

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: Bloomington 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, Channing and Bryant streets on the north, North Capitol Street on the east, 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Not For Publication: ☐ Vicinity: ☐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

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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: ☒
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
District ☒
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1,678</u>	<u>15</u>	buildings
<u>1</u>	<u></u>	sites
<u></u>	<u></u>	structures
<u></u>	<u></u>	objects
<u>1,679</u>	<u>15</u>	Total

Number of contributing resources previously listed in the National Register 3 (Old Engine Company No.12; Gage Elementary School; Samuel Gompers House)

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

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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

Bloomington is a sizeable residential 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, many of 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.

Bloomington consists of a highly intact collection of substantial rowhouses built almost entirely between 1891 and 1916 by 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.

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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 1,693 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 Bloomington sit on "alley lots" that have alley-only frontage. More than ninety-five percent of the primary resources are rowhouses, rowhouse flats, or duplexes. Apartment buildings, five churches, a church school and rectory, a fire house, theater, a public school, commercial buildings and accessory buildings make up the remaining percentage of buildings. The "alley lots" are home to the accessory buildings including former stables, converted to residences, and rows of garages.

Of the 1,693 primary resources, 1,678 of them are contributing and fifteen (15) are non-contributing. Nine of the fifteen non-contributing resources post-date the end-date of the period of significance of 1948. Six of the fifteen non-contributing buildings were constructed during the period of significance but have been significantly altered and no longer retain sufficient integrity to qualify as contributing buildings.

Secondary resources are those that occupy the same lot as the primary resource. In Bloomington, 183 secondary buildings have been identified, with most all of them being one-story garages. Although a handful were built at the same time as the dwelling to which they are associated, these garages were generally built after construction of the rowhouses that define the district. Nine of the 183 secondary buildings are two-story stables that survive from the original phase of development of Bloomington and contribute to its historic character.

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 Bloomington's only open spaces.

The rowhouses of Bloomington 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 Bloomington Historic District retains a high degree of integrity.

Narrative Description

The neighborhood known as Bloomington 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

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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 but three 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 within a 25-year period between 1891 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

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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 Bloomington 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 Bloomington 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 Bloomington, 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 belt coursing 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 Bloomington. 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

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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 Bloomington.

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 Bloomington 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

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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 Bloomington 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 Bloomington" 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 belt coursing, lintels and garlanded friezes decorate the entire row contributing to the quality of architectural rhythm found throughout the streetscapes of Bloomington.

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 Bloomington, 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 Bloomington. 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 Blundon 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 Bloomington. 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

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

By 1905, almost all the unit and 100 blocks of Bloomington 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 Bloomington 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 Bloomington'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 Bloomington 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 Bloomington 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.

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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 Bloomington and elsewhere in the city's 20th-century neighborhoods.

Pairs of Dwellings

Within the rows of houses in Bloomington, 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

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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 impost 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 Bloomington.

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 they 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, built in 1904; and 25 Florida Avenue designed built in 1906. Located at the northeast corner of First and Bryant Streets, 2405 First Street was designed by Joseph Bohn for owner and Bloomington developer Raymond Middaugh of Middaugh and Shannon. It 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, more typically found in suburban areas of the city, is unique in the urban rowhouse neighborhood of Bloomington and was clearly designed to stand out as the home of one of Bloomington's most important developers. The house at 25 Florida Avenue, near the intersection of North Capitol Street, is similarly a five-bay-wide, central-passage-plan house that is unusual for Bloomington. 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 Bloomington 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 Bloomington 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

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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 2nd Street NW, 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 Bloomington'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 Bloomington—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

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Commercial Buildings

Twenty-four buildings in Bloomington 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, Bloomington boasted a neighborhood theater, the Sylvan Theater, at 116 Rhode Island Avenue NW.

The commercial establishments in Bloomington 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 Bloomington.

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, southeast corner at 80-84 Rhode Island Avenue, the intersection houses another one-story commercial building. Built in 1907, this group of three storefronts reflected Classical design inspiration with pilasters dividing the individual store fronts and a continuous frieze with an applied garland motif extending across the group. A streamlined modern addition that curves around the intersection with a sleek, aluminum corniceline indicative of its 1950s-period design extends incorporates part of and extends off the western end of the original 1907 building.

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

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Avenue, offering its entrance to the intersection. A neon sign (not original) identifies the commercial node as Bloomington 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 single 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 and Religious Buildings

Bloomington 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.

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 style, 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 and converted into condominiums. New townhouse condominium buildings constructed as part of this renovation were built on the school site and are included in the list of non-contributing buildings.

Old Engine Company 12

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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. Old Engine Company 12 is listed in the D.C. Inventory and the National Register of Historic Places.

Religious Buildings

All of the religious buildings in Bloomington 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 Bloomington. 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 Bloomington 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 an 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.

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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, a small-scale neighborhood church at 2nd and S Streets NW, was demolished in September 2018 just before completion of this nomination. Designed by Speiden & Speiden architects, the chapel featured a front facing gable and a robust and fortified, Medieval-inspired corner tower. The tower was defined architecturally by a rusticated base, a tower with small windows recalling embrasures in Medieval castles, and

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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 in the 1950s to accommodate a Sunday School.

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 Bloomington 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-foot-wide and follow the street nomenclature of the city, beginning with Q 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 and Thomas Street, are 50 feet wide.

All but three squares in the district include alleyways (Squares 3100, 3108 and 3109 do not have alleyways). The 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 Bloomington, 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—Bloomington Court in Square 3116, and the court in Square 3119—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 Bloomington 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.

Only alley buildings deemed 50 years old or older were surveyed in Bloomington. 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 in Squares 3116 and 3119 that are considered primary resources are counted in the total number of buildings in this nomination form. Six of these are two-story brick buildings historically constructed as stables or carriage houses and now converted to residences and located in Bloomington Court

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(Square 3119). The other six are garages built in the center of Square 3116. All of these are exceptional survivors in the historic district and good examples of their building type despite alterations to window and door openings particularly in the former stables.

In addition to the alley buildings of Squares 3116 and 3119, eleven other alley buildings 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 remaining 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 will assess alley buildings in their particular alley contexts, as needed. 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 Bloomington 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 Playground just south of the boundaries below Florida Avenue at 1st Street; and the small triangular park (Reservation 276A) just north of Florida Avenue across from Florida Avenue Playground within the district boundaries.

Crispus 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

Of the 1,693 primary buildings, 1,678 are considered contributing and fifteen are non-contributing. This represents an extremely low percentage of non-contributing buildings compared to other historic districts in D.C. As the contributing count indicates, the buildings of Bloomington are remarkably intact. Long, uninterrupted rows of attached rowhouses provide highly cohesive streetscapes representing the period 1892-1916 when the vast majority of the houses in the historic district were constructed. These rowhouses share uniform building

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setbacks, high-quality building materials and craftsmanship, and coherent forms and features along with stylistic variety. Together, the rowhouses provide a high degree of integrity of location, setting, design, materials, workmanship, feeling and association.

Of the non-contributing buildings, nine of them were built outside of the period of significance, while the other six are historic buildings that have been altered substantially enough that they no longer retain their integrity. A few of the out-of-period buildings replaced historic rowhouses on their sites, while others were built on vacant lots and represent more sizeable developments. One such development is the townhouse condominium complex, known as the Parker Flats. It was built in 2008 on the historic grounds of the National Register-listed Gage School which was itself renovated and converted to condominiums. The new construction at Parker Flats consists of distinct townhouse groupings at 2nd and V streets and along Flagler Place between U and V Streets. The three- and four-story brick rowhouse flats, forming the boundaries of the Gage School property, were designed to be compatible to the surrounding historic residential building fabric in terms of massing, materials and architectural detailing. So, although the Parker Flats is a sizeable non-contributing development project, it is compatible with the architectural character of the historic district and does not represent a visual intrusion. Similarly, although more contemporary in style, the 2017 condominium development at 151-155 V Street NW, respects the historic rowhouse massing and brick materials found throughout the historic district.

In addition to new construction, the buildings making up the Bloomingdale neighborhood have, over time, experienced a certain amount of alteration, including additions, altered front yard public spaces, and replacement materials including windows and doors. Until recent years, these alterations were generally modest in number and scale, and had no noticeable impact on the historic character of the neighborhood. In particular, window and door replacements, while common in Bloomingdale, do not detract from the visual intrigue and high-quality design of the rowhouses. More recently, however, the number and scale of alterations in the neighborhood has increased, some resulting in large rooftop and/or rear additions (pop-ups and pop-backs) that are visible from the public right-of-way. Despite their visibility and incompatible character, these additions are most often set back from the cornice line, leaving the historic massing and architectural features of the historic buildings intact. The historic rowhouses still retain their projecting bays and towers; their cornices; their original materials such as pressed brick walls and slate-clad towers; and quality craftsmanship, such as integrated brickwork, carved stone and inset tile detailing.

An architectural survey conducted to evaluate how these additions affect the integrity of the historic district revealed that 78 of the 1,689 buildings in the historic district have roof-top additions with some extent of visibility. However, more than half (43) of these are minimally visible from the street and thus do not affect the integrity of the individual building, the streetscape(s) or district. The other 35 additions do rise significantly above the building roofline and lack compatibility of design and materials. While these roof additions compromise the individual buildings to which they are added, they do not compromise the district as a whole. Statistically, these 35 buildings with compromising additions represent a mere 2% of the total number of buildings in the historic district. As an entity, Bloomingdale remains overwhelmingly intact.

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In terms of the contributing/non-contributing status, rowhouses with rooftop additions were considered contributing if the additions were additive, and the original building massing, historic roof shape and features of the historic building remain intact. Rowhouses with rooftop additions were considered non-contributing if the addition caused the removal of original roof features (such as turrets), altered the massing, or overall roof height of the rowhouse. Using this methodology, only 4 of the 35 rowhouses with major rooftop additions have been classified as non-contributing.

The list of buildings and their contributing and non-contributing status is included at the end of this nomination.

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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.)

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

- ☒ 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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
ETHNIC HERITAGE/BLACK

Period of Significance

1891-1948

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

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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.)

The Bloomington Historic District meets National Register Criteria A and C at the local level of significance with Community Planning and Development, Architecture, and Ethnic Heritage (Black) as its areas of significance with a Period of Significance from 1891 to 1948.

Characterized by high-quality design and craftsmanship, Bloomington is one of Washington, D.C.'s most extensive and cohesive rowhouse neighborhoods. Located immediately beyond the city's original boundary at Florida Avenue, Bloomington's residential development out of cultivated farmland was spurred by the arrival of the nearby streetcar line in 1887 and its proximity to existing neighborhoods. Its development, which occurred principally during the years between 1891 and 1916 was largely undertaken by a small group of speculative developers and builders whose large stock of substantial rowhouses were intended to attract middle-class residents during a major building boom in the city's development history.

Bloomington Historic District meets Criterion C with Architecture as its area of significance for its association with distinguishing architectural styles and for possessing high artistic and aesthetic values. The rowhouses of Bloomington are remarkably intact, substantial in size and offer quality design, materials and craftsmanship. They are executed in a variety of late Victorian/Edwardian and early-20th century styles that provide a visual lesson in the transition of the rowhouse form in the city. They range from the grand and fanciful late Victorian building forms of the early 1890s to the statelier Edwardian ones after 1900 to the more modest rowhouse forms of the 1910s, designed to accommodate the more "modern" lifestyle of the 20th-century resident.

During the 1920s through the 1940s, Bloomington played a visible and critical role in the struggle to abolish racially restrictive housing covenants. The neighborhood, which was historically white-occupied, became the site of several important legal cases that contributed to the 1948 Supreme Court decision to declare racially restrictive covenants unenforceable ending legal segregation in the city and nation's housing. This decision opened Bloomington and other neighborhoods up for more widespread settlement by African American residents.

The Bloomington Historic District meets Criterion A in the area of Ethnic History (Black) for its association with the 20th century Civil Rights Movement, particularly in its struggle to end racial restrictions in housing. It also meets Criterion A in the area of Community Planning and Development as it represents the transformation of Washington from rural to suburban as the city began to grow beyond its original city limits. Bloomington was one of the first residential subdivisions to be laid out in accordance with the 1887 Subdivision Act, an act that required all new streets platted and laid beyond the L'Enfant Plan to be aligned and configured to it.

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The Period of Significance for Bloomington extends from 1891 when the first house in the first Bloomington subdivision was constructed to 1948 when the Supreme Court ruled racial covenants unenforceable under the Constitution. This end-date is an important watershed moment that set Bloomington up for a major shift in its racial composition and contributed to the rich social history of the neighborhood that still exists today.

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

Community Planning and Development: Until the late 1880s, the 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 land neighborhood, named Bloomington for one of the original family estates, developed completely with brick rowhouses and a few apartment and commercial buildings. Bloomington is one of the first residential subdivisions to be laid out in alignment with the L'Enfant Plan and according to the requirements of the 1887 Subdivision Act. This act preceded the 1893 Permanent Highway Plan which established a street plan for the entire District of Columbia beyond the original Washington City limits.

In 1887 George Truesdell began developing the old Eckington estate, just to the east of the future Bloomington 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 Bloomington neighborhood with its first transit connection to downtown. Around 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 Bloomington. It boasted 71 buildings and a population of 261 in 1895,¹ undergoing a remarkable transformation over the next 17 years. By 1912, Bloomington 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 2,929.² Eckington, by comparison, had a 1909 population of 391, and the Howard University subdivision just north of Bloomington had a population of 579.

Architecture: As the first large rowhouse neighborhood in this area, Bloomington 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 Bloomington

¹ Report of the Commissioners for the District of Columbia, 1895, 545; DC Historic Preservation Office.

² Report of the Commissioners of the District of Columbia for 1910, 199.

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before the 1900 publication of a map required by the Permanent Highway Plan, they were aligned with the grid established by the L'Enfant Plan in accordance with the 1887 Subdivision Act. 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, Bloomington'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 in-fill development and almost all of this original housing stock remains intact.

The rowhouses of Bloomington are remarkably cohesive and intact and exhibit high-quality design and craftsmanship. Built almost entirely within the defined timeframe 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 twentieth century styles. The rhythm of repeating and alternating projecting bays, turrets, and rooftop ornaments of the late nineteenth century examples, and the front porches and dormer windows of the early twentieth 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 twentieth century. Bloomington's evolution provides excellent examples of the work of some of the city's most notable developer-builder-architect teams, including developers Harry Wardman and Middaugh & Shannon, and architects Francis Blundon, Thomas Haislip, Joseph Bohn, Albert Beers, William Allard, Nicholas Grimm and George Santmyers. Designer-builder Francis Blundon, who would later be called a "pioneer builder of Bloomington," built his own corner house at 100 W Street as part of a long row, just as designer-builder Thomas Haislip built his house at 55 Quincy Place in the middle of his own speculative venture.

Ethnic Heritage (Black): Bloomington is significant in the area of Ethnic Heritage (Black) for its association with the Civil Rights Movement and for those who worked to break down racial barriers. 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

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Court held that the enforcement of racial covenants violated the 14th amendment and the Civil Rights Act of 1866.

HISTORICAL BACKGROUND

Early History

Water was the most significant natural feature of the future Bloomington 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 Bloomington 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.

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The Beale Family

For much of the 19th century, the area that would become Bloomington was farmland comprised of several tracts of land owned by individual owners (**Image 1**). One of the tracts 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 Bloomington 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 Bloomington" 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

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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 Bloomington, 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;

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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 Bloomington 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

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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.

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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 ground⁵⁷ 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 it⁶² 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 Bloomington 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 Bloomington.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

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12th Street and Pennsylvania Avenue NW. Nearly 200 known Civil War veterans are also buried there.⁶⁷

The Development of Bloomington

By the late 1880s, this rural land just beyond the city's limit was ripe for development. With the implementation of post-Civil War infrastructure improvements and an expanding city population, real estate speculators had begun subdividing some of the area north of Florida Avenue as middle-class Washingtonians looked to the "suburbs" for fresher air and newer housing.

Le Droit Park, one of the city's first suburbs stood just west of Bloomington, while Howard University and the community of Howardtown lay immediately to the northwest. To the east, developer George Truesdell was planning the residential subdivision of Eckington, once the home of Washington mayor Joseph Gales (1827-1883) and establishing the city's first electric streetcar line to get there. The Eckington and Soldiers Home Railway line opened in 1888 with service from downtown at 7th and New York Avenue, along New York Avenue to Boundary Street (Florida Avenue), then north along Eckington Place to the car barn at 4th and T Streets NE. By 1891, a branch line diverged from New York Avenue at North Capitol Street, extending up North Capitol to T Street, providing the future Bloomington neighborhood with transit connection to downtown. Truesdell was the railroad company's founder and president, and Bloomington landowners George Moore and James Barbour (whose wife Annie was the heir of George Moore's brother David Moore) counted among its owners.⁶⁸ Among the early extensions to this line were tracks along North Capitol Street from New York Avenue to T Street,⁶⁹ providing the future Bloomington neighborhood with its first transit connection to downtown.

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.⁷⁰ 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.⁷¹

Bloomington Subdivisions

With a streetcar line nearby and property values rising, the subdivision of land in the Bloomington area began in earnest.⁷² Between 1887 and 1901, five independent subdivisions that would together become Bloomington were platted and developed (**Image 2**). 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

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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 **Bloomington** 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 Bloomington 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 Bloomington 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

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The Subdivision Act

In August 1888, Congress approved the Act to Regulate the Subdivision of Land within the District of Columbia (commonly referred to as the Subdivision Act) requiring streets of new subdivisions beyond the city limits to be laid in conformance with the L'Enfant Plan.⁸² The streets of Bloomington (largely subdivided after passage of this Act) conformed to the requirements that streets be laid as an extension to the L'Enfant Plan (**Image 3**).

Problems associated with the Subdivision Act were quick to arise. The topographic conditions of the former county differed drastically from the flatter character of the historic federal city, making an extension of the L'Enfant Plan an engineering challenge in places. For developers, continuing the wide streets of the L'Enfant Plan in the newly subdivided lands was difficult and expensive, plus it reduced the amount of land that could be sold as private lots. Eckington developer George Truesdell chaired a committee organized by the Washington Board of Trade to advise and lobby Congress on this endeavor.⁸³ Congress passed new legislation, the Permanent Highway Act of 1893 (revised 1898), that authorized the creation of a permanent system of roads beyond the original city limits. The law required the creation of maps showing the new streets. Until those maps were published clarifying whether roads in existing subdivisions would have to be reconfigured, real estate sales and new construction were stalled.⁸⁴ At the time of its mapping, the area that included Bloomington was said to include "the most irregular group of subdivisions in the District" foreshadowing the long and complicated the mapping process would be.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 Bloomington.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

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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 its report to Congress for 1895 that it 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, the Commissioners 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

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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 Bloomington, 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 Bloomington 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 Bloomington and Eckington, and successive iterations of Bloomington'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 Bloomington 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 Bloomington.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, Bloomington would be almost entirely filled with two- and three-story rowhouses.

Builders and Architects

Around the same time that passage of the 1893 Highway Act resulted in a drastic reduction in land transfers and new construction, a national financial panic further depressed the local economy. But, starting in 1890, real estate speculators had already begun building along Quincy Place and R Street (on both sides of North Capitol). The lots here and in much of Dobbins' Addition (the neighborhood's first two subdivisions) were originally platted as fifty feet wide

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and one hundred feet deep, but were divided into narrower lots before construction, enabling dense development as demand for housing in this section began to grow.

The first extant rowhouse built in Bloomington is located at 21 R Street and was constructed by Croney & Minnix for owner, William S. Browning. Browning, a founding member of the North Capitol and Eckington Citizens Association, applied for the permit to build in May 1890, and continued to buy and sell property in Bloomington 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 Bloomington 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 Bloomington 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 Bloomington than any other single developer. (The firm went on to become the major developer of Park View, Woodley Park, Petworth, and Michigan Park, as well.)¹¹³ Primarily in partnership with architect **Thomas Haislip** (an active Bloomington builder himself), and also with architect B. Stanley Simmons, Middaugh initially focused his efforts on the southern portion of Bloomington 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.

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 Bloomington'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 (**Image 4**). Bohn also designed rows along Bloomington'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 Bloomington between 1903 and 1908, primarily in partnership with architect **Albert H. Beers** (1859-1911), a native of Connecticut.¹¹⁴ 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'

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100 blocks and along Flagler Place between U and W.¹¹⁵ While these are characterized by Romanesque, Queen Anne, and Classical Revival motifs, the rest of the houses Beers designed for Wardman in Bloomington were flat, front-porch rowhouses, a style Beers is credited with promulgating throughout neighborhoods north of Florida Avenue.¹¹⁶ 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.¹¹⁷ 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 Bloomington 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. Over the next two decades, Blundon was the sole developer of 179 buildings in Bloomington, and a partner on 29 others. 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. 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.¹¹⁸ 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.) By 1910, Palmer had moved his family to the house he designed at 84 V Street, and was among a number of Bloomington builders and architects who lived in the new neighborhood.¹¹⁹ Ray Middaugh lived in a house he and William Shannon built in 1904 at 2405 First Street.¹²⁰

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. As reported by *The Evening Star*, the houses

“... 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

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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.”¹²¹

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.¹²² 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.”¹²³ 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.”¹²⁴

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.¹²⁵ Middaugh & Shannon continued building in Bloomingdale for five more years, and together constructed a total of 305 buildings in the neighborhood.

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.

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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 Bloomington 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 Bloomington and other DC neighborhoods.¹²⁶ 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 1904.¹²⁷ 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 Bloomington” 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.¹²⁸

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, 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.¹²⁹ 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 (**Image 5**).

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 1892.¹³⁰ Over the next decade, he would construct several hundred houses in Washington. His brother William C. Blundon was also an active builder in Bloomington. 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 Bloomington 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).¹³¹ 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,

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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.”¹³²

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.)¹³³ 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.¹³⁴

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.¹³⁵

Thomas M. Haislip (1866-1903)

Thomas M. Haislip was born on a farm in Fairfax, Virginia, and moved to DC around 1886.¹³⁶ 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,¹³⁷ 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.”¹³⁸

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.)¹³⁹

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George Santmyers (1889-1960)

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In 1922-1923 the builder C.H. Small & Company developed some of Bloomington'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 Bloomington.¹⁴⁰ 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 Bloomington 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.¹⁴¹

Two additional significant contributors to Bloomington'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.¹⁴²

Ernest C. Hunter and George Neal Bell formed the firm **Hunter & Bell** in 1902, the same year they began designing houses in Bloomington. 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 Bloomington between 1902 and 1908.¹⁴³

Commercial Development

Bloomington is distinctive 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 neighborhood. Most were built around the intersection of First Street and Bloomington's more central east-west thoroughfare, Rhode Island Avenue. These include the

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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).¹⁴⁴ 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.¹⁴⁵ 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.¹⁴⁶ By this time black-owned businesses operated nearby.¹⁴⁷ On the east side of the block an African-American doctor, like many in this area, practiced out of his home.¹⁴⁸

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.¹⁴⁹ Another store, at 2007 First Street, dates to 1910.¹⁵⁰

Bloomington’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.¹⁵¹ 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.

The American (Sylvan) Theater

The American Theater opened at 104 Rhode Island Avenue in early 1914 (**Image 6**). 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.¹⁵²) Designed by Nicholas Haller, the theater originally seated 700, with standing room for another 300 people¹⁵³ and, like other DC theaters at the time, was segregated, for whites only.¹⁵⁴

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.¹⁵⁵ (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

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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.”¹⁵⁶ 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.¹⁵⁷

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 1950¹⁵⁸ 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 5:00.¹⁵⁹

Early Residents

One of the earliest mentions of houses for sale in Bloomington appears in a February 1893 *Washington Post* article with the subtitle, “Architects Busy Designing Residences for Opulent Citizens.”¹⁶⁰ 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 Bloomington subdivision,¹⁶¹ and in 1897, Bloomington had 403 residents.¹⁶²

By 1900, the “opulent citizens” who occupied R Street’s unit block were typical of most of those who lived elsewhere in Bloomington: 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 Bloomington, 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.¹⁶³

The 22 African American residents of Bloomington 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

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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 Place and U Street.

