

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation for: Historic Landmark Historic District
Amendment of a previous designation
Please summarize any amendment(s)

Property name Charles R. + Jacquelyn W Sadler Trust Fund Homestead
If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 1529 Morningside Drive, NW, WDC 20012-1554

Square and lot number(s) 2774 // 0801

Affected Advisory Neighborhood Commission ANL-4A

Date of construction 1930 Date of major alteration(s) 1958/1970

Architect(s) Sixteen Street Heights Land Company, Inc. Architectural style(s) Tudor

Original use Single dwelling - residential Present use Single dwelling - residential

Property owner Zara Ellis Sadler (Daughter as Legal Heir)

Legal address of property owner Same as Homestead address

NAME OF APPLICANT(S) Zara Ellis Sadler and Dr. Marc Renkin

ICSC Residency Programs @ WDC ALHE
If the applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

Address/Telephone of applicant(s) Same as Homestead address

Name and title of authorized representative Zara Ellis Sadler

Signature of representative Zara Ellis Sadler Date 15 April 2019
Funding Center Director + ALHE Co-Director

Name and telephone of author of application Zara Ellis Sadler

822-788-2578 Date received
19-06 H.P.O. staff

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

[ICSC E-folder](#)

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 "NA" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD

other names/site number _____

2. Location

street & number 7529 MORNINGSIDE DRIVE, NW not for publication

city or town WASHINGTON vicinity

state DISTRICT OF COL code DC county DC code 001 zip code 20012-1554

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

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD
 Name of Property

DISTRICT OF COLUMBIA, DC
 County and State

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

<p>Ownership of Property (Check as many boxes as apply.)</p> <table border="1"> <tr><td><input checked="" type="checkbox"/></td><td>private</td></tr> <tr><td><input type="checkbox"/></td><td>public - Local</td></tr> <tr><td><input type="checkbox"/></td><td>public - State</td></tr> <tr><td><input type="checkbox"/></td><td>public - Federal</td></tr> </table>	<input checked="" type="checkbox"/>	private	<input type="checkbox"/>	public - Local	<input type="checkbox"/>	public - State	<input type="checkbox"/>	public - Federal	<p>Category of Property (Check only one box.)</p> <table border="1"> <tr><td><input checked="" type="checkbox"/></td><td>building(s)</td></tr> <tr><td><input type="checkbox"/></td><td>district</td></tr> <tr><td><input type="checkbox"/></td><td>site</td></tr> <tr><td><input type="checkbox"/></td><td>structure</td></tr> <tr><td><input type="checkbox"/></td><td>object</td></tr> </table>	<input checked="" type="checkbox"/>	building(s)	<input type="checkbox"/>	district	<input type="checkbox"/>	site	<input type="checkbox"/>	structure	<input type="checkbox"/>	object	<p>Number of Resources within Property (Do not include previously listed resources in the count.)</p> <table border="1"> <thead> <tr> <th>Contributing</th> <th>Noncontributing</th> <th></th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>buildings</td> </tr> <tr> <td></td> <td></td> <td>sites</td> </tr> <tr> <td>1</td> <td>0</td> <td>structures</td> </tr> <tr> <td></td> <td></td> <td>objects</td> </tr> <tr> <td>3</td> <td>0</td> <td>Total</td> </tr> </tbody> </table>	Contributing	Noncontributing		2	0	buildings			sites	1	0	structures			objects	3	0	Total
<input checked="" type="checkbox"/>	private																																					
<input type="checkbox"/>	public - Local																																					
<input type="checkbox"/>	public - State																																					
<input type="checkbox"/>	public - Federal																																					
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1	0	structures																																				
		objects																																				
3	0	Total																																				

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

_____ N/A

Number of contributing resources previously listed in the National Register

_____ 0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/single dwelling = House

DOMESTIC/secondary structure = Garage and Stone Grill near garden on backyard lawns

LANDSCAPE/ garden and backyard lawns

 (SEE SECTION 6.1 CONTINUATION SHEET FOR HISTORIC FX SUMMARY NARRATIVE)

Current Functions
 (Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure = Garage and Stone Grill near garden on backyard lawns

LANDSCAPE/ garden and backyard lawns

 (SEE SECTION 6.2 CONTINUATION SHEET FOR CURRENT FX SUMMARY NARRATIVE)

CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD
Name of Property

DISTRICT OF COLUMBIA, DC
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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/

Tudor Revival and Colono-Indian Ware

Materials

(Enter categories from instructions.)

foundation: BRICK, STONE AND MORTAR

walls: WOOD BEAMS, DRYWALL, AND

CROWN MOLDING

roof: SOUTHERLY PITCHED ASPHALT

FRONT 2ND ELEVATION WINDOWS --

other: TWO PANEL TUDOR LEADED GLASS,

WOOD, STUCCO AND CERAMICS

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

SEE [SECTION 7](#) CONTINUATION SHEET(S)

Narrative Description

SEE [SECTION 7.1](#) CONTINUATION SHEET(S)

CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD

DISTRICT OF COLUMBIA, DC

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- 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.)

ARCHITECTURE

ARCHEOLOGY

COMMUNITY PLANNING AND DEVELOPMENT

CONSERVATION

SOCIAL HISTORY – ETHNIC HERITAGE (BLACK AND NATIVE AMERICAN)

Period of Significance

1930-2029 (SEE ANNOTATED TIMELINE ON

[SECTION 8.1](#) CONTINUATION SHEET(S))

Significant Dates

1930-2029 (SEE ANNOTATED TIMELINE ON

[SECTION 8.1](#) CONTINUATION SHEET(S))

Significant Person

(Complete only if Criterion B is marked above.)

CHARLES R & JACQUELYN W SADLER, ICSC
DIRECTOR ZARA ELLIS SADLER AND DR. MARC
RANKIN (SEE BIOGRAPHICAL SUMMARIES IN
[SECTION 8.2](#) CONTINUATION SHEET(S))

Cultural Affiliation

ETHNIC HERITAGE = BLACK/AFRICAN
AND NATIVE AMERICAN

Architect/Builder

SIXTEENTH STREET HEIGHTS LAND COMPANY,
INC

CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD

DISTRICT OF COLUMBIA, DC

Name of Property

County and State

Period of Significance (justification):

ONE HUNDRED YEAR PERIOD COMMENCING IN 1930, THE YEAR THE 2-STORY HOUSE WAS BUILT, BY MR. AND MRS. JAMES PRATT, AS ORIGINAL HOMESTEAD BUILDING OWNERS, AND 2029, WHERE DIRECTOR SADLER, IS A 2019 DOE WEATHERIZATION CLIENT, IN SAME-YEAR WEATHERIZATION REPORT MEASURE 5 COMPLIANCE AND 2019 DOE SOLAR FOR ALL CLIENT, HAVEN JOINED SOLAR UNITED NEIGHBORS (SUN), AS A 2019 (SUN) CO-OP ROUND 3 MEMBER, AND AS THE HOMESTEAD'S 10-YEAR SOUTHERLY ROOFTOP SOLAR INSTALLATION ANNIVERSARY, IN COMPLIANCE WITH 2018 CLEAN ENERGY DC, ENROUTE TO 2032 SUSTAINABLE DC COMPLIANCE (SEE SELECTED BOOKS, EBOOKS AND GUIDES IN [SECTION 9](#)).

Criteria Considerations (explanation, if necessary)

B: Property is associated with the lives of persons significant in our past.

C: For architecturally significant properties, the period of significance is the date of construction, and/or dates of any significant alterations and additions.

D: The period of significance for an archeological site is the estimated time when it was occupied or used for reasons related to its importance, for example 3000-2500 BC

Applicable National Register Criteria

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 (LIVING) history.

Criteria Considerations

F a commemorative property

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

SEE NARRATIVE STATEMENT OF SIGNIFICANCE SUMMARY ON [SECTION 8.3](#) CONTINUATION SHEET(S).

CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD
Name of Property

DISTRICT OF COLUMBIA, DC
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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

SEE NARRATIVE STATEMENT OF SIGNIFICANCE FOR EACH OF FIVE AREAS ON [SECTION 8.4](#) CONTINUATION SHEET(S).

Developmental history/additional historic context information (if appropriate)

SEE DEVELOPMENTAL HISTORY/ADDITIONAL HISTORIC CONTEXT INFORMATION ON [SECTION 8.5](#) CONTINUATION SHEET(S).

9. Major Bibliographical References

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

BOOK(S)

Kohler, Sue and Carson, Jeffery. *Sixteenth Street Architecture [Volume 2](#). The Commission of Fine Arts.* US Government Printing Office, 1988.

Smith, Katheryn (eds). Chapter 26. Shepherd Park: Creating an Integrated Community. Caplan, Marvin and Blessing, Ralph (pgs 449-463). *Washington at Home: an illustrated history of neighborhoods in the nation's capital. 2ND ed.* The Johns Hopkins University Press, 2010.

SEE CONTINUATION SHEET(S) FOR [SECTIONS 9-11](#)

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 (American University History Dpt colleague)
 - Other (DC Recorder of Deeds, 1970 Deed of purchase by Mr. and Mrs. Charles R Sadler)
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD
Name of Property

DISTRICT OF COLUMBIA, DC
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10. Geographical Data

Acreage of Property Less than 1 Acre

(Do not include previously listed resource acreage.)

SEE CALCULATION ON CONTINUATION SHEET(S) FOR [SECTIONS 9-11](#)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>312382.5</u>	<u>3762015.2</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

Part of Lot numbered Thirty (30) in Square numbered Twenty-seven Hundred Seventy-four (2774) in the subdivision made by the Sixteenth Street Heights Land Company, Incorporated, and others, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 86 at folio 2; as described (Deed 401476 Book 13132 Doc Num 1970015300 pgs 400 thru 402; Deed 401476 Book 13132 Doc Num 1970015301 pgs 403 thru 406).

Boundary Justification (Explain why the boundaries were selected.)

SEE CONTINUATION SHEET(S) FOR [SECTIONS 9-11](#)

11. Form Prepared By

name/title ZARA ELLIS SADLER AND DR. MARC RANKIN / ICSC ALHE CO-DIRECTORS
organization ICSC RESIDENCY PROGRAMS @ WDC ALHE date 8 APRIL 2019
street & number 7529 MORNINGSIDE DRIVE, NW telephone 828-788-2578
city or town WASHINGTON state DC zip code 20012
e-mail ICSCDIRECTOR@INTERTRIBALCENTER4SC.COM; MARCRANKINORTHO@GMAIL.COM

SAVED AND SCANNED DOCUMENTS AS PDF FILES MADE VIEWABLE IN HYPERLINKED [E-FOLDER](#)

CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD
Name of Property

DISTRICT OF COLUMBIA, DC
County and State

Additional Documentation

Submit the following items with the completed form:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets (E-FOLDER OF CONTINUATION SHEETS FOR [SECTIONS 6 THRU 11](#))**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD

City or Vicinity: WASHINGTON (WARD 4 SHEPHERD PARK)

County: DISTRICT OF COLUMBIA (001) State: DC

Photographer: ZARA ELLIS SADLER

Date Photographed: 22 FEBRUARY 2019

Description of Photograph(s) and number: HOMESTEAD IMAGE #001 (1 of 1).

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name ZARA ELLIS SADLER (DAUGHTER AS LEGAL HEIR)

street & number 7529 MORNINGSIDE DRIVE, NW

telephone 828-788-2578

city or town WASHINGTON

state DC

zip code 20012

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Continuation Sheet

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CHARLES R & JACQUELYN W
SADLER TRUST FUND
HOMESTEAD

Name of Property
DISTRICT OF COLUMBIA,
WASHINGTON, DC

County and State
N/A

Name of multiple listing (if applicable)

DESCRIPTION

SUMMARY: SECTION 6. FUNCTION OR USE

From original 1926-28 land purchasing, and subsequent financing, to 1930 property owners request for a second mortgage loan, to build "one house", on purchased land (Square/Lot: 2774/0029 and 2774/0030) in the new Sixteenth Street Heights Subdivision (District), inclusive of May 1930 Code Deed filing, and where homestead descriptor, is later ambiguously inclusive, in 1958, and reads, ".the lot, piece, or parcel of land, with improvements, buildings and fixtures thereon erected", Mr. James and Mrs. Lilian Pratt purchased lots 29 and 30, from George Walker, Trustee and Lewis Breuninger, of the Delaware-based Sixteen Street Heights Land Company, Inc. On 28 October 1958, the Pratts entered into a Deed of Trust with Perpetual Building Association, for a \$10,000 loan, with the property now taxed as lot 0801 in Square 2774, plausibly for adding the screened-in side porch, back porch, one car garage, and stone grill in the backyard, along with finishing the attic and basement. With grantors in agreement, as the (property) homestead, (ie building and land) later described as *"the lot, piece, or parcel of land, with the improvements, buildings and fixtures thereon erected"*, Director Sadler's now deceased parents, purchased the Morningside Drive property from Mr. and Mrs. James Pratt in August 1970, taxed as lot 0801 in Square 2774, approximately one month after Director Sadler's birth, at (McGhee Womens Hospital, Alleghany County, PA), and where Mr. Pratt is described as Widower and not remarried.

In ongoing 2019 Mindfully shared ALHE home-office use by Director Sadler, Daughter and Legal Heir to deceased parents' estates, to include the homestead, as ICSC Visual Arts Residency program residence and WDC Racing Event headquarters, are with the ICSC's new WDC ALHE Purple 6K In-town Run ([Purple 6K](#)), similarly purposed, as the center's 2014 North Carolina USA T&F Color Coded Road Race Divisions, at the 5K Blue (NC14084DF), 10K Green (NC14085DF) and Orange Half M (NC14086DF) distances, as *to improve community livability and walkability, with primarily two overarching foci: 1) Health: Mindfully promoting a healthier lifestyle through outdoor human-powered amusement and 2) Living Streets: Reclaiming public streets for pedestrian-friendly special event day use. With inaugural Purple 6K hosting, 7 July 2019, and its [commemorative race-day paraphernalia](#), as a sidewalk only event, we are attempting to reach, with USA T&F On-line Event Registration (ID [#99101725](#)), *the many Rankin Orthopaedic Sports Medicine patients of Dr. Marc Rankin, given the historic 2012 addition of the E. Anthony Rankin Pavilion and December 2018 closing of**

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CHARLES R & JACQUELYN W
SADLER TRUST FUND
HOMESTEAD

National Register of Historic Places
Continuation Sheet

 Name of Property
 DISTRICT OF COLUMBIA,
 WASHINGTON, DC

 County and State
 N/A

 Name of multiple listing (if applicable)

Section number 6 Page 2

Providence Hospital, at remembering the ongoing Rankin Orthopaedic Sports Medicine legacy, now seven years later.

