


DC Builders & Developers Directory

Lester A. Barr				
Biographical Data				
Birth: 1/12/1854	Place: Hagerstown, MD			
Death: 1/17/1937	Place: Washington, D.C.			
Family: wives, Ida, Almeda; sons, John L., L. Stewart; daughters, May, Margaret				
Education		Source: <i>Washington Post</i> , January 18, 1937.		
High School: unknown				
College: unknown				
Graduate School: n/a				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1889	Latest Permit: 1905	Total Permits: 39	Total Buildings: 186
As Owner	Earliest Permit: 1886	Latest Permit: 1931	Total Permits: 49	Total Buildings: 208
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
Barr & Sanner		Founder		1889–1897
Professional Associations				
Societies or Memberships: Director of the American National Bank, Federal American Co., Board of Trade Committee, Columbia Country Club, Columbia Historical Society, Member of the Episcopal Church				
Awards or Commissions:				
Buildings				
Building Types: Apartment Buildings, Row-houses				
Styles and Forms: Multi-story brick structures; Queen Anne, Beaux-Arts				
DC Work Locations: Northwest Quadrant: Adams Morgan, Columbia Heights, Dupont Circle, Kalorama Triangle, LeDroit Park, Mt. Pleasant				
Notable Buildings		Location	Date	Status
Wyoming Apartments		2022 Columbia Road, N.W.	1905–1911	<input checked="" type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site
Row-Houses		1901–1911 4 th Street N.W.	1892	LeDroit Park Historic District
Row-Houses		1724 & 1726 20 th Street, N.W.	1890	Dupont Circle Historic District
Row-Houses		409 & 411 I Street, N.E.	1892	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site

Significance and Contributions

Lester Barr, a name synonymous with an era of elegance in real estate at the turn of the twentieth century in Washington, D.C., grew a successful development business and quality builder reputation from his beginnings as a plasterer in Northwest Washington, D.C.

Born in Hagerstown, Maryland, in 1854, Barr was the oldest son of parents David and Margaret Barr. Little is known of his childhood other than record of the family relocating to Washington, D.C. before the outbreak of the Civil War and his father's death in 1862. Barr, a natural entrepreneur, exhibited his adventurous character at age twenty-two with a 1500 mile horseback excursion from Omaha, Nebraska to Cheyenne, Wyoming—legendarily passing through the Battle of Little Bighorn. Later in life, Barr's lively spirit was showcased by his frequent travels and extended stays abroad.

By 1882, Barr was working as a plasterer in the District of Columbia and was married to Ida Lee Stewart, daughter of John and Mary Stewart, from Wilmington, North Carolina. The couple had a number of children before Ida's death in 1893, one of whom was son John Lester (future prominent Washington-area builder). By 1894, Barr had remarried Almeda Stewart, Ida's younger sister. Together they raised four children and kept company among Washington's elite.

In the late 1880's, Barr joined efforts with Franklin T. Sanner, also from Maryland, and together they became a dominant development team. During the 1890s, Barr & Sanner made some of the largest real estate deals in the history of the City, purchasing hundreds of thousands of dollars in property. In total, Barr & Sanner predominately working in Northwest, D.C. developed and built over 150 multi-story masonry dwellings from Connecticut Avenue, N.W. to 4th Street, N.E. The majority of their row-houses were designed by B. Stanley Simmons, a noted Washington architect who later continued to work on numerous projects with Barr and his son John L., but they also used architect T. Franklin Schneider in 1890 and Nicholas T. Haller in 1889. While known for the semi-detached brick row-house, Barr & Sanner was one of the first firms to develop the new urban building type, called the apartment house, in the District of Columbia. Mount Vernon Apartment House at Ninth Street and New York Avenue, N.W. was constructed in 1893 and was considered one of the duo's earliest achievements.

Barr & Sanner went their separate ways around 1900 and Barr continued as an independent builder, forming one of Washington's most successful development companies. While assisting in the development of Kalorama Triangle, Barr began work on the Wyoming Apartments, located at the corner of Columbia Road, Wyoming Avenue, and 19th Streets, N.W., in 1905. Listed in the National Register of Historic Places, the seven-story luxury apartment building is an example of the "Golden Age" of pre-World War I development. The buff-brick Beaux-Arts building was constructed in three separate phases to the designs of B. Stanley Simmons. At the time of its completion, the Wyoming was one of the largest apartment complexes in the City. With large



547-539 Florida Ave, NW, example of Barr & Sanner row-house development, 1889. Photo by EHT Traceries, July 2012.



The Wyoming Apartments. James M. Goode, *Best Addresses* (Washington, D.C.: Smithsonian Institution, 1988), 149.

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individual units and a luxurious marble lobby, the building exudes elegance. Barr himself resided in the Wyoming Apartments' penthouse from 1909 to 1937, from where he also operated his development business.

Barr's legacy persists in the many buildings he constructed that contribute to the character of Northwest Washington. In addition, his status as a prominent builder in the City is elevated by his son, John Lester Barr's success. Following an education from Harvard and the George Washington University School of Law, John followed in his father's footsteps and constructed modern high-rises, including apartment buildings, offices, and hotels, in the D.C. area from 1916 until his death in the 1960s. John's best-known development is the eleven-story Gothic Revival-style Barr Building located on Farragut Square. The structure, designed by B. Stanley Simmons was completed in 1927.



13th and Fairmont Streets, NW. EHT Traceries, July 2012.

Lester Barr, like many other builders, saw an opportunity in the construction of housing for the upper and middle classes during a time of transition in Washington, D.C. Barr played a significant role in forming D.C.'s urban residential identity, embracing the City Beautiful movement. Often mentioned alongside Washington real estate tycoon Harry Wardman, Barr met financial success in his career, constructing a large number of the City's characteristic Queen Anne-style row houses and some of the earliest apartment buildings. Unlike others who ventured into real estate and struggled through the depression era of the 1890s, Barr supported his two sons through law school, supported his daughters through debutant seasons, and acquired additional real estate in the District and Massachusetts. When Barr died at the age of 83, he left behind an estate valued around \$1,000,000.

Sources			
Vertical Files	<input type="checkbox"/> HSWDC	<input type="checkbox"/> MLK Library	
Other Repositories:	DC Building Permits Database, Ancestry.com		
Obituary:	Publication: <i>Washington Post</i>	Date: 1/18/1937	Page: 5
Biographical Directories	Year/Volume	Page	
<input checked="" type="checkbox"/> Who's Who in the Nation's Capital	1921–1922; 1923-1924; 1926–1927; 1929–1930; 1934–1935	22; 25; 54; 64; 65	
<input type="checkbox"/> History of the City of Washington: It's Men and Institutions	1903		
<input type="checkbox"/> Washington Past and Present	1932		
<input type="checkbox"/> Prominent Personages of the Nation's Capital	c. 1924		
Other Sources:			
“184,000 Is Paid For Parkside Hotel: Attorney Buys Property at Auction for Undisclosed Parties,” <i>Washington Post</i> , January 16, 1931, Proquest Historical Newspapers.			
“Apartment Auction on October 26: John L. Barr is Appointed by Court to Operate Wyoming,” <i>Washington Post</i> , October 4, 1931, Proquest Historical Newspapers.			
“Apartment Brings \$190,000 at Sale: Union Trust Co. Buys the John Marshall at Auction,” <i>Washington Post</i> , November 1, 1932, Proquest Historical Newspapers.			
“Bachelor Apartment Houses in H Street Changes Hands,” <i>Washington Post</i> , February 5, 1922, Proquest Historical Newspapers.			

