

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number _____ Page 1

Supplementary Listing Record

NRIS Reference Number: SG100003129

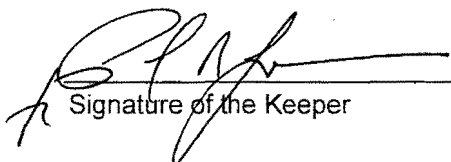
Date Listed: 11/26/2018

Property Name: Bloomingdale Historic District

County: District of
Columbia

State: DC

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation



Signature of the Keeper

11/26/2018

Date of Action

=====
Amended Items in Nomination:

Significance:

The appropriate National Register Criteria are *A and C*. The *Significant Persons* block should remain blank.

[The nomination signature page checked off NR Criteria A, B, and C, but the Significance Section 8 only marked Criteria A and C, and the narrative does not mention or support Criterion B. While a number of important local persons are noted in the nomination, they are best recognized under Criterion A as a group. There is no supporting justification for Criterion B or comparative analysis of extant properties. As a result Criterion B is not justified and the Significant Person boxes should remain blank. Note--Samuel Gompers is individually recognized under Criterion B through the separate NHL designation form.]

The DISTRICT OF COLUMBIA SHPO was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

563129

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Bloomingdale Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

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



2. Location

Street & number: Bounded by Florida Avenue on the south, Channing and Bryant streets on the north, North Capitol Street on the east, and 2nd Street on the west

City or town: Washington State: DC County: _____

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A X B X C ___ D

<u>DM</u> <u>DAVID MALONEY / DC SHPO</u> <u>10/5/2018</u>	
Signature of certifying official/Title:	Date
<u>DC HISTORIC PRESERVATION OFFICE</u>	
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

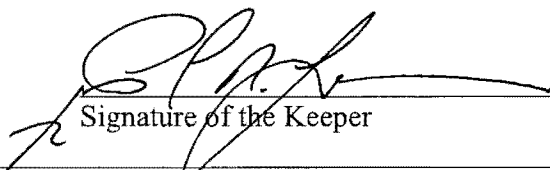
Bloomington Historic District
Name of Property

Washington, D.C.
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

11/26/2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

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

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

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

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

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single dwelling/secondary structure

DOMESTIC/Multiple dwelling

RELIGION/Religious facility

COMMERCE/TRADE/Specialty store

GOVERNMENT/fire station

RECREATION AND CULTURE/theater

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single dwelling

DOMESTIC /Multiple dwelling

RELIGION/Religious facility

COMMERCE/TRADE/Specialty store

COMMERCE/TRADE/restaurant

LANDSCAPE/park

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Edwardian

LATE VICTORIAN/Renaissance Revival

LATE VICTORIAN/Italianate

LATE VICTORIAN/Gothic

LATE 19th AND 20th CENTURY REVIVALS/Colonial Revival

LATE 19th AND 20th CENTURY REVIVALS/Georgian Revival

LATE 19th AND 20th CENTURY REVIVALS/Classical Revival

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS/Craftsman

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS/Academic Eclectic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone,

Limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Bloomington is a sizeable residential neighborhood consisting of 28 squares bounded by North Capitol Street on the east and Second Street on the west and by Florida Avenue on the south and the McMillan Reservoir on the north in the mid-city section of Washington, DC. The neighborhood is largely residential in character and readily defined by its intact and cohesive collections of Victorian-era and early 20th-century rowhouse dwelling forms, many of the most impressive of which line First Street. Corner houses are often larger and more highly articulated and ornamented than their attached neighbors. Alley buildings, including former stables and garages, are found both in isolation and in clusters within the alleyways.

Bloomington consists of a highly intact collection of substantial rowhouses built almost entirely between 1891 and 1916 by teams of developers, builders, and architects. The rhythm of repeating and alternating projecting bays, turrets, and rooftop ornaments of the late 19th-century examples, and the front porches and dormer windows of the early 20th-century ones, give the urban neighborhood its human scale and its exceptionally rich visual quality.

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

The neighborhood has a cluster of small-scale commercial buildings around the intersection of First Street and Rhode Island Avenue and another along North Capitol Street. A few other independent stores are scattered about the neighborhood, as are neighborhood-based religious and institutional buildings. Architecturally, the Sylvan Theater, Engine House No. 12, and all of the neighborhood's churches are notable buildings.

The historic district includes a total of 1,693 primary resources, 183 secondary resources, and one site. A primary resource is the principal building on a lot. Generally, primary resources sit on street-fronting lots with buildings facing the street. However, twelve of the primary resources in Bloomingdale sit on "alley lots" that have alley-only frontage. More than ninety-five percent of the primary resources are rowhouses, rowhouse flats, or duplexes. Apartment buildings, five churches, a church school and rectory, a fire house, theater, a public school, commercial buildings and accessory buildings make up the remaining percentage of buildings. The "alley lots" are home to the accessory buildings including former stables, converted to residences, and rows of garages.

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

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

Crispus Attucks Park (site) is located at the center of Square 3117 and was historically occupied by a warehouse owned by the Chesapeake and Potomac Telephone Company. Crispus Attucks Park, along with two triangle parks are Bloomingdale's only open spaces.

The rowhouses of Bloomingdale have been under heavy development pressure in recent years and many of the rowhouses have rooftop and rear additions. Despite these additions, the buildings as a whole, and the historic streetscapes remain highly intact and the Bloomingdale Historic District retains a high degree of integrity.

Narrative Description

The neighborhood known as Bloomingdale is a long and narrow, two-block-wide geographic area bounded by North Capitol Street on the east and Second Street on the west and by Florida Avenue on the south and the McMillan Reservoir on the north in the mid-city section of Washington, D.C. The neighborhood is largely residential in character and readily defined by its

Bloomingdale Historic District

Washington, D.C.

Name of Property

County and State

intact and cohesive collections of Victorian-era and early 20th-century rowhouse dwelling forms that fill the area streets in an uninterrupted manner from one end to the other. The city squares (blocks) in Bloomingdale are large, and some are bisected by minor streets, and all but three have alleyways running through them. Rowhouses line the long blocks of east-west streets, including both the principal and minor streets, as well as the north-south routes, with the most impressive ones reserved for the area's central spine: First Street. The intersections of the streets are typically punctuated by imposing corner houses that are often larger and more highly articulated and ornamented than their attached neighbors. Alley buildings, including former stables and garages, are found both in isolation and in clusters within the alleyways.

The rowhouses of Bloomingdale are not only remarkably intact but are substantial in size and materials (primarily brick with some stone) and offer quality design and craftsmanship. Built within a 25-year period between 1891 and 1916, the rowhouses are most commonly the product of teams of developers, builders and architects, and are executed in a variety of late Victorian/Edwardian and early-20th century styles. The rhythm of repeating and alternating projecting bays, turrets, and rooftop ornaments of the late 19th-century examples, and the front porches and dormer windows of the early 20th-century ones, give the urban neighborhood its human scale and its exceptionally rich visual quality. The collection of rowhouses also offers a visual lesson in the transition of the rowhouse form in the city from the Victorian era to the 20th century. Beginning in the early 1900s, the exuberant Victorian and Edwardian rowhouses, replete with architectural elements and ornament, give way to more modest, subdued and regularized rowhouse forms, characterized most commonly by full-width front porches and low-lying roofs. Subtle stylistic shifts within these periods also become apparent, such as changes in bay configurations and ornamentation preferences in the Victorian/Edwardian period, and roof treatment and porch detailing in the 20th-century models.

While overwhelmingly residential in character, the district is served by a node of small-scale commercial buildings clustered around the intersection of First Street and Rhode Island Avenue and another along North Capitol Street. A few other independent stores are scattered about the neighborhood, as are neighborhood-based religious and institutional buildings. Historically, these establishments, from grocery stores and bakeries to churches, a theater, school, and firehouse, provided the area residents with most all of their commercial, entertainment, and religious needs. Architecturally, the Sylvan Theater, Engine House No. 12, and all of the neighborhood's churches are notable buildings.

Typically, narrow alleyways line the long blocks of Bloomingdale, providing service access to the rear of each dwelling. However, in several squares west of First Street, where the blocks are bisected by the north-south running Flagler Place, the alley system is organized at the center of the squares and defined by clusters of alley buildings rather than a range of them. In one of these squares—Bloomingdale Court--former stables have been converted to residences, resulting in the re-activation of the historic alleyway.

The once-public McMillan Reservoir Park offered residents of Bloomingdale a neighborhood park on a grand scale. Designed by Frederick Law Olmsted, Jr. the park offered curving paths, plantings, and, at its highest point, a monumental fountain designed by Charles Platt and Herbert

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

Adams. Since the park's closing during World War II, however, available green space has been limited. Crispus Attucks Park, the neighborhood's only open greensward is located in the center of the block between North Capitol and First streets and U and V streets, and historically housed a storage facility for the Chesapeake and Ohio Telephone Company. The landscaped open area, privately owned, is much used, but has no play equipment or other recreational facilities.

The below description of the historic district is divided by building type and within building type by periods and styles of buildings.

Residential Buildings: Dwellings

The primary building type in Bloomington is the residential rowhouse. The neighborhood is defined by its rows, which on average consists five or six attached dwellings, but may also include as many as 17 attached dwellings, or consist simply as pairs of dwellings. Generally, though, the various rows abut one another and are stylistically compatible, offering uninterrupted collections of attached houses from one end of the block to the other. In some cases, single dwellings were built independently from the rows, on a single lot, but abutting, or being abutted by other dwellings, thereby appearing as part of a row. In rarer instances, dwellings are free-standing and separate from the area's defining rowhouses.

The rowhouses span the development period of the neighborhood from the first buildings in the early 1890s until the late 1920s. These rowhouses are classified by their stylistic periods. The Victorian-era and Edwardian-period rowhouse is typically a three- or four-story brick and/or stone building with irregular massing, including projecting bays, gables and turrets; Victorian ornamentation, including carved stone lintels, integrated brick and tilework around windows and doors; bold cornice lines; and roofs sheathed in slate, sometimes with decorative polychrome patterning. The 20th-century rowhouse is almost invariably a two-story, two or three-bay dwelling form with a character-defining front porch that often extends the full width of the façade. Stylistically, these dwellings may be Craftsman, Colonial Revival-style or vernacular. The shift from the late Victorian to the 20th-century rowhouse form occurred gradually within the first decade of the 20th century and was fully realized by the 1910s.

Victorian/Edwardian Rowhouses

The initial phase of rowhouse building in Bloomington took place in the 1890s and was concentrated in the blocks closest to the edge of the city at Florida Avenue, and just east of the already well-established suburb of LeDroit Park. The first rowhouses to be built were constructed by George N. Beale, whose family had owned the large tract of land before subdividing it into residential building lots. For his first speculative development project in Bloomington, Beale hired local builder, Peter Fersinger who in 1891 designed a group of seven rowhouses from 1700 to 1712 First Street NW. These first dwellings—two-story brick rowhouses with rectangular projecting bays, flat roofs and ornamentation limited to brick belt coursing and brick cornices—are relatively modest in comparison to the rowhouses that would soon follow. The southern end building of the row at the corner of First and R Streets, larger and more ornate, marks the corner in a way that would come to define all the corners of Bloomington. The following year, Beale worked with a different architect who designed a livelier row of three Romanesque Revival-style dwellings at 61-65 R Street, NW. Here, the

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

three-story brick dwellings are set upon raised foundations and are covered with steep mansard roofs, clad with scalloped shingles and sporting fanciful dormers. Rusticated lintels, corbelled cornices, and cast iron stairs offered a model of quality craftsmanship. Beale would continue to develop several more groups of dwellings over the next two decades (from 1892-1905), and although other developers were more prolific, Beale should be credited with establishing the high quality of residential building that characterizes the streets of Bloomingtondale.

By 1895, within the first few years of development, new rowhouse construction began to cluster along the unit block of R Street next to Beale's first dwellings; along Q and Quincy streets to the south closer to the city; and along Second and T streets, across from the already well developed Le Droit Park neighborhood. Like those on R Street, the dwellings in the 1900 block of Second Street, built in 1893, are robust rowhouses executed in a Romanesque Revival style featuring round-arched openings, rusticated stonework and integrated brickwork. Designed by local architect N.T. Haller, this group of seven dwellings culminates at the corner where the house at 1921 Second Street rises a full story above its neighbors and turns the corner with an elegant cylindrical corner tower.

By the end of the 19th century, the streets of Bloomingtondale between Florida Avenue and the north side of S Street were fairly well developed. At the same time, some speculative development had leapfrogged north of S Street over several undeveloped blocks, including the south side of the unit block of V Street and the 2200 block of First Street. The unit block of V Street is notable for its intact streetscape of vernacular Victorian dwellings defined by projecting bays and garland-ornamented friezes designed and built by architect William J. Palmer. The 2200 block of First Street offers a striking collection of imposing and elegant late Victorian/Edwardian rowhouses designed by B. Stanley Simmons for developer Ray Middaugh. Clad in smooth terra cotta-colored Roman face brick, these three-story rowhouses sit upon raised foundations and are covered with low-lying, half-mansard roofs with dormers, offering a full basement below and attic on top of three principal floors. Projecting bays, alternating between rectangular and semi-circular footprints and rising between two and three-stories in height, are well-lit with large window openings and capped by decks with balustrades. The entrance bays, raised above street level and reached by robust stone steps, are ornamented with carved stone lintels above transoms, or arched voussoirs. The upper-level windows, alternating between arched or flat-headed, are grouped together and framed and divided by colonnettes. The dormer levels similarly feature grouped windows, separated by clustered colonnettes and capped by finials at the half-hipped ridge line. The row is a visual delight of similar, but alternating architectural treatments giving each house its own character.

The row, built in 1898 by Ray Middaugh, appears to have paved the way for a more concentrated focus of architecturally notable rowhouses along the entire stretch of First Street from Rhode Island Avenue to Channing Street over the next five years. In 1902-1903, Middaugh & Shannon embarked upon equally impressive rows in the 2300 block of First Street (both sides of the street) north of Adams Street using architect Joseph J. Bohn. The rowhouses in this block are stylistically similar (Edwardian) to the 2200 block designed by Simmons, and are characterized by their use of Roman brick; their alternating rhythm of rectangular and semicircular projecting bays with balustraded decks atop; carved stone lintels over entry doors; clustered windows at the

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

upper floor; and roof tops sheathed with decorative slate shingles, featuring projecting chimney stacks. Dormer windows, however, are absent from the rowhouses on this block of First street. In all of these blocks, the rows begin and end with impressive corner houses with corner towers rising above the adjacent rooftops and turning the corners to make the transition to the side streets and their houses. While Middaugh and Shannon worked regularly with Joseph Bohn in Bloomington and other residential neighborhoods, it appears that the First Street rowhouses designed by B. Stanley Simmons for Ray Middaugh strongly influenced the stylistic direction taken by the Middaugh & Shannon/Joseph Bohn team on First Street. In other rows where Middaugh & Shannon and Bohn worked together, including the 1700 block (east side) of First Street and the unit block of Randolph Place, the late Victorian brick dwellings are more vernacular in appearance, with rectangular projecting bays, and simpler surfaces having reduced ornamentation and less variety of materials.

In 1904, developer Harry Wardman worked with his architect Nicholas R. Grimm on the east side of the 2200 block of First Street which at the time of completion was dubbed, "The Fifth Avenue of Bloomington" by *The Washington Times*. Still, while this row continues the projections and recessions on the facades and the Roman brick aesthetic found in the Simmons-designed buildings across the street, the overall trend is less varied, with each house having a three-story projecting bay with a rectangular footprint, capped by a conical roof. Rusticated belt coursing, lintels and garlanded friezes decorate the entire row contributing to the quality of architectural rhythm found throughout the streetscapes of Bloomington.

While the majority of the rowhouses were the result of teams of owners, builders and architects (i.e. Middaugh & Shannon/Joseph Bohn; and Wardman/Nicholas Grimm), in some cases, architects and builders entered into the speculative building venture on their own. Local architect Thomas Haislip and builder Francis Blundon, for instance, designed and built several rows of dwellings in Bloomington, independently, including the 2100 blocks of First Street, between V and W Streets (Haislip designed and built the east side of the block; Blundon, the west side). Haislip's First Street row, built 1901, begins on its southern end with a grand Romanesque Revival-style house that he designed for himself. It features a circular corner tower capped by a conical roof and a panoply of elements enlivening the V Street façade, including a Classical porch with narrow Corinthian columns and a garlanded frieze supporting a balustrade above. The roof is steeply pitched with decorative polychromatic shingles, projecting dormers and a secondary tower with a pyramidal roof. The two towers feature finials at the apex, as do all of the towers on Haislip's First Street row extending north from his own house at the corner. All told, Haislip was responsible for the design of 216 buildings in Bloomington. Several of these rows, including the groups found at 69-73 U Street and 113-117 U Street are particularly notable for their Romanesque Revival-style massing and ornamentation.

Like Haislip, Francis Blunden culminated his speculative row with a house for himself. This house, at the northern end of the row at First and W Streets, continues the Victorian massing and materials of the row, but is more imposing and more highly articulated, as is typical of all of the corner buildings in Bloomington. The W Street façade of Blundon's own house offers a porch across the central entry, a projecting gable at the roofline, and towers to either side. Like

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

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

By 1905, almost all the unit and 100 blocks of Bloomington south of V Street, and the entire First Street corridor from Florida Avenue to Channing Street had been built out. Over 1,000 buildings had been constructed in Bloomington in the 15-year period between 1891 and 1905, creating a formidable array of late Victorian and Edwardian rowhouses. After 1905 and for the next ten years, there would be a gradual shift in the rowhouse dwelling form. By the 1910s, the model of three-story, projecting bay rowhouses capped by towers and projecting bays would be replaced by the more compact, two-story, front-porch type house that define the majority of Bloomington's rows north of V Street.

20th Century Rowhouses

In the first years after the turn of the 20th-century, the 20th-century rowhouse dwelling form began to emerge alongside the Victorian-era ones. The first instance of this changed form is illustrated in the collection of houses at 18-26 Randolph Place, NW, designed by Joseph Bohn and built in 1903. Here, the rows of houses (built in several groups), for the first time, have flat fronted facades with no projecting bays. The dwellings are covered with flat roofs and have single-story porches spanning the façades. Rusticated stone lintels and integrated brickwork at the cornice line recall Victorian building treatment, but gone are the projecting bays and towers that define the 19th century rowhouse. In plan, the houses are smaller and more compact and no longer include a rear kitchen/service ell.

After 1903, rowhouse designs in Bloomington alternated between 19th and 20th-century forms. Generally, however, the Victorian-type rowhouses became smaller, less complex and more regular, such as can be found along the 100 block of Adams Street (south side), built in 1905. Here, two-story brick dwellings offer raised foundation levels, two-story projecting bays with towers, and windows with rusticated stone lintels. But, rather than a variety of bay forms and treatments as in earlier examples, the projecting bays, here, are all the same, as are the pyramidal tower roofs. Similarly, rather than integrated brickwork and carved stonework, the ornamentation has been reduced to rusticated lintels, and the corniceline to a continuous wood cornice with no decorative frieze.

Based upon a review of the changing styles, it appears, too, that the architects and builders continued to offer the taller Victorian rowhouse model along First Street, while simultaneously introducing the flat-fronted variety along the grid streets. For instance, the row of dwellings on First Street between U and V streets (east side) designed in 1908 by Wm. C. Allard feature Victorian massing, while the rows of houses designed that same year in the unit block of Bryant Street, also by Allard, no longer feature projecting bays.

Stylistically, the 20th-century rowhouse dwelling form was by no means static, and the streets of Bloomington are witness to that. Indeed, excellent examples ranging from Renaissance Revival to Academic Eclectic, to Colonial and Craftsman can be found throughout the neighborhood from the 1910s through the 1920s.

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

The unit block of W Street, alone, offers the dwelling form in a remarkable variety of styles. For instance, those on the south side at the eastern end, 2-22 W Street, designed by George T. Santmyers and built in 1922, provide a prime illustration of the Colonial Revival style Flemish bond brick patterning, Classical detailing such as keystones at the center of the window lintels and bracketed wood cornices, front-gabled dormers on-center of the hipped roofs and front porches with brick piers, wood caps and wood balustrades. Immediately opposite those, on the north side of the street, is a row of Craftsman-style houses, also designed by Santmyers in 1922. Unlike the red brick Colonial Revival ones, these are built of buff brick with a textured finish, have sloped roofs with overhanging eaves and shed-roof dormers in the front slope. The dormers, too, have overhanging eaves with exposed rafters, both indicative of the Craftsman style.

In the center of the block on the north side, stands a group of five, designed in an Academic Eclectic style. This row, designed by William Allard in 1912, is not easily classified stylistically, but introduces academically correct Classical elements in a creative way. Of particular note are the second-story oriel windows with pilasters framing the windows, and *bas relief* wood (or plaster) moldings in the frieze boards above. Two of the houses in the row feature Flemish gables, pierced with multi-light windows, rising above the corniceline. Each of these houses shares similar treatments, yet each is slightly different, adding to the remarkable variety on the street.

Abutting this group of five, is a longer row of nine, Classically-inspired front-porch rowhouses, also designed by William Allard in 1912. This group reflects Renaissance Revival-style treatment, particularly in the second story arcade of windows where arched windows in each of the houses is treated differently. The house at 39 W Street offers a particularly fanciful display where round-arched wood frames feature Classical decoration on the arches and ornate colonnettes between them.

On the south side of W Street, from 28 to 74 W Street, ranges a long and intact collection of builder-built front porch rowhouses. These are high quality brick vernacular/Colonial Revival-inspired examples that are ubiquitous in Bloomington and elsewhere in the city's 20th-century neighborhoods.

Pairs of Dwellings

Within the rows of houses in Bloomington, there are at least ten examples where dwellings were built as pairs, rather than as part of a longer row. In general in these cases, the pairs of dwellings abut rowhouses on either side, and are thus not clearly distinguished from them. In other cases, however, the pairs of dwellings are architecturally distinguished from abutting buildings, and/or are detached entirely from abutting rows. Of particular note is a group of three duplexes, located at 1822 First Street NW-103 Seaton Place NW; 105-107 Seaton Place NW; and 109-111 Seaton Place built in 1898 and designed by architect Robert Pohl. Each of the three pairs consists of a central, two-bay-wide projecting bay covered by a hipped roof with wide eaves supported by exposed rafters. Two, lower-height, single-bay-wide bays are located to either side of this central pavilion and are covered with separate, hipped roofs, also with wide eaves and exposed rafters. The entry doors are located in the outside bays, while the two-bay-wide central bay is shared by the two dwellings, where a wall between the two windows on the interior divides the building

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

into its two living units. Porches historically covered the entry bays and wrap around the side walls; some survive, others do not.

Another notable example is the pair of dwellings at 2007-2009 Second Street NW, built in 1906 to designs by architect Andrew C. Plant, Jr. The pair, adjacent to the former Gage Elementary School, is detached on either side and features two-story projecting bays with Flemish gables above them rising above the principal cornice line. Although the projecting bays are identical in treatment, the entrance bays are different whereby 2007 Second Street has a single door with a rusticated lintel above the transom and 2009 Second Street has a single door with a jack-arched lintel above with rusticated impost and a carved keystone above a segmental arched transom light.