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 (**Image 7**).¹⁶⁴ The Gompers moved to 2122 First Street in 1902, when the houses on this block were brand-new.¹⁶⁵ 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, whose house is individually listed in the National Register, wrote of frequent informal meetings held there, and regularly spent late nights working in his third-floor study.¹⁶⁶ 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.¹⁶⁷ Later that year, Gompers was among those who contributed funds for a legal effort to prevent African Americans from moving into 2206 First Street.¹⁶⁸ 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."¹⁶⁹ 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.¹⁷⁰

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 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.¹⁷¹

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.¹⁷² Until his death in 1908, Universalist minister

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Alexander Kent lived with his wife, the suffragist Carrie E. (Gove) Kent, at 26 T Street, designed and built by Francis Blundon in 1901.¹⁷³

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.)¹⁷⁴ 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.¹⁷⁵

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 1897.¹⁷⁶ Later dubbed the Bloomingdale Firehouse, this three-story, Dutch Revival style fire station served the neighborhood until 1987.¹⁷⁷ 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 2015¹⁷⁸ (**Image 8**).

Bloomington'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 (**Image 9**).¹⁷⁹ Named for a beloved and influential educator in the District's public schools, the two-story, Georgian Revival-style building was designed by architect Lemuel W. Norris. It was expanded in 1908, though was overcrowded by 1912 and remained so into the 1920s.¹⁸⁰ 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 1954.¹⁸¹ 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

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was converted to condominiums in 2004-2008 and at the same time, new condominiums were built on the former playground area.¹⁸²

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.¹⁸³ Both schools were built to serve white students, with Langley remaining segregated until 1951 and McKinley until 1954.¹⁸⁴ Only a few dozen white students, of 1,900 total, remained at McKinley by the mid-1960s, and both schools eventually closed.¹⁸⁵ However McKinley was later renovated and re-opened in 2004.¹⁸⁶

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, listed in the National Register, 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 1902.¹⁸⁷

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.¹⁸⁸ 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."¹⁸⁹

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 (**Image 10**). 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.¹⁹⁰ 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."¹⁹¹ The tactic

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apparently worked, as 2,000 people attended a Marine Band concert held at McMillan Park three summers later.¹⁹²

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 Fire-Alarm Headquarters, designed by municipal architect Nathan C. Wyeth in 1939 and also listed in the National Register. Wyeth also designed an attractive two-story brick field house that still stands at the top of an embankment facing Bryant Street.¹⁹³ Wyeth—a noted architect who designed numerous public buildings, memorials, and luxurious private homes—served as the District's municipal architect from 1934 to 1946.¹⁹⁴ His design was approved in March 1934, after another design was scrapped for interfering with the park's fountain.¹⁹⁵ 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.¹⁹⁶

Frederick Olmsted's design for McMillan Park included a playground, a wading pool, and a track,¹⁹⁷ 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."*¹⁹⁸

By 1920, McMillan Park was described as having six tennis courts, providing the most shade of any District playground, and accommodating 3,000 children.¹⁹⁹ A DC, Maryland, and Virginia horseshoe championship took place on the park's six electrically lit horseshoe courts in August 1937.²⁰⁰

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.²⁰¹ 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.²⁰² 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.)²⁰³ African Americans who grew up around Bloomingdale recall visiting McMillan Park for picnics and Easter egg rolls, among other activities.²⁰⁴

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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.²⁰⁵ (Other DC parks were closed and converted to defense purposes as well.)²⁰⁶ 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.²⁰⁷ 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.²⁰⁸

Although neighbors have long advocated for returning McMillan Park to its intended use as a recreational space, the park remained closed in 2016.²⁰⁹ 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.²¹⁰ 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 remain in storage.²¹¹

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.²¹² 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."²¹³ 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."²¹⁴ (In early 1902, a local paper reported that 104 new members had joined the church just in the previous seven months.)

The new church (**Image 11**) was constructed by 1905²¹⁵ and a new Sunday School building was constructed in 1915. (In the cornerstone for the addition, the *Evening Star* reported that the congregation placed a recent photo of the Sunday school's 400 members in front of the church's old building, among other items.)²¹⁶ The church continued to grow over the next several decades but in 1957 followed its members to the suburbs, moving to Silver Spring, Maryland.²¹⁷

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

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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 1967.²¹⁸ 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.²¹⁹ Originally a one-story brick building with "a slate roof and beautiful and artistically designed gothic windows," it seated up to 350 congregants.²²⁰ 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."²²¹ 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.²²²

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, 1934.²²³ The church building that stands at Second and U today was designed by the architecture firm Allard & Joutz and built in 1969.²²⁴

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 Street where the church stands today (**Image 12**). Organized by members of Saint Anthony's parish in Brookland, the new Sunday school hosted nearly 300 people when it opened on October 6, 1901.²²⁵ The following month the church held its first Mass. Around the same time that the Moore family razed the mansion, in May 1902,²²⁶ the church purchased property on the same block and erected a two-story parish hall and residence, both designed by Albert O. von Herbulis.²²⁷ Noted for his ecclesiastical architecture, von Herbulis designed the Immaculata Seminary in Tenleytown in 1904, listed in the National Register, 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.²²⁸ 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.

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.²²⁹ The one-story church became an extension of the much larger parish hall completed in 1939, which was designed by Frederick V. Murphy.²³⁰ 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.²³¹

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Saint Martin's was founded primarily to serve the growing Irish and, later, Italian populations in the Bloomington 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 Bloomington 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.²³²

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.²³³ 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.²³⁴

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.²³⁵

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,²³⁶ and renovated both the church and Sunday school buildings in 1940.²³⁷ But eventually its members began moving out of the neighborhood, and in August 1958 the church held its final service.²³⁸

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 Bloomington, including the block where the church stands, were no longer legally enforceable.²³⁹ (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.)²⁴⁰ 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.²⁴¹ By November 1958, the church had moved to its spacious new building at First and Rhode Island, where it remained in 2016.

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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.²⁴² 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.²⁴³ 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.²⁴⁴ In the mid-1920s St. Paul's moved to 4704 13th Street NW.²⁴⁵ By this time its LeDroit Park congregants had likely moved away; this southern section of Bloomington 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 Bloomington, it opened a weekday church school for neighborhood youth and regularly hosted meetings of the Bloomington Civic Association.²⁴⁶ 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.²⁴⁷ The building has since served as the home of the Free Gospel Church of the Apostle's Doctrine,²⁴⁸ the Lively Stone Church of God,²⁴⁹ and the Medhane Alem Eritrean Orthodox Church.²⁵⁰ The building was put on the market in 2016 and was demolished in September 2018 at the time of the submission of this National Register Nomination.

Bethany Baptist Church, organized in November 1904 to serve the growing Baptist community in LeDroit Park, Bloomington, and Eckington, laid the cornerstone for its new building at 215 Rhode Island Avenue in October 1907 and opened three months later.²⁵¹ 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.²⁵² 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.²⁵³ 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.)

Racial Transition in Bloomington

As in other neighborhoods throughout DC, Bloomington'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

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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.²⁵⁴ 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.²⁵⁵ 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.)²⁵⁶ 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.²⁵⁷

The equation of African-American residents with declining property values became a self-fulfilling prophecy in cities all over the U.S., but Bloomington’s particular history in this regard is remarkable.²⁵⁸ Historians and legal scholars have recently noted that in newer, less established neighborhoods, racial covenants were more common, although perhaps less effective.²⁵⁹ The neighborhoods around Howard University and just below Florida Avenue were home to substantial African-American communities prior to Bloomington’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 Bloomington’s only white neighbor. As a result, Bloomington’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 Bloomington is among just a few locales around the country where a significant number of legal suits emerged.²⁶⁰

Even before the neighborhood was fully developed, Bloomington 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 Bloomington on P Street’s unit block NW.²⁶¹ 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.²⁶² It finally opened in 1902.

In addition to using the courts to enforce existing covenants, Bloomington’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.²⁶³

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

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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 Bloomington'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 Bloomington'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 Bloomington the epicenter of legal battles over racially restrictive deed covenants. The numerous racial covenant cases that originated in Bloomington 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.²⁶⁴ They dropped the lawsuit after arranging for the sale of the house to another party.²⁶⁵ Middaugh & Shannon continued to include racial covenants in deeds for the many houses it developed and sold in Bloomington 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 becoming increasingly concerned about a potential influx of African Americans into Bloomington. 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."²⁶⁶ 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

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libraries to children of both races.²⁶⁷ In 1925, the outcome of another Bloomington 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.²⁶⁸ 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.²⁶⁹ Although deed covenants continued to be effective in maintaining whites-only blocks east of First Street, African Americans continued to settle on Bloomington's 100 blocks as far north as Bryant Street during the 1920s and 30s.²⁷⁰

At an October 1924 meeting at St. Martin's Church, described as "packed to overflowing," \$1,000 was collected toward an effort "to keep Bloomington 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."²⁷¹

Meanwhile, in Dupont Circle, another case set precedent for the legality of racial covenants by agreement, which would soon become popular in Bloomington. 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.²⁷² While civil rights activists were shocked at the outcome, as they had come to believe that courts would surely rule restrictive covenants unconstitutional,²⁷³ on S Street the segregationists' victory was pyrrhic: as a local headline put it, "While Lawyers Argue Block Becomes Black."²⁷⁴ 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 Bloomington cases he litigated.²⁷⁵ In Bloomington, however, restrictive covenants continued to exclude African Americans from much of the neighborhood for far longer.

The first covenant by agreement enforced in Bloomington 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

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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.²⁷⁶ Around the time the covenant was officially recorded in May 1926,²⁷⁷ 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.”²⁷⁸ 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.”²⁷⁹ 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.²⁸⁰ 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 Bloomington.²⁸¹ 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.”²⁸² 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.²⁸³

A 1937 case involving eight houses at the southeast 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.”²⁸⁴ But a release required the consent of all eight households in the

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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.”²⁸⁵ 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.²⁸⁶ 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.²⁸⁷

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 111.²⁸⁸

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.²⁸⁹ 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.²⁹⁰

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.²⁹¹ 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.²⁹² (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.)²⁹³

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

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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 Bloomington. 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.²⁹⁴ 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.²⁹⁵ 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 145.²⁹⁶

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.²⁹⁷ Edgerton dissented again when the court heard a second appeal in this case after plaintiff Clara Mays failed to vacate her house.²⁹⁸ (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*.)²⁹⁹

Charles Houston and Judge Edgerton would play important roles in two more major Bloomington 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.³⁰⁰ 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.³⁰¹ 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

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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."³⁰² 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."³⁰³

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 Bloomington's remaining white residents left this section of the city.³⁰⁴ By 1960, six years after public schools were legally desegregated, more than 99 percent of Bloomington residents were African American.³⁰⁵

African-American Community

African Americans had owned homes in Bloomington, especially south of Rhode Island Avenue, since at least the 1920s. They established the Bloomington Civic Association (BCA),³⁰⁶ 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.³⁰⁷ 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.³⁰⁸ 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.³⁰⁹

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.³¹⁰ 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.³¹¹

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

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and Charles White, and is a designated site on DC's African American Heritage Trail. The gallery continued to operate until 1968.³¹²

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 the childhood home of Edward Brooke, the first African American elected to the Senate in the twentieth century (he served as a Massachusetts Senator from 1966 until 1979). After graduating from Dunbar High School in 1936, Brooke lived at 1730 First Street with his family and walked to Howard University, where he received a B.S. in sociology.³¹³

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.³¹⁴ 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 (**Image 13**), a block from her friend Odessa Madre, a notorious local nightclub operator described by local newspapers as DC's Al Capone.³¹⁵

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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 127.5 acres

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: 38.922381 | Longitude: -77.012095 |
| 2. Latitude: 38.922404 | Longitude: -77.009151 |
| 3. Latitude: 38.910882 | Longitude: -77.009183 |
| 4. Latitude: 38.912984 | Longitude: -77.014037 |
| 5. Latitude: 38.920681 | Longitude: -77.012095 |

Or

UTM References

Datum (indicated on USGS map):

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☐ 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 Bloomington Historic District includes the 127.5-acre neighborhood bounded by Channing and Bryant Street 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.)

The boundaries of the Bloomington Historic District are defined by the streets and buildings making up the Bloomington neighborhood. The boundaries generally align with the outer boundaries of the original subdivisions that make up present-day Bloomington and the blocks within consist of architecturally distinguished and cohesive collections of residential rowhouses. The boundaries also include the neighborhood-based commercial buildings along First Street and Rhode Island Avenue. Originally, the subdivisions making up Bloomington extended east to Lincoln Road, as North Capitol Street evolved into a major transit corridor during the 20th century, those blocks east of North Capitol Street became part of the Eckington neighborhood.

11. Form Prepared By

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Additional Documentation

Submit the following items with the completed form:

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- **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: Bloomington Historic District

City or Vicinity: Washington, D.C.

County:

State: DC

Photographer: Kim Williams

Date Photographed: Various; 2017-2018

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

View looking west along south side of unit block of Adams Street (22-30 Adams Street NW)
1 of 42

View looking west along north side of unit block of U Street (15-21 U Street NW)
2 of 42

View looking west along south side of unit block of U Street (44-50 U Street NW)
3 of 42

View looking north at north side of unit block of W Street (31-45 W Street NW)
4 of 42

View looking north at south elevation of 45 W Street NW
5 of 42

View looking northeast at north side of unit block of Bryant Street (39-45 Bryant Street NW)
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View looking northwest at north side of unit block of W Street (47-63 W Street NW)

7 of 42

View looking northeast at intersection of 1st and V Streets showing corner building at 87 V Street NW

8 of 42

View looking northeast at north side of 100 block of Randolph Place (143-163 Randolph Place NW)

9 of 42

View looking southwest at intersection of 1st and W Streets NW at corner building at 100 W Street

10 of 42

View looking west along north side of 100 block of U Street NW (113-135 U Street NW)

11 of 42

View looking southeast along 100 block of south side of Rhode Island Avenue (120-128 Rhode Island Avenue NW)

12 of 42

View looking westerly at intersection at southwest corner of 1st Street and Rhode Island Avenue NW (1836 Rhode Island Avenue NW)

13 of 42

View looking easterly at group of houses on east side of 2nd Street at Thomas Street (1913-1921 2nd Street NW)

14 of 42

View looking southwest along west side of 2100 block of 1st Street NW (2112-2120 1st Street NW)

15 of 42

View looking south along west side of 2100 block of Flagler Place (2102-2134 Flagler Place NW)

16 of 42

View looking northwest along west side of 2200 block of 1st Street NW

17 of 42

View looking southwest along west side of 2200 block of 1st Street NW

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View looking west at east elevation of 2220 1st Street showing door detail
19 of 42

View looking northwest along west side of 2300 block of 1st Street NW
20 of 42

View looking east at west elevation of 2425 1st Street NW
21 of 42

View looking west at south side of unit block of Adams Street NW
22 of 42

View looking northeast along north side of alleyway between the unit blocks of V and W
Streets NW in Square 3118
23 of 42

View looking south along Bloomingdale Court alleyway between U and V Streets and
Flagler and 1st Streets NW
24 of 42

View looking northwest at garages in alleyway between V and W and 1st and Flagler Streets
NW
25 of 42

View looking west along south side of unit block of Channing Street NW
26 of 42

View looking south at north elevation of Sylvan Theater at 114 Rhode Island Avenue NW
27 of 42

View looking southwesterly along south side of unit block of W Street NW
28 of 42

View looking northwest along west side of 2000 block of 1st Street NW (2020-2028 1st Street
NW)
29 of 42

View looking west through Crispus Attucks Park at the interior of Square 3117 between
North Capitol and 1st Street and U and V Streets NW
30 of 42

View looking northwest at east elevation of 2020 Flagler Place NW showing Parker Flats
(non-contributing)
31 of 42

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View looking northwest at intersection of W Street and Flagler Place NW
32 of 42

View looking north at south elevations of houses at 23-27 R Street NW
33 of 42

View looking north at intersection of Florida Avenue and R Street NW
34 of 42

View looking south at the north side of the 100 block of Randolph Place NW (132-136
Randolph Place NW)
35 of 42

View looking northwest at intersection of 1st Street and Seaton Place NW showing 105-109
Seaton Place NW
36 of 42

View looking south at north elevation of The Seaton apartment building at 150 Rhode Island
Avenue NW
37 of 42

View looking north at south elevation of 49 T Street NW
38 of 42

View looking northwest along west side of 1800 block of 1st Street NW
39 of 42

View looking northwest at Metropolitan Wesley AME Church at North Capitol and R Streets
NW (1700-1712 1st Street NW)
40 of 42

View looking northwest at Old Engine Co. 12 at North Capitol and Quincy Streets NW
41 of 42

View looking northeast at Mt. Bethel Church at the intersection of Rhode Island Avenue and
1st Street NW
42 of 42

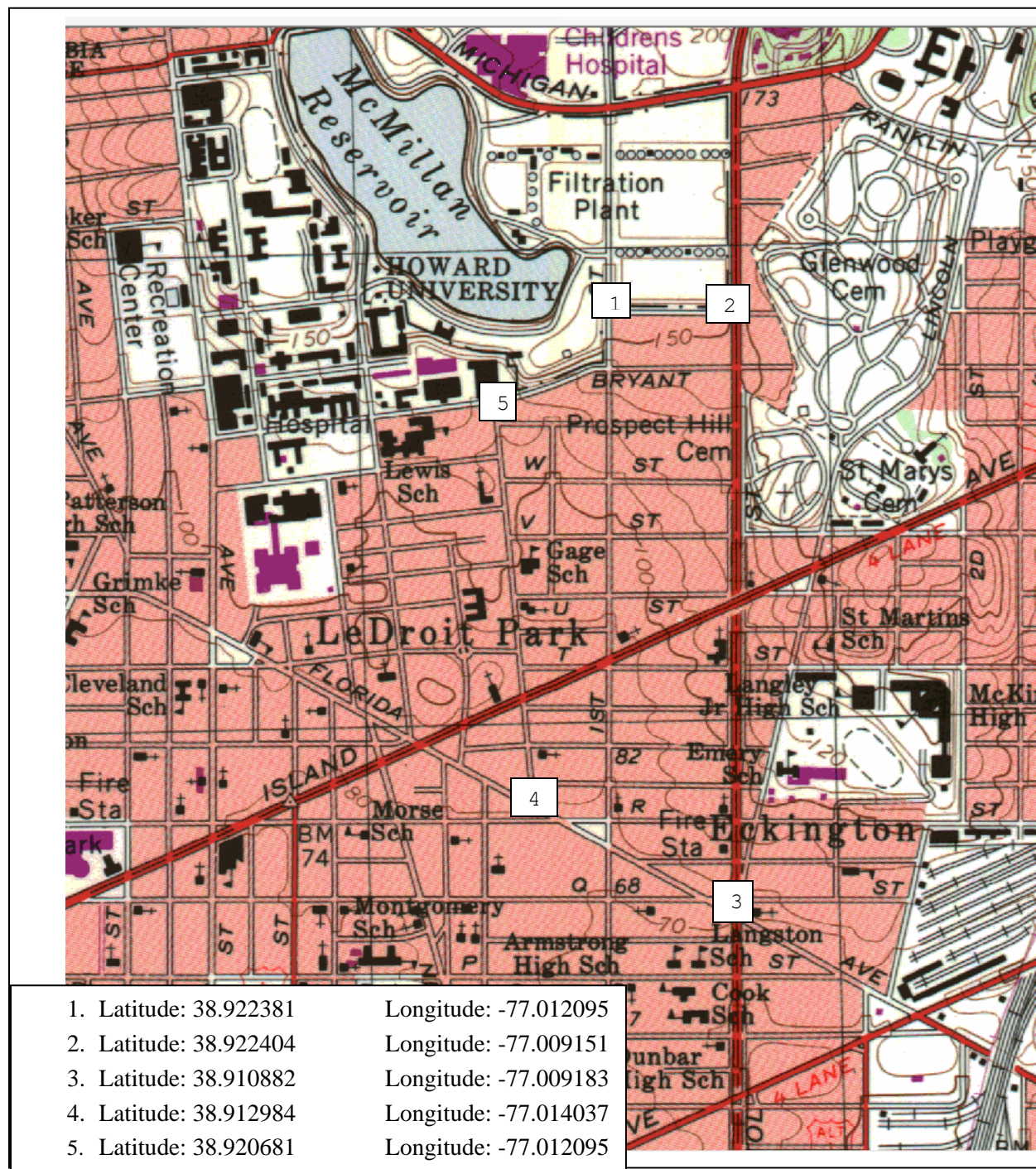
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Bloomington Historic District Vicinity Map (USGS Quads Washington West)



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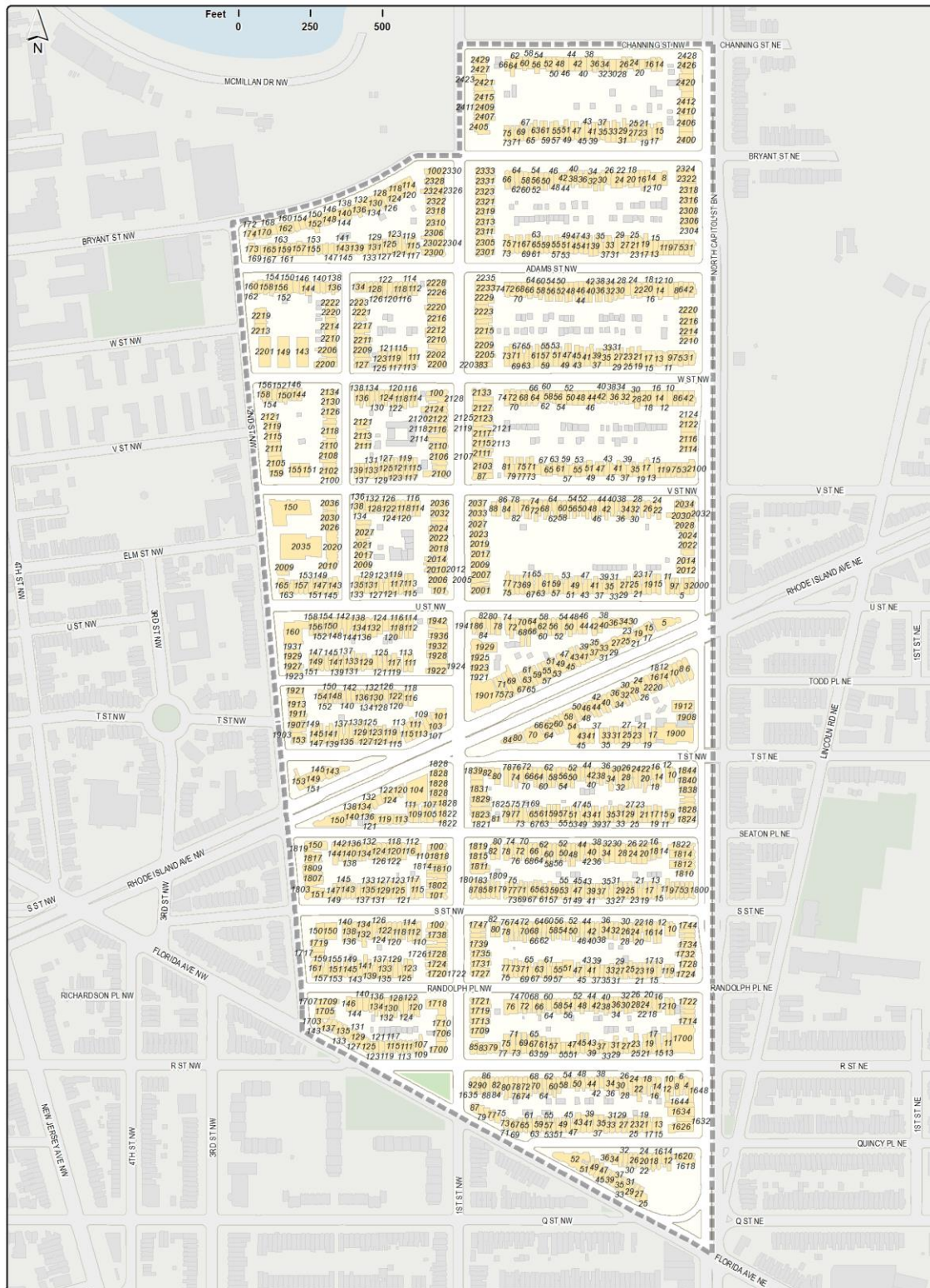
Map showing National Register Boundaries of the Bloomington Historic District
(DC GIS, May 2018)