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"Building Permits," *Washington Post*, April 5, 1931, Proquest Historical Newspapers.
"Building Permits," *Washington Post*, June 15, 1892, Proquest Historical Newspapers.
"Building Permits," *Washington Post*, November 9, 1894, Proquest Historical Newspapers.
"Children to Share L.A. Barr Estate, Nearly a Million," *Washington Post*, February 10, 1937, Proquest Historical Newspapers.
"Choose Parish Officials: Protestant Episcopal Churches Select Vestrymen," *Washington Post*, April 5, 1899, Proquest Historical Newspapers.
"Deed of Trust for \$100,000," *Washington Post*, March 2, 1901, Proquest Historical Newspapers.
"Display Ad 16," *Washington Post*, December 20, 1906, Proquest Historical Newspapers.
"Federal-American Reflects Its Board: National Mortgage & Investment Corp. Retains Old Officers," *Washington Post*, January 8, 1931, Proquest Historical Newspapers.
"Foster on Maximilian: Former Secretary of State Addresses Columbia Historical Society," *Washington Post*, November 16, 1910, Proquest Historical Newspapers.
Stephen A. Hansen, *Kalorama Triangle: The History of a Capital Neighborhood* (Charleston, SC: The History Press, 2011), 85 & 94.
1880 United States Federal Census. Ancestry.com
"Important Sales of City Property," *Washington Post*, October 18, 1892, Proquest Historical Newspapers.
James M. Goode, *Best Addresses* (Washington, D.C.: Smithsonian Institution, 1988), 149 & 150.
"John L. Barr, 82, Builder in District," *Washington Post*, November 27, 1969, Proquest Historical Newspapers.
"L.A. Barr Observes Birthday," *Washington Post*, January 15, 1929, Proquest Historical Newspapers.
"Lester A. Barr, Realty Dealer, Is Dead at 83: Native Hagerstown, Md., Came Here Before Civil War," *Washington Post*, January 18, 1937, Proquest Historical Newspaper.
"Lester Barr Buys Apartment House: Former Owner Takes Over Wyoming Structure for \$650,000," *Washington Post*, October 27, 1931, Proquest Historical Newspapers.
"Mrs. Lester Barr Dies in Gloucester: Wife of Washington Realty Man Had Heart Attack," *Washington Post*, August 27, 1935, Proquest Historical Newspapers.
"Named to Help Industry: Chairman Isaac Gans Announces New Board of Trade Committee," *Washington Post*, Proquest Historical Newspapers.
National Register of Historic Places, Kalorama Triangle Historic District, Washington, District of Columbia, National Register #406196
National Register of Historic Places, The Wyoming Apartments, Washington, District of Columbia, National Register #391674
"New Barr Building Costs \$1,250,000: Seventeenth Street Structure to Have Fastest Elevators in the Capital," *Washington Post*, May 8, 1927, Proquest Historical Newspapers.
"New Buildings in Prospect," *Washington Post*, May 24, 1890, Proquest Historical Newspapers.
New York Passenger Lists, 1820–1957. Obtained from Ancestry.com.
"Plumber Claims Damages: Owner and Contractor of Apartment House Named Defendants," *Washington Post*, October 8, 1904, Proquest Historical Newspaper.
"Real Estate Gossip: Apartment Buildings Becoming More Numerous Here," *Evening Star*, May 6, 1893, Section D, 7.
"Real Estate Market: Rush of Building Operations to Escape High Prices," *Washington Post*, March 26, 1905, Proquest Historical Newspapers.
"Real Estate Notes: Brief Paragraphs About Minor Sales and Building Matters," *Washington Post*, May 31, 1891, Proquest Historical Newspapers.
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"Real Estate Transfers," *Washington Post*, November 10, 1892, Proquest Historical Newspapers.
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"Spurt in Realty Market," *Washington Post*, February 1, 1905, Proquest Historical Newspapers.
"Sublet at Huge Profit: Lessees Rather Than Owners to Blame for Excessive Rents," *Washington Post*, December 2, 1917, Proquest Historical Newspapers.
U.S. Passport Applications, 1795–1925. Obtained from Ancestry.com.
U.S., Sons of the American Revolution Membership Applications, 1889–1970. Obtained from Ancestry.com.
"Washington, D.C.—Barr & Sanner," *Evening Star*, May 10 or 17 1893.

Notes:

Prepared by: EHT Tracerics

Last Updated: August 2012

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Henry Kersey Boss		 <p>Source: Washington Post, August 28, 1927</p>			
Biographical Data					
Birth: 3/28/1882	Place: Washington, D.C.				
Death: 6/15/1958	Place: Washington, D.C.				
Family: wife, Antoinette; daughters, Barbara & Margaret; son, Grant					
Education					
High School: unknown					
College: n/a					
Graduate School: n/a					
Career					
Permit Database (through 1958)					
As Builder		Earliest Permit: 1914	Latest Permit: 1942	Total Permits: 131	Total Buildings: 643
As Owner		Earliest Permit: 1914	Latest Permit: 1942	Total Permits: 139	Total Buildings: 666
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.					
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.					
Practice		Position		Date	
Stone & Fairfax		Rent Department		1898–1901	
Moore & Hill, Inc.		Sales; Secretary		1902–1907	
Boss & Phelps, Inc.		Partner/President		1907–1958	
Madison Building Co.		President		1933–1940	
Professional Associations					
Societies or Memberships: Director of American Security & Trust Co.; Episcopal Eye Ear and Throat Hospital; Episcopal Home for the Aged; Director of the American Security and Trust Co.; President of the Washington Real Estate Board; Chairman of the Convention Committee of National Real Estate Boards; Washington Board of Trade; Columbia Historical Society; Chevy Chase Club; Episcopal Church; National Conference on City Planning Joint Committee on the National Capital; Committee of 100 on the Federal City; Church Pension Fund of the Diocese of Washington; American Planning and Civic Association					
Awards or Commissions: Silver Pitcher in recognition of fundraising efforts for the Washington National Cathedral (1924)					
Buildings					
Building Types: Row-houses, Apartments, Condominiums, Duplexes, Attached and Semi-detached Dwellings					
Styles and Forms: Tudor Revival, Colonial Revival, Vernacular					
DC Work Locations: Northwest quadrant: Foxhall Village, Cleveland Park, Colony Hill, Georgetown, Mt. Pleasant, Washington Heights; Northeast; Maryland: Chevy Chase					
Notable Buildings		Location		Date	Status
Gloucestershire Group		West side of 44 th Street between Q and Greenwich Parkway		1928–1930	Foxhall Village Historic District

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Condominium	1715 Swann Street NW	1922	Dupont Circle Historic District
Detached Dwellings	3525–3533 Quebec Street NW	1921	Cleveland Park Historic District
Duplex	3921 & 3923 Morrison Street NW	1916	

Significance and Contributions

Henry K. Boss was the founder and president of Boss & Phelps, Inc. a prominent realty development firm specializing in both residential and commercial real estate for the greater Washington, D.C. area. Boss gained his experience in the building industry from work as a real estate agent. He was involved in the design, development and sales of dwellings within the District of Columbia and its immediate vicinity.

