

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: Kingman Park 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: Between Rosedale and D Street on the south, Maryland Avenue NE on the north, 19th Street on the west and Oklahoma Avenue NE on the east

City or town: Washington, DC 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Not For Publication: Vicinity: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 B X C D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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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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7. Description

Architectural Classification

(Enter categories from instructions.)

20th CENTURY REVIVALS/Tudor Revival/Colonial Revival

20th CENTURY AMERICAN MOVEMENTS/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

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

The Kingman Park Historic District is located in northeast D.C. on the western edge of the Anacostia River at the extreme eastern end of Capitol Hill. The historic district is part of a larger geographic area that includes the Kingman Park and Langston neighborhoods as well as the historic residential subdivision of Rosedale and Isherwood. The historic district is bounded on the east by Oklahoma Avenue which separates the neighborhood from Anacostia Park and the Anacostia River and is generally bounded by 19th and 21st streets, NE on the west; by D and Rosedale streets, NE on the south; and by Maryland Avenue NE on the north. The boundaries have been drawn to encompass the residential, commercial, institutional, and recreation properties that provide the best physical representation of the community that was built for and nourished by African Americans during a period of legally sanctioned segregation in housing, education, recreation and commerce. The district includes several groups of properties: 1) a cohesive collection of twenty blocks of two-story rowhouses and flats, built between 1928 and 1951 that line the streets between 21st Street and Oklahoma Avenue south of Benning Road; 2) several blocks of rowhouses located in the nineteenth-century residential subdivisions of Rosedale and Isherwood that became an integral part of the social, cultural and physical fabric of Kingman Park after its development beginning in 1928; 3) the commercial and transportation corridor of Benning Road, including neighborhood-based commercial buildings that supported the African American neighborhood; 4) the Young, Browne, Phelps and Spingarn Education Campus (1931-1952) consisting of four public schools, built for African Americans and designed

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by the Office of the Municipal Architect; 5) Langston Terrace Dwellings (1935-1938), a National Register-listed site that consists of a federally-sponsored public housing complex of garden apartments for low-income African Americans, designed in the International style by Bauhaus-trained architect, Hilyard Robinson; and 6) the National Register-listed Langston Golf Course (1939-1955), open to African Americans, and laid out along the western banks of the Anacostia River and on Kingman Island.

The Kingman Park Historic District consists of 517 contributing resources not previously listed in the National Register and 26 resources previously listed. The previously listed resources include the Young, Browne, Phelps, Spingarn Education Campus Historic District (4 contributing buildings, 1 non-contributing); Langston Terrace Dwellings (listed as a site with 15 contributing buildings and five contributing objects); and Langston Golf Course (one site). The Langston Golf Course includes one contributing building (the club house) that was not counted in the previous National Register nomination, but which is included in the count of 517 here. In total, the historic district thus includes 542 contributing resources (536 buildings, one site (Langston Golf Course) and five objects. Secondary resources at the rear of lots have not been counted, nor do they contribute to the historical or architectural character of Kingman Park.

There are 15 non-contributing buildings within the Kingman Park Historic District. Ten of these are out-of-period buildings; three (2101 Benning Road NE; 2417 Benning Road NE; and 400 21st Street NE) were built within the period of significance, but no longer retain sufficient integrity to be considered contributing; and two (2001-2017 (rear) Gales Street and 1913 (rear) Gales Street NE) were built within the period of significance but lack the historical associations and architectural characteristics that contribute to the significance of the historic district. Secondary buildings that do not occupy their own independent lots have not been classified.

Narrative Description

As noted in the summary section above, the Kingman Park Historic District is part of a larger geographic area that includes the Kingman Park and Langston neighborhoods in northeast D.C., west of the Anacostia River. The historic district encompasses several distinctive groupings of properties that contribute to the social, cultural and physical history of the development and growth of Kingman Park as a segregated African American community. The narrative description below is arranged by the distinct sub-areas within the boundaries of the historic district.

Kingman Park Residential Core

The multi-block area between 21st Street and Oklahoma Avenue and D Street and Benning Road consists of approximately 20 cohesive rows of rowhouses, built primarily between 1928 and 1941, along with a small number of flats and small-scale apartment buildings, constructed during the mid-1940s until 1951. The rowhouse buildings, developed speculatively by several different developer-builder-architect teams, are all two-story brick dwellings articulated with Craftsman, Colonial and Tudor Revival-style treatments popular at the time of construction. The first and most prolific of the Kingman Park developers, Charles Sager worked with architect George

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Santmyers to set the tone for the neighborhood. The team employed a variety of stylistic treatments in their block-long rows to add architectural intrigue to the new residential neighborhood.

Single-family rowhouses: The residential core of Kingman Park is laid out with the numbered streets (21st Street, 23rd Place, 24th Street and 25th Place) running north-south between D Street and Benning Road and the lettered streets, D and E Streets NE running east-west. Oklahoma Avenue forms the eastern edge of the residential core with rowhouses and flats lining the street overlooking open land to the river beyond. The numbered streets rise topographically from D Street to Benning Road and are lined with long, uninterrupted rows of two-story brick dwellings on either side of the street. The front porches which span the facades, the small front yards between the houses and sidewalks, and the sidewalks and street trees between the houses and streets, give the urban neighborhood a suburban feel. The two-story, two- and three-bay houses all follow a standard setback, while the rooflines step up and rise with the street level, creating a pleasing visual rhythm to the streetscapes.

The first houses constructed in Kingman Park were built in 1928 by Charles Sager following the initial subdivision of land months earlier. Located on the east side and north end of 24th Street near the former route of the streetcar line along Benning Road, this group of ten rowhouses with addresses ranging from 549 to 567 24th Street NE established the rowhouse model for the neighborhood. They are two-story, two-bay buff brick rowhouses with full-width front porches and parapet roofs. The buff colored brick, the brick porch piers, and the stepped parapet roofs decorated with inset brick panels are Craftsman flourishes that developer Charles Sager and architect George Santmyers would continue to use elsewhere in the neighborhood.

Over the course of the next year, Sager completed the construction of rowhouses extending the length of 24th Street, on either side, and along the 2300 block of E Street NE. These brick houses vary in color from buff to deep red and all present full-width front porches, and Craftsman-like influences such as decorative recessed panels and diamond-shaped insets at the cornice level, brick piers supporting the porch roofs, and a combination of pent roofs with exposed rafters and roofs with front parapet walls. The pent and parapet roofs are often arranged as part of the same row with the center rowhouse featuring a parapet and two or more houses with pent roofs and exposed rafters flanking it. The houses are set back from the front lot line with small yards raised above street level supported by a continuous range of brick retaining walls lining the sidewalk.

Sager and Santmyers continued to work together over the next couple of years following the same two-story, three-bay rowhouse model which they established along 24th Street, while introducing design variety into new rows. For instance, on the west side of 23rd Place, they placed dormer windows in the pent-roofs and, replaced the exposed rafter ends of the pent roofs with robust modillions. In addition, they grouped the windows in pairs or sets of three rather than having individual bays defined by single window openings. On the east side of 23rd Place NE, the team added further stylistic variety, introducing Tudor-Revival-style characteristics such as gable roofs with half-timbering, and decorative roundels in parapet walls. In both the Craftsman-inspired and Tudor Revival-style examples, the bricks on the houses in Kingman Park vary in

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color from buff to deep red. Many of the buff colored ones feature variegated and tapestry brickwork that adds greater character to the dwellings.

In a matter of just a few years, several hundred rows of dwellings filled the streets from D Street to Benning Road between 23rd and 25th Streets NE. While Charles Sager dominated the scene in these first years, and is credited with dubbing the new neighborhood Kingman Park, another developer, James N. Hughes followed his lead and engaged George Santmyers to design several attached rows of houses on the west side of 25th Street. Santmyers designed these rows with full-width front porches and stepped parapet roofs with inset detailing similar to those he designed for Charles Sager. As an added flourish, Santmyers used red brick in the diamond and rectangular insets to contrast with the buff brick walls.

During and immediately after the Depression, building in Kingman Park trailed off. Between 1932 and 1936, no houses were built by Sager or other developers. In 1936, Sager resumed construction by building along 21st Street, but rather than using the exclusive design services of architect George Santmyers, Sager instead hired several different architects to design the rows of dwellings. These later houses, built between 1936 and 1940, are two-story, brick rowhouses with front porches like the earlier Kingman Park examples. They are generally arranged symmetrically with a gable-roofed house marking the middle of the row, and flat roofed ones with parapet roofs on either side. These post-Depression era rowhouses retain the form, but lack the varied color brickwork and stylistic flourishes found in the earlier Craftsman and Tudor Revival-style examples. Another developer, Foxcroft, Inc. moved into Kingman Park in the post-Depression years, designing similar groups of red brick rowhouses along the east side of 25th Place and the west side of Oklahoma Avenue. Together the pre- and post-Depression rows represent an intact and cohesive collection of residential rowhouses that define the character of housing in Kingman Park.

Small Apartment Buildings and Flats:

Small two- and three-story apartment buildings and flats having four and six-family units were constructed in Kingman Park during the World War-II years to accommodate a growing need for housing that would continue to increase with the War effort. They are located along the 200, 300 and 400 blocks of Oklahoma Avenue and at the intersection of 25th and E Streets NE. These flats, arranged in rows and smaller groupings, retain the domestic scale of the rowhouses and continue the general consistency of attached buildings with flat roofs, and the red brick fabric in the neighborhood. The flats, however, lack the front porches of the rowhouses, and limit any ornamentation to the central door surrounds. The flats range stylistically from Colonial Revival to Art Deco and an emerging Modern aesthetic. The Colonial Revival-style flats feature limestone door frames in some cases with quoin work, while the more modern examples are largely defined by limestone door surrounds with Art Deco hierarchy, vertical proportions and decorative detailing such as reeding. The flats at 500-506 25th Street feature such an Art Deco limestone surround whose verticality is further emphasized by the central window bay above. This three-story central bay projects slightly from the plane of the wall and bricks are laid in a soldier-course fashion on the outside edges, increasing the vertical effect.

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Rosedale-Isherwood Residential

The two-square area of the Kingman Park Historic District between 19th and 21st streets and Rosedale and Gales streets was historically part of the nineteenth-century subdivision of Rosedale and Isherwood. This subdivision, first platted in 1876 and located outside of the original city limits, consisted of a number of blocks with streets of different dimensions and angles to those of the L'Enfant Plan. The blocks are divided by narrow alleyways of different configurations and narrow, urban-scaled, rowhouse-sized lots facing the public streets. These lots were developed sporadically during two principal periods of development, the first of which took place in the late 19th and early 20th centuries, and the second of which took off alongside the adjacent new neighborhood of Kingman Park between 1928 and 1951. During the second period of development, the Rosedale-Isherwood subdivision was socially, culturally and architecturally integrated into the Kingman Park neighborhood. Despite being fully integrated into the neighborhood, the subdivision's nineteenth-century layout and its older rowhouses are clearly distinguished from the later development of Kingman Park to the east.

Early Rowhouses of Rosedale-Isherwood: Two blocks of late nineteenth and early twentieth-century rowhouses stand in the two-square area of the Rosedale-Isherwood subdivision that are included within the historic district boundaries: the 2000 block of Gales Street and the 600 block of 20th Street NE. These two blocks, forming the intersection at 20th and Gales Street NE, are modest, two-story, two-bay dwellings. They are mostly wood frame structures (one exception to this is the group of five brick rowhouses from 2035 to 2043 Gales Street) and vernacular in style with limited architectural ornamentation. However, some features, such as bracketed and corbelled cornices, and round-arched windows, recall the Italianate and Queen Anne styles of the late Victorian era. The rowhouses are all covered with flat roofs with projecting cornices and some of them feature front porches with wooden posts supporting sloped roofs. Many of these rowhouses have siding over the historic weatherboarding, replacement windows and doors. The houses front directly on the sidewalk with no yards between giving them a distinctly urban feeling that contrasts with the suburban nature of the Kingman Park rowhouses.

Upon their completion, these rows of dwellings in Rosedale-Isherwood stood amongst surrounding undeveloped lots and at a distance from other rowhouses further west in the residential subdivision. However, during the late 1920s, as the adjacent land began to be developed into Kingman Park, those blocks in Rosedale and Isherwood that had not yet been built upon became ripe for new construction. Developers including Charles Sager, and others who did not have a hand in Kingman Park, began to build new houses on the vacant lots of the older Rosedale-Isherwood subdivision. These new rowhouses, lining the 1900 blocks of Gales and Rosedale streets and the 600 blocks of 19th and 20th streets follow the same general patterns of design as those in Kingman Park. They are two-story, two-bay brick houses defined by full-width front porches, flat and stepped parapet roofs with Craftsman-style detailing such as inset brick panels, and tapestry brickwork. In the 600 block of 20th Street, the row reflects more Colonial Revival-style, rather than Craftsman influences, in the bas relief panels with garland swags. These new rows of houses, like the older ones, are set at or close to the property line with only small yards in front. These narrow front yards give the residential buildings in Rosedale-Isherwood its urban, rather than suburban feel.

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Flats

Developers and builders began introducing four and six-unit flats in Rosedale-Isherwood beginning in 1940 around the same time as in the adjacent Kingman Park. In Rosedale-Isherwood, multi-family flats line the south side of the 1900 block of Rosedale Street and the north side of the 2000 block. These flats follow the same two-story brick model as those in Kingman Park with a central entry flanked by windows reflecting either a Colonial Revival-style or proto-Modern style of architecture. The flats in the 1900 block of Rosedale are the most overtly Colonial Revival-style examples with gable roofs and engaged pedimented door surrounds. Those in the 2000 block are more Modern with a vertical central bay. Like the rows of houses in the Rosedale-Isherwood blocks, these flats are built with only small yards in front continuing the urban character of housing in Rosedale-Isherwood versus the more suburban feel of housing in the Kingman Park subdivisions.

Benning Road

Benning Road is the transportation and commercial spine of Kingman Park and was an important east-west route into and out of the city before Kingman Park was developed. The road separates the core residential neighborhood of Kingman Park to its south from the more institutional complexes to its north. Historically, Benning Road consisted of residential buildings along with an important array of retail establishments that were cultivated by and for the African American community. Several blocks of these buildings still stand intact, while other historic buildings have been replaced with gas stations, fast food markets and other strip commercial buildings, leaving Benning Road less architecturally cohesive than the residential core to its south. The Langston Theater, for instance, a neighborhood theater and community draw which stood at 25th and Benning Road, was demolished in the 1970s and later replaced by a convenience store and surface parking lot. Further west along the route and outside the bounds of the historic district, another landmark--the streetcar carbarn--gave way to a housing development. Despite these individual losses and the introduction of visual intrusions, two blocks--the 2400 and 2500 blocks of Benning Road--remain intact and provide an important visual and cultural connection to the neighborhood.

The 2400 block, built by developer Charles Sager, includes two attached groups of buildings, one a row of four, and the other of five with independent buildings attached at either end. All of the buildings are stylistically similar to the houses in Kingman Park, but most all of them have either original or altered storefronts on the first story that continue to operate as small retail establishments today. The group of four with addresses 2403-2409 Benning Road is arranged in an ABBA pattern with the A models being two-story brick buildings with pent roofs and the B models featuring stepped parapets with roundel bas reliefs decorating the roofline on-center. The projecting show windows clearly identify the row as having commercial uses on the first story and residential above.

The other group of five from 2411 to 2419 Benning Road are all two-story pent roof examples, but here the pent roofs have dormer windows in the front slope, and modillions rather than exposed rafters at the overhanging eaves. The center building in this row has been altered by the addition of a third story. The east end building at the corner of 25th and Benning Road (566 25th

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Street) is a two-story, buff brick residential building with a pent/mansard roof with overhanging eaves supported by robust modillions. The building faces Benning Road but extends along 25th Street with an arched entry on the side elevation. A retail establishment--essentially a brick enclosure that filled in the area below the front porch--has been introduced into the building at street level. The entrance to the retail space is located near the corner on the 25th Street side of the building. At the west end of the block, a 1937 store and apartment building forms the corner of 24th Street and Benning Road. It is a two-story red brick building with a two-bay end elevation facing Benning Road and a longer elevation extending along 24th Street. A former retail establishment with an entrance on the corner and store windows on both Benning Road and 24th Street elevations, occupies the first-floor level of the apartment building.

The 2500 block, from 2517 to 2531 Benning Road, consists of a row of eight two-story brick dwellings having an ABACCABA rhythm where the A model is a two-story, two-bay building with a flat roof, the B model features a parapet roof with a rounded pediment at the center, and the C models have pent roofs. All of the models have single-story porches with small yards in front. This row, dating from 1939, was built by Foxcroft, Inc., the same company that built the adjacent rowhouses along Oklahoma Avenue. Unlike the 2400 block which is a combination of residential and commercial, the 2500 block is entirely residential, continuing the residential nature of Kingman Park onto Benning Road.

Two blocks of contemporary convenience stores, surface parking and a telecommunications sub-station extend west of 24th Street to 21st Street NE to the western edge of the historic district along Benning Road. At this intersection, 21st and Benning Road, a two-story, red brick commercial building with a chamfered corner with a store entrance makes the transition between commercial Benning Road and the residential streets south of it.

Young, Browne, Phelps and Spingarn Education Campus

The Young, Browne, Phelps and Spingarn Education Campus is an approximately 35-acre campus with four public schools, tennis courts, athletic fields and surrounding open space located on the north side of Benning Road at 26th Street NE. The buildings are set upon a high terrace of land overlooking, in succession, the school athletic fields, fairways of the Langston Golf Course, and the Anacostia River. Smaller fields, parking lots and open land separates the rear of the school buildings from the Langston Terrace and Carver Terrace dwellings to the west. The complex of school buildings, cohesively designed in the Colonial and Classical Revival styles by the city's Office of the Municipal Architect and built between 1930 and 1952 for African American students, is separately listed as a historic district in the National Register of Historic Places, but is an integral part of the social and cultural history of Kingman Park, and thus included within the Kingman Park Historic District.

The primary entrance to the campus is at the intersection of 26th Street and Benning Road NE. Lined with mature trees, 26th Street extends northward from Benning Road and bisects the campus, separating the educational buildings to the west from recreational facilities to the east. The four school buildings face east to the river and are sited in a staggered fashion. Spingarn High School (1952) is the southernmost school, with Young Elementary (1929) to its north and set back from it. Phelps Vocational (1934), set back even further from 26th Street, is just west of

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and behind Young Elementary School. Browne Junior High School (1932), located north of Young Elementary and partially in front of Phelps Vocational, has a setback similar to that of Spingarn High School. This layout serves to visually define the space around each building as there is no campus square or open space shared between them. Each building is fronted by a grassy slope, which in the case of Young Elementary School and Phelps Vocational School, was originally terraced.

All four of the schools share a Colonial Revival style, but each one is interpreted in its own manner. Young Elementary School (1929), the first of the four to be constructed, is a two-story brick building dominated by a double-height pedimented portico at its center with a wooden steeple above and wings to either side. Approached by granite steps, the portico has a molded entablature with floral reliefs and the words "Charles Young School" affixed to it.

Browne Junior High School (1931-32), is more restrained in its classical treatment. The three-story rectangular brick building is divided into fifteen window bays, each divided by brick pilasters and capped by limestone capitals. The building is covered by a hipped roof and finished with a limestone entablature inscribed "Hugh Browne Junior High School." The entrance is located on-center of the east façade and consists of three wide arched openings with limestone keystones.

Phelps Vocational School (1932-34), located behind and between Browne and Young schools has the deepest setback of the four schools from 26th Street. Like Young Elementary School, Phelps is a two-story red brick building with a central double-story portico reflecting a classic, Colonial Revival style.

Spingarn High School (1952), the last school to be completed on the campus is a monumental Colonial Revival-style building designed by D.C. architects, Nathan C. Wyeth and Merrel Coe. Twenty-nine bays wide, the red brick school has a rectangular form with two interior courtyards. The principal façade, facing east, is divided into three parts consisting of a seven-bay-wide central pedimented pavilion and longer wings to either side. The central pavilion is characterized by five large, segmental-arched entry doors at the raised ground level of the building with two floors above, framed by giant-order pilasters suggesting a portico with a triangular pediment. This central pavilion is reached from the lower parking lot and ground level by two flanking flights of stairs leading to a broad landing/front courtyard at the front of the school. The stairs ascend to either side of a large brick retaining wall forming the base for the open court. A flagpole is located at the center of this retaining wall at the level of the landing.

A contemporary (non-contributing) and recently completed structure which serves as the new streetcar car barn is located at the intersection of 26th Street and Benning Road at the entrance to the education campus. It is a sizeable brick building set upon a raised concrete foundation and is covered with a flat roof. The building has a notable presence along Benning Road where flights of stairs lead from the sidewalk to a double-height open colonnade protecting the main pedestrian entrance into the building. The west end wall of the building features three large open bays with tracks leading into them to accommodate the streetcars. A landscaped terrace and

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wheelchair- accessible ramp at the west end of the site leads from Benning Road to the front entrance.