Bloomington Historic District

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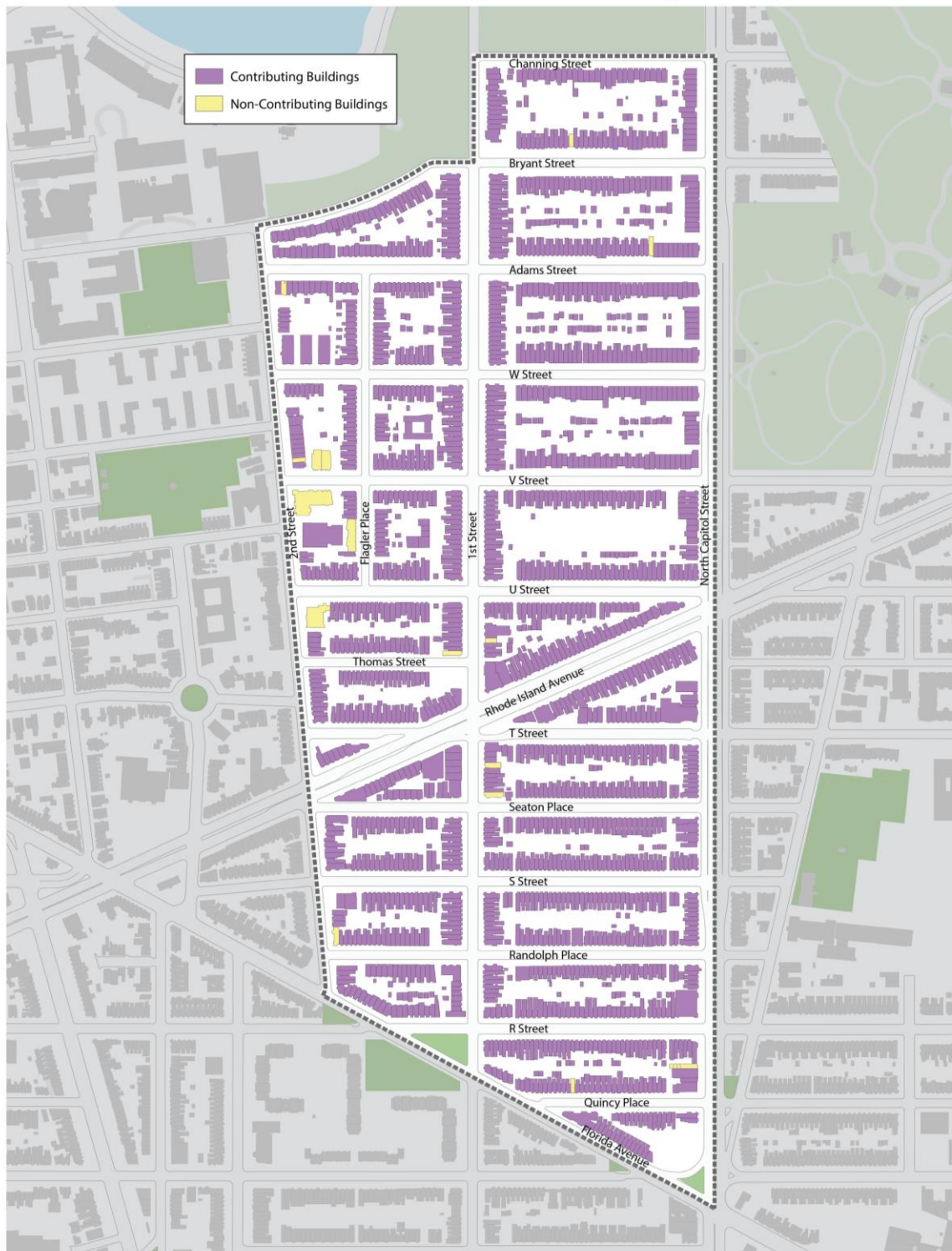
County and State



Map of Bloomington Historic District showing building addresses

Bloomington Historic District
Name of Property

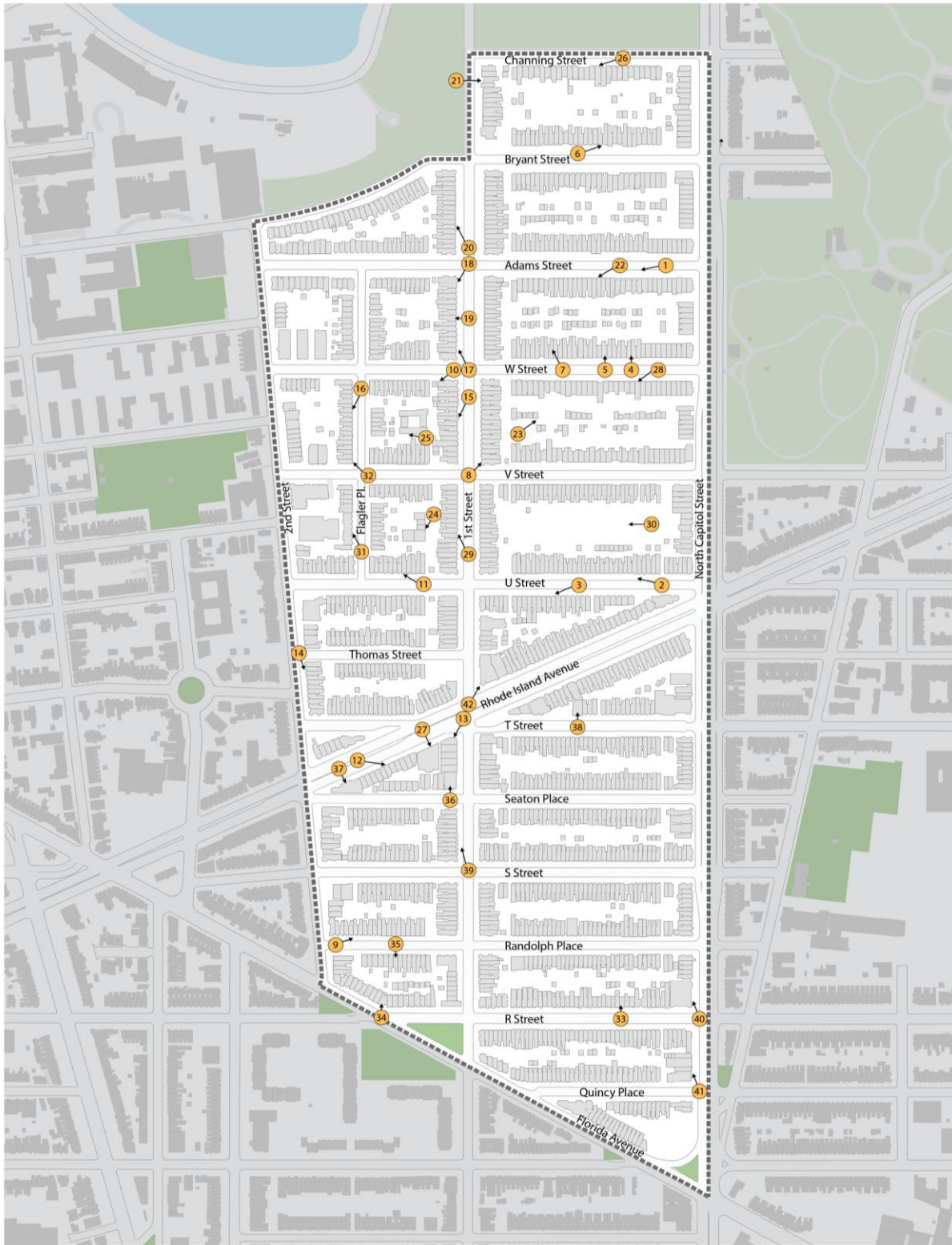
Washington, D.C.
County and State



Bloomington Historic District—Contributing/Non-Contributing Buildings

Bloomington Historic District
Name of Property

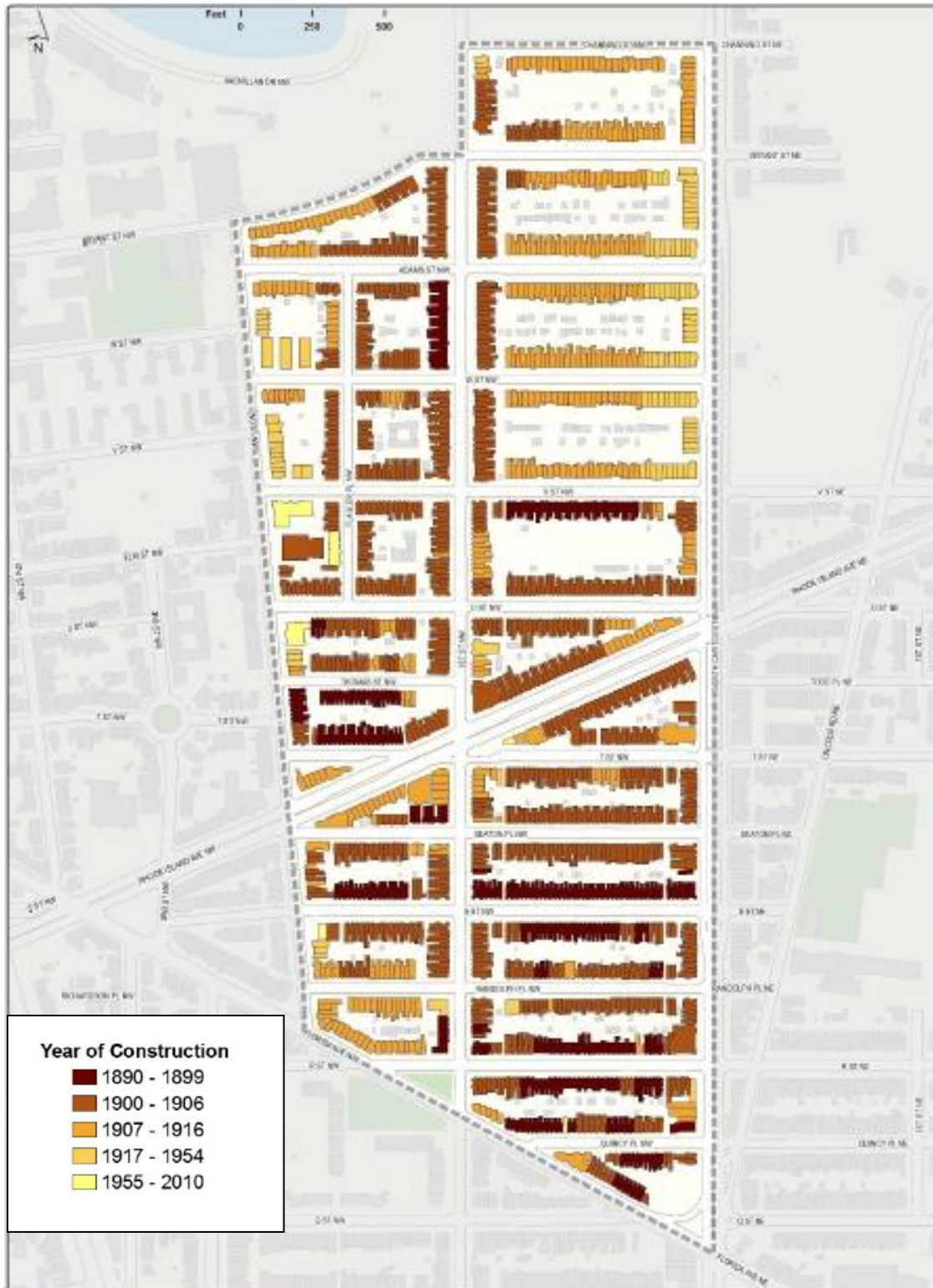
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Bloomington Historic District-Key to Photographs

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Map of Bloomington Historic District showing building development pattern

Bloomington Historic District

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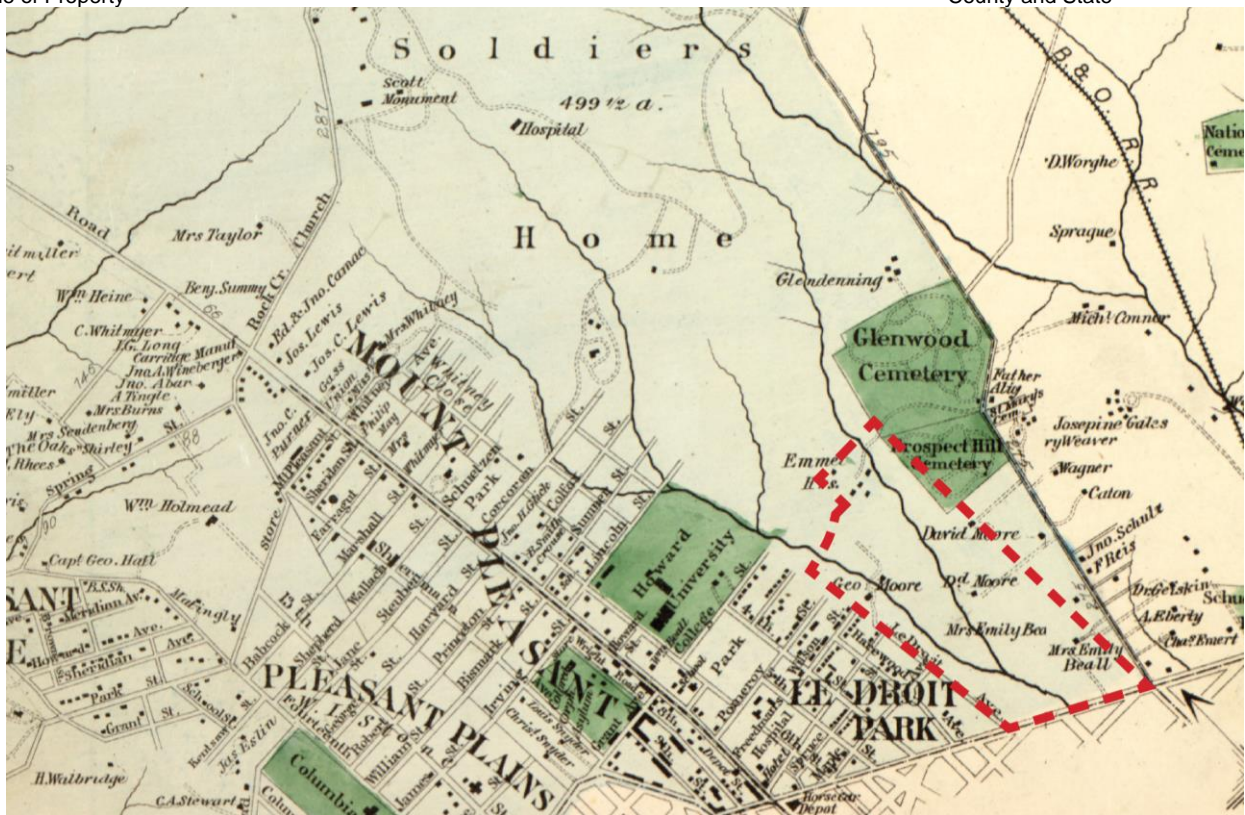


Image 1: Detail from 1879 G.M. Hopkins Map showing the area that would become Bloomington outlined in red. (From Library of Congress Geography and Maps Division)

Bloomingdale Historic District

Name of Property

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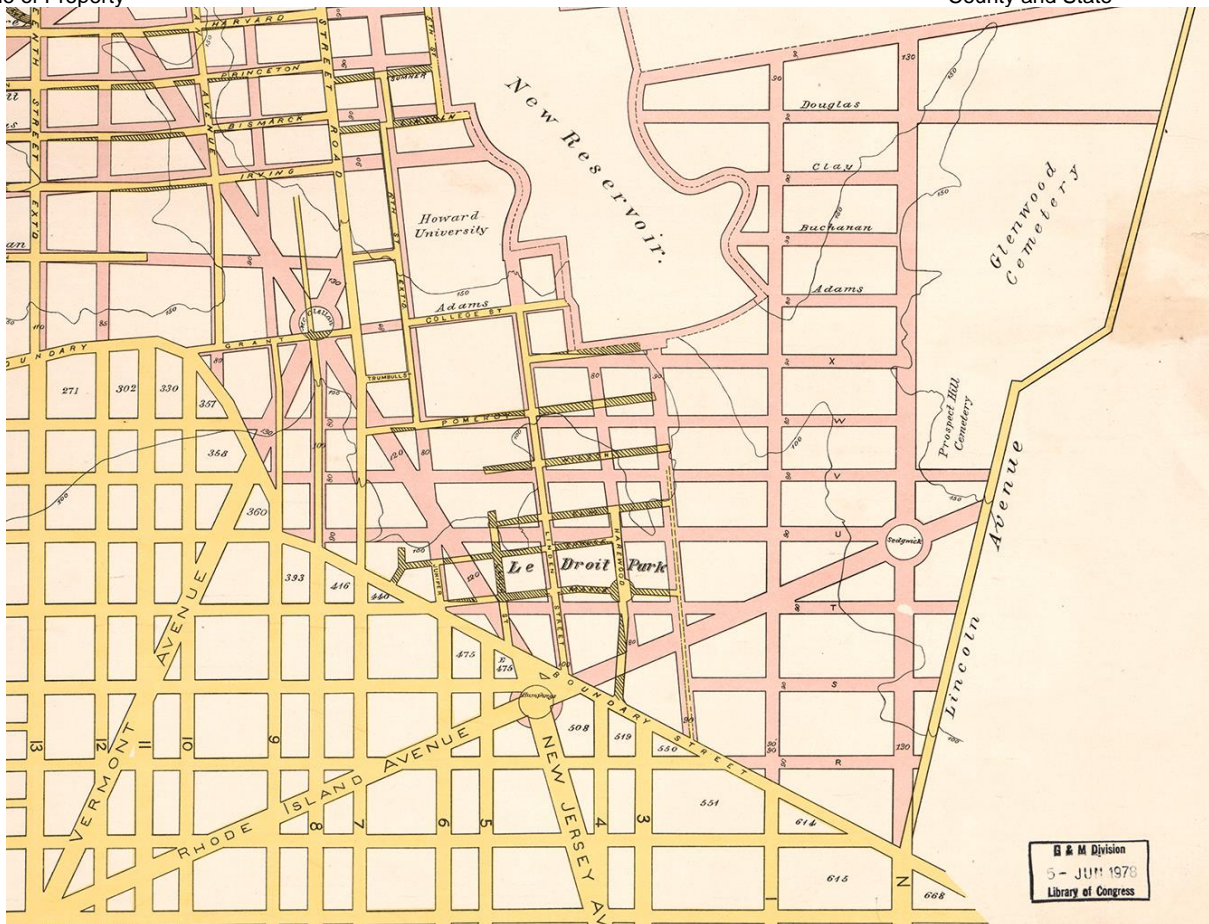


Image 2: Detail of an 1887 map that accompanied the report of the D.C. Commissioners on the extension of streets and avenues as part of Senate bill 2201, showing the area that would develop as Bloomingdale.

(From Library of Congress Geography and Maps Division)

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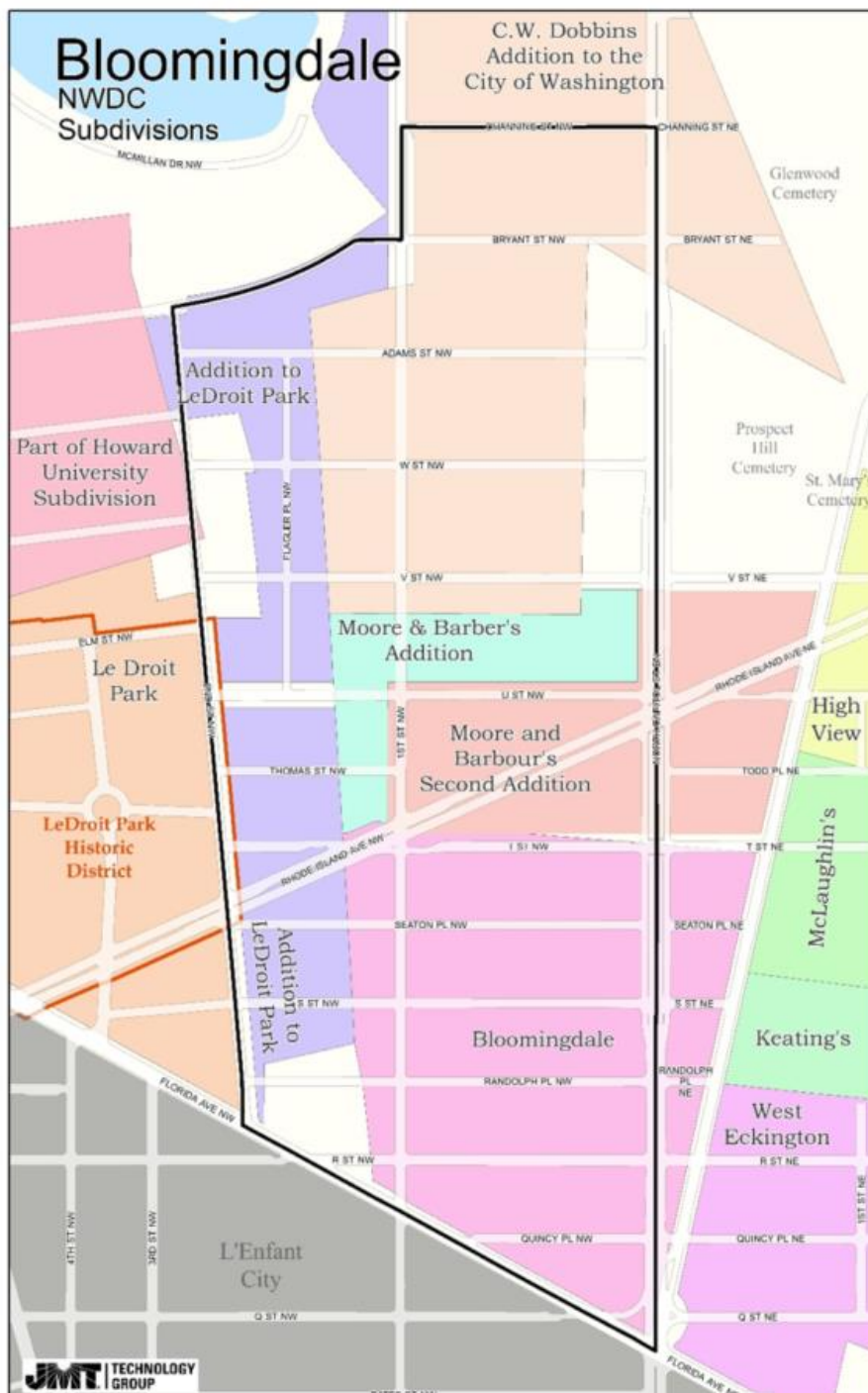


Image 3: Map showing the five subdivisions making up Bloomingdale (historic district boundaries are drawn in black). The various subdivisions are Dobbins' Addition (1887); Bloomingdale (1889); Addition to LeDroit Park (1891); Moore and Barbour's Addition (1899); and Moore and Barbour's Second Addition (1901). (Map by Brian D. Kraft, 2017)

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Image 4: 1902 advertisement for the east side of First Street, NW.
(From The Evening Star, October 15, 1902).