Henry Kersey Boss, son of Charles and Helen Kersey Boss, was born in Washington, D.C. in 1882. Known as Harry, Boss apprenticed in the rent department of Stone & Fairfax real estate corporation starting at the age of 17. By the time he was 21, he worked as a clerk for Moore & Hill, Inc. and within five years held the position of Secretary. During this time Boss met and married Antoinette Eberly of Washington, D.C. and moved into 1928 15th Street NW in 1905.

While working for Moore & Hill, Boss also met Herbert Glenn Phelps who was employed as a settlement clerk. The two left Moore & Hill in August of 1907 to form their own firm, Boss & Phelps, with offices located at 1910 14th Street, NW. An article in the *Washington Post* from September 1, 1907 announcing the partnership predicted a “prosperous career” for the experienced businessmen.

The earliest years of the firm specialized in general real estate, but by 1914 Boss began purchasing lots for the firm to develop. Examples of these early endeavors for which Boss served as the project builder are 2324 & 2326 California Street NW (1914) and 1784 & 1786 Lanier Place NW (1915). Both of these early projects were designs by A. H. Sonnemann, an architect Boss & Phelps repeatedly employed along with Harvey Baxter, James E. Cooper, Albert E. Landvoight, Horace W. Peaslee and George T. Santmyers. Outgrowing their initial office with expansions to include mortgage, financing and fire insurance services, the firm moved multiple times and finally relocated to 1417 K Street NW in 1923.

The building scope of Boss & Phelps included row-houses, duplexes, condominiums and both detached and semi-detached dwellings. Typically working in the Northwest quadrant, the firm did develop brick row houses at 1109–1175 3rd Place, NE and a number of single-family dwellings like 26 West Irving Street (1920) and 4004 Thornapple Street (1926) in Chevy Chase, Maryland. Most famously, the firm’s name is associated with the development of Foxhall Village, the 29-acre community bounded by Reservoir road to the north, Glover-Archbold Park on the east, P Street to the south, and Foxhall Road to the west. Boss & Phelps’ efforts with Foxhall Village were a result of Boss’s visit to England in the early 1920’s, where he was inspired by English Tudor-style architecture.



Image of Boss in England. Photograph from “Scrapbook of the construction of Foxhall and Colony Hill” 1920s–1930s.

AMERICA'S SMARTEST COLONY OF ENGLISH GROUP HOMES.

FOXHALL VILLAGE

Seven Minutes from Dupont Circle.

A VILLAGE IN THE CITY.

A PREDETERMINED NON-COMPETITIVE DEVELOPMENT.

3 Bedrooms and Bath to 6 Bedrooms and 3 Baths.

The view from Foxhall Village is one of its many charming features. The spires of old Georgetown College, the Lincoln Memorial, the long bridge spanning the silvery thread of the Potomac, and the distant foothills of Virginia. It was here that Presidents Jefferson, Madison and Monroe were wont to spend many pleasant evenings with Henry Foxhall, owner of Spring Hill Farm, upon which the Village is built. And yet the Village is only seven minutes ride from Dupont Circle.

FROM ACTUAL PHOTO.

A NEW HOME

4420 QUE ST.

(Northwest.)

Price, \$15,500

OPEN FOR INSPECTION.

Drive West on Que St. to Wisconsin Ave. North One Square to Reservoir Rd. West to Village. Make Left-Hand Turn at 44th St.

\$10,500 to \$18,500

BOSS & PHELPS

CREATORS AND DEVELOPERS OF FOXHALL VILLAGE.

1417 K St. Main 9306.

City Ad for Foxhall Village, *Washington Post* 1929.

The middle-class row-house neighborhood of Foxhall Village offered clusters of charming “old-world” houses of stone, brick, half-timber, and stucco finishes on high tracts of land, away from the bustling noise of the City Proper. After selling their first group of Foxhall Village houses, designed by James E. Cooper in 1925— Foxhall Village, in continuous construction phases, became one of the largest development undertakings in Washington, D.C. with several hundred row-houses. Boss & Phelps’ success with Foxhall Village attracted other developers to encroach on the area, inspiring the firm to construct Colony Hill of Foxhall Village, designed by Horace W. Peaslee in 1931. Most significantly, Foxhall and Colony Hill marked the transition from independent speculative row-houses to planned residential neighborhoods.

In order to expand their clientele, while maintaining their current reputation among middle class and upper middle class clients, the firm created a side company named Madison Building, Co. in 1933 to handle simpler and less detailed projects. Boss served as the president and Phelps the vice-president. Under the Madison Building, Co. name, Boss & Phelps erected apartments, row-houses, and attached and semi-detached

dwelling. Harvey P. Baxter served as the architect for most Madison Building Co.’s projects, majority of which consisted of two-story apartment houses. Such examples include 921 Aspen Street NW, 4020–4034 Calvert Street NW and 3918–3932 W Street NW.

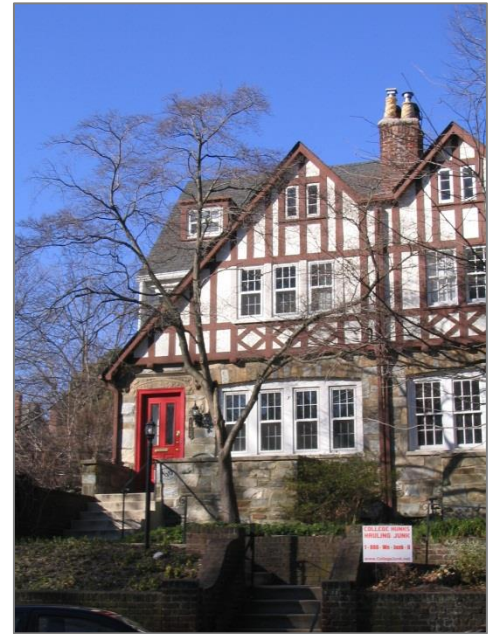
In addition, the real estate firm was in the business of restoring older dwellings. *The Washington Post* reported in 1941 that Boss & Phelps restored and then resold twenty-two houses in Georgetown for that year alone. With the addition of this enterprise, Boss & Phelps successfully partook in all entities of the building industry. In 1942, with their 35th anniversary, the *Washington Post* reported the firm’s involvement amounted to over a quarter of a billion dollars in sales.

It is hard to separate Boss’s individual accomplishments from that of the firm’s, since the two were deeply entwined. However, it can be said of Boss that, unlike Phelps, he was an extrovert and arguably the reason behind the companies’ early risks and growing success as major developers.

Boss’s activities outside the firm were invested in the overall wellbeing and development of the Nation’s Capital. During World War I, Boss aided the U.S. Government in the appraisal of properties. Later he served as director of the American Security & Trust Co., chairman of the convention committee of the National Association of Real Estate Boards, president of the Washington Real Estate Board, and member of the Washington Board of Trade— earning an excellent reputation in Washington’s real estate community.

Boss died at the age of 76 at his home of 808 Forty-fifth Street NW, he is buried in Rock Creek Cemetery. With his death, Phelps took over the firm as President, and Boss’s son Grant became a vice-president. Tragically, one year later, Grant was killed in an automobile accident on Massachusetts Avenue NW.

