United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: __Bloomingdale Historic District_____
Other names/site number: _____
Name of related multiple property listing**:**
___N/A_____
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: Bounded by Florida Avenue on the south, North Capitol Street on the east, McMillan Reservoir on the north, and 2nd Street on the west._____
City or town: __Washington_____ State: ____DC___ County: _____
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **_X_** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X__ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X__local
Applicable National Register Criteria:

_X__A _X_B _X__C ___D

Signature of certifying official/Title: **Date** **State or Federal agency/bureau or Tribal Government**
In my opinion, the property _meets _does not meet the National Register criteria. **Signature of commenting official:** **Date** **Title :** **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

_entered in the National Register

_determined eligible for the National Register

_determined not eligible for the National Register

_removed from the National Register

_other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[X]
Public – Local	[X]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[ ]
District	[X]
Site	[ ]
Structure	[ ]
Object	[ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1,696	8	buildings
1		sites
		structures
		objects
1,697	8	Total

Number of contributing resources previously listed in the National Register 1 (Old Engine Company No.12)

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/Single dwelling/secondary structure
DOMESTIC/Multiple dwelling
RELIGION/Religious facility
COMMERCE/TRADE/Specialty store
GOVERNMENT/fire station
RECREATION AND CULTURE/theater

Current Functions
(Enter categories from instructions.)
DOMESTIC/Single dwelling
DOMESTIC /Multiple dwelling
RELIGION/Religious facility
COMMERCE/TRADE/Specialty store
COMMERCE/TRADE/restaurant
LANDSCAPE/park

7. Description

Architectural Classification
(Enter categories from instructions.)
_LATE VICTORIAN/Edwardian
LATE VICTORIAN/Renaissance Revival
LATE VICTORIAN/Italianate
LATE VICTORIAN/Gothic
LATE 19th AND 20th CENTURY REVIVALS/Colonial Revival_
LATE 19th AND 20th CENTURY REVIVALS/Georgian Revival_
LATE 19th AND 20th CENTURY REVIVALS/Classical Revival_
LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS/Craftsman_
LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS/Academic Eclectic

Materials: (enter categories from instructions.)
Principal exterior materials of the property: _Brick, Stone,
Limestone

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Bloomingdale is a long, narrow neighborhood consisting of 28 squares bounded by North Capitol Street on the east and Second Street on the west and by Florida Avenue on the south and the McMillan Reservoir on the north in the mid-city section of Washington, DC. The neighborhood is largely residential in character and readily defined by its intact and cohesive collections of Victorian-era and early 20th-century rowhouse dwelling forms, the most impressive of which line First Street. Corner houses are often larger and more highly articulated and ornamented than their attached neighbors. Alley buildings, including former stables and garages, are found both in isolation and in clusters within the alleyways.

Bloomingdale's rowhouses are not only remarkably intact, but are substantial in size and materials (primarily brick with some stone) and offer quality design and craftsmanship. Built almost entirely between 1892 and 1916, the rowhouses are most commonly the product of teams of developers, builders, and architects. The rhythm of repeating and alternating projecting bays,

turrets, and rooftop ornaments of the late 19th-century examples, and the front porches and dormer windows of the early 20th-century ones, give the urban neighborhood its human scale and its exceptionally rich visual quality.

The neighborhood has a cluster of small-scale commercial buildings around the intersection of First Street and Rhode Island Avenue and another along North Capitol Street. A few other independent stores are scattered about the neighborhood, as are neighborhood-based religious and institutional buildings. Architecturally, the Sylvan Theater, Engine House No. 12, and all of the neighborhood's churches are notable buildings.

The historic district includes a total of 1,696 primary resources, 183 secondary resources, and one site. A primary resource is the principal building on a lot. Generally, primary resources sit on street-fronting lots with buildings facing the street. However, twelve of the primary resources in Bloomingdale sit on "alley lots" that have alley-only frontage. Ninety-seven percent of these primary resources are rowhouses, rowhouse flats, or duplexes. In addition, there are apartment buildings, five churches, a church school and rectory, a fire house, theater, a public school, and commercial buildings. The "alley lots" are home to former stables, converted to residences, and rows of garages.

Of the 1,696 primary resources, 1,688 of them are contributing and eight are non-contributing. Seven of the eight non-contributing resources post-date the end-date of the period of significance (1948). One, a store built in 1911, has been significantly altered and no longer retains integrity.

Secondary resources are those that occupy the same lot as the primary resource. These are buildings at the rear of lots, generally facing the alleyways. These 183 secondary resources are not tallied in the building total of this nomination. Although not included in the count, eleven of them are considered contributing. These include nine two-story brick stables and two garages.

Crispus Attucks Park (site) is located at the center of Square 3117 and was historically occupied by a warehouse owned by the Chesapeake and Potomac Telephone Company. Crispus Attucks Park, along with two triangle parks are Bloomingdale's only open spaces.

The rowhouses of Bloomingdale have been under heavy development pressure in recent years and many of the rowhouses have rooftop and rear additions. Despite these additions, the buildings as a whole, and the historic streetscapes remain highly intact and the Bloomingdale Historic District retains a high degree of integrity.

Narrative Description

The neighborhood known as Bloomingdale is a long and narrow, two-block-wide geographic area bounded by North Capitol Street on the east and Second Street on the west and by Florida Avenue on the south and the McMillan Reservoir on the north in the mid-city section of Washington, D.C. The neighborhood is largely residential in character and readily defined by its intact and cohesive collections of Victorian-era and early 20th-century rowhouse dwelling forms that fill the area streets in an uninterrupted manner from one end to the other. The city squares

(blocks) in Bloomingdale are large, and some are bisected by minor streets, and all have alleyways running through them. Rowhouses line the long blocks of east-west streets, including both the principal and minor streets, as well as the north-south routes, with the most impressive ones reserved for the area's central spine: First Street. The intersections of the streets are typically punctuated by imposing corner houses that are often larger and more highly articulated and ornamented than their attached neighbors. Alley buildings, including former stables and garages, are found both in isolation and in clusters within the alleyways.

The rowhouses of Bloomingdale are not only remarkably intact, but are substantial in size and materials (primarily brick with some stone) and offer quality design and craftsmanship. Built almost entirely within a 24-year period between 1892 and 1916, the rowhouses are most commonly the product of teams of developers, builders and architects, and are executed in a variety of late Victorian/Edwardian and early-20th century styles. The rhythm of repeating and alternating projecting bays, turrets, and rooftop ornaments of the late 19th-century examples, and the front porches and dormer windows of the early 20th-century ones, give the urban neighborhood its human scale and its exceptionally rich visual quality. The collection of rowhouses also offers a visual lesson in the transition of the rowhouse form in the city from the Victorian era to the 20th century. Beginning in the early 1900s, the exuberant Victorian and Edwardian rowhouses, replete with architectural elements and ornament, give way to more modest, subdued and regularized rowhouse forms, characterized most commonly by full-width front porches and low-lying roofs. Subtle stylistic shifts within these periods also become apparent, such as changes in bay configurations and ornamentation preferences in the Victorian/Edwardian period, and roof treatment and porch detailing in the 20th-century models.

While overwhelmingly residential in character, the district is served by a node of small-scale commercial buildings clustered around the intersection of First Street and Rhode Island Avenue and another along North Capitol Street. A few other independent stores are scattered about the neighborhood, as are neighborhood-based religious and institutional buildings. Historically, these establishments, from grocery stores and bakeries to churches, a theater, school, and firehouse, provided the area residents with most all of their commercial, entertainment, and religious needs. Architecturally, the Sylvan Theater, Engine House No. 12, and all of the neighborhood's churches are notable buildings.

Typically, narrow alleyways line the long blocks of Bloomingdale, providing service access to the rear of each dwelling. However, in several squares west of First Street, where the blocks are bisected by the north-south running Flagler Place, the alley system is organized at the center of the squares, and defined by clusters of alley buildings rather than a range of them. In one of these squares—Bloomingdale Court--former stables have been converted to residences, resulting in the re-activation of the historic alleyway.

The once-public McMillan Reservoir Park offered residents of Bloomingdale a neighborhood park on a grand scale. Designed by Frederick Law Olmsted, Jr. the park offered curving paths, plantings, and, at its highest point, a monumental fountain designed by Charles Platt and Herbert Adams. Since the park's closing during World War II, however, available green space has been limited. Crispus Attucks Park, the neighborhood's only open greensward is located in the center

of the block between North Capitol and First streets and U and V streets, and historically housed a storage facility for the Chesapeake and Ohio Telephone Company. The landscaped open area, privately owned, is much used, but has no play equipment or other recreational facilities.

The below description of the historic district is divided by building type and within building type by periods and styles of buildings.

Residential Buildings: Dwellings

The primary building type in Bloomingdale is the residential rowhouse. The neighborhood is defined by its rows, which on average consists five or six attached dwellings, but may also include as many as 17 attached dwellings, or consist simply as pairs of dwellings. Generally, though, the various rows abut one another and are stylistically compatible, offering uninterrupted collections of attached houses from one end of the block to the other. In some cases, single dwellings were built independently from the rows, on a single lot, but abutting, or being abutted by other dwellings, thereby appearing as part of a row. In rarer instances, dwellings are free-standing and separate from the area's defining rowhouses.

The rowhouses span the development period of the neighborhood from the first buildings in the early 1890s until the late 1920s. These rowhouses are classified by their stylistic periods. The Victorian-era and Edwardian-period rowhouse is typically a three- or four-story brick and/or stone building with irregular massing, including projecting bays, gables and turrets; Victorian ornamentation, including carved stone lintels, integrated brick and tilework around windows and doors; bold cornice lines; and roofs sheathed in slate, sometimes with decorative polychrome patterning. The 20th-century rowhouse is almost invariably a two-story, two or three-bay dwelling form with a character-defining front porch that often extends the full width of the façade. Stylistically, these dwellings may be Craftsman, Colonial Revival-style or vernacular. The shift from the late Victorian to the 20th-century rowhouse form occurred gradually within the first decade of the 20th century, and was fully realized by the 1910s.

Victorian/Edwardian Rowhouses
The initial phase of rowhouse building in Bloomingdale took place in the 1890s and was concentrated in the blocks closest to the edge of the city at Florida Avenue, and just east of the already well-established suburb of LeDroit Park. The first rowhouses to be built were constructed by George N. Beale, whose family had owned the large tract of land before subdividing it into residential building lots. For his first speculative development project in Bloomingdale, Beale hired local builder, Peter Fersinger who in 1891 designed a group of seven rowhouses from 1700 to 1712 First Street NW. These first dwellings—two-story brick rowhouses with rectangular projecting bays, flat roofs and ornamentation limited to brick beltcoursing and brick cornices—are relatively modest in comparison to the rowhouses that would soon follow. The southern end building of the row at the corner of First and R Streets, larger and more ornate, marks the corner in a way that would come to define all the corners of Bloomingdale. The following year, Beale worked with a different architect who designed a

livelier row of three Romanesque Revival-style dwellings at 61-65 R Street, NW. Here, the three-story brick dwellings are set upon raised foundations and are covered with steep mansard roofs, clad with scalloped shingles and sporting fanciful dormers. Rusticated lintels, corbelled cornices, and cast iron stairs offered a model of quality craftsmanship. Beale would continue to develop several more groups of dwellings over the next two decades (from 1892-1905), and although other developers were more prolific, Beale should be credited with establishing the high quality of residential building that characterizes the streets of Bloomingdale.

By 1895, within the first few years of development, new rowhouse construction began to cluster along the unit block of R Street next to Beale's first dwellings; along Q and Quincy streets to the south closer to the city; and along Second and T streets, across from the already well developed Le Droit Park neighborhood. Like those on R Street, the dwellings in the 1900 block of Second Street, built in 1893, are robust rowhouses executed in a Romanesque Revival style featuring round-arched openings, rusticated stonework and integrated brickwork. Designed by local architect N.T. Haller, this group of seven dwellings culminates at the corner where the house at 1921 Second Street rises a full story above its neighbors and turns the corner with an elegant cylindrical corner tower.

By the end of the 19th century, the streets of Bloomingdale between Florida Avenue and the north side of S Street were fairly well developed. At the same time, some speculative development had leapfrogged north of S Street over several undeveloped blocks, including the south side of the unit block of V Street and the 2200 block of First Street. The unit block of V Street is notable for its intact streetscape of vernacular Victorian dwellings defined by projecting bays and garland-ornamented friezes designed and built by architect William J. Palmer. The 2200 block of First Street offers a striking collection of imposing and elegant late Victorian/Edwardian rowhouses designed by B. Stanley Simmons for developer Ray Middaugh. Clad in smooth terra cotta-colored Roman face brick, these three-story rowhouses sit upon raised foundations and are covered with low-lying, half-mansard roofs with dormers, offering a full basement below and attic on top of three principal floors. Projecting bays, alternating between rectangular and semi-circular footprints and rising between two and three-stories in height, are well-lit with large window openings and capped by decks with balustrades. The entrance bays, raised above street level and reached by robust stone steps, are ornamented with carved stone lintels above transoms, or arched voussoirs. The upper-level windows, alternating between arched or flat-headed, are grouped together and framed and divided by colonnettes. The dormer levels similarly feature grouped windows, separated by clustered colonnettes and capped by finials at the half-hipped ridge line. The row is a visual delight of similar, but alternating architectural treatments giving each house its own character.

The row, built in 1898 by Ray Middaugh, appears to have paved the way for a more concentrated focus of architecturally notable rowhouses along the entire stretch of First Street from Rhode Island Avenue to Channing Street over the next five years. In 1902-1903, Middaugh & Shannon embarked upon equally impressive rows in the 2300 block of First Street (both sides of the street) north of Adams Street using architect Joseph J. Bohn. The rowhouses in this block are stylistically similar (Edwardian) to the 2200 block designed by Simmons, and are characterized by their use of Roman brick; their alternating rhythm of rectangular and semicircular projecting

bays with balustraded decks atop; carved stone lintels over entry doors; clustered windows at the upper floor; and roof tops sheathed with decorative slate shingles, featuring projecting chimney stacks. Dormer windows, however, are absent from the rowhouses on this block of First street. In all of these blocks, the rows begin and end with impressive corner houses with corner towers rising above the adjacent rooftops and turning the corners to make the transition to the side streets and their houses. While Middaugh and Shannon worked regularly with Joseph Bohn in Bloomingdale and other residential neighborhoods, it appears that the First Street rowhouses designed by B. Stanley Simmons for Ray Middaugh strongly influenced the stylistic direction taken by the Middaugh & Shannon/Joseph Bohn team on First Street. In other rows where Middaugh & Shannon and Bohn worked together, including the 1700 block (east side) of First Street and the unit block of Randolph Place, the late Victorian brick dwellings are more vernacular in appearance, with rectangular projecting bays, and simpler surfaces having reduced ornamentation and less variety of materials.

In 1904, developer Harry Wardman worked with his architect Nicholas R. Grimm on the east side of the 2200 block of First Street which at the time of completion was dubbed, "The Fifth Avenue of Bloomingdale" by *The Washington Times*. Still, while this row continues the projections and recessions on the facades and the Roman brick aesthetic found in the Simmons-designed buildings across the street, the overall trend is less varied, with each house having a three-story projecting bay with a rectangular footprint, capped by a conical roof. Rusticated beltcoursing, lintels and garlanded friezes decorate the entire row contributing to the quality of architectural rhythm found throughout the streetscapes of Bloomingdale.

While the majority of the rowhouses were the result of teams of owners, builders and architects (i.e. Middaugh & Shannon/Joseph Bohn; and Wardman/Nicholas Grimm), in some cases, architects and builders entered into the speculative building venture on their own. Local architect Thomas Haislip and builder Francis Blundon, for instance, designed and built several rows of dwellings in Bloomingdale, independently, including the 2100 blocks of First Street, between V and W Streets (Haislip designed and built the east side of the block; Blundon, the west side). Haislip's First Street row, built 1901, begins on its southern end with a grand Romanesque Revival-style house that he designed for himself. It features a circular corner tower capped by a conical roof and a panoply of elements enlivening the V Street façade, including a Classical porch with narrow Corinthian columns and a garlanded frieze supporting a balustrade above. The roof is steeply pitched with decorative polychromatic shingles, projecting dormers and a secondary tower with a pyramidal roof. The two towers feature finials at the apex, as do all of the towers on Haislip's First Street row extending north from his own house at the corner. All told, Haislip was responsible for the design of 216 buildings in Bloomingdale. Several of these rows, including the groups found at 69-73 U Street and 113-117 U Street are particularly notable for their Romanesque Revival-style massing and ornamentation.

Like Haislip, Francis Blunden culminated his speculative row with a house for himself. This house, at the northern end of the row at First and W Streets, continues the Victorian massing and materials of the row, but is more imposing and more highly articulated, as is typical of all of the corner buildings in Bloomingdale. The W Street façade of Blundon's own house offers a porch across the central entry, a projecting gable at the roofline, and towers to either side. Like

Haislip's and Blundon's own houses, many of the corner dwellings in Bloomingdale similarly treat the secondary street elevation as the principal façade of the house.

By 1905, almost all the unit and 100 blocks of Bloomingdale south of V Street, and the entire First Street corridor from Florida Avenue to Channing Street had been built out. Over 1,000 buildings had been constructed in Bloomingdale in the 15-year period between 1891 and 1905, creating a formidable array of late Victorian and Edwardian rowhouses. After 1905 and for the next ten years, there would be a gradual shift in the rowhouse dwelling form. By the 1910s, the model of three-story, projecting bay rowhouses capped by towers and projecting bays would be replaced by the more compact, two-story, front-porch type house that define the majority of Bloomingdale's rows north of V Street.

20th Century Rowhouses

In the first years after the turn of the 20th-century, the 20th-century rowhouse dwelling form began to emerge alongside the Victorian-era ones. The first instance of this changed form is illustrated in the collection of houses at 18-26 Randolph Place, NW, designed by Joseph Bohn and built in 1903. Here, the rows of houses (built in several groups), for the first time, have flat fronted facades with no projecting bays. The dwellings are covered with flat roofs and have single-story porches spanning the façades. Rusticated stone lintels and integrated brickwork at the cornice line recall Victorian building treatment, but gone are the projecting bays and towers that define the 19th century rowhouse. In plan, the houses are smaller and more compact and no longer include a rear kitchen/service ell.

After 1903, rowhouse designs in Bloomingdale alternated between 19th and 20th-century forms. Generally, however, the Victorian-type rowhouses became smaller, less complex and more regular, such as can be found along the 100 block of Adams Street (south side), built in 1905. Here, two-story brick dwellings offer raised foundation levels, two-story projecting bays with towers, and windows with rusticated stone lintels. But, rather than a variety of bay forms and treatments as in earlier examples, the projecting bays, here, are all the same, as are the pyramidal tower roofs. Similarly, rather than integrated brickwork and carved stonework, the ornamentation has been reduced to rusticated lintels, and the corniceline to a continuous wood cornice with no decorative frieze.

Based upon a review of the changing styles, it appears, too, that the architects and builders continued to offer the taller Victorian rowhouse model along First Street, while simultaneously introducing the flat-fronted variety along the grid streets. For instance, the row of dwellings on First Street between U and V streets (east side) designed in 1908 by Wm. C. Allard feature Victorian massing, while the rows of houses designed that same year in the unit block of Bryant Street, also by Allard, no longer feature projecting bays.

Stylistically, the 20th-century rowhouse dwelling form was by no means static, and the streets of Bloomingdale are witness to that. Indeed, excellent examples ranging from Renaissance Revival to Academic Eclectic, to Colonial and Craftsman can be found throughout the neighborhood from the 1910s through the 1920s.

The unit block of W Street, alone, offers the dwelling form in a remarkable variety of styles. For instance, those on the south side at the eastern end, 2-22 W Street, designed by George T. Santmyers and built in 1922, provide a prime illustration of the Colonial Revival style Flemish bond brick patterning, Classical detailing such as keystones at the center of the window lintels and bracketed wood cornices, front-gabled dormers on-center of the hipped roofs and front porches with brick piers, wood caps and wood balustrades. Immediately opposite those, on the north side of the street, is a row of Craftsman-style houses, also designed by Santmyers in 1922. Unlike the red brick Colonial Revival ones, these are built of buff brick with a textured finish, have sloped roofs with overhanging eaves and shed-roof dormers in the front slope. The dormers, too, have overhanging eaves with exposed rafters, both indicative of the Craftsman style.

In the center of the block on the north side, stands a group of five, designed in an Academic Eclectic style. This row, designed by William Allard in 1912, is not easily classified stylistically, but introduces academically correct Classical elements in a creative way. Of particular note are the second-story oriel windows with pilasters framing the windows, and *bas relief* wood (or plaster) moldings in the frieze boards above. Two of the houses in the row feature Flemish gables, pierced with multi-light windows, rising above the corniceline. Each of these houses shares similar treatments, yet each is slightly different, adding to the remarkable variety on the street.

Abutting this group of five, is a longer row of nine, Classically-inspired front-porch rowhouses, also designed by William Allard in 1912. This group reflects Renaissance Revival-style treatment, particularly in the second story arcade of windows where arched windows in each of the houses is treated differently. The house at 39 W Street offers a particularly fanciful display where round-arched wood frames feature Classical decoration on the arches and ornate colonnettes between them.

On the south side of W Street, from 28 to 74 W Street, ranges a long and intact collection of builder-built front porch rowhouses. These are high quality brick vernacular/Colonial Revival-inspired examples that are ubiquitous in Bloomingdale and elsewhere in the city's 20th-century neighborhoods.

Pairs of Dwellings

Within the rows of houses in Bloomingdale, there are at least ten examples where dwellings were built as pairs, rather than as part of a longer row. In general in these cases, the pairs of dwellings abut rowhouses on either side, and are thus not clearly distinguished from them. In other cases, however, the pairs of dwellings are architecturally distinguished from abutting buildings, and/or are detached entirely from abutting rows. Of particular note is a group of three duplexes, located at 1822 First Street NW-103 Seaton Place NW; 105-107 Seaton Place NW; and 109-111 Seaton Place built in 1898 and designed by architect Robert Pohl. Each of the three pairs consists of a central, two-bay-wide projecting bay covered by a hipped roof with wide eaves supported by exposed rafters. Two, lower-height, single-bay-wide bays are located to either side of this central pavilion and are covered with separate, hipped roofs, also with wide eaves and exposed rafters. The entry doors are located in the outside bays, while the two-bay-wide central bay is shared by the two dwellings, where a wall between the two windows on the interior divides the building

into its two living units. Porches historically covered the entry bays and wrap around the side walls; some survive, others do not.

Another notable example is the pair of dwellings at 2007-2009 Second Street NW, built in 1906 to designs by architect Andrew C. Plant, Jr. The pair, adjacent to the former Gage Elementary School, is detached on either side and features two-story projecting bays with Flemish gables above them rising above the principal cornice line. Although the projecting bays are identical in treatment, the entrance bays are different whereby 2007 Second Street has a single door with a rusticated lintel above the transom and 2009 Second Street has a single door with a jack-arched lintel above with rusticated imposts and a carved keystone above a segmental arched transom light.

The pair of dwellings at 2003-2005 First Street designed by Julius Germuiller and built in 1906 is also noteworthy. Here, the pair is attached on either side, but features semi-circular projecting bays that rise the full three-story height of the buildings in a manner not typically seen in Bloomingdale.

Single Dwellings
At least 28 dwellings were built as single dwellings, independent from rows. They may have been built on vacant lots within an existing row, or may have preceded the rows. For the most part, these individual dwellings fit seamlessly into their rows and do not stand out. There are two notable exceptions to this rule: 2405 First Street NW, designed by Joseph Bohn and built in 1904; and 25 Florida Avenue designed by N.T. Haller and built in 1906. Located at the northeast corner of First and Bryant Streets, the house at 2405 First Street is a five-bay, central-passage-plan Georgian Revival-style house with a side gable roof with end chimneys. It features a one-story, three-bay-wide front porch with Ionic columns and a large central entry door with a fanlight and sidelights. This house form and style is more typically found in suburban areas of the city and is unusual for the urban rowhouse neighborhood of Bloomingdale. The house at 25 Florida Avenue, near the intersection of North Capitol Street, is similarly a five-bay-wide, central-passage-plan house with Classical features that is unusual for Bloomingdale. It is raised upon a low foundation and features a central pediment with tympanum, decorated with applied *bas relief* detailing.

Residential Buildings: Apartment Buildings and Flats

There are 50 buildings in Bloomingdale that have been identified either as apartment buildings or as flats. Typologically, a flat is generally a small-scale, two- or three-story building with rental units, generally arranged per floor. In some cases, flats are duplex-type buildings with side-by-side rental units. Apartment buildings are larger, multi-story, multi-unit buildings.

The flats in Bloomingdale take on a variety of forms and range in date from 1901 to the present. The earliest examples are designed to look like rowhouses on the exterior and share similar features to them, such as single-entry doors and projecting bays, but are divided into two or more rental units on the interior. The single-entry door leads from the exterior into a vestibule that provides access to the separate rental units. A group of eight such rowhouse-type flats, built in

1903, is located at 20-34 Seaton Place NW. These flats are three stories tall and feature three-story projecting bays. According to the Historic Building Permit, these flats provided apartments for two families each. Similarly, the three-story, brick buildings at 35-43 Quincy Place NW, also built in 1903, appear on the exterior to be single-family rowhouses with single entry doors and projecting bays, but are actually flats for two families, each.

By the 1920s, the rowhouse-type flat had been supplanted by duplex-type flats, such as those at 2103-2121 First Street, built in 1935. Here, two side-by-side single entrances are located on-center of the façade of the flat-fronted brick duplexes, while large, double-wide windows open up to either side.

In 2008, in conjunction with the rehabilitation of the former Gage School into the Parker-Gage Condominiums, several new condominium buildings were constructed including the Parker Flats at 2020 Flagler Street. These flats are modeled after the rowhouse flats in the historic neighborhood; they are 2-1/2-story, attached brick buildings, set upon raised foundations featuring two-story projecting bays and gables. Although outside of the Period of Significance, these flats are compatible additions to the neighborhood.

The district's larger, multi-story apartment buildings, built between 1903 and 1936 and are generally located along the principal transportation arteries of North Capitol Street and Rhode Island Avenue. Like the area flats, the oldest apartment buildings reflect the rowhouse dwelling form. For example, The Francis and The Victor apartment buildings at 1812 and 1814 North Capitol Street NW are twin, four-story brick buildings that are characterized by a series of polygonal projecting bays with recessed bays holding single entry doors. Although their large size gives them away as apartments and not single-family dwellings, both the Madison Apartments and Nebraska Apartments retain the projecting bays of the 19th-century rowhouse dwelling form. At five-stories in height, The Nebraska and The Madison are Bloomingdale's tallest apartment buildings.

The Henry Lee Apartment building at 5 Rhode Island Avenue is one of the most striking apartment buildings, largely due to its location on a triangular lot at the intersection of Rhode Island Avenue and North Capitol Street. The deep terra cotta-colored brick building has a series of rectangular bays on both its Rhode Island and U Street elevations, and culminates at the apex of the lot with a graceful semi-circular bay. Although many alterations have occurred at the ground level of the Henry Lee, the building is still distinctive.

