidewalk to each front entrance. Although many of the house have replacement windows of aluminum or vinyl in their original openings, some retain the original wood, 2/2 sashes. Almost all of the houses have been re-clad with asbestos shingles, aluminum or vinyl siding, an easily reversible treatment.

The remaining blocks of Clay and West Washington streets that reflect historic housing patterns contain a variety of wood frame, single family dwellings or duplexes with one-story covered porches. The last block of West Washington Street, which terminates at St. Anne's cemetery, includes the Stanton School, listed on the National Register in 1983. The two-story brick building is significant for its association with the development of an educational system for African-American children in Annapolis and Anne Arundel County. Although it is the only remaining historic resource on the east side of the block, it faces single family frame dwellings dating from the first quarter of the 20th century.

The integrity of the larger neighborhood has been compromised by extensive alterations and by the demolition of approximately half of the original housing stock for new construction. This includes a large parking garage and two mid- twentieth century public housing projects on the south side of Clay Street. One of these, College Creek Terrace, was the first public housing built in Annapolis. Constructed in 1939, the well-designed project probably could be considered individually as a potential district because its plan and materials differs considerable from that of the historic community and clearly reflect the pre-war period in design.

Maryland Historical Trust
NR-Eligibility Review Form
Annapolis-Clay Street Neighborhood

Prepared by Donna Hole
Annapolis Planning & Zoning
December 11, 2001

History

The Clay Street Neighborhood is eligible for the National Register as a historic district under Criteria A because it is historically significant locally for its association with the history of the African-American community in Annapolis from the period 1885 to 1951. This community is historically significant as it reflects the increasing segregation experienced nationally by blacks in the wake of the post-war economy and the subsequent fragmentation of these neighborhoods as a result of urban renewal. Although the neighborhood's resources have lost some integrity through incompatible alteration and two block faces have been lost to public housing, it still exhibits a strong sense of connectivity and setting. The uniformity in the row house blocks evoke the original rhythmic streetscapes, and the variety that characterized West Washington Street is still evident. Further two principal cultural centers, the Stanton School and the Masonic Lodge Hall survive. Clay Street remains the strong axis and draws together Pleasant and W. Washington streets with their higher concentration of surviving resources. The district boundaries shown on the USGS delineate this area. In 1984 when the Maryland Historical Trust surveyed the Annapolis Historic District, buildings along these streets were ranked as contributing, although outside of the historic district.

The Clay Street neighborhood began developing in the 1880s to provide housing for the city's growing freedman population who had either remained in the city or were drawn to it from the county because of the increased demand for service jobs generated by the U. S. Naval Academy and St. John's College. Between 1885 and 1930, the Clay Street neighborhood changed from one of scattered tenements, pool halls and a single wood frame church on Northwest Street to a community of over 200 frame dwellings with its own Stanton School, two additional churches, a lodge and social hall, a movie theater and 30 stores. The area also included three warehouses, the county jail and the railroad depot for the W. B. & A railroad, which effectively segregated the community from white residences and commercial establishments on West Street.

From the 1940s to the 1960s, residents recall that the area was "the active center for the black population." (See attached report by the Anne Arundel Community Development Services, Inc.) In *Then Again...Annapolis, 1900-1965*, Mame Warren quotes one informant as follows:

In fact, back then, Clay Street was one of the elite streets in Annapolis. They had trees on the sidewalks going down, the most gorgeous houses. The blacks were really mostly well-to-do blacks for back in those days. They owned houses down there. It was a beautiful street. Everything the blacks had was right there. They didn't need to go anywhere else.

The neighborhood remained vital until the 1970's when the City's Urban Renewal Authority, which was seeking to correct physical deficiencies, determined that demolition and new construction was preferable to preservation and rehabilitation for 249 of the 312 buildings in the neighborhood. What survives today is a result of the Authority's recognition that at least some buildings could be rehabilitated, and some, like the Stanton School, should be preserved.