Boss & Phelps’ long-term real estate firm with included property management, insurance and loans continued for 74

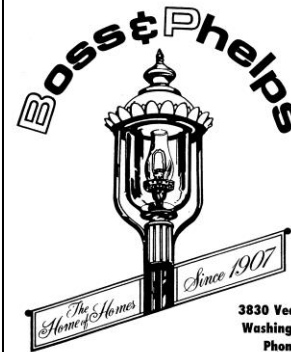


*Image of 1628 44th Street, NW, in Foxhall Village,
Photo by EHT Tracerics 2006*

We’re proud of our role as

the ORIGINAL DEVELOPER
of

Foxhall Village
...and we’re still serving!



**RESIDENTIAL & COMMERCIAL SALES
PROPERTY MANAGEMENT**

3830 Veazey Street, N.W.
Washington, D.C. 20016
Phone: 362-9300

Property Management Department
4211 39th Street, N.W.
Washington, D.C. 20016
Phone: 966-4271


Boss & Phelps, Inc., advertisement from 1979 Foxhall Community’s Half Century celebration.

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years, until the real estate market's decline in the early 1980's and an uncovered bank fraud scheme caused the company to close operations. Although the firm's reputation may have been damaged in the end, the legacy of Boss & Phelps, Inc. holds as one of the longest running and leading firms paramount in the early to mid-twentieth-century development of the District of Columbia.

Sources			
Vertical Files	<input type="checkbox"/> HSWDC	<input type="checkbox"/> MLK Library	
Other Repositories: DC Building Permits Database, Ancestry.com			
Obituary:	Publication: <i>Washington Post</i>	Date: 6/16/1958	Page: B2
Biographical Directories	Year/Volume	Page	
<input type="checkbox"/> Who's Who in the Nation's Capital			
<input type="checkbox"/> History of the City of Washington: It's Men and Institutions	1903		
<input type="checkbox"/> Washington Past and Present	1932		
<input type="checkbox"/> Prominent Personages of the Nation's Capital	c. 1924		
Other Sources: <p>"Boss & Phelps List Recent Realty Sales: Property Worth \$344,000 Total Changes Hands," <i>Washington Post</i>, November 26, 1939, Proquest Historical Newspapers.</p> <p>"Boss & Phelps Report Sales Aggregating \$300,000," <i>Washington Post</i>, March 24, 1940, Proquest Historical Newspapers.</p> <p>"Boss & Phelps Report Sales of \$2,761,000: Realty Firm Officials Expect 1941 Business Will Set New Record," <i>Washington Post</i>, January 12, 1941, Proquest Historical Newspapers.</p> <p>Harry K. Boss, "Scrapbook of the construction of Foxhall Village and Colony Hill" 1920s-1930s. Original scrapbook in the possession of Malcolm and Daphne Ross; pdf version of album compiled by Cheryl Tlam Foster and the Foxhall Community Citizens Association, April 2006.</p> <p>"Buying Stock of Firm" Harry K. Boss, H. Glenn Phelps and B. T. Webstor in Partnership," <i>Washington Post</i>, February 29, 1920, Proquest Historical Newspapers.</p> <p>"Colony Hill Area Attracts Interest: Community's Charm is Enhanced by Gateway Formed of Two Houses," <i>Washington Post</i>, December 6, 1931, Proquest Historical Newspapers.</p> <p>"Colony Hill Plans to Build 75 Houses, New Development Is Given Commendation by Board of Architects," <i>Washington Post</i>, April 12, 1931, Proquest Historical Newspapers.</p> <p>"Foxhall Village Celebration Sunday," <i>Washington Post</i>, September 20, 1979, Proquest Historical Newspapers.</p> <p>"Gateway Draws Host of Visitors To Colony Hill: Home Project at Reservoir Road Charming Today in Summer Beauty," <i>Washington Post</i>, August 13, 1933, Proquest Historical Newspapers.</p> <p>"Harry K. Boss, 76, Dies; Top Real Estate Man," <i>Evening Star</i>, June 16, 1958.</p> <p>"H.G. Phelps, 84, District Realtor," <i>Washington Post</i>, May 30, 1964, Proquest Historical Newspapers.</p> <p>"Homes Attract Attention: Spanish Architecture Feature Houses on Washington Heights," <i>Washington Post</i>, September 4, 1910, Proquest Historical Newspapers.</p> <p>National Register of Historic Places, Foxhall Village Historic District, Washington, District of Columbia, National Register #357166</p> <p>"New Boss-Phelps Head," <i>Washington Post</i>, June 26, 1958, Proquest Historical Newspaper.</p> <p>"New Realty First Starts: Boss & Phelps, Formerly of Moore & Hill, Announce Their Entry," <i>Washington Post</i>, September 1, 1907, Proquest Historical Newspapers.</p> <p>Joe Pichirallo, "Realty Firm Owners Draw 6-Month Prison Terms," <i>Washington Post</i>, October 20, 1981, Proquest Historical Newspapers.</p> <p>"Washington Couple Killed on Rte. 1; Grant Boss Dies in Crash Here," <i>Washington Post</i>, October 24, 1959, Proquest Historical Newspapers.</p>			
Notes:			
Prepared by: EHT Traceries		Last Updated: August 2012	

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Lewis E. Breuninger		 <p>Source: Washington Past and Present</p>		
Biographical Data				
Birth: 9/12/1859	Place: Belair, Maryland			
Death: 4/23/1942	Place: Washington, DC			
Family: wife, Sadie; sons, Henry & Lewis T.; daughters, Esther L. Janney, Ruth B. Stickle, Robin Lukins				
Education				
High School: Harford County, Maryland				
College: Spencerian Business College, Washington, DC				
Graduate School:				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1897	Latest Permit: 1944	Total Permits: 423	Total Buildings: 878
As Owner	Earliest Permit: 1894	Latest Permit: 1953	Total Permits: 427	Total Buildings: 914
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
L.E. Breuninger & Co.		President		1902-1918
L.E. Breuninger & Sons		President		1918-1932
Professional Associations				
Societies or Memberships: City Club, Columbia Golf Club, Washington Board of Trade, Columbia Historical Society, Independent Order of Odd Fellows; Trustee of: Foundry United Methodist Church, Central Union Mission, and American University				
Awards or Commissions:				
Buildings				
Building Types: Row houses, detached houses, apartment houses				
Styles and Forms: Colonial Revival, Classical Revival, Queen Anne,				
DC Work Locations: Columbia Heights, Mount Pleasant, Park View, Glover Park, Shepherd Park				
Notable Buildings	Location	Date	Status	
Row houses	1629-1641 Harvard Street, NW	1905	In Mount Pleasant Historic District	
Row houses	1724-1760 Park Road, NW	1909	In Mount Pleasant Historic District	
Dwelling	1770 Park Road, NW	1913	In Mount Pleasant Historic District	
Row houses	1601-1661 Hobart Street, NW	1913	In Mount Pleasant Historic District	

Significance and Contributions

Lewis E. Breuninger was one of the District's best known builders and mortgage bankers of his time. He was born in 1859 in Belair, Maryland, to German immigrant parents. He attended public school in Harford County, Maryland, and married Sadie Love in 1886. The following year, the couple moved to Washington, DC where he engaged in the dairy business. The Boyd's City Directory notes his dairy shop at 620 13th Street, N.W.

