APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation  

Property name: Park View Historic District

Address: 3651-3661 Georgia Avenue NW; 3659 and 3670 New Hampshire Avenue NW; 3648 through 3674 Park Place NW; 693 Otis Place NW; 700 Princeton Place NW; the 600 and 700 blocks of Quebec Place NW; the 600 and 700 blocks of Rock Church Road NW, south side (even numbers); and 3560, 3570, and 3626 through 3658 Warder Street NW

Square and lot number(s): Square 2898, Lots 21 and 47; Square 3031, Lots 78, 116-124, 128-135, 139-158, 164-171, 173-180, 182-209, 218-232, 805, 806; Square 3032, Lot 1; Square 3033, Lot 830; Square 3034, Lots 130-134, 138-144, 152-167, 171-190, 192-204, 271, 279-282, 803, 806, 808, 809; and Parcel 97, Lot 50; including all condominiums on any of these lots.

Affected Advisory Neighborhood Commission: ANC 1A

Date of construction: 1909-1923, 1932

Architect(s): Alexander Sonnemann, Snowdon Ashford, Albert Harris

Architectural style(s): Vernacular, Tudor Revival, Gothic Revival, Colonial Revival

Original use: Residential/Recreation/Education/Commercial  
Present use: Residential/Recreation/Education/Commercial

Property owner: Multiple

Legal address of property owner: See above list of addresses

NAME OF APPLICANT(S): Advisory Neighborhood Commission 1A

Address/Telephone of applicant(s): 3400 11th Street NW, Suite 200, Washington, DC 20010

Name and title of authorized representative: Kent C. Boese, Chair

Signature of representative: ___________________________  Date: 8/8/2021

Name and telephone of author of application: Kent C. Boese, 202-904-8111
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: Park View 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: 3651 through 3661 Georgia Avenue NW; 3659 and 3670 New Hampshire Avenue NW; 3648 through 3674 Park Place NW; 693 Otis Place NW; 700 Princeton Place NW; the 600 and 700 blocks of Quebec Place NW; the 600 and 700 blocks of Rock Church Road NW, south side (even numbers); and 3560, 3570, and 3626 through 3658 Warder Street NW  
   City or town: Washington  
   State: District of Columbia  
   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 ___ 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 ___ 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 ___ local  
   Applicable National Register Criteria:  
   A ___ B ___ C ___ D  

   Signature of certifying official/Title:  
   Date  
   State or Federal agency/bureau or Tribal Government  
   In my opinion, the property ___ meets ___ does not meet the National Register criteria.  
   Signature of commenting official:  
   Date
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
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Park View Historic District Washington, DC
Name of Property County and State

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

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Number of contributing resources previously listed in the National Register ______

6. Function or Use

Historic Functions
(Enter categories from instructions.)
DOMESTIC/Single Dwelling/Multiple Dwelling
COMMERCE/TRADE/Specialty Store
RECREATION AND CULTURE/Playground
LANDSCAPE/Park
TRANSPORTATION/Road-related (vehicular)
EDUCATION/School
GOVERNMENT/Fire Station

Current Functions
(Enter categories from instructions.)
DOMESTIC/Single Dwelling/Multiple Dwelling
COMMERCE/TRADE/Specialty Store
LANDSCAPE/Park
RECREATION AND CULTURE/Playground
EDUCATION/School
TRANSPORTATION/rail-related/Road-related (vehicular)
7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival/Spanish Colonial Revival/Gothic Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Brick/Concrete/Wood/Granite/Slate (Roof)

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 Park View Historic District is located in the Park View neighborhood of Washington, D.C. The boundary of the district encompasses the Engine Company No. 24, the Park View School, and the Park View Playground in addition to the private residential and commercial properties between them. The rowhouse structures were primarily designed and constructed by Kennedy Brothers between 1909 and 1919 as their Princeton Heights subdivision on the four squares south of Rock Creek Church Road between Georgia Avenue and the Armed Forces Retirement Home. The Kennedy Brothers residential properties are one example among the many contributions from architects and builders that make up the Park View neighborhood and are defined by their creative use of scale, material, and character exhibiting a variety of design solutions to meet the changing housing market during the period of their construction. They are primarily faced in high quality brick alternating in color and construction method from one row to the next, and as such were never intended to be painted making the brick and important character-defining feature of the historic district today. The commercial structures along Georgia Avenue introduced new business types to the neighborhood in addition to underscoring the importance of
Georgia Avenue as a commercial corridor by constructing commercial buildings the east side of the Avenue, which had previously been reserved for residential structures.

The District’s inclusion of the Park View Playground, the Park View School, and Engine Co. No. 24 – properties already on the DC Inventory of Historic Buildings – and the abutting rowhouses encapsulates an area that merits preservation for both its architectural contributions to the fabric of the District of Columbia and the social history – particularly the desegregations and integration of government institutions and the fight and ultimate abolishment of racially restrictive covenants.

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**Narrative Description**

**Triangle Park (Reservation 321A)**

Reservation 321A is a 0.15-acre triangular park located to the west of the Armed Forces Retirement Home. It is bounded by Rock Creek Church Road, Park Place, and Park Place, NW. Sidewalks are located on the northern and eastern perimeter, and the lawn contains a number of trees. The property was originally part of the Armed Forces Retirement Home parcel, and deeded to the District in 1923 for the creation of a new roadway. The park still retains its original blue stone curbing along its western border on Park Place. Blue Stone curbing was phased out in the early 1940s.

**Commercial Properties**

**3663 Georgia Avenue**

3663 Georgia was designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers in 1911 as a mixed use building, with apartments on the second floor and a pharmacy on the ground floor. A later addition to the first floor expanded the space, which later served as a restaurant and a liquor store.

The original brick building faced Georgia Avenue and Rock Creek Church Road with an entrance to the pharmacy on the corner. The Georgia Avenue elevation originally had a large storefront window (no longer extant) on the first floor and two double bays on the second floor. Each of these bays contains two double hung one-over-one windows (originally six-over-one). The roof contains a small hipped dormer containing a small four-pane window.

The Rock Creek Church Road elevations originally had a large storefront window (no longer extant) on the first floor and three bays on the second floor. The two outer bays contain two double hung one-over-one windows (originally six-over-one) with the center bay consisting of a smaller one-over-one double hung window (originally six-over-one). The roof contains two small hipped dormers each containing a small four-pane window located directly above the double bays on the second level. The roof was originally clad in slate, since replaced by asphalt shingles.
3651-3661 Georgia Avenue (York Apartments)

3651-3661 Georgia was designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers in 1919 as a mixed-use building, with apartments on the second floor and five commercial stores on the ground floor. The building was known as the York Apartments due to its association with the York Theater across the street.

The Georgia Avenue elevation contains five store fronts with protruding bays between the entry doors. The second floor contains a series of 15 equally spaced bays containing six-over-one double hung windows. The predominant exterior building material is a buff-colored ironspot brick laid in a running bond, referred to as tapestry brick in contemporary documents. The elevation terminates with a running facia molding. The tapestry brick and running facia molding matched those of the York Theater across the street on the south side of Quebec – visually linking both the theater and the York apartments.

The Quebec Place elevation contains a corner entrance at Georgia for the store with two projecting window bays. The east end of the elevation includes the entryway for the apartments with two bays to the west originally containing double hung windows, but now closed in. The second floor contains a bay directly above the store’s entryway, along with eight bays roughly equally spaced consisting of six-over-one double hung windows. The elevation terminates with a running facia molding.

642-646 Rock Creek Church Road

642-646 Rock Creek Church Road was designed by W.E. Howser, and developed by Herman R. Howenstein in 1920 as a single story structure containing three storefronts.

The Rock Creek Church Road elevation consists of three projecting window bays. Between the eastern two is an entrance door. An entrance door is also located on the westernmost corner.

The Warder Street side contains a projecting window bay at the northern end of the structure and a door with two small bays (one currently bricked in) at the southern end of the elevation. The entire structure is painted and originally has a gray slate roof.

Government/Agency Properties

3560 Warder Street (Park View School)

The Park View School was constructed in 1916 to provide a school for the Park View community. The Park View neighborhood, adjacent to the Old Soldiers’ Home, originated in 1886 with the platting of a former estate known as Whitney Close into a residential subdivision. An explosion of rowhouse development in Park View came after 1904, and a new citizens' association formed in 1908. Development was so rapid that by 1910, the Park View Citizens’
Association began demanding an elementary school for the neighborhood’s 600 children, most of whom were pupils at the Hubbard and Petworth Schools. Although it took several years, the Citizens’ Association won a commitment for a twelve-room school, to serve some of the then 900 neighborhood children. In 1914, Municipal Architect Snowden Ashford began drawings for a sixteen-room school that was constructed and opened in 1916. The Park View School was designed in a Tudor Gothic style favored by Ashford, particularly for the city’s public school buildings.

693 Otis Place (Park View Playground & Field House)

The Park View Playground, established in 1920, is among the first generation of dedicated playground spaces in the District of Columbia. In the later half of the 1940s, the playground became strongly associated with a local and national movement to end segregation at the city’s public playgrounds. Community concern about the segregated nature of District of Columbia playgrounds, and especially the Park View Playground, initiated the public debate that ultimately ended segregation in all District playgrounds. The story of integration at Park View Playground, spanning five years, is unique. The continued struggle to free the playground from the biased and segregated practices of the District Recreation Board was followed both locally and nationally, thereby extending the conversation about race and segregation far beyond the Park View neighborhood. The playground is also notable for its 1932 field house designed by Municipal Architect Albert Harris. The structure is among the first purpose-built recreation buildings in the District of Columbia.

3657 New Hampshire Avenue (Engine Company No. 24 // WMATA Chiller Plant)

As the first fully motorized fire company in Washington, DC, Engine Company No. 24 demonstrates the technological advancements of firehouses in the early-twentieth century. Built originally to house horses and horse-drawn equipment in 1911, the station stripped this equipment within a year of its construction and added two new motorized engines, heralding the end of the era of the horse in the DC Fire Department. Engine Company No. 24 also housed the city’s first motorized pumper, “Big Liz.”

Engine Company No. 24 illustrates not just technological change, but development of the firehouse as a neighborhood institution. This particular firehouse had a strong connection to the surrounding neighborhoods which formed an auxiliary to support the station. It’s design also anticipating the urban development of the Petworth neighborhood, including the prevalent Mediterranean revival houses. It soon became a visual landmark at the major commercial intersection of the Park View and Petworth neighborhoods.

Engine Company No. 24 shares a distinction with six other firehouses as being among the first seven fire stations to be integration on September 18, 1954 – part of local battle to integrate firement in the District of Columbia that began in 1951, was closely watched nationally, debated in Congressional hearings, gained the attention of President Eisenhower, and continues through 1955.
The firehouse’s design reflects the “Eclectic Period,” popular for municipal buildings of the time. Designed by the local architects, Luther M. Leisenring (1875-1965) and his partner Charles Gregg (1872-1950), Engine Company No. 24 features a Florentine Renaissance façade of brown brick with pointed-arch truck doors, limestone quoining, patterned brickwork, an iron balcony, and an overhanging tile roof.

Residential Properties

There are 162 private residential properties within the Park View Historic District, which equates to 162 primary residences and 18 associated alley buildings. A majority of these buildings share the same general characteristics: rowhouse-type dwellings of masonry construction with two or three stories, raised basements, and false mansard roofs. As such, they conform to the basic Washington Row typology, with decorative details that are derivative of Colonial Revival and Spanish Revival styles. More detailed architectural descriptions are continued below.

A complete property inventory, address listing, and building count is included at the end of this section.

Properties arranged chronologically:

746-764 Rock Creek Church Road

The residences at 746, 748, 750, 752, 754, 756, 758, 760, 762, and 764 are three-story brick row houses with raised basements that form a composed row arranged as A A B B C C B B A A. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows (currently with one-over-one replacement windows) with the exception of the third-floor windows of 750, 752, 758, and 760, which were double-hung arched windows (since replaced).

746, 748, 762, and 764 are three bays wide on the first and second-floors, with a third-floor mansard roof containing a two-bay box dormer. These residences originally had two-bay wide covered porches of pressed metal columns supporting wood frame roofs. The covered porches on 762 and 764 are no longer extant, and the original columns on 746 and 748 have since been replaced by square brick columns. 746 is semi-detached, with the east elevation faced in brick matching the Rock Creek Church Road elevation. The east elevation contains and oriel window (originally stucco, now clad in siding) toward the north and a two story projecting bay toward the south.

750, 752, 758, and 760 are three bays wide, with a protruding bay in place of the eastern two-bays of the façade’s first and second-floor. The third-floor is faced with a mansard roof containing a two-bay Spanish-style box dormer. Originally only 752 had a covered porch (since replace by brick columns), though 750 has since constructed a brick columned covered porch.

754 and 756 are three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. These residences originally had
two-bay wide covered porches of pressed metal columns supporting wood frame roofs. The columns of 754 have since been replaced by brick columns and the columns of 756 have since been replace by preformed composite replacements.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1909/1910. The buildings are of brick construction with the facades clad in red brick laid in Flemish bond pattern. The facades of 746, 748, 756, 760, 762, and 764 are currently painted.

The roofs were originally clad in green tile. The original tile roofs survive at 746, 748, 760, 762, and 764, with the remaining row house roof tiles having been replaced by asphalt shingles.

726-744 Rock Creek Church Road

The residences at 726, 728, 730, 732, 734, 736, 738, 740, 742, and 744 are three-story brick row houses with raised basements that form a composed row arranged as A A B B C C B B A A. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows with the exception of the third-floor windows of 730, 732, 738, and 740, which were double-hung arched windows. With the exception of 730 Rock Creek Church Road which contains its original fenestrations, all windows have been replaced with double hung vinyl replacements.

726, 728, 412, and 744 are three bays wide on the first and second-floors, with a third-floor mansard roof containing a two-bay box dormer. These residences originally had two-bay wide covered porches of pressed metal columns supporting wood frame roofs. These porches remain, but no longer contain their original columns supports which have since been replaced by either square brick columns or wood columns. 726 and 744 are semi-detached, with their east and west elevations respectively faced in brick matching the Rock Creek Church Road elevation. The elevations contain stucco covered oriel windows (726 now clad in siding) toward the north and a two story projecting bay toward the south.

730, 732, 738, and 740 are three bays wide, with a protruding bay in place of the eastern two-bays of the façade’s first and second-floor. The third-floor is faced with a mansard roof containing a two-bay Spanish-style box dormer. All four contain an open porch, with 730 and 740 currently protected by aluminum awnings.

734 and 736 are three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. These residences originally had two-bay wide covered porches of pressed metal columns supporting wood frame roofs. The original columns are no longer extant, with ironwork providing support at 734 and brick and wood columns supporting the roof at 736.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in
The buildings are of brick construction with the facades clad in buff brick laid in American bond pattern. The facades of 740 and 742 are currently painted.

The roofs were originally clad in red tile. The original tile roofs survive, with the exception of 732, 734, and 736 where the tile roofs have been replaced by asphalt shingles.

706-724 Rock Creek Church Road

The residences at 706, 708, 710, 712, 714, 716, 718, 720, 722, and 724 are three-story brick row houses with raised basements that form a composed row arranged as A A B C C B B A A. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows with the exception of the third-floor windows of 710, 712, 718, and 720, which were double-hung arched windows. All windows have been replaced by modern one-over-one replacements, with the exception of the fenestration on the first and second floors of 710, which retain their six-over-one original double hung windows.

706, 708, 722, and 724 are three bays wide on the first and second-floors, with a third-floor mansard roof containing a two-bay box dormer. These residences originally had two-bay wide covered porches of pressed metal columns supporting wood frame roofs. The covered porches on 702 and 722 are no longer extant, and the original columns on 708 and 724 have since been replaced by wood and square brick columns replacements respectively. 708 retains its original wood porch balustrade. 706 and 724 are semi-detached, with their east and west elevations respectively faced in brick matching the Rock Creek Church Road elevation. The elevation of 724 contains a stucco covered oriel windows toward the north and a two story projecting bay toward the south. The east elevation of 706 contains two protruding bays, the northern bay containing a fireplace chimney.

710, 712, 718, and 720 are three bays wide, with a protruding bay in place of the eastern two-bays of the façade’s first and second-floor. The third-floor is faced with a mansard roof containing a two-bay Spanish-style box dormer. Originally only 710 had a covered porch with 712, 718, and 720 having open porches. The original porch at 710 appears largely intact. 718 and 720 are currently protected by aluminum awnings.

714 and 716 are three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. These residences originally had two-bay wide covered porches of pressed metal columns supporting wood frame roofs. Neither house retains its original columns or roof structure. 714 has a small metal canopy above its entrance and 716 has a new wood frame roof structure supported by wrought iron columns.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1910. The buildings are of brick construction with the facades clad in red brick laid in Flemish bond pattern. The facades of 706, 714, and 716 are currently painted.
The roofs were originally clad in green tile. The original tile roofs survive, with the exception of 714 and 716 where the tile roofs have been replaced by asphalt shingles.