In preservation of the 1930 historic materials used, in constructing the homestead's original second floor master bedroom - bathroom leaded clear glass panel windows, with [DOEE customer's replacement requested of similar material](#), as distinctively appropriate to/for original (homestead) construction and architectural features, for secondary elevation windows, is contextualized by abutting neighbors and Shepherd Park homes, in design (ie size, scale, proportions and orientation), craft ([Tudor](#)), color (clear glass), texture (leaded glass and wood sash), Diamond cut, and other applicable visual qualities, admittedly visible from the street, on property front. Director Sadler is similarly purposing, as in 10-year Green Building compliance, in 2029, enroute to 2032 Sustainable DC deadlines and as Annual Clean Energy DC Plan targeted Net Zero Energy (NZE) strategies, actualized by 2019 DOEE Weatherization Report Measure compliance, as a newly designated Historic Property, and DOEE Solar for All aim, to bring the benefits of solar to 100,000 low- and moderate-income DC households, by reducing "at least 50% (of) the electric bills...of households with high energy burdens by 31 December 2032", pursuant to the Renewable Portfolio Standard Expansion Amendment Act of 2016, which established the DC Solar for All Program (Section 3(b)), as also a 2019 Solar-for-All applicant and subsequent Solar United Neighbors (SUN) Co-op Cohort/Round 3 member (See Solar for All [Implementation Plan](#); [Clean Energy DC Climate and Energy Action Plan](#)).

SECTION 6.1 FUNCTION OR USE/ HISTORIC FUNCTIONS

Researching recorded Deeds for the homestead, via electronic records made viewable, yielded the following, regarding our Historic Landmark request, that said land purchasing, surveying, and building with improvements, as historically place-making for WDC residential living, in Ward 4, slightly north of Sixteen Street Heights HD and adjacent to Rock Creek HD. Specifically herein, is a historical account of the early land transfers, demonstrating the homestead's historic function, from the mid 1920s, which changed land use from National forestry, plausibly under NPS jurisdiction to Pratt family ownership, with 1920-1930 purchasing by a White couple, to 1970 purchase by Director Sadler's parents, a young Black couple. Henry Breuninger and Lawrence Mills purchased **the Property** as a Trust, on the 15 June 1926, for the Delaware based Sixteenth Street Heights Land Company, Inc. (Deed Book Document Type LAND; Roll 5780, Frames 434 and 436). On 7 June 1928, Lawrence Mills and Francis Neubeck release ownership to Henry and Lewis Breuninger, of lots 22, 23, **29 and 30** (RELEASE, Roll 6163, Frame 489). On 19 April 1929 Lawrence Mills and Francis Neubeck released ownership (back) to Henry and Lewis Breuninger of **lots 4 -9**,

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CHARLES R & JACQUELYN W
SADLER TRUST FUND
HOMESTEAD

Name of Property

DISTRICT OF COLUMBIA,
 WASHINGTON, DC

County and State

N/A

Name of multiple listing (if applicable)

inclusive of 12 to 21, inclusive of 25, 27 – 34, inclusive of Square numbered 2773; lots numbered 1 -24, inclusive of Square numbered West 2773 (W-2773); lots numbered 11 to 25, inclusive; lots numbered 11 -25, inclusive; lots numbered 27-33, inclusive of Square numbered 2774; lots 1 – 40, inclusive of Square numbered West 2774 (W-2774); lots numbered 21-23, inclusive of lots numbered 29-35, inclusive, in Square numbered 2775, in the Subdivision of lots made by the Sixteenth Street Heights Land Company, Inc., with witnessed signatures by Notary Thomas Lake. On 21 May 1930 per signed Deed dated on 30 June 1930 James and Lillian Bales Pratt, with also a \$3,300 indebtedness, entered into a monthly payment arrangement with George Walker, Trustee and Lewis Breuninger, adding to the existing land purchase, of lots 29 and 30, paying \$125.00 a month, toward \$10,000 lien, with original \$75.00 monthly payment, agreed due on the 21st of each month, to build one house. At that time (date and time), the Pratts, also agreed with signed Code Deed, to build one house on said lot, to cost not less than \$15,000, paying a \$10.00 transfer fee, “as Tenants by the Entirety”, “subject to the covenant, that only one house to be detached and to be not less than two full stories in height and to cost not less than \$15,000 to build” (Roll 6462, Frame 059). On 28 October 1958, the Pratts entered into a Deed of Trust with Perpetual Building Association, for a \$10,000 loan on the property, for improvements, now taxed as lot 0801 in Square 2774, plausibly for adding the one car garage, stone grill in the backyard, and finishing the attic and basement. With grantors in agreement, as the (property) homestead (ie building and land), is/was later described, by the Sadler’s 1970 purchase in recorded deed, as “*the lot, piece, or parcel of land, with the improvements, buildings and fixtures thereon erected*”, and included:

Also all plumbing, boilers, hot water heaters, heating and lighting apparatus, sprinkler or fire extinguishing systems, screens, ventilating or air conditioning system, awnings, blinds, window shades, gas ranges, electric ranges, mechanical refrigeration, mantels and linoleum and all improvements and fixtures of every kind and description now owned or which may hereafter be owned by the parties... hereto of the first part, in and upon said premises, or which may hereafter be placed in or upon the same, including but not limited to any equity which may be acquired by the said parties hereto of the first part, in any such property as a result of the making of installment payments on account of the purchase of the same; it being understood and agreed between the parties hereto, that the words “land and premises” wherever they occur in these presents, shall be deemed to include all the improvements, equipment, furnishings, fixtures and personal property above mentioned and conveyed.

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CHARLES R & JACQUELYN W
SADLER TRUST FUND
HOMESTEAD

Name of Property
 DISTRICT OF COLUMBIA,
 WASHINGTON, DC

County and State
 N/A

Name of multiple listing (if applicable)

SECTION 6.2 FUNCTION OR USE/ CURRENT FUNCTIONS

Director Sadler's now deceased parents, purchased the Morningside Drive property from Mr. and Mrs. James Pratt in August 1970, approximately one month after Director Sadler's birth, at ([UPMC MaGee-Womens Hospital](#), Pittsburgh, Alleghany County, PA), with Mr. Pratt referenced in the deed as "Widower and not remarried". Director Sadler's father, integrated US AID in the 1950s, as the first African American male, serving in French-speaking Africa, after teaching high school, in Director Sadler's mother's home-town of Macon, Bibb County, GA, and matriculating in a two-year Smith-Mundt fellowship in Cambodia, teaching English as a second language. Director Sadler and her mother, resided at the homestead from 1970 purchase until high school graduation, June 1988, with periodic visits every 2-3 years, by Director Sadler's father, on USA AID TDY, while attending Shepherd Elementary School, 1976-1982, until Director Sadler graduated from National Cathedral School for Girls (NCS). Director Sadler's father, joined the family in the early 1980s, with the family residing at the property, as three-person. After attending Middle and High school at NCS, Director Sadler attended Lincoln University (1988-92), the oldest HBCU, entering Lincoln University, entering summer 1988 as Lincoln Advanced Science and Engineering (LASER) Student, majoring in Mathematics (Class of 1992). Both Director Sadler's parents, were also HBCU alums, where Director Sadler posthumously established, endowed named scholarships, in their honor, at both Fisk University for mother and Claflin University for father, shortly after their deaths, summer 2008.

In ongoing 2019 Mindfully shared ALHE home-office use, of the homestead, as Visual Arts Residency program residence and Racing Event headquarters, with the ICSC's new WDC ALHE Purple 6K In-town Run ([Purple 6K](#)), similarly purposed as the center's 2014 North Carolina USA T&F Color Coded Road Race Divisions at the 5K Blue (NC14084DF), 10K Green (NC14085DF) and Orange Half M (NC14086DF) distances, is *to now Mindfully improve community livability and walkability, for DC residents, with primarily two overarching foci:*

1) **Health:** Mindfully promoting a healthier lifestyle through outdoor human-powered amusement and 2) **Living Streets:** Reclaiming public streets for pedestrian-friendly special event day use, Director returned to the property as her residence, June 2018, after a 30-year hiatus. With inaugural Purple 6K hosting, 7 July 2019, and its [commemorative race-day paraphernalia](#), we are attempting to reach, with USA T&F On-line Event Registration (ID [#99101725](#)), ***the many Rankin Orthopaedic Sports Medicine patients of Dr. Marc Rankin, given the historic 2012 addition of the E. Anthony Rankin Pavilion and December 2018 closing of Providence Hospital, at remembering the ongoing Rankin Orthopaedic Sports Medicine legacy, now seven years later.*** Along with reaching high school students, friends, family and colleagues, particularly for the sports of track & field and cross country, along with [USA T&F Potomac Valley Association Region \(#10\) members](#), the Purple 6K is dual purposed, as an ALHE-Sports Medicine place-making community engagement opportunity, with Northeast WDC start line at the Old Providence Hospital parking lot entrance, 12th and Allison Streets, to Northwest WDC finish line, near Director Sadler's home church, Northminster Presbyterian Church (NPC, established 1955), at the intersection of Georgia Avenue, Kalmia Road, and

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<u>CHARLES R & JACQUELYN W</u>	
<u>SADLER TRUST FUND</u>	
<u>HOMESTEAD</u>	

Name of Property	DISTRICT OF COLUMBIA,
	WASHINGTON, DC

County and State	N/A

Name of multiple listing (if applicable)	

Alaska Avenue, and the "Welcome to Washington, DC" sign. During this historic change in WDC's healthcare delivery, particularly in delivering culturally sensitive acute Orthopedic Surgical care, as Providence Hospital closed (its doors) on 14 December 2018, and with renewed fortitude, in this new year, in continuing to provide WDC, with excellence in healthcare, that is also patient-centered and community engaging, we identified one alternate Spring 2019 Purple 6K In-town Run hosting date, since our 2019 USA T&F Event Sanctions application was completed on 14 December 2018, as the first Sunday in July 2019 (#19-10-010). Director Sadler has re-purposed the homestead's 1st and 2nd floor living space, with basement and attic loft, similarly for on-site storage, however with 1st floor living room as spaciouly quaint gallery space, and dining-meeting room, complementary to communal kitchen, for ALHE Anytime Dining preparation and Mindful eating, by homestead residents (center volunteer staff) and guests.

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<u>CHARLES R & JACQUELYN W</u>	
<u>SADLER TRUST FUND HOMESTEAD</u>	
Name of Property	DISTRICT OF COLUMBIA,
	WASHINGTON, DC
County and State	N/A
Name of multiple listing (if applicable)	

DESCRIPTION

SUMMARY: SECTION 7. DESCRIPTION/ ARCHITECTURAL CLASSIFICATION

The 7500 block of Morningside Drive, between Hemlock Street and Iris Street, in [Shepherd Park](#), is physically located, in a neighborhood in the northwest quadrant of Washington, D.C., with northern line of the neighborhood defined by Eastern Avenue NW, dividing Shepherd Park, WDC from Silver Spring, Montgomery County, Maryland. With neighborhood streets, in a grid-like fashion, the neighborhood also provides elevations, with most inclines, easterly, from 16th Street to Georgia Avenue, for moderate recreational training to high impact athleticism, with ample sidewalks, where cyclers share streets and roads with neighboring residents. In 1930 building (homestead) construction of 7529 Morningside Drive, is arguably historically place-making for WDC residential living, within the Shepherd Park neighborhood, where the applicant is similarly requesting, in the Historic Preservation of the originally sourced materials, specifically used in constructing the homestead's original secondary elevation windows, on property front, located in the interior of the homestead, as second floor master bedroom (23" x 40.5") – bathroom (23" x 40.25") leaded clear glass panel windows, are with [DOEE customer's replacement requested of similar material](#) (DOEE Standard: Energy Star 24" x 42"). Distinctively appropriate to/for original (homestead) construction and architectural features, for secondary elevation windows, contextualized by similar Tudor Revival architecture of abutting neighbors and Shepherd Park homes, in design (ie size, scale, proportions and orientation), craft ([Tudor](#)), color (clear glass), texture (leaded glass and wood sash, Diamond cut, and other applicable visual qualities, admittedly visible from the street, on property front, are modestly characterized, are also by the homestead's southerly steeply pitched-roof and secondary elevation half-timbering and stucco, with primary elevation in a brick grid pattern, (5 long: 1 short) and foundation (3 long: 1 short), demonstrating Historic Masonry. As similar Tudor style homestead construction, with tall windows, and high chimneys, jettied (overhanging) first floors, are with the homestead's high chimney towering above and beside pillared and screened-in side porch. Other visible Tudor Architecture characteristics on the exterior, similarly highlighted/enhanced by Shepherd Park home owners' choice, more often, of Brown paint(s), include hand-cut wood timber beams. The homestead's eight (8) rectangular beams two semicircular beams, visible in the half timbering and stucco, at the secondary elevation level, are with tall chimney, located in homestead font center.

A departure from homestead use, as a child, where the basement was the primarily Director Sadler's father's domain, 1st floor living room, where mother entertained on organ and/or piano, with dining in the dining room, and 2nd floor sleeping rooms, as mother in the master bedroom, father in the guest bedroom, and Director Sadler in the smaller sleeping room, and partially finished attic for storage, are with the homestead's Mindful ALHE repurposing, for use by invited scholars and volunteer staff. Interior features, amenities and structures of historical importance, 1) in the basement - are the brick and stone fireplace with wood mantel, and mahogany built-in bar, 2) 1st floor - four- centered Tudor arches, in the foyer and connecting the living – dining room entrance along with one of two fire places, with 3) original hard wood floors throughout the homestead, on 1st-3rd floors. Second floor bathrooms, with high ceiling four-center Tudor archways, as entrances, are with original ceramic tile floors and

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<u>CHARLES R & JACQUELYN W</u> <u>SADLER TRUST FUND HOMESTEAD</u>	
Name of Property	DISTRICT OF COLUMBIA,
	WASHINGTON, DC
County and State	N/A
Name of multiple listing (if applicable)	

walls, and original ceramic porcelain light fixtures, with hand-blown glass. Director Sadler has sought the design and production services of [Partner David Hiers](#), of the Atlanta based Tudor Artisans, to design and produce secondary window replacement, with original materials, as 1930 homestead construction (approximately \$1,250.00 per Tudor Glass window design and replacement = \$2,500.00).