One of the more unique of the neighborhood apartment buildings is the one named after it—The Bloomingdale—at 54 Rhode Island Avenue. Built in 1905 and designed by the architecture firm of Sonneman & Mactier, the building is a two-story brick structure with a double-story porch filling the front elevation along Rhode Island Avenue. This porch, which almost serves as a screen to the masonry block behind it, has double-height columns and balustraded decks at both the first and second stories and is capped by a central pediment at the roofline

Commercial Buildings

Twenty-four buildings in Bloomingdale were built to serve commercial purposes and one building, the Sylvan Theater, was built for entertainment. The majority of these buildings were small, neighborhood-based stores, strategically located throughout the area at corner sites, along Rhode Island Avenue, North Capitol Street, and First Street NW. In addition to the neighborhood-based stores, Bloomingdale boasted a neighborhood theater, the Sylvan Theater, at 116 Rhode Island Avenue NW.

The commercial establishments in Bloomingdale arose contemporaneously with its residential development, offering basic needs to residents of the burgeoning community. The stores range in date from 1902 to 1939 and architecturally follow the stylistic preferences of the period. The oldest examples, for instance, dating from the early 1900s, are invariably corner buildings that mark the end of a late Victorian row of dwellings, feature corner bays and/or towers, and provide a store on the first floor and living quarters above. This commercial model can be seen at 1822 North Capitol Street (1902); 1942 First Street (1903); 143 Florida Avenue (1911); and 84 T Street (1911). The store/dwelling at 2200 Flagler Place (1906) fits the model above in that it occupies a strategic corner site, but lacks the projecting bay and corner tower of the typical "corner store." The Flagler Place store instead features a flat façade facing Flagler Place, a chamfered corner entry, and show windows along W Street NW. It was the only store west of First Street in Bloomingdale.

One commercial building from the period that deviates from the corner site model is the store/dwelling at 2016 First Street (1907). This two-story building does not occupy a corner site, but is located within the middle of its rowhouse block, historically offering ground-floor retail and upper-level residential.

By the 1910s, the two-story rowhouse model had essentially been replaced by the one-story commercial store building. A notable early example of the one-story variety is located at 101 Rhode Island Avenue. Here, African American architect William Sydney Pittman designed a single-story brick building that curves around the intersection of Rhode Island Avenue and First Street and features a bold, projecting wood cornice. Decorative brickwork is located in the half-story above the show windows. On the opposing, southwest corner of Rhode Island Avenue and First Street NW, the intersection houses another one-story commercial store. Originally built in 1907, this group of three stores reflected Classical design inspiration with pilasters between the store fronts supporting a continuous frieze ornamented with an applied garland motif. A mid-century modern addition that altered and extended the western end of the building curves around the intersection with a sleek, aluminum corniceline indicative of 1950s-period design.

The one-story commercial row defines the area's principal commercial corridor along the 1800 block of First Street. This row of five stores, built in 1913 and designed by the architecture firm of MacNeil & MacNeil, is executed in a commercial craftsman mode characterized by low-lying red tile roofs. Although part of a row, each store is defined by separate storefronts, and by alternating pediments at the roofline. The end of the row turns the corner at Rhode Island Avenue, offering its entrance to the intersection. A neon sign (not original) identifies the commercial node as Bloomingdale Center.

Several individual stores in the neighborhood stand out for their historic uses. Built in 1908, the Mayer Bakery at 1644 North Capitol Street, for instance, historically included the bakery (store) and dwelling, facing North Capitol, as well as a bake house at the rear of the lot (no longer extant). Until two years ago, the surviving building was fully intact as a two-story red brick building with single entry doors to either side of a central show window on the first story, and a parapet roof with an arched pediment cornice on-center above a second-story of three singe windows. Three roundels were evenly spaced below the parapet and above the second-story windows, with the date of construction of the building located above the central roundel. Although the first two floors essentially remain unaltered, the cornice was removed, a third floor was added, and the parapet re-mounted at the new roofline, resulting in an awkward building proportion. Two smaller stores span the streetscape along North Capitol between the Mayer Bakery building and the dominant Fire House at the corner of North Capitol Street and Quincy Place.

No longer in use as a theater, but still intact is the Sylvan Theater, the neighborhood's most architectural striking commercial building. Originally named the American Theater, the theater opened in 1914 on Rhode Island Avenue, just west of First Street. Designed by local architect Nicholas T. Haller for local builder James R. Sherwood, the theater is a large rectangular structure whose striking façade facing Rhode Island Avenue hides the gable-roofed theater behind. This façade is a tall screen built of buff brick and ornamented with Classical detailing such as second-story brick pilasters; decorative brickwork laid in a diaper pattern set within a central, recessed panel; and a parapet at the cornice line. The vertical, neon-lit sign spelling out SYLVAN, dates to 1929 when the theater's name was changed.

Institutional/Religious Buildings

Bloomingdale is home to one public school building (Nathaniel Gage Elementary School), one firehouse (Old Engine Company 12), and five religious institutions and their associated buildings.

Institutional Buildings:

Old Engine Company 12
Old Engine Company 12, located at North Capitol Street and Randolph Place, and now home to a restaurant, is a three-story, red brick firehouse designed by Municipal Architect Snowden Ashford. Built in 1896-97 in a Dutch Revival style, the former firehouse affords a commanding presence on North Capitol Street. It is a large, three-part structure with its principal wing fronting North Capitol Street, and a two-story hyphen connecting this front block to a rear wing. The front wing of the building is the most highly articulated part, covered by a steeply pitched roof with projecting Dutch gables on the east, front façade, and on its north and south end walls. At the first floor level, two large apparatus doors are located to either side of a central entry, while a decorative shield above the second-story windows containing the number "12," clearly mark the building as a municipal firehouse building.

Gage School

The Nathaniel Parker Gage School at Second and U streets NW, designed by architect Lemuel Norris in 1902 and built in 1904, is a high-style, Colonial Revival, red brick school building. The symmetrically arranged building rises two stories above a raised foundation level and is covered with a low hipped roof. The seven-bay-wide school features walls laid in Flemish bond, a central entry with a limestone architrave surround, and window openings topped by limestone lintels and other decorative limestone trimmings. The Gage School, listed in the D.C. Inventory of Historic Sites and the National Register of Historic Places, was rehabilitated in 2004-2008, using Federal Rehabilitation Tax Credits, and converted into condominiums.

Religious Buildings:

All of the religious buildings in Bloomingdale are church or church-related and their histories are as old as the neighborhood itself, even if the buildings are not the original ones to have been built on their sites. Three of the church buildings are constructed of red brick and/or stone and reflect the high Victorian character of the historic district, while one church complex—St. Martin's—stands out for its buff brick, Italianate Classicism more indicative of the architecture of the Catholic Church nationally, than the architecture of Bloomingdale. One church building—St. George's Protestant Episcopal Church—was built in 1969 in a mid-century Modern aesthetic.

The oldest church-related buildings in Bloomingdale are associated with St. Martin's Church, a complex of three buildings running north along North Capitol Street from T Street. The church itself, located at 1900 North Capitol Street at T Street, is the most recent building (originally constructed in 1913, but essentially rebuilt in 1939), while the parish hall and rectory to the north date to 1902. The parish hall, the northernmost building in the group, was designed by Catholic church architect Albert O. von Herbulis. It is a two-story, Classical Revival-style masonry building with a limestone-clad façade with an enclosed front gable. The rectory, fronting directly onto North Capitol Street, is three bays wide with a central entry door clearly expressed by a slightly projecting, but engaged architrave surround. Full Ionic columns support the triangular pediment and its frieze and flank the entryway with its double-leaf replacement doors. Single window openings with limestone crosettes and carved keystones are located to either side of the door on the first story and in all bays on the second story. Carved stone bas reliefs ornament the wall between the pediment of the central door and the second-story window. The building is capped by a wood cornice which forms the enclosed gable, and is buttressed on the sides by stone quoining.

The rectory, a smaller-scale two-story building at 1908 North Capitol Street was similarly designed by von Herbulis in 1902. Like the parish hall, the rectory is Classically inspired and has a smooth limestone-clad façade facing North Capitol Street. A semi-circular bay projects from the six-bay-wide façade on its southern half, while a single entry door is located on center. The first floor windows on the main wall (not in the bay) are arched, while the remaining ones are flat-headed and punched into the stone walls. The roof is capped by a projecting cornice with a solid parapet wall above.

The church building at the southern end of the grouping continues the Classical Revival style of the complex, but in a more full-blown manner. The building is a two-story church with a

cruciform-shaped plan covered with a cross-gable roof. The front elevation of the church corresponds with the end of the long leg of the cruciform footprint and, in elevation, features a gable-fronted, scored concrete façade with a central pedimented pavilion and narrow side wings all capped by the gable roof. The central pavilion projects slightly from the side wings, and is differentiated from the side wings by stone quoining which is also used to terminate the corners of the side wings. The entry is located on-center of the building, enframed by an engaged and projecting architrave with a segmental arch above Corinthian columns and their entablature. The side wings have secondary door openings, and all three are filled with double-leaf paneled wood doors. A large rose window sits atop the central entry and a large cross adorns the roofline on-center. To either side of the two-story wings encompassed within the gable roof, are single-story side wings with unadorned central panels and quoining. This building, designed by Frederick V. Murphy, head of the Department of Architecture at Catholic University, was built in 1939. It apparently incorporates the older 1913 one-story brick church building into its structure.

Mount Bethel Baptist Church, at the northeast corner of Rhode Island Avenue and First Street, was built in 1901 as the Rhode Island Avenue Methodist Protestant Church. It is a high Victorian Gothic, red brick church with a massive central bell tower facing the apex of the wedge-shaped lot at the intersecting streets and providing entry to the basilican plan church with transept crossing. In 1906, the church was expanded to include a Sunday School on the east end, but the addition made so seamlessly that the building appears to have been built in a single building campaign. The Rhode Island Avenue elevation features multiple projecting bays and gables with a secondary tower on-center of the elevation and a large pointed arch tracery window with stained glass in the front-most projecting bay. The first street elevation is more regularly arranged with four bays of superimposed pointed-arch tracery windows forming the nave and a wider gable end wall corresponding to the end wall of the transept.

The Memorial Church of the United Brethren in Christ at 1700 North Capitol Street, completed in 1905, is a heavy, but striking, rough-faced red sandstone building executed in an amalgamation of high Victorian styles designed by architect A.A. Richter. The basilican plan church has a wide gable front facing North Capitol Street and a robust tower at the corner of North Capitol and R Streets. The basilica is covered with a steep and broad gable roof, clad with slate shingles, while the corner tower features a pyramidal roof with a stepped Tudor parapet surrounding it turrets at the four corners with copper cresting. A copper cross projects from the apex of the pyramidal roof. The façade features an arcaded entrance porch of three very slightly pointed arches with a large slightly pointed arch tracery window above. The arcade and the arch surrounds are framed by smooth-cut stone, while the major expanse of wall surface is otherwise characterized by its rough-cut stone and limited openings.

St. Paul's Methodist Episcopal Church Chapel, built in 1905 and located on S Street, is a smaller scale chapel and a truly neighborhood church structure located within the residential grid. Designed by Speiden & Speiden architects, the chapel features a front facing gable and a robust and fortified, Medieval-looking corner tower. This tower is defined architecturally by its rusticated base, its tower with small windows recalling embrasures in Medieval castles, and cornice with a crenelated parapet similarly indicative of Medieval castles. A two-story terra cotta-colored brick wing has been added to the west side of the church.

St George's Protestant Episcopal Church, built in 1969, is a mid-Century Modern-era church of buff brick. Compositionally the church is divided into two parts including a two-story, five-bay section that reflects the rowhouse building in the neighborhood, and a Modern, single-story wing whose roofline slopes up along Second Street. The principal entrance is located between the two parts, behind a wall with an open panel filled with decorative wrought iron holding the name of the church.

Minor Streets, Alleys and Alley Buildings

The individual squares making up the Bloomingdale neighborhood are a combination of large and smaller blocks that range in configuration from triangular-shaped ones to rectangular ones depending on where the diagonal avenues intersect with the grid streets. In several instances, major and minor east-west streets frame the north and south edges of the squares (this is unusual in that most minor streets do not form the border of a square, but bisect it). The major streets are 90-feet-wide and follow the street nomenclature of the city, beginning with R Street and running up to W Street, then continuing with the two-syllable Adams, Bryant and Channing Streets. Three minor streets, Quincy, Randolph and Seaton Place, are 50 feet wide.

All but one of the squares in the district include alleyways with alley buildings along them (Square 3100 between Florida Avenue and Quincy Place has no alleyways). These alleys range from straight to irregular configurations, to those forming a center court with blocks of buildings in the court. The alleys are a distinctive urban planning feature of Bloomingdale, though many of the historic alley buildings, including stables and garages no longer stand, having been replaced with parking pads, or roll-up garage doors. Still, individual and small groups of alley buildings do survive, providing historical and architectural context for the historic alleyscapes. Two center court alleys—Bloomingdale Court in Square 3119, and the court in Square 3116—are particularly notable for their separate alley lots with alley-only frontages, and for their intact and cohesive collections of alley buildings on those interior lots. In Bloomingdale Court, the alley lots are home to six 19th- and early 20th-century stables that have been converted to residences. In Square 3119, the alley lots at the center of the square are filled with several rows of attached garage buildings, constructed circa 1910-1911, with an open court at the center.

As part of the historic district survey, only alley buildings deemed 50 years old or older were recorded. No alley buildings that appeared to be less than 50 years old were recorded, and no roll-up doors without roofs, or carports without walls were recorded. Based on those identification criteria, 195 alley buildings were surveyed. Of these 195 alley buildings, 183 are secondary resources and 12 are primary resources (those stables and garages at the center of squares 3116 and 3119 occupy their own lots and are thus primary resources). There are 177 garages, 17 stables, and one building identified as a "shop" on its original "Permit to Build." Only the 12 alley buildings that are considered primary resources are counted in the total number of buildings in this nomination form.

The six stables of Bloomingdale Court (Square 3119) and the six rows of garages built in the center of Square 3116 are contributing primary resources. They are exceptional examples within

the historic district despite alterations in window and door openings as the former stables have been altered into residences. In addition to these important clusterings on dedicated alley lots, eleven other alley buildings located throughout the district's alleyways, stand out individually for their exceptionalism, either as surviving examples of an obsolete building type (i.e. stables), or distinctive examples of their type. These include nine, two-story, brick stable buildings, and two independent garages. The garages, one at 100 (Rear) W Street and the other at 47 (Rear) V Street provide good examples of early 20th-century, single-story, single-bay garages with intact decorative features and/or intact original garage doors.

The other 160 alley buildings that were surveyed and recorded have not been individually evaluated.as contributing/non-contributing as their significance lies not in their individual characteristics, but as components of a larger alley context. Future determinations, as needed of individual alley buildings, will assess alley buildings in their particular alley contexts. The evaluation of alley buildings will take into consideration whether the building provides a good example of its building type, whether it is part of an important group or collection, whether it contributes to the physical retention of an edge that defines the alleyway, and whether it alone, or as part of a group of alley buildings, contributes to the sense of a historical and cultural landscape of the alleyway.

Open Spaces

The Bloomingdale Historic District is a highly built-out neighborhood with rowhouses filling the lots and few open spaces available for public use. Despite the lack of open space, the streets are lined with mature trees which provide good shade and a softening effect to the uninterrupted rows of rowhouses. Historically, McMillan Park was open to the public and provided a neighborhood park. Since its closure, the only public open spaces in the neighborhood are Crispus Attucks Park between U and V Streets and North Capitol and 1st Streets within the boundaries of the historic district; the Florida Avenue Park just south of the boundaries below Florida Avenue at 1st Street; and the small triangular park (Reservation 202) just north of Florida Avenue across from Florida Avenue Park within the district boundaries.

Cripus Attucks Park is a well-maintained private park with a long grassy expanse with flowering trees and shrubs extending the length of the square from North Capitol Street to the rear lots of houses on the east side of 1st Street NW. The park is bordered on its north and south by the square's brick-lined alleyways. The park replaced a warehouse and storage yard historically owned by the Chesapeake and Potomac Telephone Company whose main warehouse was located further south on North Capitol Street.

INTEGRITY

The buildings of Bloomingdale are remarkably intact with long, uninterrupted rows of rowhouses providing an essentially unaltered streetscape from when the houses were built in the last decade of the 19th and the first decade of the 20th centuries. The historic district retains a high degree of location, setting, design, materials, workmanship, feeling and association. The major issues confronting the historic district in terms of integrity involves inappropriate roof

additions, alterations to rooftop features, such as dormers and towers, and altered front yard public space to accommodate basement-level entrances and new commercial entrances. In the case of altered public space, some front yards have lost their greenswards for paved walkways and stairs. In other cases, the principal second floor entrance has been replaced by a first floor one and stairs leading to the second-floor entrance removed, changing the historic character of the row. However, overall, these alterations do not affect the integrity of the district which remains remarkably intact with just .04% loss of original building fabric.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [X] B. Property is associated with the lives of persons significant in our past.
- [X] 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.)

- [X] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ]

G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Patterns of Growth and Change
Social Movements
Significant Persons
Architectural Styles
Artistry

Period of Significance
1892-1948

Significant Dates
1925
1948

Significant Person
(Complete only if Criterion B is marked above.)
Brooke, Senator Edward
Edgerton, Judge Henry White
Gompers, Samuel
Houston, Charles Hamilton
Urciolo, Raphael

Cultural Affiliation

Architect/Builder
Middaugh & Shannon
Harry Wardman
William Allard
Albert Beers
Francis Blundon
Joseph Bohn

Nicholas Grimm
Thomas Haislip
George Santmyers

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Bloomingdale is significant for its status as one of Washington's largest cohesive rowhouse neighborhoods. Located immediately outside the city's original boundary and only a mile from the U.S. Capitol, its development started with the arrival of a streetcar line and continued relatively rapidly. Most of it was built between ca. 1892 and ca. 1916 by a small group of speculative developers and builders. What is most striking to the first-time visitor is the neighborhood's large stock of substantial rowhouses of high-quality design and materials, houses that obviously were intended to attract increasingly stable middle-class residents. The size of the houses and quality of the architecture illustrate that the success of speculative development for the city's rising middle class was all but assured during the years in which the neighborhood was built. Bloomingdale also offers a primer on the architectural transition of the city's rowhouses away from the fanciful, three-story, Victorian building forms of the early 1890s to the more regularized, two-story, front-porch rowhouse form of the 1910s. Looking more broadly, Bloomingdale is also one of the first large developments in the District to be laid out in conformance with the Permanent Highway Plan of 1893, which standardized the layout of new subdivisions beyond the city's original boundaries.

These factors, along with Bloomingdale's prominent role in the struggle to abolish racially restrictive housing covenants in the District and nationwide between 1907 and 1948, make the neighborhood significant. Bloomingdale meets DC Criteria (A) Events; (B) History; (C) Individuals; (D) Architecture and Urbanism; and (E) Artistry. In addition, Bloomingdale meets National Register Criteria (A) History; (B) Significant Individuals; and (C) Architecture.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

DC Criteria

Bloomingdale meets DC Criterion A for its association with events related to racially restrictive covenants, specifically, the large number of legal challenges to the racially restrictive covenants that were the primary means by which developers and residents attempted to keep the neighborhood segregated. Most importantly, Bloomingdale is associated with the two DC cases that advanced to the Supreme Court and were part of the landmark 1948 decision that ruled

racially restrictive covenants unenforceable. Thus Bloomingdale played a significant role in the civil rights history of the District of Columbia and the United States.

A number of Bloomingdale's developers used racially restrictive covenants, which prohibited sale or rental to African Americans, in deeds for lots and houses. Such covenants were commonly used in cities throughout the country during the period of The Great Migration as a means of shaping the character of neighborhoods prior to the advent of zoning regulations. In DC, which was rapidly expanding and urbanizing during this period, Bloomingdale was especially blanketed with racial covenants in part because some of the most active developers and architects of the neighborhood also lived there. More significantly, though, the neighborhoods immediately north and south of Bloomingdale (around Howard University and just below Florida Avenue) were home to substantial African American communities, as was LeDroit Park. As a result, African Americans began moving to the area around Second Street, Bloomingdale's western boundary with LeDroit Park, even before the neighborhood was fully developed. However, most early residents consisted of white, middle-class or well-to-do families seeking larger houses farther from the increasingly crowded city center. Most were employed downtown in a range of light industrial and white collar occupations.

By 1907, white Bloomingdale residents had begun organizing to enforce racial covenants in deeds and by 1913, the local citizens association had taken up the cause, passing a resolution opposing real estate sales to African Americans.[1] As segregation became increasingly institutionalized and restrictive covenants were endorsed by the courts, citizens associations used petition-like campaigns to restrict entire blocks and neighborhoods. In Bloomingdale, these racial covenants by agreement, combined with those placed by developers, restricted almost all housing between First and North Capitol streets from R Street to Channing Street.[2]

A 1925 Bloomingdale case set a precedent in DC for the courts to enforce racial covenants implemented by developers, and the following year a case near Dupont Circle set national precedent for enforcing covenants placed by agreement. Consequently, racial covenants in Bloomingdale continued to be upheld in numerous cases throughout the 1920s, 1930s, and 1940s. Of the 43 legal challenges to racially restrictive covenants in DC that have been documented to date, almost half were associated with Bloomingdale.[3]

Bloomingdale meets DC Criterion B for its association with the transformation of Washington County from a rural area to a residential one. Until the late 1880s, this area just outside the city's original boundary, today's Florida Avenue, was a rural area of farms and estates owned almost entirely by the Beale, Moore, and Emmert families. Cemeteries established before the Civil War lined the eastern edge of the area. With the arrival of an electric streetcar line about 1887, the three families began subdividing their land. Between 1890 and 1912 the Bloomingdale

[1] Harrison v. Smith, *Mapping Segregation in Washington DC: Legal Challenges to Racially Restrictive Covenants* (2015; http://jmt.maps.arcgis.com/apps/MapJournal/index.html?appid=061d0da22587475fb969483653179091); *Evening Star,* April 11, 1912; *The Washington Post,* April 11, 1912.
[2] *Mapping Segregation in Washington DC* (Research by Prologue DC of covenants placed by developers is ongoing; more existed than are visible here.)
[3] *Mapping Segregation in Washington DC*

neighborhood, named for one of the original family estates, developed completely with brick rowhouses and a few apartment and commercial buildings. Although development began prior to the city's implementation of its Permanent Highway Plan, Bloomingdale is the first neighborhood in this area with to be designed in alignment with the L'Enfant Plan.

About 1887 George Truesdell began developing the old Eckington estate, just to the east of the future Bloomingdale neighborhood. At the same time, he partnered with members of the Moore family to open the city's first mechanized streetcar line, the Eckington and Soldiers Home Railway. One of the first extensions to this line ran along North Capitol Street from New York Avenue to T Street, providing the future Bloomingdale neighborhood with its first transit connection to downtown.

About the same time, the Moore, Beale, and Emmert heirs subdivided and sold their land, setting the stage for what would be the rapid development of Bloomingdale. It boasted 71 buildings and a population of 261 in 1895,[4] undergoing a remarkable transformation over the next 17 years. By 1912, Bloomingdale was almost fully developed, its 1,572 buildings consisting almost entirely of brick rowhouses and apartments. Already by 1909 the neighborhood had become the fifth largest suburb in the District, with a population of 2,202. In the north and northwest suburbs, only two were larger: Columbia Heights, with a population of 4,501, and Todd & Brown's Subdivision (Pleasant Plains, west of Howard University), at 2,929.[5] Eckington, by comparison, had a 1909 population of 391, and the Howard University subdivision just north of Bloomingdale had a population of 579.

As the first large rowhouse neighborhood in this area, Bloomingdale differed significantly from its neighbors to the east and west. Eckington and LeDroit Park were both originally envisioned and initially realized as bucolic suburbs, with detached "cottages" and "villas" set upon gracious lots of land. Although developers began cutting roads in Bloomingdale prior to the 1900 publication of a map required by the Permanent Highway Plan, they were aligned with the grid established by the L'Enfant Plan. The neighborhood's urban character is typical of the many rowhouse neighborhoods within the city, yet its residential character is more in keeping with the suburbs outside of the city's core where commercial uses were discouraged. Other than a few small stores scattered throughout the neighborhood, Bloomingdale's commercial development is limited to blocks along the neighborhood's major transit corridors and resembles the neighborhood's housing stock in style and scale. The unusually long, cohesive rows speak to the fact that developers felt confident of a good investment return, and that, unlike with earlier speculative development below Florida Avenue, they had far more space to work with. This wholesale building process eliminated opportunities for subsequent, nonconforming in-fill development. As a result, almost all of the original housing stock remains intact. Bloomingdale's evolution represents the work of many of the city's most well-known developers and architects of the time, including builders **Harry Wardman** and **Middaugh & Shannon** and architects **Francis Blundon**, **Thomas Haislip**, **Joseph Bohn**, **Albert Beers**, **William Allard**, **Nicholas**

[4] *Report of the Commissioners for the District of Columbia, 1895,* 545; DC Historic Preservation Office.
[5] Report of the Commissioners of the District of Columbia for 1910, 199.

Grimm, and **George Santmyers**. (Most of these architects began by designing rowhouses for other builders but went on to become developers in their own right.)

For the same reasons as stated above, under DC Criteria A and B, **Bloomingdale Historic District meets National Register Criterion A** for its association with events related to racially restrictive covenants and for its association with the transformation of Washington County from a rural area to a residential one.

Bloomingdale meets DC Criterion C for of its association with the lives of persons significant to the history of the District of Columbia and the nation. These include three major individuals who worked to break down racial barriers in Bloomingdale. In 1941, NAACP attorney **Charles Hamilton Houston** partnered with real estate broker and lawyer **Raphael Urciolo** in an attempt to void racial covenants on Adams Street and to sell houses to African Americans. After the courts upheld the covenants, Houston and Urciolo shifted their focus to Bryant Street, where two important legal cases arose as a result.

In suits brought against an African American couple, the Hurds, and Urciolo by Frederic and Lena Hodge of 136 Bryant Street, the District Court upheld the covenants on all four properties. When a consolidated appeal of *Hurd v. Hodge* and *Urciolo v. Hodge* was struck down, appellate court **Judge Henry White Edgerton** issued a powerful dissent, claiming racial covenants were unconstitutional. The U.S. Supreme Court affirmed Edgerton's dissent less than a year later, when *Hurd v. Hodge* and *Urciolo v. Hodge* were heard as companions to *Shelley v. Kraemer*, a St. Louis case. Following testimony by Houston and a team of NAACP attorneys, the Supreme Court held that the enforcement of racial covenants violated the 14th amendment and the Civil Rights Act of 1866.

In addition to Houston, Urciolo, and Edgerton, Bloomingdale was home to American Federation of Labor president Samuel Gompers in 1902-1917 (his house is a National Historic Landmark), and to Senator Edward Brooke, the first African American elected to Congress in the 20th century.

For the same reasons as stated above, under DC Criterion C, **Bloomingdale Historic District meets National Register Criterion B** for its association with the lives of persons significant in our past.