3644-3658 Warder Street

The residences at 3644, 3646, 3648, 3650, 3652, 3654, 3656, and 3658 are three-story brick row houses with raised basements that form a composed row arranged as A B C B C B A. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows with the exception of the third-floor windows of 3646, 3650, 3652, and 3656, which were double-hung arched windows. All windows have been replaced by modern one-over-one replacements, with the exception of 3654 which retains its original six-over-one double hung windows.

3644 and 3658 are three bays wide on the first and second-floors, with a third-floor mansard roof containing a two-bay box dormer. These residences originally had two-bay wide covered porches. 3644 retains its original covered porch supported by brick columns and a brick balustrade. The covered porch on 3658 is no longer extant and has been replaced by an aluminum awning. Both residences are semi-detached, with their south and north elevations faced in brick matching the Warder Street elevation. The elevations contain stucco covered oriel windows toward the east and a two story projecting bay toward the west.

3646, 3650, 3652, and 3656 are three bays wide, with a protruding bay in place of the southern two bays of the façade’s first and second-floor on 3646, 3650 and 3652 and in place of the northern two bays on 3656. The third-floor is faced with a mansard roof containing a two-bay Spanish-style box dormer. All four residences contain open porches, with 3652 currently containing an aluminum awning.

3648 and 3654 are three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. These residences originally had two-bay wide covered porches of pressed metal columns supporting wood frame roofs. Both houses retain their original roof structure, however the columns have been replaced with brick supports.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1910. The buildings are of brick construction with the facades clad in red brick laid in Flemish bond pattern. The facade of 3656 has been painted.

The roofs were originally clad in a green tile. The original tile roofs survive, with the exception of 3650 and 3654 where the tile roofs have been replaced by asphalt shingles and green slate respectively.

628-640 Rock Creek Church Road
Park View Historic District

The residences at 628, 630, 632, 634, 636, 638, and 640 are three-story brick row houses with raised basements that form a composed row arranged as A A B C B B A A. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows with the exception of the third-floor windows of 630, 632, 636, and 638, which were double-hung arched windows. With the exception of third story arched windows of 630 and 632 which are original, all windows have been replaced with double hung vinyl replacements.

628 and 640 are three bays wide on the first and second-floors, with a third-floor mansard roof containing a two-bay box dormer. These residences originally had two-bay wide covered porches of pressed metal columns supporting wood frame roofs. These porches remain, but no longer contain their original columns supports which have since been replaced by either square brick columns or wood columns. 628 is semi-detached, with the east elevation faced in brick matching the Rock Creek Church Road elevation. The east elevation contains a stucco covered oriel window toward the north and a two story projecting bay toward the south.

630, 632, 636, and 638 are three bays wide, with a protruding bay in place of the eastern two-bays of the façade’s first and second-floor. The third-floor is faced with a mansard roof containing a two-bay Spanish-style box dormer. All four contain an open porch, with 636 currently protected by an aluminum awning.

634 is three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. This residence originally had a two-bay wide covered porch of pressed metal columns supporting a wood frame roof. The original columns are no longer extant, with brick columns supporting the roof.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1910, The buildings are of brick construction with the facades clad in buff brick laid in American bond pattern. The facade of 640 has been painted.

The roofs were originally clad in red tile. The original tile roofs survive, with the exception of 632 and the box bay of 640 where the tile has been replaced by asphalt shingles.

610-626 Rock Creek Church Road

The residences at 610, 612, 614, 616, 618, 620, 622, 624, and 626 are three-story brick row houses with raised basements that form a composed row arranged as A A B C B B A A. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows with the exception of the third-floor windows of 614, 616, 620, and 622, which were double-hung arched windows. The fenestration of 616 and 624 remains original, as do the windows on the second- and third-floor of 614 and the first- and second-floors of 620. All other windows have been replaced by modern one-over-one replacements.
610, 612, 624, and 626 are three bays wide on the first and second-floors, with a third-floor mansard roof containing a two-bay box dormer (610 contains a three-bay box dormer). These residences originally had two-bay wide covered porches of pressed metal columns supporting wood frame roofs. The original columns on 610 and 612 have since been replaced by brick supports and the columns of 624 and 626 have been replaced by ironwork supports. 626 is semi-detached, with the west elevation faced in brick matching the Rock Creek Church Road elevation. The west elevation contains a stucco covered oriel window toward the north and a two-story projecting bay toward the south.

614, 616, 620, and 622 are three bays wide, with a protruding bay in place of the western two bays of the façade’s first and second-floor. The third-floor is faced with a mansard roof containing a two-bay Spanish-style box dormer. Originally only 622 had a covered porch with 614, 616, and 620 having open porches. The original porch at 620 appears largely intact. 620 is currently protected by an aluminum awning.

618 is three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. This residence retains its original three-bay wide covered porch with four pressed metal columns supporting a wood frame roofs.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1910. The buildings are of brick construction with the facades clad in red brick laid in Flemish bond pattern. The facade of 622 has been painted.

The roofs were originally clad in green tile. The original tile roofs survive.

751-765 Quebec Place

The residences at 751, 753, 755, 757, 759, 761, 763, and 765 are three-story brick row houses with raised basements. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows (currently with one-over-one replacement windows).

The structures are three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. These residences originally had two-bay wide covered porches of pressed metal columns supporting wood frame roofs. All structures retain their original porch roofs, with only 759 retaining its original columns and balustrade. The columns of 751 and 753 have been replaced by brick supports, with iron work supporting the roof structures at 755, 757, 761, 763, and 765. 751 and 765 are semi-detached, with their east and west elevations respectively faced in brick matching the Quebec Place elevations.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in
1911/1912. The buildings are of brick construction with the facades clad in red brick laid in Flemish bond pattern. The facades of 751 and 761 are currently painted, and the facades of 755 and 759 are covered in aluminum siding.

The roofs were originally clad in green slate. The original tile roofs survive at 753, 759, 761, 763, and 765, with the remaining row house roofs having been replaced by asphalt shingles. Many of the slate roofs have since been painted.

**754-768 Quebec Place**

The residences at 754, 756, 758, 760, 762, 764, 766, and 768 are two-story brick row houses with raised basements and attics. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows (currently with one-over-one replacement windows). The attic level contains two dormers, each with a pair of four-pane casement windows.

The structures are three bays wide on the first and second-floors with an attic level mansard roof. These residences originally had two-bay wide covered porches (768 with a three-bay wide covered porch) of wood columns supporting wood frame roofs. All structures retain their original porch roofs, with only 754, 758, and 764 retaining their original columns and balustrade. The columns of the remaining porches have been replace by iron-work supports. 754 and 768 are semi-detached, with their east and west elevations respectively faced in brick matching the Quebec Place elevations.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1911/1912. The buildings are of brick construction with the facades clad in buff brick laid in American bond fashion. The facades of 760 and 768 are currently painted.

The roofs were originally clad in green slate. The original slate roofs survive at 754, 756, 764, and 766, with the remaining row house roofs having been replaced by asphalt shingles.

**731-749 Quebec Place**

The residences at 731, 733, 735, 737, 739, 741, 743, 745, 747, and 749 are three-story brick row houses with raised basements that form a composed row arranged as A B C C D D C B A. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows. The fenestration on the third level of 737 remains original. All other windows have been replaced by modern replacements.

731 and 749 are three bays wide with an overhanging Spanish roof. These residences originally had two-bay wide covered porches of wood columns supporting wood frame roofs. The original columns on 731 have been replaced by brick supports. Both residences are semi-detached, with
their east (731) and west (749) elevations faced in brick matching the Quebec Place elevation. The elevations contain a two story projecting bay at the north end of the elevation.

733 and 747 are three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. These residences originally had two-bay wide covered porches of wood columns supporting wood frame roofs. The columns and porch covering are no longer extant at 733, and the columns at 747 have been replaced by modern replacements.

735, 737, 743, and 745 are three bays wide, with a protruding bay in place of the eastern two bays of the façade’s first and second-floor of 735 and 737 and in place of the western two bays of the façade’s first and second-floor of 743 and 745. The third-floor is faced with a mansard roof containing a three-bay Spanish-style box dormer. Originally these residences had open porches. The porches of 743 and 745 have since been covered.

739 and 741 are three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. These residences originally had three-bay wide covered porches of wood columns supporting wood frame roofs. The columns have been replaced by wood posts masonry (739) and iron work (739).

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1912. The buildings are of brick construction with the facades clad in buff brick laid in American bond pattern. The facades of 735, 737, and 747 have been painted.

The roofs were originally clad in green slate. The original slate roofs survive at 731, 733, 735, 737, 741, 743, 745, 747, and 749, with the roof of 739 having been replaced by asphalt shingles.

734-752 Quebec Place

The residences at 734, 736, 738, 740, 742, 744, 746, 748, 750, and 752 are two-story brick row houses with raised basements and attics that form a composed row arranged as A B C C D D C B A. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows. The fenestration of 744 remains original. All other windows have been replaced by modern one-over-one replacements.

734 and 752 are three bays wide with an overhanging Spanish roof which contains a single four-pane light dormer. The residences originally had two-bay wide covered porches of wood columns supporting wood frame roofs. The original columns on 734 have been replaced by iron-work supports. Both residences are semi-detached, with their east (734) and west (752) elevations faced in brick matching the Quebec Place elevation. The elevations contain a two story projecting bay at the south end of the elevation.

736 and 750 are three bays wide with an overhanging Spanish roof which two dormers, each with a four-pane light. The residences originally had two-bay wide covered porches of wood
columns supporting wood frame roofs. The original columns on at both residences have been replaced by iron-work supports.

738, 740, 746, and 748 are three bays wide. These residences have protruding bays on either the eastern (738 and 740) or western (746 and 748) side of the structure. 740 and 746 were constructed with open porched (740 currently protected by an aluminum awning). 738 and 748 contain one bay-wide covered porches of wood columns supporting wood frame roofs. The columns have been replaced by iron-work supports (738) and brick columns (746).

742 and 744 are three bays wide. Each contains a mansard roof containing a single three-pane vertical light within a Spanish-style box dormer. Both retain their original full porch of four wood columns supporting a wood frame roof.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1912. The buildings are of brick construction with the facades clad in red brick laid in Flemish bond fashion.

The roofs were originally clad in green slate. The original slate roofs survive at 740, 742, 744, 746, 748, and 750, with the remaining row house roofs having been replaced by asphalt shingles.

**715-729 Quebec Place**

The residences at 715, 717, 719, 721, 723, 725, 727, and 729 are three-story brick row houses with raised basements that form a composed row arranged as A B C D D C B A. They are of colonial design with overhanging Spanish roofs. The original windows were rectangular six-over-one double hung windows. The fenestration of 721 remains original. All other windows have been replaced by modern replacements.

715 and 729 are three bays wide with an overhanging Spanish roof which contains a single horizontal dormer containing a four-pane light. These residences originally had full covered porches of wood columns supporting wood frame roofs. The original columns on 715 have been replaced by iron-work supports. Both residences are semi-detached, with their east (715) and west (729) elevations covered in stucco matching the Quebec Place elevation. The elevations contain a two story projecting bay at the north end of the elevation.

717 and 727 are three bays wide on the first and second-floors with a third-floor faced with a mansard roof containing a three-bay Spanish-style box dormer. Originally these residences had two-bay covered porches of wood columns supporting wood frame roofs. The original columns on 727 have been replaced by red brick supports.

719 and 725 are three bays wide, with a protruding bay in place of the western two bays of the façade’s first and second-floor of 719 and the eastern two bays of the façade’s first and second-floor of 725. The third-floor is faced with a mansard roof containing a three-bay Spanish-style
box dormer. Originally these residences had open porches with small wood entry awnings. The porches of 719 is currently protected by a full aluminum awning.

721 and 723 are three bays wide on the first and second-floors with a third-floor mansard roof. The third level contains two centrally placed dormer windows. These residences originally had two-bay wide covered porches of wood columns supporting wood frame roofs. The columns have been replaced by wood posts (723) and iron work (721).

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1912/1913. The buildings are of brick construction with the facades clad in stucco. The facades of 717 and 719 have been covered by Formstone on the first level and aluminum siding on the second level. The façade of 727 has been covered by aluminum siding.

The roofs were originally clad in green slate. The original slate roofs survive at 715, 717, 721, and 725. The roofing of 719 and 727 is currently asphalt shingles and 723 and 729 are roofed in imitation slate singles.

720-732 Quebec Place

The residences at 720, 722, 724, 726, 728, 730 and 732 are two-story brick row houses with raised basements and attics that form a composed row arranged as A A B C B A A. They are of colonial design with overhanging roofs supported by prominent corbels. The original windows were rectangular six-over-one double hung windows. All windows have been replaced by modern one-over-one or divided light replacements.

720, 722, 730 and 732 are three bays wide with an overhanging roof. The residences originally had covered porches the full width of the structure constructed of brick columns terminating in corbels supporting wood frame roofs. The original porches remain on 720, 722, and 732. Both 720 and 732 are semi-detached, with their east (720) and west (732) elevations faced in brick matching the Quebec Place elevation.

The integrity of 730 was severely impacted in 2015 with a third floor addition, reworking of the bays, and removal of the porch in its entirety.

724 and 728 are three bays wide with an overhanging roof containing two dormers, each with a three-pane light. The residences originally did not contain covered porches. A porch has since been added to 724.

726 is three bays wide with an overhanging roof containing two dormers, each with a three-pane light. The residence retains its original covered porch running the full width of the structure constructed of brick columns supporting wood frame flat roof originally containing a balustrade along the outer parameter. The middle by of the second story introduces a new element in the development – French doors instead of a window providing access to the porch roof. The original balustrade has been replaced with an ironwork railing.
As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1913. The buildings are of brick construction with the facades clad in buff laid in American bond fashion.

The roofs were originally clad in grey slate. The original slate roofs survive, with the exception of 730 which has asphalt shingles.

629-641 Quebec Place

The residences at 629, 631, 633, 635, 637, 639 and 641 are two-story brick row houses with raised basements and attics that form a composed row arranged as A B B A B B A. They are of colonial design with overhanging roofs. The original windows were rectangular six-over-one double hung windows. All windows have been replaced by modern replacements with the exception of 635 which retains its original fenestration.

629, 635 and 641 are three bays wide with an overhanging roof supported by prominent corbels containing two dormers, each with a three-pane light. The residences have covered porches the full width of the structure constructed of brick columns terminating in corbels supporting wood frame flat roofs originally containing a balustrade along the outer parameter. The original porches remain on 629 and 635. The porch at 641 has been reconstructed and altered. The middle bay on the second floor contains French doors instead of a window providing access to the porch roof. The French doors remain at 629 and 635, but has been replaced by a small one-over-one window at 641. None of the original porch balustrades remain, with an ironwork railing replacing the balustrade at 635. Both 629 and 641 are semi-detached, with their east (629) and west (641) elevations faced in brick matching the Quebec Place elevation.

631, 633, 637 and 639 are three bays wide with an overhanging roof containing a single three-pane light dormer. The residences originally had covered porches the full width of the structure constructed of wood columns supporting wood framed hipped roofs.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1914. The buildings are of brick construction with the facades clad in red brick laid in Flemish bond fashion.

The roofs were originally clad in green slate. The original slate roofs survive, with the exception of 629 where the roof has replaced by faux slate shingles. The facades of 630, 635 and 641 are currently painted.

615-627 Quebec Place

The residences at 615, 617, 619, 621, 623, 625 and 627 are two-story brick row houses with raised basements and attics that form a composed row arranged as A B C D C B A. They are of
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Name of Property  County and State  

colonial design with overhanging roofs or large Spanish colonial decorative dormers. The original windows were rectangular six-over-one double hung windows. All windows have been replaced by modern replacements with the exception of 625 which retains its original fenestration.

615 and 627 are three bays wide with an overhanging roof containing a large, Spanish Colonial gable within which is a small square fixed four-pane window. The residences have covered porches the full width of the structure constructed of brick columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter (no longer extant). The middle bay on the second floor contains French doors instead of a window providing access to the porch roof. The porch on 615 has been replaced. Both residences are semi-detached, with their east (615) and west (627) elevations faced in brick matching the Quebec Place elevation.

619 and 623 are three bays wide with an overhanging roof containing two shingle clad hipped dormers, each containing a square nine-pane window. The residences contain partial porches constructed of wood columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter (no longer extant). The middle bay on the second floor contains French doors instead of a window providing access to the porch roof.

621 is three bays wide with an overhanging roof containing two shingle clad hipped dormers, each containing a square nine-pane window. The residence has a covered porch the full width of the structure constructed of brick columns supporting a hipped roof porch.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1914. The buildings are of brick construction with the facades clad in buff brick laid in American bond fashion. 615 also contains an attached single car garage at the rear of the structure.

The roofs were originally clad in green slate. The original slate roofs survive on all row houses with the exception of 617, where the slate has been replaced by asphalt shingles.