AA-2106

However, the cleared land was not returned to residential, social, or retail use. Rather, government offices and agencies as well as a large garage filled the spaces, displacing 33 businesses and 237 families. The neighborhood declined steadily; and poverty, crime and drugs settled in at the corner of West Washington Street and Clay. Yet, most of Pleasant Street, and parts of Clay and West Washington still evoke the neighborhood as older residents and property owners carefully maintain their houses and sidewalks visit with each other and greet passers-by.

AA-2106

BATES

PLEASANT

MONUMENT

ST.

CLAY'S

ST.

Stanton Center

WASHINGTON

STREET

Parking Garage

demolished 1994

STREET

CALVERT

300 station

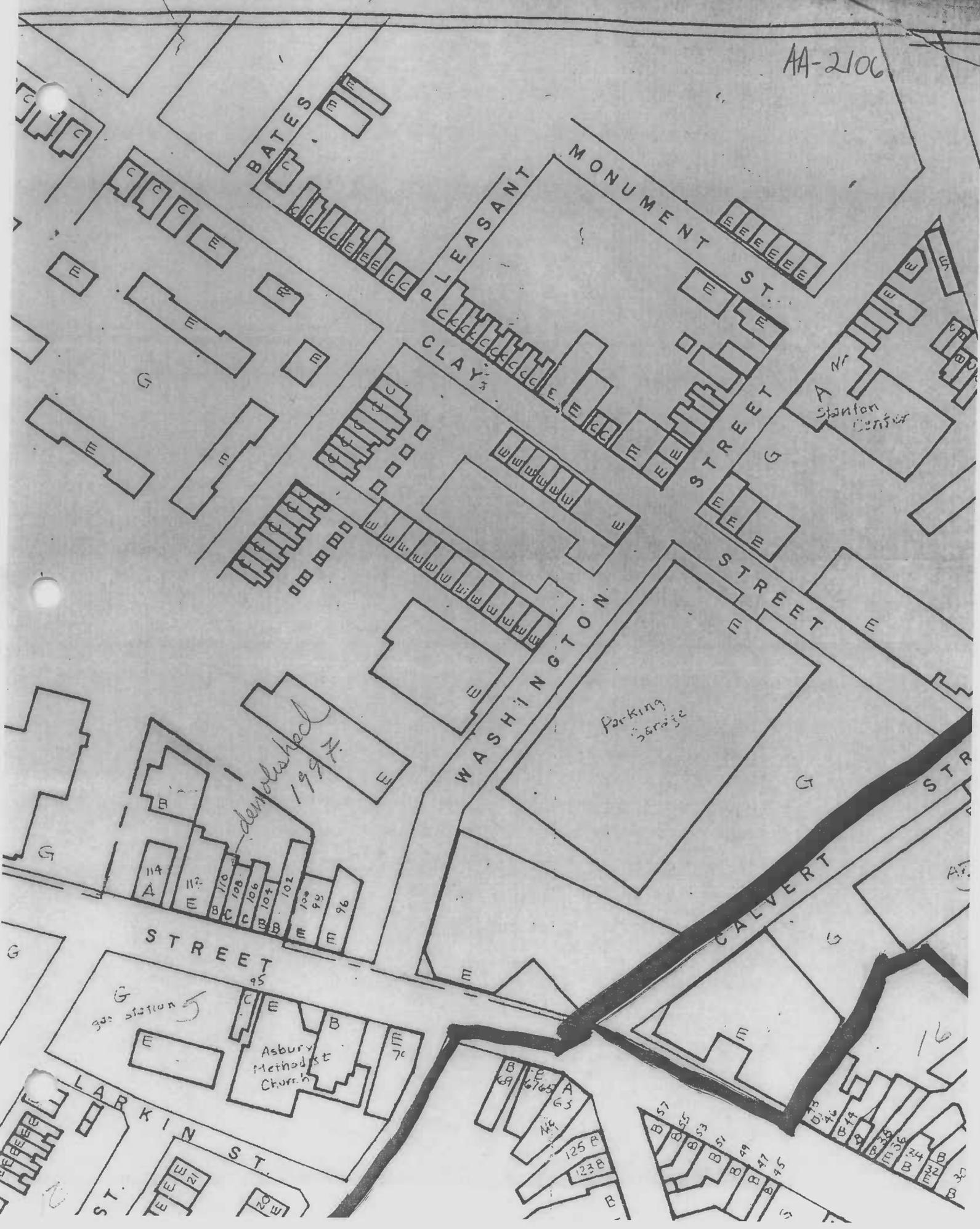
Asbury Methodist Church

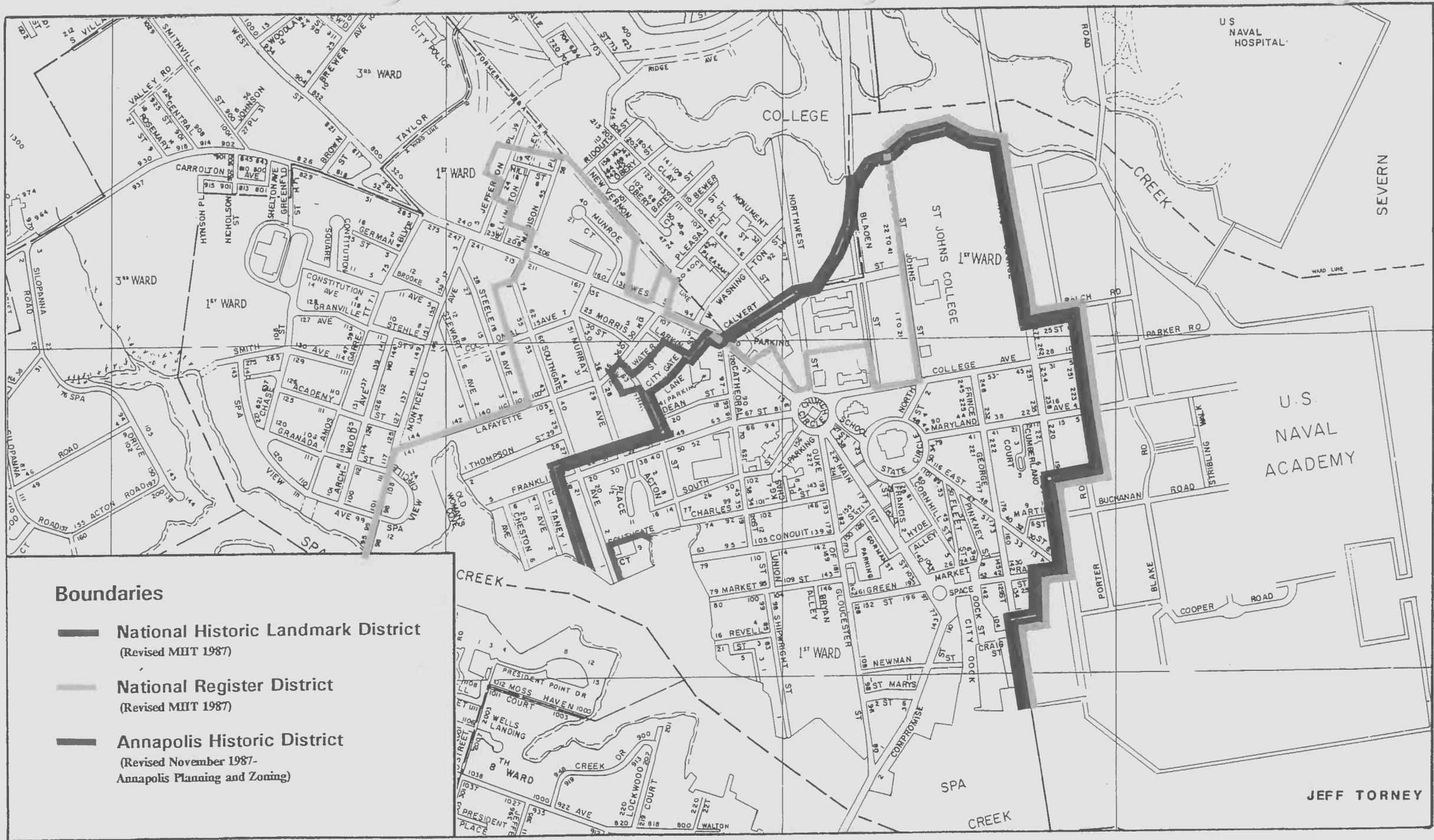
LARKIN ST.