In 1894 he began investing, as an owner, in the construction of single-family dwellings and some apartment buildings. The first buildings constructed under his ownership were row houses (no longer extant) located on the north side of the 1200 and 1300 blocks of Irving Street, NW, where Harriett Tubman Elementary School and the redeveloped downtown Columbia Heights now stand. John Granville Meyers, a prominent Washington architect, designed these buildings. Much of Breuninger's work, both as an owner and builder, can be found in and around this area of Washington, DC. The next row houses he financed were located at 1225-1231 Harvard Street, designed by Meyers' son, B. Frank Meyers.



Row houses at 1601-1661 Hobart Street, NW. "Handsome Residences Just Completed in Rock Creek Vista," *Washington Post*, October 5, 1913, Proquest Historical Newspapers.

Breuninger financed many buildings constructed by Harry Wardman in the early 1900s and likely learned much of the construction trade from this master. According to the National Register nomination for the Mount Pleasant Historic District, legend has it that Harry Wardman was one of Breuninger's best customers at his dairy and ice cream store at 13th and G Streets, N.W., and motivated him to try his hand at real estate.

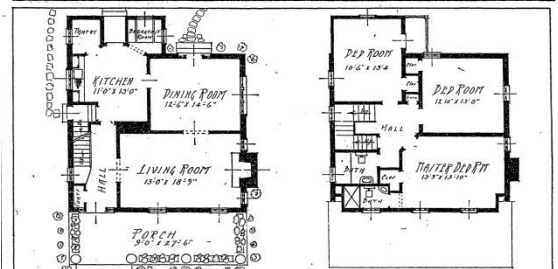
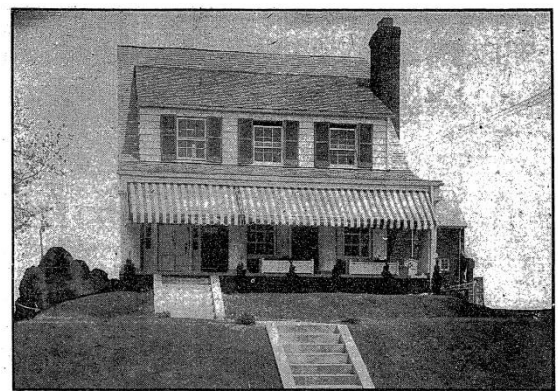
The buildings constructed by Wardman and owned by Breuninger were designed by architect Nicholas R. Grimm, whom Breuninger would go on to work closely with for many years. By 1903, Breuninger expanded into the construction field

and had founded his own construction company, L.E. Breuninger & Co., which soon became very successful. He was also involved in the founding of two savings banks in the first decade of the twentieth century, Park Savings and Citizens' Savings banks. In 1923 he founded the Real Estate Mortgage and Guaranty Corporation and served as the President.

After an initial building permit in 1897 for a private stable (no longer extant), the first residences Breuninger constructed independently were located at 3215-3219 13th Street, N.W. In 1906, Nicholas Grimm designed Breuninger's own residence, which Breuninger constructed, at 1770 Park Road, N.W. This large detached dwelling was designed in the Colonial Revival style and has a wrap-around porch.

Throughout the first quarter of the 20th century, Breuninger continued to build feverishly. One of his largest developments was on Hobart Street near 16th Street, NW, in Mount Pleasant in 1912. As the *Washington Post* states in an article from 1913, "Probably no larger development in Washington has been made than that which now is being accomplished by L.E. Breuninger, at the new Avenue of the Presidents entrance to Rock Creek Park."

Later, Breuninger served as a builder for many other well-known Washington architects, including Albert Beers and Harvey P. Baxter.



Post Model Home in Shepherd Park Section. "New Model Home is Quite Different," *Washington Post*, June 1, 1930, Proquest Historical Newspapers.

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Breuninger's sons, Henry L. (1890-1954, see Architects Directory entry) and Lewis T. Breuninger (1892-1974), joined the firm in 1918, forming L.E. Breuninger & Sons. Henry, an architect, designed many of the buildings for the development company and Lewis T., a lawyer, handled the business side. By 1929, the firm had constructed over 2,000 houses in Washington.

In the late 1920s, Breuninger began investing in the neighborhood of Brightwood. He named his tract of land Shepherd Park, after the 19th-century Washington governor Alexander Robey "Boss" Shepherd, who built his home there in 1868 (demolished in 1916). Breuninger constructed a model home there that was open for public view and was highly publicized in the *Washington Post*.

When Breuninger retired in 1932, his sons continued to run the successful business, teaming up with architect George T. Santmyers and others. Breuninger died of a heart attack ten years later in 1942 at the age of 83. L.E. Breuninger constructed solid, middle-class buildings for the Washington, DC community. He was one of the pioneers of the Mt. Pleasant neighborhood, building rapidly after the street car line along 14th Street became operational in 1900 and helping to create a bustling neighborhood for the middle-class residents of Washington.

Sources

Vertical Files ☐ HSWDC ☐ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

Obituary: Publication: *Washington Post* Date: 4/24/1942 Page: 28

Biographical Directories	Year/Volume	Page
<input checked="" type="checkbox"/> Who's Who in the Nation's Capital	1923-4, 1926-7, 1929-30, 1934-5, 1938-9	54, 92, 107, 118, 105
<input type="checkbox"/> History of the City of Washington: It's Men and Institutions	1903	
<input checked="" type="checkbox"/> Washington Past and Present	1932/3	170
<input checked="" type="checkbox"/> Prominent Personages of the Nation's Capital	c. 1924	185

Other Sources:


"\$150,000 In New Homes: L.E. Breuninger Purchases Columbia Heights Property for \$35,000," *Washington Post*, June 9, 1906.
 Marvin Caplan, "Shepherd Park," in Kathryn S. Smith, ed., *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital* (Northridge, CA: Windsor Press, 1988), 265-268.
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Notes:

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Last Updated: June 2012

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Morris Cafritz		 <p><i>Source: Prominent Personages of the Nation's Capital, p. 217.</i></p>		
Biographical Data				
Birth: 8/28/1888	Place: Vilna, Russia (now Vilnius, Lithuania)			
Death: 6/11/1964	Place: Hot Springs, Virginia			
Family: wife, Gwendolyn; sons, Calvin, Carter, and Conrad				
Education				
High School: unknown				
College: unknown				
Graduate School: N/A				
Career				
Permit Database (through 1958)				
As Builder	Earliest Permit: 1921	Latest Permit: 1948	Total Permits: 191	Total Buildings: 1665
As Owner	Earliest Permit: 1921	Latest Permit: 1955	Total Permits: 193	Total Buildings: 1680
*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.				
*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.				
Practice		Position		Date
Morris Cafritz Co., Inc.		President		1920-1924
Cafritz Construction Co.		President		1924-1964
The Cafritz Co.		President		1924-1964
Professional Associations				
Societies or Memberships: Washington Community Chest, Metropolitan Police Boys Club, United Givers Fund, Jewish Community Center, Washington Hospital Center, Riggs National Bank, Board of Trade, Washington Chapter of the Red Cross, Washington Title Insurance Co., Greater National Capital Committee, Greater Southeast Washington Community Hospital, UJA of Washington, YMCA Foundation, Shrine (Almas Temple), Scottish Rite Temple, National Press Club, Woodmont Country Club, Washington Hebrew Congregation				
Awards or Commissions: <i>LIFE</i> Model House competition (1939), National Building Museum Honor Award (1997)				
Buildings				
Building Types: Neighborhoods, row houses, single family houses, apartment houses, hotels				
Styles and Forms: Colonial Revival, Renaissance Revival, Classical Revival, Tudor Revival, Art Deco, Moderne				
DC Work Locations: Petworth, Downtown, Bethesda, American University Park				
Notable Buildings	Location	Date	Status	
Dwellings	Petworth	1922	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site	
The Cavalier (Hilltop Manor)	3500 14 th Street, NW	1926-1927	<input checked="" type="checkbox"/> NRHP <input checked="" type="checkbox"/> DC Historic Site	
Park Central Apartments	1900 F Street, NW	1928	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site	
Greenwich Forest	Bethesda, MD	1929-1950s	<input checked="" type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site	
The Majestic Apartments	3200 16 th Street, NW	1937	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site	