Langston Terrace Dwellings

Langston Terrace Dwellings is an historic housing complex located on thirteen gently sloping acres on the north side of Benning Road between the campus of schools to its east and a residential area on the west historically known as East Side Park. Built by the Public Works Administration, the site consists of fourteen two-, three-, and four-story brick free-standing apartment blocks arranged in an overall U-shape around a large open space at the center of the site.

The fourteen apartment blocks are aligned both along the streets and in relation to each other making for a tight-knit, balanced and coherent arrangement. Each apartment block has its own set of entrances, either facing the street, or the interior court area, but the principal and largest of the housing blocks on H Street offers a wide pedestrian arcade that provides direct access to the central open space and is thus the heart of the complex. On the courtyardside, one side wall and the frieze framing the arcaded opening are decorated with a life-size unglazed terra-cotta frieze with a series of bas relief vignettes called "The Progress of the Negro Race." A representation figure of a female with two children, also of terra cotta, rests on a projecting ledge to the right of arcade. Five large reinforced concrete animal sculptures adorn the center of the courtyard.

The complex of buildings, designed by African American architect Hilyard Robinson, reflects the International Style of architecture in its rectilinear forms, absence of ornamentation, smooth wall surfaces, banded windows in the central entrance bays, and flat roofs. In addition to the apartment blocks, the Langston Terrace Dwellings site includes a brick heating plant at the intersection of 24th Street and Benning Road. The entire complex, built 1935-38, including its fifteen buildings and five sculptural objects is listed in the National Register of Historic Places.

Langston Golf Course

The Langston Golf Course, an historic site listed in the National Register, is located north of Benning Road along the west banks of the Anacostia River. The golf course, built atop reclaimed landscape on the river's edge, is part of Anacostia Park (Section G) and consists of an eighteen-hole parkland-style course which was designed in two phases between 1935 and 1955. The course's front nine holes, constructed during the first phase between 1935 and 1939, were designed by various landscape professionals with construction overseen by the Works Progress Administration (WPA) and the Civilian Conservation Corps (CCC). Between 1952 and 1955, the course was expanded to eighteen holes and the present clubhouse was built.

The reclaimed landscape that became Langston Golf Course was generally flat, but with some small hills west of the river's edge. The parkland-style course took advantage of the existing topography, making minimal changes to it. When the course was expanded to eighteen holes (1952-1955), the land east of Kingman Lake on Kingman Island was relatively flat, and the course design reflected that topography, with extended holes whose main hazards were sand traps, rather than dramatic topographical features. A one-story brick clubhouse, built 1952 to replace an earlier one, stands near the entrance to the golf course on 26th Street NW.

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Several changes and improvements have been made to the course over time, including the filling in of land on the west side of Kingman Island alongside the original Holes 10 and 11, the construction of a driving range (ca. 1980).

INTEGRITY

The Kingman Park Historic District is a cohesive community of intact rowhouses, commercial buildings, educational and recreational institutions all built during a period of legally sanctioned segregation for African American residents. The historic district is largely intact with 98% of the buildings within its bounds dating from the Period of Significance, 1928-1960. The residential rows are seamless with few infill buildings, or major additions to the uniform character of the houses. Though some minor changes, such as enclosed porches, window and door replacements can be found throughout the neighborhood, these changes do not detract from the overall character and sense of community in Kingman Park. Langston Terrace Dwellings is entirely intact to its original configuration of building blocks, central court and decorative features. A wholesale window replacement at the housing complex in 2009 returned earlier replacement windows to historically accurate ones. The education campus retains its original four school buildings with additions sympathetically placed at the rear of the buildings.

Benning Road has seen a significant amount of loss as it is a major east-west route into and out of the city and a busy traffic corridor. Still, several blocks of residential and commercial buildings have survived change and inclusion of the corridor is important to connect the residential core of Kingman Park to the institutional complex to its north, all of which was part of an African American community during the height of segregation in the city.

Kingman Park retains its integrity of setting, location, design, materials, workmanship, feeling and association.

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Square	Lot	House #	Street Name	Purpose	Date	Owner	Architect	Builder	C/NC
Square 4515									
	96	600	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	95	602	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0094	604	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0093	606	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0092	608	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0091	610	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0090	612	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0089	614	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0088	616	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0087	618	21st Street NE	dwelling	5/14/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0085	622	21st Street NE	flat	11/9/1937	Sager, Charles D.	Dillon & Abel	Sager, Charles D.	C
	P149/60	2033	Benning Road NE	store/apt	7/14/1937	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
Square 4516									
	0196	501	21st Street NE	dwelling	8/9/1939	Sager, Charles D.	Volland, D. H.	Sager, Charles D.	C

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	0197	503	21st Street NE	dwelling	8/9/1939	Sager, Charles D.	Volland, D. H.	Sager, Charles D.	C
	0198	505	21st Street NE	dwelling	8/9/1939	Sager, Charles D.	Volland, D. H.	Sager, Charles D.	C
	0199	507	21st Street NE	dwelling	8/9/1939	Sager, Charles D.	Volland, D. H.	Sager, Charles D.	C
	0200	509	21st Street NE	dwelling	8/9/1939	Sager, Charles D.	Volland, D. H.	Sager, Charles D.	C
	0201	511	21st Street NE	dwelling	8/9/1939	Sager, Charles D.	Volland, D. H.	Sager, Charles D.	C
	0202	513	21st Street NE	dwelling	8/9/1939	Sager, Charles D.	Volland, D. H.	Sager, Charles D.	C
	0203	515	21st Street NE	dwelling	8/9/1939	Sager, Charles D.	Volland, D. H.	Sager, Charles D.	C
	0204	517	21st Street NE	dwelling	8/9/1939	Sager, Charles D.	Volland, D. H.	Sager, Charles D.	C
	0205	521	21st Street NE	dwelling	5/16/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0172	523	21st Street NE	dwelling	5/16/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0173	525	21st Street NE	dwelling	5/16/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0174	527	21st Street NE	dwelling	5/16/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0175	529	21st Street NE	dwelling	5/16/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0176	531	21st Street NE	dwelling	3/31/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0177	533	21st Street NE	dwelling	3/31/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0178	535	21st Street NE	dwelling	3/31/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0179	537	21st Street NE	dwelling	3/31/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0180	601	21st Street NE	dwelling	3/31/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0181	603	21st Street NE	dwelling	3/31/1939	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C

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	0182	605	21st Street NE	dwelling	12/21/1938	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0183	607	21st Street NE	dwelling	12/21/1938	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0184	609	21st Street NE	dwelling	12/21/1938	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0185	611	21st Street NE	dwelling	12/21/1938	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0186	613	21st Street NE	dwelling	12/21/1938	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0187	615	21st Street NE	dwelling	12/21/1938	Sager, Charles D.	Sager, Charles D.	Sager, Charles D.	C
	0188	617	21st Street NE	dwelling	9/27/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0189	619	21st Street NE	dwelling	9/27/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0190	621	21st Street NE	dwelling	9/27/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0191	623	21st Street NE	dwelling	9/27/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0192	625	21st Street NE	dwelling	9/27/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0193	627	21st Street NE	dwelling	9/27/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0194	629	21st Street NE	dwelling	9/27/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0195	631	21st Street NE	dwelling	9/27/1938	Sager, Charles D.	Archer, R. C., Jr.	Sager, Charles D.	C
	0119	500	23rd Place NE	dwelling	10/1/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0118	502	23rd Place NE	dwelling	9/9/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0117	504	23rd Place NE	dwelling	9/9/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0116	506	23rd Place NE	dwelling	9/9/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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	0115	508	23rd Place NE	dwelling	9/9/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0114	510	23rd Place NE	dwelling	9/9/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0008	511	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0113	512	23rd Place NE	dwelling	9/9/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0009	513	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0112	514	23rd Place NE	dwelling	9/9/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0010	515	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0111	516	23rd Place NE	dwelling	9/9/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0011	517	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0110	518	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0012	519	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0109	520	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0013	521	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0108	522	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0014	523	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0107	524	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0015	525	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0106	526	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0016	527	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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	0105	528	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0017	529	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0104	530	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0018	531	23rd Place NE	dwelling	5/8/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0103	532	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0019	533	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0102	534	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0020	535	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0101	536	23rd Place NE	dwelling	7/24/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0021	537	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0100	538	23rd Place NE	dwelling	5/20/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0022	539	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0099	540	23rd Place NE	dwelling	5/20/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0023	541	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0098	542	23rd Place NE	dwelling	5/20/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0024	543	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0097	544	23rd Place NE	dwelling	5/20/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0025	545	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0096	546	23rd Place NE	dwelling	5/20/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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	0026	547	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0095	548	23rd Place NE	dwelling	5/20/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0027	549	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0094	550	23rd Place NE	dwelling	5/20/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0028	551	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0093	552	23rd Place NE	dwelling	5/20/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0029	553	23rd Place NE	dwelling	2/6/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0092	554	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0030	555	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0091	556	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0031	557	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0090	558	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0032	559	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0089	560	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0033	561	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0088	562	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0034	563	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0087	564	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0035	565	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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	0086	566	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0036	567	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0085	568	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0037	569	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0084	570	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0038	571	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0083	572	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0039	573	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	206	580	23rd Place NE	substation	1999				NC
	0073	500	24th Street NE	dwelling	7/24/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0072	502	24th Street NE	dwelling	7/24/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0071	504	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0070	506	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0069	508	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0068	510	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0067	512	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0066	514	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0065	516	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0064	518	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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	0063	520	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0062	522	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0061	524	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0060	526	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0059	528	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0058	530	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0057	532	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0056	534	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0055	536	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0054	538	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0053	540	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0052	542	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0051	544	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0050	546	24th Street NE	dwelling	6/13/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0049	548	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0048	550	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0047	552	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0046	554	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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	0045	556	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0044	558	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0043	560	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0042	562	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0041	564	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0040	566	24th Street NE	dwelling	5/5/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0159	2101	Benning Road NE	gas station	8/19/1932	Republic Investment Co.	Briscoe, Richard M.	Republic Investment Co.	NC
	208	2301	Benning Road NE	restaurant	1978				NC
	209	2305	Benning Road NE	Retail center	1999				NC
	0007	2300	E Street NE	dwelling	9/26/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0006	2302	E Street NE	dwelling	9/17/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0005	2304	E Street NE	dwelling	9/17/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0004	2306	E Street NE	dwelling	9/17/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0003	2308	E Street NE	dwelling	9/17/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0002	2310	E Street NE	dwelling	9/17/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0001	2316	E Street NE	dwelling	8/8/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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SQUARE									
4517									
	0001	503	24th Street NE	dwelling	7/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0002	505	24th Street NE	dwelling	7/11/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0003	507	24th Street NE	dwelling	7/11/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0004	509	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0005	511	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0006	513	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0007	515	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0008	517	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0009	519	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0010	521	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0011	523	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0012	525	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0013	527	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0014	529	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0015	531	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0016	533	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0017	535	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0018	537	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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	0019	539	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0020	541	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0021	543	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0022	545	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0023	547	24th Street NE	dwelling	5/31/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0024	549	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0025	551	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0026	553	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0027	555	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0028	557	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0029	559	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0030	561	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0031	563	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0032	565	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0033	567	24th Street NE	dwelling	12/10/1927	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0076	500	25th Place NE	apartment	3/28/1940	Young, Elmer B.	Santmyers, George T.	Young, Elmer B.	C
	0072	506	25th Place NE	dwelling	1/3/1931	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0071	508	25th Place NE	dwelling	1/3/1931	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C

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	0070	510	25th Place NE	dwelling	1/3/1931	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0069	512	25th Place NE	dwelling	6/23/1930	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0068	514	25th Place NE	dwelling	6/23/1930	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0067	516	25th Place NE	dwelling	6/23/1930	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0066	518	25th Place NE	dwelling	6/23/1930	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0065	520	25th Place NE	dwelling	6/23/1930	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0064	522	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0063	524	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0062	526	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0061	528	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0060	530	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0059	532	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0058	534	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0057	536	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0056	538	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0055	540	25th Place NE	dwelling	9/21/1929	Hughes, James N.	Santmyers, George T.	Hughes, James N.	C
	0054	542	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C
	0053	544	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C
	0052	546	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C

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	0051	548	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C
	0050	550	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C
	0049	552	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C
	0048	554	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C
	0047	556	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C
	0046	558	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C
	0045	560	25th Place NE	dwelling	5/16/1929	Hughes, John N.	Santmyers, George T.	Hughes, John N.	C
	0819	566	25th Place NE	dwelling	8/7/1930	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0822	2401	Benning Road NE	Store & Apt	11/26/1937	Rassin, Nathin	Turner, R. Benson	Lenkin Const. Co.	C
	0821	2403	Benning Road NE	flat	10/24/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0803	2405	Benning Road NE	flat	10/24/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0805	2407	Benning Road NE	flat	10/24/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0077	2409	Benning Road NE	flat	10/24/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0809	2411	Benning Road NE	dwelling	5/14/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0811	2413	Benning Road NE	dwelling	5/14/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0813	2415	Benning Road NE	dwelling	5/14/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0815	2417	Benning Road NE	dwelling	5/14/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	NC
	0817	2419	Benning Road NE	dwelling	5/14/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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Square 4518									
	0039	509	25th Place NE	dwelling	12/30/1937	Foxcroft, Inc.	Central Building Co.	Central Building Co.	C
	0040	511	25th Place NE	dwelling	12/30/1937	Foxcroft, Inc.	Central Building Co.	Central Building Co.	C
	0041	513	25th Place NE	dwelling	12/30/1937	Foxcroft, Inc.	Central Building Co.	Central Building Co.	C
	0042	515	25th Place NE	dwelling	12/30/1937	Foxcroft, Inc.	Central Building Co.	Central Building Co.	C
	0043	517	25th Place NE	dwelling	12/30/1937	Foxcroft, Inc.	Central Building Co.	Central Building Co.	C
	0044	519	25th Place NE	dwelling	12/30/1937	Foxcroft, Inc.	Central Building Co.	Central Building Co.	C
	0045	521	25th Place NE	dwelling	12/1/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C
	0046	523	25th Place NE	dwelling	12/1/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C
	0047	525	25th Place NE	dwelling	12/1/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C
	0048	527	25th Place NE	dwelling	12/1/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C
	0049	529	25th Place NE	dwelling	12/1/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C
	0050	531	25th Place NE	dwelling	10/26/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C

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	0051	533	25th Place NE	dwelling	10/26/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C
	0052	535	25th Place NE	dwelling	10/26/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C
	0053	537	25th Place NE	dwelling	10/26/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C
	0054	539	25th Place NE	dwelling	10/26/1937	Foxcroft, Inc.	Stern, David L.	Central Building Co.	C
	0055	541	25th Place NE	dwelling	6/28/1937	Foxcroft, Inc.	Taylor, Fred E.	Central Building Co.	C
	0056	543	25th Place NE	dwelling	6/28/1937	Foxcroft, Inc.	Taylor, Fred E.	Central Building Co.	C
	0057	545	25th Place NE	dwelling	6/28/1937	Foxcroft, Inc.	Taylor, Fred E.	Central Building Co.	C
	0058	547	25th Place NE	dwelling	6/28/1937	Foxcroft, Inc.	Taylor, Fred E.	Central Building Co.	C
	0059	549	25th Place NE	dwelling	6/28/1937	Foxcroft, Inc.	Taylor, Fred E.	Central Building Co.	C
	0060	551	25th Place NE	dwelling	6/28/1937	Foxcroft, Inc.	Taylor, Fred E.	Central Building Co.	C
	0061	553	25th Place NE	dwelling	6/28/1937	Foxcroft, Inc.	Taylor, Fred E.	Central Building Co.	C
	0062	555	25th Place NE	dwelling	2/25/1938	Foxcroft, Inc.	Huntt, G. R.	Central Building Co.	C
	0063	557	25th Place NE	dwelling	2/25/1938	Foxcroft, Inc.	Huntt, G. R.	Central Building	C

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Name of Property

County and State

								Co.	
	0064	559	25th Place NE	dwelling	2/25/1938	Foxcroft, Inc.	Huntt, G. R.	Central Building Co.	C
	0065	561	25th Place NE	dwelling	2/25/1938	Foxcroft, Inc.	Huntt, G. R.	Central Building Co.	C
	0082	2501	Benning Road NE	Store	1986			11-Jul	NC
	0074	2517	Benning Road NE	dwelling	4/7/1939	Foxcroft, Inc.	Levy, D. Morton	Central Building Co.	C
	0075	2519	Benning Road NE	dwelling	4/7/1939	Foxcroft, Inc.	Levy, D. Morton	Central Building Co.	C
	0076	2521	Benning Road NE	dwelling	4/7/1939	Foxcroft, Inc.	Levy, D. Morton	Central Building Co.	C
	0077	2523	Benning Road NE	dwelling	4/7/1939	Foxcroft, Inc.	Levy, D. Morton	Central Building Co.	C
	0078	2525	Benning Road NE	dwelling	4/7/1939	Foxcroft, Inc.	Levy, D. Morton	Central Building Co.	C
	0079	2527	Benning Road NE	dwelling	4/7/1939	Foxcroft, Inc.	Levy, D. Morton	Central Building Co.	C
	0080	2529	Benning Road NE	dwelling	4/7/1939	Foxcroft, Inc.	Levy, D. Morton	Central Building Co.	C
	0081	2531	Benning Road NE	dwelling	4/7/1939	Foxcroft, Inc.	Levy, D. Morton	Central Building Co.	C
	0800	2539	Benning Road NE	gas station	no date				NC
	0038	2500	E Street NE	dwelling	12/30/1938	Foxcroft, Inc.	Frederick, Walter A.	Central Building Co.	C

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	0037	2502	E Street NE	dwelling	12/30/1938	Foxcroft, Inc.	Frederick, Walter A.	Central Building Co.	C
	0036	2504	E Street NE	dwelling	12/30/1938	Foxcroft, Inc.	Frederick, Walter A.	Central Building Co.	C
	0035	2506	E Street NE	dwelling	12/30/1938	Foxcroft, Inc.	Frederick, Walter A.	Central Building Co.	C
	0034	2508	E Street NE	dwelling	12/30/1938	Foxcroft, Inc.	Frederick, Walter A.	Central Building Co.	C
	0033	2510	E Street NE	dwelling	12/30/1938	Foxcroft, Inc.	Frederick, Walter A.	Central Building Co.	C
	0032	2512	E Street NE	dwelling	12/30/1938	Foxcroft, Inc.	Frederick, Walter A.	Central Building Co.	C
	0031	2514	E Street NE	dwelling	12/30/1938	Foxcroft, Inc.	Frederick, Walter A.	Central Building Co.	C
	0030	510	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0029	512	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0028	514	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0027	516	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0026	518	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0025	520	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building	C

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	0024	522	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0023	524	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0022	526	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0021	528	Oklahoma Avenue NE	dwelling	8/31/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0020	530	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0019	532	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0018	534	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0017	536	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0016	538	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0015	540	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0014	542	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0013	544	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0012	546	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building	C

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County and State

								Co.	
	0011	548	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0010	550	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0009	552	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0008	554	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0007	556	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0006	558	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0005	560	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0004	562	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0003	564	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0002	566	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0001	568	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C

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Square 4522									
	0001	2401	E Street NE	dwelling	1/22/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0002	2403	E Street NE	dwelling	1/22/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0003	2405	E Street NE	dwelling	1/22/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0004	2407	E Street NE	dwelling	1/22/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0005	2409	E Street NE	dwelling	1/22/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0006	2411	E Street NE	dwelling	1/22/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0007	2413	E Street NE	dwelling	1/22/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0008	2415	E Street NE	flat	1/9/1943	Schlein, M.	Hallett, J. Marcus	Schlein, M.	C
	0010	2425	E Street NE	flat	2/16/1944	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0021	400	Oklahoma Avenue NE	flat	5/15/1945	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0020	402	Oklahoma Avenue NE	flat	5/15/1945	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0019	404	Oklahoma Avenue NE	flat	5/15/1945	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0018	406	Oklahoma Avenue NE	flat	5/15/1945	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0017	408	Oklahoma Avenue NE	flat	5/15/1945	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0016	410	Oklahoma Avenue NE	flat	5/15/1945	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0015	412	Oklahoma Avenue NE	flat	5/15/1945	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0014	414	Oklahoma Avenue NE	flat	5/15/1945	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0013	416	Oklahoma	flat	5/15/1945	Cory Const.	Santmyers,	Cory Const.	C

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			Avenue NE			Co.	George T.	Co.	
	0803	420	Oklahoma Avenue NE	flat	2/16/1944	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
	0011	424	Oklahoma Avenue NE	flat	2/16/1944	Cory Const. Co.	Santmyers, George T.	Cory Const. Co.	C
Square 4523									
	0070	411	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0071	413	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0072	415	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0073	417	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0074	419	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0075	421	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0076	423	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0077	425	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0078	427	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0079	429	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0080	431	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0081	433	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0082	435	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0083	437	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0084	439	21st Street NE	dwelling	4/1/1941	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0085	441	21st Street	dwelling	4/1/1941	Sager,	Volland,	Sager,	C