3626-3640 Warder Street

The residences at 3626, 3628, 3630, 3632, 3634, 3636, 3638 and 3640 are two-story brick row houses with raised basements and attics that form a composed row arranged as A B C A A C B A. They are of colonial design with overhanging roofs supported by prominent corbels. The original windows were rectangular six-over-one double hung windows. All windows have been replaced by modern replacements with the exception of 3634 which retains its original fenestration.
3626, 3632, 3634 and 3640 are three bays wide with an overhanging roof supported by prominent corbels containing two shingle clad hipped dormers, each containing three-over-one double hung windows. The residences have covered porches the full width of the structure constructed of brick columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter (no longer extant). The original porches remain as does the original fenestration in the dormers. The middle bay on the second floor contains French doors instead of a window providing access to the porch roof. The French doors have been replaced by a modern replacements at 3626. Both 3626 and 3640 are semi-detached, with their south (3626) and north (3640) elevations faced in brick matching the Warder Street elevation. The elevations contain a two story projecting bay at the west end of the elevations.

3628 and 3638 are three bays wide with an overhanging roof supported by prominent corbels containing two shingle clad hipped dormers, each containing three-over-one double hung windows. The residences have two-bay wide covered porches constructed of wood columns (since replaced by ironwork supports) supporting wood frame flat roofs. The original porches remain.

3630 and 3636 are three bays wide with an overhanging roof containing a single shingle clad hipped dormer containing a three-over-one double hung window. The dormer is offset, being centered above the entry door. The southern (3630) or northern (3636) bays are located within a two-story projecting bay containing three bays. The projecting bay terminates in a hipped roof. The residences contain partial porches which were originally open, now covered by an aluminum awning (3630) and a wood frame gable roof with wood supports (3636).

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1914. The buildings are of brick construction with the facades clad in buff brick laid in American bond fashion. Red brickwork decorative elements are located below the eaves of the projecting bays of 3630 and 3636. 3640 also contains an attached single car garage at the rear of the structure supporting a significant partially covered rear porch.

The roofs were originally clad in green slate. The original slate roofs survive at 3628, 3630, 3632, 3624, 3638, and 3640, with the remaining row house roofs having been replaced by asphalt shingles on 3626 and faux slate shingles on 3636.

626-638 Quebec Place

The residences at 626, 628, 630, 632, 634, 636 and 638 are two-story brick row houses with raised basements and attics that form a composed row arranged as A A B C B A A. They are of colonial design with overhanging roofs supported by prominent corbels. The original windows were rectangular six-over-one double hung windows. All windows have been replaced by modern replacements with the exception of 628 which retains its original fenestration.
626, 628, 636 and 638 are three bays wide with an overhanging roof supported by prominent corbels containing two shingle clad hipped dormers, each with a pair of three-paned casement windows. The residences have covered porches the full width of the structure constructed of brick columns supporting wood frame flat roofs. The original porches remain. The porch at 638 has been reconstructed and slightly altered. Both 626 and 638 are semi-detached, with their east (626) and west (638) elevations faced in brick matching the Quebec Place elevation.

630 and 634 are three bays wide with an overhanging roof containing a pair of metal clad pedimented dormers, each containing three-over-one double hung windows. The residences contain full porches which are partially covered constructed of brick columns supporting wood framed gabled roofs.

632 is three bays wide with an overhanging roof containing a pair of metal clad pedimented dormers, each containing three-over-one double hung windows. The residence has a covered porch the full width of the structure constructed of brick columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter. The original porch has been reconstructed and altered, with the balustrade no longer extant. The middle bay on the second floor contained French doors instead of a window providing access to the porch roof. The French doors have been replaced by a modern one-over-one vinyl replacement window.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1915. The buildings are of brick construction with the facades clad in buff brick laid in American bond fashion. Red brickwork decorative elements are located below the eaves of each residence.

The roofs were originally clad in green slate. The original slate roofs survive at 626, 630, 634, and 636, with the remaining row house roofs having been replaced by asphalt shingles. The facades of 630 is currently painted.

616-624 Quebec Place

The residences at 616, 618, 620, 622, and 624 are two-story brick row houses with raised basements and attics that form a composed row arranged as A B C B A. They are of colonial design with overhanging roofs supported by prominent corbels. The original windows were rectangular six-over-one double hung windows. All windows have been replaced by modern replacements with the exception of 620 and 622 which retain their original fenestration.

616 and 624 are three bays wide with an overhanging roof supported by prominent corbels containing two shingle clad hipped dormers, each with a pair of three-paned casement windows. The residences have covered porches the full width of the structure constructed of brick columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter (no longer extant). The middle bay on the second floor contains French doors instead of a window providing access to the porch roof. The French doors have been replaced by a double hung replacement window at 624. 616 also contains an attached single car garages at the rear of the
structure. Both residences are semi-detached, with their east (616) and west (624) elevations faced in brick matching the Quebec Place elevation.

618 and 622 are three bays wide with an overhanging roof containing a pair of metal clad pedimented dormers, each containing three-over-one double hung windows. The residences contain full porches which are partially covered constructed of brick columns supporting wood framed gabled roofs.

622 is three bays wide with an overhanging roof containing a pair of metal clad pedimented dormers (since reconstructed in wood), each containing modern replacement windows (originally three-over-one double hung windows). The residence has a covered porch the full width of the structure constructed of brick columns supporting a wood frame hipped roof.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1915. The buildings are of brick construction with the facades clad in red brick laid in Flemish bond fashion. Deep red decorative brickwork elements are located below the eaves of each residence.

The roofs were originally clad in green slate. The original slate roofs survive at 616, 622, and 624, with the roof at 618 having been replaced by asphalt shingles and the roof at 610 having been replaced by faux slate.

3629-3643 Warder Street

The residences at 3629, 3631, 3633, 3635, 3637, 3639, 3641 and 3643 are two-story brick row houses with raised basements and attics that form a composed row arranged as A B C A A C B A. They are of colonial design with overhanging roofs supported by prominent corbels. The original windows were rectangular six-over-one double hung windows. All windows have been replaced by modern replacements with the exception of 3629 which retains its original fenestration.

3629, 3635, 3637 and 3643 are three bays wide with an overhanging roof supported by prominent corbels containing two shingle clad hipped dormers, each originally containing three-over-one double hung windows (replaced by modern replacement at 3635, 3637, and 3643). The residences have covered porches the full width of the structure constructed of brick columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter (no longer extant). The middle bay on the second floor contains French doors instead of a window providing access to the porch roof. The French doors have been replaced by a modern replacements at 3635 and 3637. Both 3629 and 3643 are semi-detached, with their south (3629) and north (3643) elevations faced in brick matching the Warder Street elevation. The elevations contain a two story projecting bay at the east end of the elevations.

3631 and 3639 are three bays wide with an overhanging roof supported by prominent corbels containing two shingle clad hipped dormers, each originally containing three-over-one double
hung windows (since replaced). The residences have two-bay wide covered porches constructed of brick columns supporting wood frame hipped roofs. The original porches remain.

3633 and 3639 are three bays wide with an overhanging roof containing a single shingle clad hipped dormer containing a three-over-one double hung window (since replaced at 3639). The dormer is offset, being centered above the entry door. The southern (3633) or northern (3639) bays are located within a two-story projecting bay containing three bays. The projecting bay terminates in a hipped roof. The residences contain partial covered porches constructed of brick columns supporting wood frame gabled roofs.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1915. The buildings are of brick construction with the facades clad in red brick laid in Flemish bond fashion. Dark red decorative brickwork elements are located below the eaves of the projecting bays of 3633 and 3639. 3629 and 3643 also contain attached single car garages at the rear of the structure supporting a significant partially covered rear porch.

The roofs were originally clad in green slate. The original slate roofs survive at 3631, 3637, 3641, and 3643, with the remaining row house roofs having been replaced by asphalt shingles.

3664-3674 Park Place & 608 Rock Creek Church Road

The residences at 3664, 3666, 3668, 3670, 3672, and 3674 Park Place two-story brick row houses with raised basements and attics that form a composed row arranged as A B C C B A. They are of colonial design with overhanging roofs supported by prominent corbels. The original windows were rectangular six-over-one double hung windows. All windows have been replaced by modern replacements. 608 Rock Creek Church Road, though built with this row, connects to 610 Rock Creek Church Road and functions as a transition from the earlier 1910 row structures.

3664 and 3674 are three bays wide with an overhanging roofs supported by prominent corbels containing a pair of metal clad pedimented dormers, each containing three-over-one double hung windows. The residences have covered porches the full width of the structure constructed of brick columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter (no longer extant at 3664 and an older replacement at 3674). The original porches remain as does the original fenestration in the dormers. The middle bay on the second floor of 3674 contains a 12-light door instead of a window providing access to the porch roof. Both 3664 and 3674 are semi-detached, with their south (3664) and north (3674) elevations faced in brick matching the Park Place elevations. The elevations contain a two-story projecting bay at the west end of the elevations.

3666 and 3672 are three bays wide with an overhanging roof containing a single shingle clad hipped dormer originally containing three-over-one double hung windows. The dormer is offset, being centered above the entry door. The southern (3666) or northern (3672) bays are located within a two-story projecting bay containing three bays. The projecting bay terminates in a
hipped roof. The residences contain partial covered porches constructed of brick columns supporting wood frame gabled roofs.

3668 and 3670 are three bays wide with an overhanging roofs supported by prominent corbels containing a pair of shingle clad hipped dormer originally containing three-over-one double hung windows. The residences have covered porches the full width of the structure constructed of brick columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter (no longer extant at 3668 and a modern replacement at 3670). The original porches remain as does the original fenestration in the dormers. The middle bay on the second floor contains a 12-light door instead of a window providing access to the porch roof.

608 Rock Creek Church Road was constructed as part of this row, though is not connected to it nor does is share the same orientation. It is three bays wide with an overhanging roof supported by prominent corbels containing a pair of metal clad pedimented dormers, each containing three-over-one double hung windows. The residence has a covered porches the full width of the structure constructed of brick columns supporting a wood frame flat roofs originally containing a balustrade along the outer parameter (a modern replacement replicates the original design with a fretwork center in each section). The original porch remains as does the original fenestration in the dormers. The middle bay on the second floor contains a 12-light door instead of a window providing access to the porch roof. 608 is semi-detached, with its east elevation faced in brick matching the Rock Creek Church Road elevation.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1915. The buildings are of brick construction with the facades clad in buff brick laid in American bond fashion. Red brickwork decorative elements are located below the eaves of the projecting bays of 3630 and 3636. This entire row was constructed with attached garages in the rear. 608 Rock Creek Church Road and 3674 Park Place retain their original garages, with the remainder being enclosed as living space. The balustrades in this row originally alternated from house to house from a fretwork design to a lozenge design.

The roofs were originally clad in green slate. The original slate roofs survive with the exception of 3666, where the roof has been replaced by asphalt shingles.

3648-3660 Park Place

The residences at 3648, 3650, 3652, 3654, 3656, 3658 and 3660 Park Place two-story brick row houses with raised basements and attics that form a composed row arranged as A A B C B A A. They are of colonial design with overhanging roofs supported by prominent corbels. The original windows were rectangular six-over-one double hung windows. All windows have been replaced by modern replacements with the exception of 3650, 3652, 3656, and 3660.

3648, 3650, 3658 and 3660 are three bays wide with an overhanging roofs supported by prominent corbels containing a pair of metal clad pedimented dormers, each containing three-over-one double hung windows. The residences have covered porches the full width of the
structure constructed of brick columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter (the original balustrade has been replaced by wood or ironwork, or is missing entirely as is the case for 3658 and 3660). The middle bay on the second floor contains a 12-light door instead of a window providing access to the porch roof. Both 3648 and 3660 are semi-detached, with their south (3648) and north (3660) elevations faced in brick matching the Park Place elevations.

3652 and 3656 are three bays wide with an overhanging roof containing a single shingle clad hipped dormer containing three-over-one double hung windows. The dormer is offset, being centered above the entry door. The southern (3652) or northern (3656) bays are located within a two-story projecting bay containing three bays. The projecting bay terminates in a hipped roof. The residences contain partial covered porches constructed of brick columns supporting wood frame gabled roofs.

3654 is three bays wide with an overhanging roof containing a pair of shingle clad hipped dormers originally containing three-over-one double hung windows (now with modern one-over-one replacements). The residence has a covered porch the full width of the structure constructed of brick columns supporting wood frame flat roofs originally containing a balustrade along the outer parameter (currently replaced by an iron railing). The middle bay on the second floor contains a 12-light door instead of a window providing access to the porch roof.

As with most of Princeton Heights, these houses were designed by architect Alexander H. Sonnemann (1872-1956), and developed by Kennedy Brothers. This row was constructed in 1916. The buildings are of brick construction with the facades clad in buff brick laid in American bond fashion. Prominent red decorative brickwork elements are located below the eaves of 3648, 3650, 3652, 3656, 3658, and 3660. The balustrades in this row originally alternated from house to house from a fretwork design to a lozenge design.

The roofs were originally clad in green slate. The original slate roofs survive. 3648 and 3660 also contain attached single car garages at the rear of the structure.

3645-3651 Warder Street

The residences at 3645, 3647, 3649, and 3651 are two-story brick row houses with raised basements and attics that form a composed row arranged as A B C D. They are of colonial design with overhanging red tile roofs. The original windows were rectangular six-over-six double hung windows. All windows have been replaced by modern replacements.

3645 is four bays wide with a gray synthetic-slate roof (replacing an original red) roof containing a pair of metal clad pedimented dormers, each originally containing three-over-one double hung windows (now with modern casement replacements). The residence has a covered porch three-bays wide constructed of brick columns supporting a wood frame flat roof containing a balustrade along the outer parameter. 3645 also contains an attached one-car garage at the rear of the structure and a prominent enclosed porch on the south (Quebec Place) side of the building.
3647 is three bays wide with an overhanging red tile roof containing a pair of hipped dormers originally containing three-over-one double hung windows (now with modern one-over-one replacements). The residence has a covered porch two-bays wide constructed of brick columns supporting wood frame flat roof containing a balustrade along the outer.

3649 is three bays wide with an overhanging roof containing a single hipped dormer originally containing a three-over-one double hung window (since replaced). The dormer is offset, being centered above the entry door. The southern bays are located within a two-story projecting bay containing three bays. The projecting bay terminates in a hipped roof. The residence contains partial covered porch constructed of brick columns supporting a wood frame gabled roof.

3651 is three bays wide with a red tile roof containing a pair of metal clad pedimented dormers, each originally containing three-over-one double hung windows (now with modern casement replacements). The residence has a covered porch two-bays wide constructed of brick columns supporting a wood frame flat roof originally containing a balustrade along the outer parameter, since replaced by a wooden fence. A modern third-story addition is located behind the mansard roof.

Unlike most of Princeton Heights, these houses were designed by architect William Russell Lamar (1891-1974), and developed by Clarence H. Small. This row was constructed in 1921. The buildings are of brick construction with the facades clad in buff brick laid in American bond fashion.
### Resource Inventory

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</table>
**Partial Inventory of Known Garages in Princeton Heights**

The oldest known freestanding garage dates to ca. 1911 and is located to the rear of 636 Rock Creek Church Road. Other early garages included a cinderblock structure to the rear of 752 Quebec Place (1913), a metal garage to the rear of 726 Quebec Place (1914), and a metal garage behind 748 Rock Creek Church Road (1915). Among the oldest surviving freestanding garages are three constructed by Kennedy Brothers themselves. These are red brick structures constructed in the American bond fashion. These garages are located to the rear of 633 Quebec Place, 634 Quebec place, and 624 Quebec Place and were constructed in January 1915, October 1915, and March 1916 respectively.

3640 Warder Street, on the southwest corner of Warder Street and Quebec Place, was built in 1914 and has the distinction of the first residence in Princeton Heights to have an attached one-car garage in the rear. The garage is designed as an integral part of the overall design and supports a partially covered rear porch that is in keeping with the design of the covered porch at the front of the structure. Kennedy would employ a similar approach, this time with open rear porches, when he included attached rear garages at 3629 and 3643 Warder Street also constructed in 1914. Simple rear garages accessible from the alley were also incorporated into 615 Quebec Place, built in 1914, and 616 Quebec Place, constructed in 1915.
Perhaps Kennedy Brothers’ most ambitious Princeton Heights effort to accommodate personal automobile ownership occurred in December 1915/January 1916, when construction began on the row composed of 3664–3674 Park Place and 608 Rock Creek Church Road. In this row every row dwelling incorporated a rear access attached garage into the design. As impressive as this effort is, it may have overestimated the demand for garages in 1916 as Kennedy Brothers returned to providing attached garages only on the semi-detached houses when they constructed 3648 through 3660 Park Place later in 1916.