SECTION 7.1 DESCRIPTION/ NARRATIVE DESCRIPTION

Historic

The 7500 block of Morningside Drive, between Hemlock Street and Iris Street, in [Shepherd Park](#), is physically located, in a neighborhood in the northwest quadrant of Washington, D.C., with northern line of the neighborhood defined by Eastern Avenue NW, dividing Shepherd Park, WDC from Silver Spring, Montgomery County, Maryland. The neighborhood is further bounded, southerly, by the old Walter Reed Hospital, on/near Aspen Street, at the easting by Georgia Avenue NW, and the westing, by 16th Street NW. Most of its east-west streets are named after flowers, shrubs, and trees (ie. Iris Street, Primrose Road, and Geranium Street), with Georgia Avenue the only commercial corridor near the neighborhood. Local architecture include Tudor Revival, Colonial Revival, and Spanish Colonial Revival houses, however with bungalows and other early-20th-century vernacular styles and midcentury ramblers, also featured. As a National Historic Site similarly boarding on the west, by Sixteenth Street, [Rock Creek Park](#) also divides the Shepherd Park neighborhood from Chevy Chase, Montgomery County, Maryland. With neighborhood streets in a grid-like fashion, the neighborhood also provides elevations, with most inclines, easterly, from 16th Street to Georgia Avenue, ideal for moderate recreational training to high impact athleticism, with ample sidewalks, where walkers, joggers/runners and cyclers share streets and roads with neighboring residents.

In 1930 building (homestead) construction in of 7529 Morningside Drive, is arguably historically place-making for WDC residential living, within the Shepherd Park neighborhood, where the applicant is similarly requesting, in the Historic Preservation of the originally sourced materials, used in constructing the homestead's original secondary elevation windows, on property front, located in homestead interior, as second floor master bedroom (23" x 40.5")- bathroom (23" x 40.25") leaded clear glass panel windows, are with [DOEE customer's replacement requested of similar material](#) (DOEE Standard: Energy Star 24" x 42"). Distinctively appropriate to/for original (homestead) construction and architectural features, for secondary elevation windows, is/are similarly contextualized by Tudor Revival architecture, of abutting neighbors and Shepherd Park homes, in design (ie size, scale, proportions and orientation), craft ([Tudor](#)), color (clear glass), texture (leaded glass and wood sash) Diamond cut, and other applicable visual qualities, admittedly visible from the street, as property front. Modestly characterized, by the homestead's southerly and steeply pitched-roof, half-timbering and stucco secondary elevation exterior, are with primary elevation and foundation, in a brick grid pattern (5 long: 1 short; 3 long: 1 short) demonstrating Historic Masonry. The homestead's tall windows and high chimney, jettied (overhanging) first floor, above/beside pillared and screened-in side porch, demonstrate the 1930 Architect/Builder's design for natural heating and cooling. Other visible Tudor Architecture characteristics on the exterior, similarly highlighted/enhanced by home owners' choice of exterior paints, in Brown hues, also include hand-cut wood timber beams. The homestead's secondary

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<u>CHARLES R & JACQUELYN W</u> <u>SADLER TRUST FUND HOMESTEAD</u>	
Name of Property	DISTRICT OF COLUMBIA,
	WASHINGTON, DC
County and State	N/A
Name of multiple listing (if applicable)	

elevation level is characterized by eight (8) rectangular beams two semicircular beams, visible in the half timbering and stucco, with tall chimney located in the homestead's front center.

Current

A departure from homestead use, as a child, where the basement was primarily Director Sadler's father's domain, 1st floor living room, where mother entertained on organ and/or piano and dining room, 2nd floor sleeping rooms, were with as mother in the master bedroom, father in the guest bedroom, and Director Sadler in the smaller sleeping room. With partially finished attic from youth, for storage, later used by Director Sadler's mother as her home-office, are with the homestead's Mindful ALHE repurposing, for use by invited scholars and center volunteer staff. Interior amenities and structures of historical importance, are 1) basement - the stone fireplace with wood mantel, and mahogany built-in bar, 2) 1st floor - four-centered Tudor arches on the 1st floor, in the foyer and connecting the living – dining room entrance, along with living room fireplace, and 3) original hardwood floors, throughout the homestead, on the 1st-3rd floors. The ICSC has changed the floorplan, similarly purposed for ALHE use by Co-Directors, as volunteer staff, while Director Sadler is in ongoing 12-month Visual Arts Residency. With the basement, as Director Sadler's father's library and homestead laundry area, 1st floor communal kitchen for all homestead guests, with spaciouly quaint living room, as now a 1st floor gallery, with doorway entrance to side porch, are with its seasonally used for outdoor meditation. With an open floorplan sought, between existing kitchen and dining room, is similarly with the dining-room as meeting room space, for small group teleconferencing and on-site meetings. Regarding second floor sleeping room use, Director Sadler's use the guest bedroom, as sleeping quarters, and smaller room as a work-out-reading meditative room, are in sharing hallway pink bathroom with homestead guests. To date, the master bedroom and bathroom, are not used (unused), until the secondary elevation widow replacement, is completed, with the attic, similarly purposed as loft-style office/residence, with walk-in closets, previously added by decease parents and cedar closet, from original 1930 homestead construction.

As established residence, for the center's Visual Arts and Sports Medicine residencies, similarly purposed with the homestead's DOEE Weatherization compliance, as the center's WDC Green Building, increasing (maximizing) Energy efficiency, as also in Net Zero Energy (NZE) compliance, enroute to 2032 Sustainable DC compliance, are with Director Sadler, as a 2019 [Solar for All](#) applicant, haven joined Solar United Neighbors ([SUN](#)) as a [Co-op Cohort 3 member](#), requesting Southerly rear rooftop solar installation, fall 2019. With ICSC residence, a Northwest WDC Ward 4 homestead, in the Shepherd Park neighborhood, arguably in/near to the Sixteenth Street Heights HD and adjacent to Rock Creek HD, having a Southerly pitched roof, southwest to southeast facing, from front to rear, are with the center's stated preference from rear rooftop installation, as "[nonstreet-facing](#)", in retaining the "*character-defining roof features and finishes, (and) not projecting panels above the roof ridge, (by) installing panels tight to the roof slope to minimize their profile.. ensuring that the panels are not prominently visible from public street views*". The Tudor Architectural style, has the design feature, enabling adaptive change/retrofitting for ALHE home-and-home-office-use environment, and is in agreement herein, with the ICSC, as its WDC ALHE property, with filed deed forthcoming, recording its posthumous estate gifting to the ICSC, as with the center, similarly seeking herein, with Historic

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<u>CHARLES R & JACQUELYN W</u> <u>SADLER TRUST FUND HOMESTEAD</u>	
Name of Property	DISTRICT OF COLUMBIA, WASHINGTON, DC
County and State	N/A
Name of multiple listing (if applicable)	

Landmark designation, as enroute 2032 Sustainable DC compliance, with the following sought Green Building features and Green infrastructure installations, as enforced/regulated by applicable DC government program, but not limited to:

- Efficient use of energy, water and other resources
 - DOEE Energy Assistance – LIHEAP, UDP and Weatherization
 - Pepco – Residential Aid Discount ([RAD](#)) Program
 - Washington Gas – Residential Essential Service ([RES](#))
 - DC Water – [CAP Clean Rivers IAC](#)
- Use of renewable energy, such as solar energy
 - DOEE [Solar-for-All](#)
 - Solar United Neighbors ([SUN](#)) DC Co-op Round 3 member
- Pollution and waste reduction measures, and the enabling of re-use and recycling
 - DOEE [RiverSmart Homes](#)
- Use of preferably organic materials that are non-toxic, ethical and sustainable
 - DCRA [2019 Green Building Professional Seminar Series](#) attendee
 - DC DPW [Zero Waste](#)
- Historic Preservation of the homestead’s built environment, in design, construction and operation, for an existing 1930 construction, adaptive for 1) 21st century Smart Teleconferencing, for the center’s ALHE RNH, Visual Arts and Sports Medicine collaboratives, among invited ALHE scholars and consultants, along with 2) WDC ALHE Purple 6K In-town Run Racing Event hosting Headquarters invited use, for diverse walking, road running and Sports Medicine communities
 - [DC DPW E-Cycling](#)

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CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD	
Name of Property	
DISTRICT OF COLUMBIA, WASHINGTON, DC	
County and State	
N/A	
Name of multiple listing (if applicable)	

DESCRIPTION

**SECTION 8.1 PERIOD OF SIGNIFICANCE WITH SIGNIFICANT DATES – 100-YEAR
TIMELINE**

1930 - 2029

As historical context, on the significance of land transfers, between the US Government and developers, for lands previously inhabited by Indigenous peoples, held in trust, as the National Forestry, this introductory paragraph and 100-year timeline are written, with Director Sadler's Ward 4 family residence, as an illustration. Between 1926-28, Mr. and Mrs. James Pratt, a white couple, purchase 7529 Morningside Drive, as two adjoining land parcels from named Trustee(s) of the Delaware-based Sixteen Street Heights Land Company, Inc. The following year, Director Sadler's maternal grandfather, Dr. DeWitt Walton, Sr. of Boston, GA graduated from Howard University (HU) Dental School, and opens his dental practice in downtown Macon, GA, later marrying Mrs. Sallie Walton, of Rappahannock County, VA, met during his HU dental school tenure, while she was employed with Department Treasury, Bureau of Engraving. Director Sadler's mother was gifted 8 Street NE row house property, from her father, that he purchased while attending HU, and was rental income for Mrs. Sadler, when Director Sadler, was a youth. Upon completing graduate school at the University of Pittsburgh, early 1970s, the Sadlers chose the Northwest DC community of Shepherd Park, for child-rearing. While Director Sadler did not attend HU for undergraduate studies, she attended HU summer gifted and talented programs, as a youth, residing at Ward 4 family residence, and where Director Sadler's mother's brief Health Educator employment tenure, for the HUH Family Planning clinic, 1st floor of the hospital on Georgia Avenue, similarly demonstrated the family's health professions and/or healthcare delivery legacy. The Ward 4 family residence, is the only residential property, in which Director Sadler resided with now deceased parents, integrating the 7500 block of Morningside Drive, with 1970 purchase, as a young Black couple, from an older White couple, and with each parent owning real estate, in their respective home-towns and/or home states, subsequently gift deeded by Director Sadler, where applicable to the ICSC, as its ALHE (\$1 Million dollar Real Estate) Endowment in the US States and territories of SC and GA with VA and WDC forthcoming. The following 100-year timeline is provided, to demonstrative Period of Significance, from 1930 building construction, to include Significant Dates, in its historic and current use, looking ahead, in Green Building compliance with Clean Energy DC targeted strategies, enroute to 2032 Sustainable DC compliance, for a WDC existing property:

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CHARLES R & JACQUELYN W
SADLER TRUST FUND HOMESTEAD

Name of Property

DISTRICT OF COLUMBIA,
WASHINGTON, DC

County and State

N/A

Name of multiple listing (if applicable)

- 1930 J&LP: Mr. & Mrs. James Pratt apply for second mortgage loan to build one two-story house, on previously purchased land parcel, with May 1930 Code Deed filing, stating the same, as with a new third mortgage loan
- 1947 CRS: Awarded High School Diploma, Reed Street Elementary, Anderson, South Carolina, 1947
- 1951 CRS: B.A., English, Claflin College, Orangeburg, South Carolina, 1951; Member of Lambda Sigma Chapter, Omega Psi Phi Fraternity (Chartered May 1938)
- 1954 JAWS: Enters Fisk University as an Early Entrant, staying in Dunn House on the Fisk University Campus, Nashville, TN
- 1955 Northminster Presbyterian Church (NPC), 7720 Alaska Avenue is erected on the corner of Alaska Avenue and Kalmia Road
- 1957 JAWS: Graduates from Fisk University to attend graduate school
- 1958 J&LP: Taxation of DC property changed homestead specs from Square 2774, Lots 29 & 30 to Square 274 Lot 0801
- 1966 CRS & JAWS: Wed the Saturday after Thanksgiving, at Mother's home church, Washington Avenue Presbyterian, in Macon, Bibb County, GA
- 1969 MER: Dr. Marc Rankin is born on 3 March 1969 to Drs. E. Anthony and Frances Rankin, of Chevy Chase, MD, the second/younger of two sons
- CRS & JAWS: Return to the US from USAID postings in Sudan and Somalia, attending graduate school at the University of Pittsburgh
- 1970 ZES: Born 10 July 1970 at Magee-Womens Hospital, while parents were in graduate school JAWS MPH program in Health Education and CRS MA program in Public and International Affairs, 1971
- CRS & JAWS: Purchase 7529 Morningside Drive from Mr. and Mrs. Pratt, a White couple, with Mr. Pratt referenced as "Widower and not remarried" signing said deed a day before, on 17 August 1970 Dad's 42nd birthday,

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CHARLES R & JACQUELYN W
SADLER TRUST FUND HOMESTEAD

Name of Property

DISTRICT OF COLUMBIA,
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N/A

Name of multiple listing (if applicable)

with Mother's 32nd birthday on 26 August 1970 (ONE CRS ESTATE PROPERTY WITH GIFT DEEDING TO THE ICSC FORTHCOMING – WDC ALHE PROPERTY)

- 1971 CRS & JWS: CRS earns a M.A., Public and International Affairs (in Development Economics), University of Pittsburgh, Pittsburgh, Pennsylvania, 1971
- 1976 ZES: Attends Shepherd Elementary School in the neighborhood, after graduating from Zion Baptist Nursery
- 1978 JAWS & ZES: Dr. DeWitt T. Walton Sr dies and Mother and Daughter visit CRS, on his second USA AID assignment in Tunis, Tunisia
- 1982 ZES: Graduates from Shepherd Elementary School and attends National School for Girls on the Close, commuting to and from school by father's work carpooling in the morning and/or metro bus in the afternoon
- 1988 ZES: Instead of attending Hampton University in Hampton, Virginia, attends Lincoln University, in Oxford, Pennsylvania as a LASER scholarship recipient, majoring in Mathematics (BA), entering June 1988
- MER: Attends Hampton majoring in Biology
- 1990 ZES: Director Sadler during the spring semester, of her sophomore year is inducted into Epsilon Nu Chapter for Alpha Kappa Alpha Sorority, Lincoln University; attends Emory U Med School MCAT Enrichment Program, that same summer between sophomore and junior year
- 1992 ZES: Graduates from Lincoln University and attends Emory University Graduate School, earning a MS in Biostatistics
- MER: Graduates from Hampton and attends HU Medical School
- 1994 CRS & ZES: Father and daughter purchase Decatur townhouse condo, 520 Commerce Drive, Zipcode 30030, in the Heritage Walk Condominium Association, downtown Decatur, where Director Sadler resided until completing her Master of Science program, in Biostatistics, in the new