The pair of dwellings at 2003-2005 First Street designed by Julius Germueller and built in 1906 is also noteworthy. Here, the pair is attached on either side, but features semi-circular projecting bays that rise the full three-story height of the buildings in a manner not typically seen in Bloomington.

Single Dwellings

At least 28 dwellings were built as single dwellings, independent from rows. They may have been built on vacant lots within an existing row or they may have preceded the rows. For the most part, these individual dwellings fit seamlessly into their rows and do not stand out. There are two notable exceptions to this rule: 2405 First Street NW, built in 1904; and 25 Florida Avenue designed built in 1906. Located at the northeast corner of First and Bryant Streets, 2405 First Street was designed by Joseph Bohn for owner and Bloomington developer Raymond Middaugh of Middaugh and Shannon. It is a five-bay, central-passage-plan Georgian Revival-style house with a side gable roof with end chimneys. It features a one-story, three-bay-wide front porch with Ionic columns and a large central entry door with a fanlight and sidelights. This house form and style, more typically found in suburban areas of the city, is unique in the urban rowhouse neighborhood of Bloomington and was clearly designed to stand out as the home of one of Bloomington's most important developers. The house at 25 Florida Avenue, near the intersection of North Capitol Street, is similarly a five-bay-wide, central-passage-plan house that is unusual for Bloomington. It is raised upon a low foundation and features a central pediment with tympanum, decorated with applied *bas relief* detailing.

Residential Buildings: Apartment Buildings and Flats

There are 50 buildings in Bloomington that have been identified either as apartment buildings or as flats. Typologically, a flat is generally a small-scale, two- or three-story building with rental units, generally arranged per floor. In some cases, flats are duplex-type buildings with side-by-side rental units. Apartment buildings are larger, multi-story, multi-unit buildings.

The flats in Bloomington take on a variety of forms and range in date from 1901 to the present. The earliest examples are designed to look like rowhouses on the exterior and share similar features to them, such as single-entry doors and projecting bays, but are divided into two or more rental units on the interior. The single-entry door leads from the exterior into a vestibule that provides access to the separate rental units. A group of eight such rowhouse-type flats, built in

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

1903, is located at 20-34 Seaton Place NW. These flats are three stories tall and feature three-story projecting bays. According to the Historic Building Permit, these flats provided apartments for two families each. Similarly, the three-story, brick buildings at 35-43 Quincy Place NW, also built in 1903, appear on the exterior to be single-family rowhouses with single entry doors and projecting bays, but are actually flats for two families, each.

By the 1920s, the rowhouse-type flat had been supplanted by duplex-type flats, such as those at 2103-2121 2nd Street NW, built in 1935. Here, two side-by-side single entrances are located on-center of the façade of the flat-fronted brick duplexes, while large, double-wide windows open up to either side.

In 2008, in conjunction with the rehabilitation of the former Gage School into the Parker-Gage Condominiums, several new condominium buildings were constructed including the Parker Flats at 2020 Flagler Street. These flats are modeled after the rowhouse flats in the historic neighborhood; they are 2-1/2-story, attached brick buildings, set upon raised foundations featuring two-story projecting bays and gables. Although outside of the Period of Significance, these flats are compatible additions to the neighborhood.

The district's larger, multi-story apartment buildings, built between 1903 and 1936 and are generally located along the principal transportation arteries of North Capitol Street and Rhode Island Avenue. Like the area flats, the oldest apartment buildings reflect the rowhouse dwelling form. For example, The Francis and The Victor apartment buildings at 1812 and 1814 North Capitol Street NW are twin, four-story brick buildings that are characterized by a series of polygonal projecting bays with recessed bays holding single entry doors. Although their large size gives them away as apartments and not single-family dwellings, both the Madison Apartments and Nebraska Apartments retain the projecting bays of the 19th-century rowhouse dwelling form. At five-stories in height, The Nebraska and The Madison are Bloomington's tallest apartment buildings.

The Henry Lee Apartment building at 5 Rhode Island Avenue is one of the most striking apartment buildings, largely due to its location on a triangular lot at the intersection of Rhode Island Avenue and North Capitol Street. The deep terra cotta-colored brick building has a series of rectangular bays on both its Rhode Island and U Street elevations, and culminates at the apex of the lot with a graceful semi-circular bay. Although many alterations have occurred at the ground level of the Henry Lee, the building is still distinctive.

One of the more unique of the neighborhood apartment buildings is the one named after it—The Bloomington—at 54 Rhode Island Avenue. Built in 1905 and designed by the architecture firm of Sonneman & Mactier, the building is a two-story brick structure with a double-story porch filling the front elevation along Rhode Island Avenue. This porch, which almost serves as a screen to the masonry block behind it, has double-height columns and balustraded decks at both the first and second stories and is capped by a central pediment at the roofline

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

Commercial Buildings

Twenty-four buildings in Bloomington were built to serve commercial purposes and one building, the Sylvan Theater, was built for entertainment. The majority of these buildings were small, neighborhood-based stores, strategically located throughout the area at corner sites, along Rhode Island Avenue, North Capitol Street, and First Street NW. In addition to the neighborhood-based stores, Bloomington boasted a neighborhood theater, the Sylvan Theater, at 116 Rhode Island Avenue NW.

The commercial establishments in Bloomington arose contemporaneously with its residential development, offering basic needs to residents of the burgeoning community. The stores range in date from 1902 to 1939 and architecturally follow the stylistic preferences of the period. The oldest examples, for instance, dating from the early 1900s, are invariably corner buildings that mark the end of a late Victorian row of dwellings, feature corner bays and/or towers, and provide a store on the first floor and living quarters above. This commercial model can be seen at 1822 North Capitol Street (1902); 1942 First Street (1903); 143 Florida Avenue (1911); and 84 T Street (1911). The store/dwelling at 2200 Flagler Place (1906) fits the model above in that it occupies a strategic corner site, but lacks the projecting bay and corner tower of the typical "corner store." The Flagler Place store instead features a flat façade facing Flagler Place, a chamfered corner entry, and show windows along W Street NW. It was the only store west of First Street in Bloomington.

One commercial building from the period that deviates from the corner site model is the store/dwelling at 2016 First Street (1907). This two-story building does not occupy a corner site, but is located within the middle of its rowhouse block, historically offering ground-floor retail and upper-level residential.

By the 1910s, the two-story rowhouse model had essentially been replaced by the one-story commercial store building. A notable early example of the one-story variety is located at 101 Rhode Island Avenue. Here, African American architect William Sydney Pittman designed a single-story brick building that curves around the intersection of Rhode Island Avenue and First Street and features a bold, projecting wood cornice. Decorative brickwork is located in the half-story above the show windows. On the opposing, southeast corner at 80-84 Rhode Island Avenue, the intersection houses another one-story commercial building. Built in 1907, this group of three storefronts reflected Classical design inspiration with pilasters dividing the individual store fronts and a continuous frieze with an applied garland motif extending across the group. A streamlined modern addition that curves around the intersection with a sleek, aluminum corniceline indicative of its 1950s-period design extends incorporates part of and extends off the western end of the original 1907 building.

The one-story commercial row defines the area's principal commercial corridor along the 1800 block of First Street. This row of five stores, built in 1913 and designed by the architecture firm of MacNeil & MacNeil, is executed in a commercial craftsman mode characterized by low-lying red tile roofs. Although part of a row, each store is defined by separate storefronts, and by alternating pediments at the roofline. The end of the row turns the corner at Rhode Island

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

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

Several individual stores in the neighborhood stand out for their historic uses. Built in 1908, the Mayer Bakery at 1644 North Capitol Street, for instance, historically included the bakery (store) and dwelling, facing North Capitol, as well as a bake house at the rear of the lot (no longer extant). Until two years ago, the surviving building was fully intact as a two-story red brick building with single entry doors to either side of a central show window on the first story, and a parapet roof with an arched pediment cornice on-center above a second-story of three single windows. Three roundels were evenly spaced below the parapet and above the second-story windows, with the date of construction of the building located above the central roundel. Although the first two floors essentially remain unaltered, the cornice was removed, a third floor was added, and the parapet re-mounted at the new roofline, resulting in an awkward building proportion. Two smaller stores span the streetscape along North Capitol between the Mayer Bakery building and the dominant Fire House at the corner of North Capitol Street and Quincy Place.

No longer in use as a theater, but still intact is the Sylvan Theater, the neighborhood's most architectural striking commercial building. Originally named the American Theater, the theater opened in 1914 on Rhode Island Avenue, just west of First Street. Designed by local architect Nicholas T. Haller for local builder James R. Sherwood, the theater is a large rectangular structure whose striking façade facing Rhode Island Avenue hides the gable-roofed theater behind. This façade is a tall screen built of buff brick and ornamented with Classical detailing such as second-story brick pilasters; decorative brickwork laid in a diaper pattern set within a central, recessed panel; and a parapet at the cornice line. The vertical, neon-lit sign spelling out SYLVAN, dates to 1929 when the theater's name was changed.

Institutional and Religious Buildings

Bloomington is home to one public school building (Nathaniel Gage Elementary School), one firehouse (Old Engine Company 12), and five religious institutions and their associated buildings.

Gage School

The Nathaniel Parker Gage School at Second and U streets NW, designed by architect Lemuel Norris in 1902 and built in 1904, is a high-style, Colonial Revival style, red brick school building. The symmetrically arranged building rises two stories above a raised foundation level and is covered with a low hipped roof. The seven-bay-wide school features walls laid in Flemish bond, a central entry with a limestone architrave surround, and window openings topped by limestone lintels and other decorative limestone trimmings. The Gage School, listed in the D.C. Inventory of Historic Sites and the National Register of Historic Places, was rehabilitated in 2004-2008 and converted into condominiums. New townhouse condominium buildings constructed as part of this renovation were built on the school site and are included in the list of non-contributing buildings.

Old Engine Company 12

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

Old Engine Company 12, located at North Capitol Street and Randolph Place, and now home to a restaurant, is a three-story, red brick firehouse designed by Municipal Architect Snowden Ashford. Built in 1896-97 in a Dutch Revival style, the former firehouse affords a commanding presence on North Capitol Street. It is a large, three-part structure with its principal wing fronting North Capitol Street, and a two-story hyphen connecting this front block to a rear wing. The front wing of the building is the most highly articulated part, covered by a steeply pitched roof with projecting Dutch gables on the east, front façade, and on its north and south end walls. At the first-floor level, two large apparatus doors are located to either side of a central entry, while a decorative shield above the second-story windows containing the number "12," clearly mark the building as a municipal firehouse building. Old Engine Company 12 is listed in the D.C. Inventory and the National Register of Historic Places.

Religious Buildings

All of the religious buildings in Bloomington are church or church-related and their histories are as old as the neighborhood itself, even if the buildings are not the original ones to have been built on their sites. Three of the church buildings are constructed of red brick and/or stone and reflect the high Victorian character of the historic district, while one church complex—St. Martin's—stands out for its buff brick, Italianate Classicism more indicative of the architecture of the Catholic Church nationally, than the architecture of Bloomington. One church building—St. George's Protestant Episcopal Church—was built in 1969 in a mid-century Modern aesthetic.

The oldest church-related buildings in Bloomington are associated with St. Martin's Church, a complex of three buildings running north along North Capitol Street from T Street. The church itself, located at 1900 North Capitol Street at T Street, is the most recent building (originally constructed in 1913, but essentially rebuilt in 1939), while the parish hall and rectory to the north date to 1902. The parish hall, the northernmost building in the group, was designed by Catholic church architect Albert O. von Herbulis. It is a two-story, Classical Revival-style masonry building with a limestone-clad façade with an enclosed front gable. The rectory, fronting directly onto North Capitol Street, is three bays wide with a central entry door clearly expressed by a slightly projecting, but engaged architrave surround. Full Ionic columns support the triangular pediment and its frieze and flank the entryway with its double-leaf replacement doors. Single window openings with limestone cassettes and carved keystones are located to either side of the door on the first story and in all bays on the second story. Carved stone bas reliefs ornament the wall between the pediment of the central door and the second-story window. The building is capped by a wood cornice which forms the enclosed gable and is buttressed on the sides by stone quoining.

The rectory, a smaller-scale two-story building at 1908 North Capitol Street was similarly designed by von Herbulis in 1902. Like the parish hall, the rectory is Classically inspired and has a smooth limestone-clad façade facing North Capitol Street. A semi-circular bay projects from the six-bay-wide façade on its southern half, while an entry door is located on-center. The first-floor windows on the main wall (not in the bay) are arched, while the remaining ones are flat-headed and punched into the stone walls. The roof is capped by a projecting cornice with a solid parapet wall above.

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

The church building at the southern end of the grouping continues the Classical Revival style of the complex, but in a more full-blown manner. The building is a two-story church with a cruciform-shaped plan covered with a cross-gable roof. The front elevation of the church corresponds with the end of the long leg of the cruciform footprint and, in elevation, features a gable-fronted, scored concrete façade with a central pedimented pavilion and narrow side wings all capped by the gable roof. The central pavilion projects slightly from the side wings, and is differentiated from the side wings by stone quoining which is also used to terminate the corners of the side wings. The entry is located on-center of the building, enframed by an engaged and projecting architrave with a segmental arch above Corinthian columns and their entablature. The side wings have secondary door openings, and all three are filled with double-leaf paneled wood doors. A large rose window sits atop the central entry and a large cross adorns the roofline on-center. To either side of the two-story wings encompassed within the gable roof, are single-story side wings with unadorned central panels and quoining. This building, designed by Frederick V. Murphy, head of the Department of Architecture at Catholic University, was built in 1939. It apparently incorporates the older 1913 one-story brick church building into its structure.

Mount Bethel Baptist Church, at the northeast corner of Rhode Island Avenue and First Street, was built in 1901 as the Rhode Island Avenue Methodist Protestant Church. It is a high Victorian Gothic, red brick church with a massive central bell tower facing the apex of the wedge-shaped lot at the intersecting streets and providing entry to the basilican plan church with transept crossing. In 1906, the church was expanded to include a Sunday School on the east end, but the addition made so seamlessly that the building appears to have been built in a single building campaign. The Rhode Island Avenue elevation features multiple projecting bays and gables with a secondary tower on-center of the elevation and a large pointed arch tracery window with stained glass in the front-most projecting bay. The first street elevation is more regularly arranged with four bays of superimposed pointed-arch tracery windows forming the nave and a wider gable end wall corresponding to the end wall of the transept.

The Memorial Church of the United Brethren in Christ at 1700 North Capitol Street, completed in 1905, is a heavy, but striking, rough-faced red sandstone building executed in an amalgamation of high Victorian styles designed by architect A.A. Richter. The basilican plan church has a wide gable front facing North Capitol Street and a robust tower at the corner of North Capitol and R Streets. The basilica is covered with a steep and broad gable roof, clad with slate shingles, while the corner tower features a pyramidal roof with a stepped Tudor parapet surrounding it turrets at the four corners with copper cresting. A copper cross projects from the apex of the pyramidal roof. The façade features an arcaded entrance porch of three very slightly pointed arches with a large slightly pointed arch tracery window above. The arcade and the arch surrounds are framed by smooth-cut stone, while the major expanse of wall surface is otherwise characterized by its rough-cut stone and limited openings.

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

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

cornice with a crenelated parapet similarly indicative of Medieval castles. A two-story terra cotta-colored brick wing has been added to the west side of the church in the 1950s to accommodate a Sunday School.

St George's Protestant Episcopal Church, built in 1969, is a mid-Century Modern-era church of buff brick. Compositionally the church is divided into two parts including a two-story, five-bay section that reflects the rowhouse building in the neighborhood, and a Modern, single-story wing whose roofline slopes up along Second Street. The principal entrance is located between the two parts, behind a wall with an open panel filled with decorative wrought iron holding the name of the church.

Minor Streets, Alleys and Alley Buildings

The individual squares making up the Bloomington neighborhood are a combination of large and smaller blocks that range in configuration from triangular-shaped ones to rectangular ones depending on where the diagonal avenues intersect with the grid streets. In several instances, major and minor east-west streets frame the north and south edges of the squares (this is unusual in that most minor streets do not form the border of a square but bisect it). The major streets are 90-foot-wide and follow the street nomenclature of the city, beginning with Q Street and running up to W Street, then continuing with the two-syllable Adams, Bryant and Channing Streets. Three minor streets, Quincy, Randolph and Seaton Place and Thomas Street, are 50 feet wide.

All but three squares in the district include alleyways (Squares 3100, 3108 and 3109 do not have alleyways). The alleys range from straight to irregular configurations, to those forming a center court with blocks of buildings in the court. The alleys are a distinctive urban planning feature of Bloomington, though many of the historic alley buildings, including stables and garages no longer stand, having been replaced with parking pads, or roll-up garage doors. Still, individual and small groups of alley buildings do survive, providing historical and architectural context for the historic alleyscapes. Two center court alleys—Bloomington Court in Square 3119, and the court in Square 3116—are particularly notable for their separate alley lots with alley-only frontages, and for their intact and cohesive collections of alley buildings on those interior lots. In Bloomington Court, the alley lots are home to six 19th- and early 20th-century stables that have been converted to residences. In Square 3119, the alley lots at the center of the square are filled with several rows of attached garage buildings, constructed circa 1910-1911, with an open court at the center.

Only alley buildings deemed 50 years old or older were surveyed in Bloomington. No alley buildings that appeared to be less than 50 years old were recorded, and no roll-up doors without roofs, or carports without walls were recorded. Based on those identification criteria, 195 alley buildings were surveyed. Of these 195 alley buildings, 183 are secondary resources and 12 are primary resources (those stables and garages at the center of squares 3116 and 3119 occupy their own lots and are thus primary resources). There are 177 garages, 17 stables, and one building identified as a "shop" on its original "Permit to Build." Only the 12 alley buildings in Squares 3116 and 3119 that are considered primary resources are counted in the total number of buildings in this nomination form. Six of these are two-story brick buildings historically constructed as stables or carriage houses and now converted to residences and located in Bloomington Court

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

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

In addition to the alley buildings of Squares 3116 and 3119, eleven other alley buildings stand out individually for their exceptionalism, either as surviving examples of an obsolete building type (i.e. stables), or distinctive examples of their type. These include nine, two-story, brick stable buildings, and two independent garages. The garages, one at 100 (Rear) W Street and the other at 47 (Rear) V Street provide good examples of early 20th-century, single-story, single-bay garages with intact decorative features and/or intact original garage doors.

The remaining alley buildings that were surveyed and recorded have not been individually evaluated as contributing/non-contributing as their significance lies not in their individual characteristics, but as components of a larger alley context. Future determinations will assess alley buildings in their particular alley contexts, as needed. The evaluation of alley buildings will take into consideration whether the building provides a good example of its building type, whether it is part of an important group or collection, whether it contributes to the physical retention of an edge that defines the alleyway, and whether it alone, or as part of a group of alley buildings, contributes to the sense of a historical and cultural landscape of the alleyway.

Open Spaces

The Bloomingdale Historic District is a highly built-out neighborhood with rowhouses filling the lots and few open spaces available for public use. Despite the lack of open space, the streets are lined with mature trees which provide good shade and a softening effect to the uninterrupted rows of rowhouses. Historically, McMillan Park was open to the public and provided a neighborhood park. Since its closure, the only public open spaces in the neighborhood are Crispus Attucks Park between U and V Streets and North Capitol and 1st Streets within the boundaries of the historic district; the Florida Avenue Playground just south of the boundaries below Florida Avenue at 1st Street; and the small triangular park (Reservation 276A) just north of Florida Avenue across from Florida Avenue Playground within the district boundaries.

Cripus Attucks Park is a well-maintained private park with a long grassy expanse with flowering trees and shrubs extending the length of the square from North Capitol Street to the rear lots of houses on the east side of 1st Street NW. The park is bordered on its north and south by the square's brick-lined alleyways. The park replaced a warehouse and storage yard historically owned by the Chesapeake and Potomac Telephone Company whose main warehouse was located further south on North Capitol Street.

INTEGRITY

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

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

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

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

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

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

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

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

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

Bloomington Historic District
Name of Property

Washington, D.C.
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.)

- 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

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
ETHNIC HERITAGE/BLACK

Period of Significance

1891-1948

Significant Dates

1925
1948

Significant Person

(Complete only if Criterion B is marked above.)

Brooke, Senator Edward
Edgerton, Judge Henry White
Gompers, Samuel
Houston, Charles Hamilton
Urciolo, Raphael

Cultural Affiliation

Architect/Builder

Middaugh & Shannon
Harry Wardman
William Allard
Albert Beers
Francis Blundon
Joseph Bohn
Nicholas Grimm
Thomas Haislip
George Santmyers

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

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

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

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

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

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

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

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

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

Community Planning and Development: Until the late 1880s, the area just outside the city's original boundary, today's Florida Avenue, was a rural area of farms and estates owned almost entirely by the Beale, Moore, and Emmert families. Cemeteries established before the Civil War lined the eastern edge of the area. With the arrival of an electric streetcar line about 1887, the three families began subdividing their land. Between 1890 and 1912 the land neighborhood, named Bloomington for one of the original family estates, developed completely with brick rowhouses and a few apartment and commercial buildings. Bloomington is one of the first residential subdivisions to be laid out in alignment with the L'Enfant Plan and according to the requirements of the 1887 Subdivision Act. This act preceded the 1893 Permanent Highway Plan which established a street plan for the entire District of Columbia beyond the original Washington City limits.

In 1887 George Truesdell began developing the old Eckington estate, just to the east of the future Bloomington neighborhood. At the same time, he partnered with members of the Moore family to open the city's first mechanized streetcar line, the Eckington and Soldiers Home Railway. One of the first extensions to this line ran along North Capitol Street from New York Avenue to T Street, providing the future Bloomington neighborhood with its first transit connection to downtown. Around the same time, the Moore, Beale, and Emmert heirs subdivided and sold their land, setting the stage for what would be the rapid development of Bloomington. It boasted 71 buildings and a population of 261 in 1895,¹ undergoing a remarkable transformation over the next 17 years. By 1912, Bloomington was almost fully developed, its 1,572 buildings consisting almost entirely of brick rowhouses and apartments. Already by 1909 the neighborhood had become the fifth largest suburb in the District, with a population of 2,202. In the north and northwest suburbs, only two were larger: Columbia Heights, with a population of 4,501, and Todd & Brown's Subdivision (Pleasant Plains, west of Howard University), at 2,929.² Eckington, by comparison, had a 1909 population of 391, and the Howard University subdivision just north of Bloomington had a population of 579.