<table>
<thead>
<tr>
<th>Date</th>
<th>Address</th>
<th>Builder/Contractor</th>
<th>Material</th>
<th>Original Cost</th>
<th>Extant</th>
<th>Photo</th>
<th>Notes</th>
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<tbody>
<tr>
<td>1911</td>
<td>636 Rock Creek Church Road</td>
<td></td>
<td>Cinder block</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>1913</td>
<td>752 Quebec Place</td>
<td>B.R. Pulliam</td>
<td>$150</td>
<td>Partially</td>
<td></td>
<td></td>
<td>Largely altered and incorporated into rear addition</td>
</tr>
<tr>
<td>1914</td>
<td>726 Quebec Place</td>
<td>Louis Blecktyens (owner)</td>
<td>Metal</td>
<td>$150</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1915</td>
<td>748 Rock Creek Church Road</td>
<td>Charles C. Finney (owner)</td>
<td>Metal</td>
<td>$85</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1915</td>
<td>633 Quebec Place</td>
<td>Kennedy Bros.</td>
<td>Brick</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>1915</td>
<td>634 Quebec Place</td>
<td>Kennedy Bros.</td>
<td>Brick</td>
<td></td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1916</td>
<td>624 Quebec Place</td>
<td>Kennedy Bros.</td>
<td>Brick</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>1917</td>
<td>3639 Warder</td>
<td>Harry W. Fisher (owner)</td>
<td>Brick</td>
<td>$200</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
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<tr>
<td>1917</td>
<td>3658 Park Place</td>
<td>Frank R. Davis (owner)</td>
<td></td>
<td>$500</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1918</td>
<td>738 Rock Creek Church Road</td>
<td>Dr. T. J. Sullivan (owner)</td>
<td></td>
<td>$200</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Year</td>
<td>Property</td>
<td>Owner</td>
<td>Material</td>
<td>Cost</td>
<td>Yes/No</td>
<td>Significance</td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>----------</td>
<td>-------</td>
<td>----------</td>
<td>------</td>
<td>--------</td>
<td>--------------</td>
<td></td>
</tr>
<tr>
<td>1918</td>
<td>744 Quebec Place</td>
<td>James T. Staniszuiki (owner/contractor)</td>
<td>Metal</td>
<td>$300</td>
<td>Yes</td>
<td>Foundation and section of western wall still standing.</td>
<td></td>
</tr>
<tr>
<td>1918</td>
<td>754 Quebec Place</td>
<td>Benjamin P. Fishburn (owner)</td>
<td>Metal</td>
<td>$300</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1919</td>
<td>610 Rock Creek Church Road</td>
<td>Mrs. M.V. Crompton (owner)</td>
<td>Brick</td>
<td>$200</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1920</td>
<td>612 Rock Creek Church Road</td>
<td>Mary E. Keely (owner)</td>
<td></td>
<td>$250</td>
<td>No</td>
<td>Only foundation remains. Originally built as companion to 614 Rock Creek Church Road.</td>
<td></td>
</tr>
<tr>
<td>1920</td>
<td>614 Rock Creek Church Road</td>
<td>Margaret Feltonn (owner)</td>
<td></td>
<td>$250</td>
<td>Yes</td>
<td>Originally built as companion to 612 Rock Creek Church Road.</td>
<td></td>
</tr>
<tr>
<td>1921</td>
<td>749 Rock Creek Church Road</td>
<td>M. Heltman (owner)</td>
<td></td>
<td>$950</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1921</td>
<td>3641 Warder</td>
<td>J. L. McClure (owner)</td>
<td></td>
<td></td>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8. **Statement of Significance**

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

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x]
C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

A. Owned by a religious institution or used for religious purposes
B. Removed from its original location
C. A birthplace or grave
D. A cemetery
E. A reconstructed building, object, or structure
F. A commemorative property
G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)

Community Planning and Development
Park View Historic District

Name of Property

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**Period of Significance**
1900-1923; 1947-1960

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**Significant Dates**
1909-1923

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**Significant Person**
(Complete only if Criterion B is marked above.)
N/A

---

**Cultural Affiliation**
N/A

---

**Architect/Builder**
Kennedy, Edgar S.
Sonnemann, Alexander H.
Ashford, Snowden
Harris, Albert Lewis
Luther M. Leisenrig
Charles Gregg
William Edgar Howser
Herman Rowland Howenstein
Clarence H. Small
William Russell Lamar
**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.)

Park View is a neighborhood in northwest Washington, D.C., located along the Georgia Avenue corridor, west of the Old Soldiers’ Home and north of Howard University. The Park View neighborhood can trace its organization and name to March 1, 1908, when the Park View Citizens’ Association first convened. The Association focused its advocacy on improved infrastructure, education, and support for businesses along Georgia Avenue within the neighborhood. Successes included paved streets, buried power lines, new streetcar stops, and construction of the Park View School in 1916.

The Park View Historic District, located at the neighborhood’s northern end, is an architecturally distinguished sub-section of the larger neighborhood and includes notable public buildings that represent the physical and social growth of the neighborhood. The boundaries include several blocks of residential rowhouses, largely constructed by a single developer in the period between 1909 and 1923; a row of neighborhood-based commercial buildings, and several of the community’s public institutions. Formerly part of rural Washington County, Park View began as a series of residential subdivisions, built by a variety of developers along the city’s expanding streetcar lines to accommodate the city’s growing population. The developers capitalized on the site’s access to the city for jobs, but also on its bucolic setting adjacent to the Old Soldiers’ Home. As the subdivisions opened to buyers in the two decades before World War I, they were marketed to a white, middle-class home buyer, and segregated through legally sanctioned housing policies. As the residential base grew, so did the community and its amenities, including schools, playgrounds, firehouses and commercial centers, all of which were also segregated. Despite the segregated policies in place, African Americans began to challenge those policies and move into the neighborhood as early as the 1930s; by 1946, Park View was a racially mixed area and by 1950, would be almost exclusively occupied by African Americans. As the racial demographics shifted, community pressure in Park View mounted for the integration of its public institutions, marking it as an important and influential community in the District’s official policy on the segregation of its public institutions like schools, playgrounds, and firehouses.

The Park View Historic District is significant under National Register Criterion A with Social History and Community Planning and Development as its areas of Significance for its reflection of important patterns of urban development in Washington, D.C. in the first decades of the twentieth century. In terms of Community Planning and Development, the historic district illustrates the transition of a part of the District of Columbia from rural farmland to suburban neighborhood as several different speculative real estate developers began to buy, subdivide and build upon the land to accommodate a growing city population. As homebuyers moved into the houses, the subdivisions coalesced into the Park View neighborhood, largely through the efforts of the Park View Citizens’ Association. The district is resource rich consisting of an intact collection of architecturally notable rowhouses, a small complex of neighborhood-based commercial buildings, and several public buildings of note, including, the Engine Company No.
Park View Historic District
Washington, DC

24 (1911), the Park View School (1916), and the Park View Playground (1920). The district's contributing buildings are indicative of the revivalist styles that defined the urban character of Washington, D.C., in the early twentieth century.

Its buildings—both residential and other—are largely by the work of accomplished and notable architects and builders in DC. The district provides an excellent illustration of a rowhouse community with supporting civic services—illustrating the broad trends in the evolution and growth of Washington, D.C. in the early twentieth century as its politicians, business and real estate communities embraced the tenets of the City Beautiful Movement.

The Park View Historic District is also significant under National Register Criterion A for its social history (African American) illustrating the changing racial demographics of the residential neighborhood from white to Black in the mid-twentieth century. This change, spurred in part by the 1948 Supreme Court ruling that deemed racially restrictive covenants unenforceable, led to the integration of the neighborhood’s homes and its government facilities including its school, playground, and fire station. Due to this ruling and to the neighborhood’s close proximity to Howard University and the African-American neighborhood of Pleasant Plains, the neighborhood changed from a predominantly white neighborhood to a thriving African-American community in a relatively short twenty-year span (1940-1960). This transition included the gradual integration of Park View Elementary School (1948-1954), the desegregation of the Park View Playground (1948-1952), and the integration of Engine Company No. 24 (1954). The demographic and racial shift witnessed by the Park View neighborhood between the early 1940s and 1960 are reflective of national trends in urban migration and integration and the establishment of an urban African American middle class.

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

The Park View Neighborhood

Overview

The development of Park View from a rural landscape to a near in suburban neighborhood occurred during a time when Washington neighborhoods were segregated. While Park View’s color barrier officially ended when the Supreme Court ruled that restrictive covenants were unenforceable in 1948, African American families had already begun to move into the community as early as the 1930s. Because of its proximity and convenience to the historically Black Howard University and Pleasant Plains neighborhood, African American families began to move into the southern end of Park View despite restrictive covenants and efforts by white neighbors to prevent them from living in the neighborhood. As the neighborhood became increasingly African American, organized community efforts began in the mid-1940s to end segregation in schools, playgrounds, and other city services. These efforts took on national importance and strengthened the foundation leading to integrated parks, schools, and fire houses.
Rural Washington County and Georgia Avenue

The neighborhood known today as Park View was completely different in the nineteenth century. Instead of streets lined with tightly packed rowhouses, the area was rural with open fields and country homes. Yet it was well developed when compared to the surrounding countryside.

Today’s Georgia Avenue traces its roots to the early nineteenth century as the Seventh Street Turnpike. At its southern end, the turnpike began at Boundary Street (Florida Avenue), the original edge of the City of Washington, and continued through Washington County (that part of the District of Columbia beyond the City of Washington) to Rockville, Maryland. The turnpike provided residents and farmers direct access to the city’s Center Market at 7th Street and Pennsylvania Avenue and regionally to the eastern seaboard via shipping at the 7th Street wharves. Although the City of Washington, Georgetown and the County of Washington were united as a single entity into the District of Columbia in 1871, the former County and its roads, like the 7th Street Turnpike largely remained rural until the population and housing boom of the early twentieth century.

Before its twentieth century transformation as a suburban residential neighborhood, the area between Rock Creek Church Road and Howard University to either side of the Seventh Street Turnpike supported a cluster of country homes that created its own rural community. Schuetzen Park, a center of German culture, provided amusement for people living nearby and those from the city to the south. The park was convenient to the many German merchants who settled along the commercial Seventh Street corridor and in proximity to Center and Northern Liberties markets.

The nearby Soldiers’ Home played a large role in defining the area. Presidents from James Buchanan to Chester A. Arthur spent summers there. The Home’s presence was particularly felt during the Civil War. Not only would President Lincoln travel frequently through the area, but the increased activity of soldiers encamping nearby or traveling to Fort Stevens and the other forts defending the city made a definite impact on residents by bringing the war to their doorsteps. The location of nearby hospitals, such as Harewood, the country estate of W.W. Corcoran taken over by the Union Army, also brought home some of the War’s horrors.

As the nineteenth century waned, and the era of rural life was coming to a close, the area was poised for development. The first illustration of this began in 1886 when developer B.H. Warder
purchased the Asa Whitney estate located at today’s intersection of Warder Street and Manor Place, NW, and subdivided it as “Whitney Close” for residential development. Other subdivisions followed, including the Gass Subdivision, Schuetzen Park, and Belle Vue, replacing other rural properties. The most successful of these subdivisions in terms of housing construction was Belle Vue located to the east of Georgia Avenue in the area of Morton Street and Park Road. With the exception of Belle Vue which proved successful in its initial years, development was sparse in the area and didn’t fully take off until the early years of the 20th century.

The two factors leading to widespread development were the switchover of the Metropolitan’s streetcar service on Georgia Avenue from horse-drawn cars to more reliable electrified cars following Congress’s 1888 and 1892 orders to improve streetcar service to the District border, and the completion and operation of McMillan Reservoir in 1888 and the Sand Filtration Plant in 1905 establishing reliable water service for the area. Following these advancements, with few exceptions, development took off as developers began to fill both the previously and newly subdivided streets with rowhouses.; Construction ceased during World War I, but picked up again following the War and largely ended by 1925 as the neighborhood was fully built out. New residents brought new businesses and amenities to serve the growing community.

Georgia Avenue quickly developed, and grocery stores, shoe shops, haberdashers, and other business sprang up. As personal automobile ownership rose, so did gas stations and automobile supply shops. The avenue also witnessed the development of the modern supermarket as the multi-vendor Park View Market was redeveloped into the first Giant Supermarket.
Residential Development in Park View

Most of the developers in Park View undertook relatively small development projects, generally consisting of four to ten homes. Others, like Middaugh and Shannon, Harry Wardman, Edgar S. Kennedy, and Herman R. Howenstein took a different approach by constructing hundreds of rowhouses in repetitive, but alternating patterns, filling the streets in block-long rows. It is these longer rows that give architectural distinction to the community today. These developers left permanent and recognizable marks on the community. One of these subdivisions—Princeton Heights—developed by Kennedy Bros. between 1909 and 1917, is particularly striking for the architectural quality and cohesiveness of its dwellings and its bounds form the core of this nomination. Princeton Heights was not the first subdivision in Park View, nor the last and needs to be understood in the chronology of Park View’s principal and more notable subdivision efforts, below:

Whitney Close Subdivision (1886)
The transition of the rural area between the Seventh Street Road and the Soldiers’ Home into the residential neighborhood of Park View can trace its roots to June 4, 1886, when the heirs of Catherine M. Whitney sold the 20-acre estate of Asa Whitney, known as Whitney Close, to Benjamin H. Warder of Ohio. Warder immediately set about subdividing the 43-acre tract of land, which he purchased for $60,024 into building lots for a new residential community. Despite its proximity to Georgia Avenue, reliable transportation and a source of water still posed significant challenges. In 1894 at the time of Warder’s death and eight years into development, only a handful of wood frame houses had been completed. It would be another eight years before Middaugh and Shannon purchased Warder’s remaining undeveloped Whitney Close property and began developing the subdivided land in earnest.

Middaugh & Shannon’s Park View Development (1904)
At the time of its purchase by Middaugh & Shannon in December 1904, the subdivision of Whitney Close along Park Road (then Whitney Avenue), was described as “splendid land” that was “subdivided and streets laid out, yet no houses had been built there, and it was looked upon as acreage property.” Middaugh & Shannon intended to improve the property by erecting single-family dwellings for middle-class homebuyers. A key goal of their development was to construct houses that provided more light and air than the traditional nineteenth-century Washington rowhouse.

Prior to Middaugh & Shannon’s operations in Park View, the firm had contributed significantly to the development of the Bloomingdale neighborhood. However, unlike the long rows of houses constructed in Bloomingdale, Middaugh & Shannon decided to “inaugurate a style of building which [was] an innovation in [Washington, D.C.]” The firm hired architect B. Stanley Simmons to prepare plans for the new section along Park Road. Unlike other projects of the time, the Park Road houses would be constructed as semi-detached houses and not in rows. Simmons

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1 "Real Estate Gossip." The Evening Star, April 6, 1907, pt. 2, p. 2.
also intended to design the structures in a variety of styles to include Old English, Spanish mission, Colonial, and Italian renaissance.

Scarcely twelve months since Middaugh & Shannon acquired the property, there remained only eleven lots which were not built upon or for which plans had not been prepared for houses to be built during the 1907 season. Even more significant, of the 100 houses completed by April 1907 or then under construction, all had been sold – something considered somewhat unusual for the time.

Following the construction of houses on Park Road, Middaugh & Shannon abandoned their plan for semi-detached houses and resorted to the traditional rowhouse model due to the high demand for new housing, their inability to keep up with that demand, and the increased profits they could make by building more houses. By changing the housing type, reducing the widths of building lots, and reconfiguring lot orientation, for example, Middaugh & Shannon were able to efficiently construct six additional houses on Square 3044 and 12 additional houses on Square 3036.

Middaugh & Shannon constructed 142 houses in Park View. The firm’s success in constructing and marketing new rowhouses on a large scale in the neighborhood influenced later developers to do the same, including Harry Wardman, Kennedy Brothers, and Herman R. Howenstein.

Harry Wardman’s Subdivision (1909)
Harry Wardman’s subdivision in Park View consists of over 100 rowhouses located on Keefer Place and Lamont Street. Designed by A.H. Beers, the houses were designed for working families and government employees.

Kennedy Brother’s Princeton Heights Development (1909)
In 1908, John Cammack (1828-1908) one of the area’s last remaining rural residents died and, the following year, his heirs put his 20-acre estate at the north end of Park View on the market. The former Cammack land “ha[d] long been regarded as one of the most desirable and valuable pieces of unimproved ground in the District, and [was] practically the last remaining acreage tract of extensive proportions in any ‘near in’ section of the city.” The nearly 20-acre tract was next to the Soldiers’ Home grounds, and was on a street railway line. In the midst of a housing boom, many areas further from central Washington were already being developed.

Recognizing this opportunity, developer Edgar S. Kennedy purchased the entire tract. The most remarkable thing about the estate’s development isn’t that it was being opened up, but rather that it was sold as one parcel and to one developer ... and was expected to involve an expenditure of more than $1,500,000. It is no surprise that Edgar Kennedy was interested in the land. A review of his other building projects indicates that he had a clear preference for purchasing larger tracts of land when possible where he could create communities rather than

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3 “2 Miles of New Homes, To Be Built on Cammack Tract by Kennedy Bros., Inc.,” The Washington Post, September 12, 1909.
just rows of houses. It was reported in 1909 that the affairs of Kennedy Brothers “consist[ed] of buying ground and building houses and selling them to the better class of residents.”

Edgar S. Kennedy (1861-1953) first came to Washington in 1884 and went into the building business. He quickly established himself, becoming partners with Isaac N. Davis in the firm of Kennedy & Davis in 1886. Upon Davis’ death in 1905, Kennedy’s brother William became involved as general manager. The name was formally changed to Kennedy Brothers, Inc., in 1909, just as the firm entered the Park View market.