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			NE			Charles D.	David H.	Charles D.	
	0069	404	23rd Place NE	dwelling	5/12/1936	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0068	406	23rd Place NE	dwelling	5/12/1936	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0067	408	23rd Place NE	dwelling	5/12/1936	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0066	410	23rd Place NE	dwelling	5/26/1936	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0030	412	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0029	414	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0001	415	23rd Place NE	dwelling	10/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0028	416	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0002	417	23rd Place NE	dwelling	10/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0027	418	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0003	419	23rd Place NE	dwelling	10/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0026	420	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0004	421	23rd Place NE	dwelling	10/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0025	422	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0005	423	23rd Place NE	dwelling	10/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0024	424	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0006	425	23rd Place NE	dwelling	10/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0023	426	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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	0007	427	23rd Place NE	dwelling	10/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0022	428	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0008	429	23rd Place NE	dwelling	10/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0021	430	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0009	431	23rd Place NE	dwelling	10/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0020	432	23rd Place NE	dwelling	7/13/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0019	434	23rd Place NE	dwelling	7/18/1931	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0018	420	24th Street NE	dwelling	11/19/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0017	422	24th Street NE	dwelling	11/19/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0016	424	24th Street NE	dwelling	11/19/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0015	426	24th Street NE	dwelling	11/19/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0014	428	24th Street NE	dwelling	11/19/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0013	430	24th Street NE	dwelling	11/19/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0012	432	24th Street NE	dwelling	11/19/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0011	434	24th Street NE	dwelling	11/19/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0010	436	24th Street NE	dwelling	11/24/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0103	2100	D Street NE	flat	4/20/1951	P. & T. Const.			C
	0102	2102	D Street NE	flat	4/20/1951	P. & T. Const.			C
	0101	2104	D Street NE	flat	4/20/1951	P. & T. Const.			C

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	0100	200	Oklahoma Avenue NE	flat	4/20/1951	P. & T. Const.			C
	0099	202	Oklahoma Avenue NE	flat	4/20/1951	P. & T. Const.			C
	0098	204	Oklahoma Avenue NE	flat	4/20/1951	P. & T. Const.			C
	0097	206	Oklahoma Avenue NE	flat	4/20/1951	P. & T. Const.			C
	0096	208	Oklahoma Avenue NE	flat	4/20/1951	P. & T. Const.			C
	0095	210	Oklahoma Avenue NE	flat	4/20/1951	P. & T. Const. Co.			C
	0094	212	Oklahoma Avenue NE	flat	4/20/1951	P. & T. Const. Co.			C
	0093	214	Oklahoma Avenue NE	flat	4/20/1951	P. & T. Const. Co.			C
	0092	216	Oklahoma Avenue NE	flat	4/20/1951	P. & T. Const. Co.			C
	0807	300	Oklahoma Avenue NE	flat	1/11/1944	Connor (Henry J.) Inc.	Santmyers, George T.	Connor (Henry J.) Inc.	C
	0807	302	Oklahoma Avenue NE	flat	1/11/1944	Connor (Henry J.) Inc.	Santmyers, George T.	Connor (Henry J.) Inc.	C
	0806	304	Oklahoma Avenue NE	flat	1/11/1944	Connor (Henry J.) Inc.	Santmyers, George T.	Connor (Henry J.) Inc.	C
	0088	306	Oklahoma Avenue NE	flat	1/11/1944	Connor (Henry J.) Inc.	Santmyers, George T.	Connor (Henry J.) Inc.	C
	0087	308	Oklahoma Avenue NE	flat	1/11/1944	Connor (Henry J.) Inc.	Santmyers, George T.	Connor (Henry J.) Inc.	C
	0086	310	Oklahoma Avenue NE	flat	1/11/1944	Connor (Henry J.) Inc.	Santmyers, George T.	Connor (Henry J.) Inc.	C

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Square 4525									
	15	635	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	16	637	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	17	639	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	18	641	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	19	643	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	20	645	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	21	647	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	22	649	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	23	651	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	24	653	20th Street NE	dwelling	8/8/1892	Norris, Wm. Catesby			C
	0063	500	21st Street NE	dwelling	4/15/1937	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0062	502	21st Street NE	dwelling	4/15/1937	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0061	504	21st Street NE	dwelling	4/15/1937	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0060	506	21st Street NE	dwelling	4/15/1937	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0059	508	21st Street NE	dwelling	4/15/1937	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0058	510	21st Street NE	dwelling	4/15/1937	Sager, Charles D.	Cobb, John D.	Sager, Charles D.	C
	0057	512	21st Street NE	dwelling	9/25/1937	Sager, Charles D.	Cobb, D.	Sager, Charles D.	C
	0056	514	21st Street	dwelling	9/25/1937	Sager,	Cobb, D.	Sager,	C

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			NE			Charles D.		Charles D.	
	0055	516	21st Street NE	dwelling	9/25/1937	Sager, Charles D.	Cobb, D.	Sager, Charles D.	C
	0054	518	21st Street NE	dwelling	9/25/1937	Sager, Charles D.	Cobb, D.	Sager, Charles D.	C
	0053	520	21st Street NE	dwelling	9/25/1937	Sager, Charles D.	Cobb, D.	Sager, Charles D.	C
	0052	522	21st Street NE	dwelling	9/25/1937	Sager, Charles D.	Cobb, D.	Sager, Charles D.	C
	0051	524	21st Street NE	dwelling	2/19/1938	Sager, Charles D.	Cobb, J. D.	Sager, Charles D.	C
	26	2001	Gales Street NE	dwelling	0/0/1894				C
	27	2003	Gales Street NE	dwelling	0/0/1894				C
	28	2005	Gales Street NE	dwelling	0/0/1894				C
	29	2007	Gales Street NE	dwelling	0/0/1894				C
	30	2009	Gales Street NE	dwelling	0/0/1894				C
	31	2011	Gales Street NE	dwelling	0/0/1894				C
	32	2013	Gales Street NE	dwelling	0/0/1894				C
	33	2015	Gales Street NE	dwelling	0/0/1894				C
	34	2017	Gales Street NE	dwelling	0/0/1894				C
	35	2019	Gales Street NE	dwelling	0/0/1894				C
	36	2021	Gales Street NE	dwelling	0/0/1894				C
	37	2023	Gales Street NE	dwelling	0/0/1894				C
	38	2025	Gales Street NE	dwelling	0/0/1894				C

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	39	2027	Gales Street NE	dwelling	0/0/1894				C
	40	2029	Gales Street NE	dwelling	0/0/1894				C
	41	2031	Gales Street NE	dwelling	0/0/1894				C
	42	2033	Gales Street NE	dwelling	0/0/1894				C
	43	2035	Gales Street NE	dwelling	0/0/1894				C
	44	2043	Gales Street NE	dwelling	0/0/1894				C
	801	2045	Gales Street NE	flat	11/4/1940	Beard, E. A.	Santmyers, George T.	Grady, Dallas M.	C
	800	2001-2017	Gales Street NE (Rear)	garage	1932-1959				NC
	72	2000	Rosedale Street NE	flat	4/26/1940	Gassenheimer, Lawrence	Santmyers, George T.		C
	71	2002	Rosedale Street NE	flat	4/26/1940	Gassenheimer, Lawrence	Santmyers, George T.		C
	70	2004	Rosedale Street NE	flat	4/26/1940	Gassenheimer, Lawrence	Santmyers, George T.		C
	69	2006	Rosedale Street NE	flat	4/26/1940	Gassenheimer, Lawrence	Santmyers, George T.		C
	68	2008	Rosedale Street NE	flat	4/26/1940	Gassenheimer, Lawrence	Santmyers, George T.		C
	67	2010	Rosedale Street NE	flat	4/26/1940	Gassenheimer, Lawrence	Santmyers, George T.		C
	66	2012	Rosedale Street NE	flat	4/26/1940	Gassenheimer, Lawrence	Santmyers, George T.		C
	65	2014	Rosedale Street NE	flat	4/26/1940	Gassenheimer, Lawrence	Santmyers, George T.		C
	64	2016	Rosedale Street NE	flat	4/26/1940	Gassenheimer, Lawrence	Santmyers, George T.		C

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Square 4526									
	73	2013	Rosedale Street NE	dwelling	1/1/2000				NC
	73	2015	Rosedale Street NE	dwelling	1/1/2000				NC
	73	2017	Rosedale Street NE	dwelling	1/1/2000				NC
	800	2019	Rosedale Street NE	flat	8/18/1940	Walker, Geo. T.	Santmyers, George T.		C
	801	2021	Rosedale Street NE	flat	8/18/1940	Walker, Geo. T.	Santmyers, George T.		C
	802	2023	Rosedale Street NE	flat	8/18/1940	Walker, Geo. T.	Santmyers, George T.		C
	69	2025	Rosedale Street NE	flat	2/17/1941	Young, Elmer B.	Santmyers, George T.		C
	70	2027	Rosedale Street NE	flat	2/17/1941	Young, Elmer B.	Santmyers, George T.		C
	71	2029	Rosedale Street NE	flat	2/17/1941	Young, Elmer B.	Santmyers, George T.		C
	72	2031	Rosedale Street NE	flat	2/17/1941	Young, Elmer B.	Santmyers, George T.		C
	49	2039	Rosedale Street NE	dwelling	10/17/1913	Bailey, S. R.			C
	50	2041	Rosedale Street NE	dwelling	10/17/1913	Bailey, S. R.			C
Square 4527									
	13	1901	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
	14	1905	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
	15	1909	Rosedale	flat	5/26/1941	Sager,	Volland,		C

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			Street NE			Charles D.	Chas.		
	16	1913	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
	17	1917	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
	18	1921	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
	19	1925	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
	Square 4528								
	32	1901	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	33	1903	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	34	1905	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	35	1907	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	36	1909	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	37	1911	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	38	1913	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	51	1913 REAR	Gales Street NE	garage	1936-1959				NC
	39	1915	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	40	1917	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	41	1919	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	42	1921	Gales Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	43	1923	Gales Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C

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	44	1925	Gales Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	45	1927	Gales Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	50	616	20th Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	49	618	20th Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	48	620	20th Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	47	622	20th Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	46	624	20th Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	26	1900	Rosedale Street NE	dwelling	3/29/1927	Biggs- Johnson Const Co. Inc	West, Claughton		C
	25	1902	Rosedale Street NE	dwelling	3/29/1927	Biggs- Johnson Const Co. Inc	West, Claughton		C
	24	1904	Rosedale Street NE	dwelling	3/29/1927	Biggs- Johnson Const Co. Inc	West, Claughton		C
	23	1906	Rosedale Street NE	dwelling	3/29/1927	Biggs- Johnson Const Co. Inc	West, Claughton		C
	22	1908	Rosedale Street NE	dwelling	3/29/1927	Biggs- Johnson Const Co. Inc	West, Claughton		C

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	21	1910	Rosedale Street NE	dwelling	3/29/1927	Biggs-Johnson Const Co. Inc	West, Cloughton		C
	20	1912	Rosedale Street NE	dwelling	3/29/1927	Biggs-Johnson Const Co. Inc	West, Cloughton		C
	19	1914	Rosedale Street NE	dwelling	3/29/1927	Biggs-Johnson Const Co. Inc	West, Cloughton		C
	18	1916	Rosedale Street NE	dwelling	3/29/1927	Biggs-Johnson Const Co. Inc	West, Cloughton		C
	17	1918	Rosedale Street NE	dwelling	3/29/1927	Biggs-Johnson Const Co. Inc	West, Cloughton		C
	16	1920	Rosedale Street NE	dwelling	3/29/1927	Biggs-Johnson Const Co. Inc	West, Cloughton		C
	15	1922	Rosedale Street NE	dwelling	3/29/1927	Biggs-Johnson Const Co. Inc	West, Cloughton		C
	14	1924	Rosedale Street NE	dwelling	3/29/1927	Biggs-Johnson Const Co. Inc	West, Cloughton		C
	13	1926	Rosedale Street NE	dwelling	3/29/1927	Biggs-Johnson Const Co. Inc	West, Cloughton		C
	27	609	19th Street	apartment	3/1/1950	Cory Const.			C

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			NE			Co.			
	29	613	19th Street NE	dwelling	2/8/1928	Weber, Jacob	Nichols, W. C.		C
	30	615	19th Street NE	dwelling	2/8/1928	Weber, Jacob	Nichols, W. C.		C
	31	617	19th Street NE	dwelling	2/8/1928	Weber, Jacob	Nichols, W. C.		C
Square 4550									
	0076	400	21st Street NE	apartment	10/11/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	NC
	0075	402	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0074	404	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0073	406	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0072	408	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0071	410	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0070	412	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0069	414	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0068	416	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0067	418	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0066	420	21st Street NE	dwelling	7/29/1940	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0065	422	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0064	424	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0063	426	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C

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	0062	428	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0061	430	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0060	432	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0059	434	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0058	436	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0057	438	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0056	440	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
Square 4558									
	33	320	21st Street NE	church- school	1962	St. Benedict the Moor	Locraft, Charles		NC
	33	320	21st Street NE	church	7/22/1950	St. Benedict the Moor			C
Square 4486									
Charles Young Elementary School					00/00/1931				C
Hugh M. Browne Junior High School					00/00/1932				C
Seth Ledyard Phelps Vocational School					00/00/1934				C
Joel Elias Spingarn High School					00/00/1952				C
D.C. Streetcar Car barn					00/00/2015				NC

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Parcel 160 Lots 35, 36, 37, and 38						
Langston Terrace Dwellings (15 buildings, 5 objects)			00/00/1935			C
Langston Golf Course (site)			1939-55			C
Langston Golf Course Club House			1955			C

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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.)

ETHNIC HERITAGE-BLACK
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1928-1960

Significant Dates

1928; 1931; 1938; 1939; 1948; 1954

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Hilyard Robinson
George T. 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 Kingman Park Historic District, located at the northeastern end of today's Capitol Hill, was principally developed during the late 1920s through 1940s as a residential neighborhood for African Americans. The district was part of a larger area that until that time, was underdeveloped due to a lack of basic infrastructure and to unhealthy and insanitary conditions caused by the tidal flats along the Anacostia River. As the city expanded its infrastructure services easterly beyond 13th Street NE, and as the reclamation of the Anacostia River undertaken by the Corps of Engineers reached the section of the river bordering today's Kingman Park in the late 1920s, the area became ripe for speculative real estate development. Real estate developers such as Charles Sager who was the first and most prolific builder and developer of Kingman Park housing, seized the opportunity to build rows of residences for middle-class homebuyers on previously undeveloped or underdeveloped land. Sager named the area Kingman Park after Kingman Lake which was being carved out of the Anacostia River for recreational purposes, and which was itself named for the chief engineer at the U.S. Army Corps of Engineers in charge of the Anacostia reclamation efforts.

Sager did not necessarily conceive of building houses for African Americans at the outset, but he very quickly realized a ready market and began targeting his new houses to African Americans, a practice emulated by other developers. The new rows of brick dwellings reflecting a variety of revival styles popular in the inter-War period provided affordable and quality housing to blacks during the height of segregation when legally enforced practices in real estate limited the supply of housing for the city's growing African American population. As a result, Kingman Park took off, attracting an exclusively African American population, and engendering the further growth of segregated facilities in the area, including city and federally funded residential, educational, and recreational institutions. During the late 1940s and early 1950s, many of these institutions in Kingman Park would become the scene of Civil Rights demonstrations and activities that ultimately led to the end of legally sanctioned segregation practices in education, recreation and housing in the city.

The Kingman Park Historic District meets National Register **Criterion A** with *Ethnic History—Black* as its Area of Significance for its association with events that have made a significant contribution to the broad patterns of our history. In specific, Kingman Park was developed for African Americans during a period of intense segregation in the city and nation. Its privately built single-family dwellings targeted to African American homebuyers; its federally subsidized housing for working-class blacks; its school campus built for African-American elementary through high school students; Langston Golf Course open to African Americans; and its commercial enterprises and religious institutions provide an excellent example of a community that was developed for and nourished by African Americans during segregation. The working- and middle-class residents of Kingman Park lived together in an area of the city that was deliberately segregated from white Washington, an area that would become the scene of important events in the fight to end legally sanctioned racial segregation.

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Kingman Park was the site of demonstrations and picketing for better schools and the integration of playgrounds, and one source of legal challenges to “separate but equal” education. Activism in Kingman Park contributed to the integration of the city’s public playgrounds and to the landmark Supreme Court decision in *Bolling v. Sharpe*, a companion case to *Brown v. Board of Education*, arguably the most important Supreme Court decision of the twentieth century. *Bolling v. Sharpe* was a lawsuit filed on behalf of five students, including lead plaintiff, twelve-year-old Spottswood Bolling, all of whom would be or had been students at Spingarn High School in Kingman Park. In addition, *Bolling v. Sharpe* overturned a ruling in *Carr v. Corning*, a suit filed on behalf of Marguerite Carr, a student at Browne Junior High School, also in Kingman Park.

Kingman Park also meets National Register **Criterion C** with *Community Planning and Development* as its Area of Significance. Kingman Park represents a significant and distinguishable neighborhood that includes a dense residential core with a commercial spine, and institutional facilities built to serve both the immediate neighborhood and broader African American community. The Kingman Park Historic District includes Langston Terrace Dwellings and the Young, Browne, Phelps and Spingarn education campus north of Benning Road, both independently listed in the National Register for their historic and architectural significance. Similarly, Langston Golf Course, where African Americans could play, is also listed in the National Register. The blocks making up the nucleus of the Kingman Park neighborhood represent a coherent and distinguishable collection of rowhouses, representative of single-family housing developments of the inter and post-war period that define the physical growth of residential Washington. Block-long rows were executed in a variety of early twentieth-century styles, characterized by front porches and variations in cornices and rooflines. As a class and building type, they are representative of middle- and working-class housing during the second quarter of the twentieth century. Although not individually distinctive, they collectively represent a cohesive and recognizable entity.

The Period of Significance for Kingman Park extends from 1928 to 1960. The beginning date corresponds to the construction of the first rows of houses in Kingman Park that were sold to African Americans and to the racial transition from white to black in older housing stock in the nineteenth-century subdivision of Rosedale-Isherwood that would become part of Kingman Park. It encompasses the subsequent wholesale development of the area including housing, businesses, schools, and recreational facilities built for and nurtured by African Americans. It extends through the 1940s and mid-1950s to include a decade of concerted protest and legal challenges to segregation culminating in the 1954 Supreme Court ruling on *Brown v. Board of Education* decision.

The period of significance extends to 1960 beyond the seminal year of 1954 to capture a period of desegregation and integration of public facilities, and the consolidation and reorganization of the city’s segregated dual school systems. The terminal date, 1960, also corresponds to the end date of the period of significance for the Young, Brown, Phelps and Spingarn Educational Campus, and encompasses the periods of significance for both Langston Terrace Dwellings (1935-1938) and Langston Golf Course (1939-1955), all listed in the National Register. Finally, the 1928 to 1960 period of significance for Kingman Park represents the period of social and

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physical growth of the larger community before forces of change resulted in the demolition of several notable area buildings, including the Langston Theater, Blow Elementary School, the Columbia Railway Depot, Rosedale Playground fieldhouse, and several blocks of dwellings in Rosedale-Isherwood, the sites of which are mostly outside the boundaries of the historic district.

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

Early History of Kingman Park

Pre-European Settlement

The first inhabitants of the area that would become the District of Columbia including Kingman Park were the Nacotchtanks, an Algonquin-speaking tribe with a large settlement of the same name located at the confluence of the Potomac River and the Eastern Branch (the Anacostia River). The tribe traded with other native tribes from Canada to southern Virginia, fished the rivers where striped bass (rockfish), shad, sturgeon, and white perch were prevalent, and raised potatoes, corn, squash and other crops along the banks of the Anacostia. The maps and writings of Captain John Smith, who first explored the area around the Potomac River in June-July 1608, document the team's encounters with the Nacotchtanks. By the late seventeenth century, within a single generation of white settlement in the area, the native peoples had been displaced or decimated by disease or warfare.

Cool Spring and the City of Washington

In 1790, the Kingman Park area was included in the ten-mile-square Territory of the District of Columbia selected by George Washington as the site of the nation's capital. It was located just outside the original City of Washington as platted in the L'Enfant Plan. It lies within the distinctive "notch" at the plan's northeast corner, which was created at the request of prominent landowner Benjamin Stoddert who did not want his estate, "Cool Spring," included within the boundaries of the federal city. From the time of the city's establishment, this notch of land was bounded by Benning Road on the north, C Street NE on the south, 15th Street on the west, and the Anacostia River on the east. To begin with, only Benning Road—the main artery into and out of the city from the east—ran through the area. The private drive, Cool Spring Road (later Oklahoma Avenue), passed along the eastern edge of the property providing access from Benning Road, and running adjacent to the Anacostia flats that had developed along the river's edge by the mid-nineteenth century. The city grid south of C Street and east of 15th Street was platted but undeveloped (*Image 1*). By 1872, however, H Street was improved with streetcar service to 15th Street NE where it connected with the Columbia Turnpike leading across Bennings Bridge into Maryland.