Architecture: As the first large rowhouse neighborhood in this area, Bloomington differed significantly from its neighbors to the east and west. Eckington and LeDroit Park were both originally envisioned and initially realized as bucolic suburbs, with detached "cottages" and "villas" set upon gracious lots of land. Although developers began cutting roads in Bloomington

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

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

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

before the 1900 publication of a map required by the Permanent Highway Plan, they were aligned with the grid established by the L'Enfant Plan in accordance with the 1887 Subdivision Act. The neighborhood's urban character is typical of the many rowhouse neighborhoods within the city, yet its residential character is more in keeping with the suburbs outside of the city's core where commercial uses were discouraged. Other than a few small stores scattered throughout the neighborhood, Bloomington's commercial development is limited to blocks along the neighborhood's major transit corridors and resembles the neighborhood's housing stock in style and scale. The unusually long, cohesive rows speak to the fact that developers felt confident of a good investment return, and that, unlike with earlier speculative development below Florida Avenue, they had far more space to work with. This wholesale building process eliminated opportunities for subsequent in-fill development and almost all of this original housing stock remains intact.

The rowhouses of Bloomington are remarkably cohesive and intact and exhibit high-quality design and craftsmanship. Built almost entirely within the defined timeframe between 1892 and 1916, the rowhouses are most commonly the product of teams of developers, builders and architects, and are executed in a variety of late-Victorian, Edwardian and early twentieth century styles. The rhythm of repeating and alternating projecting bays, turrets, and rooftop ornaments of the late nineteenth century examples, and the front porches and dormer windows of the early twentieth century ones, give the urban neighborhood its human scale and its exceptionally rich visual quality.

The collection of rowhouses also offers a visual lesson in the transition of the rowhouse form in the city from the Victorian era to the twentieth century. Bloomington's evolution provides excellent examples of the work of some of the city's most notable developer-builder-architect teams, including developers Harry Wardman and Middaugh & Shannon, and architects Francis Blundon, Thomas Haislip, Joseph Bohn, Albert Beers, William Allard, Nicholas Grimm and George Santmyers. Designer-builder Francis Blundon, who would later be called a "pioneer builder of Bloomington," built his own corner house at 100 W Street as part of a long row, just as designer-builder Thomas Haislip built his house at 55 Quincy Place in the middle of his own speculative venture.

Ethnic Heritage (Black): Bloomington is significant in the area of Ethnic Heritage (Black) for of its association with the Civil Rights Movement and for those who worked to break down racial barriers. In 1941, NAACP attorney **Charles Hamilton Houston** partnered with real estate broker and lawyer **Raphael Urciolo** in an attempt to void racial covenants on Adams Street and to sell houses to African Americans. After the courts upheld the covenants, Houston and Urciolo shifted their focus to Bryant Street, where two important legal cases arose as a result. In suits brought against an African American couple, the Hurds, and Urciolo by Frederic and Lena Hodge of 136 Bryant Street, the District Court upheld the covenants on all four properties. When a consolidated appeal of *Hurd v. Hodge* and *Urciolo v. Hodge* was struck down, appellate court **Judge Henry White Edgerton** issued a powerful dissent, claiming racial covenants were unconstitutional. The U.S. Supreme Court affirmed Edgerton's dissent less than a year later, when *Hurd v. Hodge* and *Urciolo v. Hodge* were heard as companions to *Shelley v. Kraemer*, a St. Louis case. Following testimony by Houston and a team of NAACP attorneys, the Supreme

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

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

HISTORICAL BACKGROUND

Early History

Water was the most significant natural feature of the future Bloomington area. In the early 19th century, prolific springs on the site of today's McMillan Reservoir quenched the new capital's thirst, and Tiber Creek was "a formidable stream that drained about half of the original District of Columbia area." According to the U.S. Geological Survey, the Tiber's headwaters started about 3.5 miles north of the Capitol, with many small branches originating in the northern part of the District.¹ In the Bloomington area the stream followed roughly the path of today's Flagler Place NW. A larger branch flowed into it close to the intersection of today's First and S streets NW, a few blocks north of Florida Avenue. After crossing Florida Avenue (then called Boundary Street) the Tiber veered southeast, where it flowed together with various other branches and then headed south toward the Capitol.²

In 1829 the Tiber at Boundary Street was a little more than ten feet above the base of the Capitol and had a flow of 40,000 gallons per hour. Members of the Beale family, who lived just north of Boundary Street during much of the 19th century,³ were said to have dammed a section of the stream to create an artificial lake stocked with fish and used for boating. By 1870, its volume had diminished considerably, thanks to the arrival of estates whose owners cleared the land and drew water from the Tiber, over time causing the stream to silt up and evaporate in some places.⁴

During the 1870s, the Tiber south of Boundary Street was converted into an underground sewer emptying into the Potomac River. Farther north, as Washington County began to urbanize, the tributaries were eventually filled in or otherwise obliterated.⁵

Local historian John Claggett Proctor remarked in 1937 that, by the 1880s, when he frequented the area near the Beale estate in summers "to catch small fish . . . and shoot birds," Tiber Creek "was shallow and the land was level and showed no indication of having been farmed." By 1887, the small farms and orchards that had long characterized this area were being sold for housing development.⁶ Smith Springs—also known as Congressional or Effingham Springs—were located on John A. Smith's farm, "Effingham," the site of today's McMillan Reservoir.⁷ These three adjacent springs produced more copiously than most others in the District, and so in 1832 Congress purchased the acre of land on which they were located. Water was then channeled downhill through a pipe under today's North Capitol Street for more than two miles to provide fire protection and clean drinking water for the U.S. Capitol. Smith Springs were a primary source of drinking water until the mid-19th century, and they continued to supply water for federal buildings and fire hydrants downtown until 1905.⁸

Today a red-brick springhouse at the north end of McMillan Reservoir (completed in 1902) marks the location of Smith Springs.

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

Nineteenth Century Landowners

The Beale Family

For much of the 19th century, the area that would become Bloomington was farmland comprised of several tracts of land owned by individual owners (**Image 1**). One of the tracts most strongly associated with today's neighborhood, and the one for which the neighborhood is named belonged to George Beale Jr. (1791-1835) and Emily Beale (1798-1885). By the time of Emily's death in 1885, her land comprised the entire area from Florida Avenue to just beyond T Street, and from Tiber Creek (just west of First Street) east to Lincoln Road. Her house stood just west of today's North Capitol Street, in the middle of the block between R and Randolph streets.

George Beale Jr. paid \$600 to purchase a bit more than 10 acres northwest of today's intersection of Florida Avenue and North Capitol Street from William Bradley in 1820. Bradley financed the purchase, which Beale repaid on time in October 1823.⁹ The next month he bought at auction seven-plus acres described as adjacent to St. Patrick's Cemetery. Both properties were additionally described as part of the Youngsborough estate as divided by Samuel Eliot Jr. and Frederick May.¹⁰

A notice advertising some of the land for rent ran in a local newspaper in 1823 following the death of George Jr.'s father, George Beale, Sr., who had been living on the estate: "Pleasant residence for rent ... The buildings are neat, comfortable and convenient. The ground (upwards of 20 acres) is well enclosed, and in a high state of cultivation."¹¹ The Beale family's property ultimately consisted of 50 acres, and by 1862 Emily Beale was worth at least \$40,000 in real estate and owned 15 enslaved men, women and children.¹²

George Beale, Jr., the recipient of a Congressional gold medal for his service in the War of 1812, died at the Bloomington estate when he was 44 years old, in 1835.¹³ Emily Beale lived for 50 more years in a "stately old house" of brick that was "at one time encompassed by a village of outbuildings and magnificent grounds lighted with radiant flower beds and borders and shaded with majestic trees which in the main were oaks," according to an *Evening Star* chronicler known as The Rambler.¹⁴ Mrs. Beale hosted large gatherings in the oak grove behind her house, as evidenced by local newspaper accounts of a strawberry festival to raise funds for a church in the summer of 1861, and of a Fourth of July celebration five years later.¹⁵

Emily Beale's farm also played a role in both the Civil War and the Underground Railroad. As 1,750 troops from Rhode Island and Ohio camped there at the start of the war in May and June 1861, a 20-year-old enslaved woman named Hortense Prout fled from her owner's farm in Kalorama, two miles west. She was found among the Ohio soldiers, "completely rigged out in male attire," and "immediately turned over to the custody of Mr. [John] Little," her owner.¹⁶ Among the visitors Mrs. Beale later hosted was Union General Ulysses S. Grant, who traveled to her residence during a visit to Washington in December 1879. The *Evening Star* reported that Grant had "paid frequent visits to Bloomington" when he was president (1869-1877), and that Beale's son, Edward Fitzgerald "Ned" Beale, was "a favorite" of Grant's.¹⁷

Ned Beale (1822-1893) served in the Mexican-American War (1846-1848), surveyed the American West to establish a route for the Transcontinental Railroad, served as superintendent of

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

Indian Affairs, and in 1861 was appointed by President Lincoln as Surveyor General of California and Nevada. He later purchased the Decatur House (now a National Historic Landmark) on Lafayette Square, where he regularly hosted President Grant and other prominent guests.¹⁸

Emily Beale died on May 21, 1885. After a funeral at her former residence, she was interred with her husband at Congressional Cemetery. Her property remained in the family, who likely influenced the city's naming of a circle at the intersection of Florida Avenue and North Capitol and Q streets for Emily Beale's father, Commodore Thomas Truxtun (1755-1822).¹⁹ Truxtun was the celebrated captain of the U.S. Navy's *Constellation* in 1798-1801. The circle was constructed in 1900 and removed in 1947.²⁰

John A. Smith

John A. Smith arrived in the area by about 1830. His farm, Effingham (also called Effingham Place), comprised approximately 150 acres just west and north of Bloomington, including the future site of Howard University, McMillan Park, and McMillan Reservoir. Smith's land also encompassed much of what would soon become LeDroit Park and extended north to today's Hobart Place.²¹ Born in Taneytown, Maryland, about 1792, Smith studied law and moved to Washington about 1814. He served for more than 40 years as Clerk of the Circuit Court of the District of Columbia. Besides Effingham he owned another farm across the Eastern Branch, as well as his main residence in downtown Washington.²²

Shortly after Howard University was established in early 1867, the school's trustees approached Smith about purchasing his land. Because they were reportedly advised that "a negro school would spoil the property round about," the trustees offered to buy all of Smith's property. Smith agreed to the trustees' offer and sold them his farm for approximately \$1,000 per acre. In order to pay Smith and because the university did not require all of Smith's property for its campus, the trustees proceeded to sell off lots immediately, amounting to 90 acres over the course of just two weeks in June 1867.²³ Much of this land would become part of LeDroit Park, which was established in 1873. In 1882, the federal government purchased from Howard at least some of the land now occupied by McMillan Reservoir and extending west to the campus.²⁴ Smith was deceased by this time; he died July 9, 1868.

Sixty years later, in May 1942, workers at McMillan Reservoir discovered a dinosaur bone, said to be the largest ever found in the District, about 20 feet below the surface of the ground.²⁵

The Moore Family

The Moore family, headed by James Moore, Sr. (d. 1848) was an early owner of a large amount of the "Prospect Hill" tract in this part of Washington County. James and his children had emigrated from Scotland to Maryland, where he became a prominent early settler of Bladensburg.²⁶

A January 1826 ad offered for rent George Beale's house, "lately occupied by James Moore."²⁷ The agent was Ezekiel MacDaniel (1786-1836), who was married to James Moore Sr.'s daughter Ann (1790-1864). In 1839 Moore split up what remained of his Prospect Hill land, about 125 acres, among his five children. George received a little more than 17 acres including buildings;

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

David received two parcels, one of almost 24.75 acres and the other of slightly more than four acres; John received slightly more than 29 acres plus another half-acre for a family burial ground, which he immediately sold to his brother, James Jr.; James Jr. received about 23.25 acres; and Ann Moore McDaniel, now a widow, received about 26.25 acres.²⁸ By the late 1850s, John and James Jr. had likely sold their parcels to George and David, as an 1857 map shows that they and their sister Ann now owned all the land.²⁹

George E. Moore (1807-1887)

George Moore's parcel of the Moore family inheritance, which lay immediately west of the Beale property, grew to comprise about 75 acres, a long strip of land straddling a stream flowing into the Tiber roughly along today's Second Street. It extended from Boundary Street north to John Smith's land, where the reservoir is today, and wrapped around it to encompass some of what eventually became Glenwood Cemetery.³⁰ George Moore and his wife, Elizabeth Scaggs Moore (1812-1912), moved to the property, which they farmed. Their house stood near the corner of today's Second and Elm streets.³¹ (In an obituary for Elizabeth, the address was listed as 2011 Second Street, which no longer exists. The U.S. Census for 1900 listed the property at 2015 Second Street.)³²

On March 22, 1884, the *Washington Post* reported the value of just a portion of George Moore's land, to be purchased by the city to create McMillan Reservoir, as close to \$65,000. Upon Moore's death, Elizabeth inherited the remainder of the estate.³³ Its sale to a developer four years later made news for being "the only piece of property along the edge of the city, between Rock Creek and Kendall Green (now the location of Gallaudet University), that had not passed out of the hands of the original owners." At 45 acres, it sold for an average of \$5,500 per acre, or a total of close to \$250,000.³⁴

David Moore (1810-1883)

David Moore's land lay just north of the Bloomington estate, stretching from T Street north to V and from Tiber Creek east to Lincoln Road.³⁵ Moore lived with his family in a large house just north of T Street along what would become North Capitol Street.³⁶ He also rented out some of his land.³⁷

David Moore died in October 1883, leaving all of his real property to his daughter, Annie Barbour (d. 1899), and none to his only other child, James, who died just three years later.³⁸ At the time Moore wrote his will, in 1876, his land was said to be worth \$300 to \$400 an acre. In 1890, son James Moore's widow and children contested the will, as property in the area became increasingly valuable.³⁹ A ruling in their favor required the property to be shared equally among Annie Barbour and her brother's family. Mrs. Barbour appealed and the case was retried, but the appeals court upheld the lower court's ruling.⁴⁰ Mrs. Barbour then appealed to the U.S. Supreme Court but reached a settlement with her brother's family while the case was still pending. By 1897, David Moore's estate (primarily the 24-30 acres of land surrounding his former home) was estimated to be worth \$500,000.⁴¹ Also by that time, the city had taken portions of the property for First Street and streetcar tracks for the Eckington and Soldiers Home line. For this loss, Annie Barbour received \$21,000 in compensation.⁴²

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

A year after Annie Barbour died in November 1899,⁴³ the *Washington Post* reported that David Moore's heirs (presumably including Annie's seven children, who all survived at the time of her death) had divided half the property for building lots that were now for sale as a subdivision called Moore & Barbour's Addition to Washington. "The remainder of the property will be held unimproved, unless the venture proves successful," but "in the midst of the rapidly growing suburb," the *Post* reported, "it is bound to prosper."⁴⁴

David Moore's mansion, at North Capitol and T streets NW, briefly served as the first home of St. Martin's Catholic Church (established 1901) but was demolished in 1902.⁴⁵

William Emmert

Well-known Georgetown businessman William Emmert (1800-1869) acquired the 25-acre tract immediately north of David Moore's property in 1839. It straddled Tiber Creek and extended north along the borders of Prospect Hill and Glenwood cemeteries, after they were established in the 1850s.

Emmert, who had emigrated from Germany as a boy, operated a confectionery for many years, until 1852.⁴⁶ The establishment also sold tea; an 1847 ad in the *Georgetown Advocate* listed Emmert as the Georgetown agent for the Canton Tea Company, "the largest and oldest Tea establishment in America."⁴⁷ Emmert was elected to the board of the Potomac Insurance Company in 1841,⁴⁸ and remained on the board in 1867.⁴⁹ In addition, he traded in real estate around the District. For example, in 1841 he advertised for sale "a valuable mill and distillery" on about 15 acres of land along the C&O Canal three miles north of Georgetown.⁵⁰

In 1857 Emmert advertised for rent "a pleasant and agreeable Summer Residence, with a Flower and Vegetable Garden attached, situated on the North Capitol Road, about 5 minutes walk from the Corporation limits, and adjoining Glenwood Cemetery."⁵¹

In the U.S. Census for 1840 and 1850 the Emmerts were listed as living in Georgetown. However, in 1860, Emmert was listed as a farmer in Ward 4 (the location was later described as "east of 7th Street Road") and his household included his wife, Caroline, three adult children, and a German-born farmhand. His real estate holdings were listed as worth \$30,000. We know Emmert owned enslaved people because in 1862 he petitioned the city to be compensated for four individuals under the DC Emancipation Act.⁵²

Shortly after Emmert died in August 1869, a rental advertisement for his house highlighted the appeal of this area, which was still rural but close to the city as well as to Smith Springs, prized for their clear waters: "only a few min walk to 7th St cars; consisting of a large double Brick House, commanding a fine view; two Gardens, with all the choicest Fruit Trees, Berries, Grapes, & c.; excellent water; healthy. Any one wishing a pleasant home, near the city, can get it."⁵³

Emmert's youngest daughter Caroline Wilhemine Emmert (b. 1840) apparently inherited the property.⁵⁴ Wilhemine had married builder Richard J. Dobbins in 1861,⁵⁵ and in 1870 the couple was living in Jenkintown, Pennsylvania, his home state.⁵⁶ Dobbins won the contract to construct the main building and memorial hall for the 1876 Centennial Exposition at Fairmount Park in Philadelphia, and the Dobbins family remained in Pennsylvania in 1880.

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

St. Patrick's Catholic Church Cemetery

A small cemetery belonging to St. Patrick's Catholic Church, a downtown parish founded in 1794, was once located along Boundary Street between First and Second streets NW. Sold to the parish in 1808, the 2.5-acre burial ground⁵⁷ was eventually surrounded on three sides by George Moore's farm.⁵⁸ After the establishment of Mount Olivet Cemetery in 1859, burials at St. Patrick's tapered off. They stopped by 1874, and the cemetery was abandoned.⁵⁹ A dilapidated gatehouse was eventually removed in 1885.⁶⁰ In October 1889, a concerned citizen wrote to the *Washington Post* urging that the grave marker of a naval lieutenant buried there be preserved.⁶¹ By this time, the city had begun negotiating with the church and the heirs of the land's former owner to purchase the land; an agreement was finally reached in 1895 to subdivide and sell it⁶² While some remains were reported to have already been moved, the rest were to be transferred to Mt. Olivet Cemetery that year.⁶³ A final reference to this long-abandoned cemetery appeared in the *Washington Times* on June 25, 1895: the remains of a Revolutionary War-era Continental soldier had been discovered among those being moved to Mt. Olivet.⁶⁴

Prospect Hill and Glenwood cemeteries

Two other much larger cemeteries are significant for serving as park-like borders between Bloomington and the Edgewood neighborhood east of Lincoln Road. Prospect Hill and Glenwood cemeteries were established in the 1850s, shortly after the passage of an 1852 ordinance prohibiting burial grounds within the City of Washington. The U.S. Military Asylum, commonly known as the Old Soldiers Home, was established in 1851 on 256 acres just north of Bloomington.⁶⁵ Before public parks became a common feature of cities, open green spaces like these began to characterize what was then the outskirts of the city and were a destination for outdoor excursions.

Glenwood and Prospect Hill were the first and second cemeteries established beyond the city limits that were designed in the aesthetic of the Rural Cemetery Movement. Formerly a country estate known as Clover Hill and owned by Assistant Postmaster General Phineas Bradley, Glenwood Cemetery was chartered by Congress in July 1854. It comprises approximately 90 acres on high ground overlooking the city and was modeled on Green-Wood Cemetery in Brooklyn, New York. Its chapel, built in 1892, is a National Historic Landmark. Memorials for many of the prominent people buried there include important works of public art. Designed by civil engineer George de la Roche, Glenwood Cemetery's original layout has survived numerous battles over land ownership and efforts to extend city streets through the property. In March 2016, DC's Historic Preservation Review Board recommended the entire cemetery be designated as a historic landmark.⁶⁶

Prospect Hill Cemetery was founded in 1858 by members of the Concordia German Evangelical Lutheran Church at 20th and G streets NW, on land they purchased from the Moore family. Until 1906, the cemetery's property extended west of North Capitol Street between V and Adams streets. Prospect Hill is recognized on the DC Inventory of Historic Sites for embodying "the romantic landscape ideals of the Victorian era," for its "association with the history and contributions of Washington's Protestant Germans," and for its potential archaeological value. Many of its monuments, with inscriptions in German, were designed by Jacques Jouvenal, known for his statue of Benjamin Franklin that stands in front of the Old Post Office Building at

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

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

The Development of Bloomington

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

Le Droit Park, one of the city's first suburbs stood just west of Bloomington, while Howard University and the community of Howardtown lay immediately to the northwest. To the east, developer George Truesdell was planning the residential subdivision of Eckington, once the home of Washington mayor Joseph Gales (1827-183) and establishing the city's first electric streetcar line to get there. The Eckington and Soldiers Home Railway line opened in 1888 with service from downtown at 7th and New York Avenue, along New York Avenue to Boundary Street (Florida Avenue), then north along Eckington Place to the car barn at 4th and T Streets NE. By 1891, a branch line diverged from New York Avenue at North Capitol Street, extending up North Capitol to T Street, providing the future Bloomington neighborhood with transit connection to downtown. Truesdell was the railroad company's founder and president, and Bloomington landowners George Moore and James Barbour (whose wife Annie was the heir of George Moore's brother David Moore) counted among its owners.⁶⁸ Among the early extensions to this line were tracks along North Capitol Street from New York Avenue to T Street,⁶⁹ providing the future Bloomington neighborhood with its first transit connection to downtown.

Howard University had been established in 1867 in an area first settled a few years earlier by African Americans seeking jobs and medical care at two nearby Civil War hospitals.⁷⁰ Eventually known as Howardtown, this community lay immediately north of LeDroit Park, founded in 1871 as an exclusive suburban enclave. By the early 1890s, as some of LeDroit Park's original white residents moved on, well-to-do African Americans began buying into the neighborhood. By 1920 it would be predominantly African American.⁷¹

Bloomington Subdivisions

With a streetcar line nearby and property values rising, the subdivision of land in the Bloomington area began in earnest.⁷² Between 1887 and 1901, five independent subdivisions that would together become Bloomington were platted and developed (**Image 2**). On July 7, 1887, a plat for **C. W. Dobbins' Addition to the City of Washington** was filed with the DC surveyor's office. Originally identified as "Parts of Prospect & Mount Pleasant, being [the] estate of William Emmert, dec'd," Dobbins' Addition platted for housing all of the land previously owned by Emmert, from V Street north to Michigan Avenue and from Tiber Creek,⁷³ just west of First Street, east to the borders of Glenwood and Prospect Hill cemeteries. As the northernmost subdivision in this section, houses did not begin to rise here until 1899, as streets and streetcar service gradually extended north from Florida Avenue.⁷⁴ Prospect Hill Cemetery continued to occupy a strip of land here for many years, preventing until 1910 the extension of W and Adams streets to North Capitol Street.⁷⁵ Notably, the property line for this subdivision limited the depth of lots on V Street's south side to 100 feet, 50 feet shallower than the other cross-street lots in

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

this subdivision. The corresponding block of U Street was later subdivided with 100-foot-deep lots, leaving an extraordinary 125 feet between lot lines. Even with alleys behind each block, a large open space remained. This eventually became the location of a C&P Telephone warehouse and, later, Crispus Attucks Park.