Upon the firm’s purchase of the property, Kennedy dubbed the development Princeton Heights, and soon had plans to develop the property with 335 houses. Work commenced in the Fall of 1909 along Rock Creek Church Road and continued until the United States entered World War I in 1917. The succeeding rows were developed to the south of Rock Creek Church Road and along Quebec Place, Warder Street, and Park Place. From 1909 through 1917 Kennedy completed 162 contiguous houses in 20 separate rows.

The Princeton Heights project was the most comprehensive of the developments that would become Park View and by far the largest development undertaken by the Kennedy Brothers city-wide. The local press extolled the Kennedy Bros. effort, noting “the entire tract [was] to be subdivided, new streets opened and improved by the erection of 335 modern homes.”

It was expected that “when carried to completion this vast building enterprise [would] add a frontage of nearly two miles of new homes. Taken in connection with other large building operations in which they [were then] engaged” it was expected that it would place Kennedy Brothers foremost among Washington’s leading builders.

A review of building permits and tax records gives an indication of the scale of the project as well as the speed with which the project initially commenced. News of the sale and impending development was published in local papers on September 12, 1909. By October 20 Kennedy Bros. had been issued five building permits for 69 dwellings to be built along the south side of Rock Creek Church Road, the east side of Georgia Avenue, and both sides of the northernmost block of Warder Street. The first 30 homes would be finished in 1910 and were located on the

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5 Research to date has not found documentation for why the subdivision was named Princeton Heights. Following the District’s realignment of street names in 1905 the original Princeton Street was renamed Girard Street. The new Princeton Street aligned to cut through Kennedy’s subdivision which was on high ground. Perhaps Kennedy’s selection of “Princeton” was a reference to the new street that would be cut in during development. It may also have been selected as the original Princeton Street was further south and using Princeton as the subdivision name could give the impression that the it was closer to the city that is actually was.
6 “2 Miles of New Homes, To Be Built on Cammack Tract by Kennedy Bros., Inc.,” The Washington Post, September 12, 1909.
7 Ibid.
south side of the 700 block of Rock Creek Church Road. This was followed by another 33 in 1911 located along the south side of the 600 block of Rock Creek Church Road and the west side of the 3650 block of Warder Street. These first houses were 20 to 35-foot wide, three-story houses containing eight rooms and two baths. They were “planned and designed to avoid the usual monotony of long rows by arranging on the same square several groups entirely detached, each group being of different colored brick and finished at the ends with semi-detached houses. The architectural effect [was] further heightened by the fact that there [was] neither a continuous line of porches nor bay windows, but these two features [were] grouped and alternated as to produce harmony without sameness.”

This formula would be applied to the entire development. The initial asking price for these homes was between $5,500 and $5,750. This was significantly more than the sale price for homes located a few blocks to the south on Newton Place. While much more modest, the typical home in Park View then sold for between $3,800 and $4,200. This is a good indicator of the quality and value of the Kennedy homes. Still, it was an attractive price for a Kennedy home, since their smaller homes north of Maryland Avenue started between $5,200 and $6,000 and Kennedy homes in Mt. Pleasant were valued between $7,500 and $10,000. As the builders put it, “such questions as ‘How can they do it?’ and ‘What can be the matter with the house that their builders can give so much more for the price than any others?’ [were] asked so often” by prospective buyers familiar with their slogan: “‘Kennedy’ means to a House what ‘Sterling’ means to silver,” that they decided they needed to explain. To reassure the public that these homes were indeed of exceptional quality and value, the builders ran ads in the September and October, 1910, papers explaining that the homes were selling for more than $1,000 below comparable real estate then on the market. They then proceeded to give an accounting of how that was possible. Pointing out that they were able to buy the 20 acre tract as one parcel, were building on a large scale, were well organized with equipment and labor, and paid for materials with cash, Kennedy Brothers estimated that they were able to save $1,350 per house in building costs.

Passing these savings on to home buyers was explained as not only doing good business, but basic to their core business principle of giving homeowners as much as possible for their money, not as little. It also illustrates that the focus of Edgar Kennedy was actually to build a community, and building homes and businesses was his means to that end. He clearly states in the same ad that the goal of Princeton Heights was “to make a neighborhood ... that will be the best in the city when the cost of the homes to the purchasers is considered.”

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9 “More Than $1,000 Under the Market [advertisement],” The Washington Times, September 17, 1910.
10 “Seven of the Many Reasons Why the 'Kennedy Houses’ on Capitol Hill are Selling so Rapidly [advertisement],” The Washington Times, March 12, 1910.
11 “More Than $1,000 Under the Market [advertisement],” The Washington Times, September 17, 1910.
As the initial build-out of Rock Creek Church Road was nearing completion, Kennedy turned his attentions to Quebec Place, starting at Georgia Avenue and working toward Park Place. Work on Quebec did not progress at the same speed set during the first phase of development, largely due to the additional need to build the street and put in basic utilities. The building permits for Quebec were issued between November 3, 1911, and April 26, 1915, with completion dates ranging from 1913 to 1915. Interspersed with this construction was the build out of the homes on the 3630 block of Warder, with permits being issued on November 21, 1914, and April 26, 1915. The Warder homes were completed in 1915 and 1916 respectively.

Perhaps because of this slower pace, the 700 block of Quebec proved to be one of Kennedy’s most unique. The block is stylistically diverse with both “Colonial” and “Spanish” style homes, and some intermingling of the two styles. In addition to the stylistic variety, homes consist of tan brick, red Flemish bond brick, and stucco. This is also the street where Kennedy changed from building three-story homes on the north side of the street, to two-story homes with an attic on the south side of the street. The two-story “Colonial” style of home introduced here in 1911 became the standard for the rest of Kennedy’s Princeton Heights development.

The last Princeton Heights homes to be built prior to cessation of building operations during World War I were along the 3664 and 3648 blocks of Park Place, across from the Soldiers’ Home. Permits were issued for these rows on December 24, 1915, and May 12, 1916, with completion for both being in 1917. The row between Quebec Place and Rock Creek Church Road is particularly noteworthy for being the only entire row designed to include garages.

Building a Community

When construction resumed in 1919, Kennedy focused less on building houses and more on providing amenities to those moving into the houses. To begin, the firm built the combination commercial/apartment building on the 3650 block of Georgia Avenue and the York Theater. While Kennedy originally planned to develop the lots along the east side of Georgia Avenue for residences in 1909, he quickly recognized their commercial potential and reserved the land for future commercial use. At the time the apartment building and York Theater were built, they were the first commercial building on the east side of Georgia Avenue in the immediate area – commerce previously being reserved for the west side of the Avenue.

Both the apartment building and the theater have a strong connection with the adjoining neighborhood. Both buildings are architecturally connected to the earlier row houses through scale, height and use of matching materials (i.e. use of tapestry brick), creating a strong architectural rhythm along those two blocks of Georgia Avenue.

As Kennedy was focusing on introducing commercial buildings to Park View, the firm sold the remainder of the Cammack land to Herman R. Howenstein. Howenstein completed the construction of houses in the sub-division in the early 1920s. The Howenstein-built houses share the same dwelling forms and patterns as those built by Kennedy, but lack the stylistic variety and attention to architectural detail.
Kennedy, and later Howenstein, constructed their houses primarily for middle-class white families while attempting to attract buyers by setting themselves apart from their competitors by offering larger houses or modern features such as electricity or attached garages at a competitive price. A review of residential households during the first few decades of the neighborhood’s existence shows that household providers included government workers or similar mid-level white collar jobs in private industry.

The City Beautiful Movement and the Princeton Heights Development\textsuperscript{12}

The City Beautiful movement was an American urban-planning movement led by architects, landscape architects, and reformers that flourished between the 1890s and the 1920s. The idea of organized comprehensive urban planning arose in the United States from the City Beautiful movement, which claimed that design could not be separated from social issues and should encourage civic pride and engagement. Its influence was most prominent in cities such as Cleveland, Chicago, and Washington, D.C.

The City Beautiful movement emerged at a time in U.S. history when the country’s urban population first began to outnumber its rural population. Most city dwellers perceived that cities were ugly, congested, dirty, and unsafe. As cities grew – an increasingly rapid condition enhanced by an influx of immigrants at the end of the 19th century – public space was being usurped. With increased congestion, city dwellers needed open outdoor areas for recreation as they never had before. In addition, the chaotic approach to sanitation, pollution, and traffic found in most big American cities affected rich and poor alike, which is how the City Beautiful movement gained both financial and social support.

Washington, D.C., in 1902 became the first city to carry out a City Beautiful design, the McMillan Plan, named for Michigan’s U.S. Sen. James McMillan, who was chairman of the Senate Committee on the District of Columbia. It limited building heights and positioned new structures and monuments throughout the city to create a balanced aerial composition.

In the early twentieth century, city beautification was considered to be a decided asset in the development of communities, with many benefits deriving from careful planning. In Washington, much of the McMillan Plan focused on planning that could be carried out and directed on at the Federal and municipal level. The attention paid to careful planning, including parks and green spaces, did not go unnoted by many local developers. The rise of operative builders in Washington – builders who developed speculative housing on a large scale – coincided with the city beautiful movement in the city. The rise of operative builders in the District of Columbia shifted traditional building in Washington away from those who constructed a single or a few structures to meet the immediate needs of a client to a few builders who constructed and shaped entire neighborhoods on a large scale for a speculative residential development.

market. Much of the development by operative builders was considered to be of a higher standard than what preceded it.

As operative builders designed and built entire communities, they also became urban planners for their projects making decisions not only on architectural styles but also road alignments, building setbacks, and landscaping. Kennedy Brothers, and especially their Princeton Heights development, was noted often as an example illustrating some of the best work achieved by operative builders.

From the outset, the Princeton Heights development was noticed by local newspapers. In addition to the interest that developing 20 acres of land along Georgia Avenue naturally drew, Kennedy’s beautification efforts did not go unnoticed. It was noted in 1910 that the houses in Princeton Heights were planned and designed

… to avoid the usual monotony of long rows by arranging on the same square several groups entirely detached, each group being of different colored brick and finished at the ends with a semi-detached house. The architectural effect [was] … further heightened by the fact that there [was] neither a continuous line of porches nor bay windows, but these two features will be so grouped and alternated as to produce harmony without sameness.\(^{13}\)

Not content merely with creating a beautiful community by building in a variety of styles, individual rows, and materials, Kennedy Brothers was credited with being one of the first operative builders to introduce landscape design into community development, beginning this practice in both their Lamont Street and Princeton Heights developments in 1912. Not content with producing merely the houses themselves, Kennedy Brothers hired specially trained men in the area of landscape gardeners. The importance Kennedy Brothers placed on landscape design in Princeton Heights was noted when the *Evening Star* reported that the builders received a shipment of evergreens and shrubbery from Holland in early May 1912. The shipment was valued at hundreds of dollars, and included blue spruce, azaleas, pine, and hemlock trees. Wisteria vines were also planted to beautify front porches and back fences were planned to support climbing rose vines.\(^{14}\) Another shipment of trees, shrubs, rhododendrons, and azaleas was received from Holland in October 1912 as part of their operations.

**The Automobile & Its Impact on Princeton Heights**

When Edgar S. Kennedy and Alexander H. Sonnemann began planning the development of Princeton Heights in 1909, personal automobile ownership was uncommon. While every effort was made to design an architecturally interesting community containing lawns, landscaping, and modern conveniences, little apparent thought was given to automobiles or their storage. The initial building permits from 1909 for sixty-six houses contain no accommodation for automobiles, yet the very customers who were attracted to the Princeton Heights development

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had other ideas, leading first to the construction of detached garages and ultimately being incorporated into the architectural fabric of the development.

In the District of Columbia, there were 4,833 residents with registered vehicles in 1914. This rose to 8,009 in 1915. From 1916 to 1919, ownership continued to rise, from 13,118 to 35,400, respectively. By 1920, Washington had one vehicle for every 10.73 residents, ahead of the national average of 14.14 persons per car. As one would expect from Edgar Kennedy with his attention to detail and desire to build houses that were up-to-date with modern conveniences, he responded to the growing demand for private garages by incorporating attached garages into the designs for houses in Princeton Heights.

By the time Kennedy Brothers wrapped up construction of residential row dwellings prior to World War I, they had constructed a total of 14 row houses that incorporated a garage as part of the design. When construction resumed after the War, by then under the direction of Herman R. Howenstein, every row dwelling would include an attached garage indicating how much the automobile had become a part of daily life in Washington.

Community Businesses

The commercial buildings in the Princeton Heights subdivision are significant in the development of Park View and reflect a shift from building housing to developing communities. The properties at 3651-3661 Georgia Avenue were originally platted and planned for rowhouse development in 1909, but reserved for later development by Kennedy brothers. When these properties were eventually developed in 1919, along with the York Theater, they introduced commercial uses to the east side of Georgia Avenue at the strategic transportation intersection of Rock Creek Church Road.

Similarly, the properties at 3645-3651 Warder Street and 642-646 Rock Creek Church Road were reserved for future development. When developed in 1920 and 1921, they were, in addition to rowhouses 642-646 Rock Creek Church Road, the first, and only, structures built solely for commercial use in the residential section of the neighborhood. While three earlier buildings along Warder Street at Otis Place, Lamont Place, and Irving Street (constructed in 1912 and 1913) included first floor commercial space for neighborhood markets, they also included second floor residential apartments. This is in stark contrast to Howenstein’s commercial buildings at 642-646 Rock Creek Church Road which was designed as a one-story commercial building with the ability to contain up to three separate businesses.

Following is a brief overview of the known businesses operating in the commercial structures during the period of significance.

3651-3661 Georgia Avenue
• 3651 Georgia: The earliest business to operate at this address was York Confectionary (1926). By 1933 it had become a restaurant operated by George Varoutsos and ca. 1951/2 it had become Duffy’s Tavern. The restaurant operated by George Varoutsos was among the first 200 establishments to receive a license to serve alcohol on February 28, 1934, following the repeal of prohibition.\(^\text{15}\)

• 3651 Georgia: Before 1964 the business operating in this space also operated out of 3653 Georgia (see below). From 1965 through 1970 the dry-cleaning business Quebec Valet conducted business at this location.

• 3655 Georgia: This storefront, along with 3651 Georgia, served the neighborhood as a hardware store. Originally operating as People Hardware (ca 1928-1938), by 1953 it had become Capitol Lock & Hardware and by 1931 Capitol Locksmith. By 2017 the hardware store closed and was replaced by Reliable Tavern.

• 3657 Georgia: A variety of business operated in this storefront including an Atlantic & Pacific Tea Co. (1926), Diener’s Cash and Carry Cleaners (1928), York Wine and Liquor Store (1937-1940), and Block-Long Sandwich Shop (1952-1963)

• 3659 Georgia: The earliest business to operate in this location was a Sanitary Grocery, which opened on 22 September 1923. By 1931 it has been replaced by Spic and Span Cleaners & Dyers (1931-1941), York Wine & Liquor Store (ca. 1951), and an Economy Shop (rummage store) operated by the National Council of Jewish Women (1957-1959)

• 3661-3663 Georgia: These two storefronts first opened as a corner store with a soda fountain (1923-1928). This was followed by the Goodacre’s White Coffee Pot restaurant (ca. 1933-1934), Elite Restaurant (ca. 1950-1957), and York Liquors (ca 1965-1971).

642-646 Rock Creek Church Road

• 642 Rock Creek Church: Based on employment ads seeking pressers and tailors, this storefront likely operated as a cleaners ca. 1921-1948. In 1957 Rev. Elton Patterson founded Patterson Chapel Baptist Church at this location. The name was changed to Patterson Memorial Church following his death in 1971 and was still holding services as late as 1978. The property is currently being used as housing.

• 644-646 Rock Creek Church: This storefront has service as a neighborhood market for its entire operation. Charles Sislen owned and operated Sislen’s Market in this space by 1922. Around 1949 it had become Waldman’s Market and by 1960 Royal Farm Food Store (market). Following a fire in 2008 that shuttered Royal Farm Market, it reopened in 2009 as Rock Creek Market.

Public Facilities and Services

Following the establishment of Park View as a middle-income white neighborhood, residents began to organize and advocate for improved services and amenities. With the establishment of

\[^{15}\] “First to Sell Legal Liquor” The Washington Post, March 1, 1934, p. 11.
the Park View Citizens Association in 1910, the community successfully advocated for paved roads, improved streetcar service, the construction of a school in 1916, and the establishment of a permanent playground in 1920. While there is no evidence that the community sought out a firehouse as it was constructed one year following the organization of the citizens’ association, one established the Park View community took a keen interest in the firehouse and advocated for improved service and working hours for the firemen in collaboration with the emerging Petworth neighborhood.

Park View School

The Park View School, listed in the National Register of Historic Places, was constructed in 1916 due to direct and sustained advocacy from the community to provide a school for the Park View community. Beginning in 1910, the Park View Citizens’ Association began demanding an elementary school for the neighborhood’s 600 children. The building was considered unique at the time, for in addition to being a place of education it was also the “first building designed by its architect as a Community Center where the adults of the neighborhood might gather for civic, social, and recreational activities” as evident by the inclusion of a 700-seat community auditorium. In additional to education, the school building served as the area registration precinct for military service in 1917 and 1918, as the first community post office, and hosted Attorney General Robert Kennedy in 1963 who spoke to students about the importance of education and jobs.