Bloomingdale meets DC Criteria D and E because of its association with distinguishing architectural styles and for possessing "high artistic or aesthetic values that contribute significantly to the heritage of the District of Columbia." The rowhouses of Bloomingdale are not only remarkably intact, but are substantial in size and materials (primarily brick with some stone) and offer quality design and craftsmanship. Built almost entirely within a 24-year period between 1892 and 1916, the rowhouses are most commonly the product of teams of developers, builders and architects, and are executed in a variety of late Victorian/Edwardian and early-20th century styles. The rhythm of repeating and alternating projecting bays, turrets, and rooftop ornaments of the late 19th-century examples, and the front porches and dormer windows of the early 20th-century ones, give the urban neighborhood its human scale and its exceptionally rich

visual quality. The collection of rowhouses also offers a visual lesson in the transition of the rowhouse form in the city from the Victorian era to the 20th century. Beginning in the early 1900s, the exuberant Victorian and Edwardian rowhouses, replete with architectural elements and ornament, give way to more modest, subdued and regularized rowhouse forms, characterized most commonly by full-width front porches and low-lying roofs. Subtle stylistic shifts within these periods also become apparent, such as changes in bay configurations and ornamentation preferences in the Victorian/Edwardian period, and roof treatment and porch detailing in the 20th-century models.

Again, for the same reasons as stated above, under DC Criteria D and E, **Bloomingdale meets NR Criterion C** for its association with distinguishing architectural styles.

HISTORICAL BACKGROUND

Early History

Water was the most significant natural feature of the future Bloomingdale area. In the early 19th century, prolific springs on the site of today's McMillan Reservoir quenched the new capital's thirst, and Tiber Creek was "a formidable stream that drained about half of the original District of Columbia area." According to the U.S. Geological Survey, the Tiber's headwaters started about 3.5 miles north of the Capitol, with many small branches originating in the northern part of the District.[1] In the Bloomingdale area the stream followed roughly the path of today's Flagler Place NW. A larger branch flowed into it close to the intersection of today's First and S streets NW, a few blocks north of Florida Avenue. After crossing Florida Avenue (then called Boundary Street) the Tiber veered southeast, where it flowed together with various other branches and then headed south toward the Capitol.[2]

In 1829 the Tiber at Boundary Street was a little more than ten feet above the base of the Capitol and had a flow of 40,000 gallons per hour. Members of the Beale family, who lived just north of Boundary Street during much of the 19th century,[3] were said to have dammed a section of the stream to create an artificial lake stocked with fish and used for boating. By 1870, its volume had diminished considerably, thanks to the arrival of estates whose owners cleared the land and drew water from the Tiber, over time causing the stream to silt up and evaporate in some places.[4]

During the 1870s, the Tiber south of Boundary Street was converted into an underground sewer emptying into the Potomac River. Farther north, as Washington County began to urbanize, the tributaries were eventually filled in or otherwise obliterated.[5]

Local historian John Claggett Proctor remarked in 1937 that, by the 1880s, when he frequented the area near the Beale estate in summers "to catch small fish . . . and shoot birds," Tiber Creek "was shallow and the land was level and showed no indication of having been farmed." By 1887, the small farms and orchards that had long characterized this area were being sold for housing development.[6] Smith Springs—also known as Congressional or Effingham Springs—were located on John A. Smith's farm, "Effingham," the site of today's McMillan Reservoir.[7] These three adjacent springs produced more copiously than most others in the District, and so in 1832

Congress purchased the acre of land on which they were located. Water was then channeled downhill through a pipe under today's North Capitol Street for more than two miles to provide fire protection and clean drinking water for the U.S. Capitol. Smith Springs were a primary source of drinking water until the mid-19th century, and they continued to supply water for federal buildings and fire hydrants downtown until 1905.[8]

Today a red-brick springhouse at the north end of McMillan Reservoir (completed in 1902) marks the location of Smith Springs.

19th Century Landowners

The Beale Family

For much of the 19th century, the Bloomingdale area consisted of expansive country estates. The one most strongly associated with today's neighborhood, and the one for which the neighborhood is named, belonged to George Beale Jr. (1791-1835) and Emily Beale (1798-1885). By the time of Emily's death in 1885, her land comprised the entire area from Florida Avenue to just beyond T Street, and from Tiber Creek (just west of First Street) east to Lincoln Road. Her house stood just west of today's North Capitol Street, in the middle of the block between R and Randolph streets.

George Beale Jr. paid $600 to purchase a bit more than 10 acres northwest of today's intersection of Florida Avenue and North Capitol Street from William Bradley in 1820. Bradley financed the purchase, which Beale repaid on time in October 1823.[9] The next month he bought at auction seven-plus acres described as adjacent to St. Patrick's Cemetery. Both properties were additionally described as part of the Youngsborough estate as divided by Samuel Eliot Jr. and Frederick May.[10]

A notice advertising some of the land for rent ran in a local newspaper in 1823 following the death of George Jr.'s father, George Beale, Sr., who had been living on the estate: "Pleasant residence for rent ... The buildings are neat, comfortable and convenient. The ground (upwards of 20 acres) is well enclosed, and in a high state of cultivation."[11] The Beale family's property ultimately consisted of 50 acres, and by 1862 Emily Beale was worth at least $40,000 in real estate and owned 15 enslaved men, women and children.[12]

George Beale, Jr., the recipient of a Congressional gold medal for his service in the War of 1812, died at the Bloomingdale estate when he was 44 years old, in 1835.[13] Emily Beale lived for 50 more years in a "stately old house" of brick that was "at one time encompassed by a village of outbuildings and magnificent grounds lighted with radiant flower beds and borders and shaded with majestic trees which in the main were oaks," according to an *Evening Star* chronicler known as The Rambler.[14] Mrs. Beale hosted large gatherings in the oak grove behind her house, as evidenced by local newspaper accounts of a strawberry festival to raise funds for a church in the summer of 1861, and of a Fourth of July celebration five years later.[15]

Emily Beale's farm also played a role in both the Civil War and the Underground Railroad. As 1,750 troops from Rhode Island and Ohio camped there at the start of the war in May and June 1861, a 20-year-old enslaved woman named Hortense Prout fled from her owner's farm in Kalorama, two miles west. She was found among the Ohio soldiers, "completely rigged out in male attire," and "immediately turned over to the custody of Mr. [John] Little," her owner.[16] Among the visitors Mrs. Beale later hosted was Union General Ulysses S. Grant, who traveled to her residence during a visit to Washington in December 1879. The *Evening Star* reported that Grant had "paid frequent visits to Bloomingdale" when he was president (1869-1877), and that Beale's son, Edward Fitzgerald "Ned" Beale, was "a favorite" of Grant's.[17]

Ned Beale (1822-1893) served in the Mexican-American War (1846-1848), surveyed the American West to establish a route for the Transcontinental Railroad, served as superintendent of Indian Affairs, and in 1861 was appointed by President Lincoln as Surveyor General of California and Nevada. He later purchased the Decatur House (now a National Historic Landmark) on Lafayette Square, where he regularly hosted President Grant and other prominent guests.[18]

Emily Beale died on May 21, 1885. After a funeral at her former residence, she was interred with her husband at Congressional Cemetery. Her property remained in the family, who likely influenced the city's naming of a circle at the intersection of Florida Avenue and North Capitol and Q streets for Emily Beale's father, Commodore Thomas Truxtun (1755-1822).[19] Truxtun was the celebrated captain of the U.S. Navy's *Constellation* in 1798-1801. The circle was constructed in 1900 and removed in 1947.[20]

John A. Smith

John A. Smith arrived in the area by about 1830. His farm, Effingham (also called Effingham Place), comprised approximately 150 acres just west and north of Bloomingdale, including the future site of Howard University, McMillan Park, and McMillan Reservoir. Smith's land also encompassed much of what would soon become LeDroit Park and extended north to today's Hobart Place.[21] Born in Taneytown, Maryland, about 1792, Smith studied law and moved to Washington about 1814. He served for more than 40 years as Clerk of the Circuit Court of the District of Columbia. Besides Effingham he owned another farm across the Eastern Branch, as well as his main residence in downtown Washington.[22]

Shortly after Howard University was established in early 1867, the school's trustees approached Smith about purchasing his land. Because they were reportedly advised that "a negro school would spoil the property round about," the trustees offered to buy all of Smith's property. Smith agreed to the trustees' offer and sold them his farm for approximately $1,000 per acre. In order to pay Smith and because the university did not require all of Smith's property for its campus, the trustees proceeded to sell off lots immediately, amounting to 90 acres over the course of just two weeks in June 1867.[23] Much of this land would become part of LeDroit Park, which was established in 1873. In 1882, the federal government purchased from Howard at least some of the land now occupied by McMillan Reservoir and extending west to the campus.[24] Smith was deceased by this time; he died July 9, 1868.

Sixty years later, in May 1942, workers at McMillan Reservoir discovered a dinosaur bone, said to be the largest ever found in the District, about 20 feet below the surface of the ground.[25]

The Moore Family

The Moore family, headed by James Moore, Sr. (d. 1848) was an early owner of a large amount of the "Prospect Hill" tract in this part of Washington County. James and his children had emigrated from Scotland to Maryland, where he became a prominent early settler of Bladensburg.[26]

A January 1826 ad offered for rent George Beale's house, "lately occupied by James Moore."[27] The agent was Ezekiel MacDaniel (1786-1836), who was married to James Moore Sr.'s daughter Ann (1790-1864). In 1839 Moore split up what remained of his Prospect Hill land, about 125 acres, among his five children. George received a little more than 17 acres including buildings; David received two parcels, one of almost 24.75 acres and the other of slightly more than four acres; John received slightly more than 29 acres plus another half-acre for a family burial ground, which he immediately sold to his brother, James Jr.; James Jr. received about 23.25 acres; and Ann Moore McDaniel, now a widow, received about 26.25 acres.[28] By the late 1850s, John and James Jr. had likely sold their parcels to George and David, as an 1857 map shows that they and their sister Ann now owned all the land.[29]

George E. Moore (1807-1887)

George Moore's parcel of the Moore family inheritance, which lay immediately west of the Beale property, grew to comprise about 75 acres, a long strip of land straddling a stream flowing into the Tiber roughly along today's Second Street. It extended from Boundary Street north to John Smith's land, where the reservoir is today, and wrapped around it to encompass some of what eventually became Glenwood Cemetery.[30] George Moore and his wife, Elizabeth Scaggs Moore (1812-1912), moved to the property, which they farmed. Their house stood near the corner of today's Second and Elm streets.[31] (In an obituary for Elizabeth, the address was listed as 2011 Second Street, which no longer exists. The U.S. Census for 1900 listed the property at 2015 Second Street.)[32]

On March 22, 1884, the *Washington Post* reported the value of just a portion of George Moore's land, to be purchased by the city to create McMillan Reservoir, as close to $65,000. Upon Moore's death, Elizabeth inherited the remainder of the estate.[33] Its sale to a developer four years later made news for being "the only piece of property along the edge of the city, between Rock Creek and Kendall Green (now the location of Gallaudet University), that had not passed out of the hands of the original owners." At 45 acres, it sold for an average of $5,500 per acre, or a total of close to $250,000.[34]

David Moore (1810-1883)

David Moore's land lay just north of the Bloomingdale estate, stretching from T Street north to V and from Tiber Creek east to Lincoln Road.[35] Moore lived with his family in a large house just north of T Street along what would become North Capitol Street.[36] He also rented out some of his land.[37]

David Moore died in October 1883, leaving all of his real property to his daughter, Annie Barbour (d. 1899), and none to his only other child, James, who died just three years later.[38] At the time Moore wrote his will, in 1876, his land was said to be worth $300 to $400 an acre. In 1890, son James Moore's widow and children contested the will, as property in the area became increasingly valuable. [39] A ruling in their favor required the property to be shared equally among Annie Barbour and her brother's family. Mrs. Barbour appealed and the case was retried, but the appeals court upheld the lower court's ruling.[40] Mrs. Barbour then appealed to the U.S. Supreme Court but reached a settlement with her brother's family while the case was still pending. By 1897, David Moore's estate (primarily the 24-30 acres of land surrounding his former home) was estimated to be worth $500,000.[41] Also by that time, the city had taken portions of the property for First Street and streetcar tracks for the Eckington and Soldiers Home line. For this loss, Annie Barbour received $21,000 in compensation.[42]

A year after Annie Barbour died in November 1899,[43] the *Washington Post* reported that David Moore's heirs (presumably including Annie's seven children, who all survived at the time of her death) had divided half the property for building lots that were now for sale as a subdivision called Moore & Barbour's Addition to Washington. "The remainder of the property will be held unimproved, unless the venture proves successful," but "in the midst of the rapidly growing suburb," the *Post* reported, "it is bound to prosper."[44]

David Moore's mansion, at North Capitol and T streets NW, briefly served as the first home of St. Martin's Catholic Church (established 1901) but was demolished in 1902.[45]

William Emmert

Well-known Georgetown businessman William Emmert (1800-1869) acquired the 25-acre tract immediately north of David Moore's property in 1839. It straddled Tiber Creek and extended north along the borders of Prospect Hill and Glenwood cemeteries, after they were established in the 1850s.

Emmert, who had emigrated from Germany as a boy, operated a confectionery for many years, until 1852.[46] The establishment also sold tea; an 1847 ad in the *Georgetown Advocate* listed Emmert as the Georgetown agent for the Canton Tea Company, "the largest and oldest Tea establishment in America."[47] Emmert was elected to the board of the Potomac Insurance Company in 1841,[48] and remained on the board in 1867.[49] In addition, he traded in real estate around the District. For example, in 1841 he advertised for sale "a valuable mill and distillery" on about 15 acres of land along the C&O Canal three miles north of Georgetown.[50]

In 1857 Emmert advertised for rent "a pleasant and agreeable Summer Residence, with a Flower and Vegetable Garden attached, situated on the North Capitol Road, about 5 minutes walk from the Corporation limits, and adjoining Glenwood Cemetery."[51]

In the U.S. Census for 1840 and 1850 the Emmerts were listed as living in Georgetown. However, in 1860, Emmert was listed as a farmer in Ward 4 (the location was later described as "east of 7th Street Road") and his household included his wife, Caroline, three adult children, and a German-born farmhand. His real estate holdings were listed as worth $30,000. We know

Emmert owned enslaved people because in 1862 he petitioned the city to be compensated for four individuals under the DC Emancipation Act.[52]

Shortly after Emmert died in August 1869, a rental advertisement for his house highlighted the appeal of this area, which was still rural but close to the city as well as to Smith Springs, prized for their clear waters: "only a few min walk to 7th St cars; consisting of a large double Brick House, commanding a fine view; two Gardens, with all the choicest Fruit Trees, Berries, Grapes, & c.; excellent water; healthy. Any one wishing a pleasant home, near the city, can get it."[53]

Emmert's youngest daughter Caroline Wilhemine Emmert (b. 1840) apparently inherited the property. [54] Wilhemine had married builder Richard J. Dobbins in 1861,[55] and in 1870 the couple was living in Jenkintown, Pennsylvania, his home state.[56] Dobbins won the contract to construct the main building and memorial hall for the 1876 Centennial Exposition at Fairmount Park in Philadelphia, and the Dobbins family remained in Pennsylvania in 1880.

St. Patrick's Catholic Church Cemetery

A small cemetery belonging to St. Patrick's Catholic Church, a downtown parish founded in 1794, was once located along Boundary Street between First and Second streets NW. Sold to the parish in 1808, the 2.5-acre burial ground[57] was eventually surrounded on three sides by George Moore's farm.[58] After the establishment of Mount Olivet Cemetery in 1859, burials at St. Patrick's tapered off. They stopped by 1874, and the cemetery was abandoned."[59] A dilapidated gatehouse was eventually removed in 1885.[60] In October 1889, a concerned citizen wrote to the *Washington Post* urging that the grave marker of a naval lieutenant buried there be preserved.[61] By this time, the city had begun negotiating with the church and the heirs of the land's former owner to purchase the land; an agreement was finally reached in 1895 to subdivide and sell it[62] While some remains were reported to have already been moved, the rest were to be transferred to Mt. Olivet Cemetery that year.[63] A final reference to this long-abandoned cemetery appeared in the *Washington Times* on June 25, 1895: the remains of a Revolutionary War-era Continental soldier had been discovered among those being moved to Mt. Olivet.[64]

Prospect Hill and Glenwood cemeteries

Two other much larger cemeteries are significant for serving as park-like borders between Bloomingdale and the Edgewood neighborhood east of Lincoln Road. Prospect Hill and Glenwood cemeteries were established in the 1850s, shortly after the passage of an 1852 ordinance prohibiting burial grounds within the City of Washington. The U.S. Military Asylum, commonly known as the Old Soldiers Home, was established in 1851 on 256 acres just north of Bloomingdale.[65] Before public parks became a common feature of cities, open green spaces like these began to characterize what was then the outskirts of the city, and were a destination for outdoor excursions.

Glenwood and Prospect Hill were the first and second cemeteries established beyond the city limits that were designed in the aesthetic of the Rural Cemetery Movement. Formerly a country estate known as Clover Hill and owned by Assistant Postmaster General Phineas Bradley, Glenwood Cemetery was chartered by Congress in July 1854. It comprises approximately 90 acres on high ground overlooking the city and was modeled on Green-Wood Cemetery in

Brooklyn, New York. Its chapel, built in 1892, is a National Historic Landmark. Memorials for many of the prominent people buried there include important works of public art. Designed by civil engineer George de la Roche, Glenwood Cemetery's original layout has survived numerous battles over land ownership and efforts to extend city streets through the property. In March 2016, DC's Historic Preservation Review Board recommended the entire cemetery be designated as a historic landmark.[66]

Prospect Hill Cemetery was founded in 1858 by members of the Concordia German Evangelical Lutheran Church at 20th and G streets NW, on land they purchased from the Moore family. Until 1906, the cemetery's property extended west of North Capitol Street between V and Adams streets. Prospect Hill is recognized on the DC Inventory of Historic Sites for embodying "the romantic landscape ideals of the Victorian era," for its "association with the history and contributions of Washington's Protestant Germans," and for its potential archaeological value. Many of its monuments, with inscriptions in German, were designed by Jacques Jouvenal, known for his statue of Benjamin Franklin that stands in front of the Old Post Office Building at 12th Street and Pennsylvania Avenue NW. Nearly 200 known Civil War veterans are also buried there.[67]

The Development of Bloomingdale

By the late 1880s, the Bloomingdale area was ripe for development as some of the only remaining open land close to downtown and near streetcar lines.

After the Civil War, with infrastructure improvements and an expanding city population, real estate speculators had begun subdividing some of the area north of Florida Avenue. Middle-class Washingtonians looked to the "suburbs" for fresher air and newer housing.

Howard University had been established in 1867 in an area first settled a few years earlier by African Americans seeking jobs and medical care at two nearby Civil War hospitals.[68] Eventually known as Howardtown, this community lay immediately north of LeDroit Park, founded in 1871 as an exclusive suburban enclave. By the early 1890s, as some of LeDroit Park's original white residents moved on, well-to-do African Americans began buying into the neighborhood. By 1920 it would be predominantly African American.[69]

Just east of Bloomingdale lay the old Eckington estate, once the home of Washington Mayor Joseph Gales (1827-1830). It had come into the hands of George Truesdell, who began developing it as the Eckington subdivision in 1887-1888 in conjunction with the opening of the city's first mechanized streetcar line, the Eckington and Soldiers Home Railway. Truesdell was the railroad company's founder and president, and Bloomingdale landowners George Moore and James Barbour (whose wife Annie was the heir of George Moore's brother David Moore) counted among its owners.[70] Among the early extensions to this line were tracks along North Capitol Street from New York Avenue to T Street,[71] providing the future Bloomingdale neighborhood with its first transit connection to downtown.

Subdivisions

With a streetcar line nearby and property values rising, the subdivision of land in the Bloomingdale area began in earnest.[72] On July 7, 1887, a plat for **C. W. Dobbins' Addition to the City of Washington** was filed with the DC surveyor's office. Originally identified as "Parts of Prospect & Mount Pleasant, being [the] estate of William Emmert, dec'd," Dobbins' Addition platted for housing all of the land previously owned by Emmert, from V Street north to Michigan Avenue and from Tiber Creek,[73] just west of First Street, east to the borders of Glenwood and Prospect Hill cemeteries. As the northernmost subdivision in this section, houses did not begin to rise here until 1899, as streets and streetcar service gradually extended north from Florida Avenue.[74] Prospect Hill Cemetery continued to occupy a strip of land here for many years, preventing until 1910 the extension of W and Adams streets to North Capitol Street.[75] Notably, the property line for this subdivision limited the depth of lots on V Street's south side to 100 feet, 50 feet shallower than the other cross-street lots in this subdivision. The corresponding block of U Street was later subdivided with 100-foot-deep lots, leaving an extraordinary 125 feet between lot lines. Even with alleys behind each block, a large open space remained. This eventually became the location of a C&P Telephone warehouse and, later, Crispus Attucks Park.

The next area platted and filed with the city's surveyor was the section for which the entire neighborhood came to be named. In 1889, four years after Emily Beale's death, her heirs subdivided her **Bloomingdale** estate, extending from Boundary to T streets and from the Tiber Creek area to Lincoln Road. Future developers of houses along Quincy, Randolph, and Seaton places would comply with an amendment to the Bloomingdale subdivision stipulating that buildings be set back 15 feet from the lot line along streets 50 feet wide or less.[76]

George Moore died in 1889; two years later most of his land came on the market. (The family retained the house and the acre surrounding it, where Elizabeth Moore would reside until her death in 1912.)[77] Immediately west of Bloomingdale and extending north all the way to Michigan Avenue, the Moore farm was described by a local paper as "the key to all that section lying east of and beyond Le Droit Park. … The land was continued in use for farming purposes long after all the surrounding property had been subdivided and improved, thus forming a small agricultural region in the midst of the city." This subdivision, which would later include the 2.5 acres along Florida Avenue still occupied by St. Patrick's Cemetery, was named **Addition to LeDroit Park.**[78]

The *Evening Star* reported in 1895 that the cemetery formerly used by St. Patrick's and the area surrounding it was "practically the last of the land adjoining the bounds of the city which remains to be cut up into city lots."[79] Litigation involving the church and George Moore's family, whose land surrounded the cemetery on three sides, had delayed subdivision of this tiny section between First and Second streets. The *Star* reported the two parties had now agreed to engage the developer Thomas J. Fisher & Co. to make "the necessary sub-divisions preparatory to placing it on the market. The cardinal . . . has consented to the removal of the bodies that remain in the old cemetery to the Mount Olivet Cemetery, and the work of exhuming will soon begin."[80]

A newspaper reporter asserted that the refusal of George Moore's family to sell until 1891 had "seriously retarded the development of the city and suburbs in that direction." However, there were other factors at play. As the city expanded, the commissioners were moving to prevent

further development of "inharmonious subdivisions" like Mount Pleasant, Meridian Hill, and LeDroit Park, whose developers cut streets as they saw fit. This was especially a problem along Boundary Street, where the District Commissioners' annual report noted that "in all this large area not one street was laid out in conformity with the plan of the city."

"It is impossible," the report went on, "to lay out or consider any comprehensive system of street improvements, water supply, or sewerage, while the streets are in their present uncertain and rambling condition. The Commissioners noted that the "heavy cloud resting on all this badly platted region" prevented "many people from buying property and building houses in the region, as they can feel no security that they will not be disturbed."[81]

In August 1888, Congress approved a bill requiring roads in new subdivisions to be cut in conformance with the L'Enfant Plan, but it took five more years for the Commissioners to issue regulations detailing street plans for both existing and new subdivisions.[82] Eckington developer George Truesdell chaired a committee organized by the Washington Board of Trade to advise and lobby Congress on this endeavor.[83] The Permanent Highway Act of 1893 required the creation of maps showing the new streets, but until those maps were published, making clear whether roads in existing subdivisions would have to be reconfigured, real estate sales and new construction nearly stopped altogether.[84] Bloomingdale was within the first section to be mapped, which extended from Rock Creek to North Capitol Street and was said to include "the most irregular group of subdivisions in the District." It soon became apparent how long the process would take.[85]

Historian Michael Harrison has noted that the Highway Act "established a complicated jury system for condemning land," and "promulgated extensive guidelines for fixing damages and assessments for property taken and streets opened."[86] Multiple hearings might be required for city Commissioners to negotiate settlements with landowners in order to extend streets and streetcar lines and lay sewer pipes. Because Annie Barbour and Prospect Hill Cemetery both owned land that blocked the extension of North Capitol Street to Michigan Avenue, both parties were compensated for their land in 1897, three years after the Commissioners first initiated condemnation proceedings.[87] (This settlement also finally allowed for the extension of a streetcar line as far as Adams Street, in August 1900.[88] It would be another three years until the line went all the way to Bryant Street.)[89]

Annie Barbour and her brother's children settled a protracted legal battle over David Moore's land just two years before her death in 1899, and their subdivisions were the last to be platted in the new neighborhood of Bloomingdale.[90] On December 30, 1900, the *Washington Post* reported that the family had finally "opened about one-half of the property by dividing it into city lots," and if the venture proved successful, the remainder of the property would be improved and put on the market.[91] **Moore & Barbour's Addition to Washington,** which extended from U Street to just south of V Street between North Capitol Street and the former path of Tiber Creek (just west of First Street NW), and then south to Rhode Island Avenue (now squares 3113, 3114, 3116, and 3117), was officially filed with the DC Surveyor's Office on March 18, 1901. **Moore & Barbour's Second Addition,** filed with the Surveyor's Office on December 17, 1901, straddled North Capitol Street; it included the two triangular blocks bounded by T Street NW on

the south, U Street NW on the north, First Street NW on the west, and North Capitol Street on the east, plus the three blocks bounded by T Street NE on the south, V Street NE on the north, North Capitol on the west, and Lincoln Road NE on the east (now squares 3111, 3112, 3508, 3509, and 3509S). In November 1902, the *Post* reported that 75 additional lots had been sold in just the previous three weeks to several builders, "and it is their intention to immediately improve them with desirable modern dwellings."[92]

Building Bloomingdale

Planning and Infrastructure

As of June 1891, R Street and Quincy Place were the only Bloomingdale blocks paved with asphalt (Quincy was asphalted only east of North Capitol), and were among the few roads cut all the way through from First Street NW east to Lincoln Road and through Eckington. The city had installed a sewer main along R Street by 1891, and planning for others began in 1895.[93]

The DC Commissioners noted in their report to Congress for 1895 that they had recently adopted a regulation prohibiting the construction of new houses on unsewered lots, which had been met with great opposition by speculative builders, but was being rigidly enforced.[94] In addition, they noted, sewers had been laid in Bloomingdale's Block 8 (now square 3106, bounded by North Capitol, First, S and Seaton)[95] and on Quincy Place between North Capitol Street and Florida Avenue.[96]

Both S Street and Seaton Place had been macademized by 1891, along with North Capitol Street and Lincoln Road as far as T Street, but none of these cross streets extended west of First Street NW, where Tiber Creek continued to flow above-ground until at least 1896, according to a real estate map published that year.[97] As noted above, the city began installing sewers in the Bloomingdale area in the 1890s, a prerequisite for the type of development that was about to occur. But the sewers would not prove adequate. Dense development, combined with the neighborhood's location in a low area where Tiber Creek continued to flow underground, have caused Bloomingdale streets and basements to flood during rain storms. In October 2013 the city began constructing a huge tunnel under First Street to hold excess storm water during heavy rains, and prevent backups into basements and inundated streets.[98]

Bloomingdale's cross streets were gradually extended and paved all the way from Second Street to North Capitol (excluding the sections of V, W, and Bryant streets owned by Prospect Hill Cemetery until 1910) and from Florida Avenue to Bryant Street, keeping just ahead of the construction of new houses, which proceeded at a rapid pace. Michael Harrison writes that streets "were usually improved—or at least cleared—by the investors," but the city's Engineering Department was also active in cutting and paving Bloomingdale's streets.[99] In March 1895, the *Washington Post* reported that the Commissioners were to pave First Street from S to W streets, and that "the syndicate having the property in charge will pave U Street with the same material." First Street, the *Post* noted, "is now being improved by a sidewalk, and by trees, and when the paving of the roadway has been finished there will be a driveway of asphalt

to the Soldiers Home gate, and also a sidewalk to the same point, both of which will be of great convenience to the many who walk and drive out that way during the summer."[100]

The District Commissioners' 1888 regulations required that "whenever practicable, streets and avenues will be in exact alignment with the streets and avenues of the city of Washington, and of equal width." Accordingly, First Street was platted in subdivision maps at 90 feet between lot lines on either side. North Capitol Street was originally mapped at 130 feet wide. "Minor streets" were not to be less than 60 feet wide. Cross streets were to be named in alphabetical order from south to north, with the names of America's principal cities used once the letters of the alphabet were exhausted. X, Y, and Z were not used in Bloomingdale, and as of 1903, according to a real estate map published that year, all of the street names used today were in place except for Adams and Bryant, which were changed from Albany and Baltimore the next year.[101] The 1888 regulations also required major streets, if not in alignment with existing roads, to be between 300 and 600 feet apart, and lots to be at least 12 feet wide. The Commissioners also reserved "the right to require public alleys."[102]

When LeDroit Park's developers built Second Street in the early 1870s, they extended it only as far as the neighborhood's northern border at Elm Street. The road was laid out at a slight angle and named Le Droit Avenue. North of Elm, it gave way to an unimproved road known as Moore's Lane, but by 1896 it had been extended all the way to Bryant Street. A real estate map from that year also shows that final sections of North Capitol Street (through Prospect Hill Cemetery) and U Street (from just west of First Street to Second Street) had recently been cut.[103] Rhode Island Avenue was also completed and, as a thoroughfare to new neighborhoods to the east—including Eckington, Brookland, and Woodridge—would be paved from First Street east to Lincoln Road in 1901.[104] Two years later, the neighborhood's new Bloomingdale and LeDroit Park Citizens Association, already at 125 members, urged that paving be completed in the other direction.[105] (In 1896, the North Capitol and Eckington Citizens Association had been established in part to secure streetlights for Bloomingdale and Eckington, and successive iterations of Bloomingdale's citizens associations effectively advocated for street lighting, paving, and sidewalks.) [106] Five years after the Highway Act put the brakes on real estate construction and sales throughout Washington, Congress in 1898 passed an amended version of the act, prompting a surge in homebuilding.[107] A total of 160 buildings were constructed in Bloomingdale between 1890 and 1897; then 154 were built in the next year alone, when city engineers completed the section of the Highway Plan that included Bloomingdale.[108] Published May 16, 1900, the Map of Permanent Highways retained all roads that had previously been laid out for existing subdivisions, and proposed the extension of Rhode Island Avenue and U, V, and W streets as described above. (These extensions went through an area labeled "David Moore's Heirs," and probably contributed to the reported demand for housing there up to a year before the subdivision was filed in December 1901.)[109] By the end of 1912, Bloomingdale would be almost entirely filled with two- and three-story rowhouses.