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CHARLES R & JACQUELYN W	
SADLER TRUST FUND HOMESTEAD	
Name of Property	
DISTRICT OF COLUMBIA, WASHINGTON, DC	
County and State	
N/A	
Name of multiple listing (if applicable)	

Rollins School of Public Health (SPH) at Emory University (ONE CRS ESTATE PROPERTY IN GA GIFTED TO THE ICSC- GA ALHE PROPERTY)

- 1995 ZES: Director Sadler graduates from Emory with MS degree conferral in Biostatistics by Emory Graduate School during the University-wide commencement, with SPH simultaneously held same day and time
- 1996 MER: Graduates from HU Medical School to pursue 6-year Surgery residency, specializing in Orthopaedic Surgery, as his father, at Howard University Hospital (HUH), however with an interest in Sports Medicine
- 2000 CRS & JAWS: Director Sadler's aunt (GMSB) and Orangeburg County School teacher, sister of CRS, passes in Orangeburg, SC with her property (real estate) bequeathed to CRS, to include grandmother's bungalow on Gadsden Street, Orangeburg; Mrs. Boyd was a Member of Mu Chapter, Zeta Phi Beta Sorority, Inc. inducted at Claflin University (TWO OF SIX CRS ESTATE PROPERTIES GIFTED TO THE ICSC – SC ALHE PROPERTIES #1-6)
- 2004 ZES: Director Sadler graduates from the Medical University of South Carolina (MUSC), with a PHD in Biostatics, and accepts a faculty appointment, in the same department, where trained as a student
- 2005 ZES: Establishes Aquatic Care, Inc. with the IRS as a South Carolina non-profit corporation with Articles of Incorporation filed in Columbia, SC with the Secretary of State's office. Director Sadler conducts genealogy research at the SC Archives, on the Sadler family, and the Walton-Braswell family by mail and email, to Bib County contacts
- 2006-09 ZES: Director Sadler establishes and contributes artifacts to "Black with a Red Centerpiece: The African American Experience for Natives of the Southeast Region of the United States and with Known Undocumented Cherokee Ancestry", an archive she established at Avery Research Center, College of Charleston, in honor of her father's US AID service, as an Andersonian, from the state of South Carolina

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CHARLES R & JACQUELYN W
SADLER TRUST FUND HOMESTEAD

Name of Property
DISTRICT OF COLUMBIA,
WASHINGTON, DC

County and State
N/A

Name of multiple listing (if applicable)

- 2008 CRS & JAWS: Both Director Sadler's parents pass, Summer of 2008, while residing at the Morningside Drive address; Director Sadler establishes endowed named scholarships with \$25,000 donations, to each deceased parents' alma mater, with \$2,500 donation to Claflin for new GMSB scholarship, with the Charles R & Jacquelyn W Sadler Trust Fund, as a conduit for similarly endowed named scholarships, for donors to financially give to the fund, if preferred than to university-based named scholarships, toward maintaining WDC Ward 4 family residence
- 2009 ZES: Director Sadler begins the 501c3 application process with the IRS, while initially commuting, to downtown Cherokee on the Qualla Boundary from the South Carolina lowcountry, before relocating summer 2009; Director Sadler begins EBCI repatriation with tribal business license filings, with a modest Native American Art collection curated for Qualla Boundary Imports (QBI) at Chane & Able Productions, LLC (2009-2011), exhibited by the LLC, in annually juried gallery space by the North Charleston Cultural Arts Department, with the QBI collection currently in tribal custody, during Director Sadler's ongoing EBCI Repatriation litigation
- 2010 ZES: Director Sadler addresses the EBCI Principle Chief and members of the EBCI Tribal Council Business committee, on allegations of inappropriate representation of artists, at hosted art exhibits, in the South Carolina lowcountry at the North Charleston City Gallery, subsequently taken into tribal custody for completing Tribal Enrollment form, seeking dual citizenship with the EBCI, by father's verbal acknowledgement, that his maternal grandmother (1861-1945) was Cherokee from Toccoa, GA
- 2011 ZES: Aquatic Care, Inc. files a 1023 under then name DBA the Inter-tribal Center for Social Change (ICSC) and retroactively receives 501c3 status to the center's South Carolina incorporation date of 9 March 2005; Director Sadler affirms under oath before the Tribal Magistrate "Indianness", continuing to self-identify as American Indian. Director Sadler is moved by Tribal court order, from Yellowhill two bedroom apartment, Swain County to a very modest one bedroom apartment (Cullowhee Apartment #1) in Cullowhee Jackson County, on the boundary, walking distance to Cullowhee Community Garden and Western Carolina University

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CHARLES R & JACQUELYN W
SADLER TRUST FUND HOMESTEAD

Name of Property

DISTRICT OF COLUMBIA,
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County and State

N/A

Name of multiple listing (if applicable)

- 2012 MER: Unable to attend the opening dedication, of the E. Antony Rankin Pavilion, at Providence Hospital, a state-of-the-art Orthopaedic Surgical care facility, named for Dr. Rankin's father, the pavilion was dedicated on Director Sadler's 42nd birthday, 10 July 2012
- 2014-16 ZES: Director Sadler seeks 2014 USA T&F affiliation with North Carolina road course measurement and certification of the Cullowhee Creek 10K Run & Taste of Cullowhee (CCR&T-TOC), hosted the second Saturday in October, at the 5K Blue (NC14084DF), 10K Green (NC14085DF) and Orange Half M (NC14086DF) road course distances; Director Sadler mails to Dr. Rankin at Rankin Orthopaedics, Providence Hospital office, a CCR&T-TOC commemorative mailing of event paraphernalia, Spring 2015, inviting his named Sports Medicine lectureship and Endowment affiliation
- 2015-17 ZES: Director Sadler sues named officers from the Jackson County Sheriff's Office, for 7-day JCSO detainment, during the 2015 EBCI Tribal elections, regarding EBCI repatriation litigation requesting the right to vote by absentee ballot, and the right to remain in Cullowhee Apartment #1, wait-listed for NC HUD HCVP, on 20 April 2015. Director Sadler moved to Cullowhee Apartment #2, July 2015, walking distance to 2014 CCR&T-TOC start/finish line, for the center's same-year 2014 inaugural ICSC hosting, as a USA T&F affiliate, where Cullowhee Apartment #2 utilities were included in monthly rent; subsequently interviewing with Sylva-based PHA, Mountain Projects of Sylva, August 2016- February 2017, and denied NC HUD HCVP, Director Sadler was wait-listed, a second time, exactly 2 years to the date, of 2015 NC HUD HCVP wait-listing, on 20 April 2017 (FHA #2015-11142980)
- 2017 ZES & MER: Director Sadler files DC Articles of Incorporation for the ICSC, March 2017 during a DC homestead stay, using Ward 4 family residence, as address of record. Director Sadler contracts Pamela Heyne of [Heyne Design](#) to develop concept boards, for renovating homestead 1st floor communal kitchen and new dining-meeting room, as an open floorplan, adding a 1st floor powder room

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County and State	
N/A	
Name of multiple listing (if applicable)	

2018 ZES & MER: Director Sadler arrives June 2018 for 12-month ICSC Visual Arts Residency at Ward 4 family residence, with first Sports Medicine Wellness visit, with Dr. Rankin, on 17 September 2018, within 30 days of 2018 10K Green Run hosting, and with virtual race-day check-in, at Cullowhee based start/finish line, for the center's 10K out-and-back loop, hosted via Google Hangout Video call; July 2018, Director Sadler transfers NC DSS benefits as a WDC resident, applying for Weatherization and Solar Installation assistance at Taylor Street ESA Energy Assistance office. Providence Hospital merges with Ascent Health and closed on 14 December 2018. December 2018, Director Sadler joins USA T&F as an Individual Member, designating DC ELITE as running club membership choice, after 2016-18 on-line Cherokee Runners membership drive ended, with Cherokee Runners Club family memberships, provided by the center, for Drs. Marc, E. Anthony and Frances Rankin, as center volunteerism incentive. Director Sadler began race-day volunteering in the Washington, DC metropolitan area, November 2018 to the present, with DC Road Runners Club (DCRRC), assisting with on-site registration check-in, run set-up and finish line duties

2019 ZES & MER: Director Sadler applies for DC Medical Insurance to cover future Sports Medicine Wellness visits, with Dr. Rankin, pending announcement of new office location; Director Sadler also registers Aquatic Care, Inc. dba the ICSC with the trade name of ICSC Residency Programs @ WDC ALHE, located at Morningside Drive address; joins Solar United Neighbors (SUN) Co-op Round 3, as a Solar for All applicant; runs first ever [400 meter, 60 meter and 200 meter](#) at the 2018-19 Prince George's County Sport & Leaning Center Sportsplex Indoor Track Showcase All-Comers, January – February 2019, Landover, MD, enroute to Women's Mile Elite training and running; attends the first 2019 DCRA Green Building Division's Professional Seminar Series (25.03.19), Pepco Edison Gallery, 8th Street, NW, where Historic Masonry Retrofitting was discussed, as a strategy for addressing High Performance Building enclosures, for existing properties in WDC residential communities; attends DC Bar Pro Bono Center Nonprofit Walk-in Clinic to discuss the 2019 Weatherization Report and this planned NPS-HPO application registering the homestead as a Historic property (30.03.19); attends NIH Tribal Climate Change webinar by Smartphone (05.04.19). Dr. Rankin announces his new Sports Medicine

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Name of Property	DISTRICT OF COLUMBIA, WASHINGTON, DC
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Name of multiple listing (if applicable)	

affiliation by March 2019 facebook posting, at the prestigious Centers for Advanced Orthopedics (CAO) Summit Orthopedics division, joining a group of 6 talented orthopedic surgeons, covering all areas of subspecialty and a physician specializing in spine and pain management. Dr. Rankin holds physician privileges at Sibley Memorial Hospital and Bethesda Chevy Chase Surgery Center, while seeing patients, a few days a week, at the CAO's Maryland office. His main office will be located in the Fox Hall Medical Suites, Spring Valley neighborhood of Northwest DC, 3301 New Mexico Ave, opening May 2019

2029 ZES:

Marks 10-year compliance of Ward 4 homestead, with Clean Energy DC targeted strategy, as met DOEE Solar for All aim, to bring the benefits of solar to 100,000 low- and moderate-income DC households, by reducing "at least 50% (of) the electric bills....of households with high energy burdens by 31 December 2032", pursuant to the Renewable Portfolio Standard Expansion Amendment Act of 2016, which established the DC Solar for All Program (Section 3(b), with Director Sadler a 2019 SUN Co-op Round 3 member and 2019 Green Building Professional Seminar Series attendee (See Solar for All [Implementation Plan](#); [Clean Energy DC Climate and Energy Action Plan](#))

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Name of Property	DISTRICT OF COLUMBIA,
	WASHINGTON, DC
County and State	N/A
Name of multiple listing (if applicable)	

DESCRIPTION

SECTION 8.2 SIGNIFICANT PERSON(S) – BIOGRAPHICAL SUMMARIES

Charles R & Jacquelyn W Sadler

Charles Randolph Sadler (1928-2008)

2008 ADM 1134

From 1970 until death, Charles R. Sadler, one of four children born on 18 August 1928 to Mr. Hoseah and Mrs. Ollie Ellis Sadler of Anderson, SC, universally known as “Chuck”, and retired Foreign Service office, serving extensively in French-speaking Africa, resided in/at the Morningside Drive residence with his late wife, Jacquelyn (Jackie) Walton Sadler, of Macon, GA. Mrs. Sadler preceded Mr. Sadler in death on 3 June 2008. In retirement, Chuck worked actively teaching French, volunteering with several important causes. Mr. Sadler died at Washington Hospital Center on 5 August 2008. Teaching French at Ballard Hudson High school in Macon, GA, he later married Jacquelyn “Jackie” Walton Sadler on 26 November 1966 at her home church, Washington Avenue Presbyterian Church. A family of Presbyterians, Mr. Sadler often worshiped at [National Presbyterian Church](#), on special occasion, attended [Northminster](#) where Mrs. Sadler and Director Sadler were members. Mr. Sadler is a 1947 graduate of Reed Street High School (formerly Reed Street Elementary) in Anderson, South Carolina. An English major at Claflin College, Orangeburg, South Carolina, graduating in 1951, where he was also inducted into the Lambda Sigma Chapter of Omega Psi Phi Fraternity, Inc. Upon graduation, Mr. Sadler pursued a teaching career, beginning with a position at Ballard Hudson High School in Macon, GA., where he subsequently met his future wife. Prior to entering the Foreign Service, he was as a Smith-Mundt fellow under the United States Government Cultural Exchange Program, in French Indo-China: Cambodia, Laos, and Vietnam, where he perfected his French language skills, while organizing English as a foreign language programs, developing instructional materials for use in regional schools and government, as well as American Library programs. A change in career path, with geographic and Indigenous peopling impact, Mr. Sadler entered the Foreign Service’s Agency for International Development (AID). After an initial African assignment in Bamako, Mali, he was joined by his wife, the late Mrs. Jackie W. Sadler in Sudan, briefly living in Somalia before returning to the US, to pursue graduate degrees in their respective areas of Public Health and Public Policy interest, at the University of Pittsburgh. After purchasing the Morningside Drive homestead, August 1970, Mr. Sadler graduated in 1971 with a M.A. degree in Public and International Affairs, concentrating his focus in Development Economics. Serving as a Cultural Diversity Advisor, Mr. Sadler’s experiences included multi-cultural programming, in international education, training, and curriculum development while serving in Asia, Europe as a USA AID