The next area platted and filed with the city's surveyor was the section for which the entire neighborhood came to be named. In 1889, four years after Emily Beale's death, her heirs subdivided her **Bloomington** estate, extending from Boundary to T streets and from the Tiber Creek area to Lincoln Road. Future developers of houses along Quincy, Randolph, and Seaton places would comply with an amendment to the Bloomington subdivision stipulating that buildings be set back 15 feet from the lot line along streets 50 feet wide or less.⁷⁶

George Moore died in 1889; two years later most of his land came on the market. (The family retained the house and the acre surrounding it, where Elizabeth Moore would reside until her death in 1912.)⁷⁷ Immediately west of Bloomington and extending north all the way to Michigan Avenue, the Moore farm was described by a local paper as "the key to all that section lying east of and beyond Le Droit Park. . . . The land was continued in use for farming purposes long after all the surrounding property had been subdivided and improved, thus forming a small agricultural region in the midst of the city." This subdivision, which would later include the 2.5 acres along Florida Avenue still occupied by St. Patrick's Cemetery, was named **Addition to LeDroit Park**.⁷⁸

The *Evening Star* reported in 1895 that the cemetery formerly used by St. Patrick's and the area surrounding it was "practically the last of the land adjoining the bounds of the city which remains to be cut up into city lots."⁷⁹ Litigation involving the church and George Moore's family, whose land surrounded the cemetery on three sides, had delayed subdivision of this tiny section between First and Second streets. The *Star* reported the two parties had now agreed to engage the developer Thomas J. Fisher & Co. to make "the necessary sub-divisions preparatory to placing it on the market. The cardinal . . . has consented to the removal of the bodies that remain in the old cemetery to the Mount Olivet Cemetery, and the work of exhuming will soon begin."⁸⁰

A newspaper reporter asserted that the refusal of George Moore's family to sell until 1891 had "seriously retarded the development of the city and suburbs in that direction." However, there were other factors at play. As the city expanded, the commissioners were moving to prevent further development of "inharmonious subdivisions" like Mount Pleasant, Meridian Hill, and LeDroit Park, whose developers cut streets as they saw fit. This was especially a problem along Boundary Street, where the District Commissioners' annual report noted that "in all this large area not one street was laid out in conformity with the plan of the city."

"It is impossible," the report went on, "to lay out or consider any comprehensive system of street improvements, water supply, or sewerage, while the streets are in their present uncertain and rambling condition. The Commissioners noted that the "heavy cloud resting on all this badly platted region" prevented "many people from buying property and building houses in the region, as they can feel no security that they will not be disturbed."⁸¹

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

The Subdivision Act

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

Problems associated with the Subdivision Act were quick to arise. The topographic conditions of the former county differed drastically from the flatter character of the historic federal city, making an extension of the L'Enfant Plan an engineering challenge in places. For developers, continuing the wide streets of the L'Enfant Plan in the newly subdivided lands was difficult and expensive, plus it reduced the amount of land that could be sold as private lots. Eckington developer George Truesdell chaired a committee organized by the Washington Board of Trade to advise and lobby Congress on this endeavor.⁸³ Congress passed new legislation, the Permanent Highway Act of 1893 (revised 1898), that authorized the creation of a permanent system of roads beyond the original city limits. The law required the creation of maps showing the new streets. Until those maps were published clarifying whether roads in existing subdivisions would have to be reconfigured, real estate sales and new construction were stalled.⁸⁴ At the time of its mapping, the area that included Bloomington was said to include “the most irregular group of subdivisions in the District” foreshadowing the long and complicated the mapping process would be.⁸⁵

Historian Michael Harrison has noted that the Highway Act “established a complicated jury system for condemning land,” and “promulgated extensive guidelines for fixing damages and assessments for property taken and streets opened.”⁸⁶ Multiple hearings might be required for city Commissioners to negotiate settlements with landowners in order to extend streets and streetcar lines and lay sewer pipes. Because Annie Barbour and Prospect Hill Cemetery both owned land that blocked the extension of North Capitol Street to Michigan Avenue, both parties were compensated for their land in 1897, three years after the Commissioners first initiated condemnation proceedings.⁸⁷ (This settlement also finally allowed for the extension of a streetcar line as far as Adams Street, in August 1900.⁸⁸ It would be another three years until the line went all the way to Bryant Street.)⁸⁹

Annie Barbour and her brother's children settled a protracted legal battle over David Moore's land just two years before her death in 1899, and their subdivisions were the last to be platted in the new neighborhood of Bloomington.⁹⁰ On December 30, 1900, the *Washington Post* reported that the family had finally “opened about one-half of the property by dividing it into city lots,” and if the venture proved successful, the remainder of the property would be improved and put on the market.⁹¹ **Moore & Barbour's Addition to Washington**, which extended from U Street to just south of V Street between North Capitol Street and the former path of Tiber Creek (just west of First Street NW), and then south to Rhode Island Avenue (now squares 3113, 3114, 3116, and 3117), was officially filed with the DC Surveyor's Office on March 18, 1901. **Moore & Barbour's Second Addition**, filed with the Surveyor's Office on December 17, 1901, straddled North Capitol Street; it included the two triangular blocks bounded by T Street NW on

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

the south, U Street NW on the north, First Street NW on the west, and North Capitol Street on the east, plus the three blocks bounded by T Street NE on the south, V Street NE on the north, North Capitol on the west, and Lincoln Road NE on the east (now squares 3111, 3112, 3508, 3509, and 3509S). In November 1902, the *Post* reported that 75 additional lots had been sold in just the previous three weeks to several builders, “and it is their intention to immediately improve them with desirable modern dwellings.”⁹²

Building Bloomingdale

Planning and Infrastructure

As of June 1891, R Street and Quincy Place were the only Bloomingdale blocks paved with asphalt (Quincy was asphalted only east of North Capitol) and were among the few roads cut all the way through from First Street NW east to Lincoln Road and through Eckington. The city had installed a sewer main along R Street by 1891, and planning for others began in 1895.⁹³

The DC Commissioners noted in its report to Congress for 1895 that it had recently adopted a regulation prohibiting the construction of new houses on unsewered lots, which had been met with great opposition by speculative builders, but was being rigidly enforced.⁹⁴ In addition, the Commissioners noted, sewers had been laid in Bloomingdale’s Block 8 (now square 3106, bounded by North Capitol, First, S and Seaton)⁹⁵ and on Quincy Place between North Capitol Street and Florida Avenue.⁹⁶

Both S Street and Seaton Place had been macademized by 1891, along with North Capitol Street and Lincoln Road as far as T Street, but none of these cross streets extended west of First Street NW, where Tiber Creek continued to flow above-ground until at least 1896, according to a real estate map published that year.⁹⁷ As noted above, the city began installing sewers in the Bloomingdale area in the 1890s, a prerequisite for the type of development that was about to occur. But the sewers would not prove adequate. Dense development, combined with the neighborhood’s location in a low area where Tiber Creek continued to flow underground, have caused Bloomingdale streets and basements to flood during rain storms. In October 2013 the city began constructing a huge tunnel under First Street to hold excess storm water during heavy rains and prevent backups into basements and inundated streets.⁹⁸

Bloomingdale’s cross streets were gradually extended and paved all the way from Second Street to North Capitol (excluding the sections of V, W, and Bryant streets owned by Prospect Hill Cemetery until 1910) and from Florida Avenue to Bryant Street, keeping just ahead of the construction of new houses, which proceeded at a rapid pace. Michael Harrison writes that streets “were usually improved—or at least cleared—by the investors,” but the city’s Engineering Department was also active in cutting and paving Bloomingdale’s streets.⁹⁹ In March 1895, the *Washington Post* reported that the Commissioners were to pave First Street from S to W streets, and that “the syndicate having the property in charge will pave U Street with the same material.” First Street, the *Post* noted, “is now being improved by a sidewalk, and by trees, and when the paving of the roadway has been finished there will be a driveway of asphalt to the Soldiers Home gate, and also a sidewalk to the same point, both of which will be of great convenience to the many who walk and drive out that way during the summer.”¹⁰⁰

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

The District Commissioners' 1888 regulations required that "whenever practicable, streets and avenues will be in exact alignment with the streets and avenues of the city of Washington, and of equal width." Accordingly, First Street was platted in subdivision maps at 90 feet between lot lines on either side. North Capitol Street was originally mapped at 130 feet wide. "Minor streets" were not to be less than 60 feet wide. Cross streets were to be named in alphabetical order from south to north, with the names of America's principal cities used once the letters of the alphabet were exhausted. X, Y, and Z were not used in Bloomington, and as of 1903, according to a real estate map published that year, all of the street names used today were in place except for Adams and Bryant, which were changed from Albany and Baltimore the next year.¹⁰¹ The 1888 regulations also required major streets, if not in alignment with existing roads, to be between 300 and 600 feet apart, and lots to be at least 12 feet wide. The Commissioners also reserved "the right to require public alleys."¹⁰²

When LeDroit Park's developers built Second Street in the early 1870s, they extended it only as far as the neighborhood's northern border at Elm Street. The road was laid out at a slight angle and named Le Droit Avenue. North of Elm, it gave way to an unimproved road known as Moore's Lane, but by 1896 it had been extended all the way to Bryant Street. A real estate map from that year also shows that final sections of North Capitol Street (through Prospect Hill Cemetery) and U Street (from just west of First Street to Second Street) had recently been cut.¹⁰³ Rhode Island Avenue was also completed and, as a thoroughfare to new neighborhoods to the east—including Eckington, Brookland, and Woodridge—would be paved from First Street east to Lincoln Road in 1901.¹⁰⁴ Two years later, the neighborhood's new Bloomington and LeDroit Park Citizens Association, already at 125 members, urged that paving be completed in the other direction.¹⁰⁵ (In 1896, the North Capitol and Eckington Citizens Association had been established in part to secure streetlights for Bloomington and Eckington, and successive iterations of Bloomington's citizens associations effectively advocated for street lighting, paving, and sidewalks.)¹⁰⁶ Five years after the Highway Act put the brakes on real estate construction and sales throughout Washington, Congress in 1898 passed an amended version of the act, prompting a surge in homebuilding.¹⁰⁷ A total of 160 buildings were constructed in Bloomington between 1890 and 1897; then 154 were built in the next year alone, when city engineers completed the section of the Highway Plan that included Bloomington.¹⁰⁸ Published May 16, 1900, the Map of Permanent Highways retained all roads that had previously been laid out for existing subdivisions, and proposed the extension of Rhode Island Avenue and U, V, and W streets as described above. (These extensions went through an area labeled "David Moore's Heirs," and probably contributed to the reported demand for housing there up to a year before the subdivision was filed in December 1901.)¹⁰⁹ By the end of 1912, Bloomington would be almost entirely filled with two- and three-story rowhouses.

Builders and Architects

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

Bloomingdale Historic District

Name of Property

Washington, D.C.

County and State

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

The first extant rowhouse built in Bloomingdale is located at 21 R Street and was constructed by Crony & Minnix for owner, William S. Browning. Browning, a founding member of the North Capitol and Eckington Citizens Association, applied for the permit to build in May 1890, and continued to buy and sell property in Bloomingdale over the next two decades.¹¹⁰ The following year, architect Peter Fersinger designed a row at the northwest corner of First and R streets (1700-1712 First Street) for George N. Beale, the youngest son of Emily Beale. 1700 First Street (home to Big Bear Café in 2016), was the first of many notable corner buildings in the new neighborhood constructed to serve as a store at ground level with a dwelling above. In 1892, Beale hired architect Richard Crump to design three more houses along the north side of R Street's unit block; this more architecturally exuberant row began to set the stage for the high quality of rowhouses that began to characterize Bloomingdale even in the earliest stages of its development.¹¹¹ Architect Nicholas T. Haller began designing houses for builder Charles S. Garratt along the 1900 block of Second Street, between T and Thomas Streets, in 1893.¹¹² Building began along the unit block of S Street NW in 1894 as the blocks below it began to fill in.

Although numerous developers and real estate syndicates jumped into the Bloomingdale market, a few teams of builders and architects stand out for the number of houses they constructed over the course of just about a decade. Raymond E. Middaugh and William E. Shannon, who in 1900 joined forces as **Middaugh & Shannon**, built more houses in Bloomingdale than any other single developer. (The firm went on to become the major developer of Park View, Woodley Park, Petworth, and Michigan Park, as well.)¹¹³ Primarily in partnership with architect **Thomas Haislip** (an active Bloomingdale builder himself), and also with architect B. Stanley Simmons, Middaugh initially focused his efforts on the southern portion of Bloomingdale and along First Street north of W, which, as part of Dobbins' Addition, had been the first section of the neighborhood to be subdivided. The Romanesque Revival rows designed by Haislip on the unit blocks of Florida Avenue, R and S streets, and Randolph Place in 1897-1900 are distinctly Victorian in style, characterized by rustication, carved stonework, arched openings, projecting bays, and decorative cornices.

In 1901, Middaugh & Shannon began partnering with architect **Joseph A. Bohn, Jr.**, with whom the firm worked almost exclusively over the next decade, especially on Bloomingdale's northernmost blocks. Bohn's houses grace First Street's 2300 and 2400 blocks as well as the unit and 100 blocks of Bryant and Adams streets, extending around the corner along Flagler (**Image 4**). Bohn also designed rows along Bloomingdale's southernmost blocks, including 18-26 Randolph Place, which illustrate Middaugh & Shannon's transition from Victorian to flat, front-porch style rows. Built in 1902, these houses predate by five years the first such rows built by developer Harry Wardman, who is commonly credited for this design.

Harry Wardman, the most well-known of DC's early developers, built 162 buildings in Bloomingdale between 1903 and 1908, primarily in partnership with architect **Albert H. Beers** (1859-1911), a native of Connecticut.¹¹⁴ More than half of these were two-story, single-family rowhouses typically with bay fronts, such as those along the western sections of V and W streets'

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

100 blocks and along Flagler Place between U and W.¹¹⁵ While these are characterized by Romanesque, Queen Anne, and Classical Revival motifs, the rest of the houses Beers designed for Wardman in Bloomington were flat, front-porch rowhouses, a style Beers is credited with promulgating throughout neighborhoods north of Florida Avenue.¹¹⁶ The best examples of these are along Channing Street and around the corner along the 2400 block of North Capitol. Beers ultimately designed about 1,000 houses and more than 70 apartment buildings for Wardman throughout the city between 1905 and 1911, when his career was cut short by pneumonia.¹¹⁷ Among the numerous other developers Beers also worked with was Joseph B. Bowling, for whom Beers designed 132-52 Bryant Street in 1909.

Builder and architect **Francis A. Blundon** began working in Bloomington in 1894, when he built the houses at 64-68 R Street NW for George Beale, after Beale subdivided the family's property there. Four years later, Blundon was the owner/builder of 76-80 R Street. Over the next two decades, Blundon was the sole developer of 179 buildings in Bloomington, and a partner on 29 others. He was especially active on First Street, where he also lived with his family.

In 1908, Blundon employed architect **William C. Allard** (1866-1945) to design numbers 2017-2025 First Street. Allard also designed houses for Blundon on the unit blocks of Adams and Bryant streets, the unit blocks of Rhode Island Avenue and Randolph Place, and along the south side of Randolph's 100 block. A native of Baltimore, Allard had studied architecture at the Maryland Institute and had begun practicing in 1897. The rows built by Francis Blundon and designed by Allard vary in style and size.

Middaugh & Shannon

Ray Middaugh (1870-1910), originally from Portville, New York, moved to Washington and completed his studies in law after graduating from Cornell College in 1892. Middaugh began to secure building permits for the unit block of Florida Avenue in 1897, beginning with three two-story row houses at numbers 35, 37, and 39. The houses were designed by architect **William J. Palmer** (1863-1925), a native Washingtonian and a prolific designer of rowhouses and churches.¹¹⁸ In 1899, Palmer also designed for Middaugh 20-24 and 68-72 S Street as well as 14-18 and 70-74 R Street. (For builder John F. Lynch, Palmer designed the row of three-story houses at 30-84 V Street in 1899.) By 1910, Palmer had moved his family to the house he designed at 84 V Street, and was among a number of Bloomington builders and architects who lived in the new neighborhood.¹¹⁹ Ray Middaugh lived in a house he and William Shannon built in 1904 at 2405 First Street.¹²⁰

Although Middaugh worked primarily with Thomas Haislip during this period, in 1899 he hired architect **B. Stanley Simmons** (1872-1931) to design the grand three-story houses on the west side of First Street's 2200 block. As reported by *The Evening Star*, the houses

“ . . . present an attractive and varied design in the fronts, which will be composed of Roman mottled brick and Portage red sandstone. Special attention has been given to the main entrances and approaches, which will be richly carved and massive. Square, octagon and circular bay windows will alternate in the front, terminating at the third story, which will be finished above with a steep, overhanging, Spanish tiled roof. The

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

first stories will be trimmed in oak and contain parlor, reception hall, dining room, kitchen and pantries, the upper stories being devoted to six bedrooms and bath.”¹²¹

Over the next two years, for Middaugh & Shannon and others, Simmons also designed houses along the 1700 and 1800 blocks of North Capitol, on the 2000 block of First, and on the unit blocks from Quincy to V Street. Simmons had grown up in Washington and returned to the city after graduating from the Boston Institute of Technology (now M.I.T.) in 1895. By 1902, Simmons was becoming recognized for his work as “an architect who has added to the beauty and growth of this city,” particularly for his apartment houses. As he began to focus more on these and on commercial and institutional buildings (including the city’s first purpose-built auto showroom and the Jewish Community Center), Simmons did not design any houses in Bloomingdale after 1901.

William W. Shannon moved to Washington in 1881, when he was six years old, and attended the city’s public schools and then a business college.¹²² As a real estate broker, he began working with Ray Middaugh in 1896 and the two formed Middaugh & Shannon four years later. In November 1901, the *Star* reported that Middaugh & Shannon had purchased “the frontage of the entire block of 1st Street between Albany and Baltimore [now Adams and Bryant] streets.” “It is the intention of the gentlemen . . . [to build] three-story houses similar to those which they have erected on W and Albany streets. The entire number will not be built at one time, but they will pursue the same plan as heretofore and build in sections.”¹²³ These houses would be designed by Joseph Bohn. Of Middaugh & Shannon’s work throughout Bloomingdale, a *Star* reporter wrote in 1902,

“Not in all this beautiful city has such progress been made within recent years as that made since 1896 at and about the head of North Capitol Street. . . . This project was looked at upon the time with little favor by the real estate fraternity owing to the newness of the section, the utter lack of car service north of T Street and the costliness of the buildings erected. Here, again was demonstrated the accuracy of [Middaugh & Shannon’s] business judgment and foresight. . . . This confidence has been more than justified by the activity which followed their first investment in one of the most phenomenal growths ever experienced in any one section of the District of Columbia.”¹²⁴

In 1903, the *Washington Post’s History of the City of Washington* credited Middaugh & Shannon for pioneering development in Bloomingdale, which was now reported as having 869 houses accommodating almost 3,500 residents.¹²⁵ Middaugh & Shannon continued building in Bloomingdale for five more years, and together constructed a total of 305 buildings in the neighborhood.

Harry Wardman (1872-1938)

A native of England, Harry Wardman moved to Washington around 1892 after serving as a carpenter’s apprentice and then a foreman for a builder in Philadelphia. He began buying lots speculatively and building houses on them in the late 1890s and successfully continued this practice through the 1920s, becoming one of DC’s most well-known and prolific developers.

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

Wardman was especially active in building row housing for new subdivisions north of Florida Avenue, including Brightwood, Petworth, and Columbia Heights.

Harry Wardman began building in Bloomingdale in 1903, when he partnered with **Nicholas R. Grimm** (1863-1931), his primary architect at the time, to build three series of rowhouse flats—two-unit buildings that appeared from the outside to be single-family residences. These provided a relatively low-cost alternative for working-class families seeking new housing, but blended in with the more expensive and elegant single-family rowhouses that had begun to characterize Bloomingdale and other DC neighborhoods.¹²⁶ In partnership with developer Harry Willson, Wardman began building rowhouse flats at 35-43 Quincy Place and 20-34 Seaton Place in November and December 1903, and at 14-30 T Street NE in January 1904.¹²⁷ For Wardman, Grimm also designed rows on North Capitol between U and V streets and on the unit blocks of Quincy Place, Seaton Place, and R, U, and W streets, among others. Grimm's work for Wardman also included an elegant row of 18 single-family houses along the east side of First Street—referred to as “the ‘Fifth Avenue’ of Bloomingdale” by the *Washington Times*—between W and Adams. The *Times* noted,

Among the many special features of these houses . . . are their ideal arrangement, designed with special view to the comfort of the housekeeper, and, with the same object in view, the abundance of closets, china presses [china closets], and other items of convenience, as well as the unusual size and brightness of the rooms themselves.¹²⁸

After parting ways with Wardman in 1905, Grimm worked for a few other builders to design rows at the west end of Adams and Bryant streets in 1908-1909 and along the unit and 100 blocks of Rhode Island Avenue in 1910-1911. These include the apartments at 5 Rhode Island Avenue NW, designed to house 11 families, and the four-story apartment building at 52 Quincy Place NW (also known as 57 Florida Avenue NW). Grimm had begun his career as a draftsman for the DC Public Schools and ended it having designed 1,000 buildings in the city.¹²⁹ Albert H. Beers took over as Wardman's primary architect in 1905, the year Wardman began building on Flagler Place and on V Street. As a team, Wardman and Beers built 98 houses over the next three years (**Image 5**).

Francis A. Blundon (1867-1939)

Born in Loudoun County, Virginia, as the son of a building contractor, Francis Blundon worked as a carpenter's apprentice and journeyman for several years before venturing out on his own in 1892.¹³⁰ Over the next decade, he would construct several hundred houses in Washington. His brother William C. Blundon was also an active builder in Bloomingdale. In partnership with William C. Freeman, Blundon built and designed a number of grand three-story houses along First Street's west side: numbers 2110-2120 (between V & W streets) in 1901, and the 1700-1800 blocks (between Randolph and Seaton streets) in 1902.

By 1900, Blundon lived at 67 S Street NW, which was among several houses he built on that block in the 1890s. Blundon's design/build work in Bloomingdale also included a gracious row at 115-127 V Street (1902), adjacent apartments at 1812-1814 North Capitol Street NW (1903), and his family's home at 100 W Street (1902).¹³¹ His household there in 1910 included his wife Mary, two teenage sons, and his brother Robert, a real estate salesman. A 23-year-old chauffeur,

Bloomingdale Historic District

Washington, D.C.