Park View Playground and Field House

Playground space was unofficially located on the grounds of the Park View School from 1916 to 1920. Need for a community playground was identified as early as 1915 by the Park View Citizens' Association, which urged Congress to provide $22,000 for the purchase of a specified tract to adjoin the Park View School property then under construction. In response to the repeated requests of the community, in 1920 the U.S. House of Representatives considered purchasing the plot of ground north of the Park View School for a permanent playground. The playground, listed in the National Register of Historic Places, is notable for being among the earliest purpose-designated properties for recreation, for hosting one of the first purpose-built recreation buildings constructed in 1932, and for being the site where the spark to desegregate parks and playgrounds began in 1947.

Engine Company No. 24

Engine Company No. 24 was constructed in 1911 in part as a response to the rapid development of the Park View neighborhood and in anticipation of expected development of the Petworth neighborhood. It is strategically located at the intersections of Georgia Avenue, New Hampshire Avenue, and Rock Creek Church Road, allowing the firehouse to both serve the developed Park View and Columbia Heights areas as well as the rural communities to the north. Built originally to house horses and horse-drawn equipment in 1911, the station stripped this equipment within a year of its construction and added two new motorized engines to better serve the large rural area north of the station, heralding the end of the era of the horse in the DC Fire Department. Engine
Company No. 24 also housed the city’s first motorized pumper, “Big Liz.” Once established, the Park View and Petworth Citizens associations formed a collaborative citizens’ fire fighting corps as an auxiliary to the station in early 1917 and the Park View Citizens’ Association voted to advocate for Engine Company No. 24 to adopt a platoon system in which firemen would be given twelve hours off in twenty four. Engine Company No. 24 adopted the two-platoon system in the fall of 1918 and hosted a community banquet and dance on October 2, 1918, to show their appreciate of those in the community who advocated on their behalf.

**Segregation, Government Institutions, Restrictive Covenants, and the Establishment of an African American Community in Park View**

**Overview**

Park View was originally segregated. Established as a white neighborhood, Park View maintained its community ethnicity in a variety of ways. The most prevalent was the use of restrictive covenants. The two developers most responsible for establishing restrictive covenants by deed in Park View were Middaugh & Shannon and Harry Wardman, though they were not alone. Most Park View developers, however, did not place such restrictions on their properties. In those cases, restrictive covenants were established later by petition of the property owners in response to changing demographics and as an attempt to stop that change. The use of covenants to prohibit black families began around 1925. After the Supreme Court effectively endorsed the legality of petition covenants in 1926, their use spread rapidly across Washington and was prevalent throughout the neighborhood by 1930 and 1931. Despite the widespread practice to create covenants, not all property owners participated, providing opportunities for Blacks to begin moving into the neighborhood.

Most significantly, in 1948, the Supreme Court ruled that restrictive covenants were not enforceable under the Constitution. Given the neighborhood’s proximity to existing Black institutions like Howard University and African-American communities in Columbia Heights, Howard University and the U Street corridor, Park View quickly transitioned from white to Black following this landmark decision. By 1950, Park View was predominantly African-American as new buyers of color moved in and nearly all white families had moved out.

In response to the growing African-American community in Park View, the neighborhood serving retail shifted as well. Some business left and were replaced by new businesses. Others changed ownership. The York Theater, for example, changed hands in 1951 from Warner Bros. to District Theaters – a chain catering to Black audiences. Still other store fronts found new life as houses of worship.

As the racial demographics of Park View were shifting the District government and Congress were forced to desegregate the formerly all-white community institutions to accommodate the new residents. The desegregation and integration of these facilities was often not done voluntarily or without community and national activism but the end result was profound. Local and national activists challenged racial discrimination and fought for access to the Park View
Park View Historic District

Name of Property: Park View School, the Park View Playground, and Engine Company No. 24. Because of this activism, all of these Park View institutions were integrated before they were legally mandated to be open for all. Furthermore, the change in government policy in these Park View institutions, influenced policy decisions city-wide.

Park View School

Park View School originally opened in 1916 as a white school in Washington’s segregated school system. By the fall of 1949, as white residents had begun to leave the neighborhood, the school, with a capacity of 936 students, had an enrollment of 128. Park View was a school for white children amid a community that was increasingly African American. While the white Park View School was well under-enrolled, the Black children of Park View attended the nearby Bruce and Monroe schools west of Georgia Avenue. As the number of Black pupils grew, pressure in the community mounted for the Board of Education to accommodate them in either a new, segregated school, or in the under-enrolled white Park View School. In July 1949, despite resistance from white school children's parents, the Board of Education opted to transfer the Park View School for use by African Americans to save the cost of a new building. Former students of the Park View School would attend school at either the nearby Petworth or Raymond schools, both of which continued to be segregated white schools. Five years later, the Supreme Court’s ruling in Brown v. Board of Education — and the companion decision in Bolling v. Sharpe, which applied to D.C. — outlawed public-school segregation in the nation’s capital and across the country in May 1954.

Park View Playground

Before the two major turning points—the Supreme Court decisions that found racially restrictive covenants and segregated schools unconstitutional in 1948 and 1954—there was already a sizeable and significant African-American community in the neighborhood.

Because of these racial demographics, as early as 1947 the segregated nature of Park View playground was challenged. The Southern Conference for Human Welfare requested that Park View playground support “mixed” activities to reflect the composition of the neighborhood. The District of Columbia Recreation Department denied the request but agreed to include it in a study of six playgrounds where the population composition was changing—Rose Park, Rosedale, Park View, Hoover, New York Avenue, and Happy Hollow. Following the study, the Recreation Board concluded that it would experiment with integration at Rose Park and Garfield Park in 1949.

However, at Park View Playground the Recreation Department chose a different solution by splitting use of the playground in the 1948/1949 school year rather than integrate the playground. During the school hours of Park View Elementary, the playground was reserved for white children. After 3:30 p.m., the playground was reserved for black children. This decision was opposed by the committee on the Park View Playground of the Southern Conference for Human Welfare, which asked the recreation board that the playground be made available to “all children.
without regard to race or color.” In response and rather than integrate the park, the Recreation Board decided to designate the Park View Playground a “Negro unit,” however, “so long as the adjacent school remain[ed] white, the playground be used by white children during school hours.”

Pressure to end segregation at Park View Playground continued and ultimately prevailed on May 7, 1952, two years before segregation at all District playgrounds ended in 1954.

**Engine Company No. 24**

Engine Company No. 24 has the distinction of being among the first seven D.C. firehouses to be integrated. This occurred on September 18, 1954, when African-American firemen Samuel W. Jefferson and James N. Ross were transferred to the station. A review of the firehouses that were integrated show that only three of the seven white fire stations selected were located in predominantly white neighborhoods. The fact that Park View’s demographics had changed to a solidly Black community by 1954 placed Engine Company No. 24 geographically at the northern boundary of a growing African-American community. Like the other white stations integrated, the racial makeup of the surrounding community around Company No. 24 certainly contributed to the decision.

Further underscoring the importance of area demographics and the role they played in integration is the fact that in order to transfer two Black firefighters to Engine Company No. 24, white fireman P. W. Smith was transferred out of the company to create the total of two vacancies at the station house as required by the integration plan. In total, six white firemen were transferred out of white companies during the 1954 fire station implementation. This is notable as the original rational justifying integration in 1951 was to fill vacancies in white companies by transferring underemployed African-American firemen from Black companies. That white firemen needed to be transferred to create needed vacancies highly suggests that the choice of Engine Company No. 24 for integration was as much a selection of neighborhood geography, demographics, and politics as anything else – with the fire chief and District Commissioners knowing neighborhood opposition would be greatly reduced due to the recent shifts in demographics in Park View.16

The effort to end segregation of District firemen first began on October 2, 1951, when the District Commissioners approved a plan to reassign 16 Black firemen to fill some of the 26 vacancies then existing in all-white fire companies and to adopt a policy whereby Black firemen hired in the future would be assigned “wherever they are needed” without respect to race, according to Chief Engineer Joseph A. Mayhew.17 Yet, what began as a goal to maintain adequate staffing of firemen and assign them where they were needed quickly became a larger fight both in local communities and nationally with opposition from neighborhoods, rank and file white firemen, and Congressional leaders. In the midst of the fray, President Eisenhower used his

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1953 State of the Union speech to pledge an end to segregation in the District of Columbia and to strengthen the District’s voice in local self-government. The struggle to integrate D.C. firemen including three years of congressional hearings before the plan was carried out with seven firehouses being integrated on September 18, 1954.

While opponents to integration continued to agitate throughout 1955 at Congressional hearings, by mid-1955 with no official Congressional action, efforts to restore a segregated fire department largely lost steam and ended.

**Housing Discrimination**

Park View, similarly to Columbia Heights, Bloomingdale, and other near in neighborhoods, began their existence as whites-only neighborhoods in close proximity to black communities. Developers of these neighborhoods commonly sought to shape the character of new neighborhoods by including covenants (agreements) in deeds for the properties they sold. They might require that only single-family houses be constructed or that buildings be a certain distance from the street. They also might prohibit use of the property as a school, factory, or saloon—or prohibit its sale or lease to certain groups, most often African Americans.

Because deeds are legal contracts, homebuyers needed to pay attention to what they were agreeing to. Buyers who ignored a covenant risked being taken to court, and racial covenants

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18 President Eisenhower delivered his State of the Union Address on February 2, 1953, in which he stated:

I propose to use whatever authority exists in the office of the President to end segregation in the District of Columbia, including the Federal Government, and any segregation in the Armed Forces.

Here in the District of Columbia, serious attention should be given to the proposal to develop and authorize, through legislation, a system to provide an effective voice in local self-government. While consideration of this proceeds, I recommend an immediate increase of two in the number of District Commissioners to broaden representation of all elements of our local population. This will be a first step toward insuring that this Capital provide an honored example to all communities of our Nation.

19 The stations integrated were Truck No. 15, Brentwood Road and Rhode Island Ave., NE; Engine No. 5, Dent Pl. and Wisconsin Ave., NW; Truck No. 16, Pennsylvania Ave. and Twenty-eighth St., SE; Engine No. 24, Georgia Ave. and Rock Creek Church Rd., NW; Truck No. 14, Connecticut Ave. and Porter St., NW; Truck No. 3, Thirteenth and K Streets, NW; and Truck No. 1, New Jersey Ave and E Street, NW.

deterred African Americans from moving into new neighborhoods. Covenants also targeted other
groups, including Jews, which in DC was more common west of Rock Creek Park.  

Starting in the 1920s, racially restrictive covenants also began to be imposed in another manner. Neighborhood associations would gather signatures on petitions that put covenants on the properties of each signer, effectively restricting entire blocks. These petitions, which were filed with the Recorder of Deeds as legal contracts, could restrict whole neighborhoods, like Mount Pleasant and Bloomingdale. In the Princeton Heights subdivision of Park View, residents began to sign petition covenants prohibiting sale of houses to African Americans as early as August 11, 1930 resulting in much of the community being inaccessible to black families by covenant by 1932. Additional covenants and supplemental agreements continued to be filed as late as March 1948.

The practice of price-gouging and scare tactics were other techniques used to intimidate black families and prevent them from buying property in the neighborhood. In 1944, A. Walter Collier, president of the Park View Citizens Association, noted that houses in the 400 block of Park Road that had sold for $3,800 in 1914 were then being sold to black families for $9,000. The illustration (right) is from Segregation in Washington: A report of the National Committee on Segregation in the Nation’s Capital (1948) and shows that these were not isolated incidents or concerns.

Black Washingtonians first began moving into the Park View neighborhood at its southern end, near Howard University on Gresham Street, Columbia Road, and Irving Street. The opening of the neighborhood to Black families occurred in different ways. On Gresham Place at the southern end of the neighborhood, Harry Wardman included restrictions in the deeds on his houses to attract white buyers. However, demand was low possibly due to the proximity to Howard University. Given the shortage of white buyers, restrictive covenants on Gresham Place not only appear to not have

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21 Ibid.
22 Ibid.

Illustration from Segregation in Washington: A report of the National Committee on Segregation in the Nation’s Capital (1948) showing forms of housing discrimination in the District of Columbia at that time.
been enforced, but houses on Gresham Place were actively marketed to Black families as early as 1915.

The abandonment of restrictive covenants on Gresham Place was the exception, however, rather than the rule. The change of Park View from a white neighborhood to a solidly African American neighborhood did not go unchallenged, with the earliest court cases enforcing restrictive covenants occurring on the 400 block of Columbia Road in 1936 (417 Columbia Road, NW -- Parker v. Smith; Parker v. Bruce), 1937 (411 Columbia Road, NW -- Parker v. Robinson), and 1938 (419 Columbia Road, NW -- Fritter v. Brown; Fritter v. Cohen.).

Successive court cases occurred in 1940 at 426 Irving Street, NW (Williams v. Proctor; Williams v. Miller), in 1944 at 3310 Park Place, NW (Atkins v. Tate), and in 1945 at 3531 Warder Street, NW (Marth v. Matthews) before reaching the Princeton Heights subdivision in 1947. However, unlike the cases in the 1930s, those filed in 1940 and later did not result in the enforcement of the restrictive covenants.

The change of the Princeton Heights subdivision within the Park View neighborhood from a white community to a black community coincides with the period during which challenges to racial covenants were being argued before the Supreme Court. The first black families to purchase houses in Princeton Heights occurred in 1947, with the first being in March of that year. This was followed by two families in April, one in June, four in July, two in August, two in September, three in October, three in November, and two in December for a total of 20 households in that year, or, a change of just over 12% of the neighborhood. During this period, white neighbors asked the District Court to eject Mr. and Mrs. Fred D. Willis from their home at 3641 Warder Street. In this case, the challenge was not upheld and the Willis’s remained in their house.
On January 15, 1948, arguments began for *Shelley et ux. v. Kraemer et ux.* in which the Supreme Court would consider the legality of restrictive covenants. The high court eventually decided on May 3, 1948, that such covenants were unenforceable. During the four months over which this case was argued and considered, only six houses were purchased by black homeowners in Princeton Heights. Of these six, the purchase of 754 Quebec Place by William and Eloise Jenkins was challenged, with neighbors requesting that the court grant an injunction preventing the couple from living in their property.

The number of homes sold by white residents escalated after the Supreme Court’s ruling. Whereas one house was sold to a black family in April 1948, six houses changed hands in May
1948, with 3656 Park Place being sold to Evelyn Wilson on May 3, 1948, the same day as the court’s decision. This was followed by eleven houses changing hands in June 1948, six finding new owners in July and another six in August. All in all, 43 houses were sold to black families in 1948 following the high court’s decision. By the end of 1948, black homeownership had risen in Princeton Heights from 12% in 1947 to 41.4%. The trend continued through 1949 with 59% of households being African American by the end of that year. While the trend continued in 1950 and subsequent years, the rate of change slowed down to a handful of properties a year.

(Chart showing change in neighborhood demographics between 1946 and 1960 in the Princeton Heights subdivision of Park View)

The increase in the number of black families in the Park View neighborhood during the 1940s also challenged the practice of segregating playgrounds, schools, and other institutions. Regarding the segregated Park View playground and the changing demographics of the neighborhood, noted attorney Charles H. Houston wrote in the *Afro-American* in 1947:

> At Warder Street and Otis Pl., N.W., Washington is a large city playground with swings and other play apparatus, surround by a high fence. Originally, under the segregated pattern of the District of Columbia, it had been set up and maintained as a playground for
white children. But the neighborhood has changed, and the community is now predominantly colored.\(^{23}\)

Houston’s editorial continues, noting that beginning in July 1947, black families on Newton Place, Warder Street, and Irving Street began a campaign with the Southern Conference for Human Welfare to integrate the Park View playground and concluding that if the playground were not opened to black children it would be necessary to take the Department of Recreation to court “and teach it a lesson in democracy.” While full integration did not occur until May 7, 1952, the use of the playground was change from one dedicated to white children to one meeting the needs of black children in July 1948 as the Board of Recreation recognized the significant shift in the neighborhoods population. The nearby Park View School followed suite and was changed from a white school to a black school in the fall of 1949, before its integration in 1954.

Other notable changes in the community occurred in 1951 at the York Theater and Engine Company No 24. At the beginning of the year, Warner Bros. sold the York Theater to District Theaters which began management of the York on January 14, 1951. District Theaters by this time was one of the major theater circuits in the Mid-Atlantic area. District Theaters eventually operated a chain of 22 theaters, all of them catering to African American audiences. A.T. Swann – a native Washingtonian who attended Dunbar High School and Miner’s Teacher’s College, was hired to manage the York for District Theaters.

Similarly – and after much debate – the segregated District of Columbia Fire Department shifted to a policy of integration in October 1951 to address the issue of understaffed white companies, though this policy was not implemented until 1954 following a lengthy battle with Congress. Engine Company No. 24, located at Rock Creek Church Road and Georgia Avenue, was among the first seven battalion headquarters which employed both white and black firemen. The integration of the firehouse was another reflection of the newly established African American community living in the surrounding neighborhood.