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Human Resource Advisor. Mr. Sadler had extensive postings in Tunisia, Morocco, Algeria, Mali, Sudan, Somalia, Senegal, and Niger, with a second posting in Tunisia, where Director Sadler and mother visited, July 1978. In these postings, he trained 1,000 teachers and organized 12 seminars for civil servants in French-speaking Africa and selected foreign students, for additional training in the United States and Europe, as well as managed human resources development programs for students and civil servants selected for additional academic, vocational, and specialized training in other African countries, the United States, England, France, and Germany. These programs were planned to upgrade civil servants in Africa, Asia and Europe, under joint funding from international and governmental sources. While posted in Washington until retirement, Mr. Sadler directed public and international programs, for the Martin Luther King, Jr. Federal Holiday Commission, by organizing appropriate King Day Observances, in the United States (US), US territories, and foreign countries. Mr. Sadler's retirement volunteerism, included mentoring high school students at Northwestern High School, interested in traveling abroad, in both French and English speaking countries. He was very active, in leading international visitors for the Washington International Visitors Center throughout the US, and also a member of the Masonic Lodge and a member of National Presbyterian Church in Washington, DC. Director Sadler posthumously established, an endowed named scholarship at Claflin University, shortly after her father's death, in 2008, with initial \$25,000.00 and \$2,500 donations to the following:

Charles R. Sadler Endowed Memorial Scholarship
Georgia Marian Saddler Boyd Scholarship
English and International Affairs
Claflin University
Orangeburg, South Carolina

Jacquelyn Aline Walton Sadler (1938-2008)

2008 ADM 1300

From 1970 until death, at the age of 69, Mrs. Sadler, the second child born to Dr. DeWitt Talmage Walton, Sr. of Boston, GA and Mrs. Jimmie Aline Braswell Walton of Macon, GA, born on 26 August 1938, resided in/at the Morningside Drive residence with Mr. Sadler. Mrs. Sadler's 1946 issued State of Georgia Certification of Date and Place of Birth, has "C" entered for her classification of "COLOR", while she self-identified as Black/African American, as her husband. Her brother, Dr. DeWitt T. Walton, Jr., a dentist trained at HU Dental School, like their father, preceded her in death in January 2007, also at the age of 69. She was a graduate of Ballard Hudson High School in Macon, Ga., entered the early entrance program at Fisk University, Nashville, TN, in 1953. Also trained in voice, she graduated from Fisk University in 1957 with a Biology degree. Her first teaching assignment, at Kentucky State College, was followed by

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graduate degrees and certifications in Health Education from New York University (NYU) in New York, University of Pittsburgh in Pennsylvania, and Howard University in Washington, DC. Mrs. Sadler, also affectionately known as “Jackie” by Mr. Sadler and “Jack-sprat” by her brother, was for her entertaining at the homestead, preparing meals for International visitors, family gatherings and friends. Jackie married Charles R. Sadler on 26 November 1966, at the Walton-Braswell’s home church, Washington Avenue Presbyterian Church, Macon, GA, the Saturday after Thanksgiving. As newlyweds, they traveled abroad on USAID Foreign Service assignments, in Sudan and Somalia. A widely known and highly respected Public Health professional certified in Sex Education, she worked on numerous research Projects at Howard University and headed the HIV-AIDS program for the DC Public Schools, during the late 70s and 80s. She was known as “Miss Buttons”, for the slogans worn on her button stole, during speaking engagements, and was an active member of the Washington Fisk Club, The American Cancer Society, Iona Whipper Home and the Board of Deacons at Northminister Presbyterian Church (NPC). In lieu of a burial, Mrs. Sadler left her body to medical science at Howard University, College of Medicine, Anatomy Department. Director Sadler posthumously established an endowed named scholarship, at Fisk University, shortly after her mother’s death, in 2008, with initial \$25,000.00 donation, creating the following:

Jacquelyn W. Sadler Endowed Student Aid Award
Health Sciences
Fisk University
Nashville, Tennessee

Zara Ellis Sadler (1970 -)

To the union of Mr. and Mrs. Sadler, is survived by Dr. Zara Ellis Sadler, a commuter between Cullowhee ALHE home-office on the Qualla Boundary and WDC ALHE home-office. The Morningside Drive residence, is the only family homestead for the Sadler family, where Director Sadler resided, with now deceased parents, until attending Lincoln University, near Oxford, Pennsylvania, majoring in Mathematics (1988-1992). Director Sadler’s parents’ 1970 purchase, integrated the 7500 block of Morningside Drive, with said purchase by a young Black couple from an older White couple. Graduating from NCS High School for Girls, June 1988, with father semi-retired from the Foreign Service (USAID), is haven attended Shepherd Elementary (1982), walking distance to/from the homestead, before attending NCS primarily traveling by carpooling the morning and metro in the afternoon. Director Sadler graduate from Lincoln University, Pennsylvania (1992), and later received a MS in Biostatistics from Emory University, Atlanta, GA (1995), in her mother’s home state. Director Sadler subsequently earned a doctorate in

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Biostatistics, from the MUSC, Charleston, SC (2004), in her father’s home state. In 2005, Director Sadler, while writing her family history and legacy as HBCU alumni/ae, with deceased parents from the US southern states of South Carolina (father) and Georgia (mother), was while also managing Director Sadler’s LLC, Chane & Able Productions, LLC. Decatur condo purchased in 1994, by Director Sadler and her father, subsequently transferring her half-ownership to the LLC, during the LLC’s first year, of its 7-year SBA Community Express loan repayment plan, was to build LLC equity, and is now center’s GA ALHE Property. As Director Sadler’s father’s South Carolina property, the Decatur condo, was posthumously gift deeded to the ICSC Residency Programs, as its GA ALHE property. Regarding the center’s shared home-office use, of the DC Homestead, as a meeting place for the ICSC-Rankin ALHE 1 + 1 Initiative, is in demonstrating dedicated center resources, toward this new collaborative, while Mindfully providing culturally sensitive services to women scholars and athletes of color, similarly purpose, to increase beneficial uses of designated Active Places for human powered amusement, as with local impact to its evidence-based RNH, Visual Arts and Sports Medicine (SM) best practices, among road racing communities, as an ongoing USA T&F affiliate.

Dr. Marc Rankin (1969 -)

Director Sadler, while also now under the medical care of Orthopaedic Surgeon Dr. Marc Rankin, fellowship trained in Sports Medicine and former Director of Rankin Orthopaedic & Sports Medicine Center, has annually invited his Sports Medicine Guest Lecturer and USA T&F CCR&T-TOC Sports Medicine Medical Professional Volunteerism (MPV), since the center’s 2014 inaugural hosting and 2016 10K Green Run hosting, as a 2016 USA T&F Sanctioned Event. Director Sadler has similarly naming his parents, Drs. Frances and E. Anthony Rankin (email: lobo7731@aol.com), as ALHE consultants, for their respective scholarly contributions, toward to center’s WDC ALHE grass-roots advocacy. The ICSC has a modest \$10,000.00 Endowment of CDs at financial institutions in Georgia, South Carolina, North Carolina, and Virginia, with a matching named Sports Medicine Endowment (\$10,000.00) request to Dr. Marc Rankin, made during his Providence Hospital’s Rankin Orthopaedic & Sports Medicine Center Directorship and the E. Anthony Rankin Pavilion, Washington, DC tenure, pending establishment now at First Citizens Bank of Arlington, VA, haven initially offered, via FCB of Sylva on the boundary. Dr. Marc Rankin is a 1992 graduate of Hampton University, haven majored in Biology. A 1995 graduate of Howard University College of Medicine, also attending Howard University Graduate School of Arts & Sciences, 1992-93, serves as Team Physician for University of District of Columbia and St. Johns High School. Dr. Rankin is also annually invited to serve as the center’s USA T&F Event Team physician, for October Cullowhee-based running events, and now for the center’s new (Spring/Summer) WDC ALHE Purple 6K In-town Run route, recently added. Dr.

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Frances Rankin, a Fisk University Alumnae (Class of 1965), married Dr. E. Anthony Rankin, that same year, after he completed his medical school training at Meharry Medical College ('65), also in Nashville, Tennessee, before relocating to the Washington, DC area. Dr. E. Anthony Rankin, now retired, chaired the Orthopaedic Surgery Department at Providence Hospital, since 1977. Dr. Frances Rankin, also now retired from private practice, consults on various Psychiatric-Mental Health & Wellness related issues, and is with the center's request, to serve as ALHE consultants, particularly regarding positive Body Self Imaging for women of color and athletes, in the sports of Track & Field, Cross Country and Road Running. An Orthopaedic Surgeon like his father, Dr. Marc Rankin joined Rankin Orthopaedic & Sports Medicine Center as its Director, fellowship trained in Sports Medicine, specializing in general Orthopaedics and joint replacement, using the latest techniques for diagnosis and treatment. Dr. Rankin announced his new Orthopaedic Surgical Sports Medicine affiliation, by March 2019 facebook posting, at the prestigious Centers for Advanced Orthopedics (CAO) Summit Orthopedics division, joining a group of six (6) talented orthopedic surgeons, covering all areas of subspecialty, with a physician specializing in spine and pain management. Dr. Rankin continues to holds physician privileges at Sibley Memorial Hospital and Bethesda Chevy Chase Surgery Center, while seeing patients, a few days a week, at the center's Maryland office. His main office will be located in the Fox Hall Medical Suites, Spring Valley neighborhood of Northwest DC, 3301 New Mexico Ave, opening May 2019. With new the ICSC Purple 6K road course route also recently added, its inaugural hosting 7 July 2019, and its commemorative race-day paraphernalia, as a sidewalk only event, we attempt to reach, with USA T&F On-line Event Registration (ID #99101725), ***the many Rankin Orthopaedic Sports Medicine patients of Dr. Marc Rankin, given the historic 2012 addition of the E. Anthony Rankin Pavilion and December 2018 closing of Providence Hospital, at remembering the ongoing Rankin Orthopaedic Sports Medicine legacy, now seven years later.*** Along with reaching high school students, friends, family and colleagues, particularly for the sports of track & field, cross country, road running, and speed walking, along with USA T&F Potomac Valley Association Region (#10) members, the Purple 6K is dual purposed, as an ALHE-Sports Medicine place-making community engagement opportunity, with Northeast WDC start line at the Old Providence Hospital parking lot entrance, 12th and Allison Streets Northeast, to Northwest WDC finish line, near Director Sadler's home church, NPC (est. 1955), at the intersection of Georgia Avenue, Kalmia Road, and Alaska Avenue, and the "Welcome to Washington, DC" sign. Similar to Director Sadler's affinity for Chamber Music, Dr. Marc Rankin plays the violin, and mother Dr. Frances Rankin, the piano.

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Name of Property	
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DESCRIPTION

SECTION 8.3 STATEMENT OF SIGNIFICANCE SUMMARY PARAGRAPH

The 1930 homestead construction of 7529 Morningside Drive, is historically place-making for WDC residential living, within the Shepherd Park neighborhood, where the applicant is similarly requesting in the Historic Preservation of the originally sourced materials, used in constructing the homestead's original secondary elevation Tudor Glass windows (Master Bedroom 23" x 40.5"; Bathroom 23" x 40.25"), visible on property front, located in the interior of the homestead, as second floor master bedroom - bathroom leaded clear glass panel windows, are with [DOEE customer's replacement requested of similar material](#) (DOEE Standard: 24" x 42" Energy Star). Distinctively appropriate to/for original (homestead) construction and architectural features, for secondary elevation windows are in Director Sadler's 2019 Weatherization Report MEASURE 5 Compliance. While 2019 DOEE Weatherization (January – March) to the homestead is/was at no cost, to Director Sadler, the center's Historic Landmark request is contextualized by similar Tudor Revival architecture of abutting neighbors and Shepherd Park homes, in design (ie size, scale, proportions and orientation), craft ([Tudor](#)), color (clear glass), texture (leaded glass and wood sash) Diamond cut, and other applicable visual qualities, also a Solar for All approved applicant. Admittedly visible, from property front, and modestly characterized, by steeply Southerly pitched-roof, half-timbering and stucco, are primary elevation and foundation Historic Masonry in a brick grid pattern (5 long: 1 short; 3 long:1 short). Tall windows, and high chimney, jettied (overhanging) the first floor, above/beside pillared screened-in side porch, similarly demonstrate 1930 Architect/Builder's natural heating and cooling. Other visible Tudor Architecture characteristics, on the exterior, similarly highlighted/enhanced, by home owners' choice of (Brown) paint(s), also include hand-cut wood timber beams, with the homestead's front secondary elevation half-timbering of eight (8) rectangular beams two semicircular beams, painted in a rich reddish brown, contrasting creamy yellowish Eggnog painted stucco, with tall chimney located in the front center, of the homestead. As established residence, for the center's Visual Arts and Sports Medicine residencies, similarly purposed with the homestead's 2019 DOEE Weatherization and Solarization compliance, increasing homestead Energy efficiency, is as the center's WDC Green Building for ALHE residential living and home-office use, with Director Sadler, as a 2019 [Solar for All](#) applicant, haven joined Solar United Neighbors ([SUN](#)) as a [Co-op Cohort 3 member](#), requesting Southerly rear rooftop solar installation, fall 2019, where Northwest WDC Ward 4 homestead, in the Shepherd Park neighborhood, arguably of the Sixteenth Street Heights District, by recorded 1926-28 deeds, demonstrating land transfers by the Delaware-based Sixteen Street Heights Land Company, to

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new Shepherd Park homeowners, with the homestead having a Southerly pitched roof, southwest to southeast facing, from front to rear, and with stated preference from rear rooftop installation, as:

“nonstreet-facing”, in retaining the “character-defining roof features and finishes, (and) not projecting panels above the roof ridge, (by) installing panels tight to the roof slope to minimize their profile.. ensuring that the panels are not prominently visible from public street views”.