Name of Property

County and State

Frank R. Payner, and 30-year-old cook Hattie Clement, both African-American, lived there as well. The *Evening Star* referred to Blundon that year as “the pioneer builder in the Bloomingdale section.”¹³²

By this time Blundon had begun working with architect William Allard, whose firm, Allard & Appleby, primarily built speculative rowhouses. (The firm built a total of 620 buildings in DC.)¹³³ In addition to rows for Blundon, Allard designed rows along the south side of Adams and north side of W’s unit blocks (46-60 Adams and 21-45 W), along the north side of Seaton Place’s 100 block, and in Bloomingdale’s southwesternmost block, bounded by First, Second, R, and Randolph. Allard designed these rows both for his own firm and for builder George C. Pumphrey.¹³⁴

By 1920 Blundon had retired to Forest Glen in Silver Spring, Maryland, and was identified in the census as a farmer. Upon his death at age 72 in 1939, Blundon was interred at Glenwood Cemetery. Over the course of his career he built close to 400 houses in Washington, more than half of them in Bloomingdale, and many in neighboring suburbs.¹³⁵

Thomas M. Haislip (1866-1903)

Thomas M. Haislip was born on a farm in Fairfax, Virginia, and moved to DC around 1886.¹³⁶ He began working in Bloomingdale in 1897, when he was hired by Middaugh & Shannon as the architect for almost all the houses they built in the neighborhood over the next two years. During that time, Haislip also became a builder himself, beginning with the houses he designed and constructed at 55-67 Quincy Place for real estate developer John W. Gregg in 1898. Haislip designed and built a total of 26 houses and two stables with Gregg and began working for himself in July 1900. That month he obtained permits for 1825-1829 First Street, then a few months later began work on six houses at 57-79 Seaton Place NW. In 1901, he built 28 more houses along both sides of First Street (the 1900 and 2100 blocks), in addition to houses at 113-121 U Street and a house for his family at 87 V Street. That same year, Haislip also designed and built two rows of houses at 15-25 and 67-77 U Street for David Moore. The next couple of years continued to be busy for Haislip: in 1902 he built houses at 60-78 and 57-79 Seaton Place NW and east of North Capitol along the unit blocks of Seaton and T streets, and in 1903 he built 112-116 U Street. He helped build other houses as well, either in partnership with other builders, as an architect, or both.

Haislip’s family was living in Bloomingdale by 1900, at 1809 First Street,¹³⁷ a brand-new house built by Gregg and Haislip. By early 1903, the family had moved to the much larger house Haislip designed and built for them at 87 V Street, but Haislip died that year, at age 37. In an announcement of his death in November 1903, the *Washington Post* called Thomas Haislip “one of the pioneers in the building up of [Bloomingdale],” and said he “established a reputation as a builder of homes which will long be a monument to his integrity, and skill.”¹³⁸

Haislip’s widow Anna and daughter remained in the house in 1910 but by 1920 had moved in with Haislip’s brother, John R. Haislip, and his family at 2120 First Street. (In 1904, John Haislip designed and built three rental houses for Anna at 15-19 Seaton Place NW, and in 1908-1909 he built nine for himself, also in Bloomingdale.)¹³⁹

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

George Santmyers (1889-1960)

In 1922-1923 the builder C.H. Small & Company developed some of Bloomington's last remaining open lots, and employed architect George T. Santmyers (1889-1960) to design them. As one of Washington's most prolific architects, Santmyers designed thousands of houses and more than 440 apartment buildings, although just two in Bloomington.¹⁴⁰ Small & Co. obtained permits for 2-20 W Street in June 1922, and for 3-19 V, 8-14 Bryant, and North Capitol's 2100 and 2300 blocks in early 1923. Santmyers also designed houses for the 2200 block of North Capitol and for 1-20 Adams Street (both sides) for builder T.A. Jameson, and for a few other blocks in Bloomington during the 1920s.

George Santmyers moved to Washington as a teenager and spent several years apprenticing with local architects. Around 1909 he began working on his own, focusing on rowhouses for the first decade of his career before starting to design apartments in the 1920s. Santmyers designed the three-story apartment building (now McGill Row) at Second and W streets' northeast corner in 1926. In 1936, he designed The Providence apartments at 70 Rhode Island Avenue NW and the now historically landmarked Metropolitan Apartments at 200-210 Rhode Island Avenue NE. The series of private garages built into the basement level at the rear of this building attests to Rhode Island Avenue's increasing importance as a commuter corridor for automobiles during this period. These Art Deco style apartments represent the work for which Santmyers is best known.¹⁴¹

Two additional significant contributors to Bloomington's building landscape were the architects **Nicholas T. Haller** (1850-1917) and Hunter & Bell. Haller's work includes two of the neighborhood's earliest rows, the houses he designed at 1909-1921 Second Street in 1893 and those he designed at 13-17 S Street the next year. Haller was also the architect for 18-44 Rhode Island Avenue in 1902, 58-74 U Street in 1903, 64-74 Randolph Place NW in 1904, 153-161 Randolph Place NW in 1907 and 1911, and 144-158 W Street in 1913-1915. In 1910, Haller also designed the apartment building at 143 Rhode Island Avenue NW, notable for the contrast of its classical façade with a deep, low-lying roof line and corner tower more reminiscent of Victorian styles. In 1913 he designed the American (later Sylvan) Theater at 104 Rhode Island Avenue. Like many architects of his era, Haller was not formally trained in architecture, but he designed more than 1,600 buildings in DC.¹⁴²

Ernest C. Hunter and George Neal Bell formed the firm **Hunter & Bell** in 1902, the same year they began designing houses in Bloomington. These include 1831-1837 First Street, houses on both sides of Flagler Street's 2200 block and Rhode Island Avenue's 100 block, 111 to 127 W Street, and others. While best known for their apartment buildings, most notably a 1915 building at 2029 Connecticut Avenue, much of the firm's work consisted of designs for row and semi-detached housing. Hunter & Bell designed 58 houses in Bloomington between 1902 and 1908.¹⁴³

Commercial Development

Bloomington is distinctive largely because it consists almost entirely of early 20th-century rowhouses; however, some commercial buildings were developed to serve the early residents of the new neighborhood. Most were built around the intersection of First Street and Bloomington's more central east-west thoroughfare, Rhode Island Avenue. These include the

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

building—originally a store and dwelling—built in 1911 at the southeast corner of First and T streets, and a row of one-story stores along First Street’s west side (numbers 1828-1836), built two years later. (The American Theater opened around the corner in 1914.) By 1920 these buildings housed a bakery, a dry goods store, a family dye-and-laundry business, and, at the southwest corner of First and Rhode Island, a Sanitary Grocery (later known as Safeway).¹⁴⁴ A fruit market stood at 1821 First Street, designed as a store in 1911 by Albert Beers. The 1954 directory lists on this block two beauty salons, a dry cleaner, a Jewish-owned liquor store, and a shoe repair shop, among other businesses. A High’s dairy stood at the southeast corner of First and T.¹⁴⁵ Former residents recall that Rhode Island Pharmacy, which housed a postal station in the absence of a neighborhood post office, had a segregated lunch counter until the early 1950s. However, other local businesses, including Joseph Mench’s five-and-dime at 1837 First Street, welcomed everyone.¹⁴⁶ By this time black-owned businesses operated nearby.¹⁴⁷ On the east side of the block an African-American doctor, like many in this area, practiced out of his home.¹⁴⁸

Close to this block, several other properties also were developed for commercial use: 101 Rhode Island Avenue, designed by African-American architect William Sidney Pittman in 1906; 1821 First Street, designed in 1911 by Albert Beers; and 81 Seaton Place, designed by Nicholas Grimm in 1913. The building at 1942 First Street, at the corner of U, was built as a store about 1903. During the 1960s, the Cohen family owned and ran Reservoir Market there; the son, Barry Cohen recalled living over the business.¹⁴⁹ Another store, at 2007 First Street, dates to 1910.¹⁵⁰

Bloomington’s remaining commercial structures were built on the west side of North Capitol Street’s 1600 block in 1908-1909 and 1929. Number 1644 was a bakery from the beginning, changing hands several times over the years. German-born Gottfried Mayer owned it in 1910; he and his family lived over the store, sharing their space with a young German-born baker-employee. The Mayers remained there in 1915 but by 1920 had moved to Prince George’s County, their shop and residence taken over by another family.¹⁵¹ Neighboring businesses over the years included, in 1920, a Sanitary Market—which opened that year and remained for at least 15 years—a tailor, a shoemaker, a Chinese laundry, a physician’s office, and three additional groceries. In 1925, a tailor, a shoemaker, a physician, a pharmacist, an A&P grocery, and a hardware store occupied the block. Foo Wong Laundry and M&E Cleaners were there in 1948, and Super Liquors stood on the block in 1954.

The American (Sylvan) Theater

The American Theater opened at 104 Rhode Island Avenue in early 1914 (**Image 6**). Its developer, Jesse Sherwood, Jr., built the commercial row along First Street at the same time. (Sherwood’s family had been farmers in the area that is now Woodridge in Northeast DC, and later became active in developing new subdivisions in Brookland.¹⁵²) Designed by Nicholas Haller, the theater originally seated 700, with standing room for another 300 people¹⁵³ and, like other DC theaters at the time, was segregated, for whites only.¹⁵⁴

In 1917 Harry Crandall acquired the American, adding it to his circuit of theaters, which included the Knickerbocker at 18th Street and Columbia Road, the Savoy at 14th Street and Columbia Road, and three others.¹⁵⁵ (Crandall would go on to develop the Tivoli in Columbia Heights and other grand movie palaces throughout the city.) At the time of the purchase he said he’d been trying to buy this “large neighborhood theater” in “one of the nicest residential

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

portions of Washington” for a long time. According to the *Evening Star*, Crandall planned to show “only the best of photo-plays with fine orchestral accompaniment.”¹⁵⁶ But first he planned to redecorate what would now be called “Crandall’s American” and add a balcony to increase seating capacity to 1,100. It’s unclear whether Crandall ever did this work, as a permit for it could not be located. The city directory listed Crandall’s American Theater at 106-118 Rhode Island Avenue in 1919 through 1924. From 1925 to 1929 it was listed as American Theatre at 106-112 Rhode Island Avenue, so Crandall may have sold it. He apparently never owned the building itself.¹⁵⁷

According to DC movie theater historian Robert Headley, in 1929 the American was renamed the Sylvan for its manager Sylvan Deitz. However, a W.E.S. Wilcox was listed as general manager by May 30, 1930, when the *Evening Star* included a notice of the “Gala Reopening of the Sylvan Theater.”

Due to the changing racial demographics of this neighborhood, especially south of Rhode Island Avenue, the Sylvan opened to African Americans in early 1950¹⁵⁸ and was known as a black theater in the 1950s. A former African-American resident of the neighborhood recalls it offering second-run movies at 25 cents for a double feature before 5 pm, or 35 cents after 5:00.¹⁵⁹

Early Residents

One of the earliest mentions of houses for sale in Bloomington appears in a February 1893 *Washington Post* article with the subtitle, “Architects Busy Designing Residences for Opulent Citizens.”¹⁶⁰ The article describes a row of houses in progress on R Street’s unit block, numbers 25-53. Two years later, 261 people were living in the Bloomington subdivision,¹⁶¹ and in 1897, Bloomington had 403 residents.¹⁶²

By 1900, the “opulent citizens” who occupied R Street’s unit block were typical of most of those who lived elsewhere in Bloomington: white families headed by men who worked as government clerks, telegraph operators, bookkeepers, store clerks, stenographers, printers, salesmen, bookbinders, attorneys, and physicians. While many of these families rented their homes, as did those who lived around the corner at 1700-1712 First Street, a mix of owners and renters lived in the neighborhood. The owners included many of the men engaged in building Bloomington, including Edward Kern, who designed the R Street houses described in the *Post* and lived at number 29. Kern’s household included his 19- and 17-year old sons, the former an electrician and the latter a plumber’s apprentice. Most family heads and their wives had been born in or near Washington, though a number were from Pennsylvania, Ohio, or other states in the Midwest or Northeast. Most had parents who had been born in the U.S., but some had emigrated from Ireland or Germany. Some households included grown children or elderly parents of the homeowners, but not many included boarders or servants.¹⁶³

The 22 African American residents of Bloomington counted by an 1895 police census, and eight counted in 1897, were likely servants in white households; all sixteen black residents listed in the U.S. Census for 1900 were classified as such.

By 1910, more young families lived in the neighborhood, for example in the two-story houses along Flagler Place’s 2100 block and around the corner on U Street’s 100 block. A number of

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

these families hailed from outside the DC area and had most likely moved to the city for government jobs. Clerks for the Post Office, Agriculture, and Treasury departments, and for the Immigration and Engraving and Printing bureaus, occupied these blocks. A gunmaker for the Navy Yard, a tailor, a printing shop manager, and a bricklayer also lived near the intersection of Flagler Place and U Street.

Just east of there, First Street's grand three-story houses were generally occupied by more established families with adult children. This is where, for example, American Federation of Labor president Samuel Gompers lived with his wife Sophia and 26-year-old daughter Sadie, an accomplished vocalist (**Image 7**).¹⁶⁴ The Gompers moved to 2122 First Street in 1902, when the houses on this block were brand-new.¹⁶⁵ They lived there for 15 years, during which the AFL's skyrocketing membership greatly increased the organization's influence and Gompers became a leader of international renown. Gompers, whose house is individually listed in the National Register, wrote of frequent informal meetings held there, and regularly spent late nights working in his third-floor study.¹⁶⁶ As an active participant in Bloomington's citizens association, Gompers also helped shape the new neighborhood. In 1907, for example, he is cited as protesting the building of a stable for city horses near McMillan Reservoir, for fear it would depreciate property values and potentially contaminate city water.¹⁶⁷ Later that year, Gompers was among those who contributed funds for a legal effort to prevent African Americans from moving into 2206 First Street.¹⁶⁸ As will be discussed below, much of Bloomington's housing was initially sold with deed covenants prohibiting occupancy by African Americans, in part as a means of protecting real estate values. Ray Middaugh and William Shannon had included racial covenants in the deeds for houses they built in Bloomington, including 2206 First, and so when the owner sold to an African-American buyer, a next-door neighbor sued to have the sale canceled by the DC Supreme Court. The *Washington Times* noted this would be "the first case brought before the local courts in which the citizenship of a whole community had banded together to prevent a colored person from occupying a residence among them."¹⁶⁹ Although there is no evidence the court nullified the sale, a white family owned and lived in the house by 1910, by which time the African American family had moved to Columbia Heights.¹⁷⁰

An announcement in the *Washington Post* of Gompers' purchase of 2122 First Street also notes the purchase of a house two doors down (number 2126) by Gompers' colleague James O'Connell, president of the International Association of Machinists. Builder John R. Haislip lived at number 2120 with his family, which included a 20-year-old son working as a carpenter. Charles H. Ourand—a DC National Guard colonel, draftsman for the Army War College, and later president of Bloomington's North Washington Citizens Association—lived next to the Haislips at number 2118. Ourand's household included his daughter, a school teacher, and his son, a civil engineer. Arthur Powell Davis, who was the nephew of noted western explorer John Wesley Powell and directed the Interior Department's Reclamation Service, lived at 2212 First Street.¹⁷¹

Dr. Jesse B. Schafhirt, described in the *Washington Times* as "a prominent local dentist" who had "attracted considerable attention through the invention of two new dental instruments," lived at 100 Bryant Street (formerly 2322 First Street), designed for him by Joseph Bohn, in partnership with developer Middaugh & Shannon.¹⁷² Until his death in 1908, Universalist minister

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

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

Citizens Association

Many of Bloomington's early residents were active in the local citizens association, which advocated for basic infrastructure such as paving, street lights, sewers, and streetcar service as well as for local schools, a firehouse, a playground, and other neighborhood amenities. Especially due to the absence of home rule in DC, citizens associations and their well-connected members served as essential advocates for neighborhood improvements. In segregated Washington, citizens associations admitted whites only. (Their umbrella group, the Federation of Citizens Associations, voted in 1910 to prohibit African-American groups from joining.)¹⁷⁴ The Bloomington association's president reported in 1904 that 150 residents had joined in its first year alone, and it had five separate membership committees, each with at least nine members. Then known as the Bloomington, Le Droit Park, and Reservoir Heights Citizens Association, it was also notable for being the only such association in the city to include women as members. "It was argued that many of the homes of the city are owned by women; that they should therefore exercise the right to urge ways and means to improve and protect them," the *Washington Times* reported.¹⁷⁵

One of the association's earliest accomplishments, when it was still known as the North Capitol and Eckington Citizens Association, was the establishment of **Engine Company No. 12** at 1626 North Capitol Street NW in July 1897.¹⁷⁶ Later dubbed the Bloomington Firehouse, this three-story, Dutch Revival style fire station served the neighborhood until 1987.¹⁷⁷ The building was designed by Snowden Ashford and is considered a premiere example of his work. (Ashford became DC's first municipal architect in 1910 and is known primarily for his design of public schools.) The iconic firehouse building is a designated historic landmark that has housed a restaurant since 2015¹⁷⁸ (**Image 8**).

Bloomington's citizens association also successfully advocated for the establishment of the **Nathaniel Parker Gage School**, which opened in 1904 at 2035 Second Street to serve white students (**Image 9**).¹⁷⁹ Named for a beloved and influential educator in the District's public schools, the two-story, Georgian Revival-style building was designed by architect Lemuel W. Norris. It was expanded in 1908, though was overcrowded by 1912 and remained so into the 1920s.¹⁸⁰ In 1929, the Bloomington Civic Association, the African-American counterpart to the whites-only citizens association, requested the school be transferred to the DC Public Schools' colored division due to the neighborhood's changing racial demographics, but it remained an exclusively white school until 1954.¹⁸¹ Bloomington's African-American children continued to attend Mott Elementary School at Fourth and W streets. (Gage closed in 1976, when the Gage-Eckington School (since razed) was built nearby, and Mott closed in 1977.)

The Gage School was designated a historic landmark in 2004, both for its architectural significance and for its commemoration of an important early education leader and reformer. The school is also important for being an institutional building in the midst of an otherwise almost entirely residential neighborhood and is said to exemplify "the creative neighborhood-friendly approach that architects in private practice brought to the . . . Office of the Building Inspector." It

Bloomingdale Historic District

Washington, D.C.

Name of Property

County and State

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

Bloomingdale's citizens association also supported the opening of Langley Junior High School in 1923 and **McKinley Manual Training School** (originally located at Seventh Street and Rhode Island Avenue NW) in 1928, both just east of Lincoln Road along T Street NE.¹⁸³ Both schools were built to serve white students, with Langley remaining segregated until 1951 and McKinley until 1954.¹⁸⁴ Only a few dozen white students, of 1,900 total, remained at McKinley by the mid-1960s, and both schools eventually closed.¹⁸⁵ However McKinley was later renovated and re-opened in 2004.¹⁸⁶

McMillan Park

The development of McMillan Reservoir along Bloomingdale's northern border in 1885-1888 coincided with the opening of the neighborhood's first subdivision. The reservoir's Slow Sand Filtration Plant, which originally spanned First Street and occupies approximately 25 acres of the 113-acre property, was constructed in 1902-1905. The site, listed in the National Register, is visually best known for its linear series of 22 (originally 29) 32-foot-high sand silos, used for storing the sand used in the underground filtration system. The top of the filtration plant provided an extensive flat lawn ideal for landscaping as a park in keeping with the recommendation by several noted architects—members of the Senate Parks Commission—that the escarpment just outside the city's original boundary at Florida Avenue served "as a natural situation for a series of green open spaces, in large part for the wonderful vistas such a height afforded." The architects envisioned a park at McMillan Reservoir serving as a key link in an "emerald necklace" stretching from Rock Creek to the Anacostia River. In 1906 the reservoir and filtration plant were designated as a park honoring Senator James McMillan, who had chaired the commission and overseen the initial implementation of what became known as the McMillan Plan—before his sudden death in 1902.¹⁸⁷

In 1908, Frederick Law Olmsted, Jr. was engaged to landscape the grounds of the filtration plant in a formal style that would complement the striking industrial features of the site. Olmsted treated the reservoir as a central element, designing walking paths around it and plantings that would allow for clear views of the water.¹⁸⁸ The *Evening Star* reported in 1910 that terraces were "being laid out on the bluff just north of Bryant Street," and that rose bushes were being "planted on the southern slope of the reservoir just east of Howard University. When the plans are developed," the article went on, "McMillan park will be one of the beauty spots of the District."¹⁸⁹

A monumental fountain, designed by Charles Platt and Herbert Adams, was erected in 1913 at the highest point of the reservoir grounds so that it was clearly visible beyond the park itself, to passersby (**Image 10**). It stood at the top of three broad tiers of evergreen-lined steps ascending the embankment from First Street just north of Channing and was fed by an endless supply of water making its way from the reservoir to the sand filtration plant. Its design consisted of three female figures symbolizing the "graces" of God, surrounded by steps and benches of pink granite.¹⁹⁰ In the spring of 1914, according to the *Star*, a performance by the U.S. Engineer Band was to be a "means of drawing to that park with its wide vistas throngs of people who have never seen the fountain that plays there—one of the ... most beautiful in Washington."¹⁹¹ The tactic

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

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

In addition to the fountain, only part of which survives in the park today, several other structures contribute to the site's historic visual character. These include the 1901 Italian Romanesque-style East Shaft gatehouse at the park's main entrance, designed by New York architect Henry Alexander McComb; the Moorish Revival-style spring house (marking the head of Smith Spring) near the north end of the reservoir basin, designed by the U.S. Army Corps of Engineers' T.W. Symons in 1886; and the Fire-Alarm Headquarters, designed by municipal architect Nathan C. Wyeth in 1939 and also listed in the National Register. Wyeth also designed an attractive two-story brick field house that still stands at the top of an embankment facing Bryant Street.¹⁹³ Wyeth—a noted architect who designed numerous public buildings, memorials, and luxurious private homes—served as the District's municipal architect from 1934 to 1946.¹⁹⁴ His design was approved in March 1934, after another design was scrapped for interfering with the park's fountain.¹⁹⁵ However, because the workers assigned to build the field house were employed through New Deal federal jobs programs for which funding was inconsistent, construction took several more years.¹⁹⁶

Frederick Olmsted's design for McMillan Park included a playground, a wading pool, and a track,¹⁹⁷ and the *Washington Post* reported in the summer of 1913 that between 300 and 700 children were using the new playground. It was described as “the most modern in the city” and was:

*“equipped with sand boxes for the very young, swings of every description, “baby hammocks,” athletic paraphernalia of all sorts for the larger children, tennis courts, basket-ball grounds, slides, and, indeed, every known contraption which will interest the young.”*¹⁹⁸

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

Because it was operated by the District's Recreation Department, which segregated all of its facilities, only white children were permitted on the Bloomington Playground.²⁰¹ However, outside of the playground itself, as a federal property McMillan Park was among the few public recreation spaces in the city that did not prohibit use by African Americans.²⁰² And because it was close to neighborhoods where African Americans lived, many took advantage of it, including students of Howard University next door. There was, in fact, no visible divide between the campus and the park before the 1960s, when the buildings that now line Fourth Street west of the reservoir grounds were constructed. (Olmsted had planned for trees to be planted there as a gracious border to the park, but this plan was never carried out.)²⁰³ African Americans who grew up around Bloomington recall visiting McMillan Park for picnics and Easter egg rolls, among other activities.²⁰⁴

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

Just after the United States entered World War II, in late 1941, the U.S. Army took over McMillan Park, enclosing the site in chain-link fence.²⁰⁵ (Other DC parks were closed and converted to defense purposes as well.)²⁰⁶ The North Capitol Citizens Association and the District Commissioners campaigned for the playground to be reopened after the war, and by late September 1947, the DC Recreation Board was seeking a new recreation director for the playground.²⁰⁷ As a debate between the DC Recreation Board and the federal government over segregated recreation facilities intensified, Bloomingdale Playground remained open to whites only, though by this time Bloomingdale had become a largely African American neighborhood. The city opened two playgrounds to mixed use in 1949, and another six by 1952, but by then Bloomingdale Playground had closed for good.²⁰⁸

Although neighbors have long advocated for returning McMillan Park to its intended use as a recreational space, the park remained closed in 2016.²⁰⁹ Its landscape design has been sorely neglected; recreational space, including the tennis courts at Second and Bryant streets, was replaced by industrial facilities for the city; and the Bloomingdale Playground, formerly just north of Bryant Street between First and Second streets, has been replaced by parking lots.²¹⁰ The McMillan Fountain was dismantled and removed from the park when a second clear water basin was constructed south of the first one beginning in 1939. While the fountain has been returned to a spot close to its original location near First and Channing streets, it has been damaged by fire, and parts of it remain in storage.²¹¹

Churches

The first neighborhood church to serve the rapidly growing early Bloomingdale community was the **Memorial Church of the United Brethren in Christ**, which opened on the west side of North Capitol Street just north of R in January 1893. Its original building, designed by architect/builder Edward Kern, had room for up to 400 worshippers.²¹² As the United Brethren's first church in Washington, it was reportedly meant to establish a presence in the nation's capital and to "serve a rapidly growing community, destined to become one of the most desirable sections of the city."²¹³ By 1895, 300 students regularly attended the church's Sunday school—an 1897 article calls the school "one of the most flourishing in the city"—and in 1901, a new building was already planned "to accommodate the large and increasing audiences that weekly fill the present structure."²¹⁴ (In early 1902, a local paper reported that 104 new members had joined the church just in the previous seven months.)