125 B
123 B

B 57
B 55
B 53
B 51
B 49
B 47
B 45

16
B 33
B 32
B 31
B 30
B 29
B 28
B 27
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B 2
B 1





Boundaries

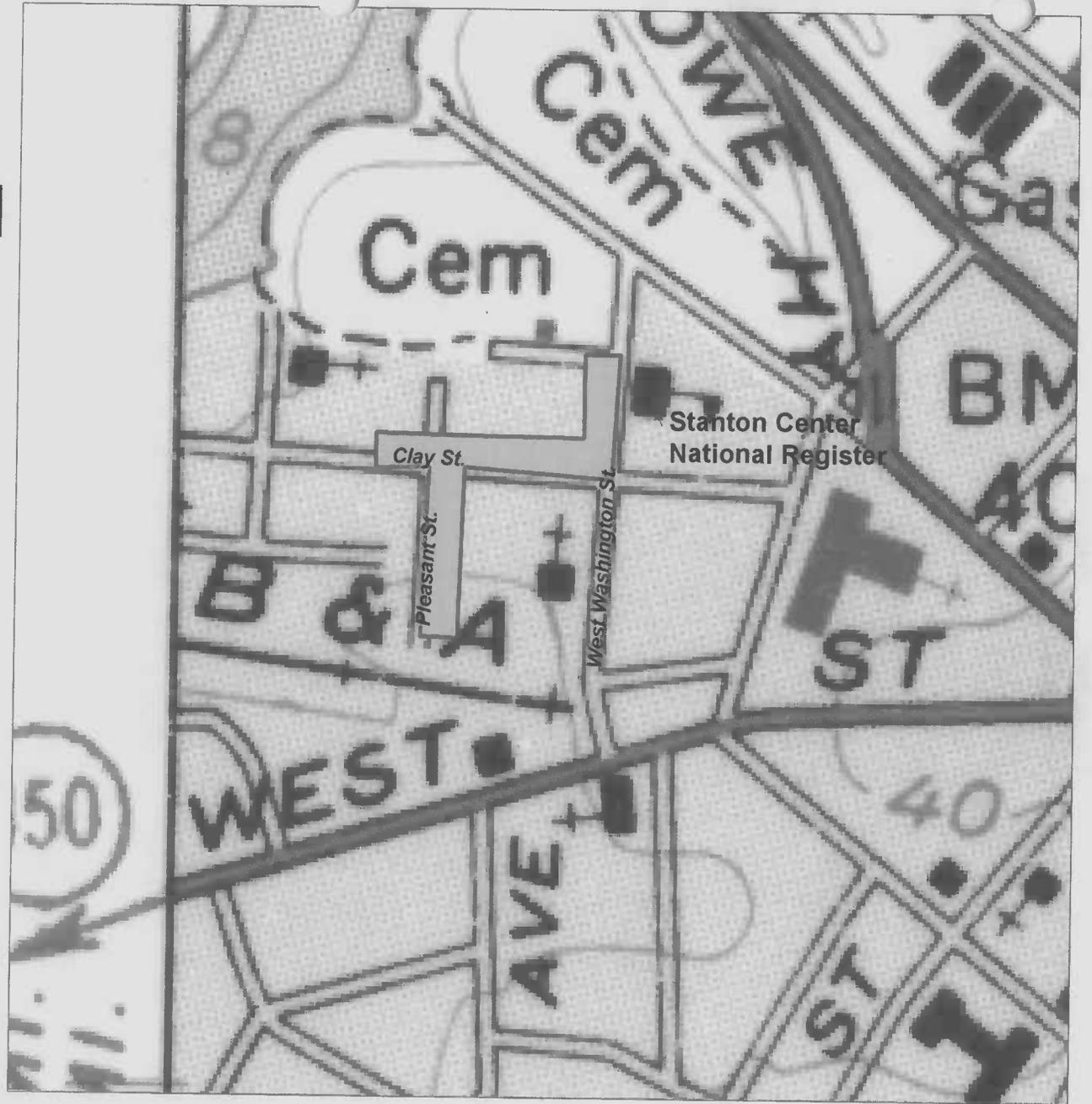
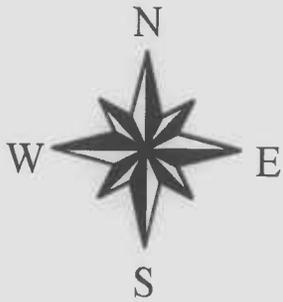
-  **National Historic Landmark District**
(Revised MIIT 1987)
-  **National Register District**
(Revised MIIT 1987)
-  **Annapolis Historic District**
(Revised November 1987-
Annapolis Planning and Zoning)