The Tudor Architectural style, has the design feature, enabling adaptive change/retrofitting, for ALHE home-and-home-office-use environment, and is in agreement herein, with the ICSC, as its WDC ALHE property, with filed deed, recording its posthumous estate gifting, to the ICSC, forthcoming. The center similarly seeking herein, with Historic Landmark designation, as in Clean Energy DC and 2032 Sustainable DC compliance, with the following sought Green Building features and Green infrastructure installations, as enforced/regulated by applicable DC government program, but not limited to:

- Efficient use of energy, water and other resources
 - DOEE Energy Assistance – LIHEAP, UDP and Weatherization
 - Pepco – Residential Aid Discount ([RAD](#)) Program
 - Washington Gas – Residential Essential Service ([RES](#))
 - DC Water – [CAP Clean Rivers IAC](#)
- Use of renewable energy, such as solar energy
 - DOEE [Solar-for-All](#)
 - Solar United Neighbors ([SUN](#)) DC Co-op Round 3 member
- Pollution and waste reduction measures, and the enabling of re-use and recycling
 - DOEE [RiverSmart Homes](#)
- Use of preferably organic materials that are non-toxic, ethical and sustainable
 - DCRA [2019 Green Building Professional Seminar Series](#) attendee
 - DC DPW [Zero Waste](#)
- Historic preservation of the homestead’s built environment, in design, construction and operation, for an existing 1930 construction, adaptive for 1) 21st century Smart Teleconferencing, for the center’s ALHE RNH, Visual Arts and Sports Medicine collaboratives, among invited ALHE scholars and consultants, along with 2) WDC ALHE Purple 6K In-town Run Racing Event hosting Headquarters, for diverse walking, road running and Sports Medicine communities
 - [DC DPW E-Cycling](#)

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SECTION 8.4 AREAS OF SIGNIFICANCE SUMMARIES (5)

ARCHITECTURE

Visible Tudor Architecture characteristics on the exterior, highlighted/enhanced by home-owners choice of (Brown) paint(s), also include hand-cut wood timber beams, with the homestead's eight (8) rectangular beams two semicircular beams, visible in the half timbering on the secondary elevation level, on property front, with tall chimney located in the front center of the homestead. While only one exterior chimney, the homestead has two interior fireplaces, of brick masonry in the 1st floor living room gallery, and stone and brick masonry in the basement. A departure from homestead use, as a child, where the basement was the primarily Director Sadler's father's domain, 1st floor living room, where mother entertained on organ and/or piano, with dining in the dining room, and 2nd floor sleeping rooms, as mother in the master bedroom, father in the guest bedroom, and Director Sadler in the smaller sleeping room, are/were with partially finished attic for storage. Director Sadler has Mindfully ALHE repurposed the homestead, for invited use by scholars and center volunteer staff. Interior amenities and structures of historical importance, are 1) basement - the stone fireplace with wood mantel, and mahogany built-in bar, 2) 1st floor - four- centered Tudor arches on the 1st floor, in the foyer and connecting the living – dining room entrance, along with living room fireplace, and with 3) hardwood floors throughout the homestead on the 1st-3rd floors, with 4) the homestead heated by radiators. The ICSC has changed the floorplan, similarly purposed for ALHE use by Co-Directors, as volunteer staff, while Director Sadler is in 12-month Visual Arts Residency, haven commenced June 2018, upon Director Sadler's homestead arrival, after a 30-year hiatus, from her homestead residential living. The basement, as Director Sadler's father's library and homestead laundry area, 1st floor communal kitchen for all homestead guests, with spaciouly quaint living room, as now a 1st floor gallery, with doorway entrance to side porch, are seasonally used for outdoor meditation. With an open floorplan sought, between existing kitchen and dining room, is similarly with the dining-room, as meeting room, for small group teleconferencing and on-site meetings. Regarding second floor sleeping room use, Director Sadler use the guest bedroom as sleeping quarters, and smaller room, as a work-out-reading-meditative room, sharing hallway pink bathroom, with homestead guests. To date, the master bedroom and bathroom are not used (unused), until the secondary elevation widow replacement, is completed. The attic is similarly purposed as loft-style office/residence, with walk-in closets built-in by Director Sadler's parents and cedar closet, of original 1930 homestead construction.

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ARCHEOLOGY

The Biodiversity of Shepherd Park neighborhood's natural vegetation and habitat (flora & fauna), in the [Potomac River Valley](#), is in part due to its proximity to [Rock Creek Park](#) (RCP), the oldest and largest natural urban park in the NPS, that bisects WDC's Northwest quadrant, along the Potomac River ([PR](#)). The PR crosses five geologic provinces, with headwater tributaries from Pennsylvania, to [sandstone](#) and shale hills of West Virginia on the Appalachian Plateau. The river is named by the [American Indian peoples](#) of the Pawtownmeck ([Patawomeck](#)/Powhatan) tribe, as an Algonquin language derivative, meaning "where something I bought". The PR is joined by the Shenandoah River at Harpers Ferry, West Virginia, and proceeds through a gap in the Blue Ridge Mountains, entering the Piedmont Province. The Piedmont landscape consists of rolling hills, underlain by red sedimentary stone and outcrop hills of hard igneous diabase. From the Piedmont, the PR enters WDC via the Atlantic Coastal Plain Province (ACPR). The ACPR is flat and sandy, similar to the Archaeology in the Appalachia, and is the result of sand and gravel deposition by rivers, sluggishly joining the Atlantic Ocean, during periods of Indigenous peopling migration, as original inhabitants to the North America continent. Shepherd Park has the climate of a deciduous rain forest, with seasonal temperatures as warm in the summers as the tropics, and cold in the winters, as the mountains. Of note, in its landscaping, are the return of Rivercane bamboo, that Director Sadler does not recall was as abundant, from childhood, as commonly found riverside on the boundary, near the center's Cullowhee ALHE home-office. RCP was created in 1890 by an Act of Congress, with its administrative unit, under the jurisdiction of the NPS, similarly purposed with "(providing for) the preservation from injury or spoliation of all timber, animals, or curiosities within said park, and their retention in their natural condition, as nearly as possible". With RCP construction commencing in 1897, in 1913, Congress authorized creation of the [Rock Creek and Potomac Parkway](#) and extended the park along a narrow corridor from the zoo to the mouth of RCP at the PR. The parkway, is a major traffic thoroughfare, especially along the portion south of the zoo. The main section of the RCP comprises 1754 acres (2.74 mi², 7.10 km²), along the [Rock Creek Valley](#). Including the other green areas, the RCP administers are Glover Archbold Park, Montrose Park, Dumbarton Oaks Park, [Meridian Hill Park](#), [Battery Kemble Park](#), Palisades Park, Whitehaven Park, etc.), encompassing more than 2000 acres (3 mi², 8 km²). The Rock Creek HD was listed on the [National Register of Historic Places](#) on 23 October 1991. RCP is also a proposed WDC ALHE venue for walking, jogging/running and cycling, with RCP road segments, closed to vehicles on weekends, accessible to the homestead, via a short walk or run on Kalmia Road. Many of the Shepherd Park homes, have incorporated as a stormwater conservation strategy, rain gardens with varied sizes, of small to medium river rocks, simulating natural PR embankments, in addition to larger stone use, in original homestead foundation building constructions. As Evidence-based RNH, Visual Arts and Sports Medicine (SM) best practices, toward ALHE at improving overall health and wellness, Shepherd Park homes, are known for well-manicured lawns and landscapes, either by the home-owner, as an Active Living strategy, with home-owner increased outdoor physical activity, or a landscaping contractor of his/her/their own choosing. Director Sadler's parents planted a

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County and State N/A
Name of multiple listing (if applicable)

dogwood near the screened-in side porch, while she attended Zion Baptiste Nursery, during the early 1970s, that seasonally blooms each spring, in beautiful shades of pink. Practicing Organic landscaping, primarily without the use of pesticides, using home-made remedies, Director Sadler, maintains the exterior front landscaping and back-yard lawns, in their remembrance. Director Sadler has also completed to RiverSmart Homes on-line application, for a [RiverSmart Homes stormwater sit audit](#) of the homestead, in reducing pollution and stormwater runoff from DC residential properties.

COMMUNITY PLANNING AND DEVELOPMENT

The 7500 block of Morningside Drive, between Hemlock Street and Iris Street, in Shepherd Park, is physically located in a neighborhood in the northwest quadrant of Washington, D.C., with northern line of the neighborhood, defined by Eastern Avenue NW, dividing Shepherd Park, WDC from Silver Spring, Montgomery County, Maryland. The neighborhood is further bounded at the south, by the old [Walter Reed Hospital](#), on/near Aspen Street, at the east by [Georgia Avenue](#) NW, and the west by [16th Street NW](#). Most of its east-west streets, are named after flowers, shrubs, and trees (ie. Iris Street, Primrose Road, and Geranium Street), with Georgia Avenue the only commercial corridor near the neighborhood. Local architecture include Tudor Revival, Colonial Revival, and Spanish Colonial Revival houses, however with bungalows and other early-20th-century vernacular styles and midcentury ramblers, also featured. As a National Historic Site, similarly boarding on the west, by Sixteenth Street HD, RCP also divides the Shepherd Park neighborhood from Chevy Chase, Montgomery County, Maryland. With neighborhood streets in a grid-like fashion, the neighbor also provides elevations, with most inclines, easterly, from 16th Street to Georgia Avenue, for moderate recreational training to high impact athleticism, with ample sidewalks, where (speed) walkers, runners/joggers and cyclers also share streets and roads with neighboring residents. The 1930 Tudor 3-bedroom 3 bathroom (two full baths, 1 half bath) homestead, with easy access to green space, restaurants and shops on Georgia Avenue, and in downtown Silver Spring, Maryland, are via Metro S2/S4 lines, in walking distance at the intersection of Hemlock Street and Alaska Avenue. Shepherd Park, is a thoughtfully designed neighborhood, featuring comfort, connection and convenience, for executive level Staff, Clinicians and Clinical Educators, while Mindfully ALHE promoting scholarly active initiatives and collaboratives, in a global marketplace. As a meeting place for the ICSC-Rankin ALHE 1 + 1 Initiative, demonstrating dedicated center resources, toward this new collaborative, is to Mindfully increase beneficial uses of designated Active Places, in similarly addressing structural changes/retrofitting to the neighborhood's built environment, with local impact to the homestead's Clean Energy DC and 2032 Sustainable DC compliance. As Evidence-based RNH, Visual Arts and Sports Medicine (SM) best practices, toward ALHE at improving overall health and wellness, Shepherd Park homes, are known for well-manicured lawns and landscapes, either by the home-owner, as an Active Living strategy, with increased outdoor physical activity, or a landscaping contractor of his/her/their own choosing.

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Continuation Sheet

Section number 8.3 – 8.5 Page 6

<u>CHARLES R & JACQUELYN W</u> <u>SADLER TRUST FUND HOMESTEAD</u>
Name of Property DISTRICT OF COLUMBIA, WASHINGTON, DC
County and State N/A
Name of multiple listing (if applicable)

CONSERVATION

The year 2029 marks the Sadlers' Ward 4 homestead, 10-year compliance with DOEE Solar for All aim, to bring the benefits of solar to 100,000 low- and moderate-income DC households, by reducing "at least 50% (of) the electric bills...[]of households with high energy burdens by 31 December 2032", pursuant to the Renewable Portfolio Standard Expansion Amendment Act of 2016, which established the DC Solar for All Program (Section 3(b), with Director Sadler a 2019 Weatherization client and Solar United Neighbors (SUN) Co-op Cohort/Round 3 member (See Solar for All [Implementation Plan](#); Clean Energy DC Climate and Energy [Action Plan](#)). The Tudor Architectural style, has the design feature, enabling adaptive change/retrofitting for ALHE home-and-home-office-use environment, and is in agreement herein, with the ICSC, as its WDC ALHE property, with filed deed, recording its posthumous estate gifting to the ICSC, forthcoming. The center similarly seeking herein, with Historic Landmark designation, as in Clean Energy DC and 2032 Sustainable DC compliance, with the following sought Green Building features and Green infrastructure installations, as enforced/regulated by applicable DC government program, but not limited to:

- Efficient use of energy, water and other resources
 - DOEE Energy Assistance – LIHEAP, UDP and Weatherization
 - Pepco – Residential Aid Discount ([RAD](#)) Program
 - Washington Gas – Residential Essential Service ([RES](#))
 - DC Water – [CAP Clean Rivers IAC](#)
- Use of renewable energy, such as solar energy
 - DOEE [Solar-for-All](#)
 - Solar United Neighbors ([SUN](#)) DC Co-op Round 3 member
- Pollution and waste reduction measures, and the enabling of re-use and recycling
 - DOEE [RiverSmart Homes](#)
- Use of preferably organic materials that are non-toxic, ethical and sustainable
 - DCRA [2019 Green Building Professional Seminar Series](#) attendee
 - DC DPW [Zero Waste](#)
- Historic preservation of the homestead's built environment, in design, construction and operation, for an existing 1930 construction, adaptive for 1) 21st century Smart Teleconferencing, for the center's ALHE RNH, Visual Arts and Sports Medicine collaboratives, among invited ALHE scholars and consultants, along with 2) WDC ALHE Purple 6K In-town Run Racing Event hosting Headquarters, for diverse walking, road running and Sports Medicine communities
 - [DC DPW E-Cycling](#)

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Continuation Sheet

Section number 8.3 – 8.5 Page 7

<u>CHARLES R & JACQUELYN W</u> <u>SADLER TRUST FUND HOMESTEAD</u>	
Name of Property	
DISTRICT OF COLUMBIA, WASHINGTON, DC	
County and State	
N/A	
Name of multiple listing (if applicable)	

SOCIAL HISTORY = SHEPHERD PARK NEIGHBORHOOD HOMEOWNER ETHNIC HERITAGE FOR BLACK AND NATIVE AMERICAN HOMEOWNERS WITH SELF-IDENTIFIED RACE/ETHNICITY FOR 7529 MORNINGSIDE DRIVE HOMEOWNERS AS AN ILLUSTRATION

The [Shepherd Park](#) neighborhood community, in the northwest quadrant of Washington, D.C., is home to a number of prominent persons, including former NAACP President Benjamin Jealous, and a number of lawyers, judges, professors, newspaper reporters, doctors and business owners. In the early years, of restrictive covenants, which prevented Jews and African Americans, from purchasing (new) homes, these covenants were no longer enforced, and the neighborhood became largely Jewish and African American, after World War II (1939-45). During the 1950s-60s, for which a large-scale migration, of people of various European ancestries from racially mixed urban regions, to more racially homogeneous suburban or exurban regions, the Shepherd Park Citizens Association (SPCA) and Neighbors Inc., in the decade that followed (1960-70s), led efforts to remain a continuously integrated neighborhood, with very active and inclusive civic groups. More recently, over the past 40 years, largely supporting a thriving upper and middle class African American community, the neighborhood’s Jewish population, has declined, although it is now again reportedly increasing. The decade of 1950-60, is of homestead significance, as Mr. and Mrs. Pratt in 1958, entered into a new Deed of Trust, most probably adding the screened-in side porch and back porch, to the property, given the visible addition of brick masonry to the hand-drawn homestead foundation as a square, on the original DC Surveyor’s Office 1929 Land Survey. With Director Sadler’s parents, both self-identifying as Black/African American, from the Black South, hailing from South Carolina in the late 20s and Georgia in the late 30s, their 1970 purchase, from a White male Widower, is/was also historically place-making, for both the Sadler and Walton families, along with USAID colleagues, Fisk University, Claflin University, NYU and University of Pittsburgh Alum. Director Sadler, by deceased father’s verbal acknowledgement, that his maternal great-grandmother (1861 – 1945), is Cherokee from Toccoa, GA, and in Director Sadler’s ongoing repatriation litigation, on further appeal to the EBCI Cherokee Supreme Court, on the Qualla Boundary, in Western North Carolina, now self-identifies as American Indian, haven affirmed Indianness, before the EBCI Tribal Magistrate, May 2011. Haven initially established the ICSC, as a 501c3 in Director Sadler’s father homestead, of South Carolina, is haven filed DC Articles of Incorporation March 2017, naming longtime family friend and Orthopaedic Surgeon, Dr. Rankin, as ALHE Co-Director. As 2029 marks the Ward 4 homestead, in 10-year compliance with DOEE Solar for All aim, to bring the benefits of solar to 100,000 low- and moderate-income DC households, by reducing “at least 50% (of) the electric bills....of households with high energy burdens by 31 December 2032”, pursuant to the Renewable Portfolio Standard Expansion Amendment Act of 2016, which established the DC Solar for All Program (Section 3(b)), with Director Sadler a 2019 Weatherization

United States Department of the Interior
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<u>CHARLES R & JACQUELYN W</u> <u>SADLER TRUST FUND HOMESTEAD</u>
Name of Property DISTRICT OF COLUMBIA, WASHINGTON, DC
County and State N/A
Name of multiple listing (if applicable)

client and SUN Co-op Cohort/Round 3 member (See Solar for All [Implementation Plan](#); Clean Energy DC Climate and Energy [Action Plan](#)), and with the center similarly, an ongoing USA T&F affiliate, Mindfully promoting the ALHE Health benefits of Living Streets, across diverse walking, road running and Sports Medicine communities.