The Cafritz Building	1625 I Street, NW	1948	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site
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Significance and Contributions

Cafritz was one of the preeminent developers of Washington, D.C., from the 1920s until his death in 1964. James Goode, in his history of Washington, D.C.'s apartment houses, described Cafritz as "one of the two most prodigious builders in Washington during the twentieth century." He focused primarily on single-family house construction, building more than 5,000, but he is also credited with developing and constructing over 85 apartment buildings. Cafritz built housing for a range of income levels and is credited with creating housing for 20,000 families over the course of his career.

Cafritz was born in Vilna, Russia on August 29, 1888, according to his World War I Draft Registration Card. He immigrated with his family to the United States in 1898 and, after living in New York, they moved to Washington, D.C. where his father, Nathan Cafritz, opened a grocery store. Cafritz worked at his father's store until 1904 when he borrowed \$1,400 from his father to start his own business at the age of around sixteen. His wholesale coal yard and, later, a saloon, were prosperous but he was interested in a more glamorous industry and he moved on to various entertainment businesses. He began by showing silent movies in vacant lots and then opened a bowling alley and pool hall. He finally came upon real estate in 1920, opening his office, Morris Cafritz Co., Inc.

In addition to his development acumen, he and his wife, Gwendolyn, were prominent members of Washington, DC society. Cafritz married Gwendolyn Detre de Surnay of Budapest on July 11, 1929 at the Mayflower Hotel when he was 42 years old and she was twenty. Their home at 2301 Foxhall Road, NW (now the Field School), completed in 1938, played host to hundreds of events while the couple resided there.



Morris and Gwendolyn Cafritz at a gala, date unknown. Robert Pack, "The Streets Were Paved With Gold," The Washingtonian April 1984, p. 114.



Washington, D.C., Petworth. Rows of houses in Petworth. Theodor Horydzak Collection, Library of Congress.

One of Cafritz's first large real estate ventures was the purchase of the Columbia Golf Course in Petworth in 1922 on which he built several thousand low cost but good quality row houses over a period of years. He advertised the houses he built as "life-time homes." He also built his first apartment buildings in 1922 – a row of seven buildings located at 1433-1445 Spring Road, NW. Following in the footsteps of Harry Wardman, he named each building a name that started with one of the letters of his name C-A-F-R-I-T-Z, and hence the group became known as CAFRITZ Row. In the next three years, Cafritz built several more apartment buildings including the Porter Apartments at 3600 Connecticut Avenue, N.W.

Cafritz's company grew rapidly and, in addition to row and detached houses and apartment buildings, Cafritz built luxury housing, commercial buildings and an industrial center in his early years in business. A 1926 *Washington Post* article described

the "phenomenal rise of the Cafritz organization to a position of leadership in the real estate field within the last four years" – a position that Cafritz managed to maintain over the next forty years. The article described Cafritz's business philosophy as building "the best possible homes for the money," keeping "the price at such a level as to make it possible for the man of moderate means to become a home owner and give to his family the comforts and conveniences of an advanced standard of living without unduly taxing his financial resources." This was achieved through economies of scale, both in the purchase of large tracts of land outside the central city and through large-scale construction of both single-family housing and apartment buildings. The Cafritz organization employed a skilled

workforce and owned the equipment needed to undertake all phases of construction from the surveying and grading of land to the final painting and decorating of dwelling units. Buildings were designed by in-house architects and engineers, and in the 1930s these included Alvin L. Aubinoe, Sr., and Harry L. Edwards who were responsible for substantively increasing the quality of the Cafritz Construction Company's design work.

In the mid-1920s, while the extensive Petworth was still under construction, Cafritz launched additional major construction projects. He acquired the Lenman tract, a seven-acre parcel on the west side of 14th Street, N.W. at Oak Street in 1925. It was the largest remaining un-improved tract in the Columbia Heights area of Washington, D.C., available for residential and commercial development. Cafritz developed it over the course of the next thirteen years, first building a 213-unit apartment building (the historic Hilltop Manor now known as the Cavalier) and row houses, and later constructing two garden apartment buildings. He also began a development of single-family detached cottage-style dwellings in Bethesda, south of Bradley Boulevard, known as Chevy Chase Terrace.

In 1925, Morris Cafritz bought two large tracts of land that he did not develop until the 1930s. As described by one biographer, "Cafritz bought land when he saw a bargain, whether or not he had plans to build on it right away." In 1928, sales of single-family dwellings in Petworth "declined sharply and suddenly, for no apparent reason" and over the next several years he concentrated on the construction of apartment buildings rather than large-scale residential neighborhoods.

In the years following the construction of the Cavalier, Cafritz built Park Central, a huge nine-story building with 316 units at 1900 F Street, N.W., and the Park Lane at 2025 I Street, N.W., an eleven-story building with 290 units. Both were designed in the Art Deco style in 1928. The Miramar, built in 1929 at 15th St. and Rhode Island Ave., N.W., was scaled down to eight stories but still fit 207 apartments into the building. In 1930 Cafritz joined forces with his former employee, Gustav Ring, to build the impressive Westchester apartment complex in Washington, D.C.

Although most developers scaled back after the Great Depression, Cafritz was able to take advantage of the tremendous need for housing close to downtown and federal office buildings. He began development of the Greenwich Forest neighborhood in Bethesda. During this time, he was also developing two more moderately priced subdivisions. On a section of the same 98-acre parcel on which Greenwich Forest was located, Cafritz oversaw the development of houses more modest in scale in the Woodland Section of Greenwich Forest. Within the District of Columbia, Cafritz constructed a subdivision of over 300 houses in what is now American University Park.

In the later 1930s Cafritz also built two major apartment buildings designed by his firm's architects, Alvin Aubinoe, Sr., and Harry Edwards: the nine-story Hightowers (1936), a powerful expression of the Art Moderne style at 1530 16th Street, N.W., and the Majestic (1937) at 3200 16th Street, N.W.

Cafritz anticipated the post-World War II development of the K Street corridor and focused his attention on the construction of office buildings on both K and I Streets, N.W. In 1945, he and developer Charles H. Tompkins seized the opportunity to buy a large tract at Connecticut and Florida Avenues where they eventually constructed the Universal Building and the Universal North Building. Cafritz was also involved in the development of Pentagon City in Virginia



Cavalier Hotel, undated. Theodor Horydczak Collection, Library of Congress, LC-DIG-the-5a39054.



1948 Drawing by Leroy L. Werner for the Cafritz Building at 1625 Eye Street, NW. Theodor Horydczak Collection, Library of Congress.