Image 5: Unit block of Channing Street, 1908 by developer Harry Wardman and architect Albert Beers
(From D.C. Public Library, Washingtonian Division)

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Image 6: The American (later Sylvan) Theater, built 1914
(From the Robert Headley Collection)



Image 7: Samuel Gompers and his wife in front of their house at 2122 First Street NW
(From Library of Congress Prints and Photographic Division)

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Image 8: Bloomingdale Firehouse (Old Engine Company #12)
(From D.C. Public Library, Washingtoniana Division)



Image 9: Gage School
(From Historical Society of Washington)

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Image 10: McMillan Fountain
(From the Historical Society of Washington)

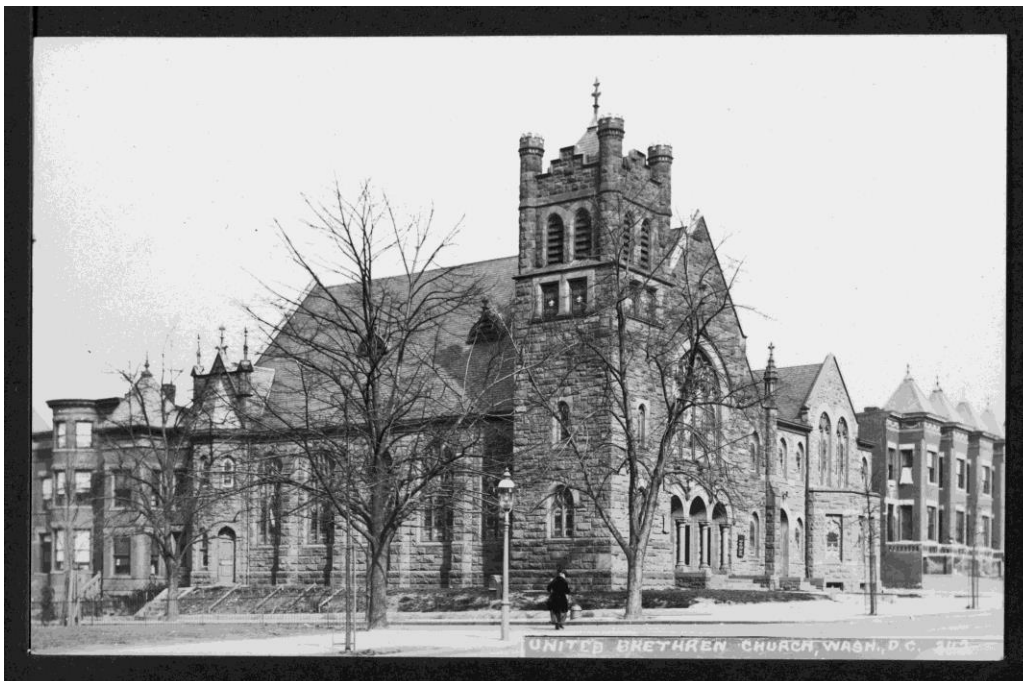


Image 11: United Brethren Church at North Capitol and R Streets NW
(From the D.C. Public Library, Washingtoniana Division)

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Image 12: St. Martin's Catholic Church at North Capitol and T Streets NW
(From D.C. Public Library, Washingtoniana Division)



Image 13: Comedian Jackie "Moms" Mabley who lived at 1635 First Street NW
(From Library of Congress, Prints and Photographs Division)

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Bloomington Historic District—Contributing and Non-Contributing (Primary) Buildings

Address	Year Built	Resource Type	Architect	C/NC Status
SQUARE 3100				
12 QUINCY PLACE NW	1901	Rowhouse	Simmons, B. Stanley	C
14 QUINCY PLACE NW	1901	Rowhouse	Simmons, B. Stanley	C
16 QUINCY PLACE NW	1899	Rowhouse	Simmons, B. Stanley	C
1618 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1620 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
18 QUINCY PLACE NW	1899	Rowhouse	Simmons, B. Stanley	C
20 QUINCY PLACE NW	1899	Rowhouse	Simmons, B. Stanley	C
22 QUINCY PLACE NW	1898	Rowhouse	Hayme, Guy L.	C
24 QUINCY PLACE NW	1898	Rowhouse	Hayme, Guy L.	C
25 FLORIDA AVENUE NW	1906	Dwelling	Haller, N. T.	C
26 QUINCY PLACE NW	1898	Rowhouse	Hayme, Guy L.	C
27 FLORIDA AVENUE NW	1897	Rowhouse	Haislip, Thos. M.	C
28 QUINCY PLACE NW	1898	Rowhouse	Hayme, Guy L.	C
29 FLORIDA AVENUE NW	1897	Rowhouse	Haislip, Thos. M.	C
30 QUINCY PLACE NW	1898	Rowhouse	Hayme, Guy L.	C
31 FLORIDA AVENUE NW	1897	Rowhouse	Haislip, Thos. M.	C
32 QUINCY PLACE NW	1898	Rowhouse	Hayme, Guy L.	C
33 FLORIDA AVENUE NW	1897	Rowhouse	Haislip, Thos. M.	C
34 QUINCY PLACE NW	1906	Rowhouse	Cadwalleder, Thos. S.	C
35 FLORIDA AVENUE NW	1897	Rowhouse	Palmer, Wm. J.	C
36 QUINCY PLACE NW	1906	Rowhouse	Cadwalleder, Thos. S.	C
37 FLORIDA AVENUE NW	1897	Rowhouse	Palmer, Wm. J.	C
39 FLORIDA AVENUE NW	1897	Rowhouse	Palmer, Wm. J.	C
41 FLORIDA AVENUE NW	1906	Rowhouse	Cadwalleder, Thos. S.	C
43 FLORIDA AVENUE NW	1906	Rowhouse	Cadwalleder, Thos. S.	C
45 FLORIDA AVENUE NW	1906	Rowhouse	Cadwalleder, Thos. S.	C
47 FLORIDA AVENUE NW	1902	Rowhouse	Jackson, Frank H.	C
49 FLORIDA AVENUE NW	1902	Rowhouse	Jackson, Frank H.	C
51 FLORIDA AVENUE NW	1902	Rowhouse	Jackson, Frank H.	C
52 QUINCY PLACE NW	1911	Rowhouse	Grimm, Nicholas R.	C
57 Florida Avenue NW The Madison Apartments	1911	Apartment Building	Grimm, Nicholas R.	C
SQUARE 3101				
10 R STREET NW	1900	Rowhouse		C

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12 R STREET NW	1900	Rowhouse		C
13 QUINCY PLACE NW	1902	Rowhouse	Sunderland Bros.	C
14 R STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
15 QUINCY PLACE NW	1902	Rowhouse	Sunderland Bros.	C
16 R STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
1626 NORTH CAPITOL STREET NW	1897	Firehouse	Ashford, Snowden	C
1632 NORTH CAPITOL STREET NW	1909	Store	Wenig, Julius	Demolished (2018)
1634 NORTH CAPITOL STREET NW	1909	Store	Wenig, Julius	Demolished (2018)
1635 1ST STREET NW	1904		Grimm, N. R.	C
1644 NORTH CAPITOL STREET NW Mayer Bakery and Dwelling	1908	Bakery and Dwelling	Plager, S.	NC (Cornice removed; roof raised two stories)
1648 NORTH CAPITOL STREET NW	1929	Rowhouse	Platshon, M.	C
17 QUINCY PLACE NW	1902	Rowhouse	Sunderland Bros.	C
18 R STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
19 QUINCY PLACE NW	1904	Rowhouse	Allard, Wm. C.	C
20 R STREET NW	1899	Rowhouse	Bailey	C
21 QUINCY PLACE NW	1904	Rowhouse	Allard, Wm. C.	C
22 R STREET NW	1899	Rowhouse	Bailey	C
23 QUINCY PLACE NW	1904	Rowhouse	Bloomer, Geo. B.	C
24 R STREET NW	1899	Rowhouse	Bailey	C
25 QUINCY PLACE NW	1899	Rowhouse	Simmons, B. Stanley	C
26 R STREET NW	1903	Rowhouse	Youngs, Warren W.	C
27 QUINCY PLACE NW	1899	Rowhouse	Simmons, B. Stanley	C
28 R STREET NW	1903	Rowhouse	Youngs, Warren W.	C
29 QUINCY PLACE NW	1899	Rowhouse	Simmons, B. Stanley	C
30 R STREET NW	1903	Rowhouse	Youngs, Warren W.	C
31 QUINCY PLACE NW	1899	Rowhouse	Simmons, B. Stanley	C
33 QUINCY PLACE NW	1899	Rowhouse	Simmons, B. Stanley	C
34 R STREET NW	1892	Rowhouse	Turner, S.R.	C
35 QUINCY PLACE NW	1903	Flats	Grimm, N. R.	C
36 R STREET NW	1892	Rowhouse	Turner, S.R.	C
37 QUINCY PLACE NW	1903	Flats	Grimm, N. R.	C
38 R STREET NW	1892	Rowhouse	Turner, S.R.	C
39 QUINCY PLACE NW	1903	Flats	Grimm, N. R.	C
40 R STREET NW	1892	Rowhouse	Turner, S.R.	C
41 QUINCY PLACE NW	1903	Flats	Grimm, N. R.	C
42 R STREET NW	1892	Rowhouse	Turner, S.R.	C
43 QUINCY PLACE NW	1903	Rowhouse	Grimm, N. R.	C
44 R STREET NW	1892	Rowhouse	Turner, S.R.	C
45 QUINCY PLACE NW	1897	Rowhouse	Simpson, Henry	C

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Name of Property			County and State	
46 R STREET NW	1892	Rowhouse	Turner, S.R.	C
47 QUINCY PLACE NW	1897	Rowhouse	Simpson, Henry	C
48 R STREET NW	1892	Rowhouse	Turner, S.R.	C
49 QUINCY PLACE NW	2006	Condominiums		NC (outside POS)
50 R STREET NW	1892	Rowhouse	Turner, S.R.	C
51 QUINCY PLACE NW	1895	Rowhouse	Haislip, A. E.	C
52 R STREET NW	1892	Rowhouse	Turner, S.R.	C
53 QUINCY PLACE NW	1895	Rowhouse	Haislip, A. E.	C
54 R STREET NW	1892	Rowhouse	Turner, S.R.	C
55 QUINCY PLACE NW	1895	Rowhouse	Haislip, A. E.	C
56 R STREET NW	1892	Rowhouse	Lawson, Wm.	C
57 QUINCY PLACE NW	1898	Rowhouse	Haislip, Thos. M.	C
58 R STREET NW	1895	Rowhouse	Mullett (A. B.) & Co.	C
59 QUINCY PLACE NW	1898	Rowhouse	Haislip, Thos. M.	C
60 R STREET NW	1895	Rowhouse	Mullett (A. B.) & Co.	C
61 QUINCY PLACE NW	1898	Rowhouse	Haislip, Thomas M.	C
62 R STREET NW	1895	Rowhouse	Mullett (A. B.) & Co.	C
63 QUINCY PLACE NW	1899	Rowhouse	Haislip, Thos. M.	C
64 R STREET NW	1894	Rowhouse		C
65 QUINCY PLACE NW	1898	Rowhouse	Haislip, Thos. M.	C
66 R STREET NW	1894	Rowhouse		C
67 QUINCY PLACE NW	1898	Rowhouse	Haislip, Thos. M.	C
68 R STREET NW	1894	Rowhouse		C
69 FLORIDA AVENUE NW	1893	Rowhouse		C
70 R STREET NW	1899	Rowhouse	Palmer, William J.	C
71 FLORIDA AVENUE NW	1893	Rowhouse		C
72 R STREET NW	1899	Rowhouse	Palmer, William J.	C
73 FLORIDA AVENUE NW	1893	Rowhouse		C
74 R STREET NW	1899	Rowhouse	Palmer, William J.	C
75 FLORIDA AVENUE NW	1909	Rowhouse	Sonneman, A.H.	C
76 R STREET NW	1900	Rowhouse		C
77 FLORIDA AVENUE NW	1909	Rowhouse	Sonneman, A.H.	C
78 R STREET NW	1900	Rowhouse		C
79 FLORIDA AVENUE NW	1909	Rowhouse	Sonneman, A.H.	C
8 R STREET NW	1900	Rowhouse		C
80 R STREET NW	1900	Rowhouse		C
81 FLORIDA AVENUE NW	1909	Rowhouse	Dowd Brothers	C
81 FLORIDA AVENUE NW	1909	Rowhouse	Sonneman, A.H.	C
82 R STREET NW	1904	Rowhouse	Grimm, N.R.	C
84 R STREET NW	1904	Rowhouse	Grimm, N.R.	C
86 R STREET NW	1904	Rowhouse	Grimm, N.R.	C
87 FLORIDA AVENUE NW	1909	Rowhouse	Sonneman, A.H.	C
88 R STREET NW	1904	Rowhouse	Grimm, N.R.	C
90 R STREET NW	1904	Rowhouse	Grimm, N.R.	C

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Name of Property		County and State		
92 R STREET NW	1904	Rowhouse	Grimm, N.R.	C
SQUARE 3102				
10 RANDOLPH PLACE NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
11 R STREET NW	1901	Dwelling	Kneissi, G. A.	C
12 RANDOLPH PLACE NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
13 R STREET NW	1905	Rowhouse	Stewart, J.	C
15 R STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
16 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
17 R STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
1700 NORTH CAPITOL STREET NW Memorial Church of the United Bretheren in Christ	1904	Church	Richter, A. A.	C
1707 1ST STREET NW	1906	Rowhouse		C
1709 1ST STREET NW	1895	Rowhouse	Haller, N. T.	C
1711 1ST STREET NW	1897	Dwelling	Haislip, Thomas M.	C
1713 1ST STREET NW	1902	Rowhouse	Blunden & Freeman	C
1714 NORTH CAPITOL STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
1715 1ST STREET NW	1902	Rowhouse	Blunden & Freeman	C
1716 NORTH CAPITOL STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
1717 1ST STREET NW	1902	Rowhouse	Blunden & Freeman	C
1718 NORTH CAPITOL STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
1719 1ST STREET NW	1902	Rowhouse	Blunden & Freeman	C
1720 NORTH CAPITOL STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
1721 1ST STREET NW	1902	Rowhouse	Blunden & Freeman	C
1722 NORTH CAPITOL STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
18 RANDOLPH PLACE NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
19 R STREET NW	1899	Rowhouse	Gregg and Haislip	C
19 R STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
20 RANDOLPH PLACE NW	1902	Rowhouse	Bohn, Joseph, Jr.	
21 R STREET NW	1890	Rowhouse		C
22 RANDOLPH PLACE NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
23 R STREET NW	1908	Rowhouse		C
23 R STREET NW	1908	Rowhouse	Hunter & Bell	C
24 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
25 R STREET NW	1894	Rowhouse	Kern, Edward	C
26 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
27 R STREET NW	1894	Rowhouse	Kern, Edward	C
28 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C

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Name of Property			County and State	
29 R STREET NW	1894	Rowhouse	Kern, Edward	C
30 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
31 R STREET NW	1892	Rowhouse	Kern, Edward	C
32 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
33 R STREET NW	1892	Rowhouse	Kern, Edward	C
34 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
35 R STREET NW	1892	Rowhouse	Kern, Edward	C
36 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
37 R STREET NW	1893	Rowhouse	Kern, Edward	C
38 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
39 R STREET NW	1893	Rowhouse	Kern, Edward	C
40 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
41 R STREET NW	1893	Rowhouse	Kern, Edward	C
42 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
43 R STREET NW	1896	Rowhouse	Barnes, G.W.	C
44 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
45 R STREET NW	1896	Rowhouse	Barnes, G.W.	C
46 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
47 R STREET NW	1896	Rowhouse	Barnes, G.W.	C
48 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
49 R STREET NW	1893	Rowhouse	Kern, Edward	C
50 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
51 R STREET NW	1893	Rowhouse	Kern, Edward	C
52 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
54 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
55 R STREET NW	1892	Rowhouse	Kennedy, E.J.	C
56 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
57 R STREET NW	1892	Rowhouse	Kennedy, E.J.	C
58 RANDOLPH PLACE NW	1905	Rowhouse	Allard, William C.	C
59 R STREET NW	1892	Rowhouse	Kennedy, E.J.	C
60 RANDOLPH PLACE NW	1905	Rowhouse	Allard, William C.	C
61 R STREET NW	1892	Rowhouse	Crump, Richard E.	C
62 RANDOLPH PLACE NW	1913	Dwelling	Landvoight, A.L.	C
63 R STREET NW	1892	Rowhouse	Crump, Richard E.	C
64 RANDOLPH PLACE NW	1904	Rowhouse	Haller (N. T.) Co.	C
65 R STREET NW	1892	Rowhouse	Crump, Richard E.	C
66 RANDOLPH PLACE NW	1904	Rowhouse	Haller (N. T.) Co.	C
67 R STREET NW	1901	Flats	Wenig, Julius	C
68 RANDOLPH PLACE NW	1904	Rowhouse	Haller (N. T.) Co.	C
69 R STREET NW	1901	Flats	Wenig, Julius	C
70 RANDOLPH PLACE NW	1904	Rowhouse	Haller (N. T.) Co.	C
71 R STREET NW	1901	Flats	Wenig, Julius	C
72 RANDOLPH PLACE NW	1904	Rowhouse	Haller (N. T.) Co.	C
73 R STREET NW	1901	Flats	Wenig, Julius	C

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Name of Property			County and State	
74 RANDOLPH PLACE NW	1904	Rowhouse	Haller (N. T.) Co.	C
75 R STREET NW	1901	Flats	Wenig, Julius	C
76 RANDOLPH PLACE NW	1935	Flats	Santmyers, George T.	C
77 R STREET NW	1903	Rowhouse	Carr, S.	C
79 R STREET NW	1903	Rowhouse	Carr, S.	C
81 R STREET NW	1892	Rowhouse	Carr, S.	C
83 R STREET NW	1892	Rowhouse	Carr, S.	C
85 R STREET NW	1892	Rowhouse	Carr, S.	C
SQUARE 3103				
125 FLORIDA AVE NW	1910	Rowhouse	Allard, Wm. C.	C
127 FLORIDA AVE NW	1910	Rowhouse	Allard, Wm. C.	C
129 FLORIDA AVE NW	1910	Rowhouse	Allard, Wm. C.	C
131 FLORIDA AVE NW	1911	Rowhouse	Hales, George P.	C
133 FLORIDA AVE NW	1911	Rowhouse	Hales, George P.	C
135 FLORIDA AVE NW	1911	Rowhouse	Hales, George P.	C
137 FLORIDA AVE NW	1911	Rowhouse	Hales, George P.	C
139 FLORIDA AVE NW	1911	Rowhouse	Hales, George P.	C
141 FLORIDA AVE NW	1911	Rowhouse	Hall, Arthur W.	C
143 FLORIDA AVE NW	1911	Store/Dwelling	Hall, Arthur W.	C
107 R STREET NW	1910	Rowhouse	Allard, Wm. C.	C
109 R STREET NW	1910	Rowhouse	Allard, Wm. C.	C
111 R STREET NW	1910	Rowhouse	Allard, Wm. C.	C
113 R STREET NW	1910	Rowhouse	Allard, Wm. C.	C
115 R STREET NW	1910	Rowhouse	Allard, Wm. C.	C
117 R STREET NW	1910	Rowhouse	Allard, Wm. C.	C
119 R STREET NW	1910	Rowhouse	Allard, Wm. C.	C
121 R STREET NW	1910	Rowhouse	Allard, Wm. C.	C
123 R STREET NW	1910	Rowhouse	Allard, Wm. C.	C
120 RANDOLPH PL NW	1911	Rowhouse	Allard, Wm. C.	C
122 RANDOLPH PL NW	1911	Rowhouse	Allard, Wm. C.	C
124 RANDOLPH PL NW	1911	Rowhouse	Allard, Wm. C.	C
126 RANDOLPH PL NW	1911	Rowhouse	Allard, Wm. C.	C
128 RANDOLPH PL NW	1911	Rowhouse	Allard, Wm. C.	C
130 RANDOLPH PL NW	1911	Rowhouse	Allard, Wm. C.	C
132 RANDOLPH PL NW	1911	Rowhouse	Allard, Wm. C.	C
134 RANDOLPH PL NW	1911	Rowhouse	Allard, Wm. C.	C
136 RANDOLPH PL NW	1911	Rowhouse	Allard, Wm. C.	C
138 RANDOLPH PL NW	1911	Rowhouse	Miller & Miller	C
140 RANDOLPH PL NW	1911	Rowhouse	Miller & Miller	C
142 RANDOLPH PL NW	1911	Rowhouse	Miller & Miller	C
144 RANDOLPH PL NW	1911	Rowhouse	Miller & Miller	C
146 RANDOLPH PL NW	1911	Rowhouse	Miller & Miller	C
1700 1 st STREET NW	1891	Store/Dwelling		C

Bloomington Historic District

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Name of Property			County and State	
1702 1 st STREET NW	1891	Rowhouse		C
1704 1 st STREET NW	1891	Rowhouse		C
1706 1 st STREET NW	1891	Rowhouse		C
1708 1 st STREET NW	1891	Rowhouse		C
1710 1 st STREET NW	1891	Rowhouse		C
1712 1 st STREET NW	1891	Rowhouse		C
1718 1 st STREET NW	1923	Apartment	Medford, Thomas	C
1703 2 nd STREET NW	1911	Rowhouse	Allard, Wm. C.	C
1705 2 nd STREET NW	1911	Rowhouse	Allard, Wm. C.	C
1707 2 nd STREET NW	1911	Rowhouse	Allard, Wm. C.	C
1709 2 nd STREET NW	1911	Rowhouse	Allard, Wm. C.	C
SQUARE 3104				
100 S STREET NW Francis Blundon Residence	1901	Dwelling	Blundon, Francis, owner/builder	C
110 S STREET NW	1901	Rowhouse		C
112 S STREET NW	1901	Rowhouse		C
114 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
116 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
118 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
120 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
122 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
123 RANDOLPH PLACE NW	1910	Rowhouse	Allard, William C.	C
124 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
125 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
126 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
127 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
128 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
129 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
130 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
131 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
132 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
133 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
134 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
135 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
136 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
137 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
138 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
139 RANDOLPH PLACE NW	1910	Rowhouse	Allard, William C.	C
140 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
141 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C
143 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C
145 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C
147 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C

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Name of Property			County and State	
149 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C
150 S STREET NW Saint Paul's Methodist Episcopal Church Chapel	1904-1905	Church	Speiden & Speiden	Demolished (2018)
151 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C
153 RANDOLPH PLACE NW	1907	Rowhouse	Haller, N.T. & Co.	C
155 RANDOLPH PLACE NW	1907	Rowhouse	Haller, N.T. & Co.	C
157 RANDOLPH PLACE NW	1907	Rowhouse	Haller, N.T. & Co.	C
159 RANDOLPH PLACE NW	1907	Rowhouse	Haller, N.T. & Co.	C
161 RANDOLPH PLACE NW	1911	Dwelling	Haller, N.T. & Co.	NC (roof removed and raised; rear tower removed)
1715 2ND STREET NW	1923	Rowhouse	Santmyers, W.E.	C
1717 2ND STREET NW	1923	Rowhouse	Santmyers, W.E.	C
1719 2ND STREET NW	1923	Rowhouse	Santmyers, W.E.	C
1720 1ST STREET NW	1902	Dwelling	Blunden & Freeman	C
1722 1ST STREET NW	1901	Rowhouse		C
1724 1ST STREET NW	1901	Rowhouse		C
1726 1ST STREET NW	1901	Rowhouse		C
1728 1ST STREET NW	1901	Rowhouse		C
1730 1ST STREET NW	1901	Rowhouse		C
1732 1ST STREET NW	1901	Rowhouse		C
1734 1ST STREET NW	1901	Rowhouse		C
1736 1ST STREET NW	1901	Rowhouse		C
1738 1ST STREET NW	1901	Rowhouse		C
SQUARE 3105				
10 S STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
11 RANDOLPH PLACE NW	1901	Rowhouse	Simmons, B. Stanley	C
12 S STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
13 RANDOLPH PLACE NW	1899	Rowhouse	Haislip, Thomas M.	C
14 S STREET NW	1900	Rowhouse	Haislip, Thomas M.	C
15 RANDOLPH PLACE NW	1899	Rowhouse	Haislip, Thomas M.	C
16 S STREET NW	1900	Rowhouse	Haislip, Thomas M.	C
17 RANDOLPH PLACE NW	1899	Rowhouse	Haislip, Thomas M.	C
1724 NORTH CAPITOL STREET NW	1900	Rowhouse	Simmons, B. Stanley	C
1726 NORTH CAPITOL STREET NW	1900	Rowhouse	Simmons, B. Stanley	C
1727 1ST STREET NW	1902	Rowhouse	Allen, W.	C
1728 NORTH CAPITOL STREET NW	1900	Rowhouse	Simmons, B. Stanley	C
1729 1ST STREET NW	1902	Rowhouse	Allen, W.	C
1730 NORTH CAPITOL STREET NW	1900	Rowhouse	Simmons, B. Stanley	C