Builders and Architects

Before the slowdown in land transfers and new construction that coincided with the Highway Act in 1893, the same year a financial panic depressed the economy nationwide, real estate

speculators began building along Quincy Place and R Street (on both sides of North Capitol), in 1890. Although the lots here and in much of Dobbins' Addition, the neighborhood's first two subdivisions, were originally platted as fifty feet wide and one hundred feet deep, they were divided into narrower lots prior to construction, enabling dense development as demand for housing in this section began to grow.

The first extant rowhouse in Bloomingdale was built in 1890 at 21 R Street by Croney & Minnix for William S. Browning, a founding member of the North Capitol and Eckington Citizens Association who continued to buy and sell property in Bloomingdale over the next two decades.[110] The following year, architect Peter Fersinger designed a row at the northwest corner of First and R streets (1700-1712 First Street) for George N. Beale, the youngest son of Emily Beale. 1700 First Street (home to Big Bear Café in 2016), was the first of many notable corner buildings in the new neighborhood constructed to serve as a store at ground level with a dwelling above. In 1892, Beale hired architect Richard Crump to design three more houses along the north side of R Street's unit block; this more architecturally exuberant row began to set the stage for the high quality of rowhouses that began to characterize Bloomingdale even in the earliest stages of its development.[111] Architect Nicholas T. Haller began designing houses for builder Charles S. Garratt along the 1900 block of Second Street, between T and Thomas Streets, in 1893.[112] Building began along the unit block of S Street NW in 1894 as the blocks below it began to fill in.

Although numerous developers and real estate syndicates jumped into the Bloomingdale market, a few teams of builders and architects stand out for the number of houses they constructed over the course of just about a decade. Raymond E. Middaugh and William E. Shannon, who in 1900 joined forces as **Middaugh & Shannon,** built more houses in Bloomingdale than any other single developer.[113] (The firm went on to become the major developer of Park View, Woodley Park, Petworth, and Michigan Park, as well.)[114] Primarily in partnership with architect **Thomas Haislip** (an active Bloomingdale builder himself), and also with architect B. Stanley Simmons, Middaugh initially focused his efforts on the southern portion of Bloomingdale and along First Street north of W, which, as part of Dobbins' Addition, had been the first section of the neighborhood to be subdivided. The Romanesque Revival rows designed by Haislip on the unit blocks of Florida Avenue, R and S streets, and Randolph Place in 1897-1900 are distinctly Victorian in style, characterized by rustication, carved stonework, arched openings, projecting bays, and decorative cornices.[115]

In 1901, Middaugh & Shannon began partnering with architect **Joseph A. Bohn, Jr.**, with whom the firm worked almost exclusively over the next decade, especially on Bloomingdale's northernmost blocks. Bohn's houses grace First Street's 2300 and 2400 blocks as well as the unit and 100 blocks of Bryant and Adams streets, extending around the corner along Flagler. Bohn also designed rows along Bloomingdale's southernmost blocks, including 18-26 Randolph Place, which illustrate Middaugh & Shannon's transition from Victorian to flat, front-porch style rows. Built in 1902, these houses predate by five years the first such rows built by developer Harry Wardman, who is commonly credited for this design.

Harry Wardman, the most well-known of DC's early developers, built 162 buildings in Bloomingdale between 1903 and 1908, primarily in partnership with architect **Albert H. Beers**

(1859-1911), a native of Connecticut.[116] More than half of these were two-story, single-family rowhouses typically with bay fronts, such as those along the western sections of V and W streets' 100 blocks and along Flagler Place between U and W.[117] While these are characterized by Romanesque, Queen Anne, and Classical Revival motifs, the rest of the houses Beers designed for Wardman in Bloomingdale were flat, front-porch rowhouses, a style Beers is credited with promulgating throughout neighborhoods north of Florida Avenue.[118] The best examples of these are along Channing Street and around the corner along the 2400 block of North Capitol. Beers ultimately designed about 1,000 houses and more than 70 apartment buildings for Wardman throughout the city between 1905 and 1911, when his career was cut short by pneumonia.[119] Among the numerous other developers Beers also worked with was Joseph B. Bowling, for whom Beers designed 132-52 Bryant Street in 1909.

Builder and architect **Francis A. Blundon** began working in Bloomingdale in 1894, when he built the houses at 64-68 R Street NW for George Beale, after Beale subdivided the family's property there. Four years later, Blundon was the owner/builder of 76-80 R Street. (The stable he built for another owner at number 33 no longer stands.) Over the next two decades, Blundon was the sole developer of 179 buildings in Bloomingdale, and a partner on 29 others.[120] He was especially active on First Street, where he also lived with his family.

In 1908, Blundon employed architect **William C. Allard** (1866-1945) to design numbers 2017-2025 First Street. Allard also designed houses for Blundon on the unit blocks of Adams and Bryant streets, the unit blocks of Rhode Island Avenue and Randolph Place, and along the south side of Randolph's 100 block. A native of Baltimore, Allard had studied architecture at the Maryland Institute and had begun practicing in 1897. The rows built by Francis Blundon and designed by Allard vary in style and size.

Middaugh & Shannon

Ray Middaugh (1870-1910), originally from Portville, New York, moved to Washington and completed his studies in law after graduating from Cornell College in 1892.[121] Middaugh began to secure building permits for the unit block of Florida Avenue in 1897, beginning with three two-story row houses at numbers 35, 37, and 39. The houses were designed by **architect William J. Palmer** (1863-1925), a native Washingtonian and a prolific designer of rowhouses and churches.[122] In 1899, Palmer also designed for Middaugh 20-24 and 68-72 S Street as well as 14-18 and 70-74 R Street. (For builder John F. Lynch, Palmer designed the row of three-story houses at 30-84 V Street in 1899.)[123] By 1910, Palmer had moved his family to the house he designed at 84 V Street, and was among a number of Bloomingdale builders and architects who lived in the new neighborhood.[124] Ray Middaugh lived in a house he and William Shannon built in 1904 at 2405 First Street.[125]

Although Middaugh worked primarily with Thomas Haislip during this period, in 1899 he hired architect **B. Stanley Simmons** (1872-1931) to design the grand three-story houses on the west side of First Street's 2200 block. The *Evening Star* reported that Simmons' plans

> . . . present an attractive and varied design in the fronts, which will be composed of Roman mottled brick and Portage red sandstone. Special attention has been given to the

> main entrances and approaches, which will be richly carved and massive. Square, octagon and circular bay windows will alternate in the front, terminating at the third story, which will be finished above with a steep, overhanging, Spanish tiled roof. The first stories will be trimmed in oak and contain parlor, reception hall, dining room, kitchen and pantries, the upper stories being devoted to six bedrooms and bath.[126]

Over the next two years, for Middaugh & Shannon and others, Simmons also designed houses along the 1700 and 1800 blocks of North Capitol, on the 2000 block of First, and on the unit blocks from Quincy to V Street. Simmons had grown up in Washington and returned to the city after graduating from the Boston Institute of Technology (now M.I.T.) in 1895. By 1902, Simmons was becoming recognized for his work as "an architect who has added to the beauty and growth of this city," particularly for his apartment houses. As he began to focus more on these and on commercial and institutional buildings (including the city's first purpose-built auto showroom and the Jewish Community Center), Simmons did not design any houses in Bloomingdale after 1901.

William W. Shannon moved to Washington in 1881, when he was six years old, and attended the city's public schools and then a business college.[127] As a real estate broker, he began working with Ray Middaugh in 1896 and the two formed Middaugh & Shannon four years later. In November 1901, the *Star* reported that Middaugh & Shannon had purchased "the frontage of the entire block of 1st Street between Albany and Baltimore [now Adams and Bryant] streets." "It is the intention of the gentlemen . . . [to build] three-story houses similar to those which they have erected on W and Albany streets. The entire number will not be built at one time, but they will pursue the same plan as heretofore and build in sections."[128] These houses would be designed by Joseph Bohn. Of Middaugh & Shannon's work throughout Bloomingdale, a *Star* reporter wrote in 1902,

> Not in all this beautiful city has such progress been made within recent years as that made since 1896 at and about the head of North Capitol Street. . .. This project was looked at upon the time with little favor by the real estate fraternity owing to the newness of the section, the utter lack of car service north of T Street and the costliness of the buildings erected. Here, again was demonstrated the accuracy of [Middaugh & Shannon's] business judgment and foresight. . .. This confidence has been more than justified by the activity which followed their first investment in one of the most phenomenal growths ever experienced in any one section of the District of Columbia.[129]

In 1903, the *Washington Post's History of the City of Washington* credited Middaugh & Shannon for pioneering development in Bloomingdale, which was now reported as having 869 houses accommodating almost 3,500 residents.[130] Middaugh & Shannon continued building in Bloomingdale for five more years, and together constructed a total of 305 buildings in the neighborhood.[131]

Harry Wardman (1872-1938)

A native of England, Harry Wardman moved to Washington around 1892 after serving as a carpenter's apprentice and then a foreman for a builder in Philadelphia. He began buying lots

speculatively and building houses on them in the late 1890s and successfully continued this practice through the 1920s, becoming one of DC's most well-known and prolific developers. Wardman was especially active in building row housing for new subdivisions north of Florida Avenue, including Brightwood, Petworth, and Columbia Heights.

Harry Wardman began building in Bloomingdale in 1903, when he partnered with **Nicholas R. Grimm** (1863-1931), his primary architect at the time, to build three series of rowhouse flats—two-unit buildings that appeared from the outside to be single-family residences. These provided a relatively low-cost alternative for working-class families seeking new housing, but blended in with the more expensive and elegant single-family rowhouses that had begun to characterize Bloomingdale and other DC neighborhoods.[132] In partnership with developer Harry Willson, Wardman began building rowhouse flats at 35-43 Quincy Place and 20-34 Seaton Place in November and December 1903, and at 14-30 T Street NE in January 1904.[133] For Wardman, Grimm also designed rows on North Capitol between U and V streets and on the unit blocks of Quincy Place, Seaton Place, and R, U, and W streets, among others. Grimm's work for Wardman also included an elegant row of 18 single-family houses along the east side of First Street—referred to as "the 'Fifth Avenue' of Bloomingdale" by the *Washington Times*—between W and Adams. The *Times* noted,

> Among the many special features of these houses . . . are their ideal arrangement, designed with special view to the comfort of the housekeeper, and, with the same object in view, the abundance of closets, china presses [china closets], and other items of convenience, as well as the unusual size and brightness of the rooms themselves.[134]

After parting ways with Wardman in 1905, Grimm worked for a few other builders to design rows at the west end of Adams and Bryant streets in 1908-1909 and along the unit and 100 blocks of Rhode Island Avenue in 1910-1911. These include the apartments at 5 Rhode Island Avenue NW, designed to house 11 families,[135] and the four-story apartment building at 52 Quincy Place NW (also known as 57 Florida Avenue NW). Grimm had begun his career as a draftsman for the DC Public Schools and ended it having designed 1,000 buildings in the city.[136]

Albert H. Beers took over as Wardman's primary architect in 1905, the year Wardman began building on Flagler Place and on V Street. As a team, Wardman and Beers built 98 houses over the next three years.[137]

Francis A. Blundon (1867-1939)

Born in Loudoun County, Virginia, as the son of a building contractor, Francis Blundon worked as a carpenter's apprentice and journeyman for several years before venturing out on his own in 1892.[138] Over the next decade, he would construct several hundred houses in Washington. His brother William C. Blundon was also an active builder in Bloomingdale.

In partnership with William C. Freeman, Blundon built and designed a number of grand three-story houses along First Street's west side: numbers 2110-2120 (between V & W streets) in 1901, and the 1700-1800 blocks (between Randolph and Seaton streets) in 1902.

By 1900, Blundon lived at 67 S Street NW, which was among several houses he built on that block in the 1890s. Blundon's design/build work in Bloomingdale also included a gracious row at 115-127 V Street (1902), adjacent apartments at 1812-1814 North Capitol Street NW (1903), and his family's home at 100 W Street (1902).[139] His household there in 1910 included his wife Mary, two teenage sons, and his brother Robert, a real estate salesman. A 23-year-old chauffeur, Frank R. Payner, and 30-year-old cook Hattie Clement, both African-American, lived there as well. The *Evening Star* referred to Blundon that year as "the pioneer builder in the Bloomingdale section."[140]

By this time Blundon had begun working with architect William Allard, whose firm, Allard & Appleby, primarily built speculative rowhouses. (The firm built a total of 620 buildings in DC.)[141] In addition to rows for Blundon, Allard designed rows along the south side of Adams and north side of W's unit blocks (46-60 Adams and 21-45 W), along the north side of Seaton Place's 100 block, and in Bloomingdale's southwesternmost block, bounded by First, Second, R, and Randolph. Allard designed these rows both for his own firm and for builder George C. Pumphrey.[142]

By 1920 Blundon had retired to Forest Glen in Silver Spring, Maryland, and was identified in the census as a farmer. Upon his death at age 72 in 1939, Blundon was interred at Glenwood Cemetery. Over the course of his career he built close to 400 houses in Washington, more than half of them in Bloomingdale, and many in neighboring suburbs.[143]

Thomas M. Haislip (1866-1903)

Thomas M. Haislip was born on a farm in Fairfax, Virginia, and moved to DC around 1886.[144] He began working in Bloomingdale in 1897, when he was hired by Middaugh & Shannon as the architect for almost all the houses they built in the neighborhood over the next two years. During that time, Haislip also became a builder himself, beginning with the houses he designed and constructed at 55-67 Quincy Place for real estate developer John W. Gregg in 1898. Haislip designed and built a total of 26 houses and two stables with Gregg and began working for himself in July 1900. That month he obtained permits for 1825-1829 First Street, then a few months later began work on six houses at 57-79 Seaton Place NW. In 1901, he built 28 more houses along both sides of First Street (the 1900 and 2100 blocks), in addition to houses at 113-121 U Street and a house for his family at 87 V Street. That same year, Haislip also designed and built two rows of houses at 15-25 and 67-77 U Street for David Moore. The next couple of years continued to be busy for Haislip: in 1902 he built houses at 60-78 and 57-79 Seaton Place NW and east of North Capitol along the unit blocks of Seaton and T streets, and in 1903 he built 112-116 U Street. He helped build other houses as well, either in partnership with other builders, as an architect, or both.

Haislip's family was living in Bloomingdale by 1900, at 1809 First Street,[145] a brand-new house built by Gregg and Haislip. By early 1903, the family had moved to the much larger house Haislip designed and built for them at 87 V Street, but Haislip died that year, at age 37.

In an announcement of his death in November 1903, the *Washington Post* called Thomas Haislip "one of the pioneers in the building up of [Bloomingdale]," and said he "established a reputation as a builder of homes which will long be a monument to his integrity, and skill."[146]

Haislip's widow Anna and daughter remained in the house in 1910 but by 1920 had moved in with Haislip's brother, John R. Haislip, and his family at 2120 First Street. (In 1904, John Haislip designed and built three rental houses for Anna at 15-19 Seaton Place NW, and in 1908-1909 he built nine for himself, also in Bloomingdale.)[147]

George Santmyers (1889-1960)

In 1922-1923 the builder C.H. Small & Company developed some of Bloomingdale's last remaining open lots, and employed architect George T. Santmyers (1889-1960) to design them. As one of Washington's most prolific architects, Santmyers designed thousands of houses and more than 440 apartment buildings, although just two in Bloomingdale.[148] Small & Co. obtained permits for 2-20 W Street in June 1922, and for 3-19 V, 8-14 Bryant, and North Capitol's 2100 and 2300 blocks in early 1923. Santmyers also designed houses for the 2200 block of North Capitol and for 1-20 Adams Street (both sides) for builder T.A. Jameson, and for a few other blocks in Bloomingdale during the 1920s.

George Santmyers moved to Washington as a teenager and spent several years apprenticing with local architects. Around 1909 he began working on his own, focusing on rowhouses for the first decade of his career before starting to design apartments in the 1920s. Santmyers designed the three-story apartment building (now McGill Row) at Second and W streets' northeast corner in 1926. In 1936, he designed The Providence apartments at 70 Rhode Island Avenue NW and the now historically landmarked Metropolitan Apartments at 200-210 Rhode Island Avenue NE. The series of private garages built into the basement level at the rear of this building attests to Rhode Island Avenue's increasing importance as a commuter corridor for automobiles during this period. These Art Deco style apartments represent the work for which Santmyers is best known.[149]

Two additional significant contributors to Bloomingdale's building landscape were the architects **Nicholas T. Haller** (1850-1917) and Hunter & Bell. Haller's work includes two of the neighborhood's earliest rows, the houses he designed at 1909-1921 Second Street in 1893 and those he designed at 13-17 S Street the next year. Haller was also the architect for 18-44 Rhode Island Avenue in 1902, 58-74 U Street in 1903, 64-74 Randolph Place NW in 1904, 153-161 Randolph Place NW in 1907 and 1911, and 144-158 W Street in 1913-1915. In 1910, Haller also designed the apartment building at 143 Rhode Island Avenue NW, notable for the contrast of its classical façade with a deep, low-lying roof line and corner tower more reminiscent of Victorian styles. In 1913 he designed the American (later Sylvan) Theater at 104 Rhode Island Avenue. Like many architects of his era, Haller was not formally trained in architecture, but he designed more than 1,600 buildings in DC.[150]

Ernest C. Hunter and George Neal Bell formed the firm **Hunter & Bell** in 1902, the same year they began designing houses in Bloomingdale. These include 1831-1837 First Street, houses on both sides of Flagler Street's 2200 block and Rhode Island Avenue's 100 block, 111 to 127 W

Street, and others. While best known for their apartment buildings, most notably a 1915 building at 2029 Connecticut Avenue, much of the firm's work consisted of designs for row and semi-detached housing. Hunter & Bell designed 58 houses in Bloomingdale between 1902 and 1908.[151]

Commercial Development

Bloomingdale is a distinctively cohesive neighborhood largely because it consists almost entirely of early 20th-century rowhouses; however, some commercial buildings were developed to serve the early residents of the new subdivision. Most were built around the intersection of First Street and Bloomingdale's more central east-west thoroughfare, Rhode Island Avenue. These include the building—originally a store and dwelling—built in 1911 at the southeast corner of First and T streets, and a row of one-story stores along First Street's west side (numbers 1828-1836), built two years later. (The American Theater opened around the corner in 1914.) By 1920 these buildings housed a bakery, a dry goods store, a family dye-and-laundry business, and, at the southwest corner of First and Rhode Island, a Sanitary Grocery (later known as Safeway).[152] A fruit market stood at 1821 First Street, designed as a store in 1911 by Albert Beers. The 1954 directory lists on this block two beauty salons, a dry cleaner, a Jewish-owned liquor store, and a shoe repair shop, among other businesses. A High's dairy stood at the southeast corner of First and T.[153] Former residents recall that Rhode Island Pharmacy, which housed a postal station in the absence of a neighborhood post office, had a segregated lunch counter until the early 1950s. However, other local businesses, including Joseph Mensh's five-and-dime at 1837 First Street, welcomed everyone.[154] By this time black-owned businesses operated nearby.[155] On the east side of the block an African-American doctor, like many in this area, practiced out of his home.[156]

Close to this block, several other properties also were developed for commercial use: 101 Rhode Island Avenue, designed by African-American architect William Sidney Pittman in 1906; 1821 First Street, designed in 1911 by Albert Beers; and 81 Seaton Place, designed by Nicholas Grimm in 1913. The building at 1942 First Street, at the corner of U, was built as a store about 1903. During the 1960s, the Cohen family owned and ran Reservoir Market there; the son, Barry Cohen recalled living over the business.[157] Another store, at 2007 First Street, dates to 1910.[158]

Bloomingdale's remaining commercial structures were built on the west side of North Capitol Street's 1600 block in 1908-1909 and 1929. Number 1644 was a bakery from the beginning, changing hands several times over the years. German-born Gottfried Mayer owned it in 1910; he and his family lived over the store, sharing their space with a young German-born baker-employee. The Mayers remained there in 1915 but by 1920 had moved to Prince George's County, their shop and residence taken over by another family.[159] Neighboring businesses over the years included, in 1920, a Sanitary Market—which opened that year and remained for at least 15 years—a tailor, a shoemaker, a Chinese laundry, a physician's office, and three additional groceries. In 1925, a tailor, a shoemaker, a physician, a pharmacist, an A&P grocery, and a hardware store occupied the block. Foo Wong Laundry and M&E Cleaners were there in 1948, and Super Liquors stood on the block in 1954.

Sylvan Theater

The American Theater opened at 104 Rhode Island Avenue in early 1914. Its developer, Jesse Sherwood, Jr., built the commercial row along First Street at the same time. (Sherwood's family had been farmers in the area that is now Woodridge in Northeast DC, and later became active in developing new subdivisions in Brookland.[160]) Designed by Nicholas Haller, the theater originally seated 700, with standing room for another 300 people[161] and, like other DC theaters at the time, was segregated, for whites only.[162]

In 1917 Harry Crandall acquired the American, adding it to his circuit of theaters, which included the Knickerbocker at 18th Street and Columbia Road, the Savoy at 14th Street and Columbia Road, and three others.[163] (Crandall would go on to develop the Tivoli in Columbia Heights and other grand movie palaces throughout the city.) At the time of the purchase he said he'd been trying to buy this "large neighborhood theater" in "one of the nicest residential portions of Washington" for a long time. According to the *Evening Star*, Crandall planned to show "only the best of photo-plays with fine orchestral accompaniment."[164] But first he planned to redecorate what would now be called "Crandall's American" and add a balcony to increase seating capacity to 1,100. It's unclear whether Crandall ever did this work, as a permit for it could not be located. The city directory listed Crandall's American Theater at 106-118 Rhode Island Avenue in 1919 through 1924. From 1925 to 1929 it was listed as American Theatre at 106-112 Rhode Island Avenue, so Crandall may have sold it. He apparently never owned the building itself.[165]

According to DC movie theater historian Robert Headley, in 1929 the American was renamed the Sylvan for its manager Sylvan Deitz. However, a W.E.S. Wilcox was listed as general manager by May 30, 1930, when the *Evening Star* included a notice of the "Gala Reopening of the Sylvan Theater."

Due to the changing racial demographics of this neighborhood, especially south of Rhode Island Avenue, the Sylvan opened to African Americans in early 1950[166] and was known as a black theater in the 1950s. A former African-American resident of the neighborhood recalls it offering second-run movies at 25 cents for a double feature before 5 pm, or 35 cents after 5.[167]

Early Residents

One of the earliest mentions of houses for sale in Bloomingdale appears in a February 1893 *Washington Post* article with the subtitle, "Architects Busy Designing Residences for Opulent Citizens."[168] The article describes a row of houses in progress on R Street's unit block, numbers 25-53. Two years later, 261 people were living in the Bloomingdale subdivision, [169] and in 1897, Bloomingdale had 403 residents.[170]

By 1900, the "opulent citizens" who occupied R Street's unit block were typical of most of those who lived elsewhere in Bloomingdale: white families headed by men who worked as government clerks, telegraph operators, bookkeepers, store clerks, stenographers, printers, salesmen, bookbinders, attorneys, and physicians. While many of these families rented their homes, as did those who lived around the corner at 1700-1712 First Street, a mix of owners and renters lived in the neighborhood. The owners included many of the men engaged in building Bloomingdale, including Edward Kern, who designed the R Street houses described in the *Post*

and lived at number 29. Kern's household included his 19- and 17-year old sons, the former an electrician and the latter a plumber's apprentice. Most family heads and their wives had been born in or near Washington, though a number were from Pennsylvania, Ohio, or other states in the Midwest or Northeast. Most had parents who had been born in the U.S., but some had emigrated from Ireland or Germany. Some households included grown children or elderly parents of the homeowners, but not many included boarders or servants.[171]

The 22 African American residents of Bloomingdale counted by an 1895 police census, and eight counted in 1897, were likely servants in white households; all sixteen black residents listed in the U.S. Census for 1900 were classified as such.