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

The building next became home to **Metropolitan Wesley African Methodist Episcopal (AME) Zion Church**, which had been displaced by urban renewal in Southwest DC. Organized in 1832, Metropolitan Wesley arrived in Bloomingdale at a time that it too was undergoing a rapid transition following the 1954 legal desegregation of public schools. Although many white residents had already left as the black population increased here, and as federally subsidized

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

suburban housing beckoned following World War II, many more whites left after 1954. Metropolitan Wesley's pastor at the time of the move, Rev. Robert H. Collins, continued there until his retirement in 1967.²¹⁸ The church still served the community in 2016.

Church of the Advent, at the southeast corner of Second and U streets, opened in April 1894 primarily to serve residents of neighboring LeDroit Park and Eckington.²¹⁹ Originally a one-story brick building with "a slate roof and beautiful and artistically designed gothic windows," it seated up to 350 congregants.²²⁰ Upon its dedication, according to the *Washington Post*, "while it is reached by paved streets to the front, on the east is an unobstructed view of field and forest, extending to Eckington and the Soldiers Home."²²¹ By the time the building was expanded in 1906, most of its original LeDroit Park members had moved away, the *Post* reported, but new Bloomingdale residents had begun to replace them, and brand-new rowhouses dominated much of the surrounding landscape.²²²

Over the next three decades, Le Droit Park transformed into an exclusively African-American neighborhood as, immediately to the east, many Bloomingdale blocks between Second and First streets followed suit. As whites left this area, the parish was terminated and the building and land turned over to an African-American congregation. **St. George's Chapel** held its first service in the building in January 1935, just five days after Church of the Advent held its last, on December 30, 1934.²²³ The church building that stands at Second and U today was designed by the architecture firm Allard & Joutz and built in 1969.²²⁴

On the other side of Bloomingdale, **Saint Martin's Catholic Church** began with a Sunday school at the former David Moore family home, on the west side of North Capitol Street just north of T Street where the church stands today (**Image 12**). Organized by members of Saint Anthony's parish in Brookland, the new Sunday school hosted nearly 300 people when it opened on October 6, 1901.²²⁵ The following month the church held its first Mass. Around the same time that the Moore family razed the mansion, in May 1902,²²⁶ the church purchased property on the same block and erected a two-story parish hall and residence, both designed by Albert O. von Herbulis.²²⁷ Noted for his ecclesiastical architecture, von Herbulis designed the Immaculata Seminary in Tenleytown in 1904, listed in the National Register, and is best known for his design of the Cathedral of St. Helena in Montana. Von Herbulis also designed buildings locally for St. Anthony's and other Catholic orders in Brookland, and for Georgetown University.²²⁸ The original parish hall, now the northernmost section of the Saint Martin's complex, later housed Saint Martin's School until it moved across North Capitol to T Street NE around 1920.

In 1913, William Franklin Wagner designed a one-story church at the intersection of North Capitol and T. Wagner's other designs included the spires and front of Saint Patrick's Church downtown (designed in partnership with Haswell R. Williams in 1907), as well as other churches and homes in the area.²²⁹ The one-story church became an extension of the much larger parish hall completed in 1939, which was designed by Frederick V. Murphy.²³⁰ Murphy was the founding head of the Department of Architecture at Catholic University, where he worked from 1911 to 1950. Murphy also maintained an active private practice in partnership with Walter B. Olmsted, with whom he designed many of Catholic University's buildings. The firm designed numerous DC-area churches, including the landmarked Sacred Heart Church at 16th Street and Park Road NW.²³¹

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

Saint Martin's was founded primarily to serve the growing Irish and, later, Italian populations in the Bloomington area, especially when the construction of Union Station began about one mile south in 1901 and displaced hundreds of families. The church thrived even as the neighborhood's complexion continued to change. After Cardinal Patrick O'Boyle mandated that DC's all-white Catholic schools begin accepting African-American students in 1950, Saint Martin's School began that year with ten black students. Four years later, about one-third of its students were African-American, and by 1960 the entire graduating grade school class was African-American. As the only Bloomington church that welcomed its new neighbors rather than moving away or closing altogether as white congregants left the area, St. Martin's is warmly remembered by Edward Branch, a former St. Martin's altar boy who became the first black priest in Louisville, Kentucky, and whose brother Leslie became the first black chaplain in the Navy.²³²

The November 1902 dedication of the **Rhode Island Avenue Methodist Protestant Church**, at the northeast corner of Rhode Island and First Street, marked the beginning of development along Rhode Island Avenue between North Capitol Street and the LeDroit Park border at Second Street. Though this stretch of Rhode Island had not even been fully paved in 1902, by the time a real estate map was published the next year, the church was joined by 30 rowhouses to the east, including 16 on the south side of Rhode Island, and four more just west of First Street.²³³ Founded downtown as Central Methodist around 1835, the church was making its second move to larger headquarters, in keeping with "the shifting of its members to homes of their own in the less crowded section of the city," a local paper reported.²³⁴

Within just three months of the new building's opening, the church's congregation doubled in size, according to the *Post*, and its Sunday school more than tripled, from around 85 to more than 300 children. The church's pastor, Reverend J.M. Gill, was credited for recommending the new site and for the church's great success in attracting new members.²³⁵

Rhode Island Methodist became a community anchor, regularly hosting citizens association and other community meetings. It built an addition in 1906 to house the Sunday school,²³⁶ and renovated both the church and Sunday school buildings in 1940.²³⁷ But eventually its members began moving out of the neighborhood, and in August 1958 the church held its final service.²³⁸

The African-American congregation of nearby **Mount Bethel Baptist Church** purchased the building that year. By this time, the racial covenants that had excluded African Americans from much of Bloomington, including the block where the church stands, were no longer legally enforceable.²³⁹ (The lot for the church itself had been sold in 1902 to Rhode Island [then Central] Methodist Church, by Sarah Moore, with a deed covenant prohibiting African-American occupancy.)²⁴⁰ While African Americans had begun moving to the area south of Rhode Island Avenue as early as the 1920s, they could now live wherever they wanted, and an increasing number moved onto blocks that had formerly been off limits. As a result, Mount Bethel, at 205 V Street NW, had grown so much that it had run out of space. Reportedly the largest church and "most pretentious in appearance in Howardtown" upon its opening in 1890, it now had 1,500 congregants.²⁴¹ By November 1958, the church had moved to its spacious new building at First and Rhode Island, where it remained in 2016.

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

The congregation of **St. Paul's Methodist Episcopal Church South** broke ground for its first building on November 18, 1904, the same day its deed was transferred to the church by a Methodist organization that had purchased the property on its behalf.²⁴² Although St. Paul's had only recently organized, it reportedly had 80 members who met in a rowhouse at 65 Rhode Island Avenue, a private residence. Now they were constructing a building designed by Speiden & Speiden on S Street just east of Second Street.²⁴³ By the time the building opened in mid-May 1905, the church reportedly had a membership of 121, despite not having had an official home. The dedication was celebrated over five days, with speeches by visiting ministers, special services and music, and copious displays of flowers.²⁴⁴ In the mid-1920s St. Paul's moved to 4704 13th Street NW.²⁴⁵ By this time its LeDroit Park congregants had likely moved away; this southern section of Bloomington was becoming increasingly African American.

In August 1927 the Church Extension Society of the Presbytery of Washington City bought the St. Paul's building, and the African-American Tabor Presbyterian congregation moved in. Organized in 1924, the Tabor congregation had met at the Twelfth Street YMCA for its first three years. Once in Bloomington, it opened a weekday church school for neighborhood youth and regularly hosted meetings of the Bloomington Civic Association.²⁴⁶ By 1934, seven years after Tabor's arrival, the south side of S Street's 100 block was entirely black-occupied, as were several of the blocks just south and east of here. The north side of S Street and the rest of that square block, where racial deed covenants presumably were still in effect, remained exclusively white. Tabor was still listed at this address in the 1973 city directory, but by 1979 the building was housing Genesis Pre-School, and in 1980 it was Greater Ark Baptist Church.²⁴⁷ The building has since served as the home of the Free Gospel Church of the Apostle's Doctrine,²⁴⁸ the Lively Stone Church of God,²⁴⁹ and the Medhane Alem Eritrean Orthodox Church.²⁵⁰ The building was put on the market in 2016 and was demolished in September 2018 at the time of the submission of this National Register Nomination.

Bethany Baptist Church, organized in November 1904 to serve the growing Baptist community in LeDroit Park, Bloomington, and Eckington, laid the cornerstone for its new building at 215 Rhode Island Avenue in October 1907 and opened three months later.²⁵¹ Although the church, designed by Frank H. Jackson, was the first building on Rhode Island between Florida Avenue and Second Street, rowhouses occupied both sides of the street by 1909. Bethany stood at this location until 1952, when the building was sold to **Mount Pleasant Baptist Church**, a black congregation still led in 2016 by its founding pastor, Reverend Robert Anderson.²⁵² Mount Pleasant's early services, beginning in 1918, had reportedly been held in a building at 11th and V streets and later moved to 1106 W Street until it purchased the sanctuary on Rhode Island Avenue.²⁵³ Mount Pleasant Baptist Church built a major addition to the 1907 church building, more than doubling its size, but designed in an architecturally consistent manner to it. (Bethany Baptist Church is outside the boundaries of the proposed Historic District.)

Racial Transition in Bloomington

As in other neighborhoods throughout DC, Bloomington's early developers used deed restrictions to shape their new neighborhood. Prior to the advent of zoning regulations in the 1920s, covenants in deeds for building lots and new houses commonly required, for example, that only single-family houses be constructed or that buildings be a certain distance from the

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

street, and forbade certain uses, such as manufacturing or saloons. Covenants prohibiting the sale or rental of houses to African Americans were used to ensure racial exclusivity, and are known to have been widely used during this period as increasing numbers of southern black migrants moved to cities in the North.²⁵⁴ As new subdivisions were built consisting of dense blocks of rowhouses, where neighbors lived very close together, white homogeneity was marketed as essential for safe, stable neighborhoods, and to upholding property values.²⁵⁵ In fact, when the Washington Real Estate Board adopted a code of ethics in 1921, it included a provision barring “property in a white section” from being “sold, rented, advertised, or offered to colored people.” (Three years later the National Association of Real Estate Boards followed suit.)²⁵⁶ Local newspapers, which routinely advertised housing by race, were governed by the same principle. As many scholars have noted, urban space became increasingly racialized during this period, with racial categories assuming a major role in defining the character of new subdivisions and the boundaries within and between them.²⁵⁷

The equation of African-American residents with declining property values became a self-fulfilling prophecy in cities all over the U.S., but Bloomington’s particular history in this regard is remarkable.²⁵⁸ Historians and legal scholars have recently noted that in newer, less established neighborhoods, racial covenants were more common, although perhaps less effective.²⁵⁹ The neighborhoods around Howard University and just below Florida Avenue were home to substantial African-American communities prior to Bloomington’s development, which coincided with the early racial transition of LeDroit Park, immediately to the west. Other geographic barriers—the cemeteries to the east and the extensive properties surrounding McMillan Reservoir and the Old Soldiers Home to the north—left Eckington, east of North Capitol Street, as Bloomington’s only white neighbor. As a result, Bloomington’s exclusive status was tenuous from the beginning. While racial deed covenants would initially help prevent African-American “encroachment,” scholars have suggested that such covenants were largely symbolic unless actively enforced. In many communities, the presence of covenants alone made them effective, but Bloomington is among just a few locales around the country where a significant number of legal suits emerged.²⁶⁰

Even before the neighborhood was fully developed, Bloomington residents began organizing to uphold the new subdivision’s exclusive racial status. Among the early stances taken by the North Capitol and Eckington Citizens Association was its opposition to the construction of Langston Elementary School for African-American children just south of Bloomington on P Street’s unit block NW.²⁶¹ Though the nearby Slater School, in the city’s “colored” division, had been overcrowded almost from the time it opened in 1890, the citizens association successfully delayed Langston’s construction for over two years.²⁶² It finally opened in 1902.

In addition to using the courts to enforce existing covenants, Bloomington’s citizens association worked to add racial covenants to deeds that hadn’t included them when the houses were first built. Developers and real estate firms often actively encouraged citizens associations in this pursuit.²⁶³

The U.S. Census for 1920 sheds some light on the maturing neighborhood. Notably, the occupations of those who lived along First Street—originally home to numerous high-level professionals—indicate that home values may have begun to decline. Residents of First Street’s

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

2100 block included a professor of music and a pharmacist, but most were employed as government clerks or in similar occupations, and in such positions as machinist, watchman, tailor and meat cutter. Many houses in the neighborhood remained owner-occupied, but as Bloomington's first generation of homeowners aged and neighborhoods further from downtown became more accessible and appealing, some houses were now entirely occupied by renters, including lodgers. Number 40 Randolph Place, for example, had been purchased by Earl and Minnie Torrey, a young couple from Michigan, between 1900 and 1910, but was being rented to 60-year-old Catherine Powderly and her four adult children and sister-in-law in 1920. By this time, the Torreys were renting rooms at a house on Jocelyn Street NW, in DC's growing Chevy Chase neighborhood. The Torreys move across town—to a house that was likely farther from Mr. Torrey's job as a probate lawyer—represents a transition that seemingly began at Bloomington's southern end. As increasing numbers of African Americans began populating the blocks immediately south of Florida Avenue and west of First Street, white homeowners started leaving the neighborhood. Racial covenants prevented them from selling their houses to black buyers, while racial change simultaneously depressed home values for houses that could be sold only to whites.

Racially Restrictive Deed Covenants: Enforcement and Legal Challenges

The surrounding racial geography along with DC's rapid expansion and urbanization during and after World War I combined to make Bloomington the epicenter of legal battles over racially restrictive deed covenants. The numerous racial covenant cases that originated in Bloomington included the first and final cases to be argued in the DC courts. The latter two cases, *Hurd v. Hodge* and *Urciolo v. Hodge*, served as companions to the U.S. Supreme Court's landmark 1948 case *Shelley v. Kraemer*, in which racial covenants were ruled unenforceable.

The house at 2206 First Street NW was one in a row built in 1899 by developer Ray Middaugh and sold with a deed containing a standard racial covenant, prohibiting the property's rental, sale, or transfer to "any negro or colored person" under a \$2,000 penalty. When African-American civil engineer Francis de Sales Smith bought the house in 1907, several neighbors brought a suit to prevent his family from moving in, which would "do irreparable injury to the residents and depreciate the value of the adjacent properties," they alleged.²⁶⁴ They dropped the lawsuit after arranging for the sale of the house to another party.²⁶⁵ Middaugh & Shannon continued to include racial covenants in deeds for the many houses it developed and sold in Bloomington and throughout the city.

Although no additional lawsuits to enforce racial covenants were brought for the next several years, by 1913 the North Washington Citizens Association was becoming increasingly concerned about a potential influx of African Americans into Bloomington. That year, the association passed a resolution not to sell to African Americans "unless forced to do so by virtue of the fact that the adjacent property has been occupied by colored tenants, and, in consequence thereof, we are unable to make any other disposition of our property without loss." Members also resolved not to do business with real estate agents "endeavoring to place colored people in this neighborhood" and agreed to help neighbors who must sell or rent to find a white tenant "if asked to do so."²⁶⁶ The citizens association also vowed to work on a proposal to Congress to enact a racial zoning law throughout the city, and in 1922 opposed the opening of school

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

libraries to children of both races.²⁶⁷ In 1925, the outcome of another Bloomington case set precedent for enforcement by DC courts of racial deed covenants. *Torrey v. Wolfes* originated in 1924 when Earl and Minnie Torrey attempted to sell their house at 40 Randolph Place NW to Sereno Ivy, an African American. By this time African Americans had begun to move onto blocks just north of Florida Avenue and west of First Street, but as of 1920, the blocks north of R and east of First remained white.²⁶⁸ Because Middaugh & Shannon had racially restricted much of Randolph's unit block in 1904, including number 40, neighbors sued the Torreys and won. The court maintained that each of the homeowners had agreed to subject themselves to the covenant with the assurance that the other houses would be similarly protected. The court's unconditional enforcement of the covenant made the standard \$2,000 penalty clause unnecessary, and deeds became less likely to include such penalties as a result.²⁶⁹ Although deed covenants continued to be effective in maintaining whites-only blocks east of First Street, African Americans continued to settle on Bloomington's 100 blocks as far north as Bryant Street during the 1920s and 30s.²⁷⁰

At an October 1924 meeting at St. Martin's Church, described as "packed to overflowing," \$1,000 was collected toward an effort "to keep Bloomington and vicinity as nearly as possible a strictly white residential section." A committee was formed to track homes that might be sold or rented to African Americans, to secure pledges not to do so without the committee's consent, and to initiate or support litigation to prevent racial deed covenants from being violated. The meeting was opened by a neighborhood resident who claimed to have unwittingly sold his house to a real estate agent who had "put it immediately in the hands of colored people."²⁷¹

Meanwhile, in Dupont Circle, another case set precedent for the legality of racial covenants by agreement, which would soon become popular in Bloomington. In this case, *Corrigan v. Buckley*, neighbors had signed an agreement to restrict the sale or rental of their houses to whites. Such agreements were commonly orchestrated by citizens associations and, once submitted to the Recorder of Deeds, became legally binding. The U.S. Supreme Court's explanation for declining to hear the case—that it did not have jurisdiction because this was a private contract among property owners—led to a proliferation of petition covenants in DC and in cities across the country.²⁷² While civil rights activists were shocked at the outcome, as they had come to believe that courts would surely rule restrictive covenants unconstitutional,²⁷³ on S Street the segregationists' victory was pyrrhic: as a local headline put it, "While Lawyers Argue Block Becomes Black."²⁷⁴ Among those who moved to S Street's 1700 block as this case moved through the courts in the 1920s was the family of Charles Hamilton Houston, who would later become a key figure in defeating racial covenants nationwide based on a series of Bloomington cases he litigated.²⁷⁵ In Bloomington, however, restrictive covenants continued to exclude African Americans from much of the neighborhood for far longer.

The first covenant by agreement enforced in Bloomington involved 77 Randolph Place NW, one of a row of houses built in 1903 by Francis Blundon. In this case neighbors sued Edward Russell, a white homeowner who had signed a petition covenant but who claimed to have done so with the understanding that the covenant would become effective only if all the homeowners on the block signed it. (Many restrictive covenants contained such clauses.) Russell had attempted to release himself from the contract, writing to the citizens association that he and his

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

wife felt “that we have for years done all that we possibly could to assist you in maintaining a white neighborhood,” and that “we signed after being assured that some of the residents concerned had signed, who have since advertised and sold.” Attorneys for the Russells also argued that the signatures of absentee owners were invalid.²⁷⁶ Around the time the covenant was officially recorded in May 1926,²⁷⁷ the Russells had sold their house to Sarah and Edgar Newton, an African-American teacher and her husband, who worked at the Government Printing Office. Although a lower court judge initially permitted the new owners to stay, the DC Supreme Court upheld the covenant, despite the fact, noted the *Afro-American*, that this section of First Street, “on both sides of Randolph ... [was] occupied by colored persons.”²⁷⁸ Among several lawyers who represented the Russells and the Newtons in an unsuccessful appeal were local civil rights attorney George E.C. Hayes and a noted New York NAACP attorney and Jewish civil rights advocate, Louis Marshall. The case was decided in February 1929.

Around the same time, the first black homeowners on First Street between Adams and Bryant became the target of another lawsuit. Middaugh & Shannon had racially restricted this block upon its development in 1902, and the house at 2328 First had since been sold “subject to the covenants of record.”²⁷⁹ When white homeowner Thomas Grier later sold the house to Henry and Alyce Cornish, an African-American couple, the neighbors who sued them included citizens association president Henry Gilligan, an attorney who lived on the block and routinely brought covenant suits on the association’s behalf.²⁸⁰ In this case, the Cornishes’ attorneys noted that, contrary to depreciating property values, black buyers would pay much higher prices than whites for real estate in Bloomington.²⁸¹ After the DC Supreme Court in April 1927 nullified the sale of 2328 First Street and ordered the Cornishes to move out, Louis Marshall and George Hayes appealed this case in conjunction with the Russell case on Randolph Street, but the outcome was the same. Although the NAACP then petitioned the U.S. Supreme Court to review the case, the Court declined to consider it.