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Name of Property	County and State			
1731 1ST STREET NW	1902	Rowhouse	Allen, W.	C
1732 NORTH CAPITOL STREET NW	1900	Rowhouse	Simmons, B. Stanley	C
1733 1ST STREET NW	1902	Rowhouse	Allen, W.	C
1734 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1735 1ST STREET NW	1902	Rowhouse	Allen, W.	C
1736 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1737 1ST STREET NW	1901	Rowhouse	Bohn, Joseph, Jr.	C
1738 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1739 1ST STREET NW	1901	Rowhouse	Bohn, Joseph, Jr.	C
1740 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1741 1ST STREET NW	1901	Rowhouse	Bohn, Joseph, Jr.	C
1742 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1743 1ST STREET NW	1901	Rowhouse	Bohn, Joseph, Jr.	C
1744 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1745 1ST STREET NW	1901	Rowhouse	Bohn, Joseph, Jr.	C
1747 1ST STREET NW	1901	Rowhouse	Bohn, Joseph, Jr.	C
18 S STREET NW	1900	Rowhouse	Haislip, Thomas M.	C
19 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
20 S STREET NW	1899	Rowhouse	Palmer, William J.	C
21 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
22 S STREET NW	1899	Rowhouse	Palmer, William J.	C
23 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
24 S STREET NW	1899	Rowhouse	Palmer, William J.	C
25 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
26 S STREET NW	1906	Rowhouse	Blake, Harry	C
27 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
28 S STREET NW	1906	Rowhouse	Blake, Harry	C
29 RANDOLPH PLACE NW	1903	Rowhouse	Bohn, Joseph, Jr.	C
30 S STREET NW	1906	Rowhouse	Blake, Harry	C
31 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
32 S STREET NW	1898	Rowhouse	Haislip, Thomas M.	C
33 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
34 S STREET NW	1898	Rowhouse	Haislip, Thomas M.	C
35 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
36 S STREET NW	1898	Rowhouse	Haislip, Thomas M.	C
37 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
38 S STREET NW	1898	Rowhouse	Haislip, Thomas M.	C
39 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C

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Name of Property			County and State	
40 S STREET NW	1898	Rowhouse	Haislip, Thomas M.	C
41 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
42 S STREET NW	1898	Rowhouse	Haislip, Thomas M.	C
43 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
44 S STREET NW	1898	Rowhouse	Haislip, Thomas M.	C
45 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
46 S STREET NW	1898	Rowhouse	Haislip, Thomas M.	C
47 RANDOLPH PLACE NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
48 S STREET NW	1898	Rowhouse	Haislip, Thomas M.	C
50 S STREET NW	1899	Rowhouse	Middaugh, Ray. E.	C
51 RANDOLPH PLACE NW The Nebraska Apartments	1908	Apartment Building	Simmons, W.J.	C
52 S STREET NW	1899	Rowhouse	Middaugh, Ray. E.	C
54 S STREET NW	1899	Rowhouse	Middaugh, Ray. E.	C
55 RANDOLPH PLACE NW	1903	Rowhouse		C
56 S STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
57 RANDOLPH PLACE NW	1903	Rowhouse		C
58 S STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
59 RANDOLPH PLACE NW	1903	Rowhouse		C
60 S STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
61 RANDOLPH PLACE NW	1899	Rowhouse	Haislip, Thomas M.	C
62 S STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
63 RANDOLPH PLACE NW	1899	Rowhouse	Haislip, Thomas M.	C
64 S STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
65 RANDOLPH PLACE NW	1899	Rowhouse	Haislip, Thomas M.	C
66 S STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
67 RANDOLPH PLACE NW	1903	Rowhouse		C
68 S STREET NW	1899	Rowhouse	Palmer, William J.	C
69 RANDOLPH PLACE NW	1899	Rowhouse		C
70 S STREET NW	1899	Rowhouse	Palmer, William J.	C
71 RANDOLPH PLACE NW	1899	Rowhouse		C
72 S STREET NW	1899	Rowhouse	Haislip, Thomas M.	C
73 RANDOLPH PLACE NW	1899	Rowhouse		C
74 S STREET NW	1900	Rowhouse	Haislip, Thomas M.	C
75 RANDOLPH PLACE NW	1899	Rowhouse		C
76 S STREET NW	1900	Rowhouse	Haislip, Thomas M.	C
77 RANDOLPH PLACE NW	1899	Rowhouse		C
78 S STREET NW	1900	Rowhouse	Haislip, Thomas M.	C
80 S STREET NW	1901	Rowhouse	Bohn, Joseph, Jr.	C
82 S STREET NW	1901	Rowhouse	Bohn, Joseph, Jr.	C
9 RANDOLPH PLACE NW	1901	Rowhouse	Simmons, B. Stanley	C
SQUARE 3106				
11 S STREET NW	1899		Haislip, Thos. M.	C

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Name of Property			County and State	
13 S STREET NW	1894	Rowhouse	Haller, N. T.	C
14 SEATON PLACE NW	1900	Rowhouse	Mullett (A. B.) & Co.	C
15 S STREET NW	1894	Rowhouse	Haller, N. T.	C
16 SEATON PLACE NW	1900	Rowhouse	Mullett (A. B.) & Co.	C
17 S STREET NW	1894	Rowhouse	Haller, N. T.	C
18 SEATON PLACE NW	1900	Rowhouse	Mullett (A. B.) & Co.	C
1800 NORTH CAPITOL STREET NW	1899	Rowhouse	Haislip, Thos. M.	C
1801 1ST STREET NW	1899	Rowhouse	Gregg (J. W.) & Haislip (T. M.)	C
1809 1ST STREET NW	1899	Rowhouse	Gregg (J. W.) & Haislip (T. M.)	C
1810 NORTH CAPITOL STREET NW	1899	Rowhouse	Haislip, Thos. M.	C
1811 1ST STREET NW	1902	Rowhouse	Youngs, Warren W.	C
1812 NORTH CAPITOL STREET NW The Francis Apartments	1903	Apartment Building	[not given on permit]	C
1813 1ST STREET NW	1902	Rowhouse	Youngs, Warren W.	C
1814 NORTH CAPITOL STREET NW The Victor Apartments	1903	Apartment Building	[not given on permit]	C
1815 1ST STREET NW	1902	Rowhouse	Youngs, Warren W.	C
1817 1ST STREET NW	1902	Rowhouse	Youngs, Warren W.	C
1819 1ST STREET NW	1902	Rowhouse	Youngs, Warren W.	C
1822 NORTH CAPITOL STREET NW	1902	Store and Dwelling	Taylor, C. E.	C
19 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
20 SEATON PLACE NW	1903	Flats	Grimm, N. R.	C
21 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
22 SEATON PLACE NW	1903	Flats	Grimm, N. R.	C
23 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
24 SEATON PLACE NW	1903	Flats	Grimm, N. R.	C
25 S STREET NW	1899	Rowhouse		C
26 SEATON PLACE NW	1903	Flats	Grimm, N. R.	C
27 S STREET NW	1899	Rowhouse		C
28 SEATON PLACE NW	1903	Flats	Grimm, N. R.	C
29 S STREET NW	1899	Rowhouse		C
3 S STREET NW	1899	Rowhouse	Haislip, Thos. M.	C
30 SEATON PLACE NW	1903	Flats	Grimm, N. R.	C
31 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
32 SEATON PLACE NW	1903	Flats	Grimm, N. R.	C
33 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
34 SEATON PLACE NW	1903	Flats	Grimm, N. R.	C
35 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C

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Name of Property			County and State	
36 SEATON PLACE NW	1905	Rowhouse		C
37 S STREET NW	1898		Haislip, Thos. M.	C
38 SEATON PLACE NW	1905	Rowhouse		C
39 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
40 SEATON PLACE NW	1905	Rowhouse		C
41 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
42 SEATON PLACE NW	1901	Rowhouse		C
43 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
44 SEATON PLACE NW	1901	Rowhouse		C
45 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
46 SEATON PLACE NW	1901	Rowhouse		C
47 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
48 SEATON PLACE NW	1904	Rowhouse	Grimm, N. R.	C
49 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
5 S STREET NW	1899	Rowhouse	Haislip, Thos. M.	C
50 SEATON PLACE NW	1904	Rowhouse	Grimm, N. R.	C
51 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
52 SEATON PLACE NW	1904	Rowhouse	Grimm, N. R.	C
53 S STREET NW	1898	Rowhouse	Haislip, Thos. M.	C
55 S STREET NW	1897	Rowhouse	Haislip, Thos. M.	C
56 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
57 S STREET NW	1897	Rowhouse	Haislip, Thos. M.	C
58 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
59 S STREET NW	1897	Rowhouse	Haislip, Thos. M.	C
60 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
61 S STREET NW	1897	Rowhouse	Haislip, Thos. M.	C
62 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
63 S STREET NW	1897	Rowhouse	Haislip, Thos. M.	C
64 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
65 S STREET NW	1897	Rowhouse	Blundon, F. A.	C
66 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
67 S STREET NW Francis Blundon House	1895	Rowhouse		C
68 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
69 S STREET NW	1895	Rowhouse		C
7 S STREET NW	1899	Rowhouse	Haislip, Thos. M.	C
70 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
71 S STREET NW	1895	Rowhouse		C
72 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
73 S STREET NW	1899	Rowhouse	Haislip, Thos. M.	C
74 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
75 S STREET NW	1899	Rowhouse	Haislip, Thos. M.	C
76 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
77 S STREET NW	1899	Rowhouse	Haislip, Thos. M.	C

Bloomingdale Historic District

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Name of Property			County and State	
78 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
79 S STREET NW	1899	Rowhouse	Gregg (J. W.) & Haislip (T. M.)	C
80 SEATON PLACE NW	1902	Rowhouse	Youngs, Warren W.	C
81 S STREET NW	1899	Rowhouse	Gregg (J. W.) & Haislip (T. M.)	C
82 SEATON PLACE NW	1902	Rowhouse	Youngs, Warren W.	C
83 S STREET NW	1899	Rowhouse	Gregg (J. W.) & Haislip (T. M.)	C
85 S STREET NW	1899	Rowhouse	Gregg (J. W.) & Haislip (T. M.)	C
87 S STREET NW	1899	Rowhouse	Gregg (J. W.) & Haislip (T. M.)	C
9 S STREET NW	1899	Rowhouse	Haislip, Thos. M.	C
SQUARE 3107				
100 SEATON PLACE NW	1908	Rowhouse	Jackson, Frank H.	C
101 S STREET NW	1902	Rowhouse	Blundon (F. A.) & Freeman (Wm. C.)	C
110 SEATON PLACE NW	1908	Rowhouse	Jackson, Frank P.	C
112 SEATON PLACE NW	1908	Rowhouse	Jackson, Frank P.	C
115 S STREET NW	1902	Rowhouse	Blundon (F. A.) & Freeman (Wm. C.)	C
116 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
117 S STREET NW	1902	Rowhouse	Blundon (F. A.) & Freeman (Wm. C.)	C
118 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
120 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
121 S STREET NW	1899	Rowhouse		C
122 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
123 S STREET NW	1899	Rowhouse		C
124 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
125 S STREET NW	1899	Rowhouse		C
126 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
127 S STREET NW	1899	Rowhouse		C
128 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
129 S STREET NW	1899	Rowhouse		C
130 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
131 S STREET NW	1899	Rowhouse		C
132 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
133 S STREET NW	1899	Rowhouse		C
134 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
135 S STREET NW	1899	Rowhouse		C
136 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C

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Name of Property			County and State	
137 S STREET NW Richards, William P. Residence	1899	Rowhouse	Richards, Wm. P.	C
138 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
139 S STREET NW	1899	Rowhouse	Haislip, M.	C
140 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
141 S STREET NW	1899	Rowhouse	Haislip, M.	C
142 SEATON PLACE NW	1901	Rowhouse	Haislip, Thos. M.	C
143 S STREET NW	1899	Rowhouse	Haislip, M.	C
144 SEATON PLACE NW	1900	Dwelling	Dexter, A. D.	C
145 S STREET NW	1899	Rowhouse	Haislip, M.	C
147 S STREET NW	1899	Rowhouse	Haislip, M.	C
149 S STREET NW	1899	Rowhouse	Haislip, M.	C
150 SEATON PLACE NW	1912	Flats	Cleveland, Perry	C
151 S STREET NW	ABOUT 1900	Apartment Building		C
1802 1ST STREET NW	1902	Rowhouse	Blundon (F. A.) & Freeman (Wm. C.)	C
1803 2ND STREET NW	1906	Dwelling		C
1804 1ST STREET NW	1902	Rowhouse	Blundon (F. A.) & Freeman (Wm. C.)	C
1805 2ND STREET NW Lewis, Mrs. T.L. Dwelling	1909	Dwelling	Grimm, N. R.	C
1806 1ST STREET NW	1902	Rowhouse	Blundon (F. A.) & Freeman (Wm. C.)	C
1807 2ND STREET NW	1906	Rowhouse	Wenig, Julius	C
1808 1ST STREET NW	1902	Rowhouse	Blundon (F. A.) & Freeman (Wm. C.)	C
1809 2ND STREET NW	1906	Rowhouse	Wenig, Julius	C
1810 1ST STREET NW	1902	Rowhouse	Blundon (F. A.) & Freeman (Wm. C.)	C
1812 1ST STREET NW	1902	Rowhouse		C
1814 1ST STREET NW	1902	Rowhouse		C
1815 2ND STREET NW Macurada, A.H. Dwelling	1910	Dwelling	Cleveland, Perry	C
1816 1ST STREET NW	1902	Rowhouse		C
1817 2ND STREET NW	1904	Flats	Marcurda, A. H.	C
1818 1ST STREET NW	1908	Rowhouse	Jackson, Frank H.	C
1819 2ND STREET NW	1904	Flats	Marcurda, A. H.	C
SQUARE 3108				
143 RHODE ISLAND AVENUE NW The Nahant Apartments	1910	Apartment Building	Haller (Nicholas T.) & Company	C
145 RHODE ISLAND AVENUE NW	1908	Rowhouse	Hunter & Bell	C

Bloomington Historic District

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Name of Property				County and State
147 RHODE ISLAND AVENUE NW	1908	Rowhouse	Hunter & Bell	C
149 RHODE ISLAND AVENUE NW	1908	Rowhouse	Grier & Plager	C
149 RHODE ISLAND AVENUE NW	1908	Rowhouse	Hunter & Bell	C
151 RHODE ISLAND AVENUE NW	1908	Rowhouse	Hunter & Bell	C
153 RHODE ISLAND AVENUE NW	1908	Rowhouse	Hunter & Bell	C
SQUARE 3109				
103 SEATON PLACE NW/1822 1ST STREET NW The Red Hen (Current)	1898	Duplex	Pohl, Robert	C
104 RHODE ISLAND AVENUE NW Sylvan Theater	1913	Theater	Haller, N. T.	C
105 SEATON PLACE NW	1898	Duplex	Pohl, Robert	C
107 Seaton Place NW	1898	Duplex	Pohl, Robert	C
109 Seaton Place NW	1898	Duplex	Pohl, Robert	C
111 Seaton Place NW	1898	Duplex	Pohl, Robert	C
113 SEATON PLACE NW	1906	Rowhouse	Allard, Wm. C.	C
115 SEATON PLACE NW	1906	Rowhouse	Allard, Wm. C.	C
117 SEATON PLACE NW	1906	Rowhouse	Allard, Wm. C.	C
119 SEATON PLACE NW	1906	Rowhouse	Allard, Wm. C.	C
120 RHODE ISLAND AVENUE NW	1910	Rowhouse	Grimm, N. R.	C
121 SEATON PLACE NW	1906	Rowhouse	Allard, Wm. C.	C
122 RHODE ISLAND AVENUE NW	1910	Rowhouse	Grimm, N. R.	C
124 RHODE ISLAND AVENUE NW	1909	Rowhouse	Grimm, N. R.	C
126 RHODE ISLAND AVENUE NW	1909	Rowhouse	Grimm, N. R.	C
127 SEATON PLACE NW	1907	Rowhouse	Grimm, N. R.	C
128 RHODE ISLAND AVENUE NW	1909	Rowhouse	Grimm, N. R.	C
130 RHODE ISLAND AVENUE NW	1909	Rowhouse	Grimm, N. R.	C
132 RHODE ISLAND AVENUE NW	1907	Rowhouse	Grimm, N. R.	C
134 RHODE ISLAND AVENUE NW	1907	Rowhouse	Hunter & Bell	C
136 RHODE ISLAND AVENUE	1907	Rowhouse	Hunter & Bell	C

Bloomingdale Historic District

Washington, D.C.

Name of Property	County and State			
NW				
138 RHODE ISLAND AVENUE NW	1907	Rowhouse	Hunter & Bell	C
140 RHODE ISLAND AVENUE NW	1907	Rowhouse	Hunter & Bell	C
150 RHODE ISLAND AVENUE NW The Seaton	1909	Apartment Building	Clark, Appleton P. Jr.	C
1828 1ST STREET NW	1913	Store	MacNeil & MacNeil	C
1830 1ST STREET NW	1913	Store	MacNeil & MacNeil	C
1832 1ST STREET NW	1913	Store	MacNeil & MacNeil	C
1834 1ST STREET NW	1913	Store	MacNeil & MacNeil	C
1836 1ST STREET NW	1913	Store	MacNeil & MacNeil	C
SQUARE 3110				
10 T STREET NW	1901	Rowhouse		C
11 SEATON PLACE NW	1901	Rowhouse	Simmons, B. Stanley	C
12 T STREET NW	1901	Rowhouse		C
14 T STREET NW	1901	Rowhouse	Mallery, Lawrence O.	C
15 SEATON PLACE NW	1904	Rowhouse	Haislip, John R.	C
16 T STREET NW	1901	Rowhouse	Mallery, Lawrence O.	C
17 SEATON PLACE NW	1904	Rowhouse	Haislip, John R.	C
18 T STREET NW	1901	Rowhouse	Mallery, Lawrence O.	C
1821 1ST STREET NW	1911	Store	Beers, A. H.	NC (significantly altered; historic features removed)
1823 1ST STREET NW Lowe, William G. House	1905	Dwelling		C
1824 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1825 1ST STREET NW	1900	Rowhouse	Haislip, Thos. M.	C
1826 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1827 1ST STREET NW	1900	Rowhouse	Haislip, Thos. M.	C
1828 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1829 1ST STREET NW	1900	Rowhouse	Haislip, Thos. M.	C
1830 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1831 1ST STREET NW	1908	Rowhouse	Hunter & Bell	C
1832 NORTH CAPITOL STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
1833 1ST STREET NW	1908	Rowhouse	Hunter & Bell	NC (tower removed; two floors added; historic massing no longer intact)

Bloomington Historic District

Washington, D.C.

Name of Property			County and State	
1834 NORTH CAPITOL STREET NW	1901	Rowhouse		C
1835 1ST STREET NW	1908	Rowhouse	Hunter & Bell	C
1836 NORTH CAPITOL STREET NW	1901	Rowhouse		C
1837 1ST STREET NW	1908	Rowhouse	Hunter & Bell	C
1838 NORTH CAPITOL STREET NW	1901	Rowhouse		C
1839 1ST STREET NW	1911	Rowhouse	Kneessi, W. D.	C
1840 NORTH CAPITOL STREET NW	1901	Rowhouse		C
1842 NORTH CAPITOL STREET NW	1901	Rowhouse		C
1844 NORTH CAPITOL STREET NW	1901	Rowhouse		C
19 SEATON PLACE NW	1904	Rowhouse	Haislip, John R.	C
20 T STREET NW	1901	Rowhouse	Blundon, F. A.	C
21 SEATON PLACE NW	1903	Rowhouse		C
22 T STREET NW	1901	Rowhouse	Blundon, F. A.	C
23 SEATON PLACE NW	1903	Rowhouse		C
24 T STREET NW	1901	Rowhouse	Blundon, F. A.	C
25 SEATON PLACE NW	1903	Rowhouse		C
26 T STREET NW	1901	Rowhouse	Blundon, F. A.	C
27 SEATON PLACE NW	1903	Rowhouse		C
28 T STREET NW	1901	Rowhouse	Blundon, F. A.	C
29 SEATON PLACE NW	1903	Rowhouse		C
30 T STREET NW	1901	Rowhouse	Blundon, F. A.	C
31 Seaton Place NW	1903	Rowhouse		C
32 T STREET NW	1909	Rowhouse	Miller, Dan B., Jr.	C
33 SEATON PLACE NW	1903	Rowhouse		C
34 T STREET NW	1909	Rowhouse	Miller, Dan B., Jr.	C
35 SEATON PLACE NW	1903	Rowhouse		C
36 T STREET NW	1909	Rowhouse	Miller, Dan B., Jr.	C
37 SEATON PLACE NW	1903	Rowhouse		C
38 T STREET NW	1909	Rowhouse	Miller, Dan B., Jr.	C
39 SEATON PLACE NW	1903	Rowhouse		C
40 T STREET NW	1909	Rowhouse	Miller, Dan B., Jr.	C
41 SEATON PLACE NW	1903	Rowhouse		C
42 T STREET NW	1909	Rowhouse	Miller, Dan B., Jr.	C
43 SEATON PLACE NW	1903	Rowhouse		C
44 T STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
45 SEATON PLACE NW	1903	Rowhouse		C
46 T STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
47 SEATON PLACE NW	1903	Rowhouse		C
48 T STREET NW	1901	Rowhouse	Simmons, B. Stanley	C

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Name of Property			County and State	
49 SEATON PLACE NW	1903	Rowhouse		C
50 T STREET NW	1902	Rowhouse		C
51 SEATON PLACE NW	1905	Rowhouse		C
52 T STREET NW	1902	Rowhouse		C
53 SEATON PLACE NW	1905	Rowhouse		C
54 T STREET NW	1902	Rowhouse		C
55 SEATON PLACE NW	1905	Rowhouse		C
56 T STREET NW	1902	Rowhouse		C
57 SEATON PLACE NW	1900	Rowhouse	Haislip, Thos. M.	C
58 T STREET NW	1902	Rowhouse		C
59 SEATON PLACE NW	1900	Rowhouse	Haislip, Thos. M.	C
60 T STREET NW	1902	Rowhouse		C
61 SEATON PLACE NW	1900	Rowhouse	Haislip, Thos. M.	C
62 T STREET NW	1904	Rowhouse	Hunter & Bell	C
63 SEATON PLACE NW	1904	Rowhouse	Grimm, N. R.	C
64 T STREET NW	1904	Rowhouse	Hunter & Bell	C
65 SEATON PLACE NW	1904	Rowhouse	Grimm, N. R.	C
66 T STREET NW	1904	Rowhouse	Hunter & Bell	C
67 SEATON PLACE NW	1904	Rowhouse	Grimm, N. R.	C
68 T STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
69 SEATON PLACE NW	1904	Rowhouse	Grimm, N. R.	C
70 T STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
71 SEATON PLACE NW	1904	Rowhouse	Grimm, N. R.	C
72 T STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
73 SEATON PLACE NW	1904	Rowhouse	Grimm, N. R.	C
74 T STREET NW	1901	Rowhouse		C
75 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
76 T STREET NW	1901	Rowhouse		C
77 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
78 T STREET NW	1901	Rowhouse		C
79 SEATON PLACE NW	1902	Rowhouse	Haislip, Thos. M.	C
80 T STREET NW	1939	Store and Apartment	Giles, Lewis W.	C
81 SEATON PLACE NW	1913	Store	Grimm, N. R.	C
82 T STREET NW	1908	Rowhouse	Hunter & Bell	C
84 T STREET NW	1911	Store and Dwelling	Kneessi, W. D.	C
9 SEATON PLACE NW	1901	Rowhouse	Simmons, B. Stanley	C
SQUARE 3111				
10 RHODE ISLAND AVENUE NW	1905	Rowhouse	Allard, Wm. C.	C
12 RHODE ISLAND AVENUE NW	1905	Rowhouse		C

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Name of Property			County and State	
14 RHODE ISLAND AVENUE NW	1905	Rowhouse		C
16 RHODE ISLAND AVENUE NW	1905	Rowhouse		C
17 T STREET NW	1902	Rowhouse		C
18 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
19 T STREET NW	1902	Rowhouse		C
1900 NORTH CAPITOL STREET NW St. Martin's Catholic Church	1913/1939	Church	Wagner, Wm. Franklin/Murphy, Frederick V.	C
1908 NORTH CAPITOL STREET NW St. Martin's Catholic Church Rectory	1902	Church--Rectory	Von Herbulis, A. O.	C
1912 North Capitol Street NW St. Martin's Catholic Church Parish Hall	1902	Church--Parish Hall	Von Herbulis, A. O.	C
20 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
21 T STREET NW	1902	Rowhouse		C
22 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
23 T STREET NW	1902	Rowhouse		C
24 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
25 T STREET NW	1902	Rowhouse		C
26 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
27 T STREET NW	1902	Rowhouse		C
28 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
29 T STREET NW	1902	Rowhouse		C
30 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
31 T STREET NW	1902	Rowhouse		C
32 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
33 T STREET NW	1902	Rowhouse		C
34 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
35 T STREET NW	1902	Rowhouse		C
36 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
37 T STREET NW	1902	Rowhouse		C
38 RHODE ISLAND AVENUE	1902	Rowhouse	Haller, N. T.	C

Bloomingdale Historic District

Washington, D.C.