JEFF TORNEY

AA-2106

USGS Map of Clay Street Neighborhood

 Project Area



0.09 0 0.09 0.18 Miles

AA-2106



WEST CLAY ST
ANNAPOLIS, MD
DEC 2001

AA-2106

527-793 (No. 17) 99/02/08 Barbism EL25 P002 22 +00 BBA 0260



NORTHEAST CORNER
CLAY ST
ANNAPOLIS, MD
DEC 2001

AA-2106

527-793 <No. 6> 99/02/08 Baptism EL25 P002 22 +01 BBA 0260



WEST SIDE
W. WASHINGTON ST
ANNAPOLIS, MD ~~200~~
DEC 2001

AA-2106

527-793 (No. 12) 99/02/08 Bartism: EL25 P002 22 +00 BBA 0260



SOUTHEAST SIDE
CLAY STREET
ANNAPOLIS, MD
DEC 2001

AA-2106

527-793 (No. 16) 99/02/08 Baptism EL25 F002 22 +00 BBA 0260



CORNICE DETAIL
PLEASANT ST
ANNAPOLIS, MD
DEC 2001

AA-2106

527-793 (No. 5) 99/02/08 Eastism EL25 PQ02 22 +00 BBA 0260



SOUTH ELEVATIONS
66-BY CLAY ST
ANNAPOLIS, MD 21401
DEC 2001

AA-2106

527-793 (No. 15) 99/02/08 Elevation EL25 P002 22 +00 BBA 0260



Pleasant Street
SOUTH EAST SIDE
ANNAPOLIS, MD 21401
DEC 2001

AA-2106

527-793 (No. 3) 99/02/08 Baptism EL25 P002 22 +00 BBR 0260



SOUTHEAST CORNER
CLAY & PLEASANT ST (9)
ANNAPOLIS, MD
DEC 2001

AA-2106

527-793 <No. 4> 99/02/08 Eeptism EL25 P002 22 +00 889 0260



NORTHWEST CORNER
CLAY AND PLEASANT ST.
ANNAPOLIS, MD 21401
DEC 2001

AA-2106

527-793 (No. 8) 99/02/08 Baptism EL25 P002 22 +01 BBA 0260

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

NR Eligible: yes
no

Property Name: 58 Clay Street Inventory Number: _____

Address: 58 Clay Street City: Annapolis Zip Code: 21401

County: Anne Arundel USGS Topographic Map: Annapolis

Owner: Arundel Habitat for Humanity

Tax Parcel Number: 73 Tax Map Number: 42 Tax Account ID Number: 07244278

Project: Demolish / Construct Duplex Agency: HUD/CDBG

Site visit by MHT Staff: no yes Name: Tania Georgiou Tully Date: 11/15/01

Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G None

Is the property located within a historic district? no yes Name of district: Clay Street Neighborhood

Is district listed? no yes Determined eligible? no yes District Inventory Number: AA-2106

Documentation on the property/district is presented in: Compliance files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

See Attached

Prepared by: Donna Hole

Date Prepared: 12/11/2001

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: <u>Located within Clay Street neighborhood, but non-contributing due to extensive alteration.</u>	
<u>Tania Georgiou Tully</u> Reviewer, Office of Preservation Services	<u>12/14/01</u> Date
<u>Bluntz</u> Reviewer, NR program	<u>12/14/01</u> Date