For the first 75 years of the city's history, the Cool Spring tract was part of rural Washington. Abraham Young, one of the city's original proprietors whose family owned extensive land forming the eastern part of Capitol Hill acquired Cool Spring before the end of the eighteenth century. On this and his surrounding acreage, Young farmed with slave labor, and by 1796, had begun construction of a substantial, two-story brick farmhouse and outbuildings adjacent to an older frame farmhouse where he had been living. This brick house would remain on its elevated

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site near 15th and D Streets NE until 1912. At the time of its demolition, it was considered the only surviving structure “built, owned and occupied by an original proprietor.”¹ Following Young’s death, Cool Spring was occupied by his widow and her new husband, John Gibson, and was later purchased by Robert Isherwood, a merchant-cum-agriculturist.² Isherwood lived on the property until his death in 1849. During the nineteenth century, the Cool Spring tract was referred to either as Gibson Spring or Isherwood, while the homestead itself was known as Rosedale.

Throughout the mid- to late nineteenth century, the Cool Spring tract and surrounding lands remained undeveloped beyond the Isherwood home farm. During the Civil War, the property, still owned by Isherwood’s widow, was used by the federal government as an army depot, and remained in federal government use as the Eastern Branch Corrals after the war. In 1867, Congress proposed purchase of the Isherwood farm as a site for a new jail. A newspaper account described the property as “composed of one hundred acres of land, and upon it is one of the best springs of pure water anywhere to be found.”³ The federal government never made the purchase, and the acreage remained undeveloped for the next decade.⁴

Improvements to City Infrastructure

Following the Civil War, a short-lived territorial government implemented a vast program for improvements to the city’s infrastructure. Alexander Robey Shepherd of the Board of Public Works initiated an ambitious plan of laying water pipes and sewers, grading and paving streets and sidewalks, and planting street trees. These improvements were intended to extend services to areas of the city that were not yet improved, or only partially developed, opening the way for residential development to house the city’s growing population. But the Board of Public Works concentrated its improvements in the northwest quadrant of the city and the vicinity of Capitol Hill, leaving the area east of 11th Street NE devoid of paved streets, water, and gas. A series of maps prepared by the Board of Public Works in the early 1870s illustrate this disparity of services. The only city service in this northeast end of the city was a sewer trunk line, built through the area that would become Kingman Park, to carry sewage from the city into the Anacostia River.

¹ Allen C. Clark, “The Abraham Young Mansion,” *Records of the Columbia Historical Society: Washington, D.C.*, Vol 12 (1909), pp. 53-70; and “Raze Old Mansion, House of Eighteenth Century Gives Way to Progress,” *The Evening Star*, August 31, 1912.

² Robert Isherwood was a partner in the hardware firm of Isherwood & O’Neale until it was dissolved in 1848. Isherwood died at Isherwood, “one mile east of the Capitol” on June 1, 1849. See death notice, June 2, 1849, *Daily National Intelligencer*.

³ “New Site for District Jail,” *The Evening Star*, February 11, 1867. See also, East Capitol Hill context, footnote 138 which notes that in 1863, Martha Isherwood was unsuccessful in her appeal to the Levy Court of Washington County for “remission of taxes on [her] property for the past year as the same was in the possession of the government.” *The Washington Star*, September 10, 1863.

⁴ In 1912 when the Isherwood house was demolished to make way for development, a newspaper account noted that although the house “had for many years not been kept up” it remained in excellent condition and its walls of brick “unusually thick” and “solid as ever.” See Allen C. Clark, “The Abraham Young Mansion,” *Records of the Columbia Historical Society: Washington, D.C.*, Vol. 12 (1909), pp. 53-70 and “Raze Old Mansion, House of Eighteenth Century Gives Way to Progress,” *The Evening Star*, August 31, 1912.

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This lack of basic infrastructure inhibited widespread real estate speculation well into the nineteenth century. The only real development at this far end of the city served “undesirable” uses such as the institutions for the sick, poor and criminal, primarily housed on Reservation 13; a city dump at the intersection of Benning Road and Cool Spring Road; a slaughterhouse and the Washington brick works at the intersection of H Street, Bladensburg and Benning Road; and cemeteries, including Graceland across Bladensburg Road from the brickworks. Still, there were incremental improvements to the infrastructure which property owners and investors would eventually take advantage of (*Image 2*).

The first of these improvements were transportation-related. In 1870, the Columbia Railway Company was chartered to run a streetcar line from downtown to Mount Vernon Square, then east along H Street across North Capitol Street to 15th Street NE. At 15th Street, the line turned south where it immediately terminated at the Columbia Railway barn and depot, built by the company on the east side of 15th Street. At its terminus, this horse-drawn streetcar line connected with the toll gate of the Columbia Turnpike, a toll road which continued over Bennings Bridge, across the Anacostia River and into Maryland. An electric interurban train line to Annapolis later followed the old toll road alignment. The streetcar and rail line encouraged commercial and residential development in the area.

Rosedale and Isherwood Subdivision

In 1876, a few years after the Columbia Railway Company established the streetcar line, William H. Clagett, Secretary of the railway company, along with several other individuals, platted the adjacent Cool Spring property as a residential subdivision called Rosedale and Isherwood. This development followed a trend of residential subdivisions established by investors in the city’s railway companies.

The Rosedale and Isherwood subdivision extended from 15th Street on the east to 21st Street on the west and from C Street on the south to Benning Road on the north. The subdivision was divided into 32 parcels, 24 of which were blocks numbered 1 through 24 that were further divided into streets and alleys, with urban-sized residential building lots. The remaining parcels, retained by William H. Clagett and others⁵ were large, undivided lots at the north end of the subdivision that would be re-subdivided in 1882 into blocks numbered 25 through 30. At the time of subdivision, the area included the Columbia Railway Streetcar barn and depot on 15th Street, and the late-eighteenth-century Isherwood house at 15th and D Streets. The 1887 Hopkins atlas depicts a frame dwelling located in Block 27 of the subdivision, between present-day 16th and 17th Streets north of Rosedale Street, that may or may not have existed at the time of subdivision a decade earlier⁶ (*Image 3*).

Development within Rosedale and Isherwood proceeded slowly, limited in its first decade to commercial and semi-industrial uses that included a commercial greenhouse complex, an ice

⁵ There were several other persons who signed the subdivision plat, but no research has been conducted on them. See Subdivision Books GS 12 and GS 13, D.C. Officer of the Surveyor.

⁶ The 1887 Hopkins plat does not show the brick Isherwood house that is known to have stood on the site at 15th and D Streets NE until 1912.

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manufacturing plant, and streetcar-related buildings. By 1880, Irish immigrant and florist Robert Bowdler had established greenhouses next to his residence on the south side of Benning Road in Block 26 between 17th and 18th Streets where he lived with his wife and small children. Bowdler had come to the city in 1865, and raised flowers and evergreens on the Benning Road site from the 1880s until his death in 1923, selling them at his stall in Center Market.⁷

In 1890, the Hygienic Ice Company erected a sizeable ice plant on Block 7-1/2 of the subdivision, bounded by present-day 15th, 16th, Isherwood and F Streets, north of the historic Isherwood mansion site and occupied today by the Azeze Bates apartment complex. The site was selected for the springs which produced a “vast outflow of pure and phenomenally cold water” for which the old Cool Spring Tract had been named. The company built a series of buildings that would endure on the site for decades manufacturing an “abundant supply” of “clear and absolutely pure ice.”⁸ As one of six ice operations in the city during the 1890s, the Hygienic Ice Company actively advertised its blocks of ice claiming that they “last longer than any other” no matter their size.⁹ The company’s ads not only touted the better quality and less expensive nature of its ice compared to others, but noted of its drivers: “You will find the wagon drivers courteous.” One such ice wagon driver, Frank Mitchell, was an early resident of the new subdivision. He lived at 602 16th Street NE, one block away from his place of employment. Other early residents of the emerging subdivision, such as Camdon Stotler, an oilman at the ice plant also found employment with the ice company.

In the early 1890s, the Columbia Railway Company, which had been operating its horse-drawn streetcars along its H Street line for two decades, was gearing up for new modes of propulsion--first cable (1895-1899) then electric (1899-1941). To accommodate the cable technology, the company built a massive and architecturally striking brick car barn and powerhouse at the end of its line in the 1500 block of Benning Road (*Image 4*). The imposing car barn, readily identified from afar by a steep hipped roof with corner towers, hipped dormers, and a central tower marking the main streetcar entry to the building, offered a more accessible entrance to the streetcars from the main tracks along Benning Road. The barn provided storage for the new streetcars that replaced 44 horsecars and 180 horses. In 1941, when the line was abandoned for buses, the Benning Road car barn was significantly altered for repurposing as a bus garage. Three decades later, it was demolished and is now the site of the Pentacle Group housing complex.

In the decade after its platting, a sizeable collection of dwellings stood in the subdivision, clustered on the blocks adjacent to the Columbia Railway Company depot on 15th Street. Pairs of two-story, two-bay frame dwellings were built on the north and south sides of the 1500 block of Gales Street, just as several others were built around the intersection of 16th and Gales Street

⁷ During the 1890s, Bowdler regularly advertised in the *Evening Star* the sale of his cut flowers, evergreens and roses at his Center Market stall. He was also chairman of the committee on sanitation of the East End Suburban Citizens’ Association. See the *Evening Star*, November 3, 1906; and for his obituary and settlement of his estate, see the *Evening Star*, December 20, 1926, and March 6, 1927.

⁸ “A New Enterprise,” *The Evening Star*, January 18, 1890.

⁹ “Have You Seen a Cake of Hygienic Ice?” (advertisement), *The Evening Star*, May 9, 1892

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(1608-1610 Gales Street and 703-705 16th Street NE) (*Image 5*), Others, constructed a few years later west of 15th Street, beyond the bounds of the subdivision and within the city and its fire limits, were of brick. Residential development spread to either side of 15th Street, filling in the 1600 blocks of Gales and Kramer Streets NE and the block along 16th Street, south of Benning Road.

Further east, beyond the open land of Bowdler's greenhouse complex, builders constructed rows of dwellings along 19th Street; along 20th Street and Gales Street; and along the 2000 block of Seaton Street NE (now Rosedale Street). An 1893 ad posted by B.H. Warner advertised the sale of "several small houses in Rosedale and Isherwood" with prices ranging from \$950 to \$1,100 that could be paid in "small cash payments and monthly installments." Many of these frame dwellings still line the narrow streets of the 19th-century subdivision of Rosedale and Isherwood, distinguishing the neighborhood from those wider and adjacent streets filled with brick rowhouses that make up the streets of the city's L'Enfant Plan.

The first residents in this still-remote eastern end of the city attracted an exclusively working-class population. Census records reveal that these early residents held both skilled and unskilled jobs, many associated with local industries, including the ice plant, the railway company, Bowdler's nursery, the nearby slaughterhouse, and other agri-business concerns. The bridge tender for Benning Road Bridge for instance, lived at 2237 Benning Road, just steps from his place of work, while one of his sons, a day laborer and gardener, may have found employment at the adjacent greenhouses of Robert Bowdler. The local slaughterhouse operation across Benning Road likely attracted several of butchers to the emerging neighborhood, at least two of whom had recently immigrated to America. In 1900, Thomas Elah, a 38-year-old German butcher who had come to America in 1881, lived at 700 19th Street NE with his wife and children, where he owned the house, mortgage-free. Irish immigrant and butcher Daniel Dore lived nearby at 645 20th Street NE. Dore came to D.C. from Ireland in 1878 with his parents at the age of ten and four years later was working as an apprentice for a butcher. In 1900, Dore, then 33, lived at the house on 20th Street in Rosedale-Isherwood which he rented with his wife, five children and a border—a 60-year old Irish widow. Others, such as J.E. Kennedy, a foreman in a planing mill, who lived at 1522 Gales Street in 1900 with his wife, children, and his widowed father, a wheelwright, probably worked in the agricultural/industrial concerns north of Benning Road.

Largely, though, it was the booming building industry throughout the city that provided employment for the vast majority of the early residents of Rosedale-Isherwood. A number of these tradespersons in stone masonry, house-painting, window-cleaning, tile-setting, roofing, brick laying, stone cutting, and plastering lived next door to and across from each other throughout the subdivision. Fred Heidenreich, a 47-year-old German stone cutter lived at 1501 Gales; Samuel Boyce, a brick layer lived at 1511 Gales with his family, and William Newmann, a 44-year-old plasterer lived at 1517 Gales Street. Another couple who were not employed in the industry nonetheless housed three borders in their Gales Street home, including a house painter and two carpenters. In addition to those associated with the growing city, there were chauffeurs, track walkers, night watchmen, elevator operators, bakers, and grocery store managers, hostlers, butchers, engine helpers and more. These early residents generally rented, rather than owned their houses, though there were plenty who did own their houses. There is some evidence of

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upward mobility and more solid financial security. For instance, William H. Miller, a stone cutter who headed the household at 700 16th Street NE, had a 24-year son who was listed in the 1900 Census as a government clerk. Perhaps due to contributions from his son's government income, Miller owned the still-standing corner dwelling, somewhat larger and more ornate than the other houses in the surrounding blocks. One house, headed by Brad Usilten, a bread wagon driver at 710 16th Street NE had a live-in servant. The servant, Mary Roberts, a 54-year-old widow may have helped the Usiltens with their four children aged 3 months to four years old. Of particular note is a Mr. Hawkins, a black wagon driver who lived at 1824 Gales Street with his wife and six children. The eldest of his daughters was a D.C. public school teacher.

The Rosedale-Isherwood community consisted largely of families, including couples, their children, and extended family members such as parents, or sisters and in-laws. In many cases one or more boarders shared these modest living quarters. The early residents were mixed race, though white residents outnumbered African Americans, and most appear to have been DC, Virginia and Maryland-born, but many were from elsewhere, including foreign-born immigrants.

Although the early residents of Rosedale and Isherwood were in the majority white, individual African American residents can be found throughout the subdivision, such as the Hawkins family and their neighbors, the Burnetts, on Gales Street. Several African Americans lived along Benning Road, including the bridge tender, while a clustering of African Americans lived along the 700 block of 19th Street, sharing the block with white residents. German-born, white butcher Thomas Elah headed the block at 700 19th Street, while African Americans occupied the group of houses from 702 to 722 and the house at 728 19th Street, and whites lived in those numbered 730 to 746. Over time, this block as well as the adjacent blocks at the intersection of 20th and Gales Street would become exclusively black-occupied.

During the mid-1890s as the Columbia Railway Company transitioned from horse cars to cable cars and then to electric cars along H Street, development in the Rosedale-Isherwood subdivision intensified. Advances in streetcar service during the 1890s corresponded with other infrastructure improvements in the area, such as water pipes and street grading. During the 1890s, Benning Road was paved with an experimental and successful combination of granite blocks and asphalt. This paving hugely enhanced travel along the road that had previously suffered from muddy and sometimes impassable conditions that contributed to accidents along the road, including the regular death of horses.¹⁰ Rosedale and Isherwood garnered some attention from the city, in the form of street and sidewalk paving, granite curbs, and sewers within the subdivision proper.¹¹ Builders responded to these improvements by constructing several blocks of residences, frame and brick.

As new houses were constructed and residents continued to move in, the area west of 18th Street coalesced as an almost exclusively white, working-class neighborhood that would remain so

¹⁰ "A Substantial Roadway Thoroughfare Known as Benning Road Rebuilt from City Limits to Eastern Branch," *The Evening Star*, December 8, 1899.

¹¹ See, "Orders for Work: Sewers and Sidewalks Listed and Proposals Accepted," *The Evening Star*, November 16, 1897; "New Granite Curbs," *The Evening Star*, November 25, 1901.

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until the 1940s, garnering its own whites-only institutions and facilities, such as public schools, a playground and library. After 1900, however, there was a perceptible shift in the racial make-up of the area east of 18th Street. For instance, in 1900, the two blocks forming the intersection of 20th and Gales Street were occupied by white residents. By 1920, African Americans had moved into several of the dwellings, and by 1930, both streets had fully transitioned with African Americans occupying both blocks almost in their entirety.¹² A similar trend occurred in the 700 block of 19th Street NE in the block just south of Benning Road. In 1900, the street was mixed-race, but by 1930, only one white resident—a 71-year-old white tinner, George M. Jett remained in his house at 734 19th Street which he owned and occupied with his wife and stepson (*Image 6*).

New dwellings in Rosedale-Isherwood, built in the mid-1920s and later, east of 18th Street and north of E Street would be exclusively African American-occupied from the outset. For instance, the residents in the 1900 block of Gales Street, 1900 block of Rosedale Street, and the 2000 block Clagett Place were occupied by African Americans upon their completion in the 1920s. Like the residents who lived there in the previous decades, the new residents were primarily skilled and unskilled workers who either rented or owned their houses. Unlike the 19th-century frame houses that were valued at around \$1,000, these new houses cost closer to \$7,000 reflecting not just inflation, but the more substantive quality of construction. In 1966, the homeowners on Clagett Place, Gales Street and 20th Street, cited this quality of construction when they petitioned the Board of Education to reconsider its plans to construct a new Blow-Pierce School on the site of their houses. Many of the petitioners also noted that their “good” and “solid” houses had been their homes for decades and they had no desire to leave.¹³

One notable exception to this racial demographic existed along Benning Road. Although the 1800 block saw its first African-American residents in the 1920s, the majority of the road’s residents were white into the 1940s, many of them immigrants who operated commercial establishments along the route.

Despite this growing population of African-American residents in the eastern end of Rosedale and Isherwood, the neighborhood’s public facilities served only the white residents. In 1902, the first school in the neighborhood, Webb Elementary at 15th and Rosedale Streets was a whites-only school.¹⁴ Four years later, the Henry T. Blow School was constructed at 19th and Gales Streets, and it, too, accommodated only white pupils. As this eastern half of Rosedale and Isherwood transitioned into a predominantly black community in the late 1920s and 1930s, Blow School remained whites-only until 1947 when it was transferred into the black school district.

¹² In 1940, two of these houses had transitioned from black-occupied to white: 2009 Gales Street was occupied by an English immigrant, and 653 20th Street NE was the dwelling of a white, Polish grocer.

¹³ District of Columbia Board of Education Meeting Minutes, May 18, 1966. The meeting minutes include a petition of homeowners of Clagett Place requesting that the Board reconsider its present plans to construct a new elementary school on the site. The petition notes that the site contains “well-kept homes of people who have lived there for as long as 30 years and who have taken pride in their dwellings as well as the neighborhood.”

¹⁴ In 1898, the site at 15th and Rosedale Streets was selected for a new school. In 1899 the site was surveyed, and in 1900, after a failed first bid on construction, the school was under construction to the designs of architect Glenn Brown. Named after William B. Webb, the eight-room school opened to white pupils in 1902.

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Similarly, the 1906 Rosedale Station Library was only available to white residents. Rosedale Playground, established by 1913 on the square bounded by 17th, 18th, Eames, and Gales Streets, was also only open to the neighborhood's white children. By the 1920s, it contained a coveted swimming pool, which would become a battleground in the fight for integration of the city's recreational facilities in the 1940s.

Only the area churches, established by and for African Americans in the early twentieth century, accommodated the neighborhood's black residents. The first of these, Mount Pisgah Baptist, was organized in 1906 in a private home still standing at 718 19th Street NE. In 1910, Mount Pisgah built a church building at 1829 Gales Street, across from its current building at 1818 Gales Street NE, built ca. 2017, that still serves the community. As the African American community expanded in the early 20th century, several other congregations established churches in the area, including Pilgrim AME Church (established in area in 1926), Saint Benedict the Moor Catholic Church (established in area in 1946), Peace Baptist Church (established in area in 1949), and Mt. Moriah Baptist Church (established in area in 1958). While all of these churches have continued to serve the community since they were established in the area, most of the church buildings date from the mid-20th century or later and are not included within the historic district boundaries. St. Benedict the Moor Church, constructed at 320 21st Street NE in 1946 along with a later school building, is the only religious institution within the boundaries of the historic district.

East Side Park

Into the twentieth century, the residential growth of Rosedale and Isherwood remained slow and generally clustered toward the western end near the terminus of the streetcar line. The land north and east of the subdivision remained undeveloped territory. In 1907, a group of out-of-town investors purchased a tract north of Benning Road opposite Rosedale and platted a residential subdivision called East Side Park.¹⁵ Despite the "excellent electric car service" noted in a sales ad for lots, East Side Park did not materialize beyond that plat for two more decades. Distance from downtown and lagging infrastructure discouraged buyers, but the largest deterrent was the insanitary condition of the Anacostia River.