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with Tompkins. In 1948, Cafritz constructed one of his best-known buildings, the Cafritz Building at 1625 I Street. This was lauded as the first “park-at-your-desk” office building, as it had vehicular ramps at its central core and employees could park on the floor where their office was located. It opened in November, 1950 to great success as a solution for combatting traffic congestion in Washington, D.C.

Cafritz died of a heart attack at The Homestead resort in Hot Springs, Virginia, on June 11, 1964. At the time of his death, much of the value of Cafritz’s \$66 million estate—the largest to go through D.C. probate court up to that time—lay in the downtown office buildings he owned. A sizable portion of his estate endowed the Morris and Gwendolyn Cafritz Foundation, which continues to play a major role in Washington area philanthropy.

Following Cafritz’s death, his eldest son, Calvin, became president and director of the Cafritz Company and Gwendolyn Cafritz took over as CEO. The Cafritz Construction Company terminated operations in June, 1970 after completing the building at 1310 L Street, N.W. In 1971, Calvin Cafritz resigned as president and Gwendolyn assumed this position, with Martin Atlas, former executive Vice President taking over as CEO. The Cafritz Company still exists today.

Morris Cafritz was one of the most influential developers in the city of Washington. His foresight and ambition led him to purchase large swathes of land, like in Petworth, where he created neighborhoods that still thrive today. He was also instrumental in the development of Downtown Washington, building Eye and K Streets. He was one of the most important men in the Jewish community, leading the campaign to construct a Jewish Community Center in Washington in the 1920s. His legacy endures today in the Morris and Gwendolyn Cafritz Foundation.

Sources			
Vertical Files	<input checked="" type="checkbox"/> HSWDC	<input checked="" type="checkbox"/> MLK Library	
Other Repositories:	DC Building Permits Database, Ancestry.com		
Obituary:	Publication: <i>Washington Post</i>	Date: 6/13/1964	Page: A14, B4
Biographical Directories	Year/Volume	Page	
<input checked="" type="checkbox"/> Who's Who in the Nation's Capital	1929-30, 1934-5	131, 148	
<input type="checkbox"/> History of the City of Washington: It's Men and Institutions	1903		
<input type="checkbox"/> Washington Past and Present	1932		
<input type="checkbox"/> The Book of Washington	1930		
<input checked="" type="checkbox"/> Prominent Personages of the Nation's Capital	c. 1924	217	
Other Sources: "2d 'Park-at-Desk' Building Planned by Cafritz Here," <i>Washington Post</i> , February 2, 1954. Proquest Historical Newspapers. "Cafritz Heirs End Dispute Over Will," <i>Washington Post</i> , May 19, 1996, Proquest Historical Newspapers. James M. Goode, <i>Best Addresses</i> , 2 nd Edition (Washington, D.C.: Smithsonian Books, 2002). Conrad P. Harness, "Cafritz Plans 'Park-at-Your-Desk' Building," <i>Washington Post</i> , August 29, 1948. Proquest Historical Newspapers. William H. Jones, "Cafritz Quits Real Estate Firm; Differences With Mother Hinted," <i>Washington Post</i> , December 21, 1971. Proquest Historical Newspapers. "Man of Vision Chosen to Construct Life Model House in Nearby Maryland," <i>Washington Post</i> , February 26, 1939. Proquest Historical Newspapers. "Park-at-Desk' Building Open For Occupants," <i>Washington Post</i> , November 29, 1950. Proquest Historical Newspapers. Robert Pack, "The Streets were Paved with Gold," <i>Washingtonian</i> , April 1984. "Vision and Courage Lead to Success for Morris Cafritz," <i>Washington Post</i> , June 20, 1926. Proquest Historical Newspapers.			
Notes:			
Prepared by: EHT Traceries			Last Updated: June 2012

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Randolph Dodd		<p>No photograph available.</p> <p><i>Source:</i></p>		
Biographical Data				
Birth: 3/8/1887	Place: Tryon, North Carolina			
Death: ca. 1945	Place: unknown			
Family: wife, Alice; son, Edward; daughter, Gloria; brother, Jacob				
Education				
High School: unknown				
College: n/a				
Graduate School: n/a				
Career				
Permit Database				
As Builder	Earliest Permit: 1912	Latest Permit: 1944	Total Permits: 182	Total Buildings: 205
As Owner	Earliest Permit: 1912	Latest Permit: 1928	Total Permits: 8	Total Buildings: 10
<p>* Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.</p> <p>*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.</p>				
Practice	Position		Date	
Deanwood Merchant Industrial Co., Inc.	Vice President		1921–1922	
John R. Pickett, Inc./Better Built Homes	General Contractor		1938	
Professional Associations				
Societies or Memberships: The Liberator Club				
Awards or Commissions:				
Buildings				
Building Types: Single Dwellings				
Styles and Forms: Craftsman, Colonial Revival, Modern Movement				
DC Work Locations: Northeast: Anacostia, Capitol View, Deanwood, Eastland Gardens, Lincoln Heights				
Notable Buildings	Location	Date	Status	
Dodd Residence	924 48 th Street, NE	1922	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site	
Dodd Residence	906 48 th Street, NE	1928	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site	
Dwelling	4219 Meade Street, NE	1931	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site	
Lewis House	4827 Jay Street, NE	1932	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site	
Dwelling	4212 Marne Place NE	1930	<input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site	

Significance and Contributions

Randolph Dodd was a successful African American builder and designer in the early- to mid-20th century. He worked primarily in Northeast Washington, D.C., helping to develop African American neighborhoods like Deanwood (bounded by Kenilworth Ave, Eastern Ave, Division Ave, and Nannie Helen Burroughs Ave) and Eastland Gardens (bounded by Kenilworth Ave, 40th Street, Anacostia Ave and Ord Street).

Dodd was born in Tryon, North Carolina, in 1887. He was the youngest of seven children born to parents Austin and Lucy Dodd. Not much is known of his childhood. Around 1907, Randolph's older brother, Jacob (1882–1930), moved to Washington, D.C. and began working as a laborer. In 1909, Jacob was working at the Government Printing Office (GPO) and convinced Randolph to join him—a 1915 city directory reveals that Randolph and Jacob were working together and living at 4609 Meade Place NE.

In 1912, Randolph began investing in real estate. The first two dwellings he owned were located at 4700 and 4702 Meade Street, N.E. The builder of these dwellings is not listed, although Randolph may have constructed them himself as his name is noted in the newspaper with the announcement of the permit.

The Dodd brothers began their house building business in earnest in 1919 and together worked on more than 50 houses in the Deanwood neighborhood (approximately 15 by Jacob and 36 by Randolph). Randolph designed many of the dwellings himself although he was unlicensed and not academically trained. Some of the projects where Dodd served as architect and builder include: 925 48th Street NE, 1221 50th Street NE, and 4901 Jay Street NE. Randolph worked with white investors, rarely funding the projects himself. Developer Howard S. Gott financed the construction of houses in Deanwood and Eastland Gardens.