By 1910, more young families lived in the neighborhood, for example in the two-story houses along Flagler Place's 2100 block and around the corner on U Street's 100 block. A number of these families hailed from outside the DC area and had most likely moved to the city for government jobs. Clerks for the Post Office, Agriculture, and Treasury departments, and for the Immigration and Engraving and Printing bureaus, occupied these blocks. A gunmaker for the Navy Yard, a tailor, a printing shop manager, and a bricklayer also lived near the intersection of Flagler and U. Just east of there, First Street's grand three-story houses were generally occupied by more established families with adult children. This is where, for example, American Federation of Labor president Samuel Gompers lived with his wife Sophia and 26-year-old daughter Sadie, an accomplished vocalist.[172] The Gompers moved to 2122 First Street in 1902, when the houses on this block were brand-new.[173] They lived there for 15 years, during which the AFL's skyrocketing membership greatly increased the organization's influence and Gompers became a leader of international renown. Gompers later wrote of frequent informal meetings held at his house, and regularly spent late nights working in his third-floor study.[174] As an active participant in Bloomingdale's citizens association, Gompers also helped shape the new neighborhood. In 1907, for example, he is cited as protesting the building of a stable for city horses near McMillan Reservoir, for fear it would depreciate property values and potentially contaminate city water.[175] Later that year, Gompers was among those who contributed funds for a legal effort to prevent African Americans from moving into 2206 First Street.[176] As will be discussed below, much of Bloomingdale's housing was initially sold with deed covenants prohibiting occupancy by African Americans, in part as a means of protecting real estate values. Ray Middaugh and William Shannon had included racial covenants in the deeds for houses they built in Bloomingdale, including 2206 First, and so when the owner sold to an African-American buyer, a next-door neighbor sued to have the sale canceled by the DC Supreme Court. The *Washington Times* noted this would be "the first case brought before the local courts in which the citizenship of a whole community had banded together to prevent a colored person from occupying a residence among them."[177] Although there is no evidence the court nullified the sale, a white family owned and lived in the house by 1910, by which time the African American family had moved to Columbia Heights.[178]

An announcement in the *Washington Post* of Gompers' purchase of 2122 First Street also notes the purchase of a house two doors down (number 2126) by Gompers' colleague James O'Connell, president of the International Association of Machinists. Builder John R. Haislip lived at number 2120 with his family, which included a 20-year-old son working as a carpenter. Charles H. Ourand—a DC National Guard colonel, draftsman for the Army War College, and

later president of Bloomingdale's North Washington Citizens Association—lived next to the Haislips at number 2118. Ourand's household included his daughter, a public school teacher, and his son, a civil engineer. Arthur Powell Davis, who was the nephew of noted western explorer John Wesley Powell and directed the Interior Department's Reclamation Service, lived at 2212 First Street. [179]

Dr. Jesse B. Schafhirt, described in the *Washington Times* as "a prominent local dentist" who had "attracted considerable attention through the invention of two new dental instruments," lived at 100 Bryant Street (formerly 2322 First Street), designed for him by Joseph Bohn, in partnership with developer Middaugh & Shannon.[180] Until his death in 1908, Universalist minister Alexander Kent lived with his wife, the suffragist Carrie E. (Gove) Kent, at 26 T Street, designed and built by Francis Blundon in 1901.[181]

Citizens Association

Many of Bloomingdale's early residents were active in the local citizens association, which advocated for basic infrastructure such as paving, street lights, sewers, and streetcar service as well as for local schools, a firehouse, a playground, and other neighborhood amenities. Especially due to the absence of home rule in DC, citizens associations and their well-connected members served as essential advocates for neighborhood improvements. In segregated Washington, citizens associations admitted whites only. (Their umbrella group, the Federation of Citizens Associations, voted in 1910 to prohibit African-American groups from joining.)[182] The Bloomingdale association's president reported in 1904 that 150 residents had joined in its first year alone, and it had five separate membership committees, each with at least nine members. Then known as the Bloomingdale, Le Droit Park, and Reservoir Heights Citizens Association, it was also notable for being the only such association in the city to include women as members. "It was argued that many of the homes of the city are owned by women; that they should therefore exercise the right to urge ways and means to improve and protect them," the *Washington Times* reported.[183]

One of the association's earliest accomplishments, when it was still known as the North Capitol and Eckington Citizens Association, was the establishment of **Engine Company No. 12** at 1626 North Capitol Street NW in July 1897.[184] Later dubbed the Bloomingdale Firehouse, this three-story, Dutch Revival style fire station served the neighborhood until 1987.[185] The building was designed by Snowden Ashford and is considered a premiere example of his work. (Ashford became DC's first municipal architect in 1910 and is known primarily for his design of public schools.) The iconic firehouse building is a designated historic landmark that has housed a restaurant since 2015.[186]

Bloomingdale's citizens association also successfully advocated for the establishment of the **Nathaniel Parker Gage School**, which opened in 1904 at 2035 Second Street to serve white students.[187] Named for a beloved and influential educator in the District's public schools, the two-story, Georgian Revival-style building was designed by municipal architect Lemuel W. Norris. It was expanded in 1908, though was overcrowded by 1912 and remained so into the

1920s.[188] In 1929, the Bloomingdale Civic Association, the African-American counterpart to the whites-only citizens association, requested the school be transferred to the DC Public Schools' colored division due to the neighborhood's changing racial demographics, but it remained an exclusively white school until 1954.[189] Bloomingdale's African-American children continued to attend Mott Elementary School at Fourth and W streets. (Gage closed in 1976, when the Gage-Eckington School (since razed) was built nearby, and Mott closed in 1977.)

The Gage School was designated a historic landmark in 2004, both for its architectural significance and for its commemoration of an important early education leader and reformer. The school is also important for being an institutional building in the midst of an otherwise almost entirely residential neighborhood, and is said to exemplify "the creative neighborhood-friendly approach that architects in private practice brought to the . . . Office of the Building Inspector." It was converted to condominiums in 2004-2008, at which time a new four-story building was constructed north of the historic schoolhouse in the former playground area, as part of the condominium complex.[190]

Bloomingdale's citizens association also supported the opening of Langley Junior High School in 1923 and **McKinley Manual Training School** (originally located at Seventh Street and Rhode Island Avenue NW) in 1928, both just east of Lincoln Road along T Street NE.[191] Both schools were built to serve white students, with Langley remaining segregated until 1951 and McKinley until 1954.[192] Only a few dozen white students, of 1,900 total, remained at McKinley by the mid-1960s, and both schools eventually closed.[193] However McKinley was later renovated and re-opened in 2004.[194]

McMillan Park

The development of McMillan Reservoir along Bloomingdale's northern border in 1885-1888 coincided with the opening of the neighborhood's first subdivision. The reservoir's Slow Sand Filtration Plant, which originally spanned First Street and occupies approximately 25 acres of the 113-acre property, was constructed in 1902-1905. The site is visually best known for its linear series of 22 (originally 29) 32-foot-high sand silos, used for storing the sand used in the underground filtration system. The top of the filtration plant provided an extensive flat lawn ideal for landscaping as a park in keeping with the recommendation by several noted architects—members of the Senate Parks Commission—that the escarpment just outside the city's original boundary at Florida Avenue served "as a natural situation for a series of green open spaces, in large part for the wonderful vistas such a height afforded." The architects envisioned a park at McMillan Reservoir serving as a key link in an "emerald necklace" stretching from Rock Creek to the Anacostia River. In 1906 the reservoir and filtration plant were designated as a park honoring Senator James McMillan, who had chaired the commission and overseen the initial implementation of what became known as the McMillan Plan—before his sudden death in 1902.[195]

In 1908, Frederick Law Olmsted, Jr. was engaged to landscape the grounds of the filtration plant in a formal style that would complement the striking industrial features of the site. Olmsted treated the reservoir as a central element, designing walking paths around it and plantings that would allow for clear views of the water.[196] The *Evening Star* reported in 1910 that terraces were

"being laid out on the bluff just north of Bryant Street," and that rose bushes were being "planted on the southern slope of the reservoir just east of Howard University. When the plans are developed," the article went on, "McMillan park will be one of the beauty spots of the District."[197]

A monumental fountain, designed by Charles Platt and Herbert Adams, was erected in 1913 at the highest point of the reservoir grounds so that it was clearly visible beyond the park itself, to passersby. It stood at the top of three broad tiers of evergreen-lined steps ascending the embankment from First Street just north of Channing and was fed by an endless supply of water making its way from the reservoir to the sand filtration plant. Its design consisted of three female figures symbolizing the "graces" of God, surrounded by steps and benches of pink granite.[198] In the spring of 1914, according to the *Star*, a performance by the U.S. Engineer Band was to be a "means of drawing to that park with its wide vistas throngs of people who have never seen the fountain that plays there—one of the … most beautiful in Washington."[199] The tactic apparently worked, as 2,000 people attended a Marine Band concert held at McMillan Park three summers later.[200]

In addition to the fountain, only part of which survives in the park today, several other structures contribute to the site's historic visual character. These include the 1901 Italian Romanesque-style East Shaft gatehouse at the park's main entrance, designed by New York architect Henry Alexander McComb; the Moorish Revival-style spring house (marking the head of Smith Spring) near the north end of the reservoir basin, designed by the U.S. Army Corps of Engineers' T.W. Symons in 1886; and the nationally landmarked Fire-Alarm Headquarters, designed by municipal architect Nathan C. Wyeth in 1939. Wyeth also designed an attractive two-story brick field house that still stands at the top of an embankment facing Bryant Street.[201] Wyeth—a noted architect who designed numerous public buildings, memorials, and luxurious private homes—served as the District's municipal architect from 1934 to 1946.[202] His design was approved in March 1934, after another design was scrapped for interfering with the park's fountain.[203] However, because the workers assigned to build the field house were employed through New Deal federal jobs programs for which funding was inconsistent, construction took several more years.[204]

Frederick Olmsted's design for McMillan Park included a playground, a wading pool, and a track,[205] and the *Washington Post* reported in the summer of 1913 that between 300 and 700 children were using the new playground. It was described as "the most modern in the city" and was

> *equipped with sand boxes for the very young, swings of every description, "baby hammocks," athletic paraphernalia of all sorts for the larger children, tennis courts, basket-ball grounds, slides, and, indeed, every known contraption which will interest the young.*[206]

By 1920, McMillan Park was described as having six tennis courts, providing the most shade of any District playground, and accommodating 3,000 children.[207] A DC, Maryland, and Virginia horseshoe championship took place on the park's six electrically lit horseshoe courts in August 1937.[208]

Because it was operated by the District's Recreation Department, which segregated all of its facilities, only white children were permitted on the Bloomingdale Playground.[209] However, outside of the playground itself, as a federal property McMillan Park was among the few public recreation spaces in the city that did not prohibit use by African Americans.[210] And because it was close to neighborhoods where African Americans lived, many took advantage of it, including students of Howard University next door. There was, in fact, no visible divide between the campus and the park before the 1960s, when the buildings that now line Fourth Street west of the reservoir grounds were constructed. (Olmsted had planned for trees to be planted there as a gracious border to the park, but this plan was never carried out.)[211] African Americans who grew up around Bloomingdale recall visiting McMillan Park for picnics and Easter egg rolls, among other activities.[212]

Just after the United States entered World War II, in late 1941, the U.S. Army took over McMillan Park, enclosing the site in chain-link fence.[213] (Other DC parks were closed and converted to defense purposes as well.) [214] The North Capitol Citizens Association and the District Commissioners campaigned for the playground to be reopened after the war, and by late September 1947, the DC Recreation Board was seeking a new recreation director for the playground.[215] As a debate between the DC Recreation Board and the federal government over segregated recreation facilities intensified, Bloomingdale Playground remained open to whites only, though by this time Bloomingdale had become a largely African American neighborhood. The city opened two playgrounds to mixed use in 1949, and another six by 1952, but by then Bloomingdale Playground had closed for good.[216]

Langley Playground at First and T streets NE was one of the facilities that desegregated in March of 1952, shortly after the adjacent Langley Junior High School was transferred to the "colored" division of the District's public schools.[217]

Although neighbors have long advocated for returning McMillan Park to its intended use as a recreational space, the park remained closed in 2016.[218] Its landscape design has been sorely neglected; recreational space, including the tennis courts at Second and Bryant streets, was replaced by industrial facilities for the city; and the Bloomingdale Playground, formerly just north of Bryant Street between First and Second streets, has been replaced by parking lots.[219] The McMillan Fountain was dismantled and removed from the park when a second clear water basin was constructed south of the first one beginning in 1939. While the fountain has been returned to a spot close to its original location near First and Channing streets, it has been damaged by fire, and parts of it have been lost.[220]

Churches

The first neighborhood church to serve the rapidly growing early Bloomingdale community was the **Memorial Church of the United Brethren in Christ,** which opened on the west side of North Capitol Street just north of R in January 1893. Its original building, designed by architect/builder Edward Kern, had room for up to 400 worshippers.[221] As the United Brethren's first church in Washington, it was reportedly meant to establish a presence in the nation's capital and to "serve a rapidly growing community, destined to become one of the most desirable sections of the city."[222] By 1895, 300 students regularly attended the church's Sunday school—

an 1897 article calls the school "one of the most flourishing in the city"—and in 1901, a new building was already planned "to accommodate the large and increasing audiences that weekly fill the present structure."[223] (In early 1902, a local paper reported that 104 new members had joined the church just in the previous seven months.)

The church's original building was replaced in 1905,[224] and a separate building used for the Sunday School was replaced in 1915. (In the cornerstone for the addition, the *Evening Star* reported, the congregation placed a recent photo of the Sunday school's 400 members in front of the church's old building, among other items.)[225] The church continued to grow over the next several decades but in 1957 followed its members to the suburbs, moving to Silver Spring, Maryland.[226]

The building next became home to **Metropolitan Wesley African Methodist Episcopal (AME) Zion Church**, which had been displaced by urban renewal in Southwest DC**.** Organized in 1832, Metropolitan Wesley arrived in Bloomingdale at a time that it too was undergoing a rapid transition following the 1954 legal desegregation of public schools. Although many white residents had already left as the black population increased here, and as federally subsidized suburban housing beckoned following World War II, many more whites left after 1954. Metropolitan Wesley's pastor at the time of the move, Rev. Robert H. Collins, continued there until his retirement in 1967.[227] The church still served the community in 2016.

Church of the Advent, at the southeast corner of Second and U streets, opened in April 1894 primarily to serve residents of neighboring LeDroit Park and Eckington.[228] Originally a one-story brick building with "a slate roof and beautiful and artistically designed gothic windows," it seated up to 350 congregants.[229] Upon its dedication, according to the *Washington Post*, "while it is reached by paved streets to the front, on the east is an unobstructed view of field and forest, extending to Eckington and the Soldiers Home."[230] By the time the building was expanded in 1906, most of its original LeDroit Park members had moved away, the *Post* reported, but new Bloomingdale residents had begun to replace them, and brand-new rowhouses dominated much of the surrounding landscape.[231]

Over the next three decades, Le Droit Park transformed into an exclusively African-American neighborhood as, immediately to the east, many Bloomingdale blocks between Second and First streets followed suit. As whites left this area, the parish was terminated and the building and land turned over to an African-American congregation. **St. George's Chapel** held its first service in the building in January 1935, just five days after Church of the Advent held its last, on December 30, 1934.[232] The church building that stands at Second and U today was designed by the architecture firm Allard & Joutz and built in 1969.[233]

On the other side of Bloomingdale, **Saint Martin's Catholic Church** began with a Sunday school at the former David Moore family home, on the west side of North Capitol Street just north of T, where the church stands today. Organized by members of Saint Anthony's parish in Brookland, the new Sunday school hosted nearly 300 people when it opened on October 6, 1901.[234] The following month the church held its first Mass. Around the same time that the Moore family razed the mansion, in May 1902,[235] the church purchased property on the same block and erected a two-story parish hall and residence, both designed by Albert O. von

Herbulis.[236] Noted for his ecclesiastical architecture, von Herbulis designed the Immaculata Seminary in Tenleytown, a National Historic Landmark, in 1904, and is best known for his design of the Cathedral of St. Helena in Montana. Von Herbulis also designed buildings locally for St. Anthony's and other Catholic orders in Brookland, and for Georgetown University. [237] The original parish hall, now the northernmost section of the Saint Martin's complex, later housed Saint Martin's School until it moved across North Capitol to T Street NE around 1920.[238] (At that location, a convent was built about five years later to house the school's teachers, the Sisters of Notre Dame de Namur.[239] In 2010, the former convent became part of the Summit at St. Martin's, an affordable housing complex.) In 1913, William Franklin Wagner designed a one-story church at the intersection of North Capitol and T. Wagner's other designs included the spires and front of Saint Patrick's Church downtown (designed in partnership with Haswell R. Williams in 1907), as well as other churches and homes in the area.[240] The one-story church became an extension of the much larger parish hall completed in 1939, which was designed by Frederick V. Murphy.[241] Murphy was the founding head of the Department of Architecture at Catholic University, where he worked from 1911 to 1950. Murphy also maintained an active private practice in partnership with Walter B. Olmsted, with whom he designed many of Catholic University's buildings. The firm designed numerous DC-area churches, including the landmarked Sacred Heart Church at 16th Street and Park Road NW.[242]

Saint Martin's was founded primarily to serve the growing Irish and, later, Italian populations in the Bloomingdale area, especially when the construction of Union Station began about one mile south in 1901 and displaced hundreds of families. The church thrived even as the neighborhood's complexion continued to change. After Cardinal Patrick O'Boyle mandated that DC's all-white Catholic schools begin accepting African-American students in 1950, Saint Martin's School began that year with ten black students. Four years later, about one-third of its students were African-American, and by 1960 the entire graduating grade school class was African-American. As the only Bloomingdale church that welcomed its new neighbors rather than moving away or closing altogether as white congregants left the area, St. Martin's is warmly remembered by Edward Branch, a former St. Martin's altar boy who became the first black priest in Louisville, Kentucky, and whose brother Leslie became the first black chaplain in the Navy.[243]

The November 1902 dedication of the **Rhode Island Avenue Methodist Protestant Church**, at the northeast corner of Rhode Island and First Street, marked the beginning of development along Rhode Island Avenue between North Capitol Street and the LeDroit Park border at Second Street. Though this stretch of Rhode Island had not even been fully paved in 1902, by the time a real estate map was published the next year, the church was joined by 30 rowhouses to the east, including 16 on the south side of Rhode Island, and four more just west of First Street.[244] Founded downtown as Central Methodist around 1835, the church was making its second move to larger headquarters, in keeping with "the shifting of its members to homes of their own in the less crowded section of the city," a local paper reported.[245]

Within just three months of the new building's opening, the church's congregation doubled in size, according to the *Post*, and its Sunday school more than tripled, from around 85 to more than 300 children. The church's pastor, Reverend J.M. Gill, was credited for recommending the new site and for the church's great success in attracting new members.[246]

Rhode Island Methodist became a community anchor, regularly hosting citizens association and other community meetings. It built an addition in 1906 to house the Sunday school,[247] and renovated both the church and Sunday school buildings in 1940.[248] But eventually its members began moving out of the neighborhood, and in August 1958 the church held its final service.[249]

The African-American congregation of nearby **Mount Bethel Baptist Church** purchased the building that year. By this time, the racial covenants that had excluded African Americans from much of Bloomingdale, including the block where the church stands, were no longer legally enforceable.[250] (The lot for the church itself had been sold in 1902 to Rhode Island [then Central] Methodist Church, by Sarah Moore, with a deed covenant prohibiting African-American occupancy.)[251] While African Americans had begun moving to the area south of Rhode Island Avenue as early as the 1920s, they could now live wherever they wanted, and an increasing number moved onto blocks that had formerly been off limits. As a result, Mount Bethel, at 205 V Street NW, had grown so much that it had run out of space. Reportedly the largest church and "most pretentious in appearance in Howardtown" upon its opening in 1890, it now had 1,500 congregants.[252] By November 1958, the church had moved to its spacious new building at First and Rhode Island, where it remained in 2016.

The congregation of **St. Paul's Methodist Episcopal Church South** broke ground for its first building on November 18, 1904, the same day its deed was transferred to the church by a Methodist organization that had purchased the property on its behalf.[253] Although St. Paul's had only recently organized, it reportedly had 80 members who met in a rowhouse at 65 Rhode Island Avenue, a private residence. Now they were constructing a building designed by Speiden & Speiden on S Street just east of Second Street.[254] By the time the building opened in mid-May 1905, the church reportedly had a membership of 121, despite not having had an official home. The dedication was celebrated over five days, with speeches by visiting ministers, special services and music, and copious displays of flowers.[255] In the mid-1920s St. Paul's moved to 4704 13th Street NW.[256] By this time its LeDroit Park congregants had likely moved away; this southern section of Bloomingdale was becoming increasingly African American.

In August 1927 the Church Extension Society of the Presbytery of Washington City bought the St. Paul's building, and the African-American Tabor Presbyterian congregation moved in. Organized in 1924, the Tabor congregation had met at the Twelfth Street YMCA for its first three years. Once in Bloomingdale, it opened a weekday church school for neighborhood youth and regularly hosted meetings of the Bloomingdale Civic Association.[257] By 1934, seven years after Tabor's arrival, the south side of S Street's 100 block was entirely black-occupied, as were several of the blocks just south and east of here. The north side of S Street and the rest of that square block, where racial deed covenants presumably were still in effect, remained exclusively white. Tabor was still listed at this address in the 1973 city directory, but by 1979 the building was housing Genesis Pre-School, and in 1980 it was Greater Ark Baptist Church.[258] The building has since served as the home of the Free Gospel Church of the Apostle's Doctrine,[259] the Lively Stone Church of God,[260] and the Medhane Alem Eritrean Orthodox Church.[261] The building was put on the market in 2016.

Bethany Baptist Church, organized in November 1904 to serve the growing Baptist community in LeDroit Park, Bloomingdale, and Eckington, laid the cornerstone for its new building at 215 Rhode Island Avenue in October 1907 and opened three months later.[262] Although the church, designed by Frank H. Jackson, was the first building on Rhode Island between Florida Avenue and Second Street, rowhouses occupied both sides of the street by 1909. Bethany stood at this location until 1952, when the building was sold to **Mount Pleasant Baptist Church,** a black congregation still led in 2016 by its founding pastor, Reverend Robert Anderson.[263] Mount Pleasant's early services, beginning in 1918, had reportedly been held in a building at 11th and V streets and later moved to 1106 W Street until it purchased the sanctuary on Rhode Island Avenue.[264] Mount Pleasant Baptist Church built a major addition to the 1907 church building, more than doubling its size, but designed in an architecturally consistent manner to it. (Bethany Baptist Church is outside the boundaries of the proposed Historic District.)

Bloomingdale's Racial Transition

As in other neighborhoods throughout DC, Bloomingdale's early developers used deed restrictions to shape their new neighborhood. Prior to the advent of zoning regulations in the 1920s, covenants in deeds for building lots and new houses commonly required, for example, that only single-family houses be constructed or that buildings be a certain distance from the street, and forbade certain uses, such as manufacturing or saloons. Covenants prohibiting the sale or rental of houses to African Americans were used to ensure racial exclusivity, and are known to have been widely used during this period as increasing numbers of southern black migrants moved to cities in the North.[265] As new subdivisions were built consisting of dense blocks of rowhouses, where neighbors lived very close together, white homogeneity was marketed as essential for safe, stable neighborhoods, and to upholding property values.[266] In fact, when the Washington Real Estate Board adopted a code of ethics in 1921, it included a provision barring "property in a white section" from being "sold, rented, advertised, or offered to colored people." (Three years later the National Association of Real Estate Boards followed suit.)[267] Local newspapers, which routinely advertised housing by race, were governed by the same principle. As many scholars have noted, urban space became increasingly racialized during this period, with racial categories assuming a major role in defining the character of new subdivisions and the boundaries within and between them.[268]

The equation of African-American residents with declining property values became a self-fulfilling prophecy in cities all over the U.S., but Bloomingdale's particular history in this regard is remarkable.[269] Historians and legal scholars have recently noted that in newer, less established neighborhoods, racial covenants were more common, although perhaps less effective.[270] The neighborhoods around Howard University and just below Florida Avenue were home to substantial African-American communities prior to Bloomingdale's development, which coincided with the early racial transition of LeDroit Park, immediately to the west. Other geographic barriers—the cemeteries to the east and the extensive properties surrounding McMillan Reservoir and the Old Soldiers Home to the north—left Eckington, east of North Capitol Street, as Bloomingdale's only white neighbor. As a result, Bloomingdale's exclusive status was tenuous from the beginning. While racial deed covenants would initially help prevent African-American "encroachment," scholars have suggested that such covenants were largely symbolic unless actively enforced. In many communities, the presence of covenants alone made

them effective, but Bloomingdale is among just a few locales around the country where a significant number of legal suits emerged.[271]

Even before the neighborhood was fully developed, Bloomingdale residents began organizing to uphold the new subdivision's exclusive racial status. Among the early stances taken by the North Capitol and Eckington Citizens Association was its opposition to the construction of Langston Elementary School for African-American children just south of Bloomingdale on P Street's unit block NW.[272] Though the nearby Slater School, in the city's "colored" division, had been overcrowded almost from the time it opened in 1890, the citizens association successfully delayed Langston's construction for over two years.[273] It finally opened in 1902.

In addition to using the courts to enforce existing covenants, Bloomingdale's citizens association worked to add racial covenants to deeds that hadn't included them when the houses were first built. Developers and real estate firms often actively encouraged citizens associations in this pursuit.[274]

The U.S. Census for 1920 sheds some light on the maturing neighborhood. Notably, the occupations of those who lived along First Street—originally home to numerous high-level professionals—indicate that home values may have begun to decline. Residents of First Street's 2100 block included a professor of music and a pharmacist, but most were employed as government clerks or in similar occupations, and in such positions as machinist, watchman, tailor and meat cutter. Many houses in the neighborhood remained owner-occupied, but as Bloomingdale's first generation of homeowners aged and neighborhoods further from downtown became more accessible and appealing, some houses were now entirely occupied by renters, including lodgers. Number 40 Randolph Place, for example, had been purchased by Earl and Minnie Torrey, a young couple from Michigan, between 1900 and 1910, but was being rented to 60-year-old Catherine Powderly and her four adult children and sister-in-law in 1920. By this time, the Torreys were renting rooms at a house on Jocelyn Street NW, in DC's growing Chevy Chase neighborhood. The Torreys move across town—to a house that was likely farther from Mr. Torrey's job as a probate lawyer—represents a transition that seemingly began at Bloomingdale's southern end. As increasing numbers of African Americans began populating the blocks immediately south of Florida Avenue and west of First Street, white homeowners started leaving the neighborhood. Racial covenants prevented them from selling their houses to black buyers, while racial change simultaneously depressed home values for houses that could be sold only to whites.

Racially Restrictive Deed Covenants: Enforcement and Legal Challenges

The surrounding racial geography along with DC's rapid expansion and urbanization during and after World War I combined to make Bloomingdale the epicenter of legal battles over racially restrictive deed covenants. The numerous racial covenant cases that originated in Bloomingdale included the first and final cases to be argued in the DC courts. The latter two cases, *Hurd v. Hodge* and *Urciolo v. Hodge*, served as companions to the U.S. Supreme Court's landmark 1948 case *Shelley v. Kraemer,* in which racial covenants were ruled unenforceable.

The house at 2206 First Street NW was one in a row built in 1899 by developer Ray Middaugh and sold with a deed containing a standard racial covenant, prohibiting the property's rental, sale, or transfer to "any negro or colored person" under a $2,000 penalty. When African-American civil engineer Francis de Sales Smith bought the house in 1907, several neighbors brought a suit to prevent his family from moving in, which would "do irreparable injury to the residents and depreciate the value of the adjacent properties," they alleged.[275] They dropped the lawsuit after arranging for the sale of the house to another party.[276] Middaugh & Shannon continued to include racial covenants in deeds for the many houses it developed and sold in Bloomingdale and throughout the city.