The Anacostia Flats

The Anacostia River, navigable to ocean-going vessels in the eighteenth century, remained an important waterway throughout the nineteenth century. But runoff associated with construction in the city and deforestation and agricultural use upriver transformed the Anacostia's shore into marshy wetlands of dense grasses and accumulated waste¹⁶ (*Image 7*). Extensive marsh was increasingly polluted by sewer lines dumping raw sewage into the river. The Anacostia flats became mosquito breeding grounds that contributed to high rates of malaria and other diseases. Congress began to address the unsightly, unnavigable, and unhygienic conditions of the river, with an 1890 authorization of a plan for the river's reclamation. In 1896, the Eastern Washington Citizens' Association's Special Committee, tasked with planning the reclamation project

¹⁵ "Will Open New Suburb, One Hundred East Side Park Lots on Benning Street to be Sold," *The Washington Post*, April 19, 1908; and "East Side Park," advertisement, *The Evening Star*, April 25, 1908.

¹⁶ Langston Golf Course Cultural Landscape Inventory (CLI), National Capital Parks-East, 2017, p.29

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reported its vision of “less unsanitary conditions, more wharfage, and deepening and widening of a navigable stream” by dredging and filling. According to the same report, the flats’ reclamation had the potential to increase development and add more than 1,000 acres of public land, “now useless, offensive, and deadly.”¹⁷ In 1898, Congress mandated the dredging of the river and the piling of the spoils on adjacent flats. The plan did not explicitly call for the creation of a park, but the 1901 McMillan Plan recommended creating a lake and recreational facilities to render the area desirable for development.

These plans evolved over time, took decades to realize, and were accomplished in phases, identified as Sections A-G, from south to north. In 1902, the U.S. Army Corps of Engineers focused its initial reclamation efforts on Section A, the lower six miles beginning at the river’s confluence with the Potomac River and extending to the Navy Yard. The project would culminate in 1939 with the completion of Section G and Langston Golf Course north of the Benning Road bridge. By 1914, after years of lobbying, local residents and citizens’ associations were successful in shifting the objective of the reclamation of the flats from private development to public recreational use. In 1918, Anacostia Park was officially established, along both banks of the Anacostia River from the Navy Yard to the District line.¹⁸

Guided by this vision, the Corps of Engineers had, by 1927, filled the flats about halfway, making progress on an extensive park with its half-mile-long lake. Kingman Lake—named for Corps Commander Brigadier General Dan Christie Kingman—consisted of an extensive basin along the western bank of the river, beginning upstream and ending downstream of the Benning Road bridge and bounded on the east by Kingman Island. In preparation for the reclamation of the flats around Bennings bridge, the city dump at Benning and Cool Spring Roads was relocated to a site further north, and Cool Spring, later to become Oklahoma Avenue, was widened and straightened.¹⁹

The reclamation of the river flats and the establishment of Anacostia Park corresponded with the continued extension of public infrastructure into the eastern end of the city and the improvement of facilities on Reservation 13. Combined, these improvements cleared the way for speculative development during a period of major population growth in the city’s history. A post-World War I population boom produced a high demand for housing, especially moderately priced housing for an expanding government workforce. A resultant construction boom slowed after 1925 in west Washington, but development continued to march steadily eastward.

Expanding Development in Rosedale and Isherwood, East Side Park and Beyond

With the reclamation of the Anacostia flats, speculative builders, big and small, staked out the northeast quadrant of the city to build block-long rows of attached, brick dwellings.²⁰ New

¹⁷ Langston Golf Course CLI, p. 30.

¹⁸ Langston Golf Course CLI, p. 33.

¹⁹ “Notice to Widen Cool Spring Road between 21st and Benning Road,” *The Evening Star*, July 9, 1927.

²⁰ Building permits and maps indicate that Rosedale and Isherwood suffered a building hiatus between 1910 and 1925. Previously slow to develop, new construction there essentially came to a halt in the 1910s, before resuming after 1925.

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houses were erected in the previously subdivided East Side Park and in the many still-open squares in Rosedale and Isherwood beginning in 1925. Upon completion of these rows, developers would sell or rent the houses to speculators or occupants. The houses in East Side Park—two-story, three-bay, porch-fronted dwellings—attracted an exclusively white buyer or renter that was due, in part, to racial restrictions in the deeds. In 1925, C.H. Small & Co. one of the first developers of dwellings in the 700 block of 19th Street, restricted the sale or rental of its property to any persons of color. C. F. Mills, builder of the houses next to and across from Small’s followed suit in 1927. As other blocks were built out, a solidly white, middle-class demographic emerged, with or without formal racial restrictions in place. In 1940, as the broader area had become largely African American, the streets of East Side Park persisted as a whites-only enclave.²¹ Its residents, most of whom owned their houses, held skilled, blue-collar and white-collar jobs. Nurses, teachers, mechanics, cab drivers, machinists and other workers headed East Side Park households. Often, these households consisted of extended families and lodgers.

The houses of Rosedale and Isherwood built in the mid-1920s were constructed of brick, rather than in frame, in accordance with updated building codes, but they still followed the two-story, two-bay model of their nineteenth-century predecessors. As before, these modest houses attracted a working-class resident, both black and white. However, despite the mixed-race nature of the Rosedale-Isherwood neighborhood overall, it was becoming increasingly segregated, with the streets west of 18th Street remaining home to white residents, and those east of 18th Street becoming predominantly African American after 1920. The rows along 20th and Gales Street, built in the late nineteenth century, transitioned from white to black between 1900 and 1930, while the new residences east of 18th Street were occupied by African Americans upon completion. Several groups of dwellings, including 1901-1927 Gales Street (built 1926-1928); 1900-1926 Rosedale Street (built 1927); and the now-demolished 2000 block of Claggett Street (built 1926) within Rosedale- Isherwood further illustrate this trend, as all of them were occupied by African Americans shortly after construction. Before their foray into building in Rosedale and Isherwood, the developers of these rowhouses—the Hall-Johnson Construction Company, the Biggs-Johnson Construction Company, Paul A. Davis and the Continental Engineering Company—appear to have been largely engaged in developing streets in the emerging suburbs of northwest. During the 1920s and early 1930s, Hall-Johnson regularly advertised “quality homes” in Chevy Chase and “Ye Olde English Homes, Unique and Distinctive” in Tenleytown and Friendship Heights. In July 1927, the company advertised a row of 25 houses in Rosedale and Isherwood for rent without reference to race, but four months later offered them as “Houses for Colored.”²²

Establishment of Kingman Park

With the reclamation of the Anacostia flats nearing completion, the development of the formerly marshy land east of the Rosedale and Isherwood subdivision became viable for real estate development. In 1927, Leslie E.F. Prince platted the first subdivision in the area between 23rd

²¹ United States Census, 1930 and 1940.

²² “Houses for Colored,” *The Evening Star*, November 4, 1928.

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Place and 24th Street south of Benning Road. Developer Charles D. Sager likely witnessed the new building activity in East Side Park and in Rosedale-Isherwood and wanted in on the real estate opportunity. Sager started with the purchase of lots in Prince's subdivision, platted in October 1927, and in December of that year, he obtained permits for a row of ten single-family brick residences along the 500 block of the newly laid 24th Street (549-567 24th).²³

Upon completion of the project at the end of March 1928, Sager began advertising the houses for sale, dubbing the soon-to-be neighborhood Kingman Park after the nearby Kingman Lake around which the "Government is about to develop a beautiful park, insuring ideal home surroundings and increased values."²⁴ Sager, a developer who up until that point had been building houses city-wide that became home to primarily middle-class white residents, may have intended to attract a similar demographic to his Kingman Park neighborhood, just as builders sought to do in East Side Park. For several weeks, Sager advertised his new houses in the *Evening Star*, extolling not only the proximity to the "extensive Government park," but the quality construction of his houses with their front and (double) rear porches, hardwood floors, hot water, and deep alley lots. The houses were offered for sale ("Why Rent a Home?") for under \$6,000 with the assurance that more than 100 would be completed.²⁵ After a couple of weeks of advertising, Sager was either disappointed by the initial level of interest, or he simply recognized a more promising alternative market and shifted his sales' tactics, advertising the same houses for "Colored" buyers.²⁶

For the next thirteen years until his unexpected death by accident in 1941, Sager would focus his attention on building rows of single-family dwellings in Kingman Park which he targeted exclusively to African Americans.²⁷ Sager's ads that identified "Kingman Park Development for Colored," offered the houses for the same prices and the same "easy" terms" as when marketed to whites. City-wide, African American purchasers were regularly paying significantly higher prices for houses than whites, making Sager's Kingman Park more than attractive.²⁸

²³ See D.C. Permit to Build #4842, December 9, 1927.

²⁴ "Kingman Park," advertisement, *The Evening Star*, March 27, 1928.

²⁵ "Kingman Park Development," advertisement, *The Evening Star*, April 14, 1928.

²⁶ "Kingman Park Development for Colored," *The Evening Star*, April 22, 1928.

²⁷ Described in 1923 as a "pioneer real estate man," Charles Sager had been engaged in real estate since the early 1900s. He started as a salesman for Shannon & Luchs Company, and then he and William S. Phillips, another Shannon & Luchs salesman, established their own real estate firm of Phillips & Sager. After the firm dissolved, Sager continued in business on his own. Sager developed single-family dwellings, apartment buildings and office buildings during the boom years of the 1920s in neighborhoods throughout the city. Until Kingman Park, Sager was not responsible for the wholesale development of any single neighborhood. However, he had recently completed a collection of houses in today's Cathedral Heights neighborhood, on Bellevue Terrace, Cathedral Avenue and Garfield Street. These houses, both single-family dwellings and duplexes were designed by George T. Santmyers and included his own house at 3839 Garfield Street. Sager died in 1941 when a tractor he was driving on his Upper Marlboro farm overturned and crushed him. See, "Sager in Fine New Four-Story Home, Pioneer Real Estate Man Buys Fourteenth Street Building and Moves Offices," *The Washington Post*, March 4, 1923 and "Charles D. Sager Dies After Tractor Mishap on Maryland Farm," *The Evening Star*, September 28, 1941.

²⁸ Raphael Urciolo, a real estate agent who regularly sought to sell white properties to blacks and fought the city's use of racial covenants, admitted that apart from his philosophical objection to restrictive covenants, he also liked selling to black buyers because they paid 30 percent to 40 percent more for their homes. See *Chocolate City*, p. 295.

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Sager found a ready market among black residents. Just three months after offering the first houses, he had already built and sold forty more.²⁹ He soon expanded upon his plan with the wholesale subdivision and development of adjacent streets, ultimately erecting hundreds of solid, two-story brick rowhouses representative of those that were being built in other emerging “in-town suburbs.”³⁰ Principally designed by the prolific architect George T. Santmyers, the dwellings in Sager’s Kingman Park followed an attached urban rowhouse form, but they were set back on their lots with full-width front porches, and a front lawn defined by retaining walls that gave them a “suburban” feel. They featured two-story rear porches that faced deep lots and alleyways. The rows incorporate a variety of early twentieth-century stylistic elements, including Colonial, Tudor and Craftsman-inspired ones (*Image 8*).

The Kingman Park development offered black workers with steady but modest incomes the opportunity to buy their own homes at a time when other areas of the city were closed to them through racial covenants, redlining and steering. In an era of codified racism, developers regularly placed racial restrictions in the deeds of their new developments, ensuring buyers that their neighborhoods would remain white, and their investments putatively secure. Covenants could also be added retroactively by the petition by a majority of neighbors. These restrictions created an artificial scarcity of housing available to African Americans, and drove up rents and purchase prices, a situation exacerbated by the lack of financing provided to black buyers.

In this context, Kingman Park was extremely attractive to African Americans as it provided them new and quality housing for purchase and an opportunity to create a community. Charles Sager immersed himself in his Kingman Park development, building houses in the area between 21st Street, 25th Place, D Street and Benning Road in the period between 1928 and 1938. He rigorously pursued a stable, middle-class, African-American market, announcing “restrictions” of his own: “the sale of homes in this community is restricted to colored citizens of the better class, and every effort is put forth to maintain most desirable neighborhood conditions. Home ownership and good citizenship, with ideal social surroundings, are enjoyed by all who live in Kingman Park.”³¹ Sager pitched a sales brochure, *Kingman Park: A model community with modern brick homes for colored citizens* that offered homes “such as families accustomed to the better things in life have looked for, but have never found.”³² “Kingman Park Homes are being purchased by Colored Families that have been too discriminating to accept merely a house. Their ambition has been to own a home worthy of the name ‘Home’”³³ (*Image 9*).

In general, the residents in Sager’s subdivisions represented a more established and financially secure African American population than was already living in the older houses of Rosedale-

²⁹ “Forty Homes Purchased From Charles D. Sager, Firm Reports Active Demand for Properties in its New Kingman Park,” *The Washington Post*, July 15, 1928.

³⁰ “750 Homes Planned For Kingman Park, C.D. Sager Acquires More Land for Colored Development,” *The Washington Post*, February 15, 1931.

³¹ “Kingman Park, the ‘In-town Suburb’ for Colored,” *The Evening Star*, July 19, 1930.

³² *The Evening Star*, August 4, 1936.

³³ *The Evening Star*, September 6, 1931.

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Isherwood. A fair share of the heads of household in Kingman Park still held unskilled jobs often simply listed as “laborer” in the census, but skilled workers and middle-class professionals predominated, along with a smattering of professionals. Middle-class occupations included government workers such as messengers and clerks in various federal offices, chauffeurs, porters, teachers, mail carriers, merchants, waiters, store clerks, and business proprietors. One business owner who moved to Kingman Park by 1930, Charles Plummer, owned a billiards hall at 7th and S Streets NW, and another Henry Simms owned a restaurant on 4th Street, NW. Early professionals in the emerging Kingman Park neighborhood included a physician, a chiropractor, an engineer with the building department, a clergyman, and their respective families.

As African Americans filled the houses in Kingman Park, other developers capitalized on Sager’s real estate success. On 25th Place and Oklahoma Avenue and D Street, developers and builders with no known connection to Sager erected rows of brick residences which they then sold to African Americans. This intact collection of houses between 21st Street and Oklahoma Avenue, south of Benning Road, soon became the stable nucleus of the African-American neighborhood of Kingman Park.

With the success of Kingman Park, developers, including Charles Sager purchased undeveloped lots of land in the eastern end of the nineteenth-century subdivision of Rosedale-Isherwood, and built rows of dwellings along its narrow streets. These new houses similarly attracted African American residents, cementing its transition from white to black-occupied. By 1940, the area between 18th Street and Oklahoma Avenue, north of D and E streets had become occupied almost exclusively by African Americans (*Figure 10*).

A Community Grows

By 1919, early residents of Kingman Park formed a neighborhood organization called the Kingman Park Civic Association (KPCA). While the East Washington Citizens Association advocated for the “interests of residents living east of the U.S. Capitol,” the Kingman Park Civic Association (KPCA) was formed to address the educational, economic and public safety concerns of the narrower geographic area between 15th Street and the Anacostia River, and C Street and Benning Road including the new neighborhood of Kingman Park.³⁴ Like other emerging civic associations city-wide, KPCA focused specifically on the needs of the area’s African-American residents. Within its first decades of existence, the association built an active membership, published a monthly newsletter with a circulation of more than 1,500 readers, advocated for street improvements, established a cooperative grocery and, most notably, and in conjunction with other groups and individuals, pushed for the construction of much needed educational facilities in Kingman Park. In 1956, when the civic group was highlighted in an article in the *Evening Star*, the association counted 400 members and met at Spingarn High School, a facility it fought to have built for twenty years.

³⁴ “Civic Group Spearheads Kingman Park Progress,” *The Evening Star*, April 11, 1956.

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Benning Road Business

The character of Benning Road was principally determined by the street's function as a major artery connecting Washington and Prince George's County, a role it had played since the 1805 construction of the second trans-Anacostia bridge. At the turn of the twentieth century, the route on the outskirts of the federal city was still thinly developed. East of 19th Street, a sprinkling of detached houses and more numerous barns, sheds and greenhouses dwindled into marsh. Exurban uses could still be found even near the western end of the road, including in the 1700 block of Benning where the greenhouses of Irish florist Robert Bowdler stood, and in the 1600 block where the ring of a blacksmith's hammer could still be heard. The predominantly African-American Graceland Cemetery still lay within the angle formed with Bladensburg Road, although most of the remains had been disinterred and the property put up for sale.

The most prominent landmark, however, was the Columbia Railway Company's new streetcar barn on the south side of the 1500 block, built in 1895 to replace an older facility down 15th Street. The arrival of this terminus spurred additional development at the transportation break, but less so to the east. The intersection of Maryland Avenue with H and 15th Streets and Bladensburg Road saw considerable commercial construction after the Washington Railway and Electric Company (WRECo) bought Graceland Cemetery and built an electric powerhouse, car house, maintenance shop, storehouse, and storage yard. Already an important crossroads, the spot became a transfer point for the Washington, Baltimore and Annapolis Electric Railway, soon acquired by WRECo, and whose tracks led east out Benning Road. The line to Annapolis was an interurban—not suited to hop-on-hop-off use—so it was increased automobile ownership that promoted a construction boom in Kingman Park in the second half of the 1920s. Rural uses were sometimes supplanted by industrial ones, including the rail facilities. The corridor was home to the H.L. Ryan lumber yard from the 1910s through the 1930s, Cora Rosewag's coal yard during the 1930s, 1940s and 1950s, and a couple of fuel-oil suppliers.

Neighborhood commercial uses were disproportionately related to the automobile—sales, repair, fueling, washing, and even bus rental—and to other commercial services convenient to commuters traversing Benning Road. Gas stations appeared in almost every block of Benning west of the river: Esso, Tydol, Sunoco, Amoco, etc. These were separated by homes, of course, and by hand laundries and tailors (and later, dry cleaners), delicatessens, pharmacies, shoe-repair shops, liquor stores, and a frozen-custard stand. Geared more to local patronage were numerous small groceries, laundromats, barbershops and a billiard parlor. In addition to a miniature-golf course at the corner of 22nd Street (prefiguring the racially integrated full-size Langston Golf Course down the street), Charles Sager, developer of the core of Kingman Park, erected a two-story commercial building at 2033 Benning Road to serve his subdivision, attracting Joseph Silverman's grocery from a block west. Silverman's little shop evolved into a liquor store as supermarkets conquered food retail, and the business is still known as Silverman's Liquors today.

Silverman's was merely the longest-tenured Jewish-owned business on the corridor. Benning Road commercial properties attracted a number of Eastern European Jews, including Ukrainian tailor Nathan Tash, Polish tailor Samuel Freedman, Romanian baker Irving Honikman, Polish grocers Morris Kaplan and Leo G. Brody, and Russian grocers Nathan Rassin, Sol Aronoff and

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Sol Gass. Like Joseph Silverman, grocers Simon Chaikin, Morris Lebow and Irving Greenberg were second generation, but they, too, were newcomers to Washington, like most business owners on the corridor. Cobblers Domenic Rastelli and Stanley Petrone were sons of Italy, while Francesca Zolli, wife of Philadelphia-born grocer Frank Fusco, was born in Puglia. Robert Bowdler, founder of a florist dynasty, was a native of Dublin. Paul Cheung and Sun Hee Lee, each a proprietor of a hand laundry, were among the few Asians on Benning during the mid-twentieth century, but a Chinese restaurant opened in the 1500 block by 1947, and another in the 1600 block before 1969.

White-owned businesses predominated for the first half of the twentieth century, but African-American entrepreneurs increasingly acquired their own businesses from the mid-1930s, accelerating in the 1950s. The south side of the 1800 block of Benning Road was the first to desegregate, and it was there that one of the earliest black businesses originated. A couple of Jewish-owned groceries had occupied 1801 Benning after its 1911 construction, but in the early 1930s Eugene Thomas opened a short-lived lunch restaurant there. It was replaced in 1935 by Mrs. Loretta M. Jones's beauty salon, which has carried on, through several owners and under various names, until the present day. Beauty shops were one path for woman entrepreneurs. None was nearly as long-lasting as Mrs. Jones's, but they made up for it in number; there were four in the 1900 block of Benning, two on the 2000 block, two on the 2400 block, and two within the Langston Theater shops. Beauty salons and barber shops frequently occupied the little shops appended to the fronts of rowhouses on the corridor.

Barbering had been an honorable and lucrative profession for African-American men since before the Civil War, and barbershops became an informal, male meeting place, like general stores or livery stables of old. The first barbershop in this area, that of Wilbur B. Townsend, disappeared almost immediately in the early 1930s. But the next Kingman Park barber shop to open would prove its most enduring. Baxton Payne first shared 2401 Benning with a small drugstore and a doctor in 1939. A couple years later, he opened his Happy Stop Valet Shop at 2029, offering tonsorial services and clothes cleaning, and he remained through the 1960s. He picked up competition from Matthew Gray's East Side Barbershop in the late 1940s, from James R. Wiggins in the mid-1950s, and from Homer L. Thurston in the late 50s. Most of these shops also survived the 1960s. James Wiggins also took over a carry-out at 2401 Benning about 1963.