The neighborhood of Eastland Gardens, located across Kenilworth Avenue from Deanwood, was a development in 1929. Over 50 dwellings in Eastland Gardens can be attributed to Randolph. Both Deanwood and Eastland Gardens were designed and constructed predominantly by and for the African American community. Working predominately with architect Lewis W. Giles, Randolph quickly established a respectable reputation in the two neighborhoods and became a prominent builder. He employed local laborers to assist him on projects, contributing to the sense of a small-town community. Dodd's scope as a builder may have been limited to the North and Southeast quadrants of the City, but his sound reputation was well-known as his name was printed in announcements alongside projects of prominent white builders and developers' in Northwest such as Morris Cafritz, W.C. & A.N. Miller and Harry Wardman.

The impressive number of buildings Dodd constructed and his continued employment in the District, an environment intolerant of uneducated practicing architects, is a testament to the quality of his work. It has been recorded that his preferred style was Craftsman, but his work included Colonial Revival and Modern architectural elements as well. Often working under financially strained circumstances, a distinguishable feature of Dodd's craftsmanship could be seen in the placement of windows only in the front and rear of houses. Although many of his houses have since been remodeled to add additional side windows, recognition of this conscious effort to



4827 Jay Street, NE, Deanwood neighborhood.
Architect, Lewis W. Giles. Builder, Randolph Dodd,
1932. Photo by EHT Traceries, July 2012.



4219 Meade Street NE, 1931. Architect and builder, Randolph
Dodd. Photo by EHT Traceries, July 2012.

limit construction costs is indicative of the time period in which these Northeast Washington, D.C. communities were developed.

A 1938 *Washington Post* article discussed the construction of the “Williamsburg Colonial Homes,” a John R. Pinkett project on Benning Road NE, listing Dodd as the contractor. John R. Pinkett Inc. was an African American owned and operated insurance and real estate firm, known for constructing low-cost homes for low-income families. These modest houses granted African Americans in the city their first opportunity to purchase a home. It is no surprise Dodd was affiliated with Pinkett’s efforts, as Dodd concerned himself with the wellbeing and employment of African Americans. In addition to his legacy in the built environment, many of the laborers whom Dodd employed and trained continued careers in the building profession. It has been

previously proclaimed that Dodd did more for the community in his training of craftsmen than any other individual.

GENERAL CONTRACTOR
FOR
BETTER BUILT HOMES

RANDOLPH DODD

906 48th Street, Northeast Lincoln 8282

Advertisement published in the Baltimore Afro-American Newspaper on August 27, 1938, page 5.

Little is known about Dodd’s personal life, although he married and fathered two children, whom he raised in the Deanwood neighborhood at 906 48th Street from 1928 to 1942. The last building permit acquired by Dodd was in 1941, so it can be assumed he retired from the profession around the age of 54 before his suggested year of death in 1945.

Both neighborhoods, Deanwood and Eastland Gardens, presently continue as close-knit Northeast communities founded on the identity established by men like Randolph Dodd. Many residents remain in these houses purchased generations ago by their family members, preserving the original integrity of the community and the historic structures.



906 48th Street, NE. EHT Traceries, July 2012.

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Sources			
Vertical Files	<input type="checkbox"/> HSWDC	<input type="checkbox"/> MLK Library	
Other Repositories: DC Building Permits Database, Ancestry.com			
Obituary:	Publication:	Date:	Page:
Biographical Directories		Year/Volume	Page
<input type="checkbox"/> Who's Who in the Nation's Capital			
<input type="checkbox"/> History of the City of Washington: It's Men and Institutions		1903	
<input type="checkbox"/> Washington Past and Present		1932	
<input type="checkbox"/> Prominent Personages of the Nation's Capital		c. 1924	
<p>Other Sources:</p> <p>"43 D.C. Area Building Totals \$20,414, 927," <i>Washington Post</i>, June 13, 1943, Proquest Historical Newspapers.</p> <p>Amanda Abrams, "Deanwood: A Little Bit of Country Just Inside The District's Borders, 546" <i>The D.C. Real Estate Guide</i>, http://dc.urbanturf.com/articles/blog/deanwood_a_little_bit_of_country/2408.</p> <p>"August Construction Jumps 125% Over 1940 Figure," <i>Washington Post</i>, September 28, 1941, Proquest Historical Newspapers.</p> <p>"Brick, Steel Homes for Little Purses," <i>Washington Afro-American</i>, August 27, 1938, Proquest Historical Newspapers.</p> <p>"Building Here at \$600,400 For the Week," <i>Washington Post</i>, May 25, 1941, Proquest Historical Newspapers.</p> <p>"Building Permits," <i>Washington Post</i>, June 26, 1927, Proquest Historical Newspapers.</p> <p>"Building Permits," <i>Washington Post</i>, September 8, 1918, Proquest Historical Newspapers.</p> <p>"Construction of Flats if Planned in Capital," <i>Washington Post</i>, September 26, 1937, Proquest Historical Newspapers.</p> <p>"D.C. Building \$1,558,750 For Last Week," <i>Washington Post</i>, August 17, 1941, Proquest Historical Newspapers.</p> <p>"D.C. Building Permit Volume Shows Second Gain in 2 Weeks," <i>Washington Post</i>, February 15, 1942, Proquest Historical Newspapers.</p> <p>Deanwood History Committee, <i>Images of American: Washington, D.C.'s Deanwood</i> (Charleston, SC: Arcadia, 2008), 9–25.</p> <p>"Display Ad-4, No Title," <i>Baltimore Afro-American</i>, August 27, 1938, Proquest Historical Newspapers.</p> <p>"District Still Behind Quota In Bond Sales," <i>Washington Post</i>, October 2, 1943, Proquest Historical Newspapers.</p> <p>"Dwellings Planned," <i>Washington Post</i>, May 20, 1938, Proquest Historical Newspapers.</p> <p>"Eastland Gardens Blooms Amid Blight: Eastland Gardens Guards Heritage," <i>Washington Post</i>, November 28, 1987, Proquest Historical Newspapers.</p> <p>Eastland Gardens Flower Club Historic Committee, <i>Eastland Gardens Brochure</i> (Washington, D.C.: 2009).</p> <p>Eastland Gardens Flower Club, <i>Images of America: Eastland Gardens</i> (Charleston, SC: Arcadia, 2011), 23–56.</p> <p>Far East Community Services, Inc., "Final Report of Historical and Building Investigation of the Northeast Washington, DC Community of Deanwood, Phase I, September 30, 1987," copy in possession of Cultural Tourism DC.</p> <p>"Last Week's Permits Total \$1,251,500," <i>Washington Post</i>, July 20, 1941, Proquest Historical Newspapers.</p> <p>"Many New Buildings: Permits for \$65,000 in Construction and Repairs," <i>Washington Post</i>, December 22, 1912, Proquest Historical Newspapers.</p> <p>Marya Annette McQuirter, <i>African American Heritage Trail</i> (Washington, DC: Cultural Tourism DC, 2003), 37.</p> <p>Ruth Ann Overbeck, "Deanwood," in Kathryn S. Smith, ed., <i>Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital</i> (Northridge, CA: Windsor Press, 1988), 155.</p> <p>"Private Building Increases By Seven Millions in 1941," <i>Washington Post</i>, February 22, 1942, Proquest Historical Newspapers.</p> <p>"Sale of Homes Continues to Rise in Capital," <i>Washington Post</i>, October 12, 1941, Proquest Historical Newspapers.</p> <p>World War I Selective Service System Draft Registration Cards, 1917-1918. Obtained from Ancestry.com.</p>			
Notes:			
Prepared by: EHT Traceries		Last Updated: August 2012	