Name of Property			County and State	
NW				
40 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
41 T STREET NW	1902	Rowhouse		C
42 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
43 T STREET NW	1902	Rowhouse		C
44 RHODE ISLAND AVENUE NW	1902	Rowhouse	Haller, N. T.	C
45 T STREET NW	1902	Rowhouse		C
46 RHODE ISLAND AVENUE NW	1902	Rowhouse		C
48 RHODE ISLAND AVENUE NW	1902	Rowhouse		C
50 RHODE ISLAND AVENUE NW	1902	Rowhouse		C
52 RHODE ISLAND AVENUE NW	1902	Rowhouse		C
54 RHODE ISLAND AVENUE NW The Bloomingdale Apartments	1905	Apartment Building	Sonnemann & Mactier	C
58 RHODE ISLAND AVENUE NW	1903	Rowhouse		C
6 RHODE ISLAND AVENUE NW	1904	Rowhouse		C
60 RHODE ISLAND AVENUE NW	1903	Rowhouse		C
62 RHODE ISLAND AVENUE NW	1903	Rowhouse		C
64 RHODE ISLAND AVENUE NW	1903	Rowhouse		C
66 RHODE ISLAND AVENUE NW	1903	Rowhouse		C
70 RHODE ISLAND AVENUE NW The Providence Apartments	1936	Apartment Building	Santmyers, George T.	C
8 RHODE ISLAND AVENUE NW	1905	Rowhouse	Allard, Wm. C.	C
80 RHODE ISLAND AVENUE NW	1907	Store	Schneider, A. M.	C
82 RHODE ISLAND AVENUE NW	1907	Store	Schneider, A. M.	C
84 RHODE ISLAND AVENUE NW	1907	Store	Schneider, A. M.	C

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Name of Property

County and State

SQUARE 3112				
15 RHODE ISLAND AVENUE NW	1908	Rowhouse	Hunter & Bell	C
17 RHODE ISLAND AVENUE NW	1908	Rowhouse	Hunter & Bell	C
19 RHODE ISLAND AVENUE NW	1908	Rowhouse	Hunter & Bell	C
1901 1ST STREET NW Mount Bethel Baptist Church Sunday School	1906	Church Sunday School	Harding & Upman	C
1901 1ST STREET NW Mt. Bethel Baptist Church	1902	Church	Denson, James E.	C
1921 1ST STREET NW	1910	Rowhouse	Brink, E. P.	C
1923 1ST STREET NW	1910	Rowhouse	Brink, E. P.	C
1925 1ST STREET NW	1910	Rowhouse	Brink, E. P.	C
1927 1ST STREET NW	1954	Flats		NC (outside POS)
1929 1ST STREET NW The Rhode Island Apartments	1925	Apartment Building	Lamar, William R.	C
1941 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
21 RHODE ISLAND AVENUE NW	1908	Rowhouse	Medford, Thomas M.	C
23 RHODE ISLAND AVENUE NW	1908	Rowhouse	Medford, Thomas M.	C
25 RHODE ISLAND AVENUE NW	1908	Rowhouse	Medford, Thomas M.	C
27 RHODE ISLAND AVENUE NW	1908	Rowhouse	Medford, Thomas M.	C
29 RHODE ISLAND AVENUE NW	1908	Rowhouse	Medford, Thomas M.	C
30 U STREET NW	1908	Rowhouse	Medford, Thomas M.	C
31 RHODE ISLAND AVENUE NW	1908	Rowhouse	Medford, Thomas M.	C
32 U STREET NW	1908	Rowhouse	Medford, Thomas M.	C
33 RHODE ISLAND AVENUE NW	1906	Rowhouse		C
34 U STREET NW	1908	Rowhouse	Medford, Thomas M.	C
35 RHODE ISLAND AVENUE NW	1906	Rowhouse		C
36 U STREET NW	1908	Rowhouse	Medford, Thomas M.	C
37 RHODE ISLAND AVENUE NW	1906	Rowhouse		C
38 U STREET NW	1908	Rowhouse	Medford, Thomas M.	C
39 RHODE ISLAND AVENUE	1905	Rowhouse	Volland, E.	C

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Washington, D.C.

Name of Property				County and State
NW				
40 U STREET NW	1902	Rowhouse	Grimes, B. F.	C
41 RHODE ISLAND AVENUE NW	1905	Rowhouse	Volland, E.	C
42 U STREET NW	1902	Rowhouse	Grimes, B. F.	C
43 RHODE ISLAND AVENUE NW	1905	Rowhouse	Volland, E.	C
44 U STREET NW	1902	Rowhouse	Grimes, B. F.	C
45 RHODE ISLAND AVENUE NW	1905	Rowhouse	Volland, E.	C
46 U STREET NW	1902	Rowhouse	Grimes, B. F.	C
47 RHODE ISLAND AVENUE NW	1905	Rowhouse	Volland, E.	C
48 U STREET NW	1902	Rowhouse	Grimes, B. F.	C
49 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
5 RHODE ISLAND AVENUE NW The Henry Lee Apartments	1911	Apartment Building	Grimm, Nicholas R.	C
50 U STREET NW	1903	Rowhouse	Dove, G. W.	C
51 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
52 U STREET NW	1903	Rowhouse	Dove, G. W.	C
53 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
54 U STREET NW	1903	Rowhouse	Dove, G. W.	C
55 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
56 U STREET NW	1903	Rowhouse	Dove, G. W.	C
57 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
58 U STREET NW	1903	Rowhouse	Haller, N. T.	C
59 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
60 U STREET NW	1903	Rowhouse	Haller, N. T.	C
61 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
62 U STREET NW	1903	Rowhouse	Haller, N. T.	C
63 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
64 U STREET NW	1903	Rowhouse	Haller, N. T.	C
65 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
66 U STREET NW	1903	Rowhouse	Haller, N. T.	C
67 RHODE ISLAND AVENUE	1903	Rowhouse	Meyers, B. F.	C

Bloomington Historic District

Washington, D.C.

Name of Property			County and State	
NW				
68 U STREET NW	1903	Rowhouse	Haller, N. T.	C
69 RHODE ISLAND AVENUE NW	1903	Rowhouse	Meyers, B. F.	C
70 U STREET NW	1903	Rowhouse	Haller, N. T.	C
71 RHODE ISLAND AVENUE NW	1903	Rowhouse		C
72 U STREET NW	1903	Rowhouse	Haller, N. T.	C
73 Rhode Island Avenue NW	1903	Rowhouse	Woltz, Edward	C
74 U STREET NW	1903	Rowhouse	Haller, N. T.	C
75 RHODE ISLAND AVENUE NW	1903	Rowhouse	Woltz, Edward	C
78 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
80 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
82 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
84 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
86 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
SQUARE 3113				
101 RHODE ISLAND AVENUE NW	1906	Store	Pittman, W. Sidney	C
103 RHODE ISLAND AVENUE NW	FRM 1927 - 1959	Store		C
105 RHODE ISLAND AVENUE NW	1903	Rowhouse	Dove, G. W.	C
107 RHODE ISLAND AVENUE NW	1903	Rowhouse	Dove, G. W.	C
109 RHODE ISLAND AVENUE NW	1903	Rowhouse	Dove, G. W.	C
111 RHODE ISLAND AVENUE NW	1905	Rowhouse	Wenig, Julius	C
113 RHODE ISLAND AVENUE NW	1905	Rowhouse	Wenig, Julius	C
113 T STREET NW	1899	Rowhouse	Simpson, Henry	C
115 RHODE ISLAND AVENUE NW	1905	Rowhouse	Wenig, Julius	C
115 T STREET NW	1899	Rowhouse	Simpson, Henry	C
116 THOMAS STREET NW	1907	Rowhouse	Hunter & Bell	C
117 T STREET NW	1899	Rowhouse	Simpson, Henry	C
118 THOMAS STREET NW	1907	Rowhouse	Hunter & Bell	C
119 T STREET NW	1899	Rowhouse	Simpson, Henry	C
120 THOMAS STREET NW	1907	Rowhouse	Hunter & Bell	C
121 T STREET NW	1897	Rowhouse	Francis & Schneider	C
122 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
123 T STREET NW	1897	Rowhouse	Francis & Schneider	C

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Name of Property			County and State	
124 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
125 T STREET NW	1897	Rowhouse	Francis & Schneider	C
126 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
127 T STREET NW	1897	Rowhouse	Francis & Schneider	C
128 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
129 T STREET NW	1896	Rowhouse	Francis & Schneider	C
130 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
131 T STREET NW	1896	Rowhouse	Francis & Schneider	C
132 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
133 T STREET NW	1896	Rowhouse	Francis & Schneider	C
134 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
135 T STREET NW	1895	Rowhouse	Francis & Schneider	C
136 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
137 T STREET NW	1895	Rowhouse	Francis & Schneider	C
138 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
139 T STREET NW	1895	Rowhouse	Francis & Schneider	C
140 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
141 T STREET NW	1895	Rowhouse	Francis & Schneider	C
142 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
143 T STREET NW	1895	Rowhouse	Francis & Schneider	C
144 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
145 T STREET NW	1895	Rowhouse	Francis & Schneider	C
146 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
147 T STREET NW	1895	Rowhouse	Francis & Schneider	C
148 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
149 T STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
150 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
152 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
153 T STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
154 THOMAS STREET NW	1899	Rowhouse	Johnson (Joseph C.) Co.	C
1903 2ND STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1905 2ND STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1907 2ND STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1909 2ND STREET NW	1893	Rowhouse	Haller, N. T.	C
1911 2ND STREET NW	1893	Rowhouse	Haller, N. T.	C
1913 2ND STREET NW	1893	Rowhouse	Haller, N. T.	C
1915 2ND STREET NW	1893	Rowhouse	Haller, N. T.	C
1917 2ND STREET NW	1893	Rowhouse	Haller, N. T.	C
1919 2ND STREET NW	1893	Rowhouse	Haller, N. T.	C
1921 2ND STREET NW	1893	Rowhouse	Haller, N. T.	C
SQUARE 3114				
111 THOMAS STREET NW	1907	Rowhouse	Volland, Edward O.	C
112 U STREET NW	1903	Rowhouse	Davis, William T.	C

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Name of Property			County and State	
113 THOMAS STREET NW	1907	Rowhouse	Volland, Edward O.	C
114 U STREET NW	1903	Rowhouse	Davis, William T.	C
115 THOMAS STREET NW Dulin, Edward Dwelling	1915	Dwelling	Dulin, Edw. M.	C
116 U STREET NW	1903	Rowhouse	Davis, William T.	C
117 THOMAS STREET NW	1902	Rowhouse	Moxley, D. G.	C
119 THOMAS STREET NW	1902	Rowhouse	Moxley, D. G.	C
120 U STREET NW	1912	Rowhouse	Tankersley, Charles L.	C
121 THOMAS STREET NW	1902	Rowhouse	Moxley, D. G.	C
122 U STREET NW	1912	Rowhouse	Tankersley, Charles L.	C
123 THOMAS STREET NW	1902	Rowhouse	Moxley, D. G.	C
124 U STREET NW	1912	Rowhouse	Tankersley, Charles L.	C
125 THOMAS STREET NW	1909	Rowhouse	Mullett (A. B.) & Co.	C
127 THOMAS STREET NW	1909	Rowhouse	Mullett (A. B.) & Co.	C
129 THOMAS STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
131 THOMAS STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
132 U STREET NW	1903	Rowhouse	Grimm, N. R.	C
133 THOMAS STREET NW	1902	Dwelling	Haislip, Thos. M.	C
134 U STREET NW	1903	Rowhouse	Grimm, N. R.	C
136 U STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
137 THOMAS STREET NW	1901	Rowhouse		C
138 U STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
139 THOMAS STREET NW	1901	Rowhouse		C
140 U STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
141 THOMAS STREET NW	1901	Rowhouse		C
142 U STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
143 THOMAS STREET NW	1901	Rowhouse		C
144 U STREET NW	1900	Rowhouse	Simmons, B. Stanley	C
145 THOMAS STREET NW	1901	Rowhouse		C
146 U STREET NW	1900	Rowhouse	Simmons, B. Stanley	C
147 THOMAS STREET NW	1901	Rowhouse		C
148 U STREET NW	1900	Rowhouse	Simmons, B. Stanley	C
149 THOMAS STREET NW	1901	Rowhouse		C
150 U STREET NW	1900	Rowhouse	Simmons, B. Stanley	C
151 THOMAS STREET NW	1901	Rowhouse		C
152 U STREET NW	1900	Rowhouse	Simmons, B. Stanley	C
154 U STREET NW	1897	Rowhouse	Woltz, Edward	C
156 U STREET NW	1897	Rowhouse	Woltz, Edward	C
160 U STREET NW Saint George's Protestant Episcopal Church	C 1964	Church	Allard & Joutz	NC (outside POS)
1922 1ST STREET NW	ABOUT 2004	Condominiums		NC (outside POS)
1923 2ND STREET NW	1908	Rowhouse	Dove, William	C

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Name of Property			County and State	
1924 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1925 2ND STREET NW	1908	Rowhouse	Dove, William	C
1926 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1927 2ND STREET NW	1924		Santmyers, George T.	C
1928 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1929 2ND STREET NW	1924	Rowhouse	Santmyers, George T.	C
1930 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1931 2ND STREET NW	1924	Rowhouse	Santmyers, George T.	C
1932 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1934 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1936 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1938 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1940 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
1942 1ST STREET NW	C 1903	Store		C
SQUARE 3115				
143 U STREET NW	1900	Rowhouse	Haislip, Thos. M.	C
145 U STREET NW	1900	Rowhouse	Haislip, Thos. M.	C
147 U STREET NW	1900	Rowhouse	Haislip, Thos. M.	C
149 U STREET NW	1900	Rowhouse	Haislip, Thos. M.	C
150 V STREET NW Parker Flats--V Street	2008	Condominiums		NC (outside POS)
151 U STREET NW	1900	Rowhouse	Haislip, Thos. M.	C
153 U STREET NW	1900	Rowhouse	Haislip, Thos. M.	C
155 U STREET NW	1903	Rowhouse	Haislip, Thos. M.	C
157 U STREET NW	1903	Rowhouse	Haislip, Thos. M.	C
159 U STREET NW	1903	Rowhouse	Haislip, Thos. M.	C
161 U STREET NW	1903	Rowhouse	Haislip, Thos. M.	C
163 U STREET NW	1903	Rowhouse	Haislip, Thos. M.	C
165 U STREET NW	1903	Rowhouse	Haislip, Thos. M.	C
2007 2ND STREET NW	1906	Dwelling--Pair	Plant, Andrew C., Jr.	C
2009 2ND STREET NW	1906	Dwelling--Pair	Plant, Andrew C., Jr.	C
2010 FLAGLER PLACE NW	1900	Rowhouse	Haislip, Thos. M.	C
2020 FLAGLER STREET Parker Flats--Flagler Place	2008	Condominiums		NC (outside POS)
2026 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2028 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2030 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2032 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2034 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2035 2ND STREET NW Gage, Nathaniel P. School	1904	School	Norris, Lemuel W.	C
2036 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C

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Name of Property				County and State
SQUARE 3116				
101 U STREET NW	1901	Rowhouse	Grimm, N. R.	C
113 BLOOMINGDALE COURT NW	1902	Stable	Haislip, Thos. M.	C
113 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
114 V STREET NW	1905	Rowhouse	Grimm, N. R.	C
115 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
116 V STREET NW	1905	Rowhouse	Grimm, N. R.	C
117 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
118 V STREET NW	1905	Rowhouse	Grimm, N. R.	C
119 BLOOMINGDALE COURT NW	1909	Stable		C
119 REAR U STREET NW	1909	Stable		C
119 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
120 V STREET NW	1905	Rowhouse	Grimm, N. R.	C
121 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
122 V STREET NW	1905	Rowhouse	Grimm, N. R.	C
123 U STREET NW	1902	Rowhouse	Davis, William T.	C
124 V STREET NW	1905	Rowhouse	Grimm, N. R.	C
125 U STREET NW	1902	Rowhouse	Davis, William T.	C
126 V STREET NW	1905	Rowhouse	Grimm, N. R.	C
127 U STREET NW	1902	Rowhouse	Davis, William T.	C
128 V STREET NW	1905	Rowhouse	Beers, A. H.	C
129 U STREET NW	1902	Rowhouse	Davis, William T.	C
130 V STREET NW	1905	Rowhouse	Beers, A. H.	C
131 U STREET NW	1902	Rowhouse	Davis, William T.	C
132 V STREET NW	1905	Rowhouse	Beers, A. H.	C
133 U STREET NW	1902	Rowhouse	Davis, William T.	C
134 V STREET NW	1905	Rowhouse	Beers, A. H.	C
135 U STREET NW	1902	Rowhouse	Davis, William T.	C
136 V STREET NW	1905	Rowhouse	Beers, A. H.	C
138 V STREET NW	1905	Rowhouse	Beers, A. H.	C
2004 1ST STREET NW	1904	Rowhouse	Schneider, George A.	C
2006 1ST STREET NW	1904	Rowhouse	Schneider, George A.	C
2008 1ST STREET NW	1904	Rowhouse	Schneider, George A.	C
2009 FLAGLER PLACE NW	1902	Rowhouse	Davis, William T.	C
2010 1ST STREET NW	1904	Rowhouse	Schneider, George A.	C
2012 1ST STREET NW	1904	Rowhouse	Schneider, George A.	C
2014 1ST STREET NW	1904	Rowhouse	Schneider, George A.	C
2015 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2016 1ST STREET NW	1907	Store and Dwelling	Cowell, S. C.	C
2017 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2018 1ST STREET NW	1905	Rowhouse		C

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Name of Property			County and State	
2019 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2020 1ST STREET NW	1905	Rowhouse		C
2020 BLOOMINGDALE COURT NW	FRM 1904 - 1927	Stable		C
2021 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2022 1ST STREET NW	1905	Rowhouse		C
2023 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2024 1ST STREET NW	1905	Rowhouse		C
2024 BLOOMINGDALE COURT NW	FRM 1904 - 1927	Stable		C
2025 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2026 1ST STREET NW	1905	Rowhouse	Grimm, N. R.	C
2027 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2028 1ST STREET NW	1905	Rowhouse	Grimm, N. R.	C
2029 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2030 1ST STREET NW	1905	Rowhouse	Grimm, N. R.	C
2031 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2032 1ST STREET NW	1905	Rowhouse	Grimm, N. R.	C
2034 1ST STREET NW	1905	Rowhouse	Grimm, N. R.	C
2036 1ST STREET NW	1905	Rowhouse	Grimm, N. R.	C
SQUARE 3117				
11 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
15 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
17 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
19 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2000 NORTH CAPITOL STREET NW	1904	Rowhouse	Grimm, N. R.	C
2001 1ST STREET NW	1904	Rowhouse	Germuiller, J.	C
2003 1ST STREET NW	1906	Dwelling-Pair	Germuiller, J.	C
2005 1ST STREET NW	1906	Dwelling-Pair	Germuiller, J.	C
2007 1ST STREET NW	1910	Store	Allard, Wm. C.	C
2009 1ST STREET NW	1908	Rowhouse	Allard, Wm. C.	C
2011 1ST STREET NW	1908	Rowhouse	Allard, Wm. C.	C
2012 NORTH CAPITOL STREET NW	1909	Rowhouse	Hunter & Bell	C
2014 NORTH CAPITOL STREET NW	1909	Rowhouse	Hunter & Bell	C
2015 1ST STREET NW	1908	Rowhouse	Allard, Wm. C.	C
2016 NORTH CAPITOL STREET NW	1909	Rowhouse	Hunter & Bell	C
2017 1ST STREET NW	1908	Rowhouse	Allard, Wm. C.	C
2018 NORTH CAPITOL STREET NW	1909	Rowhouse	Volland, Edward O.	C
2019 1ST STREET NW	1908	Rowhouse	Allard, Wm. C.	C

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Name of Property			County and State	
2020 NORTH CAPITOL STREET NW	1909	Rowhouse	Volland, Edward O.	C
2021 1ST STREET NW	1908	Rowhouse	Allard, Wm. C.	C
2022 NORTH CAPITOL STREET NW	1909	Rowhouse	Volland, Edward O.	C
2023 1ST STREET NW	1908	Rowhouse	Allard, Wm. C.	C
2024 NORTH CAPITOL STREET NW	1909	Rowhouse	Volland, Edward O.	C
2025 1ST STREET NW	1908	Rowhouse	Allard, Wm. C.	C
2026 NORTH CAPITOL STREET NW	1904	Rowhouse	Grimm, N. R.	C
2027 1ST STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
2028 NORTH CAPITOL STREET NW	1904	Rowhouse	Grimm, N. R.	C
2029 1ST STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
2030 NORTH CAPITOL STREET NW	1904	Rowhouse	Grimm, N. R.	C
2031 1ST STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
2032 NORTH CAPITOL STREET NW	1904	Rowhouse	Grimm, N. R.	C
2033 1ST STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
2034 NORTH CAPITOL STREET NW	1904	Rowhouse	Grimm, N. R.	C
2035 1ST STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
2037 1ST STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
21 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
22 V STREET NW	1908	Dwelling-Pair	Lundy (E. K.) & Co.	C
23 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
24 V STREET NW	1908	Dwelling-Pair	Lundy (E. K.) & Co.	C
25 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
26 V STREET NW	1906	Dwelling-Pair	Brennan, John	C
27 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
28 V STREET NW	1906	Dwelling-Pair	Brennan, John	C
29 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
3 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
30 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
31 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
32 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
33 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
34 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
35 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
36 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
37 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
38 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
39 U STREET NW	1902	Rowhouse	Campbell, H. A.	C