SECTION 8.5 DEVELOPMENTAL HISTORY
(ADDITIONAL HISTORIC CONTEXT INFORMATION)

The Sadler Ward 4 homestead at 7529 Morningside Drive, near the intersection of Iris Street, is physically located in the Shepherd Park neighborhood community, in WDC's Northwest quadrant, with northern line of the neighborhood defined by Eastern Avenue NW, dividing Shepherd Park, WDC from Silver Spring, Montgomery County, Maryland. As a National Historic Site similarly boarding on the west by Sixteenth Street, RCP also divides the Shepherd Park neighborhood from Chevy Chase, Montgomery County, Maryland. The neighborhood is further bounded at the south by the old Walter Reed Hospital, on/near Aspen Street, at the east by Georgia Avenue NW, and the west by 16th Street NW. Most of its east-west streets, are named after flowers, shrubs, and trees (ie. Iris Street, Primrose Road, and Geranium Street), with Georgia Avenue the only commercial corridor near the neighborhood. The Biodiversity of Shepherd Park neighborhood's natural vegetation and habitat (flora & fauna), in the Potomac River Valley, is in part due to its proximity to RCP, the oldest and largest natural urban park in the NPS, that bisects WDC's Northwest quadrant, along the PR. The PR is named by the [American Indian peoples](#) of the Pawtownmeck ([Patawomeck](#) / Powhatan) tribe, as an Algonquin language derivative, meaning "where something I bought". From the Piedmont mountainous landscape, consisting of rolling hills underlain by red sedimentary stone and outcrop hills of hard igneous diabase, the PR enters WDC via the ACPR. The ACPR is flat and sandy, similar to the geology in this area, and is the result of sand and gravel deposition, by rivers sluggishly joining, the Atlantic Ocean. Many of the Shepherd Park homes, have incorporated as a stormwater conservation strategy, rain gardens with varied sizes of small to medium river rocks, simulating natural river embankments, in addition to larger stone use, in original homestead foundation building constructions. Local Shepherd Park neighborhood architecture include Tudor Revival, Colonial Revival, and Spanish Colonial Revival houses, however with bungalows and other early-20th-century vernacular styles and midcentury ramblers, also featured. With neighborhood streets in a grid-like fashion, at elevations and most inclines, easterly, from 16th Street to Georgia Avenue, the neighborhood is ideal for moderate recreational training to high impact athleticism, with ample sidewalks, where (speed) walkers, joggers/runners and cyclers, share sidewalks, streets and roads with neighboring residents.

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National Park Service

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Continuation Sheet

Section number 9-11 Page 1

<u>CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD</u>
Name of Property
DISTRICT OF COLUMBIA, WASHINGTON, DC
County and State
N/A
Name of multiple listing (if applicable)

DESCRIPTION

SECTION 9. MAJOR BIBLIOGRAPHICAL REFERENCES

BOOK(S)

Kohler, Sue and Carson, Jeffery. *Sixteenth Street Architecture Volume 2. The Commission of Fine Arts*. US Government Printing Office, 1988.

Smith, Katheryn (eds). Chapter 26. Shepherd Park: Creating an Integrated Community. Caplan, Marvin and Blessing, Ralph (pgs 449-463). *Washington at Home: an illustrated history of neighborhoods in the nation's capital*. 2ND ed. The Johns Hopkins University Press, 2010.

WEB-PUBLICATIONS (Ebooks, Guides and Plans)

[Art, Design and Visual Thinking: An Interactive Textbook](#) (1995) Jirousek, Charlotte.

Clean Energy DC (Plan): The District of Columbia Climate and Energy Action Plan. DOEE, August 2018 ([275-page pdf](#))

Sustainability Guide for Existing and Historic Properties. [DC Office of Planning Sustainability Guide for Existing and Historic Properties](#) ([68-page pdf](#))

Sustainability DC: Sustainable DC Plan. [Sustainable DC website](#) ([128-page pdf](#)) . Executive Summary ([24-page pdf](#))

Ward 4 Heritage Guide: A Discussion of Ward Four Cultural and Heritage Resources. [DC Office of Planning Ward Heritage Guides](#) ([74-page pdf](#))

Window Repair and Replacement Preservation and Design Guidelines. [DC Office of Planning Design Guidelines](#) ([22-page pdf](#))

DCPL Catalog Key term searches:

Sixteenth Street Heights Land Company
Shepherd Park
Tudor Revival
Rock Creek Park
Shepherd Elementary School

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Continuation Sheet

Section number 9-11 Page 2

CHARLES R & JACQUELYN W
SADLER TRUST FUND HOMESTEAD

Name of Property
DISTRICT OF COLUMBIA,
WASHINGTON, DC

County and State
N/A

Name of multiple listing (if applicable)

SECTION 10. GEOGRAPHICAL DATA

Acreeage of Property (tax map assessment/billing statements)	1684 SQ FT (BUILDING)
Impervious SQ FT	1400
Land Area SQ FT	5269
Acre	0.1209596
(divide area by 43560)	

UTM References

Zone	Hemisphere	Easting	Northing
18	N	312382.5	3762015.2

NATO UTM References

Zone	Easting	Northing
longitude 18	12382.5	62015.2
latitude S		
Digraph UC		

Director Sadler's [conversion](#) entering property address latitude and longitude, obtain from Goggle Maps address entry, in web-based tool (<http://www.rcn.montana.edu/resources/converter.aspx>).

Verbal Boundary Description (describe the boundaries of the property)

Part of Lot numbered Thirty (30) in Square numbered Twenty-seven Hundred Seventy-four (2774) in the subdivision made by the Sixteenth Street Heights Land Company, Incorporated, and others, as *per* plat recorded in the Office of the Surveyor for the District of Columbia in Liber 86 at folio 2; as described (Deed 401476 Book 13132 Doc Num 1970015300 pgs [400 thru 402](#); Deed 401476 Book 13132 Doc Num 1970015301 pgs [403 thru 406](#)).

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CHARLES R & JACQUELYN W
SADLER TRUST FUND HOMESTEAD

Name of Property
DISTRICT OF COLUMBIA,
WASHINGTON, DC

County and State
N/A

Name of multiple listing (if applicable)

Boundary Justification (Explain why the boundaries were selected)

BEGINNING at the Easterly line of Morningside Drive at the Northwesterly corner of Lot numbered Twenty-nine (29) of the said subdivision and Southwesterly corner of said Lot numbered Thirty (30) and running thence North Fifty-three (53) degrees Forty-three (43) minutes and Thirty (30) seconds East Twenty-five and Sixteen Hundredths (25.16) feet, thence North Fifty-six (56) degrees Fourteen (14) minutes and Thirty (30) seconds East Twenty-five and Seventy-six Hundredths (25.76) feet, thence North Seventy-two (72) degrees Forty-nine (49) minute's East Ten and Thirty-five Hundredths (10.35) feet, thence North Fifty seven (57) degrees Fifty-eight (58) minutes and Twenty-eight (28) seconds East Fifty-eight and Fourteen Hundredths (58.14) feet to public alley; thence North Thirty-four (34) degrees, Forty-six (46) minutes West Thirty and Ninety-three Hundredths (30.93) feet; thence North Fifty-eight Hundredths (58/100) of a foot; thence West Twenty four and Seventy-seven (24.77) feet; thence South Sixty-one (61) degrees Fourteen (14) minutes and Fifty-two (52) seconds East Ninety five and Sixty-one Hundredths (95.61) feet to the Easterly line of said Morningside Drive; thence with said last mentioned line Southerly fifty (50) feet to the place of beginning.

OTE: At the date hereof the above described land is designated in the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered Eight Hundred One (801) in Square numbered Twenty-seven Hundred Seventy-four (2774). SUBJECT TO Restrictive covenants, building restriction line, and Agreement of record.

SECTION 11. FORM PREPARED BY

Name	ZARA ELLIS SADLER AND DR. MARC RANKIN ALHE CO-DIRECTORS	
Organization	ICSC RESIDENCY PROGRAMS @ WDC ALHE (See 2017 Ratified ICSC Constitution & Bylaws on the ALHE Real Estate Endowment, Article 7 , pgs 4-15)	
Street & Number	7529 MORNINGSIDE DRIVE, NW	
City/town	WASHINGTON, DC 20012-1554	
Tel	828-788-2578	(DIRECTOR SADLER)
	202-294-4573	(DR. MARC RANKIN)
FAX	202-854-4412	

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number 9-11 Page 4

CHARLES R & JACQUELYN W
SADLER TRUST FUND HOMESTEAD

Name of Property
DISTRICT OF COLUMBIA,
WASHINGTON, DC

County and State
N/A

Name of multiple listing (if applicable)

Email SADLERTRUSTFUND@YAHOO.COM
ICSCDIRECTOR@INTERTRIBALCENTER4SC.COM

MRANKIN@INTERTRIBALCENTER4SC.COM
MARCRANKINORTHO@GMAIL.COM

Additional Documentation

Submit the following items with the completed form

MAPS

USGS Map TopoView [latitude 38.98 longitude -77.03](#)

[MyTopo](#) 38.9843853, -77.021539

[MAP 1.1](#) DCOTR Property Features with 2D Digital Rendering of DCRA Surveyor Subdivision an Assessment & Taxation Plat Search (Book 1589)

[MAP 1.2](#) DCRA Surveyor Subdivision an Assessment & Taxation Plat Search 2D Digital Rendering ENLARGED (Book 1589)

[MAP 2](#) arcGIS MyMap 2D Street-view with Property tagged

[MAP 3](#) Google Maps 3D Satellite aerial view with front view image of property on page 2

1929 Land Survey [WR_SQR_2774_2029_FRONT-2774-2774_0801](#)
(WR_SQR_2774_2029_FRONT)

USERNAME SURDOCSUSER
PASSWORD surdocs1

DC Surveyor's Office entered on 21.11.29 recorded in Book A&T page 1589 S.O. 58064 and signed by initials on 21.03.30; Complementary copy of 2-page digital rendering of 1929 scanned hard copy enclosed)

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National Park Service

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CHARLES R & JACQUELYN W
SADLER TRUST FUND HOMESTEAD

Name of Property
DISTRICT OF COLUMBIA,
WASHINGTON, DC

County and State
N/A

Name of multiple listing (if applicable)

PHOTOGRAPHS

Submit clear and descriptive photographs. The size of each image must be 1600 x 1200 pixels at 300 dpi or larger. Key all photographs to the sketch map.

IMAGE 1 OF 1

Name of Property: CHARLES R & JACQUELYN W SADLER TRUST FUND HOMESTEAD

City or Vicinity: WASHINGTON (WARD 4 SHEPHERD PARK)

County: 001

State: DISTRICT OF COLUMBIA

Photographer: ZARA ELLIS SADLER (CAMERA: SAMSUNG SM-G960U)

Date Photographed: 22 FEBRUARY 2019

Description of Photograph(s) and number: HOMESTEAD IMAGE #001

Director Sadler's smartphone photograph of property exterior, in preparing 01.03.19 HPRB Conceptual Review Design Board walk-in request, where HPA #19-221 was assigned by HPO Architect Kim Elliot, later denied, as the property is/was not listed as a Historic Property by Ms. Elliot's address search; photo similarly used by Director Sadler, as design board header.

Property Features
SSL: 2774 0801

Updates to the information below are done on a semi-annual basis, April 1 and October 1.

Table with 2 columns: Property Feature Name and Value. Includes rows for Building Type (Single), Building Style (2.5 Story Fin), Living Area (1684), Year Built (1930), Bed Rooms (3), Bath Rooms (2), 1/2 Bath Rooms (1), Total Rooms (6), Wall (Brick/Stucco), Floor (Hardwood), Heat (Hot Water Rad), Air Conditioning (None), Fireplace(s) (2), Interior Condition (Good), Exterior Condition (Good), Overall Condition (Good).

**Click here to view the Glossary of Terms for the Property Features data.

Click here for the District of Columbia Department of Consumer and Regulatory Affairs (DCRA) historical property information.

If the real property does not appear on the map below, please either search the map manually or email questions or feedback to maps.title@dc.gov. If emailing, please provide the Square Suffix Lot and property address (if applicable).



View Tax Information | View Property Features | View Payments | View Current Tax Bill | View Tax Notices

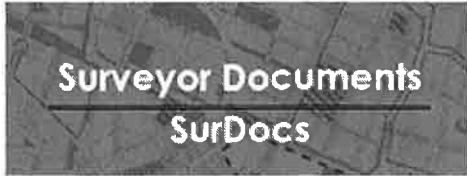
Map interface showing Legend, Info, and a search dropdown for Property ID (SSL) or DC Ad. The map area shows a street grid with a red pin at 7533. The info panel displays Property ID: 2774 0801, OWNER NAME: CHARLES R SADLER, and PREMISE ADDRESS: 7529 MORNINGSIDE DR.