**Architects and Builders**

**Snowden Ashford (Municipal Architect) (3560 Warder Street, Park View School)**

Snowden Ashford (1866–1927) was an American architect who worked in Washington, D.C., his native city. Born on January 1, 1866, Ashford was educated at Rittenhouse Academy and at the Christian Brothers Roman Catholic school. He studied architecture at Lafayette College and, upon graduation, entered the office of A.B. Mullet, who had formerly been supervising architect of the United States Treasury. Ashford entered the District service in 1895 and became Washington's first municipal architect. The *Washington Post* characterized him as "Architect of the Everyday", and noted: "Ashford designed or supervised everything the District built between 1895 and 1921, including the North Hall at the Eastern Market. But he was most proud of his schools."

Albert L. Harris was born in Wales in 1869 and emigrated to America with his father Job Harris in 1873. He was in the Washington area by 1890 when he began attending the Arlington Academy for three years. In 1900 he left without graduating to work for Henry Ives Cobb in Chicago for five years on residential buildings. In 1898 Harris moved to Baltimore where he worked for Wyatt & Nolting until 1900 when he relocated to Washington. He was employed by Hornblower & Marshall from 1900 until 1917, noting that he worked on the firm's two most important public commissions, the Baltimore Custom House (1908) and the Smithsonian's Natural History Museum (1901-1911) while in that office. While employed by Hornblower & Marshall Harris began receiving his formal education at George Washington University, earning a B.S. in architecture in 1912. The same year Harris was appointed assistant professor of architecture at the university; by 1915 he was a full professor, a part-time position he held until 1930. In 1924 he prepared a quadrangular plan for the university's campus and with Arthur B. Heaton also designed Stockton and Corcoran Halls.

From 1917 to 1920 Harris worked for the Navy's Bureau of Yards and Docks where he was principally employed writing specifications. He began working for the Municipal Architect's office in 1920 and was named Snowdon Ashford's successor the following year; as members of the Washington chapter of the American Institute of Architects, the two had served on a 1911 committee with Waddy B. Wood condemning bay windows as not being "in accord with the dignity of architecture which the Capital should maintain." In 1914 he served with the same men, as well as Glenn Brown, on the local AIA chapter's committee that first proposed licensing architects. Harris submitted the first application for architectural registration in the District and was the first to be registered on April 6, 1925.

As was true with his predecessors, Washington's schools occupied a major part of the municipal architect's design output during Harris's tenure which ended with his sudden death in February 1933. Harris responded to suggestions made by the Commission of Fine Arts about the appropriateness of the Colonial Revival style for Washington's neighborhood municipal buildings with the majority of his school designs and public buildings. His 1931 Gothic Revival additions to the Park View School were a notable exception. In the case of Park View School, Harris closely adhered to the style of the 1916 building designed by his predecessor, Snowdon Ashford.

Not surprisingly, Harris not only developed types for Colonial Revival-style schools, firehouses, and municipal buildings, but also adapted the style in developing a field house type for Washington playgrounds. In the case of the field house, however, Harris modeled his building type after the vernacular Hall-and-Parlor houses of the Tidewater region. This type was regionally appropriate to the Mid-Atlantic States, less formal, and appropriate for recreation areas. The open interior plan made them adaptable to multiple activities and their small scale made them better suited to smaller playground lot sizes. Lastly, as playgrounds' primary functions were to support outdoor recreation activities, the small-scale field house complemented the primary outdoor playground functions appropriately.
While Snowdon Ashford predicted greater sophistication of the District's buildings to keep pace with developments in the city's federal architecture, Harris balanced fine-quality Colonial Revival buildings scaled and styled for Washington's neighborhoods with appropriately urban-scaled ones for the city's governing center adjacent to the heart of Washington's monumental core.

Charles Gregg and Luther Leisenring (3657 New Hampshire Avenue) (Engine Company No. 24)

Fire Company No. 24 was designed by the firm of Charles Gregg and Luther Leisenring in 1910, the first year of their collaboration. Luther Leisenring was a well-known architect in the Washington area. According to an obituary in the Washington "Evening Star" dated October 5, 1965, Luther M. Leisenring was born in Lutherville, Maryland. He graduated from the University of Pennsylvania School of Architecture in 1898, studied in Europe, and worked for the architectural firms of Hornblower and Marshall and Cass Gilbert. He moved to Washington in 1905 and in 1910 started an architectural firm with Charles Gregg. In 1918, while continuing his private practice, Leisenring became Supervising Architect in the office of the Quartermaster General. He retired from this position in 1946, having overseen the restoration of Fort McHenry in Baltimore, the Custis Lee Mansion in Arlington Cemetery, the Wright Memorial at Kitty Hawk, North Carolina and the monument for the Tomb of the Unknown Soldier in Arlington Cemetery. Leisenring specialized in the restoration of colonial homes in Washington, Maryland and Virginia and was also the author of numerous articles about architecture. He died in 1965. In contrast, little is known about Charles Gregg. According to local directories, Gregg operated an architecture firm for several years before going into practice with Leisenring in 1910. He and Leisenring operated their architectural firm until 1928, at which time Gregg went on to work for the D.C. Municipal Architect as an associate engineer. Leisenring and Gregg won the contract to design Engine Company No. 24 in 1910.

Edgar S. Kennedy, Kennedy Brothers (3651-3661 Georgia Avenue; 3648-3674 Park Place; 615-768 Quebec Place; 608-640 & 706-764 (even) Rock Creek Church Road; & 3626-364, 3646, 3648, 3650, 3652, 3654 & 3658 Warder Street, NW)

Edgar Sumter Kennedy was born at Elmwood his family’s farm near Orange, Va., in 1861, the son of Fontaine and Ellen Smith Kennedy. He first came to Washington in 1884 and went into the building business. Kennedy quickly established himself, becoming partners with Isaac N. Davis in the firm of Kennedy & Davis in 1886. The partnership survived until 1903, when the business was incorporated with Kennedy being president and Davis the general manager. Upon Davis’ death in 1905, Kennedy’s brother William became involved as general manager. The name was formally changed to Kennedy Brothers, Inc., in 1909.

Kennedy is most closely associated with architect Alexander H. Sonnemann (1872-1956), a relationship that can be traced to at least March 5, 1906 and strongly lasted through 1920. The legacy of their collaboration can be found in the row houses within the Mt. Pleasant Historic District, as well as areas of Columbia Heights, Capitol Hill, and Park View. Buildings with landmark status that Kennedy and Sonnemann are associated with include The Envoy (2400 16th
Kennedy was president of the Kennedy-Chamberlin Development Co. and in that capacity he and D. L. Chamberlin developed the Kenwood residential section. A great lover of trees he lined the streets of Kenwood with blossoming cherry trees and dogwood trees.

Kennedy died at his home, 2901 Connecticut Avenue, NW, on August 21, 1953.

Alexander H. Sonnemann (architect) (3651-3661 Georgia Avenue; 3648-3674 Park Place; 615-768 Quebec Place; 608-640 & 706-764 (even) Rock Creek Church Road; & 3626-3644, 3646, 3648, 3650, 3652, 3654 & 3658 Warder Street, NW)

Alexander H. Sonnemann was born in Montgomery County, MD, on May 20, 1871. He was one of 17 children of Ottmar and Rebecca Sonnemann, early settlers in what became Chevy Chase, MD. Sonnemann took his training from his father who was an architect-engineer and went into private practice at the age of 23. Ottmar Sonnemann had helped in the designing and construction of the Capitol Dome and the planning of the Library of Congress.

Among the structures designed by Sonnemann are the Hotel 2400 on 16th Street (The Envoy) and Kew Garden Apartments on Q Street. Working with Edgar S. Kennedy, he also designed many homes in Kenwood, MD, and the Kenwood Golf and Country Club. Among his more interesting work is the development of Princeton Heights (1909-1919) which, along with Kennedy, was thoughtfully designed with different housing styles, materials, and landscape features intended to create a visually interesting street presence not typical in many row house developments.

Sonnemann’s career began in the late 1890s and continued until shortly before his death in 1956. spanned from 1897 until 1954. He was a senior member of the firm Sonnemann and Justement and became a member of the D.C. Chapter if the American Institute of Architects in 1922.

Herman R. Howenstein (developer) (642-646 Rock Creek Church Road)

H. R. Howenstein was a prominent Washington, D.C. developer. Educated in law, he began a career in real estate before his graduation from Columbian University in 1896. Known for his row-houses, Howenstein’s projects were constructed in the Northwest, Northeast and Southeast quadrants of the City. Although not formally trained, Howenstein built the majority of his projects.

Herman Rowland Howenstein was born to parents James T. Howenstein and Mary Wade Sullivan in 1874 in St. Louis Missouri. Howenstein and three siblings moved with their parents to Washington, D.C. where they enrolled in local D.C. public schools. Although numerous yearly publications of Who’s Who in the Nation’s Capital report Howenstein as a D.C. resident beginning in 1880, the Howenstein name does not appear in city directories until 1885, and it is that of Mrs. James T. Howenstein. Herman’s name is not printed in the directory until 1891. Listed as a clerk, Howenstein lived with his family at 1003 S Street NW while attending George
Washington University, then called Columbian University. Howenstein, receiving a bachelor degree in Law (LL.B) and a master degree in Law (LL.M) simultaneously worked through school as a clerk and by 1894, before his graduation, had established a real estate firm operating from an office located at 509 7th Street NW.

Immediately following his graduation, Howenstein partnered with Samuel Bieber, who had been operating in Washington, D.C. real estate since the 1880s. Bieber & Howenstein focused their business on rental properties, running a number of ads in the Washington Post to lure would be tenants to their properties. However, by October 31, 1898, the partnership dissolved, granting all the business rights to Samuel Bieber. Not to be discouraged, Howenstein began advertising his services from an office located at 619 E Street NW offering real estate, loans, insurance, attorney and notary services. He called his business, Herman R Howenstein. According to a 1901 Washington Post article, “H.R. Howenstein has made a specialty of property in the Northeast, and blocks which only two or three years ago were barren ground are now covered with pretty, attractive, residences, which, though small, have all modern improvements.” One example of an early Howenstein development in Northeast is 54–58 Quincy Place built in 1901. That same year Howenstein formed a brief partnership with P.H. Russell, naming the firm Howenstein & Russell. The partnership only lasted through the construction of three buildings: 3607, 3609, and 3611 10th Street NW.

By 1903, Howenstein dropped the attorney and notary services and renamed his firm H.R. Howenstein Co. (Inc.). H.R. Howenstein Co. dominated Washington, D.C. real estate development for over thirty years, making Howenstein one of the most prolific row-house builders in the history of the District of Columbia. Over 1000 buildings between 1902 and 1930 can be attributed to Howenstein operating as an individual and as the H.R. Howenstein Co. A 1922 Washington Post article claimed Howenstein’s untiring efforts resulted in a multitude of “sufficient small houses” that satisfied “the needs of Washington residents.” Howenstein, like many other self-proclaimed builders of the time, built in repetitive styles. Howenstein’s row-house projects are similar and considerably indistinguishable from Northwest to Northeast to Southeast neighborhoods. An example of Howenstein’s preferred pattern can be seen in the comparison of the two-story brick row-houses with front porches and slate mansard roofs of 810–814 Kentucky Ave SE and 1311–1315 Maryland Ave NE. He also repeatedly employed a handful of architects including: B. Stanley Simmons, W.E. Howser, L.T. Williams, Charles R. Schrider, and George Santmyers. Having been involved with the construction of unprecedented number of row-houses, Howenstein himself designed a large number of his projects.

Howenstein constructed a number of charming apartment buildings [nonextant 1130 10th Street NW (1926) and extant 1613 Harvard Street NW (1924)] and detached dwellings [1835, 1841 & 1847 Monroe Street (1922)] in addition to his row-houses. Working in the early to mid-twentieth century, Howenstein was influenced by the Colonial, Craftsman and Tudor-Revival trends. Howenstein, a true real estate businessman, also involved his company in a number of remodeling projects— purchasing existing structures to quickly resell with a new façade or updated appliances for a profit. His new dwellings were famous for having the most modern appliances such as electric lighting and heaters in kitchens versus cellars.
Howenstein maintained a wealthy lifestyle. His favorite pastime was golf, a hobby he enjoyed as a member of Columbia Country Club. Early twentieth century censuses show his household included two live-in servants, and by all standards his real estate business was a success. Unfortunately, for Howenstein, in 1933 and 1934 lenders foreclosed on two of his apartment buildings: The Highview and The Embassy Apartments. The foreclosure sale proceeds were less than the mortgage balances and H. R. Howenstein Co. guaranteed the mortgage balances, making the company liable. Owing over $400,000, Howenstein was declared bankrupt by the Supreme Court of the District of Columbia on March 4, 1935.

In an effort to rebuild the reputation he had spent his lifetime creating, Howenstein transformed his operation into Howenstein Realty Corp. in 1935. Howenstein Realty Corp specialized in triplexes and detached dwellings in Northwest, Northeast and Southeast D.C. and operated out of an office on 1418 H Street NW. Howenstein, suffering from a long-term illness died in 1955 at the age of 80. His remains are buried at Glenwood Cemetery.

Howenstein’s legacy as a prominent Washington, D.C. builder is that of resilience. Transforming his business multiple times in order to adjust to Washington’s changing real estate needs and population fluctuations speaks volumes for his ability to predict the demands of Washington’s ever-changing real estate market in all neighborhoods within the District of Columbia. In addition to the humiliation of his bankruptcy, Howenstein went through a very public divorce in 1936. He was also hampered by the establishment of Howenstein Brothers realty company, run by Howenstein’s nephews, an operation which he had no involvement in but who directly competed with Howenstein for the sale and construction of row-houses throughout the 1920s and 1930s. Although faced with challenges along the way, Howenstein holds the reputation as one of the most prolific builders and real estate operators in early to mid-twentieth-century development of the District of Columbia and his work, located in a remarkable number of neighborhoods, is influential to the residential identity of the City.

William Edgar Howser (architect) (642-646 Rock Creek Church Road)

William Edgar Howser was born in Washington, D.C., on October 26, 1887. His parents had come from Virginia and his father was variously listed in city directories as a carpenter, draftsman and estimator and once as an architect. Permit records show William Edgar Howser to have been active as a designer of residential buildings in the District of Columbia for exactly one decade, from June 1910 to June 1920, although he subsequently worked in jobs related to the building industry. Very little information on him is found in public records.

Howser’s first city directory listing was as a clerk in 1904. By 1908 he was listed as a draftsman and beginning in 1909 he was an estimator. At the time of the 1910 census Howser was an estimator working for a millwork company. This coincides with the time that his name began appearing in D.C. building permits as architect. Beginning in 1914 he was listed in city directories as an estimator for the J. Carey King Co., a supplier of building materials located in Washington, D.C., but it is probable that he had been working for the company for some years because, in 1915, he became its vice-president. It appears that Howser’s work as an architect was related to his responsibilities at J. Carey King Co. On his 1917 draft card, at a time when he was
producing plans for several rows of dwellings each month, he stated that he was employed as a millwork estimator. Howser never listed himself as an architect in city directories and therefore is not included in Pamela Scott’s Directory of District of Columbia Architects, 1822-1960.

Beginning in mid-1910 Howser’s name appears as architect for numerous dwellings in the District of Columbia. Most were speculatively built row houses. At this time there was great demand for modestly priced housing that incorporated modern improvements in lighting, heating, ventilation and plumbing. As described in the Washington Post in 1911, “Construction of modern homes for moderate prices is becoming more and more a feature of real estate transactions in Washington…. Those with six rooms and bath and of one or two stories seem to be the most popular…. Whole blocks have been developed in this way, and the houses, located in many different sections of the city, have found a ready sale.” Howser designed dwellings for a number of speculative builders who were constructing housing for this market on previously unimproved sites in northwest, northeast and southeast Washington, D.C. The largest number of his commissions was from H.R. Howenstein, but he also designed for numerous other owner-builders including Charles L. Tankersley, D.J. Dunigan, and T. A. Jameson. Virtually all of Howser’s commissions were for multiple buildings. His typical pre-World War I buildings were two-story, three-bay brick row houses with a front porch, usually exhibiting minimal Colonial revival architectural details. Some, with eight rooms, were designed for a somewhat higher income buyer.

According to newspaper accounts, Howenstein’s developments in southeast Washington in 1917 were spurred by the expansion of the Navy Yard work force as the United States entered World War I. Howser designed dwellings at 3rd Street and South Carolina Ave., S.E., and in the Barney Circle neighborhood for Howenstein in 1917 and 1918. Six months after the end of World War I, H. R. Howenstein Co. announced it was undertaking one of the areas largest building projects of the year – the construction of 135 dwellings on five squares immediately west of the Soldiers Home bounded by Park Place on the east, Georgia Avenue on the west and Rock Creek Church Road on the north and incorporating Quebec Place, Princeton Place, and Otis Place. The firm announced that the dwellings were to be “of popular colonial design” and that, “A new idea will be followed in building a fireproof garage under each rear porch, with heat and light from the house.” Howser designed dwellings on both sides of Princeton Place for this project and he also designed row houses with built-in garages for Howenstein on Bryant Street, N.E.