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Name of Property			County and State	
40 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
41 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
42 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
43 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
44 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
45 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
46 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
47 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
48 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
49 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
5 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
50 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
51 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
52 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
53 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
54 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
55 U STREET NW	1902	Rowhouse	Campbell, H. A.	C
56 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
57 U STREET NW	1902	Rowhouse	Haislip, Thos. M.	C
58 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
59 U STREET NW	1902	Rowhouse	Haislip, Thos. M.	C
60 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
61 U STREET NW	1902	Rowhouse	Haislip, Thos. M.	C
62 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
63 U STREET NW	1902	Rowhouse	Haislip, Thos. M.	C
64 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
65 U STREET NW	1902	Rowhouse	Haislip, Thos. M.	C
66 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
67 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
68 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
69 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
7 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
70 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
71 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
72 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
73 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
74 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
75 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
76 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
77 U STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
78 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
80 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C
82 V STREET NW	1899	Rowhouse	Palmer, Wm. J.	C

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Name of Property			County and State	
84 V STREET NW Palmer, Wm. J. House	1899	Rowhouse	Palmer, Wm. J.	C
86 V STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
88 V STREET NW	1901	Rowhouse	Simmons, B. Stanley	C
9 U STREET NW	1904	Rowhouse	Grimm, N. R.	C
SQUARE 3118				
10 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
11 V STREET NW	1923	Rowhouse	Santmyers, George T.	C
12 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
13 V STREET NW	1923	Rowhouse	Santmyers, George T.	C
14 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
15 V STREET NW	1923	Rowhouse	Santmyers, George T.	C
16 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
17 V STREET NW	1923	Rowhouse	Santmyers, George T.	C
18 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
19 V STREET NW	1923	Rowhouse	Santmyers, George T.	
2 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
20 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
2100 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2103 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2105 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2107 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2109 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2111 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2112 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2113 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2114 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2115 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2116 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2117 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2118 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2119 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2120 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2121 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2122 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2123 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C

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Name of Property			County and State	
2124 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2125 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2127 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2129 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2131 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
2133 1ST STREET NW	1901	Rowhouse	Haislip, Thos. M.	C
28 W STREET NW	1912	Rowhouse		C
3 V STREET NW	1923	Rowhouse	Santmyers, George T.	C
30 W STREET NW	1912	Rowhouse		C
32 W STREET NW	1912	Rowhouse		C
34 W STREET NW	1912	Rowhouse		C
35 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
36 W STREET NW	1912	Rowhouse		C
37 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
38 W STREET NW	1912	Rowhouse		C
39 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
4 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
40 W STREET NW	1912	Rowhouse		C
41 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
42 W STREET NW	1912	Rowhouse		C
43 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
44 W STREET NW	1912	Rowhouse		C
45 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
46 W STREET NW	1912	Rowhouse		C
47 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
48 W STREET NW	1912	Rowhouse		C
49 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
5 V STREET NW	1923	Rowhouse	Santmyers, George T.	C
50 W STREET NW	1912	Rowhouse		C
51 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
52 W STREET NW	1912	Rowhouse		C
53 V STREET NW	1915	Rowhouse	Dunigan, D. J.	C
54 W STREET NW	1912	Rowhouse		C
55 (REAR) V STREET NW	BEFORE 1927	Garage		C
55 V STREET NW	1914	Rowhouse	Dunigan, D. J.	C
56 W STREET NW	1912	Rowhouse		C
57 V STREET NW	1914	Rowhouse	Dunigan, D. J.	C
58 W STREET NW	1912	Rowhouse		C
59 V STREET NW	1914	Rowhouse	Dunigan, D. J.	C
6 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
60 W STREET NW	1912	Rowhouse		C
61 V STREET NW	1914	Rowhouse	Dunigan, D. J.	C

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Name of Property			County and State	
62 W STREET NW	1912	Rowhouse		C
63 V STREET NW	1914	Rowhouse	Dunigan, D. J.	C
64 W STREET NW	1911	Rowhouse	Wire, W. J.	C
65 V STREET NW	1914	Rowhouse	Dunigan, D. J.	C
66 W STREET NW	1911	Rowhouse	Wire, W. J.	C
67 V STREET NW	1914	Rowhouse	Dunigan, D. J.	C
68 W STREET NW	1911	Rowhouse	Wire, W. J.	C
69 V STREET NW	1914	Rowhouse	Dunigan, D. J.	C
7 V STREET NW	1923	Rowhouse	Santmyers, George T.	C
70 W STREET NW	1911	Rowhouse	Wire, W. J.	C
71 V STREET NW	1909	Rowhouse	Lundy (E. K.) & Co.	C
72 W STREET NW	1911	Rowhouse	Wire, W. J.	C
73 V STREET NW	1909	Rowhouse	Lundy (E. K.) & Co.	C
74 W STREET NW	1911	Rowhouse	Wire, W. J.	C
75 V STREET NW	1909	Rowhouse	Lundy (E. K.) & Co.	C
77 V STREET NW	1909	Rowhouse	Lundy (E. K.) & Co.	C
79 V STREET NW	1909	Rowhouse	Lundy (E. K.) & Co.	C
8 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
81 V STREET NW	1909	Rowhouse	Lundy (E. K.) & Co.	C
87 V STREET NW Haislip, Thomas House	1901	Rowhouse	Haislip, Thos. M.	C
9 V STREET NW	1923	Rowhouse	Santmyers, George T.	C
SQUARE 3119				
100 W STREET NW	1901	Rowhouse	Blundon, F. A.	C
114 W STREET NW	1904	Rowhouse		C
115 (REAR) V STREET NW	1910-1914	Garage--Row		C
115 V STREET NW	1902	Rowhouse		C
116 W STREET NW	1904	Rowhouse		C
117 V STREET NW	1902	Rowhouse		C
118 W STREET NW	1904	Rowhouse		C
119 V STREET NW	1902	Rowhouse		C
120 W STREET NW	1907	Rowhouse	Cooper, George S.	C
120-122 (Rear) W STREET NW	1914	Garage Row	Vaughn, Merrill T.	C
121 V STREET NW	1902	Rowhouse		C
122 W STREET NW	1907	Rowhouse	Cooper, George S.	C
123 (REAR) V STREET NW	1910-1914	Garage--Row		C
123 V STREET NW	1902	Rowhouse		C
124 W STREET NW	1907	Rowhouse	Cooper, George S.	C
125 V STREET NW	1902	Rowhouse		C
126 W STREET NW	1907	Rowhouse	Cooper, George S.	C
127 V STREET NW	1902	Rowhouse		C

Bloomingdale Historic District

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Name of Property			County and State	
128 W STREET NW	1907	Rowhouse	Cooper, George S.	C
129 V STREET NW	1905	Rowhouse	Beers, A. H.	C
130 W STREET NW	1906	Rowhouse	Beers, A. H.	C
131 V STREET NW	1905	Rowhouse	Beers, A. H.	C
132 W STREET NW	1906	Rowhouse	Beers, A. H.	C
133 V STREET NW	1905	Rowhouse	Beers, A. H.	C
134 W STREET NW	1906	Rowhouse	Beers, A. H.	C
135 V STREET NW	1905	Rowhouse	Beers, A. H.	C
136 W STREET NW	1906	Rowhouse	Beers, A. H.	C
137 V STREET NW	1905	Rowhouse	Beers, A. H.	C
138 W STREET NW	1906	Rowhouse	Beers, A. H.	C
139 V STREET NW	1905	Rowhouse	Beers, A. H.	C
2100 1ST STREET NW	ABOUT 1903	Rowhouse		C
2102 1ST STREET NW	ABOUT 1903	Rowhouse		C
2104 1ST STREET NW	ABOUT 1903	Rowhouse		C
2106 1ST STREET NW	ABOUT 1903	Rowhouse		C
2108 1ST STREET NW	ABOUT 1903	Rowhouse		C
2110 1ST STREET NW	1901	Rowhouse		C
2111 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2112 1ST STREET NW	1901	Rowhouse		C
2113 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2114 1ST STREET NW	1901	Rowhouse		C
2115 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2116 1ST STREET NW	1901	Rowhouse		C
2117 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2118 1ST STREET NW	1901	Rowhouse		C
2119 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2120 1ST STREET NW	1901	Rowhouse		C
2121 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2122 1ST STREET NW	1901	Rowhouse	Blundon, F. A.	C
2124 1ST STREET NW	1901	Rowhouse	Blundon, F. A.	C
2126 1ST STREET NW	1901	Rowhouse	Blundon, F. A.	C
2128 1ST STREET NW	1901	Rowhouse	Blundon, F. A.	C
SQUARE 3120				
144 W STREET NW	1913	Rowhouse	Haller, N. T.	C
146 W STREET NW	1913	Rowhouse	Haller, N. T.	C
148 W STREET NW	1913	Rowhouse	Haller, N. T.	C
150 W STREET NW	1913	Rowhouse	Haller, N. T.	C

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Name of Property			County and State	
151-155 V STREET NW Veranda on V	2014	Condominiums		NC (Outside POS)
152 W STREET NW	1915	Rowhouse	Haller, N. T.	C
154 W STREET NW	1915	Rowhouse	Haller, N. T.	C
156 W STREET NW	1915	Rowhouse	Haller, N. T.	C
158 W STREET NW	1915	Rowhouse	Haller, N. T.	C
159 V STREET NW	1935	Flats	Wells, S.	C
2100 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2102 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2103 2ND STREET NW	1935	Flats	Wells, S.	NC (façade removed; roof raised)
2105 2 ND STREET NW	1935	Flats	Wells, S.	C
2104 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2106 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2107 2ND STREET NW	1935	Flats	Wells, S.	C
2109 2 ND STREET NW	1935	Flats	Wells, S.	C
2108 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2110 FLAGLER PLACE NW	1905	Rowhouse	Beers, A. H.	C
2111 2ND STREET NW	1935	Flats	Wells, S.	C
2113 2 ND STREET NW	1935	Flats	Wells, S.	C
2112 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2114 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2115 2ND STREET NW	1935	Flats	Wells, S.	C
2117 2 ND STREET NW	1935	Flats	Wells, S.	C
2116 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2118 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2119 2ND STREET NW	1935	Flats	Wells, S.	C
2120 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2121 2ND STREET NW	1933	Flats	Moore, William A.	C
2122 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2124 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2126 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2128 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2130 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2132 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
2134 FLAGLER PLACE NW	1906	Rowhouse	Beers, A. H.	C
SQUARE 3121				
136 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
138 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
140 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
142 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
143 W STREET NW	1926	Apartment	Santmyers, George T.	C

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Name of Property		County and State		
Claremount Court Apartments		Building		
144 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	C
146 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	C
148 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	C
149 W STREET NW Claremount Courts Apartments	1926	Apartment Building	Santmyers, George T.	C
150 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	C
152 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	C
154 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	C
156 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	C
158 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	C
160 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	NC (New façade and raised roof)
162 ADAMS STREET NW	1909	Rowhouse	Schneider, Ferd. T.	C
2200 FLAGLER PLACE NW Flagler Market	1906	Store and Dwelling	Holden, Thos. F.	C
2201 2ND STREET NW Claremount Courts Apartments	1926	Apartment Building	Santmyers, George T.	C
2202 FLAGLER PLACE NW	1906	Rowhouse	Holden, Thos. F.	C
2204 FLAGLER PLACE NW	1906	Dwelling--Pair	Holden, Thos. F.	C
2206 FLAGLER PLACE NW	1906	Dwelling--Pair	Holden, Thos. F.	C
2208 FLAGLER PLACE NW	1908	Rowhouse	Hunter & Bell	C
2210 FLAGLER PLACE NW	1908	Rowhouse	Hunter & Bell	C
2212 FLAGLER PLACE NW	1908	Rowhouse	Hunter & Bell	C
2213 2ND STREET NW	1921	Rowhouse	Williams, L. T.	C
2214 FLAGLER PLACE NW	1908	Rowhouse	Hunter & Bell	C
2215 2ND STREET NW	1921	Rowhouse	Williams, L. T.	C
2216 FLAGLER PLACE NW	1908	Rowhouse	Hunter & Bell	C
2217 2ND STREET NW	1921	Rowhouse	Williams, L. T.	C
2218 FLAGLER PLACE NW	1908	Rowhouse	Hunter & Bell	C
2219 2ND STREET NW	1921	Rowhouse	Williams, L. T.	C
2220 FLAGLER PLACE NW	1908	Rowhouse	Hunter & Bell	C
2221 2ND STREET NW	1921	Rowhouse	Williams, L. T.	C
2222 FLAGLER PLACE NW	1908	Rowhouse	Hunter & Bell	C
SQUARE 3122				
111 W STREET NW	1905	Rowhouse	Hunter & Bell	C
112 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
113 W STREET NW	1905	Rowhouse	Hunter & Bell	C
114 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
115 W STREET NW	1905	Rowhouse	Hunter & Bell	C
116 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C

Bloomingdale Historic District

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Name of Property			County and State	
117 W STREET NW	1905	Rowhouse	Hunter & Bell	C
118 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
119 W STREET NW	1905	Rowhouse	Hunter & Bell	C
120 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
121 W STREET NW	1905	Rowhouse	Hunter & Bell	C
122 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
123 W STREET NW	1905	Rowhouse	Hunter & Bell	C
124 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
125 W STREET NW	1905	Rowhouse	Hunter & Bell	C
126 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
127 W STREET NW	1906	Rowhouse	Hunter & Bell	C
128 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
130 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
132 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
134 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
2200 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2202 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2203 FLAGLER PLACE NW	1906	Rowhouse	Hunter & Bell	C
2204 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2205 FLAGLER PLACE NW	1906	Rowhouse	Hunter & Bell	C
2206 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2207 FLAGLER PLACE NW	1906	Rowhouse	Hunter & Bell	C
2208 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2209 FLAGLER PLACE NW	1906	Rowhouse	Hunter & Bell	C
2210 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2211 FLAGLER PLACE NW	1906	Rowhouse	Hunter & Bell	C
2212 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2213 FLAGLER PLACE NW	1906	Rowhouse	Hunter & Bell	C
2214 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2215 FLAGLER PLACE NW	1906	Rowhouse	Hunter & Bell	C
2216 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2217 FLAGLER PLACE NW	1906	Rowhouse	Hunter & Bell	C
2218 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2219 FLAGLER PLACE NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
2220 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2221 FLAGLER PLACE NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
2222 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2223 FLAGLER PLACE NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
2224 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2225 FLAGLER PLACE NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
2226 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
2228 1ST STREET NW	1899	Rowhouse	Simmons, B. Stanley	C
SQUARE 3123				

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Name of Property			County and State	
1 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
10 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
11 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
12 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
13 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
14 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
15 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
16 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
17 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
18 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
19 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
2 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
20 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
21 W STREET NW	1911	Rowhouse	Allard, Wm. C.	C
22 ADAMS STREET NW	1910	Rowhouse	Chaney, Conrad M.	C
2203 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2205 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2207 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2209 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2210 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2211 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2212 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2213 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2214 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2215 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2216 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2217 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2218 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2219 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2220 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2221 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2223 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2225 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2227 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2229 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2231 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2233 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
2235 1ST STREET NW	1904	Rowhouse	Grimm, N. R.	C
23 W STREET NW	1911	Rowhouse	Allard, Wm. C.	C

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Name of Property			County and State	
24 ADAMS STREET NW	1910	Rowhouse	Chaney, Conrad M.	C
25 W STREET NW	1911	Rowhouse	Allard, Wm. C.	C
26 ADAMS STREET NW	1910	Rowhouse	Chaney, Conrad M.	C
27 W STREET NW	1911	Rowhouse	Allard, Wm. C.	C
28 ADAMS STREET NW	1910	Rowhouse	Chaney, Conrad M.	C
29 W STREET NW	1911	Rowhouse	Allard, Wm. C.	C
3 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
30 ADAMS STREET NW	1910	Rowhouse	Chaney, Conrad M.	C
31 W STREET NW	1912	Rowhouse	Allard, Wm. C.	C
32 ADAMS STREET NW	1911	Rowhouse	Blundon, Wm. C.	C
33 W STREET NW	1912	Rowhouse	Allard, Wm. C.	C
34 ADAMS STREET NW	1911	Rowhouse	Blundon, Wm. C.	C
35 W STREET NW	1912	Rowhouse	Allard, Wm. C.	C
36 ADAMS STREET NW	1911	Rowhouse	Blundon, Wm. C.	C
37 W STREET NW	1912	Rowhouse	Allard, Wm. C.	C
38 ADAMS STREET NW	1911	Rowhouse	Blundon, Wm. C.	C
39 W STREET NW	1912	Rowhouse	Allard, Wm. C.	C
4 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
40 ADAMS STREET NW	1911	Rowhouse	Blundon, Wm. C.	C
41 W STREET NW	1912	Rowhouse	Allard, Wm. C.	C
42 ADAMS STREET NW	1911	Rowhouse	Blundon, Wm. C.	C
43 W STREET NW	1912	Rowhouse	Allard, Wm. C.	C
44 ADAMS STREET NW	1911	Rowhouse	Blundon, Wm. C.	C
45 W STREET NW	1912	Rowhouse	Allard, Wm. C.	C
46 ADAMS STREET NW	1911	Rowhouse	Allard, Wm. C.	C
47 W STREET NW	1912	Rowhouse		C
48 ADAMS STREET NW	1911	Rowhouse	Allard, Wm. C.	C
49 W STREET NW	1912	Rowhouse		C
5 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
50 ADAMS STREET NW	1911	Rowhouse	Allard, Wm. C.	C
51 W STREET NW	1912	Rowhouse		C
52 ADAMS STREET NW	1911	Rowhouse	Allard, Wm. C.	C
53 W STREET NW	1912	Rowhouse		C
54 ADAMS STREET NW	1911	Rowhouse	Allard, Wm. C.	C
55 W STREET NW	1912	Rowhouse		C
56 ADAMS STREET NW	1911	Rowhouse	Allard, William C.	C
57 W STREET NW	1912	Rowhouse		C
58 ADAMS STREET NW	1911	Rowhouse	Allard, Wm. C.	C
59 W STREET NW	1912	Rowhouse		C
6 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
60 ADAMS STREET NW	1911	Rowhouse	Allard, Wm. C.	C
61 W STREET NW	1911	Rowhouse	Vaughn, Merrill	C
63 W STREET NW	1911	Rowhouse	Vaughn, Merrill	C
64 ADAMS STREET NW	1910	Rowhouse		C

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Name of Property			County and State	
65 W STREET NW	1911	Rowhouse	Vaughn, Merrill	C
66 ADAMS STREET NW	1910	Rowhouse		C
67 W STREET NW	1911	Rowhouse	Vaughn, Merrill	C
68 ADAMS STREET NW	1910	Rowhouse		C
69 W STREET NW	1911	Rowhouse	Vaughn, Merrill	C
7 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
70 ADAMS STREET NW	1910	Rowhouse		C
71 W STREET NW	1911	Rowhouse	Vaughn, Merrill	C
72 ADAMS STREET NW	1910	Rowhouse		C
73 W STREET NW	1911	Rowhouse	Vaughn, Merrill	C
74 ADAMS STREET NW	1910	Rowhouse		C
8 ADAMS STREET NW	1922	Rowhouse	Santmyers, George T.	C
83 W STREET NW	1904	Rowhouse	Grimm, N. R.	C
9 W STREET NW	1922	Rowhouse	Santmyers, George T.	C
SQUARE 3124				
1 ADAMS STREET NW	1923	Rowhouse	Santmyers, George T.	C
10 BRYANT STREET NW	1923	Rowhouse	Santmyers, George T.	C
11 ADAMS STREET NW	1923	Rowhouse	Santmyers, George T.	C
12 BRYANT STREET NW	1923	Rowhouse	Santmyers, George T.	C
13 ADAMS STREET NW	1923	Rowhouse	Santmyers, George T.	C
14 BRYANT STREET NW	1923	Rowhouse	Santmyers, George T.	C
15 ADAMS STREET NW	1923	Rowhouse	Santmyers, George T.	C
16 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
17 ADAMS STREET NW	1923	Rowhouse	Santmyers, George T.	C
18 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
19 ADAMS STREET NW	2004 - 2014	Rowhouse		NC (outside POS)
20 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
21 ADAMS STREET NW	1908	Rowhouse	Lukei, R. F.	C
22 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
23 ADAMS STREET NW	1908	Rowhouse	Lukei, R. F.	C
2301 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2303 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2304 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2305 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2306 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2307 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2308 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2309 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2310 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C

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Name of Property			County and State	
2311 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2312 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2313 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2314 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2315 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2316 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2317 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2318 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2319 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2320 NORTH CAPITOL STREET NW	1923	Rowhouse	Santmyers, George T.	C
2321 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2322 NORTH CAPITOL STREET NW	1925	Rowhouse	Santmyers, George T.	C
2323 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2324 NORTH CAPITOL STREET NW	1920	Rowhouse	Allard, Wm. C.	C
2325 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2327 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2329 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2331 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2333 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
24 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
25 ADAMS STREET NW	1908	Rowhouse	Lukei, R. F.	C
26 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
27 ADAMS STREET NW	1908	Rowhouse	Lukei, R. F.	C
28 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
29 ADAMS STREET NW	1908	Rowhouse	Lukei, R. F.	C
3 ADAMS STREET NW	1923	Rowhouse	Santmyers, George T.	C
30 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
31 ADAMS STREET NW	1908	Rowhouse	Lukei, R. F.	C
32 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
33 ADAMS STREET NW	1908	Rowhouse	Lukei, R. F.	C
33 ADAMS STREET NW	1908	Rowhouse	Lukei, R. F.	C
34 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
35 ADAMS STREET NW	1908	Rowhouse	Lukei, R. F.	C
36 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
37 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
38 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
39 ADAMS ST MW	1907	Rowhouse	Volland, Edward O.	C
40 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C

Bloomingdale Historic District

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Name of Property			County and State	
41 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
42 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
43 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
44 BRYANT STREET NW	1908	Rowhouse	Bohn, Joseph, Jr.	C
45 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
46 BRYANT STREET NW	1908	Rowhouse	Bohr, Joseph Jr.	C
47 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
48 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
49 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
5 ADAMS STREET NW	1923	Rowhouse	Santmyers, George T.	C
50 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
51 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
52 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
53 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
54 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
55 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
56 BRYANT STREET NW	1909	Rowhouse	Allard, Wm. C.	C
57 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
58 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
59 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
60 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
61 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
62 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
63 ADAMS STREET NW	1907	Rowhouse	Volland, Edward O.	C
64 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
65 ADAMS STREET NW	1907	Rowhouse	Allard, Wm. C.	C
66 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
67 ADAMS STREET NW	1907	Rowhouse	Allard, Wm. C.	C
69 ADAMS STREET NW	1907	Rowhouse	Allard, Wm. C.	C
7 ADAMS STREET NW	1923	Rowhouse	Santmyers, George T.	C
71 ADAMS STREET NW	1907	Rowhouse	Allard, W. C.	C
73 ADAMS STREET NW	1907	Rowhouse	Allard, Wm. C.	C
75 ADAMS STREET NW	1907	Rowhouse	Allard, Wm. C.	C
8 BRYANT STREET NW	1923	Rowhouse	Santmyers, George T.	C
9 ADAMS STREET NW	1923	Rowhouse	Santmyers, George T.	C
SQUARE 3125				
100 BRYANT STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
114 BRYANT STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
115 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C
116 BRYANT STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
117 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C
118 BRYANT STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
119 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C

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Name of Property			County and State	
120 BRYANT STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
121 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C
122 BRYANT STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
123 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C
124 BRYANT STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
125 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C
126 BRYANT STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
127 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C
128 BRYANT STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
129 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C
130 BRYANT STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
131 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C
132 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
133 ADAMS STREET NW	1905	Rowhouse	Haller, N. T.	C
134 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
135 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
136 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
137 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
138 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
139 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
140 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
141 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
142 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
143 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
144 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
145 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
146 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
147 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
148 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
149 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
150 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
151 ADAMS STREET NW	1905	Rowhouse	Bohn, Joseph, Jr.	C
152 BRYANT STREET NW	1909	Rowhouse	Beers, A. H.	C
153 ADAMS STREET NW	1908	Rowhouse	Grimm, N. R.	C
154 BRYANT STREET NW	1908	Rowhouse	Grimm, N. R.	C
155 ADAMS STREET NW	1908	Rowhouse	Grimm, N. R.	C
156 BRYANT STREET NW	1908	Rowhouse	Grimm, N. R.	C
157 ADAMS STREET NW	1908	Rowhouse	Grimm, N. R.	C
158 BRYANT STREET NW	1908	Rowhouse	Grimm, N. R.	C
159 ADAMS STREET NW	1908	Rowhouse	Grimm, N. R.	C
160 BRYANT STREET NW	1908	Rowhouse	Grimm, N. R.	C
161 ADAMS STREET NW	1908	Rowhouse	Grimm, N. R.	C
162 BRYANT STREET NW	1909	Rowhouse	Grimm, N. R.	C
163 ADAMS STREET NW	1908	Rowhouse	Grimm, N. R.	C