Although no additional lawsuits to enforce racial covenants were brought for the next several years, by 1913 the North Washington Citizens Association was becomingly increasingly concerned about a potential influx of African Americans into Bloomingdale. That year, the association passed a resolution not to sell to African Americans "unless forced to do so by virtue of the fact that the adjacent property has been occupied by colored tenants, and, in consequence thereof, we are unable to make any other disposition of our property without loss." Members also resolved not to do business with real estate agents "endeavoring to place colored people in this neighborhood" and agreed to help neighbors who must sell or rent to find a white tenant "if asked to do so."[277] The citizens association also vowed to work on a proposal to Congress to enact a racial zoning law throughout the city, and in 1922 opposed the opening of school libraries to children of both races.[278] In 1925, the outcome of another Bloomingdale case set precedent for enforcement by DC courts of racial deed covenants. *Torrey v. Wolfes* originated in 1924 when Earl and Minnie Torrey attempted to sell their house at 40 Randolph Place NW to Sereno Ivy, an African American. By this time African Americans had begun to move onto blocks just north of Florida Avenue and west of First Street, but as of 1920, the blocks north of R and east of First remained white.[279] Because Middaugh & Shannon had racially restricted much of Randolph's unit block in 1904, including number 40, neighbors sued the Torreys and won. The court maintained that each of the homeowners had agreed to subject themselves to the covenant with the assurance that the other houses would be similarly protected. The court's unconditional enforcement of the covenant made the standard $2,000 penalty clause unnecessary, and deeds became less likely to include such penalties as a result.[280] Although deed covenants continued to be effective in maintaining whites-only blocks east of First Street, African Americans continued to settle on Bloomingdale's 100 blocks as far north as Bryant Street during the 1920s and 30s.[281]

At an October 1924 meeting at St. Martin's Church, described as "packed to overflowing," $1,000 was collected toward an effort "to keep Bloomingdale and vicinity as nearly as possible a strictly white residential section." A committee was formed to track homes that might be sold or rented to African Americans, to secure pledges not to do so without the committee's consent, and to initiate or support litigation to prevent racial deed covenants from being violated. The meeting was opened by a neighborhood resident who claimed to have unwittingly sold his house to a real estate agent who had "put it immediately in the hands of colored people."[282]

Meanwhile, in Dupont Circle, another case set precedent for the legality of racial covenants by agreement, which would soon become popular in Bloomingdale. In this case, *Corrigan v.*

Buckley, neighbors had signed an agreement to restrict the sale or rental of their houses to whites. Such agreements were commonly orchestrated by citizens associations and, once submitted to the Recorder of Deeds, became legally binding. The U.S. Supreme Court's explanation for declining to hear the case—that it did not have jurisdiction because this was a private contract among property owners—led to a proliferation of petition covenants in DC and in cities across the country.[283] While civil rights activists were shocked at the outcome, as they had come to believe that courts would surely rule restrictive covenants unconstitutional,[284] on S Street the segregationists' victory was pyrrhic: as a local headline put it, "While Lawyers Argue Block Becomes Black."[285] Among those who moved to S Street's 1700 block as this case moved through the courts in the 1920s was the family of Charles Hamilton Houston, who would later become a key figure in defeating racial covenants nationwide based on a series of Bloomingdale cases he litigated.[286] In Bloomingdale, however, restrictive covenants continued to exclude African Americans from much of the neighborhood for far longer.

The first covenant by agreement enforced in Bloomingdale involved 77 Randolph Place NW, one of a row of houses built in 1903 by Francis Blundon. In this case neighbors sued Edward Russell, a white homeowner who had signed a petition covenant but who claimed to have done so with the understanding that the covenant would become effective only if all the homeowners on the block signed it. (Many restrictive covenants contained such clauses.) Russell had attempted to release himself from the contract, writing to the citizens association that he and his wife felt "that we have for years done all that we possibly could to assist you in maintaining a white neighborhood," and that "we signed after being assured that some of the residents concerned had signed, who have since advertised and sold." Attorneys for the Russells also argued that the signatures of absentee owners were invalid.[287] Around the time the covenant was officially recorded in May 1926,[288] the Russells had sold their house to Sarah and Edgar Newton, an African-American teacher and her husband, who worked at the Government Printing Office. Although a lower court judge initially permitted the new owners to stay, the DC Supreme Court upheld the covenant, despite the fact, noted the *Afro-American*, that this section of First Street, "on both sides of Randolph … [was] occupied by colored persons."[289] Among several lawyers who represented the Russells and the Newtons in an unsuccessful appeal were local civil rights attorney George E.C. Hayes and a noted New York NAACP attorney and Jewish civil rights advocate, Louis Marshall. The case was decided in February 1929.

Around the same time, the first black homeowners on First Street between Adams and Bryant became the target of another lawsuit. Middaugh & Shannon had racially restricted this block upon its development in 1902, and the house at 2328 First had since been sold "subject to the covenants of record."[290] When white homeowner Thomas Grier later sold the house to Henry and Alyce Cornish, an African-American couple, the neighbors who sued them included citizens association president Henry Gilligan, an attorney who lived on the block and routinely brought covenant suits on the association's behalf.[291] In this case, the Cornishes' attorneys noted that, contrary to depreciating property values, black buyers would pay much higher prices than whites for real estate in Bloomingdale.[292] After the DC Supreme Court in April 1927 nullified the sale of 2328 First Street and ordered the Cornishes to move out, Louis Marshall and George Hayes appealed this case in conjunction with the Russell case on Randolph Street, but the outcome was

the same. Although the NAACP then petitioned the U.S. Supreme Court to review the case, the Court declined to consider it.

The courts applied the Cornish decision to several other pending cases, all involving houses just around the corner along the 100 block of Adams Street that had been racially restricted upon sale by Middaugh & Shannon around 1905. Despite the fact that many nearby houses without covenants were now black-occupied, the African-American residents of 116, 120, 124, and 141 Adams Street were all required to vacate their new homes in 1927. "The deeds conveying these properties," reported a local paper, would be "set aside and a penalty of $2,000 … assessed against the defendants, including the white owners from whom they purchased, for violation of these covenants."[293] The continual threat of lawsuits ensured that at least some of the houses on Adams Street's 100 block remained white-owned, but as homeowners moved out of the neighborhood, an increasing number of the houses became rental properties or even sat vacant. The racial covenants meant to uphold property values had begun driving values down, and by the late 1930s some homeowners were making efforts to be released from the covenants.[294]

A 1937 case involving eight houses at the northeast corner of First and S streets pitted white homeowners against each other over the enforcement of racial covenants. The owners of the six houses at 1737-1747 First Street wanted to be released from the racial deed restriction placed by Middaugh & Shannon 30 years earlier, because, noted their attorney, the neighborhood was now "predominately colored."[295] But a release required the consent of all eight households in the original row, including two around the corner at 80-82 S Street NW that supported the covenant. The court upheld the covenant, stating that it effectively created a "barrier against the eastward movement of the colored population into the restricted area."[296] Although a dissenting judge argued that the covenant no longer met its original purpose and had become a burden, demographic data from the period shows that covenants did continue to have the desired effect of preventing black settlement on Bloomingdale's unit blocks.[297] They also resulted in overcrowding. By 1940 Bloomingdale was 40 percent African American, with some households west of First Street, for example on W Street's 100 block, consisting of up to 12 or 13 adults, including multiple lodgers.[298]

Most of Bloomingdale's black residents were employed in the limited range of occupations available to them, for example as laborers, maids, chauffeurs, cooks, messengers, porters, or mail carriers. A small number were teachers, one of the few non-service professions in which African Americans could find steady employment. The black residents of W Street's 100 block also included a chemist (Norris A. Dodson, at number 115) and the family of Industrial Bank of Washington president Jesse H. Mitchell, at number 111.[299]

Around the corner, First Street's 2100 block remained exclusively white in 1940 but, in many cases, just as crowded as the black-occupied blocks to the west. Three families and three additional lodgers lived at 2128 First Street in 1940, for a total of 14 people. Next door, a multigenerational family of 11 rented number 2126 and boarded four others. A family of eight, including the head of household's two adult brothers, rented 2124 First Street along with three lodgers. 2122 First Street, another rental, was occupied by 14 residents, members of three families. By this time, Bloomingdale's white residents mostly held skilled but often blue-collar

jobs, for example as machinists, steamfitters, masons, telephone company linemen, plumbers, and roofers. There were also policemen and firemen, registered nurses, barbers, bookkeepers, and salesmen, and a handful of lawyers, ministers, and pharmacists.[300] As automobiles and expanding road networks allowed for longer commutes to newer, less urban neighborhoods, Bloomingdale had clearly become less attractive to prestigious white homeseekers. In fact, nearly 90 percent of white households were now occupied by renters.[301]

It was in this context that **Raphael Urciolo** and his brother Joseph purchased several racially restricted houses on Adams and Bryant streets, with the intention of selling them to African Americans. A linguist with two PhDs and a law degree, Raphael Urciolo had inherited his family's real estate business in 1936 and had since begun financing sales to black buyers, often people he knew socially or through work.[302] With white owners in Bloomingdale eager to sell and African Americans facing an increasingly severe housing shortage, the Urciolos and other investors saw an opportunity for profit, even in the face of potential lawsuits. Urciolo, who as an Italian immigrant had experienced discrimination himself, also opposed racial covenants as unjust.[303] (As an outgrowth of their interest in seeing African Americans invest in real estate, both Urciolos later taught real estate law at Howard University for many years.)[304]

At the same time that Raphael Urciolo began partnering with African-American real estate broker and Howard law school graduate Romeo Horad to begin selling houses on Adams Street, local NAACP attorney **Charles Hamilton Houston** was also joining the legal battle against covenants. In 1941-42, Houston represented his friends Mary and Frederick Hundley in a successful covenant appeal on 13th Street in Columbia Heights, before shifting his focus to the 100 block of Adams Street in Bloomingdale. A former dean of Howard University's law school—which he transformed from a part-time night school to a prestigious full-time institution—Houston built the school's civil rights law program and recruited talented students like Thurgood Marshall to work for the NAACP. In partnership with Urciolo and Horad, Houston prepared a petition voiding racial covenants on the block, which a number of white homeowners signed.[305] At the same time, Urciolo moved forward in selling houses to black clients; however, white neighbors sued him. Urciolo represented himself in court.

Charles Houston represented the homebuyers on Adams' 100 block in the DC courts, and used the opportunity to put a new strategy to work: he collected contextual evidence (including testimony from residents, local school principals, and a noted sociologist) to show that racial covenants were having a detrimental impact on the neighborhood. Houston's team also collected detailed data on the ownership history of each house on the block, and mapped the presence of racial covenants, black households, and white households on the surrounding blocks.[306] However, in 1942 the courts upheld restrictive covenants affecting at least nine Adams Street properties: numbers 116, 122, 124, 126, 128, 140, 142, 137, and 145.[307]

In 1945, the courts upheld another covenant, at 2213 First Street, just south of Adams, based on the argument that First Street continued to serve as an effective racial barrier. First Street remained exclusively white from T Street all the way to the grounds of the Soldiers Home, noted Justice Lawrence Groner, and "the neighboring properties eastward are an unbroken white community of nearly a thousand homes under restrictive agreements, most of which are still in

effect." In this case, *Mays v. Burgess,* dissenting **Judge Henry White Edgerton** argued not only that racial lines were clearly in flux—in fact the covenant on this block was soon due to expire—but that the scarcity of housing available for African Americans must be taken into account.[308] Edgerton dissented again when the court heard a second appeal in this case after plaintiff Clara Mays failed to vacate her house.[309] (Edgerton's dissenting opinion in another case, *Carr v. Corning,* called segregated schools unconstitutional four years before the Supreme Court's landmark 1954 ruling in *Brown v. Board of Education* and the corresponding DC case *Bolling v. Sharpe.*)[310]

Charles Houston and Judge Edgerton would play important roles in two more major Bloomingdale covenant cases, both initiated by Raphael Urciolo's sale of 116 Bryant Street to James "Pop" Hurd, the African-American owner of a nearby salvage yard Urciolo frequented for plumbing supplies.[311] By the time this case went to trial in October 1945, Urciolo had sold three more houses on the block—numbers 118, 134, and 150—to African Americans. In suits brought against the Hurds and Urciolo by Frederic and Lena Hodge of 136 Bryant Street, the District Court upheld the covenants on all four properties. In arguing for the Hurds, Houston drew upon the extensive evidence he had compiled for the cases on Adams Street and argued that the conditions of the neighborhood had changed so much since the covenants were first filed by Middaugh & Shannon in 1905, that they no longer served their intended purpose.[312] When a consolidated appeal of *Hurd v. Hodge* and *Urciolo v. Hodge* was struck down, Judge Edgerton again issued a powerful dissent, including the argument that the legal enforcement of limits on the transfer and use of property violated the Constitution. Constitutional law scholar Clement Vose has noted that Edgerton's dissent "was immediately regarded by leading civil-rights lawyers as one of the best formulations … against judicial enforcement of racial covenants."[313] The U.S. Supreme Court affirmed Edgerton's dissent less than a year later, when *Hurd v. Hodge* and *Urciolo v. Hodge* were heard as companions to *Shelley v. Kraemer,* a St. Louis case. Following testimony by Houston and a team of NAACP attorneys that included Thurgood Marshall, Houston's former student at Howard University, the Supreme Court held that the enforcement of racial covenants violated the 14th Amendment and the Civil Rights Act of 1866, and was "contrary to the public policy of the United States."[314]

Although Frederic and Lena Hodge declared they would remain on Bryant Street and DC's Federation of Citizens Associations began organizing to enforce voluntary restrictive covenant agreements among neighbors, which under the *Hurd v. Hodge* decision remained permissible (just not enforceable), most of Bloomingdale's remaining white residents left this section of the city.[315] By 1960, six years after public schools were legally desegregated, more than 99 percent of Bloomingdale residents were African American.[316]

African-American Community

African Americans had owned homes in Bloomingdale, especially south of Rhode Island Avenue, since at least the 1920s. They established the Bloomingdale Civic Association (BCA),[317] the African-American counterpart to the exclusively white citizens association, to represent their interests to city agencies and advocate on their behalf. Among the first actions it took was to appoint a committee, in April 1929, to secure transfer of the exclusively white Gage Elementary to the public schools' "colored" division, noting that small children in the

neighborhood were required to walk all the way to the Mott School at Fourth and Bryant Streets.[318] While the redesignation of white schools as "colored" was not uncommon as racial demographics shifted over the course of the early 20th century, both Gage Elementary and McKinley High School, at Second and T streets NE, remained closed to African Americans until 1954, when the Supreme Court's ruling in *Bolling v. Sharpe* mandated desegregation of the city's public schools. By this time, both schools had been severely underenrolled for many years.[319] In 1952 the BCA successfully advocated for the integration of the playground adjacent to the Langley School, next door to McKinley, two years after the school had been reassigned to serve African Americans.[320]

In 1930, as African Americans increasingly occupied blocks north of Rhode Island Avenue closer to McMillan Park, the civic association protested the city's expansion of the Bryant Street Garage, requiring the removal of the park's remaining tennis courts.[321] In 1949, the BCA, among others, endorsed civil rights attorney and champion of open housing Charles Hamilton Houston to serve on the city's Board of Commissioners.[322]

In 1943, what became an important African-American cultural institution opened at 127 Randolph Place, the Barnett Aden Gallery. The first privately owned black gallery in the U.S., the gallery was operated by James Vernon Herring and Alonzo Aden, respectively the chair of Howard University's Art Department and the curator of the Howard University Gallery of Art. The gallery showcased a number of nationally important black artists, including Elizabeth Catlett and Charles White, and is a designated site on DC's African American Heritage Trail. The gallery continued to operate until 1968.[323]

The 100 block of Randolph was also home to three young African-American women who grew up to be judges: Anna Diggs Taylor, Alice Gail Clark (née Pollard), and Norma Holloway Johnson. DC Court of Appeals Chief Judge M. Annice Wagner grew up around the corner on First Street, just below R Street, and Chief Justice of Tennessee's Supreme Court Adolpho Birch, Jr., grew up in the nearby St. George's Episcopal Church parsonage as the son of the church's first rector. Dr. Ernest Y. Williams, who in 1940 founded Howard University's Department of Psychiatry and Neurology and was among numerous African-American doctors in Bloomingdale with home offices, lived at 1747 First Street. This block was also home to Edward Brooke, who in 1966 became the first African American elected to the Senate in the 20th century; he served as a Massachusetts Senator until 1979. After graduating from Dunbar High School in 1936, Brooke had lived at 1730 First Street with his family and walked to Howard University, where he received a B.S. in sociology.[324]

A number of other notable residents have also contributed to Bloomingdale's rich African-American history. Physician and public health advocate Dorothy Ferebee, who presided over the National Council of Negro Women and was the personal physician of noted black educator and political activist Mary McLeod Bethune, lived at 1809 Second Street in the 1930s and 40s.[325] Prominent Washington businesswoman and activist Flaxie Pinkett grew up at 122 V Street. At 14 years old, Pinkett began working for her father John R. Pinkett, the founder of the successful real estate and insurance firm John R. Pinkett, Inc., and she took over the company in 1958. A much-honored member of the city's business establishment, in 1981 Flaxie Pinkett became the first African American, and the first woman, named "Man of the Year" by the Washington Board

of Trade. Diplomat and scholar Will Mercer Cook, son of famed composer Will Marion Cook and singer Abbie Mitchell Cook, lived at 127 V Street while teaching at Howard University between 1945 and 1961, when President Kennedy appointed him ambassador to Niger. Actor and dancer Chita Rivera grew up at 2134 Flagler Place in the 1940s, and comedian Jackie "Moms Mabley" lived at 1635 First Street, a block from her friend Odessa Madre, a notorious local nightclub operator described by local newspapers as DC's Al Capone.[326]

[Endnotes start on page 71 of Section 9]

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ AD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The proposed Bloomingdale Historic District is bounded by McMillan Reservoir and Sand Filtration Plant on the north, Florida Avenue on the south, North Capitol Street on the east, and Second Street on the west.

Boundary Justification (Explain why the boundaries were selected.)

Bloomingdale is a neighborhood of 28 Squares, as defined by the DC Surveyor. These consist of 13 unit blocks, 15 one hundred blocks, and one U.S. Reservation. The boundaries described above, with the unit block of Channing Streets serving as the northernmost block, are appropriate contours for a Bloomingdale Historic District because 1) they generally align with the outer boundaries of the original subdivisions that make up present-day Bloomingdale; 2) all of these blocks consist of architecturally distinguished and cohesive collections of residential rowhouses that characterize the neighborhood; and 3) they include the neighborhood-based commercial corridor and its buildings along First Street and Rhode Island Avenue.

Bloomingdale originally extended as far as Lincoln Road NE, but as a result of North Capitol Street's evolution into a major transit corridor, the Northeast unit blocks effectively became part of Eckington. Tiber Creek, which ran just east of today's Second Street, originally served as a natural boundary on the west.

[While not part of the subdivisions that became Bloomingdale, the two blocks west of Second Street and bounded by Florida Avenue and Rhode Island Avenue (Squares 3098S and 3098N) may also be considered for inclusion in a Bloomingdale Historic District. These blocks were developed during the same period, in the same style, and by some of the same builders and architects as was the rest of Bloomingdale, and lie just below the boundary of LeDroit Park. (The fence enclosing LeDroit Park extended from Fifth to Second Street along Rhode Island Avenue, and then turned northward along Second.) Builders and architects represented here include Herman R. Howenstein (1800-1810 Second Street and 204-236 Rhode Island Avenue), who was the architect for some of these houses and also worked with architect H.A. Bright; (Thomas G.) Hensey & Hooker (207-243 Florida Avenue), who worked with architect Melvin D. Hensey; builder/architect James Martin (1708-1722 Second Street); and architects William C. Allard and Nicholas T. Haller (200 block of S Street).]

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11. Form Prepared By

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:

City or Vicinity:

County: State:

Photographer:

Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ___.

[1] Also known as Goose Creek, an 1888 newspaper notes that "the Tiber proper was the aggregation of several small branches. One came from a spring known as Moore's, near the head of 11th street west. . . ." However the next sentence refers to Moore's spring as "near Rock Creek Church, the waters of which ran through the Beale property." This spring may have been named for David Moore, who lived in this area.
[2] Garnett P. Williams, *Washington, D.C.'s Vanishing Springs and Waterways,* Geological Survey Circular 752 (U.S. Department of the Interior, 977, 6-8 (http://pubs.usgs.gov/circ/1977/0752/report.pdf).
[3] The earliest newspaper reference to the Beales in Bloomingdale is a Dec. 30, 1823, rental ad in the *National Intelligencer* for property "lately in the occupancy of George Beale."
[4] "Although Washington, L'Enfant, Ellicott and others saw great possibilities in Tiber Creek, its volume between 1800 and 1870 waned considerabley. Col. Beale had a fish and bathing pond in the creek above Florida Avenue at Bloomingdale about 1850 and 1860… (James F. Duhamel, "Tiber Creek," Columbia Historical Society Records, 1926, vol. 28, 212)." See also Williams, *ibid.,* 7, and *Evening Star,* May 12, 1888, 2.
[5] Duhamel, ibid., 223.
[6] John Clagett Proctor, "Florida Avenue's Pioneers," *Sunday Star*, June 13, 1937, F2. Proctor writes specifically of the area around Moore's Lane, named for the former landowner at this location, George Moore.
[7] Duhamel, "Tiber Creek," 209.
[8] Maps accompanying the report of the operations of the Engineer Department of the District of Columbia for the fiscal year ended June 30, 1891 (Washington: GPO, 1892), No. 6: Water Supply & Distribution, at https://www.loc.gov/resource/g3851fm.gct00191/?sp=6; Williams, *Ibid.,* 2; National Register of Historic Places Registration Form, McMillan Park Reservoir Historic District, 15, at https://www.nps.gov/nr/feature/places/13000022.htm.
[9] Deed of Mortgage dated Sept. 21, 1820 and recorded Jan. 26, 1821, in Liber WB 1, 93-94; release dated Oct. 16, 1823 in WB 10 folios 149-150 (Land Records, DC Archives).
[10] Deeds dated Nov. 13, 1823 in Liber WB 9, folios 195-197 and 199-200 (Land Records, DC Archives).
[11] An obituary for George Beale, Sr. says he died at George and Emily Beale's residence. The advertisement for the grounds where he had lived appears in the same edition of the paper in which the obituary was printed. *National Intelligencer,* Dec. 30, 1823.
[12] On Jan. 1, 1847, the *National Intelligencer* announced the death, "on the 24th ultimo, at Bloomingdale," of "'Old Aunt Peggy,' late the property of Mrs. Emily Beale." The U.S. Census for 1860 shows Emily Beale's household consisting of her 40-year-old son Truxton, his wife Mary, their five children, and 50-year-old William Stewart, identified as a "mulatto" servant. In 1862, Emily was among those who submitted a petition in accordance with Compensated Emancipation Act, which ended slavery in DC and provided slaveowners with up to $300 per slave. Emily listed fifteen people, including Martha Gains and her four children. William Stewart was not listed (Petition of Emily Beale, 11 June 1862, Records of the Accounting Officers of the Department of the Treasury, 1775–1978, National Archives and Records Administration, Record Group 217.6.5, available at http://civilwardc.org/texts/petitions/cww.00655.html).
[13] George Beale (b. 1792) was a Purser for the U.S. Navy, appointed July 24, 1813, and "was decorated with a Congressional Silver Medal for … services … on Lake Champlain on the 11th of Sept 1814 over a British Squadron of superior force. He died intestate 4 April 1835 in his 44th year at his 'Bloomingdale' estate in Washington and was buried in the Congressional Cemetery with a marker (*National Intelligencer*, April 6, 1835)."
[14] "With the Rambler in Odd Nooks and Crannies About the City," *Sunday Star*, April 26, 1914, 58.
[15] *National Intelligencer,* June 4, 1861; *Evening Star,* June 28, 1866.
[16] Kalorama Park Historic Site, National Register of Historic Places Registration Form, 18, at https://www.nps.gov/nr/feature/places/pdfs/16000193.pdf.
[17] *Evening Star,* Jun 13, 1937. For Edward Beale's close relationship with President Grant, see Stephen Bonsal, *Edward Fitzgerald Beale: A Pioneer in the Path of Empire, 1822-1903*, 299-303, at https://archive.org/stream/edwardfitzgerald00bons#page/298/mode/2up/search/last+years.

[18] Bonsal, *Ibid*; Ned Beale was the maternal grandfather of Edward "Ned" Beale McLean, husband of Evalyn Walsh McLean, see her memoir Father Struck It Rich (Boston: Little, Brown and Company, 1936) 190.
[19] A 1912 obituary for Emily Beale's son George Nancrede Beale reported that he had "engaged in the development of Bloomingdale, which he inherited from his mother and was built up under his supervision. His wife and children were to inherit the property in Bloomingdale he still owned at the time of his death. (*Washington Post,* July 10, 1912).
[20] *National Intelligencer*, Dec. 27, 1817, 1; "Truxton Circle Hazard Is to End this Summer," *Evening Star*, March 24, 1947, p. 5.
[21] Rayford Logan, *Howard University: the First Hundred Years, 1867-1967* (New York: NYU Press, 1969), 27-28.
[22] *Evening Star*, July 9, 1868.
[23] Logan, 27-28.
[24] Logan, 91.
[25] Peter M. Kranz, "Dinosaurs of the District of Columbia," Washington DC: 2003 (dinosaurfund.org).
[26] *Washington Post,* Nov. 15, 1899; Moore birth and death dates from gravestones at Rock Creek Cemetery, Feb. 20, 2017, and from findagrave.com.
[27] *National Intelligencer*, Jan. 18, 1826, 1.
[28] Deeds recorded Aug. 1, 1839, grantors James Moore Senr & Thomas Havenner to John Moore, to David Moore, to James Moore Junr; deed recorded Aug. 15, 1839, same grantors, to Ann McDaniel; and deed dated Aug. 19, 1839, same grantors, to George Moore (DC Land Records, DC Archives).
[29] John Moore lived in Hancock, Maryland, and James Moore, Jr. operated a hog farm in Zanesville Ohio by 1834; he shipped lard, bacon, candles and soap to his DC store on Seventh Street, opposite the National Intelligencer offices. (*National Intelligencer*, June 16, 1840, 3; *National Intelligencer*, Feb. 26, 1835, 2.)
[30] The *Washington Post* reported on May 24, 1891, that George Moore's land consisted of 45 acres directly east of LeDroit Park from Boundary Street to the grounds of the Old Soldiers' Home.
[31] According to a 1912 obituary for Elizabeth Moore, the Moores married in 1831 "and about 70 years ago moved into the homestead in which Mrs. Moore had since lived. The house then stood upon a 75-acre farm, on what was known as Moore's lane." (*Washington Post*, Feb. 19, 1912, 2).
[32] "The Moore heirs have reserved for themselves an acre of ground surrounding the old homestead." (*Evening Star,* Feb. 19, 1912). The house appears on a 1907 real estate map (Baist's atlas of surveys of Washington, District of Columbia, 1907 (sq 3120), at https://www.loc.gov/item/87675193). Later maps show that the front part of the house was removed when Second Street was extended through the property, and that by 1919, the house had disappeared, but the outbuildings remained. An obituary for George and Elizabeth Moore's son, John A. Moore, reported he was a veteran hardware and feed merchant who had run a business 1913 7th Street NW for over 40 years. He lived at 3543 Warder Street NW, and was said to have been born in 1850 in a house that still stood in Glenwood Cemetery (*Evening Star*, Sept. 24, 1929). (Presumably this information is incorrect.)
[33] *Washington Post*, Nov. 21, 1887.
[34] *Washington Post*, May 22, 1891. Although not on earlier maps, a small property belonging to D.J. Saunders is shown on an 1891 map just east of the stream running through George Moore's land, where W Street would later be cut. It is bordered by LeDroit Avenue (Third Street) on the west, and otherwise surrounded by Moore's land, which was sold the same year this map was published (G.M. Hopkins, Map of the District of Columbia from official records and actual surveys, Philadelphia, 1891, at https://www.loc.gov/item/87694342).
[35] *National Intelligencer*, Oct. 30, 1838 and Sep. 25, 1843.
[36] A local newspaper reported that "the old Moore mansion" stood "at the corner of North Capitol and T Streets northwest," and after the Moores died, was used to house a Catholic Sunday school and St. Martin's Catholic Church. The church still stands at this location ("New Bloomingdale Parish," *Washington Times,* Oct. 7, 1901, 3).
[37] A resident of "David Moore's farm, near Glenwood Cemetery, placed an ad for a lost cow in the *Washington Star* on Oct. 2, 1867. Moore later placed a newspaper ad seeking a tenant for his "dairy farm of 20 acres, located near Glenwood Cemetery (*Evening Star,* May 3, 1878)."
[38] For David Moore's will, see *Evening Star*, Dec. 14, 1883. Other than the land and buildings he owned near the Bloomingdale estate, Moore's only other property was said to be a storehouse at Sixth Street and Pennsylvania

Avenue NW. However the *Washington Post* later mentioned his estate including "other valuable property in the city." The same article cited his farm as consisting of 30 acres (*Washington Post*, Dec. 12, 1897).