In April 1920 Howser was listed in the census as an architect working for wages in an office. At that time he and his wife were living at her parents’ house. Howser appears to have left Washington, D.C., soon thereafter. After June 1920, no D.C. building permits included Howser’s name except for one frame dwelling in 1922 and a 1937 permit for a dwelling Howser both designed and built at 4230 19th Street, N.E. In 1921, Howser’s wife was listed in the city directory under her own name at her parents’ address and later in the 1920s neither of them was listed in Washington city directories. In 1925, when the District of Columbia initiated a requirement that architects register, Howser did not seek to register or to qualify by affidavit based on the years that he had practiced. The 1925 registration regulations would have permitted him to work without registering but only as a designer, not an architect.
Howser was not located in the 1930 census and he was not listed in the 1932, 1936, or 1942 Boyd’s city directories. However, in the 1930s he was evidently working as a builder in Maryland. Between 1932 and 1935 the Washington Post real estate pages published several photographs of two-story, single family Colonial Revival style houses Howser had constructed in the Wynnewood subdivision in Silver Spring.

In 1942, when Howser registered with the Selective Service Board in Montgomery County, he stated that he was unemployed and did not have a permanent address but would provide one in Silver Spring when he was settled.

In the mid-1950s, Howser was listed in Washington city directories as chief estimator for Skinker & Garrett, general contractors in Washington, D.C., and he lived in an apartment in the District. No reference to his death was located but when his wife died in 1963 she was described as his widow.

William Russell Lamar (architect) (3645-3651 Warder Street)

The row houses at 3645-3651 Warder Street are among the more creative designed by William Russell Lamar, showing a clear inspiration from nearby examples designed by Alexander Sonnemann and Kennedy Brothers.

Born in Maryland and raised in Washington, D.C., William Russell Lamar practiced architecture from 1915 to 1933, while at the same time working in the lumber and millwork industry. In his designs, Lamar most frequently employed the Colonial Revival style, but the Craftsman and Tudor Revival styles also influenced his work. Despite his parallel career and limited tenure (less than twenty years) designing buildings, Lamar was a prolific architect. His surviving buildings suggest that, particularly in his early career, he employed a few basic designs that he altered or embellished for different clients.

William Russell Lamar was born near Hughesville, Maryland on June 2, 1891, but spent most of his youth in Washington, D.C. By 1900, his father had died, and his mother, Nannie Lamar, had settled in Washington, D.C. His two older sisters, both in their teens, worked as clerks in a dry goods store. Lamar attended public schools and graduated from the city’s Business High School in 1909.

After graduation, Lamar briefly worked as a clerk for a newspaper, and then took a job as a bookkeeper for the Otis Elevator Company. In 1912, he began working in the building industry, first as a clerk and later as a building materials estimator for a millwork company. At about the same time, he studied architecture, but it is not known where or how he received his training. Circa 1915, he married Mary L. Howser of Washington, D.C.; her father, Millard Howser, was an estimator for a lumber company. William and Mary Lamar had two children: Russell Lamar, Jr., and William E. Lamar.
From 1917 to 1931, Lamar worked as an estimator for the Barber & Ross Company, and simultaneously maintained an architecture practice out of his home. City directories indicate that he worked as an architect for Barber & Ross from 1931 to 1934. In 1935, he and William Wallace founded Lamar & Wallace, a lumber and millwork company with offices at 37 New York Avenue, N.E. Building permit records suggest that he ceased practicing architecture after founding the company.

Lamar’s wife, Mary, died sometime between 1930 and 1938, when he re-married. He likely met his second wife, Dorothy, at Barber & Ross, where she worked as a bookkeeper. William Russell and Dorothy had one daughter, Dorothy, who was born in 1941. Sometime before 1947, the Lamar family moved to Chevy Chase, Maryland.

Lamar was active in a wide variety of organizations related to the building and lumber industries. In 1954, he was the president of the Mid-Atlantic Lumberman’s Association; that year, the Washington Board of Trade named him “Man of the Year.” He was an active member of the Board of Trade, serving on its board of directors. In 1964, he joined other Washington area businessmen in founding Heroes, Inc., a charitable organization that supports the families of police officers and firefighters killed in the line of duty.

Many of Lamar’s earliest buildings were brick row houses. Lamar largely drew on the Colonial Revival style in selecting architectural details for his row houses, but he sometimes incorporated elements characteristic of other styles such as Craftsman. The row on Warder Street is good example of a basic Colonial design which incorporates red tile roofs more typical of the Craftsman period. Over time, the detailing on his row houses became lighter and less elaborate. The row of two-and-one-half-story tall, buff-brick row houses at 1221-1227 Shepherd Street, NW (1921) is typical of Lamar’s early row house designs.

Lamar’s early detached dwellings were typically foursquare, two-story dwellings with centered dormers and Colonial Revival details. Good examples stand at 1416 Longfellow Street NW (1921) and at 3121 33rd Place NW in the Cleveland Park neighborhood (1922). In addition, he designed a few Craftsman-style bungalows, including one for Frances A. Marth at 1219 Fern Street NW (1919). In the late 1920s and early 1930s, near the end of his architectural career, Lamar’s practice focused primarily on free-standing dwellings, several of which stand in the Cleveland Park Historic District. As in his other work, the Colonial Revival style prevailed in Lamar’s work from this period. On occasion, he employed the Tudor Revival style.

Between 1923 and 1937, Lamar designed twelve apartment buildings in Washington. His apartment buildings display Colonial Revival influences, including fan lights above the doors, molded cornices, keystones in the lintels, and medallions and swags near the rooflines. Lamar frequently used brick soldier coursing and other mono-chromatic brick patterns to define window openings and adorn the facades, which were generally flat. The five commercial blocks that he designed display similar design characteristics as his apartment buildings but have less elaborate Colonial Revival details. His largest apartment building, The Cedric, stands at 4120 14th St NW in the Petworth neighborhood of Northwest. Designed in 1925 for the Upshur Construction Company, the four-story, U-shaped building is constructed of buff-colored brick with a stone-
clad basement level and quoining. Its shaped parapet contains circular and rectangular stone plaques containing bas-relief swag and rosette motifs. More typical of Lamar’s apartment buildings is the Angels Gate Cooperative Apartments (current name) at 2023 4th St NE in Eckington. Built in 1924, it is a modestly sized, two-story, buff-brick building with a five-bay, flat façade; it is adorned simply with flush patterned brick panels, a soldier brick stringcourse, and an applied molded cornice.

William Russell Lamar died on November 28, 1974 at the age of 83. At the time of his death, he was the chairman of the board of Lamar & Wallace, Inc.; his son, Russell Lamar, Jr. was the president of the company. Based in Landover, Maryland since 1962, Lamar & Wallace is still in business selling residential millwork.

Clarence H. Small (developer) (3645-3651 Warder Street)

Clarence H. Small was born in Montgomery County ca. 1880. He was in the building business of more than 25 years, retiring ca. 1944. His building operations were extensive in Northeast Washington, with the occasional exception such as the small row on Warder Street.

In addition to his construction activities, Small was active in politics in Montgomery County and was identified with the anti-organization wing of the Democratic Party. In 1942 he was defeated as a candidate for State Senator on a progressive ticket and in 1940 led in a movement to support Senator Tydings for the Democratic presidential nomination.

Small died at his home at the Manor Club, near Norbeck, Md., after a lengthy illness on March 12, 1949.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

“$500,000 Suit Charges Racial Conspiracy in Housing.” Afro-American, July 26, 1947, p. 2.

“Big Building Deal Involves $345,000.” The Washington Times, p. 4.


___________________________________________________________________________

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

Sections 9-end page 77
Park View Historic District
Name of Property

Acreage of Property __Approximately 12.6 acres__

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:__________
(enter coordinates to 6 decimal places)
1. Latitude: 38.936264 Longitude: -77.024238
2. Latitude: 38.935254 Longitude: -77.024078
3. Latitude: 38.935897 Longitude: -77.019260
4. Latitude: 38.937299 Longitude: -77.019142

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:
Park View Historic District

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

The historic district encompasses the one hundred and sixty-nine properties with addresses on Rock Creek Church Road, Park Place, Georgia Avenue, Warder Street, and Quebec Place, N.W, in addition to the triangle park at Park Place and Rock Creek Church Road (Reservation 321A, within the area bounded by Rock Creek Church Road (north), Park Place (east), Georgia Avenue (west), and Princeton Place (south). Appended to this area are the Park View School and Park View Playground bounded by Warder Street (east), Otis Place (south) an alley and private properties (west) and Princeton Place (north), and the Engine Company No. 24 bounded by Rock Creek Church Road (north), New Hampshire Ave (southeast), and private property (west). The Two areas form a contiguous area. The boundaries have been drawn from the centerline of streets and public alleys or from the outer boundaries of contributing properties, as appropriate.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were drawn to include the Park View School, Playground, and Engine Co. No. 24 as well as the parcels and their associated buildings planned and constructed by Edgar S. Kennedy and Alexander H. Sonnemann that convey the architectural and urban character of the district as well as its earliest period of development. It is recommended that additional survey and research be undertaken in the future, to develop a more inclusive context of the properties located on the original Cammack estate as well as development of the greater Park View neighborhood.

11. Form Prepared By

name/title: __Kent C. Boese____________________________________________________
organization: __Advisory Neighborhood Commission 1A________________________
street & number: __3400 11th Street, NW, Suite #200__________________________
city or town: Washington________________ state: ___DC____ zip code: ___20010___
e-mail __1a08@anc.dc.gov________________
telephone: ___202-904-8111________________
date: ___3/11/2021__________________________

Additional Documentation
Submit the following items with the completed form:

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

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

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log

Name of Property: Park View Historic District

City or Vicinity: Washington

County: State: District of Columbia

Photographer: Kent Boese

Date Photographed: February 6 2021, June 6, 2021, July 10, 2021

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

1) 3663 Georgia Avenue, facing south-southeast
   1 of 23

2) 3651 Georgia Avenue, facing northeast
   2 of 23

3) 730-744 Rock Creek Church Rd., NW (even) facing south
   3 of 23

4) 3644-3658 Warder St., NW (even), facing southwest from Rock Creek Church Rd., NW
   4 of 23

5) 612-626 Rock Creek Church Rd., NW (even) facing south
   5 of 23

6) 3664-3674 Park Pl., NW (even), facing west-southwest
   6 of 23

7) 3660 Park Pl., NW, facing southwest
   7 of 23

8) 614-627 Quebec Pl., NW (odd), facing northwest
9) 625-631 Quebec Pl., NW (odd), facing north
9 of 23

10) 622-628 Quebec Pl., NW (even), facing south
10 of 23

11) 3626-3640 Warder St., NW (even), facing southwest
11 of 23

12) 720-732 Quebec Pl., NW (even), facing west-southwest
12 of 23

13) 715-729 Quebec Pl., NW (odd), facing northwest
13 of 23

14) 736-748 Quebec Pl., NW (even), facing south-southwest
14 of 23

15) 747-753 Quebec Pl., NW (odd), facing north
15 of 23

16) 754-766 Quebec Pl., NW (even), facing south
16 of 23

17) Warder Street, facing north from Princeton Place, NW
17 of 23

18) 3645-3651 Warder Street, facing southeast from Rock Creek Church Rd, NW
18 of 23

19) 3645-3651 Warder Street, facing northeast from Quebec Place, NW
19 of 23

20) 642-646 Rock Creek Church Rd., facing southeast from Warder Street, NW
20 of 23

21) Park View Playground and fieldhouse, facing west
21 of 23

22) Park View School, facing southwest
22 of 23

Sections 9-end page 82
23) Engine Company No. 24, facing northwest
Park View Historic District
Name of Property

Washington, DC
County and State

Photo 1 of 23: DC Park View Historic District 001.jpeg
3663 Georgia Avenue, facing south-southeast
Park View Historic District

Washington, DC

Name of Property

County and State

Photo 2 of 23: DC Park View Historic District 002.jpeg

3651 Georgia Avenue, facing northeast
Photo 3 of 23: DC Park View Historic District 004.jpeg
730-744 Rock Creek Church Rd., NW (even), facing south
Park View Historic District

3644-3658 Warder St., NW (even), facing southwest from Rock Creek Church Rd., NW
Park View Historic District
Name of Property

Washington, DC
County and State

Photo 5 of 23: DC Park View Historic District 006.jpeg
612-626 Rock Creek Church Rd., NW (even), facing south
Park View Historic District

Washington, DC

Name of Property

County and State

Photo 6 of 23: DC Park View Historic District 007.jpeg

3664-3674 Park Pl., NW (even), facing west-southwest
Park View Historic District
Name of Property

Washington, DC
County and State

Photo 7 of 23: DC Park View Historic District 008.jpeg
3660 Park Pl., NW, facing southwest
Park View Historic District
Name of Property

614-627 Quebec Pl., NW (odd), facing northwest

Photo 8 of 23: DC Park View Historic District 009.jpeg

614-627 Quebec Pl., NW (odd), facing northwest
Park View Historic District
Name of Property

Photo 9 of 23: DC Park View Historic District 010.jpeg
625-631 Quebec Pl., NW (odd), facing north
Park View Historic District
Name of Property

Washington, DC
County and State

Photo 10 of 23: DC Park View Historic District 011.jpeg
622-628 Quebec Pl., NW (even), facing south
Photo 11 of 23: DC Park View Historic District 012.jpeg
3626-3640 Warder St., NW (even), facing southwest
<table>
<thead>
<tr>
<th>Name of Property</th>
<th>County and State</th>
</tr>
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<tbody>
<tr>
<td>Park View Historic District</td>
<td>Washington, DC</td>
</tr>
</tbody>
</table>

Photo 12 of 23: DC Park View Historic District 013.jpeg
720-732 Quebec Pl., NW (even), facing west-southwest
Park View Historic District
Name of Property
Washington, DC
County and State

Photo 13 of 23: DC Park View Historic District 014.jpeg
715-729 Quebec Pl., NW (odd), facing northwest
Park View Historic District
Name of Property

Washington, DC
County and State

Photo 14 of 23: DC Park View Historic District 015.jpeg
736-748 Quebec Pl., NW (even), facing south-southwest
Park View Historic District
Name of Property

747-753 Quebec Pl., NW (odd), facing north
Park View Historic District

Name of Property

Washington, DC

County and State

Photo 16 of 23: DC Park View Historic District 017.jpeg

754-766 Quebec Pl., NW (even), facing south

Sections 9-end page 99
Park View Historic District

Name of Property

Washington, DC

County and State

Photo 17 of 23: DC Park View Historic District 018.jpeg
Warder Street, facing north from Princeton Place, NW
Park View Historic District
Name of Property

Washington, DC
County and State

Photo 18 of 23: DC Park View Historic District IMG_7077.jpg
3645-3651 Warder Street, facing southeast from Rock Creek Church Rd, NW
Park View Historic District
Name of Property: Washington, DC
County and State:

Photo 19 of 23: DC Park View Historic District IMG_7078.jpeg
3645-3651 Warder Street, facing northeast from Quebec Place, NW
Photo 20 of 23: DC Park View Historic District IMG_7075.jpeg
642-646 Rock Creek Church Rd., facing southeast from Warder Street, NW
Park View Historic District  
Washington, DC  
County and State
Park View Historic District
Name of Property

Photo 22 of 23: DC Park View Historic District 020.jpeg
Park View School, facing southwest
Photo 23 of 23: DC Park View Historic District
Engine Company No. 24, facing northwest
Park View Historic District (Proposed)
Park View Historic District
Washington, DC

Locator map, 2016 USGS Washington West 7.5-minute Quadrangle (USGS)
Map of proposed Park View Historic District boundaries
Park View Historic District
Photo key map
View of the Cammack Estate toward the southeast from the intersection of Rock Creek Church Road and Georgia Avenue, 1909 (from the Evening Star, September 11, 1909)

South side of the 700 block of Rock Creek Church Road. View east from Georgia Avenue showing houses in the course of construction. From The Evening Star, March 26, 1910, pt. 2, p. 2.
View of the 700 block of Rock Creek Church Road from 764 Rock Creek Church Road to the west. From *The Evening Star*, June 11, 1910, pt. 2, p. 1.
View of 600 block of Rock Creek Church Road toward the east from Warder Street, ca. 1911. From the Terence Vincent Powderly Photographic Prints collection, American Catholic History Research Center and University Archives, Catholic University of America.
Photograph of Park View Historic District

View of 600 block of Rock Creek Church Road toward the west from 5th Street, ca. 1911. From the Terence Vincent Powderly Photographic Prints collection, American Catholic History Research Center and University Archives, Catholic University of America.
720-730 Quebec Place, NW. View toward the southwest. *The Evening Star*, April 11, 1914, pt. 2, p. 3.
Park View Historic District
Name of Property

3674 Park Place from the north ca. 1920. Rear of 608 Rock Creek Church Road to the left and 3672, 3670, and 3668 to the left of the image. From Library of Congress.
Photograph taken on June 12, 1949, by John P. Wymer showing the east side of Georgia Avenue, NW, south of Rock Creek Church Road. (Historical Society of Washington, D.C.)
In 1923, land was deeded to the District by the Soldiers’ Home authorities in order to create a new roadway passing their property. The result was the creation of Reservation 321A (From Washington Post, August 21, 1923).