Among the earliest black businesses in the area were small professional offices. Adna L. Spencer set up a dental practice at 1800 Benning Road just before World War II. Five years later, Dr. Hugh Brown hung out his shingle at 1923 Benning, followed by Dr. John W. Sebastian, a block east, in 1950, and Dr. Roger G. Thurston, across the street, in the early 50s. Dentist St. Elmo Crawford and physician Robert Crawford were sons of a nurse at Freedman's Hospital and set up offices together at 1922 Benning in the early 1950s. Their business evolved into the Northeast Prescription Center, a pharmacy with delivery citywide, and which competed with the still-older Kingman Park Pharmacy/Kingman Drugs established at 1917 Benning by dentist George Hench Butcher Sr. about 1933 and carried on by his family into the 1970s. Another of the longtime drugstores was Dr. Henry Dodford Dismukes's Langston Pharmacy, at 2401 Benning, in a shop he had once shared with barber Baxton Payne.

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More area residents were blue-collar workers and tradesmen—truck drivers, sheet-metal workers, plumbers—and the Milner family ran an upholstery shop at 2013 Benning. But a different sort of painter initially worked above the beauty shop of his wife, Virginia Harrison, at 2011 Benning. Roland Harrison had an art background which he parlayed into a photography business in the mid-1950s, later known as A B C Color Reproductions. In the late 1960s, however, his shop was subsumed into a neighborhood art institution, the Hammond Cultural Center. Bernice Hammond founded her Northeast Academy of Dance next door (2009) in 1953, expanding the activities and physical presence of her school into an addition in 1962, and then into the Harrisons' former shop.

An appreciation for the fine and applied arts could be found in the contemporaneous photography studio of Theodore Gaffney at 1811 Benning, a building that also became the offices of a dentist and a small publisher. And James M. Dorsey & Sons printers succeeded Rudolph Plummer's charm school in the building at 2419 Benning. Richard A. "Rip" Naylor, a former employee of the Langston Theater, opened a "Langston" music and appliance store a block west of the movie house after the war. It did not last, presumably squeezed by the competition of chain and franchise appliance shops and, in 1952, he converted the place to Rip's Billiard Parlor, a popular hangout for neighborhood sportsmen.

The most notable entertainment spot in Kingman Park was the Langston Theater and shops at 2501-2509 Benning Road (*Image 10*). Opened in 1945, the John Zink-designed motion picture was the last built by Abe Lichtman, whose 29-theater chain served African-American patrons. It was an example of cooperation between the neighborhood's Jewish and black merchants, as Lichtman and subsequent owners the Freedmen family leased the store spaces to African-American businesses such as Loretta Jones's beauty parlor, the Malone dress shop, Milton Chisley's flower shop, the Langston Food Shoppe delicatessen, Aristo Cleaners, and the Langston Barbershop. Unfortunately, this neighborhood landmark and business incubator was razed in the 1970s to make way for a fast-food outlet. Like other neighborhood theaters, the Langston had lost out to the popularity of television, as evidenced by the opening of the (Charles) Parker Radio & TV Service blocks away in the later 1950s.

Although more conspicuous for its absence than most smaller businesses, the Langston Theater is a potent illustration of the loss of early commercial buildings along the corridor. There are several purpose-built stores of the 1910s, 1920s and 1930s sprinkled among the 1800, 1900, 2000 and 2400 blocks of Benning, but these are separated from each other by large gaps and by the intrusion of the early residential and recent commercial construction.

Among the buildings that remain are specimens of the many groceries that were mainly white-owned. African-American-helmed purveyors of food included Gordon's Supermarket, Sarge's Grocery and Ware's Fish Market, the latter two on 20th Street. For a sit-down dinner, one might drop into the Arabian Room nightclub or Garner's Tropicana Lounge. For a quick bite, there was Pete's Ro-Dale Restaurant, Sporty's Delicatessen, Wiggins's sandwich shop, and several other carry-outs. It is said that the Kingman Park Civic Association sponsored its own co-operative grocery at 1916 Benning in 1940, but there seems to be no trace of the store physically or in records, except for a brief newspaper mention. Its building was transformed by a front

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addition and combination with another former rowhouse next door, to accommodate the expanding Gambrell's Cleaners in 1959.

Dry cleaners and self- and hand laundries were among the more common businesses on Benning, the sort of convenience-service retail typical of major traffic arteries. Here, they grew out of a tradition of tailoring found among the first Jewish merchants. By the mid-1950s, there was at least as much money to be had from dry cleaning, and a generation of black tailors took up the trade in the 1950s, including Aaron Moore at 1813 Benning and Obie B. Gambrell right across the Street. Gambrell failed to knock off his competition for years, but outlast them he did, successful enough to combine and expand 1916 and 1918 Benning and to open two other locations before closing in the late 1980s. The guts of his flamboyant sign still hang from the aluminum façade screen.

The sorts of businesses found in Kingman Park were similar to those along the several blocks of Benning Road to the west and east. For most, there is relatively little information available to support evaluations of their individual significance. But their collective significance is to be found in their support of and association with the rowhouse subdivisions developed by Charles Sager and others. Research of the commercial corridor also provides insight into what residents considered Kingman Park's extent to be at mid-century. At the west end of the road, geographically derived business names were more likely to incorporate "Benning," as in Benning Road Auto Sales, Benning Road Auto Parts, Benning Repair City, and Benning Diner. Further east, beginning at the intersection with 18th Street, the "Kingman Park" businesses commenced: Kingman Park Billiard Parlor, Kingman Park Pharmacy, and Kingman Park Market. But "Kingman Park" contended with the more frequent "Langston"-named businesses, which honored the man, the apartment complex, the larger neighborhood around the apartments north of Benning, or all three. Between the late 1930s and late 1960s, the street contained a Langston Confectionery Shop, Langston Delicatessen, Langston Market, the Langston Service Station, Langston Pharmacy, the Langston Music and Appliance Stores, a Langston Self-Laundry, two Langston Barber Shops, Langston Realty Company, the Langston Food Shoppe, and, of course, the Langston Theater and Langston Golf Course.

The Young, Brown, Phelps and Spingarn Educational Campus

From the late nineteenth century until 1932, the African-American children of Rosedale and Isherwood and the early residents of Kingman Park had no neighborhood school. The two neighborhood elementary schools, Webb and Blow, were whites-only, leaving no convenient school for young African-American elementary school pupils to attend. The residents of Rosedale-Isherwood and Kingman Park were not alone in their predicament. A significant increase in the city's population after World War I brought a corresponding increase in school enrollment, putting a major strain on the city's public schools in both the segregated white and African American school systems. The influx of residents to the emerging neighborhoods engendered a need for new schools. In the mid-1920s, to address overcrowding, the D.C. Board

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of Education began implementation of a multi-million-dollar five-year plan for the construction of several schools.³⁵

In 1929, with lobbying by KPCA, the Federation of Civic Associations and others,³⁶ the Board of Education purchased a 42-acre parcel of land on the north side of Benning Road opposite Kingman Park, for the construction of “school buildings and playground sites.”³⁷ The Board’s September 1929 minutes indicate that the land was specifically intended to provide elementary and junior high schools for African-American students.³⁸ Construction of the first school on the site, Young Elementary was delayed by the Great Depression and a lack of funds. New Deal programs brought more workers to the District, however, increasing the burden on the overcrowded schools, and adding pressure on the government to build new ones. Two years after the purchase of the school site, the construction of Charles Young Elementary School finally began in January 1931 and opened in November. It was named for Charles E. Young, one of the first African-American graduates of West Point, a decorated Army officer, and the first black U.S. National Park superintendent.³⁹ In 1942, the Young school, then known as the Young Platoon School was considered one of the city’s top-ranking elementary schools.⁴⁰

In March of that year, a contract was let for a junior high school to honor Hugh M. Browne, a native Washingtonian and prominent African-American educator, minister, and civil rights advocate. Browne Junior High opened in 1932.⁴¹ In May 1934, the Young and Brown schools were joined by the Phelps Trade School for Boys. In the early 1930s, the Federation of Civic Associations began an extensive lobbying campaign for construction of a senior high school on the same school site (*Image 12*). Although it would be two decades in the making, the D.C. Board of Education announced its plans in March 1935 to build the high school on the Benning Road site, claiming its intention to develop “the most extensive Negro educational center in America.”⁴² As completed, the four school buildings, cohesively designed in the Colonial Revival style by the city’s Office of the Municipal Architect are laid out in a staggered fashion along 26th Street NE, across Benning Road from the core of residential Kingman Park and face east to the river overlooking Langston Golf Course.

³⁵ Beauchamp, “Public School Buildings of Washington, D.C., 1862-1960,” NRHP MPD, 2001, E18.

³⁶ The D.C. Board of Education meeting minutes for November 7, 1928 note that “Mr. Sager inquires if it [Blow School] will be colored.” Although no response to this inquiry could be found in subsequent minutes, it can be safely assumed that Sager wanted schools for African Americans near Kingman Park and would likely have been involved in the lobbying effort. Beginning in 1930, Sager highlights Kingman Park’s proximity to the proposed campus. See “Kingman Park, the ‘In-Town Suburb’ for Colored,” *The Evening Star*, July 9, 1930, and “Kingman Park, The ‘In-town Suburb,’ Another Sager Operation,” promotional brochure, no date.

³⁷ D.C. Board of Education, “Second Meeting of the Board of Education” minutes, September 4, 1929.

³⁸ District of Columbia, *Report of the Board of Education, 1929-1930; Report of the Board of Education, 1931-1932*.

³⁹ Young Elementary School Vertical File, Sumner School Museum and Archives.

⁴⁰ “Elementary Faculty Given High Place in Strayer Report,” *Washington Pittsburgh Courier*, January 15, 1942 as quoted in D.C. Landmark Application for Kingman Park Historic District, 2017.

⁴¹ Hugh M. Browne Vertical File, Sumner School Museum & Archives.

⁴² “Proposed School Center Extensive,” *The Evening Star*, March 15, 1935.

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Development of the educational campus boosted African-American interest in the area's real estate. Charles Sager highlighted the schools in his promotional brochure and his many sales ads, touting the "excellent schools" all of which, he claimed, "will be of the most improved design." During the 1930s, house sales in the Kingman Park and adjacent streets continued apace and the rows of houses that were home to working- and middle-class African Americans grew into a community. The campus, which was the only public facility beyond churches that was open to African Americans, became the community meeting and gathering place. Neighborhood children attended the schools and used the facilities and playgrounds after school hours. Residents of Kingman Park and Rosedale-Isherwood had a vested interest in the schools and served as advocates for improvement and quality of education at the campus.

Langston Golf Course

By the late 1920s, it was known that the construction of the approaches to the new Memorial Bridge across the Potomac River would mean the demise of the Lincoln Memorial Golf Course, the only course in the District where African Americans could play. A group of African American golfers formed the Capital City Golf Club in 1927, one of the first such clubs for blacks. The club immediately petitioned the federal government for a replacement course open to African-American golfers and requested one within the new park being created along the Anacostia River. A committee established to study possible locations favored the newly reclaimed area north of Benning Road, known as Section G. The committee considered the site well-suited for the course, because of its proximity to African-American neighborhoods. The effort was bolstered by a 1929 National Capital Park and Planning Commission (NCPPC) recreation plan that proposed the same site to serve as a "colored" neighborhood recreation center with an "Anacostia Water Park." But funds were scarce, and the filling by the Army Corps of Engineers of the muddy, marshy and noisome Anacostia flats, begun in 1902, was still underway. The golfers would have a decade to wait. In the meantime, in 1933, the club changed its name to the Royal Golf Club and in 1937, several wives of members of the club founded the Wake Robin Golf Club, the nation's first organization of black women golfers.

In 1935, NCPPC submitted the golf course project to the Works Progress Administration (WPA), arguing that it was worthy and "adaptable to the use of emergency relief labor." Upon approval, the course would be the largest of six new WPA projects for the District of Columbia, and much of the grading and landscaping was accomplished by Civilian Conservation Corps crews. By June 1937, five holes had been laid out, but when the parkland-style course opened in 1939, it contained only nine of the eighteen holes planned. Over the next sixteen years, the links would be expanded to 18 holes, plus a miniature golf course. Planners had looked at placing holes even on the smaller islands within Kingman Lake. There were also plans to round out the "water park" with a recreation center, swimming pool, tennis courts and stadium, to be located between the golf course and the black public-school campus. The schools would ultimately get their sports facilities—and the golf course its clubhouse—but these plans were never fully realized.

Under construction, the property was referred to as the Benning Road or Kingman golf course. But coinciding with construction of the nearby Public Works Administration-funded Langston Terrace Dwellings, the golf facility was ultimately designated to honor John Mercer Langston, a nineteenth-century American abolitionist, attorney, Freedmen's Bureau inspector general,

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founding dean of Howard University Law School, congressman from Virginia, and U.S. minister to Haiti.

Upon its dedication, Langston was one of only about 20 courses in the nation open to African Americans. The disparity between these and the thousands of whites-only courses was immediately apparent to golfers who had caddied on the latter. Too small to host tournament play, the course was also poorly maintained, it long lacked a proper clubhouse, and there were persistent complaints about the concessionaire who operated the park during its first 35 years. It was only with the desegregation of D.C.'s public golf courses in 1955—following the Supreme Court's landmark school desegregation cases—that Langston and its clubhouse were completed. Among the many African-American golf patrons who have repeatedly visited and played at Langston Golf Course are boxing champion Joe Louis, Hall of Fame baseball player Maury Wills, Washington Senators baseball player, Chuck Hinton, Missouri Congressman Lacy Clay, South Carolina Congressman James Clyburn, Wisconsin Senator Russ Feingold, and members of the rhythm and blues musical group, the renowned "O'Jays." In addition, the course has been played by Althea Gibson, Jim Thorpe, Billy Eckstine, Maury Wills, Bob Hope, Gerald Ford and "every professional African American golfer except for Tiger Woods."

Langston Terrace Dwellings

In the mid-1930s, with the site of a golf course that would be open to African Americans firmly established in the area, and with Kingman Park growing as a stable African-American neighborhood supported by its own schools, the federal government identified an adjacent 85-acre site north of Benning Road to build what became the District's first public housing for African Americans and one of the earliest federally funded housing projects nation-wide for lower-income African American residents. Established in 1933 and funded by the Public Works Administration (PWA), the new project followed the European-influenced public-housing design principles adopted by the PWA, becoming one of the city's most important examples of modern architecture

The 274-unit Langston Terrace Dwellings was designed by Bauhaus-trained, African-American architect Hilyard Robinson. It was architecturally innovative, with two-story duplexes sited around significant open spaces featuring celebratory sculptures and a terra cotta frieze, *The Progress of the Negro Race*, portraying the history of African Americans from slavery to freedom. Begun in 1935, the project was beset by delays due to financing and labor, but upon completion in 1938, it offered African American families who had been especially hard-hit by the Depression, an opportunity to improve their sub-standard living situations and enjoy the benefits of community, modern housing and outdoor space (*Figure 13*).

The desire to live at Langston, described in period accounts as a "planned Utopia" where subsidized rents were available for six dollars per month with utilities was great, making the government's role in selecting its first 274 families out of thousands of applicants a difficult one. Many of the applicants were government employees with regular salaries, or workers who held dependable skilled and unskilled jobs, but still found affordable housing elusive. Statistically, African Americans paid significantly higher rents for housing than whites, as fewer options were available to them. In most cases, the high rents resulted in overcrowded conditions, as families

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shared living quarters with extended family members, or took in boarders to afford their monthly payments. In addition, alley dwellings, which were still home to many working-class African Americans in the early twentieth century were under assault by urban and social reformers seeking to eradicate alley housing leaving displaced residents with few housing options.

Applicants seeking housing at Langston made their claims in writing, often recounting personal and familial circumstances, and repeatedly mentioning onerous rents and cramped quarters. Some applicants wrote at great length while others were more succinct. In a handwritten note, one applicant Alvin Johnson who lived at 744 19th Street NE in Rosedale-Isherwood, simply wrote, “Three rooms kitchenette and bath in Langston Terrace.”⁴³ Six years earlier, Alvin Johnson, then 16, was one of six children sharing a very modest two-story, two-bay frame house with his parents and uncle. The house at 744 19th Street stood until at least July 2014 before it was replaced by the present three-story condominium on the site.

Although limited in capacity, the government-subsidized housing at Langston Terrace was a huge success. So well received was the project that federal officials often used it as a demonstration model for the potential of low-rent housing. The expansive apartment complex coalesced with Kingman Park and Rosedale-Isherwood into a predominantly African-American neighborhood.

The Fight to End Segregation

Browne Junior High School

While Langston Golf Course offered residents of Kingman Park and the broader African-American community access to golf, other recreational facilities, such as Rosedale Playground, were segregated and remained closed to blacks, prompting local residents and civic activists city-wide to take up the fight for the integration of area playgrounds. At the same time, area black schools were over-enrolled and ill-equipped to accommodate the swelling population of Kingman Park and environs, compelling parents to lead the charge for better schools. This involvement would lead directly to the 1954 landmark Supreme Court decision that rendered the segregation of schools in the District of Columbia and nationwide illegal.

Workplace segregation often had the effect of concentrating the best and brightest of the African-American community in the corps of teachers, but the separate-and-unequal schools’ facilities were overwhelmed, and equipment and supplies insufficient. Between 1935 and 1947, the number of students within the Black school system increased by more than 28 percent, while the number of white students dropped by 12 percent. In 1946, white schools spent roughly 27 percent more per student than black schools did. Overcrowding was ubiquitous, but at the segregated Browne Junior High it had reached critical levels. Opened in May 1932, the first junior high school in the “colored” division, the school was built to accommodate 783 students. By late 1941 1,462 students were enrolled. The numbers were due to an influx of new residents

⁴³ Kelly Anne Quinn, *Making Modern Homes: A History of Langston Terrace Dwellings, A New Deal Housing Program in Washington, D.C.*, University of Maryland, Ph.D. dissertation, 2007, p. 22.

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to the city during the Depression and World War II. The Board of Education introduced a “platooning” system of double shifts at Browne, but even staggering the attendance in this fashion, classrooms were still beyond capacity.⁴⁴ By 1947, the school was operating at more than double its intended enrollment, with 1,707 students. To alleviate the overcrowding, the school board reduced instruction to part-time, whereby student instruction was altered from full-time double shifts to half-day double shifts, while teachers doubled-up on their own schedules, teaching morning and afternoon shifts with classes of as many as fifty-eight students. Furthermore, Browne had a small gymnasium and no science laboratory, while the under-enrolled white Eliot Junior High on East Capitol Hill had large, separate gymnasiums for girls and boys and vacant classrooms.

Many parents recommended transferring some of the black students to Eliot Junior High School, but the Board of Education was committed to maintaining the segregated system and proposed instead to transfer the similarly under-enrolled, white Blow and Webb elementary schools into the African American division. The elementary schools would serve as “overflow” space to Browne. The affected residents and civic associations⁴⁵ opposed this transfer for several reasons, but principally on the grounds that elementary schools were poorly equipped to accommodate the needs of junior-high students; moving students to and from Browne across Benning Road was unsafe and disruptive to learning; and it was unfair and demeaning that African American students should be given the “cast-off” white schools. “The parents, although against segregation, have pointed out that their squabble with the Board of Education is based on the school building problem only. They feel that Blow and Webb schools are inadequate and their transfer created a situation even worse than the part-time classes at Browne School.”⁴⁶

In April 1947, Browne’s Parent Teacher Association petitioned the school board to transfer black students to Eliot Junior High. Filed on behalf of Browne student Marguerite Carr, daughter of the PTA president, the petition laid out how the school’s overcrowding deprived the students of adequate education. Superintendent Corning acknowledged deficiencies but refused to transfer any of the students. In response, the Carrs, the PTA, and NAACP attorneys filed a class-action lawsuit, *Carr v. Corning*, which argued that Marguerite Carr and others were denied, solely on account of their race or color, the benefits of free education required by the laws of the District of Columbia. In February 1950, the U.S. Court of Appeals decided against the plaintiffs in *Carr v. Corning*, with the majority finding no evidence of discrimination and ruling that school segregation was constitutional and supported by Congress.

In the interim, however, Browne parents had become fully engaged in the fight for the desegregation of city schools. They banded together in civil disobedience, picketing the school and

⁴⁴ Marya Annette McQuirter, “‘Our Cause is Marching On’: Parent Activism, Browne Junior High School, and the Multiple Meanings of Equality in Post-War Washington,” *Washington History*, Vol. 16, No. 2, (Fall/Winter 2004/2005), p. 68.

⁴⁵ The Board of Education Minute for November 5, 1947 named several organizations that protested the transfer: the D.C. Federation of Civic Associations; the Central Northeast Civic Association; and the Northeast Boundary Civic Association, among others. The Kingman Park Civic Association also opposed the transfer.

⁴⁶ “Blow and Webb Parents Vote to Continue Strike,” *The Evening Star*, December 16, 1947.

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the Board of Education offices in the Franklin School downtown. After the Board went forward with the transfer of Webb and Blow as overflow space to Browne in December 1947, many parents boycotted the decision by withholding their children from school. These events galvanized several Browne parents to form the Consolidated Parent Group and take legal action. Gardner Bishop, a barber and father of a Browne student became the group's president, and Charles Hamilton Houston, its lawyer.