[39] James Moore's children were Francis Moore, Sarah Moore Davidson, and Josephine Bridget Moore.

[40] *Washington Post,* Dec 14, 1893; *Evening Star,* March 9, 1896 and Jan. 4, 1897.

[41] *Washington Post,* Dec. 12, 1897.

[42] *Evening Star,* March 5, 1895. On Dec. 21, 1897, the *Star* reported that an attorney for Barbour's nephews, now half-owners of the undivided tract lying immediately north of T Street extending from Lincoln Avenue to LeDroit Park, wrote to city commissioners to inquire by what authority First Street had been cut through their property. The District's attorney concluded their title was "not good," presumably because the title was not in their name at the time the street was cut.

[43] "Death of Mrs. Annie E. Barbour," *Washington Post,* Nov. 15, 1899.

[44] *Washington Post*, Dec. 30, 1900.

[45] Brick from the Moore mansion was advertised for sale by James F. Barbour in the *Evening Star* on May 31, 1902.

[46] *Evening Star,* Aug. 8, 1869. Emmert sold his confectionery in early 1852 (*Daily American Telegraph,* Feb. 27, 1852).

[47] *Georgetown Advocate*, June 15, 1847, 1.

[48] *Georgetown Advocate,* August 10, 1841, 3.

[49] "Affairs in Georgetown," *Evening Star,* August 6, 1867, 3.

[50] *National Intelligencer*, Oct. 10, 1841, 1.

[51] *Evening Star*, Feb. 27, 1857, 3.

[52] Petition of Wm Emmert, 19 May 1862, Records of the Accounting Officers of the Department of the Treasury, 1775–1978, National Archives and Records Administration, Record Group 217.6.5, available at http://civilwardc.org/texts/petitions/cww.00287.html.

[53] Emmert's house was also advertised as adjoining Glenwood Cemetery and Howard University. Inquiries were to be directed to E.H. Emmert, Administrator (*Evening Star*, May 14, 1870, 2).

[54] Caroline Dobbins was also named as the executor of her father's estate, but declined to serve in this capacity (*Evening Star*, Aug 31, 1869, 1 [col 7, top]).

[55] That same year Dobbins bid on (but presumably did not win) the contract to build a new Centre Market building downtown (*Daily National Intelligencer*, March 16, 1860, 1).

[56] Ancestry.com 1870 Census, in which Dobbins is identified as "Richard J. Dottin."

[57] History of St. Patrick's Church (Washington, DC, 1933), 47.

[58] The land was said to have been "deeded" to the church by Ann Cazeneve, a daughter of Notley Young, in 1808, solely for use as a cemetery (*Evening Star*, Nov. 20, 1889).

[59] History of St. Patrick's Church (Washington, DC, 1933), 47; *Washington Post,* June 8, 1895, 10.

[60] *Evening Star,* Jan. 20, 1885.

[61] *Washington Post,* Oct. 27, 1889; On June 26, 1889, the *Evening Star* reported that R Street would be extended through the abandoned cemetery. This extension is visible on the Hopkins real estate map published in 1891 (https://www.loc.gov/item/87694342).

[62] *Evening Star,* Oct. 31 and Nov. 20, 1889 and April 16, 1894; *Washington Post,* Nov. 21, 1889 and March 28, 1895, 10.

[63] *Washington Post,* June 8, 1895.

[64] "Graves Give Up the Dead," *Washington Times,* June 25, 1895, 2.

[65] U.S. Soldiers' and Airmen's Home, National Register of Historic Places Inventory – Nomination Form, at http://focus.nps.gov/pdfhost/docs/NRHP/Text/74002176.pdf.

[66] Historic Preservation Review Board, Historic Landmark Case No. 15-24, March 24, 2016. For a discussion of the extension of Michigan Avenue and proposals to extend other roads through the cemetery, see pages 121-26 of the nomination.

[67] http://www.prospecthillcemetery.org/Historical_Perspectives.html. See also Jean Crabill, "The Immigrants and Their Cemetery: The Story of Prospect Hill."

[68] Fort Campbell's 900-bed hospital was at Boundary Street between 5th and 6th Streets. Harewood Hospital (9,000 beds) was on William Corcoran's farm near what would become the Old Soldiers Home (http://www.pa-roots.com/pacw/hospitals/dchospitals.html).
[69] LeDroit Park was originally built with a fence around it, which prevented African-American neighbors from Howardtown from passing through. But soon after the fence came down in 1891 (in part because the city otherwise refused to provide sewers or other improvements to the neighborhood), African Americans began moving in (Cultural Tourism DC, *Worthy Ambition: LeDroit Park/Bloomingdale Heritage Trail,* 2013).
[70] http://www.eckingtondc.org/EckingtonHistoryBrochure.pdf; [70] John DeFerrari, *Capital Streetcars: Early Mass Transit in Washington, D.C.* (The History Press, 2015), 87. The *Evening Star* reported about Eckington on June 1, 1889 (page 6), that "the hills have huge pieces chopped out of them, and their slopes and summits have been flattened to accommodate the houses to be built on them." See also, "Real Estate Gossip," *Evening Star,* Sep. 14, 1889.
[71] DeFerrari, *Capital Streetcars*, 89. The Eckington & Soldiers Home Railway opened in October 1888 and ran as far as Fourth & T streets NE by May 5, 1889, according to an *Evening Star* article of that date. The article states the line was now being extended east on Fourth Street to Bunker Hill Road.
[72] On March 4, 1888, the *Washington Post* reported that Prospect Hill Cemetery's vacant land had been platted for building lots in 1886, and that the German [Evangelical] Association had given the District Commissioner permission to run North Capitol Street through this section. But "a majority of the 2,000 lotholders protested, and when they found the grounds invaded procured an injunction." (See also, *Washington Post*, Jan. 5, 1888.) This land is shown on the 1896 and 1903 Baist real estate map (vol. 3) as still in possession of Prospect Hill Cemetery and undivided into lots.
[73] "Streams Which Trickled Through the Streets Half a Century Ago," *Evening Star,* May 12, 1888, 2.
[74] The first houses built in Dobbins' Addition were along the south side of V Street's unit block and along the west side of First Street between W and Adams Streets.
[75] *Washington Post,* April 4, 1906, Feb. 17, 1907 and Sep. 23, 1908. *Annual Report of the District Commissioners,* 1909, vol. 2, 32.
[76] While houses along Quincy Place's north side are set back from the lot line, those along the south side are not.
[77] *Evening Star,* Feb 19, 1912. The house appears on a 1907 real estate map (Baist's real estate atlas of surveys of Washington, District of Columbia, 1907 (sq 3120), at https://www.loc.gov/item/87675193).
[77] *Washington Post*, Nov. 21 1887.
[78] *Sunday Herald* and *National Intelligencer*, May 24, 1891. A second plat for the subdivision Addition to Le Droit Park, filed on October 20, 1892, resubdivided some of the lots in this section but did not include any additional land (Matthew B. Gilmore and Michael R. Harrison, "A Catalog of Suburban Subdivisions of the District of Columbia, 1854-1902)," *Washington History* (Fall/Winter 2002), 46.
[79] *Evening Star,* March 30, 1895, 21.
[80] *Ibid.*
[81] Michael R. Harrison, "The 'Evil of the Misfit Subdivisions': Creating the Permanent System of Highways of the District of Columbia, *Washington History* (Spring/Summer 2002), 40-42. Harrison notes that the *Evening Star* reported on April 30, 1887, that there were 43 non-conforming subdivisions and that about a quarter of this acreage lay immediately along Boundary Street; *Annual Report of the Commissioners of the District of Columbia,* 1889, 258-59, at https://archive.org/stream/Executive_Documents_House_of_Representatives_1889/Executive_Documents_House_of_Representatives_1889_Images#page/n295/mode/2up/search/district+commissioners.
[82] Harrison, 39.
[83] Harrison, 42.
[84] Frederick Gutheim and Antoinette Lee, *Worthy of the Nation, Washington, DC, from L'Enfant to the National Capital Planning Commission,* 115-116; Harrison, 47.
[85] Harrison, 47. *Annual Report of the Commissioners of the District of Columbia,* 1894, 562.
[86] The Highway Act also created a separate commission consisting of the Secretaries of War and Interior and the Chief of Engineers, responsible for approving each section of the new street system (Harrison, 43-44).

[87] *Annual Report of the Commissioners of the District of Columbia,* 1894, 74. *Evening Star,* March 5, 1895; *Washington Post,* Feb. 27, 1897. In February 1898, the *Star* reported that Moore's heirs had agreed to waive the $21,078 they were owed by the city for their land, in exchange for the improvements to the property that would result from the completion of this section of North Capitol Street, and for not being assessed for these improvements. The court had directed the District Commissioners to "improve said streets by grading the same the entire width thereof, laying water mains, granite curb, granolithic sidewalk and sewers ("Opening North Capitol Street," *Evening Star,* Feb. 7, 1898, 2)."
[88] The City and Suburban Railway Company received a permit to extend its North Capitol Line to Michigan Avenue on July 1, 1899 and opened about August 1, 1900 (*Evening Star,* "Fails to Bond Rails," Aug. 2, 1900 and "Recommends Continuance: Response to Request for Better Service on Railway," July 4, 1900).
[89] *Evening Star*, July 2, 1903.
[90] On March 30, 1895 (page 21), the *Evening Star* reported that David Moore's land was "practically the last of the land adjoining the bounds of the city which remains to be cut up into city lots."
[91] "Real Estate Market…," *Washington Post,* Dec. 30, 1900, 14.
[92] "Real Estate Market: Properties Purchased for the Union Railway Station," *Washington Post,* Nov. 9, 1902, 34.
[93] In December 1889, the *Evening Star's* announcement that a "large block of the subdivision known as Bloomingdale" had been purchased for development noted that R Street had already been paved east of Lincoln Road and west of Florida Avenue ("Real Estate Gossip," *Evening Star,* Dec. 15, 1889, 15). By 1891, R, Randolph, S and T streets were cut through and paved with macadam between North Capitol Street and Lincoln Road. First Street and Lincoln Road were also macadamized up to T Street and graveled all the way to Michigan Avenue (Maps accompanying the report of the operations of the Engineer Department, No. 5: Sewers, at http://www.loc.gov/resource/g3851fm.gct00191/?sp=5).
[94] *Annual Report of the Commissioners for the District of Columbia,* 1894-1895, 13. The Commissioners' report for 1896 (page 59) noted that the Eckington Valley sewer had been completed.
[95] The sewers in Block 8 consisted of 202 feet of 10-inch pipe, 174 feet of 12-inch pipe, 147 feet of 15-inch pipe, 120 feet of 18-inch pipe, and 120 feet of 24-inch pipe (*Annual Report of the Commissioners,* 1894-1895, 678).
[96] The sewers on Quincy Place consisted of 234 feet of 12-inch pipe and 330 feet of 15-inch pipe (*Annual Report of the Commissioners,* 1894-1895, 680).
[97] G.M. Hopkins & Co., Supplement, Real Estate Plat-Book of Washington, District of Columbia, vol. 3, 1896, plate 12, http://digdc.dclibrary.org/cdm/compoundobject/collection/DCPublicM01/id/165. The map also shows a stream flowing south between Second and Third streets. No houses were built on V Street's unit or 100 blocks until 1899. W and Adams streets were developed beginning in 1901 and 1905, respectively.
[98] In the summer of 2001, more than 3,000 DC properties were damaged by flooding, with Bloomingdale being especially hard hit (Andrew DeMillo, "A Confluence of Causes: Ailing Sewers, Heavy Rainfall, Low Elevation Fueled Damage" *Washington Post,* Aug. 19, 2001, C1). Mike DeBonis, "D.C. has a plan for flood relief," *Washington Post,* Dec. 7, 2012, B1.

[99] Harrison, 28.
[100] "An Old Cemetery Doomed: The Cardinal Consents to the Removal of Bodies in Old St. Patrick's," *Washington Post,* March 28, 1895, 10.
[101] *Annual Report of the Commissioners of the District of Columbia,* 1888, 257-58; *Baist's real estate atlas of surveys of Washington,* 1903; "Streets in Suburb," *Evening Star,* Oct. 19, 1904, 11.
[102] Alleys outside the old city and Georgetown were required to be at least 20 feet wide and 75 feet long, with entrances from the street at least 12 feet wide. Lots facing alleys were not to be developed (*Ibid.,* 258).
[103] G.M. Hopkins & Co., vol. 3, 1896, plate 6, at http://digdc.dclibrary.org/cdm/compoundobject/collection/DCPublicM01/id/165. Harrison notes that North Capitol Street's extension to the Soldier's Home was the result of a Congressional act to this effect, and that streets were commonly extended one at a time based on appeals from concerned citizens (Harrison, 35).
[104] "Real Estate Market," *Washington Post,* Dec. 30, 1900, 14.
[105] "Citizens Association Representing Bloomingdale and Le Droit Park, *Evening Star,* Feb. 3, 1903, 10.

[106] "Residents of Eckington and Vicinity Left in Darkness," *Evening Star,* March 21, 1896, 8.
[107] Washington Heights Historic District, National Register of Historic Places Registration Form, 49, at http://www.kaloramacitizens.org/news/files/Washington%20Heights%20NATIONAL%20REGISTER%20FORM%20HPRB.pdf.
[108] Historical Building Permits Database (DC HPO); The *Report of the Commissioners of the District of Columbia for the Year Ended June 30, 1898* (vol. I, 24) noted that 21 new buildings had been built in Bloomingdale that year, and were assessed at $28,700 or, on average, $1,367 apiece. Harrison writes that "the revised map of section one [Rock Creek Park to North Capitol Street] was completed and recorded February 11, 1899," and that after the maps for each section were completed, they were displayed at the District Building for public comment (Harrison, 49). In year ending June 30, 1900, the number of new buildings in Bloomingdale was 80, assessed at $131,800, or $1,648 on average. Dobbins' Addition had 15 new buildings, assessed at $41,600, or $2,773 on average. By comparison, the average assessment for new buildings in Columbia Heights the same year was $3,610. *Report of the Commissioners for the District of Columbia,* 1900, 50.
[109] Harrison, 52; Thos. J. Fisher and Co., Map of the District of Columbia showing permanent system of highways (Washington: 1900), at http://www.loc.gov/item/87695628/.
[110] "Eckington Their Care," *Washington Post,* Jan. 16, 1896, 12; "Real Estate Transfers," *Washington Post,* Aug. 29, 1889, 8; Nov. 26, 1889, 7; Dec. 8, 1900, 12; Sept. 29, 1910, 5).
[111] Historical Building Permits Database (DC HPO). Along the unit block of R Street NW, permits were issued for 22 houses in 1892. Permits were issued in 1893-94 to Edward Kern (owner/architect) for 12 houses at 25-53 R Street and to George Beale for three houses at 64-68 R Street.
[112] KPW; Historical Building Permits Database (DC HPO); *Washington Post,* Dec. 31, 1899.
[113] Middaugh & Shannon built 305 distinct buildings in Bloomingdale (KPW).
[114] Kent Boese, "Establishing Park View – Part II: Developer Middaugh & Shannon," at http://parkviewdc.com/2015/08/25/establishing-park-view-part-ii-developer-middaugh-shannon.
[115] KPW: Haislip's rows at 69-73 U Street and 113-117 U Street are particularly notable for their Romanesque Revival-style massing and ornamentation.
[116] KPW; EHT Traceries, DC Architects Directory (DC Historic Preservation Office, Oct 2010). (Sally Berk has stated that Wardman built 180 rowhouses in Bloomingdale in 1905-1908, at http://wardmanswashington.com/wp-content/uploads/2014/04/Panel-2-Bloomingdale.pdf.)
[117] In 1871, the District government declared, "it shall be lawful to extend bay windows a distance of four feet beyond the building line (Sally Berk, Wardman's Washington: Bloomingdale panel, at http://wardmanswashington.com/wp-content/uploads/2014/04/Panel-2-Bloomingdale.pdf.
[118] Berk, Wardman's Washington; DC Architects Directory.
[119] DC Architects Directory.
[120] KPW
[121] *The History of the City of Washington,* 1903, 232; *The Cornell Era,* vol. 24, no. 30 (Ithaca: June 16, 1892), 9, at https://ecommons.cornell.edu/handle/1813/22150.
[122] Palmer was a noted architect of churches (including a Mission style church in Brandywine, MD on the National Register and several in DC) and of Naval Lodge No. 4, a Masonic lodge at 330 Pennsylvania Ave SE (DC Architects Directory).
[123] Historical Building Permits Database (DC HPO).
[124] Palmer is listed in the 1910 census as living with his wife and two sons at 84 V Street NW.
[125] Ray Middaugh died Nov. 23, 1910, at his home, 2405 First Street NW. "Ray E. Middaugh's Funeral," *Washington Post,* Nov. 25, 1910, 3.
[126] *Evening Star,* July 15, 1899, 13. In 1877-1899, Ray Middaugh built a total of 90 houses, including long rows along the unit blocks of Florida Avenue, S Street, and Randolph Place; the 100 block of S Street; and First Street's 2200 block. He built several shorter groupings along R Street's unit block and a row of five houses at 1737-1747 First Street.
[127] William Shannon began his career as a page for United Press on the floor of the House and Senate, and later worked as a messenger for the *Evening Star* and as a printer (Kent Boese, "Establishing Park View—Part II:

Developer Middaugh & Shannon,"at http://parkviewdc.com/2015/08/25/establishing-park-view-part-ii-developer-middaugh-shannon/.
[128] *Evening Star,* Nov. 30, 1901.
[129] DC Architects Directory (Thomas M. Haislip).
[130] Boese, ibid.
[131] KPW
[132] Sally Berk, Bloomingdale Row House Flats, in "Wardman's Washington" (http://wardmanswashington.com/bloomingdale/); http://focus.nps.gov/pdfhost/docs/NRHP/Text/64500083.pdf, 8.
[133] 20-34 Seaton (8 buildings) are listed in permits dbase as housing two families each. 45-43 Quincy (5 buildings) are also listed as housing 2 families each.
[134] "Real Estate News of Washington," *Washington Times,* Dec. 17, 1905, 3. http://chroniclingamerica.loc.gov/lccn/sn84026749/1905-12-17/ed-1/seq-45
[135] Historical Building Permits Database (DC HPO).
[136] DC Architects Directory.
[137] KPW
[138] DC Architects Directory.
[139] The building permit for 100 W Street NW was issued Dec. 13, 1901.
[140] *Washington Star*, April 2, 1905. Williams, ibid.; U.S. Census, 1910.
[141] DC Architects Directory.
[142] Allard designed 102 houses (plus six stables and garages, and a grocery) west of North Capitol and 43 houses in Bloomingdale's northeast section.
[143] "F. A. Blundon, Realty Dealer, Is Dead at 72," *Washington Post,* July 15, 1939, 5. Blundon's cows were reported to have supplied milk to Walter Reed Army Hospital during World War I ("End of an Age: Remnant of Civil War Era Farm Will Become a Forest Glen," *Washington Post,* July 9, 1982, B1); KPW.
[144] Architects Directory. *Washington Post* death announcement says he came to DC around 1888.
[145] U.S. Census, 1900.
[146] "The Late Thomas M. Haislip," *Washington Post,* Nov. 7, 1903, 14.
[147] The architect for these (37-45 Bryant in 1908; 2018-2024 North Capitol in 1909) was Edward O. Volland.
[148] DC Architects Directory.
[149] DC Office of Planning, Ward 5 Heritage Guide (2014), 39.
[150] DC Architects Directory.
[151] DC Architects Directory; Historical Building Permits Database report: Hunter & Bell (per Brian Kraft).
[152] Boyd's Directory for the District of Columbia, 1920, p. 1681.
[153] Boyd's Directory for the District of Columbia, 1954.
[154] Interviews by Sarah Shoenfeld with Annice Wagner and others for *Worthy Ambition*. Wagner, who grew up on the 1700 block of First Street in the 1940s and 50s, recalled Ambrogi Biagio's delicatessan (remembered by her and other mid-century black residents as B. Ambrogi's) at 238 Rhode Island Avenue as one of the few places African Americans were permitted to sit at the lunch counter, and that as a result, all of its customers were African American. Nevertheless, Mr. Ambrogi signed a petition to prohibit African Americans from buying or renting buildings on this block; he may have been pressured to do so. (DC Recorder of Deeds, Document no. 192508120068).
[155] Wagner recalled a black-owned pharmacy at 143 Florida Avenue as another establishment where African Americans could eat lunch. Alma D. Johnson was listed as the owner here in directories for 1929 and 1940, and druggist Emmitt Johnson lived here along with daughter Alicia N. Johnson in 1940 (U.S. Census).
[156] Wagner recalled a Dr. Crockett practicing out of his home on this block, and Dr. Joseph C. Brazier lived at 1801 First Street (Boyd's Directory, 1954). A number of other black doctors practiced out of English basements on First Street just south of here, and especially along the north side of Florida Avenue between Second and Sixth streets (Sarah Shoenfeld's research for *Worthy Ambition).*
[157] *Worthy Ambition.*

[158] The store at 2007 First Street housed William M. Rector's grocery in 1915, George J. Motter's grocery by 1920 and through at least 1925, a Sanitary Grocery by 1930 through at least 1940, and A&L Market by 1948 through at least 1960.
[159] Albert and Marie Sommerwerck owned the bakery at 1644 North Capitol Street by 1920. Paul J. Kientz owned it by 1925 and William Hurlebaus owned it by 1930 and through 1948 or later. By 1954, and through at least 1960, the bakery was called Truxton's.
[160] Robert Malesky, "Portraits: Brookland's Property Brothers," in Bygone Brookland, at http://bygonebrookland.com/portraits-brooklands-proper.html.
[161] "Crandall Acquires American Theater," *Evening Star,* Dec. 8, 1917, 12.
[162] Although laws passed in the early 1870s prohibited racial discrimination by DC theaters, restaurants and hotels, the laws disappeared from DC's legal code by 1901. The 1953 Supreme Court case *District of Columbia v. John R. Thompson Co.* ended legal support for segregation in DC's public accommodations (Thompson's Restaurant Site, African American Heritage Trail, Cultural Tourism DC, at https://www.culturaltourismdc.org/portal/thompson-s-restaurant-site-african-american-heritage-trail).
[163] "Crandall Acquires American Theater," *Evening Star*, Dec. 8, 1917, 12.
[164] Ibid.
[165] The tax records for the years that Crandall's name was associated with the theater show only Jesse Sherwood's name.
[166] Robert K. Headley, *Motion Picture Exhibition in Washington, D.C.* (1999), 227.
[167] Interview for *Worthy Ambition.*
[168] "Are Building Many Houses: Architects Busy Designing Residences for Opulent Citizens," *Washington Post,* Feb. 5, 1893, 7.
[169] A police census counted 239 white and 22 colored residents of the Bloomingdale subdivision in 1895 (*Report of the Commissioners for the District of Columbia,* 1895, 545).
[170] The 1897 police census counted 396 white and 8 colored residents of Bloomingdale (*Report of the Commissioners for the District of Columbia,* 1896-1897, 213).
[171] U.S. Census, 1900.
[172] *Evening Star,* "Anniversary Greeting," Jan. 28, 1903, 16, and Nov. 4, 1906, 27. The Gompers lived at 2122 First Street, which is listed in the National Register for its association with Samuel Gompers.
[173] "Real Estate Market," *Washington Post,* June 8, 1902.
[174] Samuel Gompers House, National Register of Historic Places Inventory–Nomination Form, at http://focus.nps.gov/pdfhost/docs/NRHP/Text/74002161.pdf.
[175] "Oppose Stable Plan," *Washington Post,* June 13, 1907, 16.
[176] "Races Fight by Law: Bloomingdale Would Bar Negro from Own House," *Washington Times,* Oct. 3, 1907, 1.
[177] Ibid.
[178] Alvin L. Craig purchased 2206 First Street in June 1908 (Trustees deed, B. Francis Saul to Alvin L. Craig, June 20, 1908, Land Records, DC Archives). Craig is listed at the same address, in the 1910 manuscript census, as a chief clerk at the U.S. Pension Office living with his wife Jessie and two adult children. (The 1920 census shows he remained at that address.) Francis DeSales Smith, the African American purchaser of 2206 First Street, was living at 1216 Girard Street NW with his wife Sara by 1910. He was identified in the census for that year as a 37-year-old public school teacher.
[179] U.S. Census, 1910; "Ready for Fair Army…," *Washington Post*, July 24, 1910, 2, col 2.
[180] "Schafhirt Home Changes Hands," *Washington Times,* Sep. 6, 1908, 4.
[181] "Alexander Kent–A Soldier of High Ideal," *Washington Times,* Dec. 15, 1908, 8.
[182] "In 'One City,' two D.C. civic federations," *The Washington Post,* March 3, 2013, at https://www.washingtonpost.com/local/dc-politics/in-one-city-two-dc-civic-federations/2013/03/03/a7b23be6-8213-11e2-a350-49866afab584_story.html.
[183] "New Section of City Is Well Represented," *Washington Times,* May 8, 1904, 8.
[184] "Hoisted by Fire Laddies: Eckington Citizens Present the New Engine Company with a Flag," *Washington Post,* July 6, 1897, 10; *Report of the Commissioners for the District of Columbia*, 1897, vol. 2, 69.