The courts applied the Cornish decision to several other pending cases, all involving houses just around the corner along the 100 block of Adams Street that had been racially restricted upon sale by Middaugh & Shannon around 1905. Despite the fact that many nearby houses without covenants were now black-occupied, the African-American residents of 116, 120, 124, and 141 Adams Street were all required to vacate their new homes in 1927. “The deeds conveying these properties,” reported a local paper, would be “set aside and a penalty of \$2,000 ... assessed against the defendants, including the white owners from whom they purchased, for violation of these covenants.”²⁸² The continual threat of lawsuits ensured that at least some of the houses on Adams Street’s 100 block remained white-owned, but as homeowners moved out of the neighborhood, an increasing number of the houses became rental properties or even sat vacant. The racial covenants meant to uphold property values had begun driving values down, and by the late 1930s some homeowners were making efforts to be released from the covenants.²⁸³

A 1937 case involving eight houses at the southeast corner of First and S streets pitted white homeowners against each other over the enforcement of racial covenants. The owners of the six houses at 1737-1747 First Street wanted to be released from the racial deed restriction placed by Middaugh & Shannon 30 years earlier, because, noted their attorney, the neighborhood was now “predominately colored.”²⁸⁴ But a release required the consent of all eight households in the

Bloomingtondale Historic District

Name of Property

Washington, D.C.

County and State

original row, including two around the corner at 80-82 S Street NW that supported the covenant. The court upheld the covenant, stating that it effectively created a “barrier against the eastward movement of the colored population into the restricted area.”²⁸⁵ Although a dissenting judge argued that the covenant no longer met its original purpose and had become a burden, demographic data from the period shows that covenants did continue to have the desired effect of preventing black settlement on Bloomingtondale’s unit blocks.²⁸⁶ They also resulted in overcrowding. By 1940 Bloomingtondale was 40 percent African American, with some households west of First Street, for example on W Street’s 100 block, consisting of up to 12 or 13 adults, including multiple lodgers.²⁸⁷

Most of Bloomingtondale’s black residents were employed in the limited range of occupations available to them, for example as laborers, maids, chauffeurs, cooks, messengers, porters, or mail carriers. A small number were teachers, one of the few non-service professions in which African Americans could find steady employment. The black residents of W Street’s 100 block also included a chemist (Norris A. Dodson, at number 115) and the family of Industrial Bank of Washington president Jesse H. Mitchell, at number 111.²⁸⁸

Around the corner, First Street’s 2100 block remained exclusively white in 1940 but, in many cases, just as crowded as the black-occupied blocks to the west. Three families and three additional lodgers lived at 2128 First Street in 1940, for a total of 14 people. Next door, a multigenerational family of 11 rented number 2126 and boarded four others. A family of eight, including the head of household’s two adult brothers, rented 2124 First Street along with three lodgers. 2122 First Street, another rental, was occupied by 14 residents, members of three families. By this time, Bloomingtondale’s white residents mostly held skilled but often blue-collar jobs, for example as machinists, steamfitters, masons, telephone company linemen, plumbers, and roofers. There were also policemen and firemen, registered nurses, barbers, bookkeepers, and salesmen, and a handful of lawyers, ministers, and pharmacists.²⁸⁹ As automobiles and expanding road networks allowed for longer commutes to newer, less urban neighborhoods, Bloomingtondale had clearly become less attractive to prestigious white homeseekers. In fact, nearly 90 percent of white households were now occupied by renters.²⁹⁰

It was in this context that **Raphael Urciolo** and his brother Joseph purchased several racially restricted houses on Adams and Bryant streets, with the intention of selling them to African Americans. A linguist with two PhDs and a law degree, Raphael Urciolo had inherited his family’s real estate business in 1936 and had since begun financing sales to black buyers, often people he knew socially or through work.²⁹¹ With white owners in Bloomingtondale eager to sell and African Americans facing an increasingly severe housing shortage, the Urciolos and other investors saw an opportunity for profit, even in the face of potential lawsuits. Urciolo, who as an Italian immigrant had experienced discrimination himself, also opposed racial covenants as unjust.²⁹² (As an outgrowth of their interest in seeing African Americans invest in real estate, both Urciolos later taught real estate law at Howard University for many years.)²⁹³

At the same time that Raphael Urciolo began partnering with African-American real estate broker and Howard law school graduate Romeo Horad to begin selling houses on Adams Street, local NAACP attorney **Charles Hamilton Houston** was also joining the legal battle against

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

covenants. In 1941-42, Houston represented his friends Mary and Frederick Hundley in a successful covenant appeal on 13th Street in Columbia Heights, before shifting his focus to the 100 block of Adams Street in Bloomington. A former dean of Howard University's law school—which he transformed from a part-time night school to a prestigious full-time institution—Houston built the school's civil rights law program and recruited talented students like Thurgood Marshall to work for the NAACP. In partnership with Urciolo and Horad, Houston prepared a petition voiding racial covenants on the block, which a number of white homeowners signed.²⁹⁴ At the same time, Urciolo moved forward in selling houses to black clients; however, white neighbors sued him. Urciolo represented himself in court.

Charles Houston represented the homebuyers on Adams' 100 block in the DC courts, and used the opportunity to put a new strategy to work: he collected contextual evidence (including testimony from residents, local school principals, and a noted sociologist) to show that racial covenants were having a detrimental impact on the neighborhood. Houston's team also collected detailed data on the ownership history of each house on the block, and mapped the presence of racial covenants, black households, and white households on the surrounding blocks.²⁹⁵ However, in 1942 the courts upheld restrictive covenants affecting at least nine Adams Street properties: numbers 116, 122, 124, 126, 128, 140, 142, 137, and 145.²⁹⁶

In 1945, the courts upheld another covenant, at 2213 First Street, just south of Adams, based on the argument that First Street continued to serve as an effective racial barrier. First Street remained exclusively white from T Street all the way to the grounds of the Soldiers Home, noted Justice Lawrence Groner, and “the neighboring properties eastward are an unbroken white community of nearly a thousand homes under restrictive agreements, most of which are still in effect.” In this case, *Mays v. Burgess*, dissenting **Judge Henry White Edgerton** argued not only that racial lines were clearly in flux—in fact the covenant on this block was soon due to expire—but that the scarcity of housing available for African Americans must be taken into account.²⁹⁷ Edgerton dissented again when the court heard a second appeal in this case after plaintiff Clara Mays failed to vacate her house.²⁹⁸ (Edgerton's dissenting opinion in another case, *Carr v. Corning*, called segregated schools unconstitutional four years before the Supreme Court's landmark 1954 ruling in *Brown v. Board of Education* and the corresponding DC case *Bolling v. Sharpe*.)²⁹⁹

Charles Houston and Judge Edgerton would play important roles in two more major Bloomington covenant cases, both initiated by Raphael Urciolo's sale of 116 Bryant Street to James “Pop” Hurd, the African-American owner of a nearby salvage yard Urciolo frequented for plumbing supplies.³⁰⁰ By the time this case went to trial in October 1945, Urciolo had sold three more houses on the block—numbers 118, 134, and 150—to African Americans. In suits brought against the Hurds and Urciolo by Frederic and Lena Hodge of 136 Bryant Street, the District Court upheld the covenants on all four properties. In arguing for the Hurds, Houston drew upon the extensive evidence he had compiled for the cases on Adams Street and argued that the conditions of the neighborhood had changed so much since the covenants were first filed by Middaugh & Shannon in 1905, that they no longer served their intended purpose.³⁰¹ When a consolidated appeal of *Hurd v. Hodge* and *Urciolo v. Hodge* was struck down, Judge Edgerton again issued a powerful dissent, including the argument that the legal enforcement of limits on

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

the transfer and use of property violated the Constitution. Constitutional law scholar Clement Vose has noted that Edgerton's dissent "was immediately regarded by leading civil-rights lawyers as one of the best formulations ... against judicial enforcement of racial covenants."³⁰² The U.S. Supreme Court affirmed Edgerton's dissent less than a year later, when *Hurd v. Hodge* and *Urciolo v. Hodge* were heard as companions to *Shelley v. Kraemer*, a St. Louis case. Following testimony by Houston and a team of NAACP attorneys that included Thurgood Marshall, Houston's former student at Howard University, the Supreme Court held that the enforcement of racial covenants violated the 14th Amendment and the Civil Rights Act of 1866, and was "contrary to the public policy of the United States."³⁰³

Although Frederic and Lena Hodge declared they would remain on Bryant Street and DC's Federation of Citizens Associations began organizing to enforce voluntary restrictive covenant agreements among neighbors, which under the *Hurd v. Hodge* decision remained permissible (just not enforceable), most of Bloomington's remaining white residents left this section of the city.³⁰⁴ By 1960, six years after public schools were legally desegregated, more than 99 percent of Bloomington residents were African American.³⁰⁵

African-American Community

African Americans had owned homes in Bloomington, especially south of Rhode Island Avenue, since at least the 1920s. They established the Bloomington Civic Association (BCA),³⁰⁶ the African-American counterpart to the exclusively white citizens association, to represent their interests to city agencies and advocate on their behalf. Among the first actions it took was to appoint a committee, in April 1929, to secure transfer of the exclusively white Gage Elementary to the public schools' "colored" division, noting that small children in the neighborhood were required to walk all the way to the Mott School at Fourth and Bryant Streets.³⁰⁷ While the redesignation of white schools as "colored" was not uncommon as racial demographics shifted over the course of the early 20th century, both Gage Elementary and McKinley High School, at Second and T streets NE, remained closed to African Americans until 1954, when the Supreme Court's ruling in *Bolling v. Sharpe* mandated desegregation of the city's public schools. By this time, both schools had been severely underenrolled for many years.³⁰⁸ In 1952 the BCA successfully advocated for the integration of the playground adjacent to the Langley School, next door to McKinley, two years after the school had been reassigned to serve African Americans.³⁰⁹

In 1930, as African Americans increasingly occupied blocks north of Rhode Island Avenue closer to McMillan Park, the civic association protested the city's expansion of the Bryant Street Garage, requiring the removal of the park's remaining tennis courts.³¹⁰ In 1949, the BCA, among others, endorsed civil rights attorney and champion of open housing Charles Hamilton Houston to serve on the city's Board of Commissioners.³¹¹

In 1943, what became an important African-American cultural institution opened at 127 Randolph Place, the Barnett Aden Gallery. The first privately owned black gallery in the U.S., the gallery was operated by James Vernon Herring and Alonzo Aden, respectively the chair of Howard University's Art Department and the curator of the Howard University Gallery of Art. The gallery showcased a number of nationally important black artists, including Elizabeth Catlett

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

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

The 100 block of Randolph was also home to three young African-American women who grew up to be judges: Anna Diggs Taylor, Alice Gail Clark (née Pollard), and Norma Holloway Johnson. DC Court of Appeals Chief Judge M. Annice Wagner grew up around the corner on First Street, just below R Street, and Chief Justice of Tennessee's Supreme Court Adolpho Birch, Jr., grew up in the nearby St. George's Episcopal Church parsonage as the son of the church's first rector. Dr. Ernest Y. Williams, who in 1940 founded Howard University's Department of Psychiatry and Neurology and was among numerous African-American doctors in Bloomingdale with home offices, lived at 1747 First Street. This block was also the childhood home of Edward Brooke, the first African American elected to the Senate in the twentieth century (he served as a Massachusetts Senator from 1966 until 1979). After graduating from Dunbar High School in 1936, Brooke lived at 1730 First Street with his family and walked to Howard University, where he received a B.S. in sociology.³¹³

A number of other notable residents have also contributed to Bloomingdale's rich African-American history. Physician and public health advocate Dorothy Ferebee, who presided over the National Council of Negro Women and was the personal physician of noted black educator and political activist Mary McLeod Bethune, lived at 1809 Second Street in the 1930s and 40s.³¹⁴ Prominent Washington businesswoman and activist Flaxie Pinkett grew up at 122 V Street. At 14 years old, Pinkett began working for her father John R. Pinkett, the founder of the successful real estate and insurance firm John R. Pinkett, Inc., and she took over the company in 1958. A much-honored member of the city's business establishment, in 1981 Flaxie Pinkett became the first African American, and the first woman, named "Man of the Year" by the Washington Board of Trade. Diplomat and scholar Will Mercer Cook, son of famed composer Will Marion Cook and singer Abbie Mitchell Cook, lived at 127 V Street while teaching at Howard University between 1945 and 1961, when President Kennedy appointed him ambassador to Niger. Actor and dancer Chita Rivera grew up at 2134 Flagler Place in the 1940s, and comedian Jackie "Moms Mabley" lived at 1635 First Street (**Image 13**), a block from her friend Odessa Madre, a notorious local nightclub operator described by local newspapers as DC's Al Capone.³¹⁵

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

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Washington, D.C.

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Bloomington Historic District
Name of Property

Washington, D.C.
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 127.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.922381 | Longitude: -77.012095 |
| 2. Latitude: 38.922404 | Longitude: -77.009151 |
| 3. Latitude: 38.910882 | Longitude: -77.009183 |
| 4. Latitude: 38.912984 | Longitude: -77.014037 |
| 5. Latitude: 38.920681 | Longitude: -77.012095 |

Or

UTM References

Datum (indicated on USGS map):

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

AD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The Bloomington Historic District includes the 127.5-acre neighborhood bounded by Channing and Bryant Street on the north, Florida Avenue on the south, North Capitol Street on the east, and Second Street on the west.

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Mara Cherkasky, Historian; Sarah Jane Shoenfeld, Historian
organization: Prologue DC, LLC
street & number: 603 Rock Creek Church Road, NW
city or town: Washington state: DC zip code: 20010
e-mail: mara@prologuedc.com, sarah@prologuedc.com
telephone: 202-997-1542 (Mara); 202-441-7553 (Sarah)
date: March 21, 2017

Additional Documentation

Submit the following items with the completed form:

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Bloomington Historic District

City or Vicinity: Washington, D.C.

County: State: DC

Photographer: Kim Williams

Date Photographed: Various; 2017-2018

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

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

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

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

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

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

View looking northeast at north side of unit block of Bryant Street (39-45 Bryant Street NW)
6 of 42

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

View looking northwest at north side of unit block of W Street (47-63 W Street NW)
7 of 42

View looking northeast at intersection of 1st and V Streets showing corner building at 87 V Street NW
8 of 42

View looking northeast at north side of 100 block of Randolph Place (143-163 Randolph Place NW)
9 of 42

View looking southwest at intersection of 1st and W Streets NW at corner building at 100 W Street
10 of 42

View looking west along north side of 100 block of U Street NW (113-135 U Street NW)
11 of 42

View looking southeast along 100 block of south side of Rhode Island Avenue (120-128 Rhode Island Avenue NW)
12 of 42

View looking westerly at intersection at southwest corner of 1st Street and Rhode Island Avenue NW (1836 Rhode Island Avenue NW)
13 of 42

View looking easterly at group of houses on east side of 2nd Street at Thomas Street (1913-1921 2nd Street NW)
14 of 42

View looking southwest along west side of 2100 block of 1st Street NW (2112-2120 1st Street NW)
15 of 42

View looking south along west side of 2100 block of Flagler Place (2102-2134 Flagler Place NW)
16 of 42

View looking northwest along west side of 2200 block of 1st Street NW
17 of 42

View looking southwest along west side of 2200 block of 1st Street NW
18 of 42

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

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

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

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

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

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

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

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

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

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

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

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

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

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

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

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

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

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

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

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

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

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

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

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

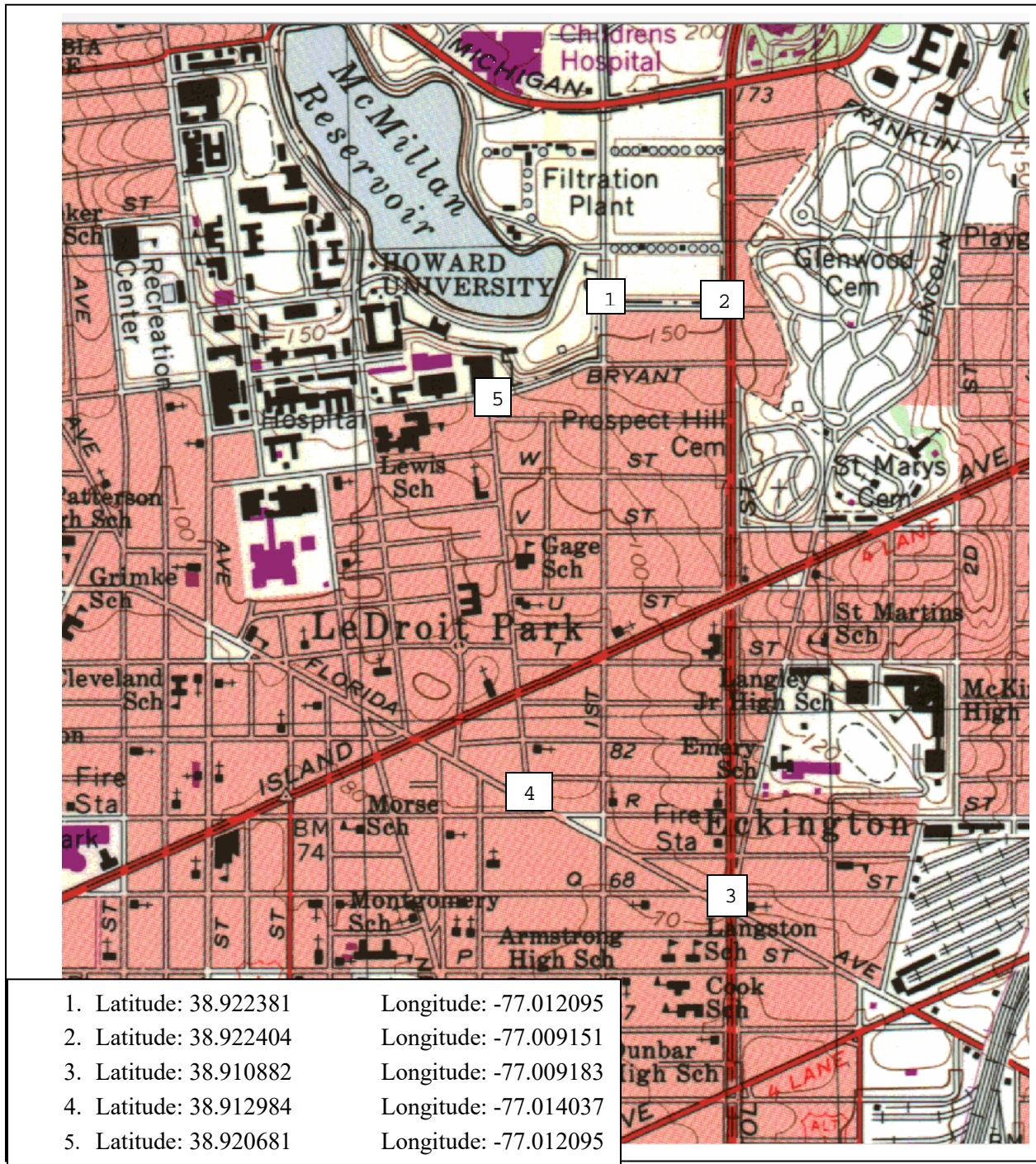
View looking northwest at Old Engine Co. 12 at North Capitol and Quincy Streets NW
41 of 42

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

Bloomington Historic District
Name of Property

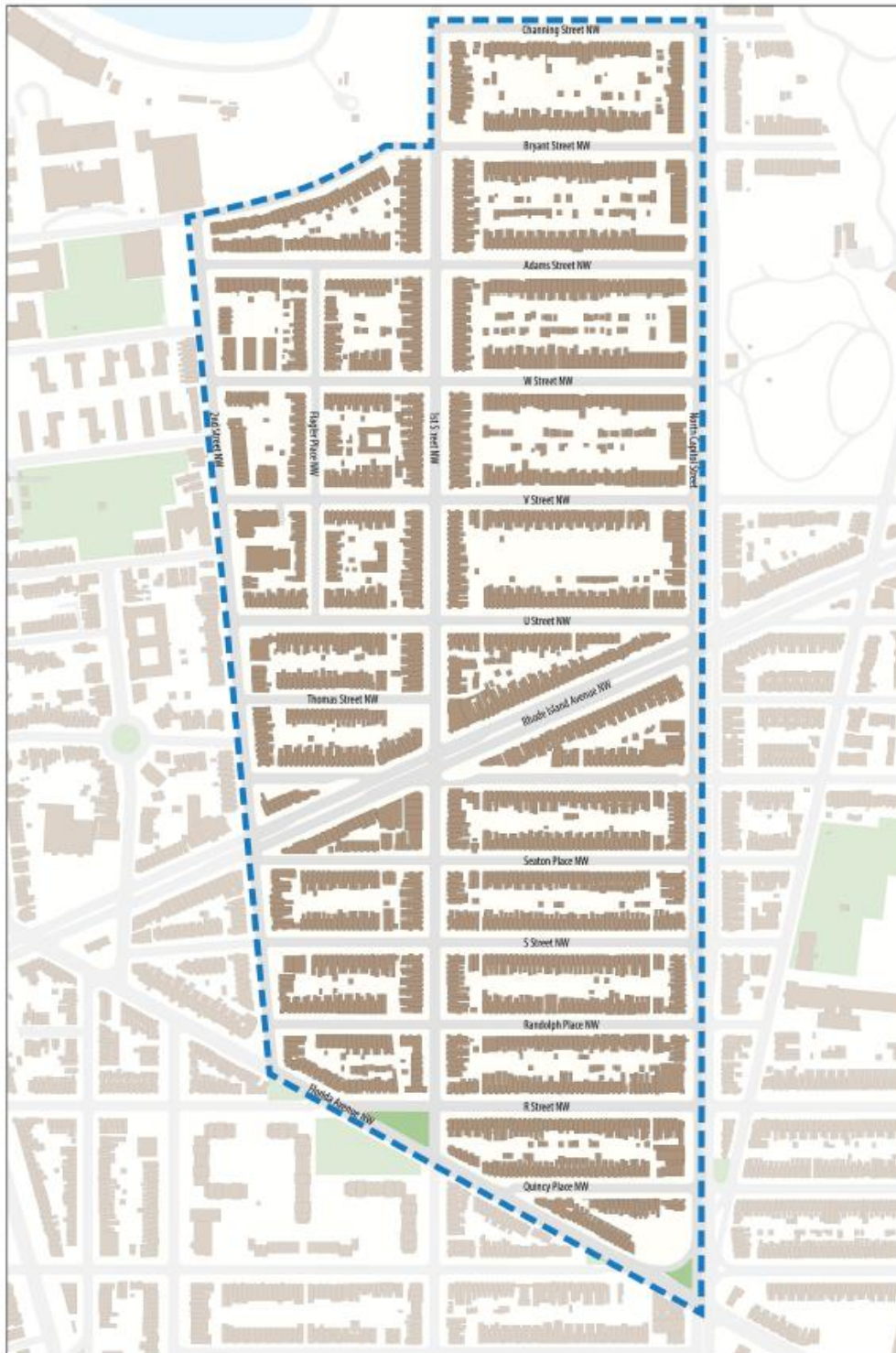
Washington, D.C.
County and State

Bloomington Historic District Vicinity Map (USGS Quads Washington West)