The Browne strike and legal action garnered the attention of Congress and the House District Committee which sponsored a study on the city's schools. The extensive Strayer Report, released in February 1949, criticized the woefully undersized, underfunded, and understaffed black schools and would become the most important piece of evidence cited in the decisive case against legally segregated schools in the District of Columbia.⁴⁷ It was discovered that black high schools were more than 50 percent over capacity while white schools were 25 percent under-capacity. The Strayer Report empowered activists and pressured school officials to deal with overcrowding. Gardner Bishop and the Consolidated Parent Group gathered signatures on a mid-1949 petition demanding immediate relief. The group celebrated a major victory when Central High School was transferred into the black division. Shortly thereafter, Charles Houston died, and the Consolidated Parent's Group hired James Nabrit, a Howard Law colleague. With his hire, the grassroots campaign shifted tactics, beginning a direct assault on segregation itself.

When white Sousa High School opened in the fall of 1950, the Consolidated Parent Group demanded that black students have full access to it. Gardner Bishop escorted eleven African-American students to Sousa where school officials denied them admittance. The Consolidated Parent Group then sued Board of Education president Melvin C. Sharpe on behalf of the students. One of these was eleven-year-old Spottswood Bolling whose name appeared first on the landmark Supreme Court case *Bolling v. Sharpe*. When *Bolling v. Sharpe* was finally decided in 1954 alongside four companion cases including *Brown v. Board of Education of Topeka*, Spottswood Bolling was a freshman at the segregated Spingarn High School, built just two years earlier. The day after the historic Supreme Court decision was made, the *Evening Star* reported that the "gangling 15-year-old" Spottswood Bolling was more interested in playing softball with his team after school than with the momentous decision. When prodded by his mother to answer the reporter's queries later that evening, Spottswood did concede that the historic decision "will help the future of the race. Help other children. Better teaching, better space, better books." Spottswood Bolling was one of five plaintiffs that included his brother, Wannamaker Bolling a former Spingarn student; Barbara and Adrienne Jennings, then-current Spingarn students; and Sarah Briscoe who was no longer able to attend school as she, one of eight children, was helping to tend to three younger siblings at their home in the Barry Farm public housing.⁴⁸

⁴⁷ Chris Myers Asch and George Derek Musgrove, *Chocolate City: A History of Race and Democracy in the Nation's Capital*, p. 309.

⁴⁸ "Child Principals Show Little Interest in Historic Decision," *The Evening Star*, May 18, 1954.

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Rosedale Playground

As residents and activists fought unfair conditions at Browne Junior High, others waged a similar battle against the city's segregated playgrounds, including Rosedale Park Playground at 18th and Gales Street NE. Rosedale, established in the 1910s as a whites-only playground, remained segregated, despite the changing demographics of Rosedale-Isherwood and an entirely African-American population east of 18th Street in Kingman Park.

The issue of racially segregated District playgrounds had gained national notoriety in 1945 when the Board of Recreation adopted discriminatory regulations governing the use of its play areas. Despite challenges from the NAACP, the Washington Chapter of the Southern Conference for Human Welfare, and the Fraternal Council of Negro Churches, the Board stubbornly implemented the rules. While these organizations fought the Board's policies in general, they also singled out specific playgrounds where such segregated policies were particularly inappropriate due to the racial composition of the neighborhoods.

In 1947, anti-segregationist Progressive Party of the District joined the fight, focusing its efforts on Rosedale. The organization picketed with a racially mixed group of people in front of the playground, encouraging the community to join in and challenge the status quo. Despite these demonstrations, the Board of Recreation renewed its commitment to its whites-only policy at Rosedale. The Board argued that the Blow school property would be opened to use by African Americans when personnel and funds were "made available," and would provide adequate play facilities for the neighborhood's black children. As it turned out, play facilities at Blow were not established until the summer of 1952. When the Board finally ended segregation at Rosedale and three other city playgrounds, the victory was not complete, as use of the Rosedale pool was still denied to blacks. As a result, children continued to swim in the unmonitored and polluted waters of the Anacostia River and in the quarry on the Washington Brick Works site north of Bladensburg Road, resulting in numerous deaths. It was not until May 19, 1954 that all District playgrounds were de-segregated.

Spingarn High School

Named for Joel Elias Spingarn, one of the first Jewish leaders of the NAACP, Spingarn High School was the last of the four public school buildings constructed on the segregated education campus overlooking the Anacostia River. Although long envisioned, it was not completed until 1952, just two years before *Bolling v. Sharpe* ended segregation of the city's schools. From the 1930s until the construction of Spingarn, black students in the area had to commute across Capitol Hill to Dunbar High School at 1st and N Streets NW. In 1939, engineer and civic leader Howard D. Woodson championed the construction of a new high school: "A senior high school at the school center at Kingman Park would be a boon to about 1,000 pupils from the northeast and southeast who live east of Eighth Street and now attend high school in the Northwest, where all our senior high schools are grouped and also overcrowded."⁴⁹ In 1941, a new school was proposed to complete the Benning Road campus, but World War II halted planning. In 1949-

⁴⁹ Howard D. Woodson, Letter to the Editor, "Northeast," *The Washington Post*, January 15, 1939.

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1950, drawings were prepared and construction began. Many notable persons attended Spingarn's dedication, including noted historian Dr. W.E.B. Dubois, opera singer and actor Paul Robeson, and Mrs. Charles Drew, widow of Dr. Charles Drew.

Expanding Neighborhood

Regardless of their social standing, black Washingtonians struggled to find decent housing during the 1930s. They were largely shut out of new suburban housing developments by racial restrictions, and increasingly barred from the city's older, mostly white neighborhoods as residents placed racial covenants in the deeds. The construction of Sager's Kingman Park for "Colored," the federal government's Langston Terrace Dwellings, and the adjacent school campus for African American students attracted black residents to the area. The undeveloped blocks of eastern Rosedale and Isherwood, and the vacant land north of Langston Terrace were ripe for the development of housing for African Americans. During the 1930s, builders stuck to the single-family rowhouse model in Rosedale-Isherwood, but by the late 1930s and early 1940s, as the need for affordable housing persisted, they introduced multi-family flats. For the most part, these two-story flats with central entry doors, arranged in attached rows, continue the rhythm and pattern of the streetscapes of single-family dwellings. Several block-long rows of these flats are found in Rosedale-Isherwood along the 1900 and 2000 block of Rosedale, D and E Streets, and in Kingman Park along Oklahoma Avenue.

Conversely, the larger-scale Carver Terrace apartments north of Langston Terrace Dwellings, developed by the hundreds by Charles Wire and his Wire Properties in the mid-1940s specifically for African Americans, broke this model. Designed by George Santmyers, these buildings are three and four-story buildings, organized in groups of five to eight, each staggered, or offset and arranged around a central court. The arrangement, like that of public housing, provided outdoor open space, and allowed for more natural light and interior cross-ventilation. Like the single-family dwellings of Kingman Park, the Carver Terrace Dwellings fulfilled a need for housing Washington's black population. Unlike the dwellings of Kingman Park that presented rows of single dwellings with a suburban feel, the extensive apartment complex with its blocks of brick buildings is strictly urban.

As African Americans were increasingly welcomed into the greater Kingman Park neighborhood, including the eastern end of Rosedale-Isherwood, other sections of the nineteenth-century subdivision remained, or became white-occupied. The blocks west of 18th Street and north of E Street had been home to white working-class residents for decades, and although they would become majority African-American during the 1950s and 1960s, the area remained exclusively white-occupied into the 1940s. During the 1930s, as development spread northerly from the city into the southern end of Rosedale-Isherwood, the blocks south of E Street (between C and E) on both the east and west sides of 18th Street similarly developed into a white community. Unlike the older sections of Rosedale that had attracted white residents since the area developed in the late nineteenth century, housing in this southern end was restricted by racial restrictions and covenants, leaving no legal opportunity for any racial mix. As the black population grew in Washington, white residents increasingly turned to racial restrictions and covenants as a tool to protect the racial character of their neighborhood, or to dictate it at the outset. A review of property deeds in the blocks between East Capitol Street, C and E Streets,

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east of 18th Street reveals that many of the area developers placed racial and other restrictions in their deeds, just as individual owners whose own deeds lacked restrictions, banded together with their neighbors to jointly place racial covenants on their properties (*Figure 13*). Owners and buyers in these blocks clearly hoped to stem the tide of black encroachment from Kingman Park. After 1948 when racial restrictions were deemed unenforceable by the Supreme Court, these formerly white-occupied blocks soon transitioned, becoming predominantly black-occupied.

Kingman Park Residents

Kingman Park was home to a broad swath of African American society that lived, worked, played, worshipped and went to school together. Many Kingman Park residents were second, third and fourth generation families and many of the neighborhood residents migrated from southern states during the early and mid-twentieth century. Kingman Park residents were a mix of professional, vocational and government and private industry workers. The community was self-contained and included, doctors, lawyers, ministers, educators, entrepreneurs, clerks, truck drivers, construction workers and skilled and unskilled laborers.

Many individuals associated with Kingman Park made lasting contributions to the city and country. Although it is not possible to name them all here, a few notable individuals deserve highlighting. Dr. Chancellor Williams, Sr. (1893-1992), a famed historian, professor at Howard, and author of *The Destruction of Black Civilization* (1971) was a longtime Kingman Park resident when he was not traveling throughout the world lecturing on African history and culture.

Elgin Baylor, former National Basketball Association Player and Superstar; and John B. Catoe, Jr., former general manager of the Washington Metropolitan Area Transit Authority attended Spingarn Senior High School as did Dave Bing and John Kinard. Dave Bing, a well-known professional NBA All Star Basketball Player, a successful businessman, and former mayor of Detroit (2009-2013), graduated from Spingarn High School in 1966. Dave Bing's steel processing company, Bing Steel, was at one time named the tenth largest black-owned company in the United States. John Kinard (1936-1989), a civil rights activist, educator, minister and museum director, graduated from Spingarn High School before attending college and theological seminary. In July 1967, Kinard was named director of the Smithsonian's Anacostia Neighborhood Museum where he remained at the helm until his death in 1989.

James Wesley Cobb, Sr., an attorney, educator, and co-founder in 1969 of the Independence Federal Savings Bank, lived on 23rd Place in Kingman Park. Mr. Cobb, who won numerous awards during his lifetime taught at Howard University School of Law for 15 years, and in 1999, was one of the first inductees into the Washington Bar Association's Hall of Fame.

Desegregation and Integration

In 1954, after a decade of concerted protest and legal challenges, most of the major legal barriers to equal access in Washington had fallen.⁵⁰ In 1948, race-based restrictive covenants lost their legal force when the Supreme Court ruled them unenforceable under the Constitution; shortly

⁵⁰ Chocolate City, p. 302.

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thereafter, businesses, restaurants, and theaters offered service to customers of all races; playgrounds across the city were integrating, and the first integrated public housing development, Stanton Dwellings, opened. On May 17, 1954, the Supreme Court rendered its opinion on *Brown v. Board of Education* maintaining that segregated school systems were unequal and thus unconstitutional. That same year, the city de-segregated the last of its segregated playgrounds. But the road to integration would be decades in the making.

District schools were rezoned and new boundaries were drawn for an integrated school system and teachers were reassigned by need rather than race. For schools that were located in predominantly African-American neighborhoods, such as at Young, Brown, Phelps and Spingarn, this re-districting did little to alter the schools' racial composition, as there were few, if any, white students or faculty in the years immediately after integration.⁵¹ In other area with greater racial mix, many white families, unable to block de-segregation legally, took their children out of the public schools and/or moved away. In the two years after *Bolling*, the number of white students in the city's public schools dropped by 29 percent. Many all-white schools, including Eastern High School, became entirely black within five years. By 1965, the white student body represented just 10% of the school population, and these students were clustered in the overwhelmingly white neighborhoods west of Rock Creek Park.⁵²

With the legal end of segregation in the city's housing and public schools, white residents abandoned the city for the expanding suburbs. Between 1940 and 1960, the city's black population more than doubled from 187,266 to 411,737, while its white population declined by nearly one-third. As in other parts of the city, this "white flight" from the white-occupied areas of Rosedale-Isherwood and surrounding streets of the L'Enfant Plan, opened up the neighborhood for even greater African American settlement. As white residents left the rowhouses and flats south of E Street NE with the now-unenforceable racial restrictions in their deeds, African Americans moved in. Similarly, African Americans would move into the streets west of 18th Street in Rosedale-Isherwood which had been occupied exclusively by whites until at least 1940.⁵³

Throughout the 1950s and 1960s, the larger area of Kingman Park beyond Sager's original confines and beyond the Langston Terrace Dwellings, solidified into a solidly African-American community. Residents lived, studied, worked, played, and worshipped together. During the 1940s and 1950s, several new churches established themselves in Kingman Park and new businesses emerged on Benning Road. Many persons, including business owners, doctors, lawyers, educators, ministers, entertainers, athletes, politicians, military personnel, law

⁵¹ Jeanne Rogers, "Most DC Schools have Integrated Classes," *The Washington Post and Times Herald*, 16 September 1954.

⁵² *Chocolate City*, p. 316.

⁵³ Based on the declining school enrollment at Webb and Blow elementary schools in the mid-1940s, it appears that the white population had already begun to disperse from the western end of Rosedale-Isherwood. After 1947, when the whites-only Webb and Blow schools were transferred into the black school system, and after 1952, when Rosedale Playground was no longer restricted to whites, the formerly white area was well on its way to becoming a black one.

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enforcement officials and others contributed to a vibrant society that endured for decades. The Kingman Park Civic Association continued to represent the community in its lobbying for infrastructure improvements, and city services, including street cleaning, trash pickup, police aid, bus service.

Kingman Park enjoyed a period of quietude during the 1960s, leading up to and beyond the riots of 1968. During the riots, portions of H Street NE were burned and damaged, including the former Columbia Railway Car Barn, but most of this destruction associated with the assassination of Martin Luther King, Jr. was concentrated well west of Kingman Park's commercial core along Benning Road.

During later decades and into the present, the community has successfully fought unwanted transportation and development proposals in the larger Kingman Park area. KPCA has been active in the various fights, taking a particularly strong stance against the extension of a highway through the neighborhood, construction of a new football stadium, construction of a theme park on Kingman Island and other developments that would have compromised the residential character and quality of life in Kingman Park. As proposed, the "Barney Circle Freeway" would have cut through Kingman Park to carry vehicles from southeast through northeast to the Woodrow Wilson Bridge, exposing the community to hazardous waste contamination, pollution, traffic and noise. In 1994, due to community backlash, environmental and other groups, the proposed highway project was canceled.

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“Young Progressives Picket Rosedale Playground Again,” *The Evening Star*, September 3, 1948.

U.S. Census Records, 1900, 1920, 1930, 1940.

Washington City Directories, various dates.

“Will Open New Suburb: One Hundred East Side Park Lots on Benning Street to Be Sold,” *The Evening Star*, 4/19/1908.

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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 315 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: 38.905555 | Longitude: -76.973199 |
| 2. Latitude: 38.908071 | Longitude: -76.957576 |
| 3. Latitude: 38.897351 | Longitude: -76.962927 |
| 4. Latitude: 38.893376 | Longitude: -76.976182 |

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Or

UTM References

Datum (indicated on USGS map):

NAD 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 boundaries of the Kingman Park Historic District extend generally from D Street and Oklahoma Avenue on the south, to Maryland Avenue on the north, and from Oklahoma Avenue on the east to 19th and 21st Street on the west. Specifically, beginning at a point at the intersection of 22nd Place NE and Maryland Avenue NE (**Point 1**), head northeast along Maryland Avenue to M Street NE, then continue along M to its dead-end at an edge of Reservation 343 G and Langston Golf Course. At the edge of the golf course, the boundary heads northerly, then easterly following the western and northern edge of federal Reservation 343G to the Anacostia River (**Point 2**). At the river, the boundary turns south along the west bank of the river, taking in Kingman Lake and Kingman Island to Benning Road (**Point 3**). At Benning Road, head west to Oklahoma Avenue, then head southwesterly along Oklahoma Avenue, following the road to its intersection with C Street. Go west on C Street to 20th Street (**Point 4**), then head north to D Street, jog east to the alleyway behind the lots facing the 400 block of 21st Street, then head northeasterly along the alleyway, crossing over E Street, then head west along the alleyway between E Street and Rosedale Street to 19th Street, taking in the 1900 and 2000 blocks of Rosedale Street. At 19th Street, head north along 19th Street to Gales Street, then head east on Gales Street to the alley behind the lots facing the 600 block of 21st Street. At the intersection of Gales Street and this alleyway, head north along the alley to Benning Road, bringing in the corner building at 2033 Benning Road NE, then cross Benning Road and head east to follow the western edge of Parcel 160, Lot 38 and continue along this parcel line to H Street NE, then head east to the intersection of 24th and H Streets NE, encompassing the boundaries of the National Register-listed Langston Terrace Dwellings. At 24th and H Streets, the boundary line jogs around the buildings on the north side of H Street at 2116-2130 H Street NE to exclude them, then intersects the lot line of federal Reservation 343 G, follows it due west, then northerly to its intersection with 22nd

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Street, then heads northwesterly on 22nd Street to its intersection with Maryland Avenue, and back to the beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the Kingman Park Historic District encompass a portion of the larger Kingman Park and Langston neighborhoods. The boundaries include key sections of the neighborhood that are critically linked to the establishment of Kingman Park as an African-American community during the era of segregation. Specifically, the boundaries contain the nucleus of a larger residential neighborhood of subdivisions built for African Americans and that gave Kingman Park its name. They also envelop the architecturally significant Langston Terrace Dwellings, designed by an African-American modernist architect and built by the Public Works Administration for lower income African-American residents. They include the formerly segregated educational campus that served these neighborhoods, including Browne Junior High School whose overcrowding triggered an important battle in the desegregation of District public schools, and they take in the adjacent Langston Golf Course which was open to African Americans when other courses were not. In addition, these boundaries incorporate a portion of the Benning Road commercial corridor and its businesses that served the community throughout its history.

Although the area west of Nineteenth Street is part of the Kingman Park neighborhood, it did not develop specifically for African Americans and is thus not included within the historic district boundaries.

11. Form Prepared By

name/title: Kim Williams
organization: D.C. Historic Preservation Office
street & number: 1100 4th Street SW
city or town: Washington, D.C. state: _____ zip code: 20024
e-mail kim.williams@dc.gov
telephone: 202 442-8840
date: 7/12/2018

Additional Documentation

Submit the following items with the completed form:

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

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- **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: Kingman Park Historic District
City or Vicinity: Washington, D.C.
County: State:

Photographer: Kim Williams, Photos 1-10 and 14-15; Steve Callcott, Photos 11-13; Anthony Williams, Photos 16-18

Date Photographed: May 2018; August 2018

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

View looking north along the west side 500 block of 24th Street NE
1 of 18

View looking north along the east side 500 block of 24th Street NE
2 of 18

View looking south along east side of 500 block 24th Street NE
3 of 18

View looking north along west side 500 block 23rd Place NE
4 of 18

View looking north along east side 500 block 23rd Place NE
5 of 18

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View looking south along east side 500 block 23rd Place NE
6 of 18

View looking north along east side 600 block 20th Street NE
7 of 18

View looking south along east side 600 block 20th Street NE
8 of 18

View looking north west along south side 2000 block Gales Street NE
9 of 18

View looking southwest along south side 1900 block Gales Street NE
10 of 18

View looking north from interior courtyard of Langston Terrace Dwellings
11 of 18

Detail view looking north at frieze from interior courtyard of Langston Terrace Dwellings
12 of 18

View looking southwest at Langston Terrace Dwellings block on west side of 24th Street NE,
north of G Street NE
13 of 18

View looking northwest along 26th Street NE at the educational campus with Spingarn High
School in the foreground.
14 of 18

View looking southwest from 26th Street NE at east elevation of Browne Junior High School
on the education campus
15 of 18

View looking east along south side of 1900 block of Rosedale Street NE
16 of 18

View looking east along showing south side of 2500 block of Benning Road NE
17 of 18

View looking north across Benning Road to the D.C. Carbarn (non-contributing)
18 of 18

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Image 1: Detail of Topographical Map of the District of Columbia, A. Boschke, 1861, showing the “notch” of land excluded from the L’Enfant plan that comprises present-day Kingman Park.



Image 2: Detail of G.M. Hopkins Atlas, 1878, showing the Rosedale-Isherwood subdivision and the Columbia Railway Company streetcar depot at the intersection of 15th and H streets NE.