[185] Kent Boese, "Then and Then and Now: Engine Company No. 12," Nov. 16, 2009, at http://greatergreaterwashington.org/post/4001/then-and-then-and-now-engine-company-no-12/.
[186] Engine Company 12, National Register of Historic Places Registration Form.
[187] "Gage School is Dedicated," *Washington Post,* Feb. 16, 1905, 11.
[188] Nathaniel Parker Gage School, National Register of Historic Places Registration Form; *Washington Post,* May 13, 2000.
[189] "Civic Group Seeks Gage School for Colored Use," *Washington Post,* April 12, 1929, 2.
[190] Gage School, NRHP.
[191] "Landgley [sic] High Ready Before the Holidays," *Washington Post,* Dec. 7, 1923, 9; "McKinley School Dedicated," *Washington Post,* Jan. 30, 1903, 12.
[192] "School Transfer," *Washington Post,* July 1, 1951, B4; *Washington Post,* June 19, 1997.
[193] *Washington Post,* June 19, 1997.
[194] *Washington Post,* April 4, 2004.
[195] McMillan Park Reservoir Historic District, National Register of Historic Places Registration Form, at https://www.nps.gov/nr/feature/places/13000022.htm.
[196] Ibid.
[197] "Use of Available Cash for Beautifying Parks," *Evening Star,* April 18, 1910, 8.
[198] McMillan Park Reservoir Historic District, NRHP.
[199] "Summer Band Season," *Evening Star,* May 24, 1914, 18.
[200] "Raise $35,000,000 to Aid Red Cross," *Evening Star,* June 20, 1917, 1.
[201] The field house is pictured here in 1938: https://twitter.com/KentBoeseDC/status/625263657086283777 (Washingtoniana Division, DC Public Library, per Kent Boese).
[202] G. Martin Moeller Jr., *AIA Guide to the Architecture of Washington, D.C* (2006), 114.
[203] "Playground Design by Wyeth Approved," *Washington Post,* March 2, 1934, 16.
[204] "WPA Roll Cut May End Work on Local Jobs: 300 Employees Must Go by June 30," *Washington Post,* May 17, 1936, M12. In May 1939, a local paper reported that more than one hundred members and guests of the North Capitol Citizens Association had gathered in "the new fieldhouse." Although the field house still stands in McMillan Park and is relatively intact, it is not listed in the 2012 National Register nomination (since approved) for the McMillan Park Reservoir Historic District.
[205] Ibid., 19-20. While the McMillan nomination indicates it is not known whether a wading pool was built, a track meet was held at McMillan Park in 1936 ("Langdon Trackmen Win Bloomingdale Meet," *Washington Post,* May 19, 1936, 21.).
[206] "Crowds at Playgrounds," *Washington Post,* July 17, 1913, 6;
[207] *Washington Times,* Aug. 9, 1920, 15.
[208] "Mrs. Roosevelt to Plant Tree," *The Washington Post,* Oct. 28, 1934, S3; "Evening Star Tourney Bristles with Feuds," *Evening Star,* Aug. 1, 1937, 24.
[209] "Department of Playgrounds," *Evening Star,* Dec. 5, 1916, 14.
[210] Martha H. Verbrugge, "The Politics of Play: The Struggle over Racial Segregation and Public Recreation in Washington, D.C., 1945-1950," *Washington History* (27:2, Fall 2015),56-69. "Department of Playgrounds," *Evening Star,* Dec. 5, 1916, 14. (This article reports Bloomingdale was among just 13 playgrounds in the whole city [and among 10 that permitted whites only] but a 1913 article [per MC] reports there were 60 playgrounds at that time.)
[211] McMillan Park Reservoir Historic District, NRHP.
[212] Ibid., 22; Sarah Shoenfeld interview with Alberta Addison for LeDroit Park/Bloomingdale Heritage Trail (May 2, 2012). Addison grew up at 225 V Street and 144 W streets NW. "We used to go up there [to McMillan Park] for the Easter Egg rolls, 'cause we didn't go downtown. Instead of going to the White House, we'd go up there with our Easter baskets." Justin Kockritz, "The Bryant Street Pumping Station and the McMillan Park Reservoir Historic District: A Question of Boundaries," (School of Architecture, Planning, and Preservation, U. Maryland College Park, 2009, 20).
[213] "McMillan Fountain Left to Deteriorate in Park," *Washington Post,* April 9, 1957, B1.

[214] "Play Chiefs Mourn Loss of Properties," *Evening Star,* Jan. 18, 1942. After a series of delays in ambulance service occurred in 1943, a Central Ambulance Control System was installed in the Fire Department Headquarters in McMillan Park, according to the *Evening Star*, which had campaigned for such a system. (Jack Jones, "You Get an Ambulance Quick If They're Not Already Busy," *Evening Star*, Feb. 21, 1954)

[215] McMillan Playground also appears on a map of recreation sites published by the National Park and Planning Commission in December 1947 (Harry S. Wenders Papers, Historical Society of Washington, D.C.); "Engineer's Office Asked to Restore McMillan Playground," *Evening Star,* June 2, 1945, 16; "Increase to $3,367,641 Sought by Board for District Recreation, *Evening Star,* Sep. 24, 1947.

[216] Park View Playground & Field House, National Register of Historic Places Registration Form, 9-11, at https://www.nps.gov/nr/feature/places/pdfs/14000014.pdf. Bloomingdale Civic Association, "Social and Architectural History of the Bloomingdale Neighborhood," Washington, DC (2015); "Playgrounds: Easter Week Events for Tomorrow Listed," *Evening Star,* March 29, 1951. According to the DC Commissioners reports for the early 1950s, the Water Department began quadrupling the size of the Bryant Street Pumping Station starting in early 1952. The reports do not mention the playground's closing, but it is possible that it closed due to this work. A warehouse and garage were to be added in 1953, and a solicitation for construction of a chain-link fence around portions of the pumping station appeared in the *Star* in 1954. ("Water System Asks Budget of $9,904,000," *Evening Star*, Sept. 29, 1950; *Evening Star*, Dec. 11, 1954.)

[217] "Playground Changed to Biracial Use," *Washington Post,* March 12, 1952, B8.

[218] "Uncertain Sailing for Reservoir Land: Neighborhood and Developers At Odds Over McMillan Site," *Washington Post,* Dec. 7, 1989, DC1; "Reservoir Project Put Aside: Historical Review Ordered for NW Site," *Washington Post,* March 26, 1991, D3.

[219] The Bryant Street Garage had replaced 3-4 of the tennis courts by 1928. Although two tennis courts remained at McMillan Park as of July 1942, a parking lot between the Bryant Street Garage and the Bryant Street Pumping Station has since replaced them. ("Big Service Center for District Autos Is Urged by Bureau," *Washington Post,* Dec. 21, 1928, 20; Harry S. Wenders Papers, Series III, Folder 54, Historical Society of Washington, D.C.); Justin Kockritz, "The Bryant Street Pumping Station and the McMillan Park Reservoir Historic District: A Question of Boundaries," unpublished paper, U. Maryland, 2009, 46-47).

[220] McMillan Park Reservoir Historic District, NRHP, 20-21. "McMillan Fountain Left to Deteriorate in Park," *Washington Post,* April 9, 1957, B1.

[221] "Dedicated by United Brethren," *Washington Post,* Jan. 23, 1893, 6. [A later article cites Kern as the president of the church's board of trustees- "Winning New Church," *Washington Post*, Aug. 30, 1902, 10.]

[222] "Pastor's Initial Sermon," *Evening Star,* July 16, 1898, 7.

[223] "It was little realized that in a very few years the subdivision, where then but a half dozen houses stood, was to be rapidly developed, nor was it anticipated that within the period intervening there would be hundreds of new homes built and occupied." "Church Erection," *Evening Star,* Nov. 7, 1901, 2.

[224] "A Memorial Church," *Evening Star,* May 27, 1905, 25.

[225] "Cornerstone of New Sunday School House of United Brethren of Christ to be Laid," *Evening Star,* Aug. 21, 1915, 17.

[226] "Adds to Church History," *Evening Star,* June 30, 1944; "New Church Rites Slated," *Evening Star,* June 15, 1957, 8. (This article reports the church moved out in March 1957.)

[227] "Rev. Collins, 82, AMEZ pastor, dies," *Afro-American,* Feb. 10, 1979, 6.

[228] Church of the Advent grew out of a home-based Sunday School established in LeDroit Park in 1892, after it was "discovered that there were many church people dwelling in the neighborhood who were obliged to go a long distance to the downtown churches." The T.J. Fisher Company donated two lots and a newly formed board of trustees borrowed funds to purchase a third lot and to buy and move a church building formerly used by another church downtown ["the Lutherans, on Fifteenth street"]. An assistant pastor at Rock Creek Church, Rev. Edward M. Mott, was asked to lead the church ("Church of the Advent: Youngest of Parishes in the Washington Diocese," *Washington Post,* Jan. 3, 1903, 10).

[229] "Permit for a Church Edifice," *Washington Post,* Jan. 5, 1894, 5.

[230] "Church of the Advent," *Washington Post,* April 2, 1894, 5.

[231] "The one and only sad feature…has been the emigration constantly going on. Only one member remains of the original board of trustees… (*Washington Post*, Jan. 3, 1903, 10)." "Under the name of Advent parish, in the time [since the church's founding in 1894], the suburb of Bloomingdale has been built up, while nearly all of the church families have moved out of Le Droit Park." ("Bloomingdale," *Washington Times,* June 24, 1906, 7).
[232] Established in the home of one of its founders at 85 R Street NW in 1929, St. George's later attracted members of another St. George's Chapel in Tenleytown, which had served the largely African American Reno community until houses there were razed to build a park, reservoir, and two public schools for white students. The congregants of St. George's in Bloomingdale also included former members of St. John's Episcopal Chapel in Tenleytown, and former African American residents of Georgetown, most of whom could not afford to remain there as the neighborhood gentrified in the 1930s. "List of Churches," *Washington Post*, Oct. 10, 1928., EP4; The Church Directory 1944 (prepared by the Defense Commission of the Washington Federation of Churches); "10th Anniversary Souvenir Program," St. George's Episcopal Chapel, 1940 (Anacostia Community Museum Archives).
[233] Pamela Scott, *Places of Worship in the District of Columbia* (2003; available at Washingtoniana Division, DCPL)
[234] "New Bloomingdale Parish," *Washington Times,* Oct. 7, 1901, 3.
[235] An advertisement for sale of "the building materials in the Moore mansion (brick), North Capitol and T sts. n.w., to be torn down and removed," was placed by James Barbour in the *Evening Star* on May 22, 1902 (p. 19).
[236] On March 3, 1902, *The Washington Post* reported that the firm of Moore & Hill had "just closed a deal" to sell the land at North Capitol and T streets' northwest corner to St. Martin's. ("Real Estate Market: Signs of Spring Activity Are Already Apparent," March 2, 1902, 22). A building permit (no. 1031) was issued on Jan. 2, 1902 for a 2-story parish hall at 1912 North Capitol Street NW, designed by A.O. von Herbulis. The builder was Owen Donnelly, and the owner Rev. Eugene Hannan, St. Martins' founding priest. Permit no. 0716 for a 2-story dwelling at 1908 North Capitol St NW, designed by von Herbulis and built by Donnelly, was issued Oct. 16, 1902. The owner was listed as James Cardinal Gibbons.
[237] Immaculata Seminary Historic District is listed in the National Register of Historic Places (see http://www.washingtoncitypaper.com/blogs/housingcomplex/files/2011/10/Immaculata-Seminary-Nomination.pdf).
[238] Sarah Shoenfeld interview with Father Michael Kelley, LeDroit Park/Bloomingdale Heritage Trail (Cultural Tourism DC); *Boyd's Directory*. St. Martin's School's building was constructed in 1924 at 62 T Street NE (permit no. 0996, Jul. 28, 1924).
[239] *Boyd's Directory,* 1920-1925.
[240] "Church to Add Spires: St. Patrick's Plans Completion of Original Structure," *Washington Post,* Feb. 17, 1907, R6; "W.F. Wagner Succumbs to Heart Ailment," *Washington Post,* Dec. 15, 1951, B2.
[241] Building permit no. 4921 was issued April 16, 1913 for a one-story church at 1900 North Capitol Street NW. St. Martin's #2 built 1939. Architect Frederick V. Murphy, permit 219810 1/30/1939. Pamela Scott, *Places of Worship in the District of Columbia* (2003).
[242] DC Architects Directory.
[243] Sarah Shoenfeld interview with Edward Branch, LeDroit Park/Bloomingdale Heritage Trail (Cultural Tourism DC).
[244] The 1903 Baist index map shows Rhode Island Avenue as unpaved from Third Street to North Capitol, but a source cited above ("Real Estate Market…" *Washington Post,* Dec. 30, 1900, 14) indicates it had been paved between Third and First streets by this time.
[245] "Church in New Home," *Washington Post*, March 21, 1903, 11.
[246] Ibid.
[247] Historical Building Permits Database (DC HPO); "Real Estate Operations Are Moderately Active…," *Washington Post,* April 8, 1906, H12.
[248] "Reopening Day to be Observed at D.C. Church," *Washington Post,* Sept. 14, 1940, 6.
[249] *Evening Star,* Aug. 9, 1958, 9.
[250] Racial deed covenants for rowhouses built in 1903 and 1908 along Rhode Island Avenue's unit block, prohibited African-American occupancy (Prologue DC, Mapping Segregation in Washington DC, http://jmt.maps.arcgis.com/apps/MapJournal/index.html?appid=061d0da22587475fb969483653179091, 2015: Racially Restrictive Covenants).

[251] Land Records, DC Archives, liber 2640, folio 117-121. The *Washington Post* reported the seller of this property was the firm of Moore & Hill ("Real Estate Market: Signs of Spring Activity Are Already Apparent," March 2, 1902, 22).
[252] "Howardtown's New Church," *Washington Post,* Aug. 15, 1890, 6; "Bethel Baptist Moving on Oct. 5," *Washington Post,* Aug. 9, 1958, B7. (This article states that the church was first organized in 1875.)
[253] "Site of New Edifice," *Evening Star,* Nov. 29, 1904, 6. The building permit for St. Paul's was issued a few days after the groundbreaking, on Dec. 2, 1904. The cornerstone was laid on Dec. 13, 1904 ("To Lay Corner Stone," *Evening Star,* Dec. 13, 1904, 16). The organization that purchased the lot was the Washington City Church Extension Society of the Methodist Episcopal Church South, formed in early 1904, whose mission was to further the denomination in DC.
[254] The congregation planned to eventually extend its building to the corner of Second and S and use the original building as a Sunday school, but as of September 2016 (at which time the property was for sale), the corner lot had never been developed.
[255] "Opening Tomorrow," *Evening Star,* May 13, 1904, 25; "New House of Worship," *Evening Star,* May 15, 1905, 13.
[256] St. Paul's was last included among the Sunday services listed in the *Evening Star* on Jan. 10, 1925.
[257] "Tabor Presbyterian Church Called Baby of Presbytery; Started in 'Y', *Afro-American,* Aug. 12, 1933, 11.
[258] In *Places of Worship in the District of Columbia* (2003), Pamela Scott has written that Tabor Presbyterian occupied the church at Second and S streets only until 1937, and that Lively Stone Church of God was there from 1954 to 2002.
[259] Sold by Thomas K. Nash, deed 9500033564, 6/20/1995.
[260] Deed 9800062198, 8/10/1998.
[261] Deed 2004121036, 9/1/2004.
[262] "Church Cornerstone Laid," *Washington Post,* Oct. 31, 1907.
[263] Bethany Baptist was at 14th Street and Colorado Avenue NW by Nov. 20, 1952 (*Washington Post*). "Church, Only Pastor to Mark 40th Year," *Washington Post,* May 10, 1958, B7.
[264] "Church, Only Pastor to Mark 40th Year," *Washington Post,* May 10, 1958, B7.
[265] Racially restrictive covenants are estimated to have been implemented in more than half of all new subdivisions built in the U.S. until the Supreme Court ruled them unenforceable in 1948. Kevin Fox Gotham, "Urban Space, Restrictive Covenants and the Origins of Racial Residential Segregation in a US City, 1900-50," *International Journal of Urban and Regional Research,* Vol. 24: 3 (Sep. 2000), 617-618.
[266] Gotham, 623.
[267] "Real Estate Ethics Explained to Class," *Washington Post,* Dec. 15, 1929.
[268] Carol Rose and Richard Brooks, *Saving the Neighborhood: Racially Restrictive Covenants, Law, and Social Norms* (Cambridge: Harvard Univ. Press, 2013); Howard Gillette, Jr., *Between Justice and Beauty: Race, Planning, and the Failure of Urban Policy in Washington, D.C.* (Philadelphia: Univ. of Pennsylvania Press, 1995); Christopher Silver, "The Racial Origins of Zoning in American Cities," in Thomas Manning and Marsha Ritzdorf, eds., *Urban Planning and the African American Community: In the Shadows* (Thousand Oaks, CA: Sage Publications, 1997); David M.P. Freund, *Colored Property: State Policy and White Racial Politics in Suburban America* (2007), Chapter 2; Evan McKenzie, *Privatopia: Homeowner Associations and the Rise of Residential Private Government* (Yale U. Press, 1994); David Delaney, *Race, Place, and the Law, 1836-1948,* U. Texas Press, 1998).
[269] Gotham, 621; Rose and Brooks, 183-185.
[270] Rose and Brooks, 8-14; Kevin McGruder, *Race and Real Estate: Conflict and Cooperation in Harlem, 1890-1920* (Columbia U. Press, 2015), 6-7.
[271] Rose and Brooks write, "In all neighborhoods covered by covenants, they appear to have been more significant as expressive focal points than as legal enforcement devices. This is evidenced by the fact that that there were significant groups of legal cases in only a handful of states, despite how widespread the practice was (13)."
[272] *Washington Times,* Feb. 26, 1901.
[273] DC Office of Historic Preservation, Ward 5 Heritage Guide, 15.
[274] Gotham, 627.

[275] "Would Bar Colored Folk," *Washington Post,* Sep. 6, 1907, 14. Among those who contributed funds to a legal effort to prevent Smith's family from occupying their house was American Federation of Labor president Samuel Gompers, who lived just down the street at 2122 First.
[276] Alvin L. Craig purchased 2206 First Street in June 1908 (Trustees deed, B. Francis Saul to Alvin L. Craig, June 20, 1908, Land Records, DC Archives). Craig is listed at the same address, in the 1910 manuscript census, as a chief clerk at the U.S. Pension Office living with his wife Jessie and two adult children. (The 1920 census shows he remained at that address.) Francis DeSales Smith, the African American purchaser of 2206 First Street, was living at 1216 Girard Street NW with his wife Sara by 1910. He was identified in the census for that year as a 37-year-old public school teacher.
[277] "To Keep Races Apart: North Washington Citizens Not to Sell Negroes Land, Only Whites Are Wanted," *Washington Post,* April 11, 1912, 2.

[278] *Evening Star*, Feb. 3 1914; *Washington Post,* Feb. 7, 1922.
[279] While the blocks north of Randolph Street and east of First remained at least 80 percent white in 1934, the racial barrier on Randolph's unit block had been breached by 1920. The U.S. Census for that year shows Early and Savannah Hall and their two children, all identified as Black, as the only non-white tenants of a multi-unit building at 51 Randolph Street NW.
[280] Brian Kraft, "'For White Occupants': The Legality of Racial Covenants in the District of Columbia," (unpublished draft, n.d.)
[281] Houses just south of Rhode Island Avenue were being marketed to African-American professionals by 1927, as evidenced by an ad that ran in *The Evening Star* that year for the sale of 1817 First Street NW. The "modern 6-room house" was advertised as "A Bargain for a Colored Home Seeker," and as "suitable for Dentist, Doctor, or other professional man."
[282] "Bloomingdale Acts to Reserve Section As Home of Whites," *Washington Post,* Oct. 25, 1924, 2.
[283] Wendy Plotkin, "'Hemmed In: The Struggle Against Racial Restrictive Covenants and Deed Restrictions in Post-WWII Chicago," *Journal of the Illinois State Historical Society,* vol. 94, no. 1 (Spring 2001), 39.
[284] "Residential Segregation: Discriminatory Housing in the Nation's Capital," unpublished background report for the National Committee on Segregation in the Nation's Capital's 1948 report *Segregation in Washington* (E. Franklin Frazier Papers, Moorland-Spingarn Research Center, Howard University).
[285] *Afro-American,* Jan. 16, 1926, 1.
[286] "Washington Ignores High Court Ruling: Citizens Continuing to Take Over Homes," *Chicago Defender,* June 19, 1926, 2.
[287] *Russell v. Wallace,* 30F.2d 981 (D.C. Cir. 1929), https://casetext.com/case/russell-v-wallace; Document no. 192605280145, Agreement recorded May 28, 1926, DC Recorder of Deeds.
[288] DC Land Records, Recorder of Deeds, Document no. 192605280145.
[289] "Judge Declines to Put Tenants Out of Homes," *Baltimore Afro –American,* Aug. 7, 1926, 2.
[290] *Cornish v. O'Donoghue,* 30 F.2d 983 (D.C. Cir. 1929), https://casetext.com/case/cornish-v-odonoghue
[291] Clement E. Vose, Caucasians Only: The Supreme Court, the NAACP, and the Restrictive Covenant Cases (Berkeley and Los Angeles: Univ. of California Press, 1959) 74-75.
[292] "Residential Segregation War Waxes Hotter in Nation's Capital," *Chicago Defender,* March 19, 1927, 1.
[293] "Segregation Case Lost; Appealed," *Baltimore Afro-American*, April 9, 1927, 3.
[294] The papers of attorney Charles Hamilton Houston, who represented numerous defendants on the 100 block of Adams Street in the early 1940s, contain the extensive contextual evidence he collected to show that the presence of racial covenants had depreciated property values for whites while contributing to the housing scarcity for African Americans (Charles Hamilton Houston Papers, Moorland-Spingarn Research Center, Howard U., Box 33).
[295] "Ban on Colored in 1st St. Home Is Upheld by Supreme Court," *Washington Post,* Oct. 12, 1937, 3.
[296] *Grady v. Garland,* 89 F.2d 817 (D.C. Cir. 1937), https://casetext.com/case/grady-v-garland. Legal scholar David Delaney has noted that the judgement in this case "relied almost entirely on precedents from commercial or building restriction cases which had nothing to do with race (Delaney, *ibid.*, 164)".
[297] Mapping Segregation (see Grady v. Garland for demographic data).

[298] Table 2 – Characteristics of Housing by Census Tract: 1940, *in Sixteenth Census of the United States, 1940. Housing. Analytical Maps. Block Statistics for Cities, Part 1. Alabama-District of Columbia,* p. 5. (Bloomingdale is 1940 census tract 33.) See U.S. Census, 1940, ED 1-507, frames 20-26, for the 100 block of W Street NW and First Street's 2100-2200 blocks.
[299] U.S. Census, 1940, ED 1-507.
[300] U.S. Census, 1940, ED 1-507.
[301] Table 2 – Characteristics of Housing by Census Tract: 1940, *in Sixteenth Census of the United States, 1940. Housing. Analytical Maps. Block Statistics for Cities, Part 1. Alabama-District of Columbia,* p. 5. (Bloomingdale is 1940 census tract 33.)
[302] Gonda, *ibid.;* "Lawyer Raphael G. Urciolo Dies," *Washington Post,* Oct. 7, 1994, D4; Sarah Shoenfeld interview of John Urciolo, Raphael's nephew, March 2, 2015.
[303] Urciolo testified in court that he preferred "to sell to the colored man because he has so much harder time getting a house." (Vose, 80)
[304] "Lawyer Raphael G. Urciolo Dies," *Washington Post,* Oct. 7, 1994, D4; Sarah Shoenfeld interview of John Urciolo, Raphael's nephew, March 2, 2015.
[305] Houston Papers, Box 33.
[306] The testimony Houston collected included affidavits from white homeowners unable to sell or rent their houses and a statement from noted Howard University sociologist E. Franklin Frazier on the neighborhood's decline. Frazier noted that the low cost of housing had begun attracting an increasing number of Italians (Houston Papers, Box 33).
[307] Mapping Segregation, First and Adams Street NW; Houston Papers, Box 33. Gonda writes that despite these covenants being upheld, Houston's "persistence and tactics of delay allowed the Adams Street residences to remain in the hands of black purchasers long enough that white plaintiffs abandoned their enforcement efforts and ultimately the neighborhood (78)."
[308] Judge Edgerton also noted that the former owner of 2213 First Street had not signed the covenant. *Mays v. Burgess,* 152.F2d (D.C. Cir. 1945), https://casetext.com/case/mays-v-burgess-2.
[309] After losing her first appeal, Clara Mays was unable to find another house for her family, which included six nieces and nephews. For remaining at 2213 First Street, she was held in contempt of court, which she appealed (Delaney, 174).
[310] *Great American Judges: An Encyclopedia, Volume I* (2003), 231. Historian Clement Vose has noted that *Mays* "was something of a *cause celebre* in Washington during World War II, and Edgerton's forceful dissents stimulated interest in the whole problem of discrimination in housing." (Vose, 94).
[311] Sarah Shoenfeld interview with John Urciolo.
[312] For other strategies Charles Houston used to expose the hypocrisy of arguments to uphold racial covenants, see Vose, 84-89.
[313] Vose, 99.
[314] *Hurd v. Hodge,* 334 U.S. 24 (1948).
[315] "Race Covenant Rule Disappoints Many," *Washington Post,* May 4, 1948, 3; "Citizens Unit Studies Plan to Circumvent Covenant Ban," *Washington Post,* Oct. 11, 1948, 11.
[316] Of 2,541 occupied dwelling units in Bloomingdale, 2,397 were counted as "occupied by non-white" in 1960. (U.S. Census of Housing: 1960. Vol III, City Blocks. Series HC(3), No. 105, 1961).
[317] In February 1929, the Bloomingdale Civic Association replaced the Quincy Place Association, which had been established the previous year in the home of A.R. Ore, 27 Quincy Place. "With Civic Associations," *Baltimore Afro-American,* March 5, 1938, 16; "Bloomingdale Civic Group Is Admitted," *Washington Post,* Feb. 23, 1929.
[318] "Civic Group Seeks Gage School for Colored Use," *Washington Post,* April 12, 1929, 2; "Playground Changed to Biracial Use," *Washington Post,* March 12, 1952, B8.
[319] In 1941, the evidence collected by attorney Charles Houston to oppose racial covenants included statistics showing that Gage and McKinley were significantly under-enrolled while Mott was overcrowded. (Charles Hamilton Houston Papers, Moorland-Spingarn Research Center, Howard U., Box 33). An advertisement advocating

"Central for Cardozo" that ran in the *Evening Star* on Feb. 14, 1950, stated that McKinley High School had 1,401 empty seats.

[320] "School Transfer," *Washington Post,* July 1, 1951, B4; *Washington Post,* June 19, 1997.

[321] "Citizens Will Meet," *Evening Star,* May 13, 1930, 3. The city's Bureau of Efficiency proposed moving the tennis courts to an area north of the pumping station closer to Michigan Avenue, where it claimed there was space for more courts than currently existed. ("Big Service Center for District Autos Is Urged by Bureau," *Washington Post,* Dec. 21, 1928, 20).

[322] *Evening Star*, March 22, 1949.

[323] Cultural Tourism DC, African American Heritage Trail plaque at 127 Randolph Place NW; *Worthy Ambition:* LeDroit Park/Bloomingdale Heritage Trail, Sign 13.

[324] *Worthy Ambition*.

[325] Diane Kiesel, *She Can Bring Us Home: Dr. Dorothy Boulding Ferebee, Civil Rights Pioneer* (U. Nebraska Press, 2015), 44, 175.

[326] Odessa Madre lived at 1719 First Street (*Worthy Ambition).*