200104412

NR-Eligibility Review Form
Annapolis - 58 Clay Street
Description of Property

Prepared by Donna Hole
Annapolis Planning & Zoning
December 11, 2001

The building at 58 Clay Street is located in the middle of the second block of Clay Street on the north side and is one of three buildings between West Washington and Pleasant Street that have been substantially altered. Originally a four unit duplex 24 feet wide and 28 feet long, it is larger in scale than the surrounding row houses and more closely related in massing to the neighboring Masonic Lodge, as a result of alterations to the roof, front elevation, and foundation in the 1980s. The building is a two story wood frame and masonry structure built at grade with a replacement concrete slab floor that presents its gable end to the street. The gable end roof was built over the original flat roof and is bearing on it, split the second floor joists. A brick veneer has been applied to the first floor of the front elevation obscuring the original fenestration. Modern, double width openings are covered with plywood and a shallow pent roof shelters the door and windows which suggests a conversion to a single entrance. One of two entrances survives with a deteriorating plywood door. The four second floor window openings appear to be original locations, although the 6/6 sash could be 1950s replacements. Rear additions of cinder block extend at varied lengths along the divided lot lines. The original German siding is either missing or covered with asbestos shingles, plywood, or painted tar paper. A deteriorating wood stair on the west elevation provided access to the second floor. The stair and interior framing has been damaged by fire and water.

History

Because of the substantial loss of integrity in form, massing and materials, the duplex apartment building at 58 Clay Street does not contribute to the Clay Street Neighborhood Historic District. That same evaluation was made in 1984 by the Maryland Historical Trust when the Annapolis Historic District was surveyed and evaluated.

The building at 58 Clay Street was originally a two-story wood frame dwelling with a flat roof and a four dwelling units. It first appears on the Sanborn Fire Insurance Map in 1897 and was one of only a few scattered properties in the second block of Clay Street. Its neighbors to the east included a brick corner store and a brick duplex. The primarily residential block did not fill in until the first decades of the twentieth century and at this time the duplex was numbered 58 and 60. The cinder block extensions were probably built in the 1940s, according to the insurance maps. Annapolis city directories indicate that the property initially had two entrances until the 1950s, when it was designated #60. In 1956, six people occupied the building, but by 1986 only one long time resident, retiree Lee Hicks remained, although the building was metered for four units. The building has been vacant since last year and is no longer habitable. Arundel Habitat for Humanity purchased the property in the summer of this year. In a partnership with Habitat for Humanity International and the Congressional Houses That Senate Built initiative, the local Habitat, which was selected as one of the two locals for the state by Senator Barbara Mikulski, plans to demolish the building and build a duplex that would be compatible in scale with the community.

AA-2106

BATES

PLEASANT

MONUMENT

ST.

CLAY

STREET

Stanton Center

WASHINGTON

STREET

Parking Garage

demolished 1994

STREET

CALVERT

300 station

Asbury Methodist Church

LARKIN ST.