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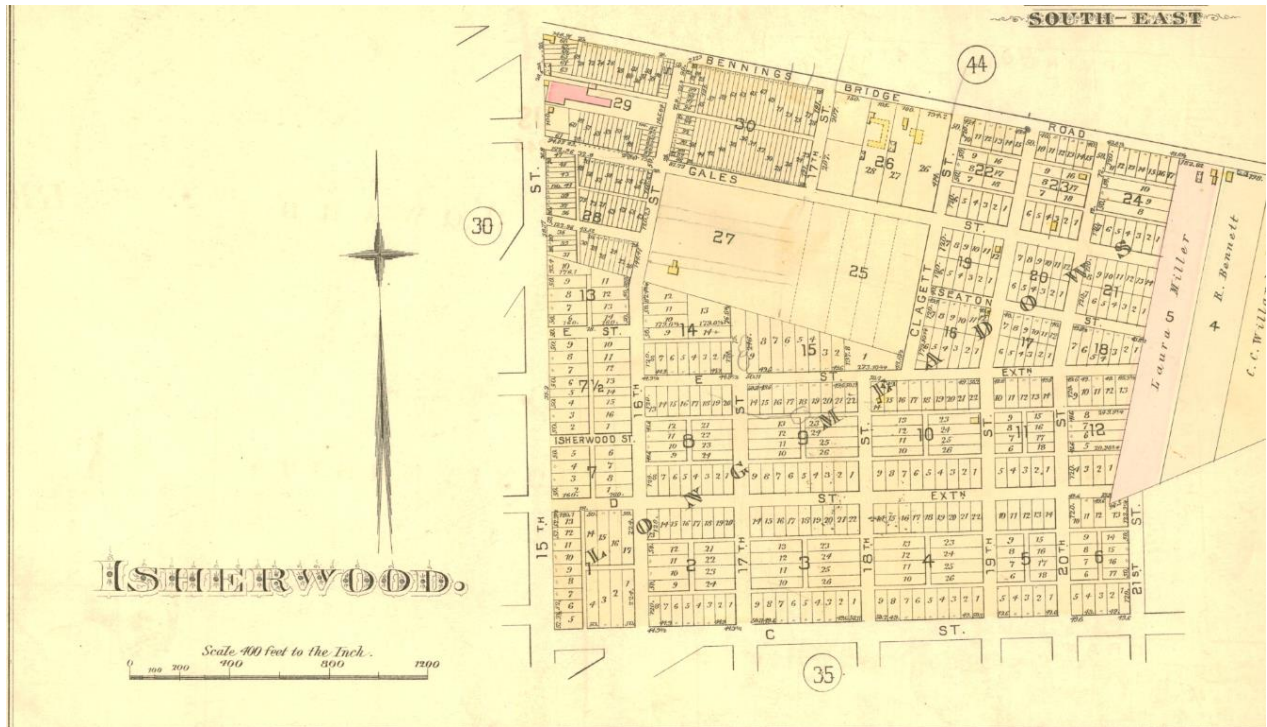


Image 3: Detail of the plat of Rosedale and Isherwood, *Surveys and Plats of Properties within the City of Washington, District of Columbia*, G.M. Hopkins, 1887.



Image 4: Columbia Railway Car Barn on Benning Road, built 1894-1895 (*Library of Congress, Prints and Photographs Division*)

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Image 5: Current Photo of 1500 block of Gales Street showing some of the first houses built in Rosedale-Isherwood during the late 1880s (*D.C. Historic Preservation Office*).

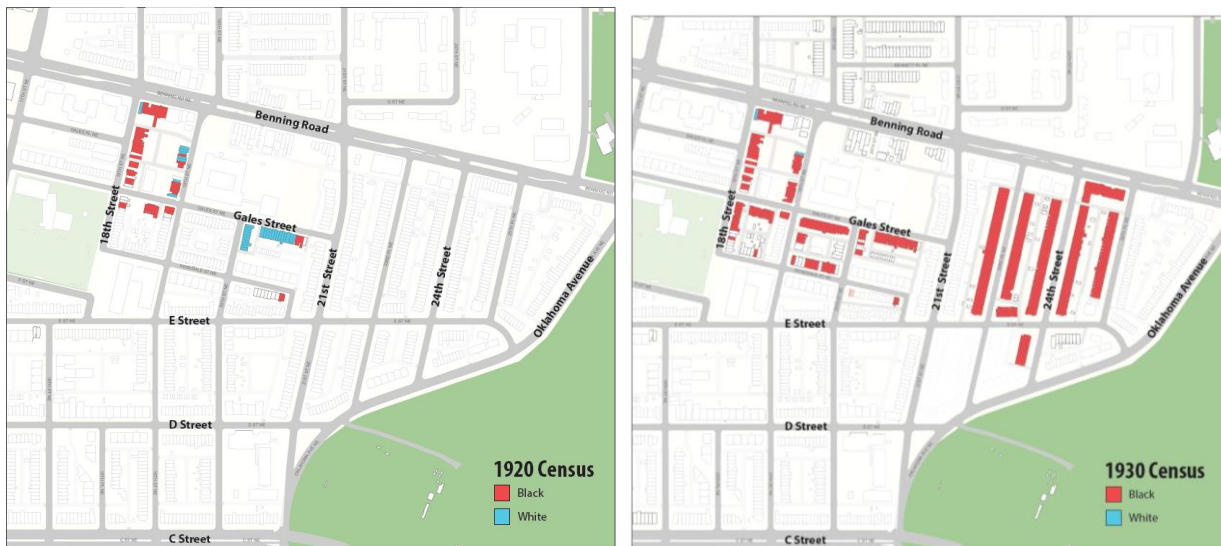


Image 6: Analytical maps illustrating the racial composition of Rosedale-Isherwood and Kingman Park east of 18th Street based on U.S. Census Records from 1920 and 1930. (Greyed-out building footprints represent un-built buildings at the time of the census.) (*D.C. Historic Preservation Office*).

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Image 7: The Anacostia flats as depicted on the 1894 G.M. Hopkins Map, Plate 28.

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Strictly Modern Homes In A Most Desirable Environment



Latest Designed 23rd Street Homes
 Six Rooms and Bath, \$7,250 subject to change.

KINGMAN PARK HOMES

Construction of brick from cellar to roof.

These homes are designed and built with the object of sale for single family occupancy. Some of the houses have 5 rooms which include 2 bedrooms, living room, dining room and kitchen; others have 6 rooms which provide 3 bedrooms.

All of the houses have concrete cellars equipped with laundry trays; large double back porches, 10 feet deep, and concrete front porches with concrete steps; hardwood floors on the first floor; ample double floor plugs. The most modern house construction equipment is used, as evidenced by the use of steel supporting beams and girders and steel brackets for fastening stair runners and metal corner supports for plastered walls.

In the finishing of these homes, nothing but the best white lead and oil paint and enamel is used for the woodwork. Electric fixtures are chosen for their substantialness.



Another Type of 23rd Street Homes
 Five Rooms and Bath, \$6,375 subject to change.

KINGMAN PARK is an established community. Since February, 1928, over 130 homes have been built, sold and are occupied. This represents a capital investment of about \$900,000.

Kingman Park property owners are of the better class of citizens whose thrift, prudence and desire for ideal homes have caused them to locate here.

Homes are now being built in the third addition to Kingman Park and many are being sold for delivery in from three to five months.

Kingman Park is the only fully modern restricted community of its kind.



A View of 24th Street Looking South to Government Property

ACCOMPANYING illustrations show the front appearance, and you will notice the design varies so that the homes lack the sameness in appearance which becomes more or less undesirable in some communities. You will also note the brick retaining wall which prevents uneven terraces where the sod extends down to the sidewalk. There is the very minimum of exposed woodwork on the outside of these homes that would occasion the expense for painting. It is believed that these homes will not show the results of years as do many more costly homes.

All homes have good front yards which are handsomely landscaped and deep back yards to wide alley.

Image 8: A page from Charles Sager's sales brochure illustrating the houses of Kingman Park, ca. 1931.

KINGMAN PARK

The "In-Town Suburb"

LOCATION
 Kingman Park is ideally located, adjoining an extensive river park area, where over three million dollars are being expended for improvements by the United States Government. This uniquely favorable location offers the best possible means of recreation for both young and old, resulting in improved health.

TRANSPORTATION
 All centrally located business establishments may be reached in fifteen minutes by street cars. Travel by automobile over the main traffic routes radiating from 15th and H Streets in all directions, shortens distances to the outlying sections.

SCHOOLS
 Excellent schools are assured by the recent purchase of 42½ acres of ground located on the North side of Benning Road and extending from 24th Street to the Park.

**ANOTHER
 SAGER
 OPERATION**

for the purpose of locating three new schools, (Junior High, Health School and Platoon Grade School) all of which will be of most improved design.

TRADE CENTERS
 Excellent trading facilities are furnished not only by the stores built as a part of this community but also by numerous chain stores located both on Benning Road and at 15th and H Streets. There is also the new Sears, Roebuck Department Store, located only a few blocks away on the Washington-Baltimore Boulevard.

RESTRICTIONS
 The sale of homes in this community is restricted to colored citizens of the better class and every effort is put forth to maintain most desirable neighborhood conditions. Home ownership and good citizenship with ideal social surroundings, are enjoyed by all who live in Kingman Park.

Image 9: Inside cover of Charles Sager's promotional brochure for Kingman Park, ca. 1931

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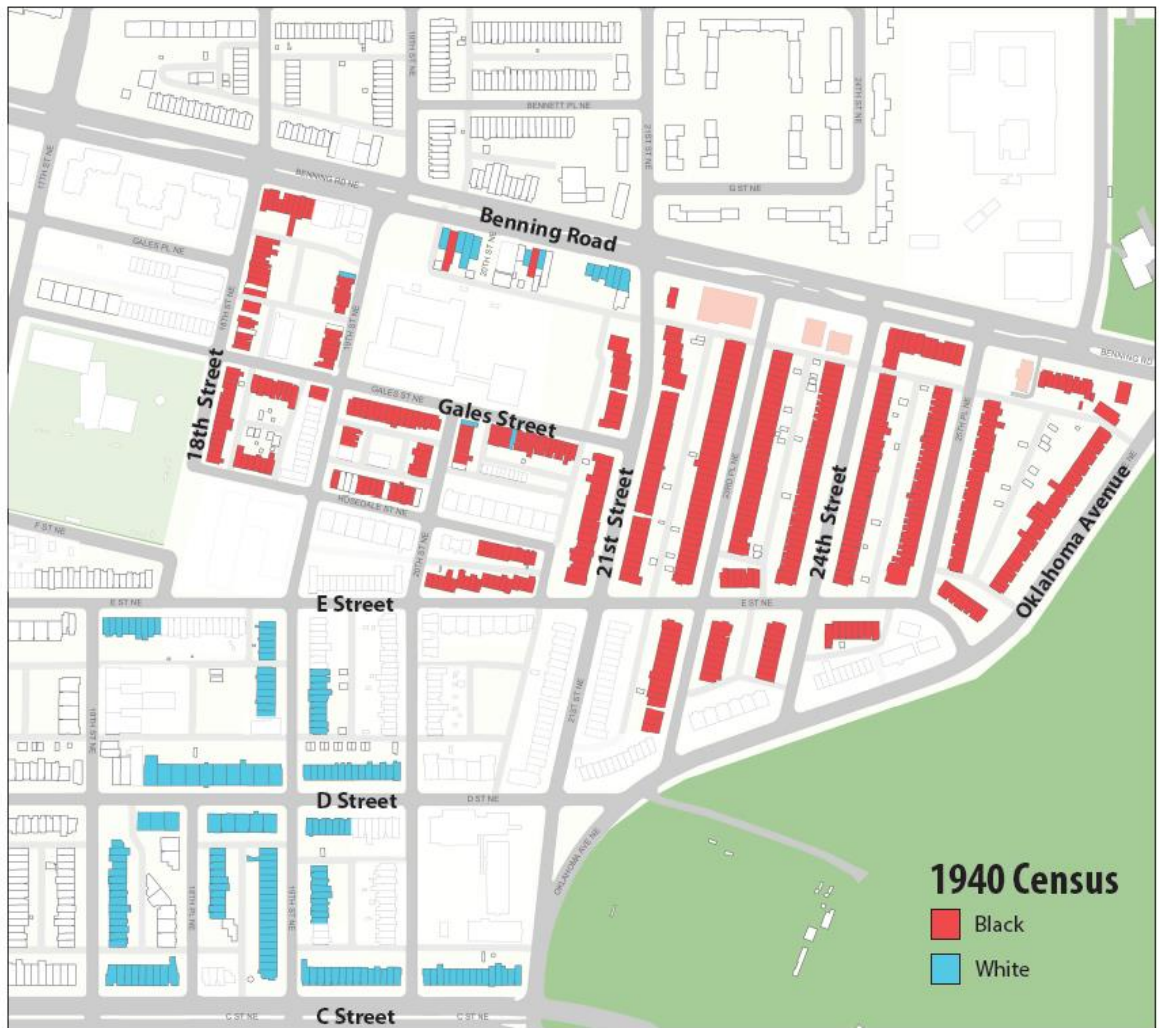


Image 10: Map showing racial composition in Kingman Park based on 1940 Census

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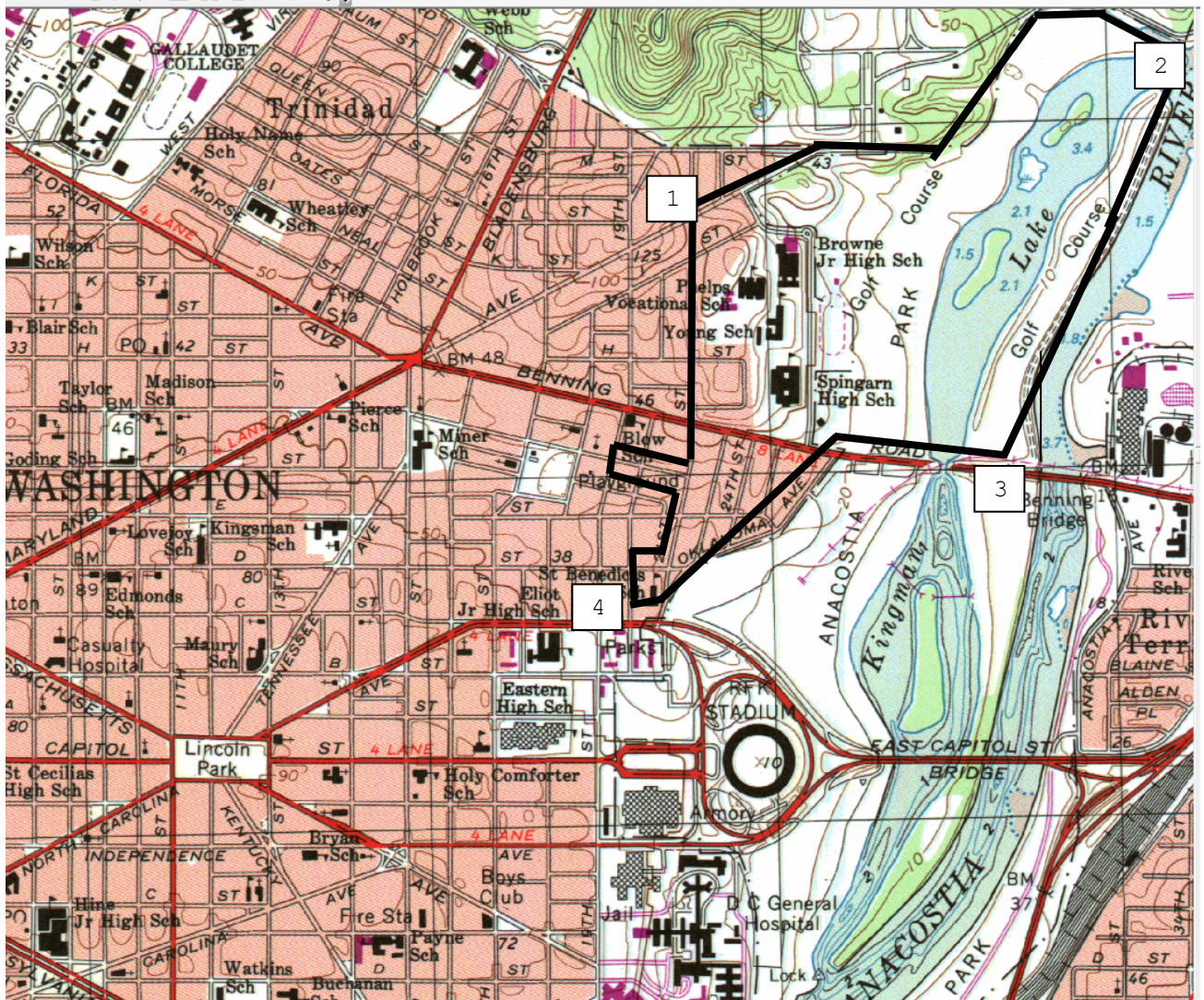
Image 11: Langston Theater at 25th Street and Benning Road NE, built 1945, razed in the 1970s (Historical Society of Washington).



Image 12: Aerial view southwesterly over Young Elementary School and the future site of Spingarn High School with Langston Terrace Dwellings in center of photo, ca. 1938 (Historical Society of Washington).

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Kingman Park Historic District Vicinity Map (USGS Quadrangle Map, Washington West)

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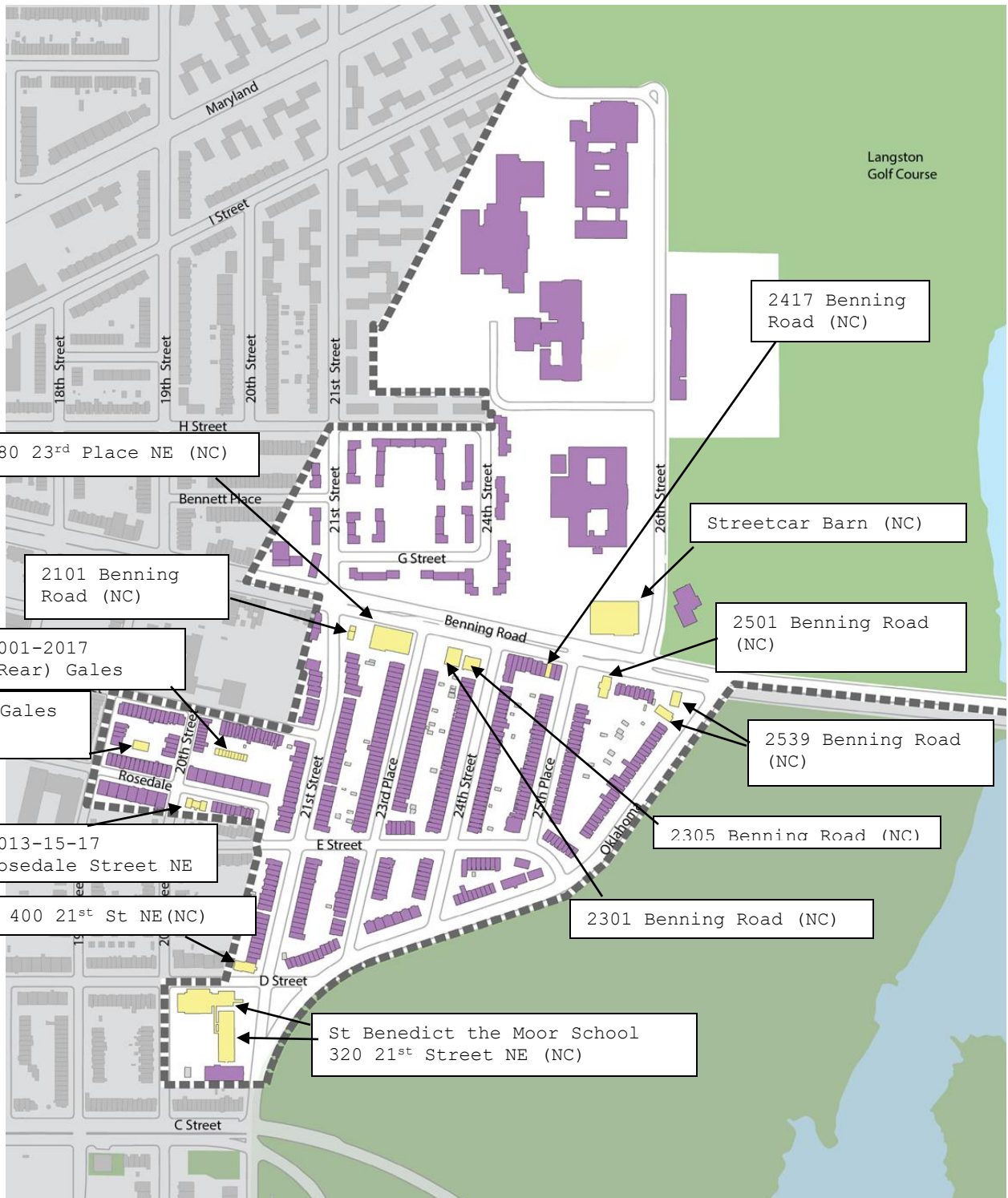
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Kingman Park Historic District Boundaries (DC Office of Planning Map, 2018)

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Kingman Park Historic District showing Contributing (purple) and Non-Contributing (NC) (yellow) buildings with addresses

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Kingman Park Historic District Key to Photographs

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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.