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Name of Property			County and State	
164 BRYANT STREET NW	1909	Rowhouse	Grimm, N. R.	C
165 ADAMS STREET NW	1908	Rowhouse	Grimm, N. R.	C
166 BRYANT STREET NW	1909	Rowhouse	Grimm, N. R.	C
167 ADAMS STREET NW	1908	Rowhouse	Grimm, N. R.	C
168 BRYANT STREET NW	1909	Rowhouse	Grimm, N. R.	C
169 ADAMS STREET NW	1909	Rowhouse	Williams, L. T.	C
170 BRYANT STREET NW	1909	Rowhouse	Williams, L. T.	C
171 ADAMS STREET NW	1909	Rowhouse	Williams, L. T.	C
172 BRYANT STREET NW	1909	Rowhouse	Williams, L. T.	C
173 ADAMS STREET NW	1909	Rowhouse	Williams, L. T.	C
174 BRYANT STREET NW	1909	Rowhouse	Williams, L. T.	C
2300 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2302 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2304 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2306 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2308 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2310 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2312 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2314 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2316 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2318 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2320 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2322 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2324 1ST STREET NW Harris, Charles P. House	1902	Rowhouse	Bohn, Joseph, Jr.	C
2326 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2328 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
2330 1ST STREET NW	1902	Rowhouse	Bohn, Joseph, Jr.	C
SQUARE 3127				
14 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
15 BRYANT STREET NW	1907	Rowhouse		C
16 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
17 BRYANT STREET NW	1907	Rowhouse		C
18 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
19 BRYANT STREET NW	1907	Rowhouse		C
20 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
21 BRYANT STREET NW	1907	Rowhouse		C
22 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
23 BRYANT STREET NW	1907	Rowhouse		C
24 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
2400 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2402 NORTH CAPITOL	1907	Rowhouse	Beers, A. H.	C

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STREET NW				
2404 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2405 1ST STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
2406 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2407 1ST STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
2408 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2409 1ST STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
2410 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2411 1ST STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
2412 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2413 1ST STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
2414 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2415 1ST STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
2416 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2417 1ST STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
2418 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2419 1ST STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
2420 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2421 1ST STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
2422 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2423 1ST STREET NW	1911	Rowhouse	Beers, A. H.	C
2424 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2425 1ST STREET NW	1912	Rowhouse	Cook, Robert E.	C
2426 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2427 1ST STREET NW	1922	Rowhouse	Williams, L. T.	C
2428 NORTH CAPITOL STREET NW	1907	Rowhouse	Beers, A. H.	C
2429 1ST STREET NW	1924	Rowhouse	White, J. Ken	C
25 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
26 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
27 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
28 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
29 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C

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Name of Property			County and State	
30 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
31 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
32 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
33 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
34 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
35 BRYANT STREET NW	1908	Rowhouse	Allard, Wm. C.	C
36 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
37 BRYANT STREET NW	1908	Rowhouse	Volland, Edward O.	C
38 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
39 BRYANT STREET NW	1908	Rowhouse	Volland, Edward O.	C
40 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
41 BRYANT STREET NW	1908	Rowhouse	Volland, Edward O.	C
42 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
43 BRYANT STREET NW	1908	Rowhouse	Volland, Edward O.	C
44 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
45 BRYANT STREET NW	1908	Rowhouse	Volland, Edward O.	C
46 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
47 BRYANT STREET NW	1908	Rowhouse	Hunter & Bell	C
48 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
49 BRYANT STREET NW	1908	Rowhouse	Hunter & Bell	C
50 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
51 BRYANT STREET NW	1908	Rowhouse	Hunter & Bell	C
52 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
53 BRYANT STREET NW	1941	Rowhouse	Santmyers, George T.	NC (new façade and raised roof)
54 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
55 BRYANT STREET NW	1906	Rowhouse	Poynton, Arthur M.	C
56 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
57 BRYANT STREET NW	1906	Rowhouse	Poynton, Arthur M.	C
58 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
59 BRYANT STREET NW	1906	Rowhouse	Poynton, Arthur M.	C
60 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
61 BRYANT STREET NW	1906	Rowhouse	Poynton, Arthur M.	C
62 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
63 BRYANT STREET NW	1906	Rowhouse	Poynton, Arthur M.	C
64 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
65 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
66 CHANNING STREET NW	1908	Rowhouse	Beers, A. H.	C
67 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
69 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
71 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
73 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C
75 BRYANT STREET NW	1904	Rowhouse	Bohn, Joseph, Jr.	C

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List of Secondary Buildings in Bloomindale Historic District—Contributing Only

55 (REAR) QUINCY PLACE NW	1898	Stable	Haislip, Thos. M.	C
65 (REAR) QUINCY PLACE NW	1899	Stable		C
33 (REAR) R STREET NW	1896	Stable		C
119 (REAR) R STREET NW	1910	Stable	Simmons, W.L.	C
34 (REAR) S STREET NW	1900	Stable		C
137 (REAR) T STREET NW	1900	Stable	Turner, S.R.	C
74 (REAR) W STREET NW	Circa 1911	Stable		C
47 (REAR) V STREET NW	1915-1927	Garage		C
100 (REAR) W STREET NW	1919-1927	Garage		C
123 (REAR) W STREET NW	1905-1907	Stable		C
125 (REAR) W STREET NW	1905-1907	Stable		C

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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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 Bloomington 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 considerably. Col. Beale had a fish and bathing pond in the creek above Florida Avenue at Bloomington 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 Bloomington,” 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 ‘Bloomington’ 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.

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¹⁹ A 1912 obituary for Emily Beale's son George Nancrede Beale reported that he had "engaged in the development of Bloomington, which he inherited from his mother and was built up under his supervision. His wife and children were to inherit the property in Bloomington 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 Bloomington 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 Bloomington 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).

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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 <http://www.eckingtondc.org/EckingtonHistoryBrochure.pdf>; ⁶⁸ 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

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flattened to accommodate the houses to be built on them." See also, "Real Estate Gossip," *Evening Star*, Sep. 14, 1889.

⁶⁹ 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.

⁷⁰ 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.pacw/hospitals/dchospitals.html>).

⁷¹ 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/Bloomington Heritage Trail*, 2013).

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

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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 Bloomington" 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 Bloomington 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 Bloomington 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.

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 Bloomington that year, and

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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 Bloomington 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 Historical Building Permits Database (DC HPO); *Washington Post*, Dec. 31, 1899.

¹¹³ 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>.

¹¹⁴ EHT Traceries, DC Architects Directory (DC Historic Preservation Office, Oct 2010).

¹¹⁵ 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: Bloomington panel, at <http://wardmanswashington.com/wp-content/uploads/2014/04/Panel-2-Bloomington.pdf>).

¹¹⁶ Berk, Wardman's Washington; DC Architects Directory.

¹¹⁷ DC Architects Directory (DC HPO).

¹¹⁸ 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).

¹¹⁹ Palmer is listed in the 1910 census as living with his wife and two sons at 84 V Street NW.

¹²⁰ Ray Middaugh died Nov. 23, 1910, at his home, 2405 First Street NW. "Ray E. Middaugh's Funeral," *Washington Post*, Nov. 25, 1910, 3.

¹²¹ *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.

¹²² 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/>).

¹²³ *Evening Star*, Nov. 30, 1901.

¹²⁴ DC Architects Directory (Thomas M. Haislip).

¹²⁵ Boese, *ibid*.

¹²⁶ Sally Berk, Bloomington Row House Flats, in "Wardman's Washington" (<http://wardmanswashington.com/bloomington/>); <http://focus.nps.gov/pdfhost/docs/NRHP/Text/64500083.pdf>, 8.

¹²⁷ 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.

¹²⁸ "Real Estate News of Washington," *Washington Times*, Dec. 17, 1905, 3. <http://chroniclingamerica.loc.gov/lccn/sn84026749/1905-12-17/ed-1/seq-45>

¹²⁹ DC Architects Directory (DC HPO).

¹³⁰ DC Architects Directory.

¹³¹ The building permit for 100 W Street NW was issued Dec. 13, 1901.

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¹³² *Washington Star*, April 2, 1905. Williams, *ibid.*; U.S. Census, 1910.

¹³³ DC Architects Directory (DCC HPO).

¹³⁴ Allard designed 102 houses (plus six stables and garages, and a grocery) west of North Capitol and 43 houses in Bloomington's northeast section.

¹³⁵ "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.

¹³⁶ Architects Directory. *Washington Post* death announcement says he came to DC around 1888.

¹³⁷ U.S. Census, 1900.

¹³⁸ "The Late Thomas M. Haislip," *Washington Post*, Nov. 7, 1903, 14.

¹³⁹ The architect for these (37-45 Bryant in 1908; 2018-2024 North Capitol in 1909) was Edward O. Volland.

¹⁴⁰ DC Architects Directory (DC HPO).

¹⁴¹ DC Office of Planning, Ward 5 Heritage Guide (2014), 39.

¹⁴² DC Architects Directory (DC HPO).

¹⁴³ DC Architects Directory; Historical Building Permits Database

¹⁴⁴ Boyd's Directory for the District of Columbia, 1920, p. 1681.

¹⁴⁵ Boyd's Directory for the District of Columbia, 1954.

¹⁴⁶ 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 delicatessen (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).

¹⁴⁷ 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).

¹⁴⁸ 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*).

¹⁴⁹ *Worthy Ambition*.

¹⁵⁰ 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.

¹⁵¹ 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.

¹⁵² Robert Malesky, "Portraits: Brookland's Property Brothers," in *Bygone Brookland*, at <http://bygonebrookland.com/portraits-brooklands-proper.html>.

¹⁵³ "Crandall Acquires American Theater," *Evening Star*, Dec. 8, 1917, 12.

¹⁵⁴ 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>).

¹⁵⁵ "Crandall Acquires American Theater," *Evening Star*, Dec. 8, 1917, 12.

¹⁵⁶ *Ibid.*

¹⁵⁷ The tax records for the years that Crandall's name was associated with the theater show only Jesse Sherwood's name.

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¹⁵⁸ Robert K. Headley, *Motion Picture Exhibition in Washington, D.C.* (1999), 227.

¹⁵⁹ Interview for *Worthy Ambition*.

¹⁶⁰ "Are Building Many Houses: Architects Busy Designing Residences for Opulent Citizens," *Washington Post*, Feb. 5, 1893, 7.

¹⁶¹ A police census counted 239 white and 22 colored residents of the Bloomington subdivision in 1895 (*Report of the Commissioners for the District of Columbia*, 1895, 545).

¹⁶² The 1897 police census counted 396 white and 8 colored residents of Bloomington (*Report of the Commissioners for the District of Columbia*, 1896-1897, 213).

¹⁶³ U.S. Census, 1900.

¹⁶⁴ *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.

¹⁶⁵ "Real Estate Market," *Washington Post*, June 8, 1902.

¹⁶⁶ Samuel Gompers House, National Register of Historic Places Inventory–Nomination Form, at <http://focus.nps.gov/pdfhost/docs/NRHP/Text/74002161.pdf>.

¹⁶⁷ "Oppose Stable Plan," *Washington Post*, June 13, 1907, 16.

¹⁶⁸ "Races Fight by Law: Bloomington Would Bar Negro from Own House," *Washington Times*, Oct. 3, 1907, 1.

¹⁶⁹ *Ibid.*

¹⁷⁰ 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.

¹⁷¹ U.S. Census, 1910; "Ready for Fair Army...," *Washington Post*, July 24, 1910, 2, col 2.

¹⁷² "Schafhirt Home Changes Hands," *Washington Times*, Sep. 6, 1908, 4.

¹⁷³ "Alexander Kent—A Soldier of High Ideal," *Washington Times*, Dec. 15, 1908, 8.

¹⁷⁴ "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.

¹⁷⁵ "New Section of City Is Well Represented," *Washington Times*, May 8, 1904, 8.

¹⁷⁶ "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.

¹⁷⁷ 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/>.

¹⁷⁸ Engine Company 12, National Register of Historic Places Registration Form.

¹⁷⁹ "Gage School is Dedicated," *Washington Post*, Feb. 16, 1905, 11.

¹⁸⁰ Nathaniel Parker Gage School, National Register of Historic Places Registration Form; *Washington Post*, May 13, 2000.

¹⁸¹ "Civic Group Seeks Gage School for Colored Use," *Washington Post*, April 12, 1929, 2.

¹⁸² Gage School, NRHP.

¹⁸³ "Landgley [sic] High Ready Before the Holidays," *Washington Post*, Dec. 7, 1923, 9; "McKinley School Dedicated," *Washington Post*, Jan. 30, 1903, 12.

¹⁸⁴ "School Transfer," *Washington Post*, July 1, 1951, B4; *Washington Post*, June 19, 1997.

¹⁸⁵ *Washington Post*, June 19, 1997.

¹⁸⁶ *Washington Post*, April 4, 2004.

¹⁸⁷ McMillan Park Reservoir Historic District, National Register of Historic Places Registration Form, at <https://www.nps.gov/nr/feature/places/13000022.htm>.

¹⁸⁸ *Ibid.*

¹⁸⁹ "Use of Available Cash for Beautifying Parks," *Evening Star*, April 18, 1910, 8.

¹⁹⁰ McMillan Park Reservoir Historic District, NRHP.

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¹⁹¹ "Summer Band Season," *Evening Star*, May 24, 1914, 18.

¹⁹² "Raise \$35,000,000 to Aid Red Cross," *Evening Star*, June 20, 1917, 1.

¹⁹³ The field house is pictured here in 1938: <https://twitter.com/KentBoeseDC/status/625263657086283777> (Washingtoniana Division, DC Public Library, per Kent Boese).

¹⁹⁴ G. Martin Moeller Jr., *AIA Guide to the Architecture of Washington, D.C.* (2006), 114.

¹⁹⁵ "Playground Design by Wyeth Approved," *Washington Post*, March 2, 1934, 16.

¹⁹⁶ "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.

¹⁹⁷ *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 Bloomingtondale Meet," *Washington Post*, May 19, 1936, 21.).

¹⁹⁸ "Crowds at Playgrounds," *Washington Post*, July 17, 1913, 6;

¹⁹⁹ *Washington Times*, Aug. 9, 1920, 15.

²⁰⁰ "Mrs. Roosevelt to Plant Tree," *The Washington Post*, Oct. 28, 1934, S3; "Evening Star Tourney Bristles with Feuds," *Evening Star*, Aug. 1, 1937, 24.

²⁰¹ "Department of Playgrounds," *Evening Star*, Dec. 5, 1916, 14.

²⁰² 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 Bloomingtondale 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.)

²⁰³ McMillan Park Reservoir Historic District, NRHP.

²⁰⁴ *Ibid.*, 22; Sarah Shoenfeld interview with Alberta Addison for LeDroit Park/Bloomingtondale 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).

²⁰⁵ "McMillan Fountain Left to Deteriorate in Park," *Washington Post*, April 9, 1957, B1.

²⁰⁶ "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)

²⁰⁷ 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.

²⁰⁸ 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>. Bloomingtondale Civic Association, "Social and Architectural History of the Bloomingtondale 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.)

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²⁰⁹ "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.

²¹⁰ 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).

²¹¹ McMillan Park Reservoir Historic District, NRHP, 20-21. "McMillan Fountain Left to Deteriorate in Park," *Washington Post*, April 9, 1957, B1.

²¹² "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.]

²¹³ "Pastor's Initial Sermon," *Evening Star*, July 16, 1898, 7.

²¹⁴ "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.

²¹⁵ "A Memorial Church," *Evening Star*, May 27, 1905, 25.

²¹⁶ "Cornerstone of New Sunday School House of United Brethren of Christ to be Laid," *Evening Star*, Aug. 21, 1915, 17.

²¹⁷ "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.)

²¹⁸ "Rev. Collins, 82, AMEZ pastor, dies," *Afro-American*, Feb. 10, 1979, 6.

²¹⁹ 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).

²²⁰ "Permit for a Church Edifice," *Washington Post*, Jan. 5, 1894, 5.

²²¹ "Church of the Advent," *Washington Post*, April 2, 1894, 5.

²²² "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 Bloomington has been built up, while nearly all of the church families have moved out of Le Droit Park." ("Bloomington," *Washington Times*, June 24, 1906, 7).

²²³ 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 Bloomington 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).

²²⁴ Pamela Scott, *Places of Worship in the District of Columbia* (2003; available at Washingtoniana Division, DCPL)

²²⁵ "New Bloomington Parish," *Washington Times*, Oct. 7, 1901, 3.

²²⁶ 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).

²²⁷ 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

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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. Martin's' 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.

²²⁸ 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>).

²²⁹ "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.

²³⁰ 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).

²³¹ DC Architects Directory (DC HPO).

²³² Sarah Shoenfeld interview with Edward Branch, LeDroit Park/Bloomington Heritage Trail (Cultural Tourism DC).

²³³ 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.

²³⁴ "Church in New Home," *Washington Post*, March 21, 1903, 11.

²³⁵ Ibid.

²³⁶ Historical Building Permits Database (DC HPO); "Real Estate Operations Are Moderately Active..." *Washington Post*, April 8, 1906, H12.

²³⁷ "Reopening Day to be Observed at D.C. Church," *Washington Post*, Sept. 14, 1940, 6.

²³⁸ *Evening Star*, Aug. 9, 1958, 9.

²³⁹ 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), <http://jmt.maps.arcgis.com/apps/MapJournal/index.html?appid=061d0da22587475fb969483653179091>, 2015: Racially Restrictive Covenants).

²⁴⁰ 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).

²⁴¹ "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.)

²⁴² "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.

²⁴³ 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.

²⁴⁴ "Opening Tomorrow," *Evening Star*, May 13, 1904, 25; "New House of Worship," *Evening Star*, May 15, 1905, 13.

²⁴⁵ St. Paul's was last included among the Sunday services listed in the *Evening Star* on Jan. 10, 1925.

²⁴⁶ "Tabor Presbyterian Church Called Baby of Presbytery; Started in 'Y'," *Afro-American*, Aug. 12, 1933, 11.

²⁴⁷ 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.

²⁴⁸ Sold by Thomas K. Nash, deed 9500033564, 6/20/1995.

²⁴⁹ Deed 9800062198, 8/10/1998.

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²⁵⁰ Deed 2004121036, 9/1/2004.

²⁵¹ "Church Cornerstone Laid," *Washington Post*, Oct. 31, 1907.

²⁵² 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.

²⁵³ "Church, Only Pastor to Mark 40th Year," *Washington Post*, May 10, 1958, B7.

²⁵⁴ 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.

²⁵⁵ Gotham, 623.

²⁵⁶ "Real Estate Ethics Explained to Class," *Washington Post*, Dec. 15, 1929.

²⁵⁷ 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).

²⁵⁸ Gotham, 621; Rose and Brooks, 183-185.

²⁵⁹ Rose and Brooks, 8-14; Kevin McGruder, *Race and Real Estate: Conflict and Cooperation in Harlem, 1890-1920* (Columbia U. Press, 2015), 6-7.

²⁶⁰ 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 there were significant groups of legal cases in only a handful of states, despite how widespread the practice was (13)."

²⁶¹ *Washington Times*, Feb. 26, 1901.

²⁶² DC Office of Historic Preservation, Ward 5 Heritage Guide, 15.

²⁶³ Gotham, 627.

²⁶⁴ "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.

²⁶⁵ 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.

²⁶⁶ "To Keep Races Apart: North Washington Citizens Not to Sell Negroes Land, Only Whites Are Wanted," *Washington Post*, April 11, 1912, 2.

²⁶⁷ *Evening Star*, Feb. 3 1914; *Washington Post*, Feb. 7, 1922.

²⁶⁸ 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.

²⁶⁹ Brian Kraft, "'For White Occupants': The Legality of Racial Covenants in the District of Columbia," (unpublished draft, n.d.)

²⁷⁰ 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."

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²⁷¹ "Bloomington Acts to Reserve Section As Home of Whites," *Washington Post*, Oct. 25, 1924, 2.

²⁷² 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.

²⁷³ "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).

²⁷⁴ *Afro-American*, Jan. 16, 1926, 1.

²⁷⁵ "Washington Ignores High Court Ruling: Citizens Continuing to Take Over Homes," *Chicago Defender*, June 19, 1926, 2.

²⁷⁶ *Russell v. Wallace*, 30 F.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.

²⁷⁷ DC Land Records, Recorder of Deeds, Document no. 192605280145.

²⁷⁸ "Judge Declines to Put Tenants Out of Homes," *Baltimore Afro-American*, Aug. 7, 1926, 2.

²⁷⁹ *Cornish v. O'Donoghue*, 30 F.2d 983 (D.C. Cir. 1929), <https://casetext.com/case/cornish-v-odonoghue>

²⁸⁰ 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.

²⁸¹ "Residential Segregation War Waxes Hotter in Nation's Capital," *Chicago Defender*, March 19, 1927, 1.

²⁸² "Segregation Case Lost; Appealed," *Baltimore Afro-American*, April 9, 1927, 3.

²⁸³ 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).

²⁸⁴ "Ban on Colored in 1st St. Home Is Upheld by Supreme Court," *Washington Post*, Oct. 12, 1937, 3.

²⁸⁵ *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)".

²⁸⁶ [Mapping Segregation](#) (see Grady v. Garland for demographic data).

²⁸⁷ 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. (Bloomington 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.

²⁸⁸ U.S. Census, 1940, ED 1-507.

²⁸⁹ U.S. Census, 1940, ED 1-507.

²⁹⁰ 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. (Bloomington is 1940 census tract 33.)

²⁹¹ 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.

²⁹² 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)

²⁹³ "Lawyer Raphael G. Urciolo Dies," *Washington Post*, Oct. 7, 1994, D4; Sarah Shoenfeld interview of John Urciolo, Raphael's nephew, March 2, 2015.

²⁹⁴ Houston Papers, Box 33.

²⁹⁵ 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).

²⁹⁶ [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

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remain in the hands of black purchasers long enough that white plaintiffs abandoned their enforcement efforts and ultimately the neighborhood (78)."

²⁹⁷ 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>.

²⁹⁸ 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).

²⁹⁹ *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).

³⁰⁰ Sarah Shoenfeld interview with John Urciolo.

³⁰¹ For other strategies Charles Houston used to expose the hypocrisy of arguments to uphold racial covenants, see Vose, 84-89.

³⁰² Vose, 99.

³⁰³ *Hurd v. Hodge*, 334 U.S. 24 (1948).

³⁰⁴ "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.

³⁰⁵ Of 2,541 occupied dwelling units in Bloomington, 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).

³⁰⁶ In February 1929, the Bloomington 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; "Bloomington Civic Group Is Admitted," *Washington Post*, Feb. 23, 1929.

³⁰⁷ "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.

³⁰⁸ 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.

³⁰⁹ "School Transfer," *Washington Post*, July 1, 1951, B4; *Washington Post*, June 19, 1997.

³¹⁰ "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).

³¹¹ *Evening Star*, March 22, 1949.

³¹² Cultural Tourism DC, African American Heritage Trail plaque at 127 Randolph Place NW; *Worthy Ambition: LeDroit Park/Bloomington Heritage Trail*, Sign 13.

³¹³ *Worthy Ambition*.

³¹⁴ Diane Kiesel, *She Can Bring Us Home: Dr. Dorothy Boulding Ferebee, Civil Rights Pioneer* (U. Nebraska Press, 2015), 44, 175.

³¹⁵ Odessa Madre lived at 1719 First Street (*Worthy Ambition*).