125 B
123 B

B 57
B 55
B 53
B 52
B 49
B 47
B 45

B 73
B 74
B 76
B 78
B 80
B 82
B 84
B 86



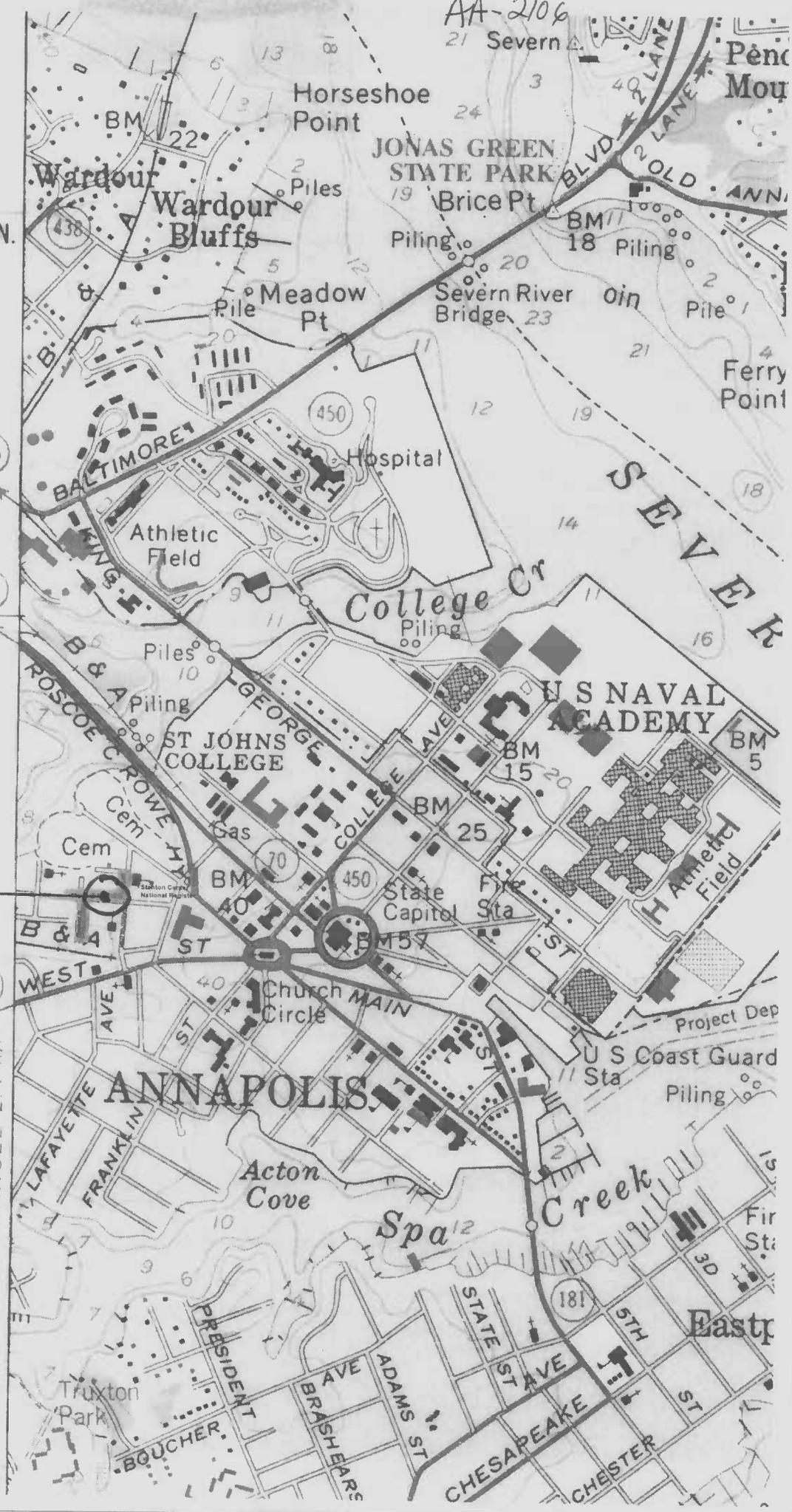
AA-2106

4317000m.N.

12 MI TO US 50
436
70

58 CLAY ST.

WEST BRIDGE (JUNC. US 301) 12 MI
PAROLE 2.4 MI



Wardour

Wardour Bluffs

Horseshoe Point

JONAS GREEN STATE PARK

Brice Pt

Severn River Bridge

College Cr

U.S. NAVAL ACADEMY

ST JOHN'S COLLEGE

ANNAPOLIS

Acton Cove

Spa

Creek

East



NORTHEAST END
CLAY STREET
ANNAPOLIS, MD
DEC 2001

AA-2106

527-793 (No. 10) 99/02/08 Bar-tism EL25 P002 22 +00 BBR 0260



SOUTH ELEVATION
58 CLAY ST
ANNAPOLIS, MD
DEC 2001

AA-2106

527-793 (No. 14) 93/02/08 Baptism EL25 P002 22 +00 BBA 0260



SOUTH ELEVATION
58 CLAY ST
ANNAPOLIS, MD
DECEMBER 2001

AA-2106

527-793 (NO. 11) > 99/02/08 B&H/EL25 P002 22 +00 B&H 0266