MORNINGSIDE DR
NW

LAND AREA (SF) 5,269

- DCRA Surveyor Subdivision and Assessment & Taxation Plat Search

Search SurDocs by: Book 1589 and
Page *, or Square 2774 Suffix () and
Lot 0801



Map 1.2 DCRA Surveyor's 2D Digital rendering, of recorded 1958 Deed, with improvements - ENLARGED

Property Detail - 7529 MORNINGSIDE DR NW
SSL:2774 0801

Account Summary Real Property Tax Pilot Fee

Click on a folder tab above to view tax information.

Tax	Amount Balance	As of Date	Child SSL
Real Property			

*The outstanding amounts displayed here may not include updated penalty and interest.

If the real property does not appear on the map below, please either search the map manually or email questions or feedback to maps.title@dc.gov. If emailing, please provide the Square Suffix Lot and property address (if applicable).



[View Tax Information](#) | [View Property Features](#) | [View Payments](#) | [View Current Tax Bill](#) | [View Tax Notices](#)

Legend

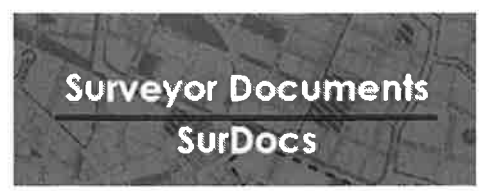
Info

Property ID: 2774 0801

OWNER NAME	CHARLES R SADLER
PREMISE ADDRESS	7529 MORNINGSIDE DR NW
LAND AREA (SF)	5,269

DCRA Surveyor Subdivision and Assessment & Taxation Plat Search

Search SurDocs by: Book 1589 and Page *, or Square 2774 Suffix () and Lot 0801



Property ID (SSL) or DC Address:

Map 2 ArcGIS My Map 2D Street-View digital rendering with homestead tagged.

Details

Basemap

Print

Measure

752

About

Content

Legend

Contents

Map Notes

Topographic



7638

QUINCY ST NW

7658



IRIS ST NW

1499

IRIS ST NW



14TH ST NW
7508



HEMLOCK ST NW

1023

1312

MORNINGSIDE DR NW
7568

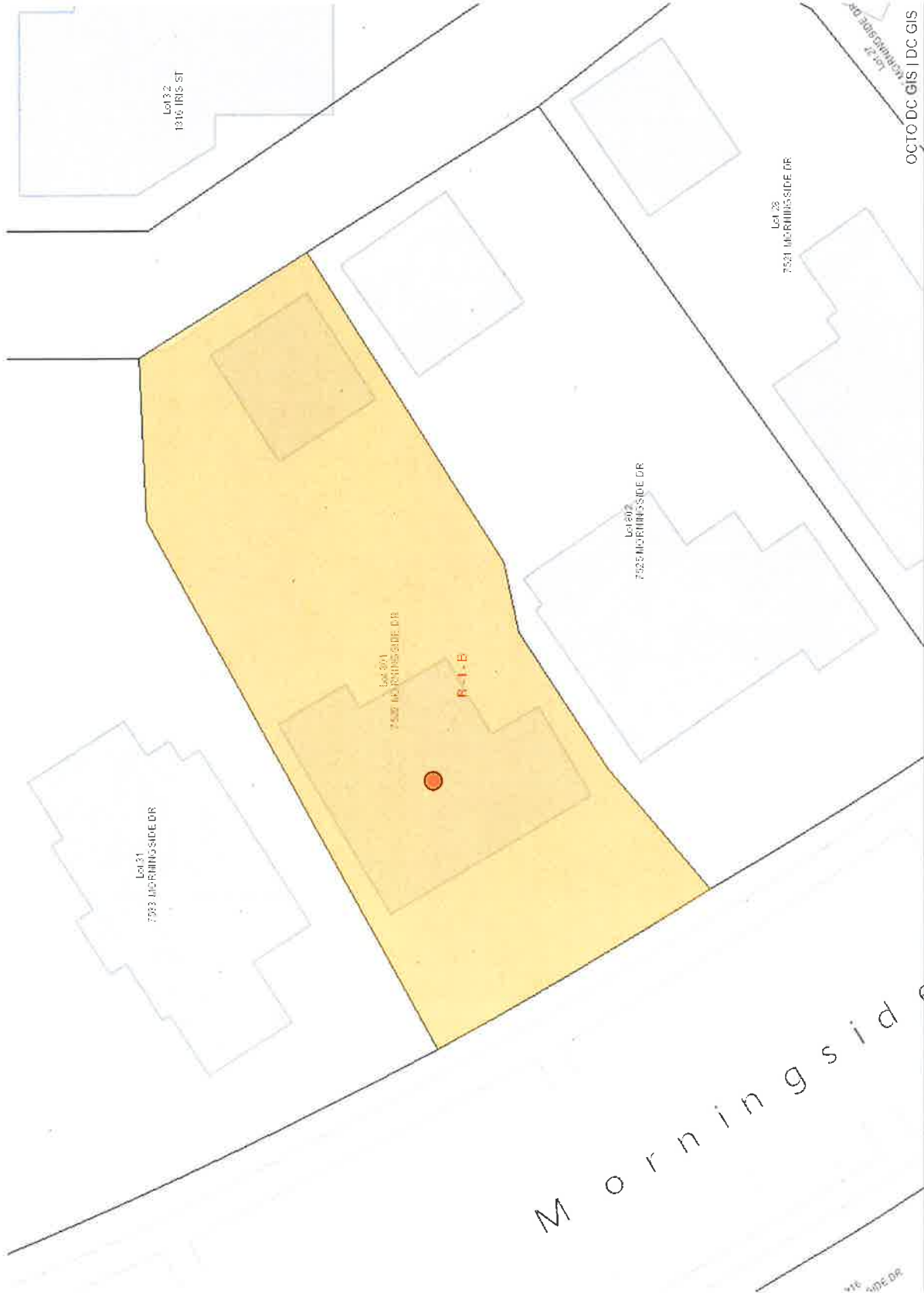


Map 3. Google Maps 3D Satellite camera view with horizontal front view on Page 2.

Google Maps 7529 Morningside Dr NW



Imagery ©2019 Google, Map data ©2019 Google 20 ft



Lot 32
1316 IRIS ST

Lot 31
7353 MORNINGSIDE DR

Lot 20
7457 MORNINGSIDE DR

R-1-B

Lot 21
7525 MORNINGSIDE DR

Lot 20
7501 MORNINGSIDE DR

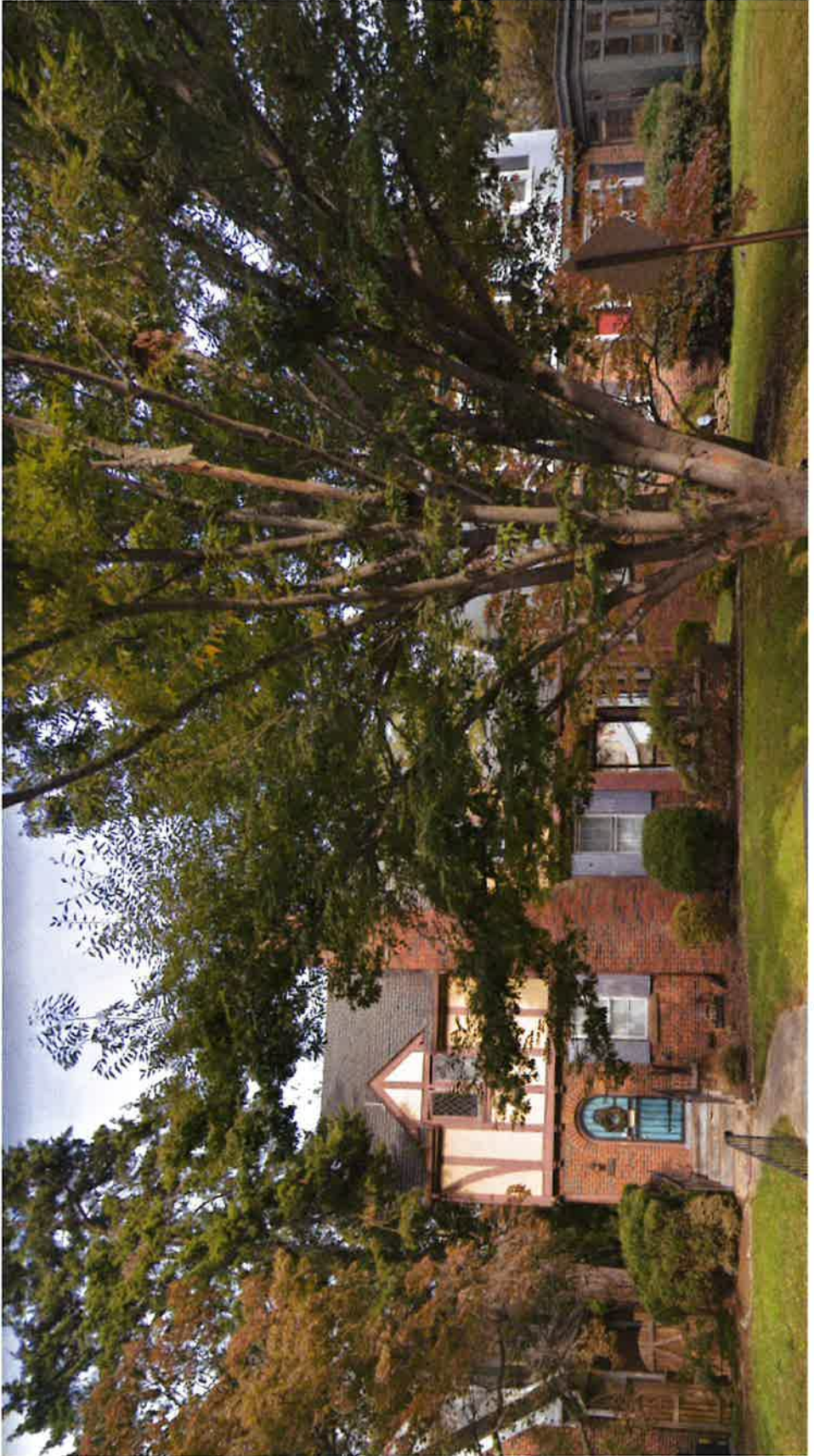
M o r n i n g s i d e

OCTO DC GIS | DC GIS

1" = 500' DR

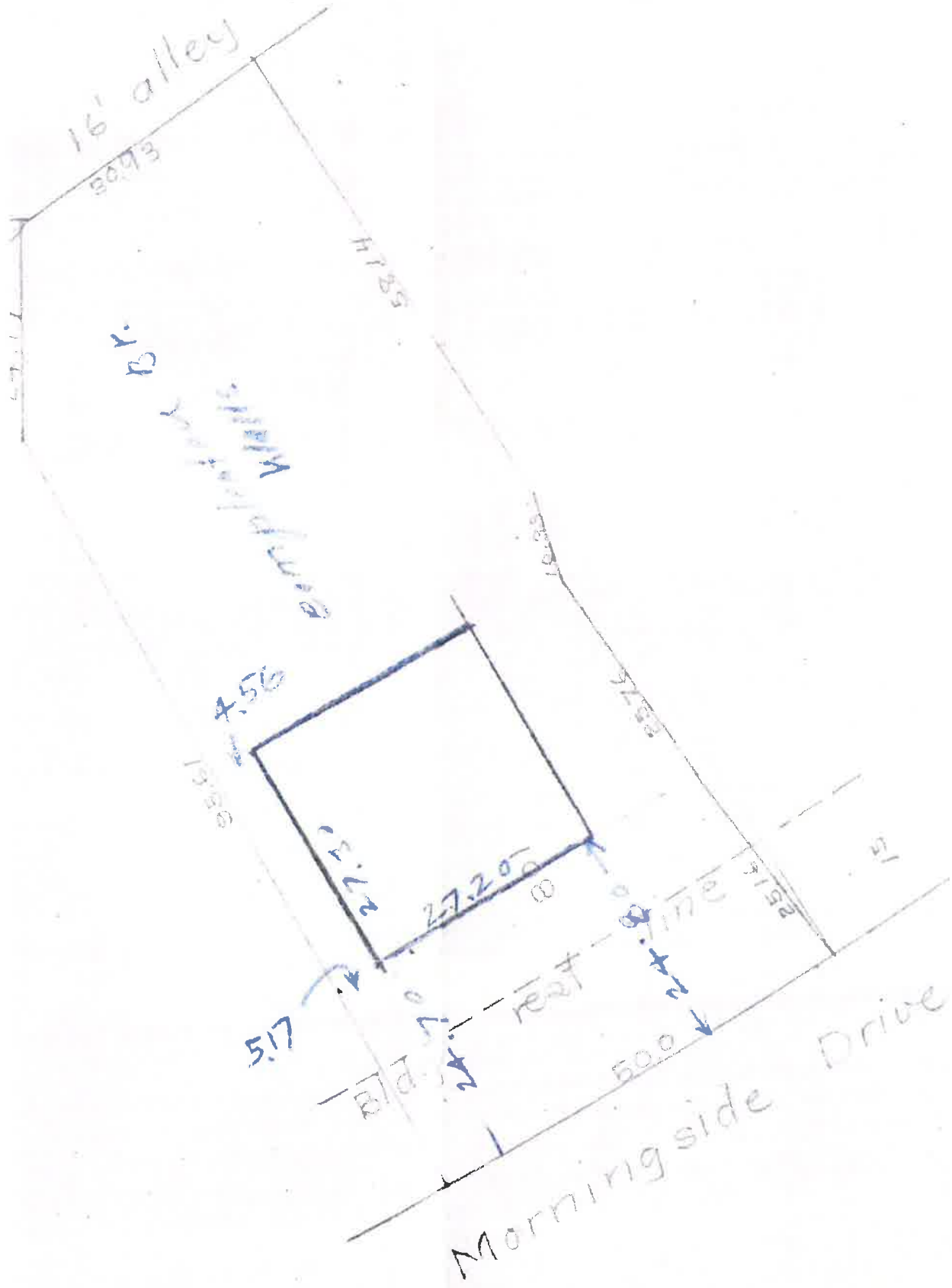








owner or applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, and the buildings or additions must be located and erected as shown on said plat or survey.—Building Regulations, S



Completed