Bloomingdale Historic District
Name of Property

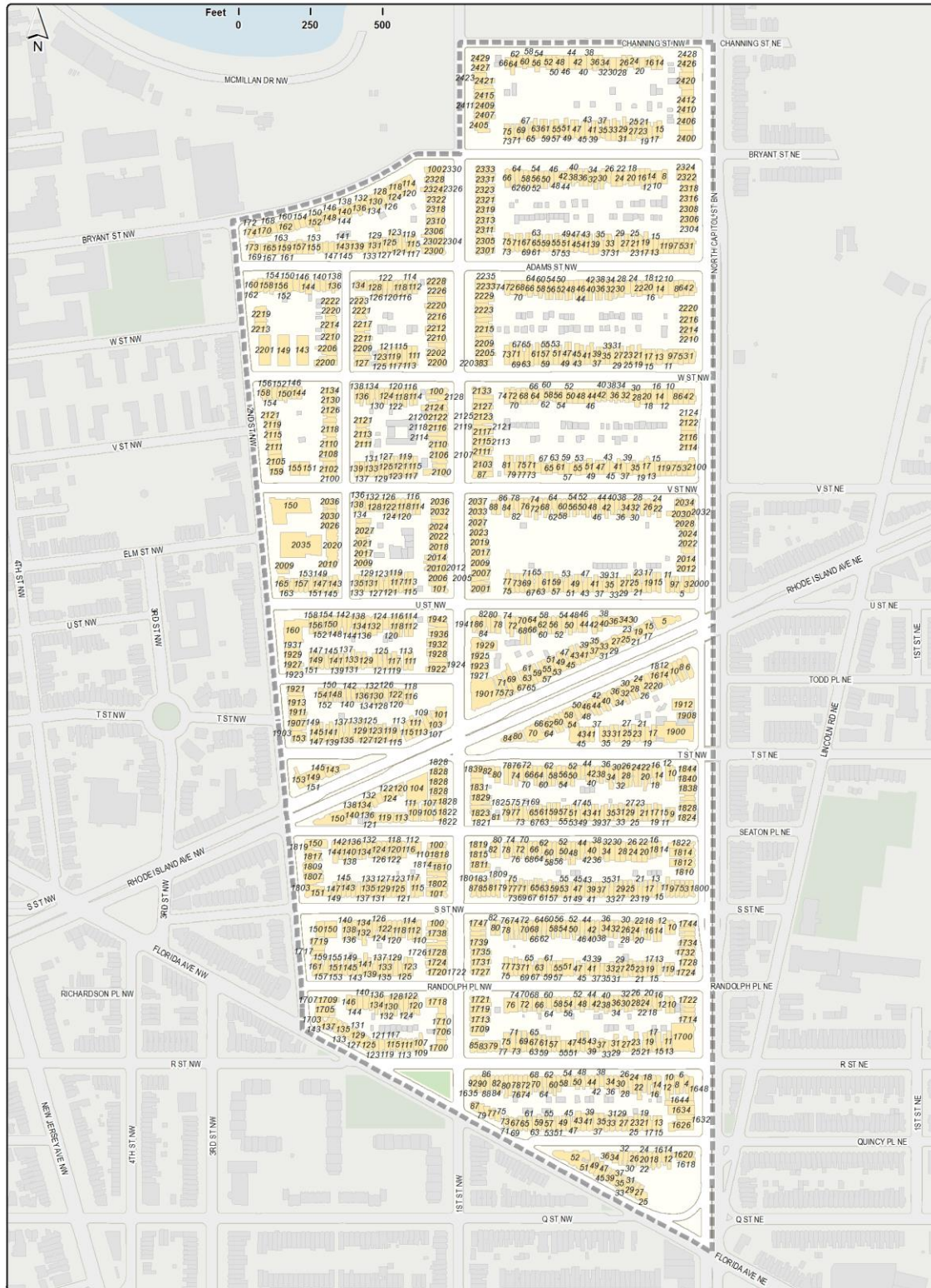
Washington, D.C.
County and State



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

Bloomington Historic District
Name of Property

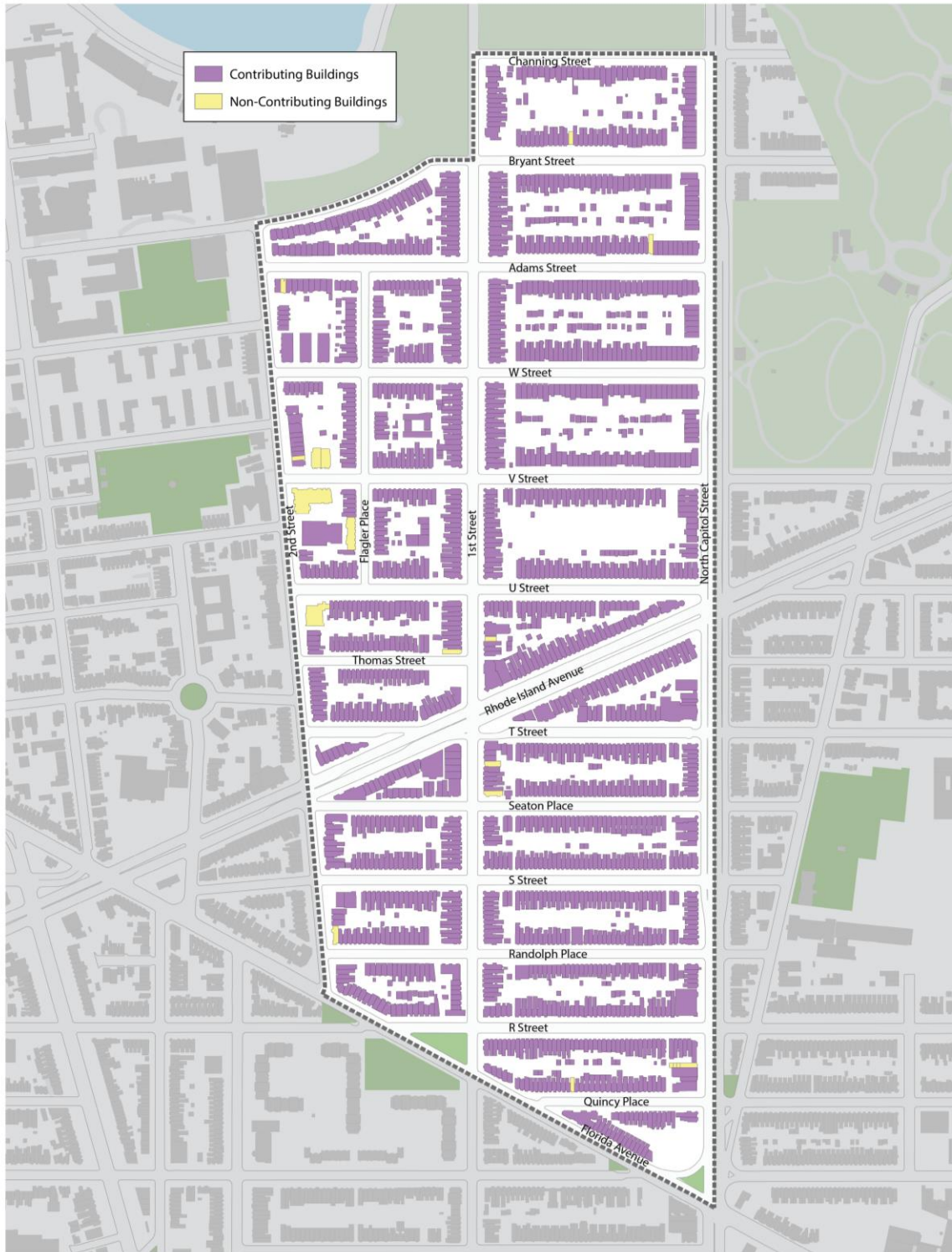
Washington, D.C.
County and State



Map of Bloomington Historic District showing building addresses

Bloomingdale Historic District
Name of Property

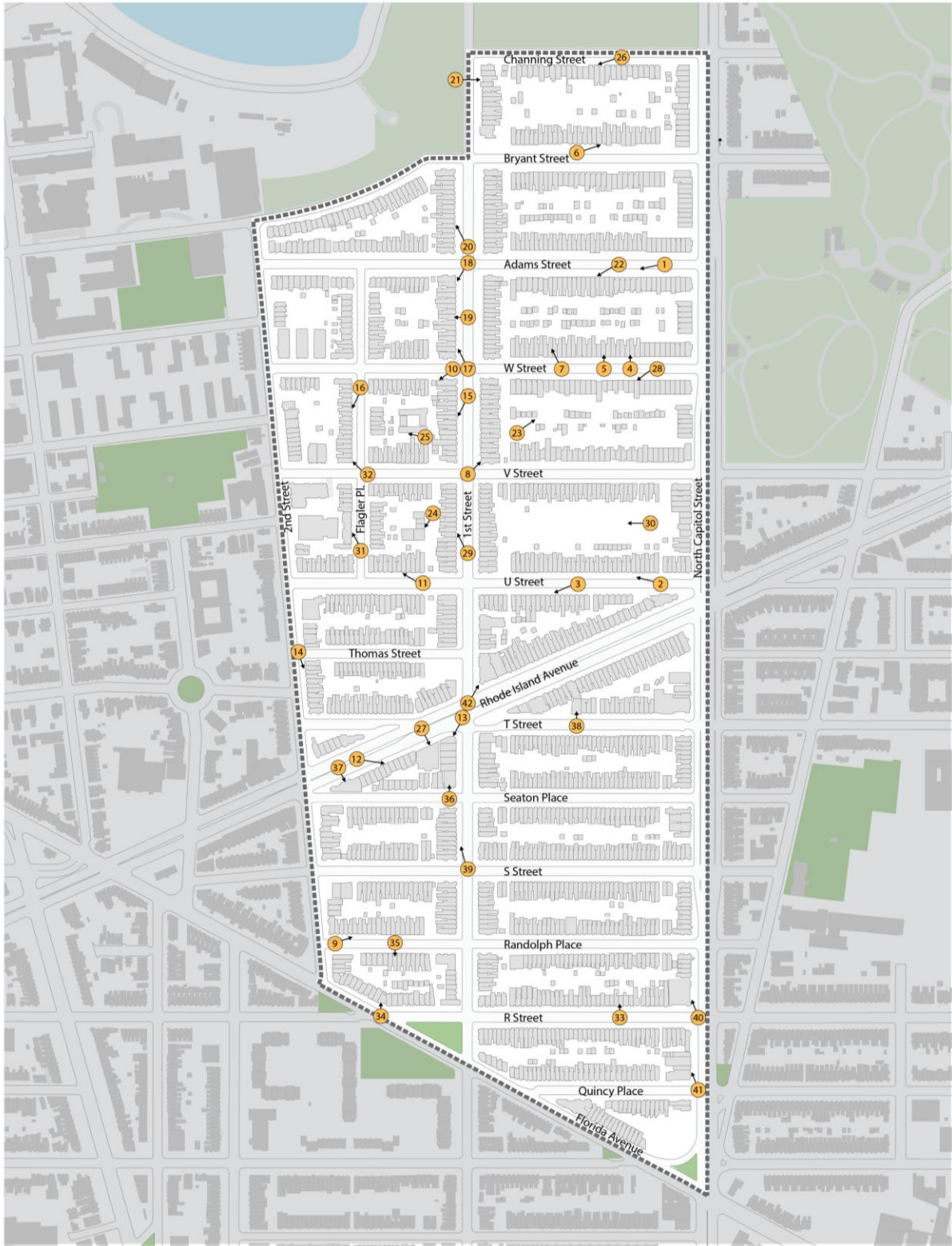
Washington, D.C.
County and State



Bloomingdale Historic District—Contributing/Non-Contributing Buildings

Bloomingdale Historic District
Name of Property

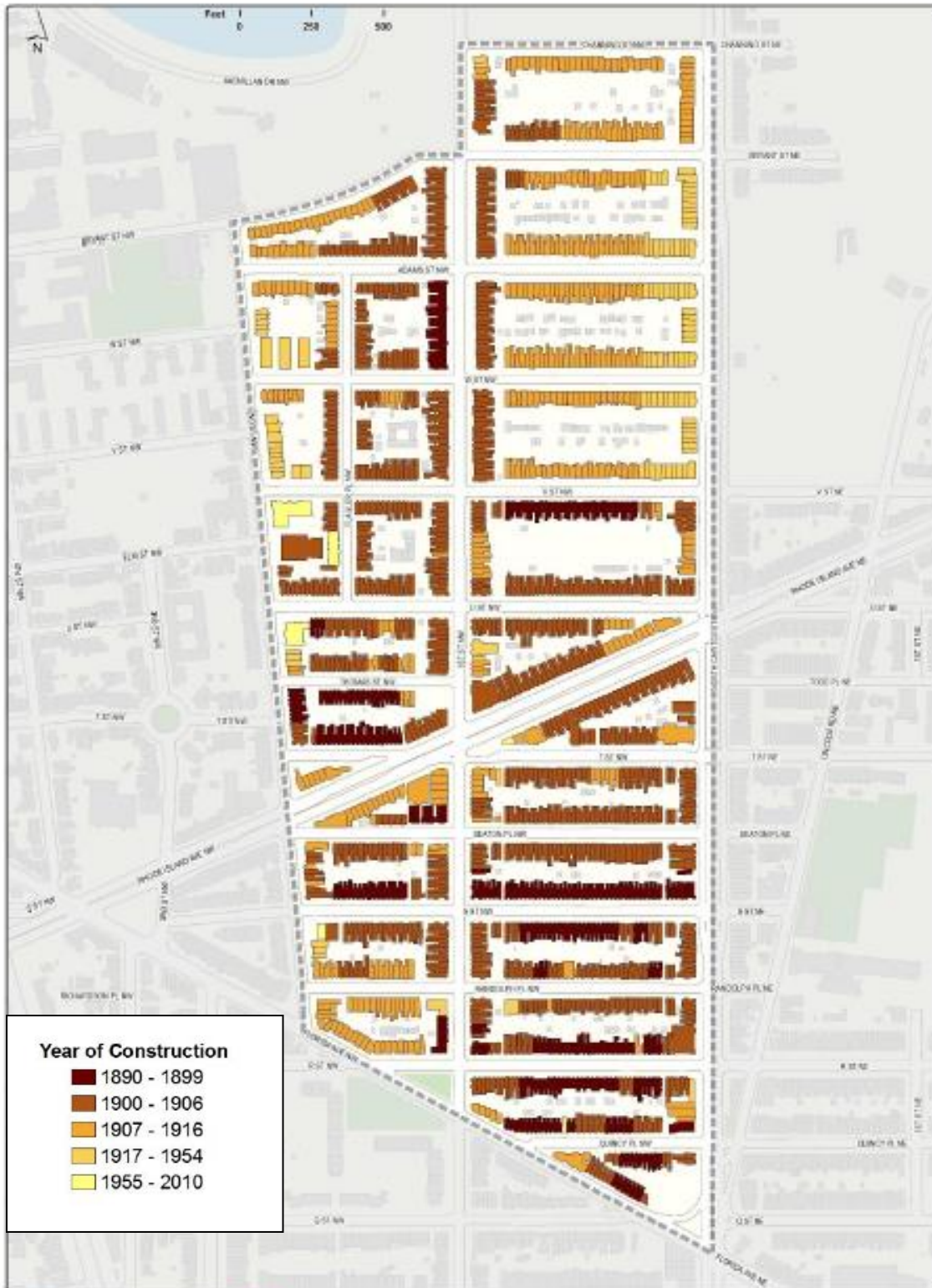
Washington, D.C.
County and State



Bloomingdale Historic District-Key to Photographs

Bloomington Historic District
Name of Property

Washington, D.C.
County and State



Map of Bloomington Historic District showing building development pattern

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

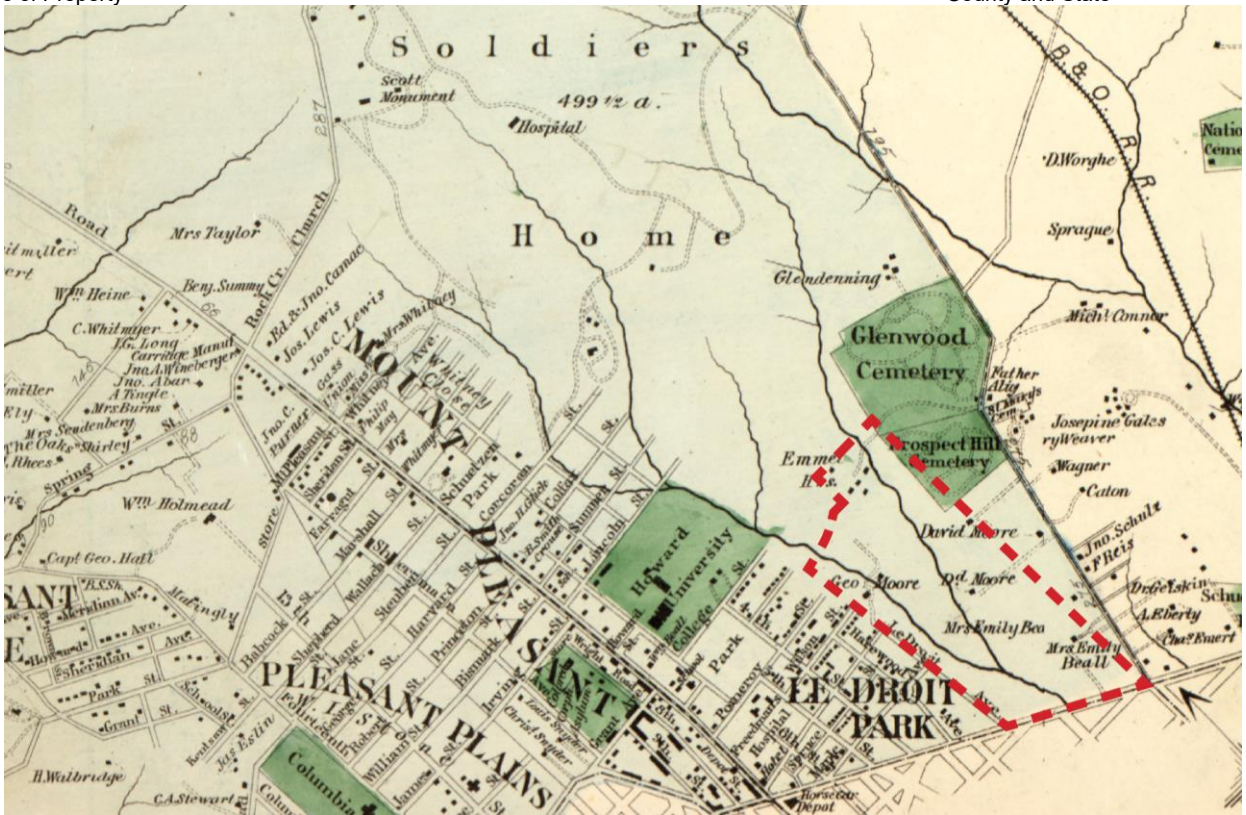


Image 1: Detail from 1879 G.M. Hopkins Map showing the area that would become Bloomington outlined in red. (From Library of Congress Geography and Maps Division)

Bloomington Historic District
Name of Property

Washington, D.C.
County and State

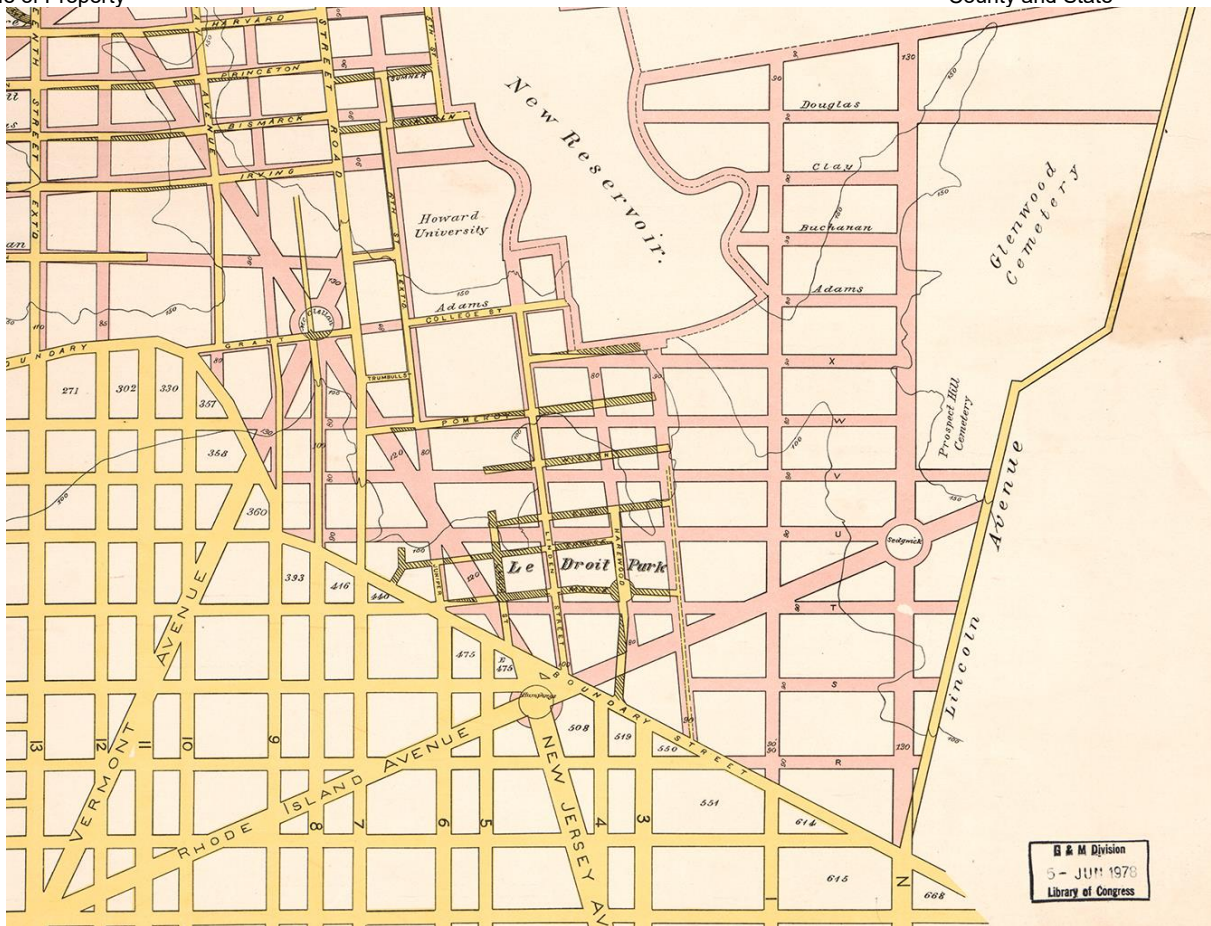


Image 2: Detail of an 1887 map that accompanied the report of the D.C. Commissioners on the extension of streets and avenues as part of Senate bill 2201, showing the area that would develop as Bloomington.

(From Library of Congress Geography and Maps Division)

Bloomingtonale Historic District
Name of Property

Washington, D.C.
County and State

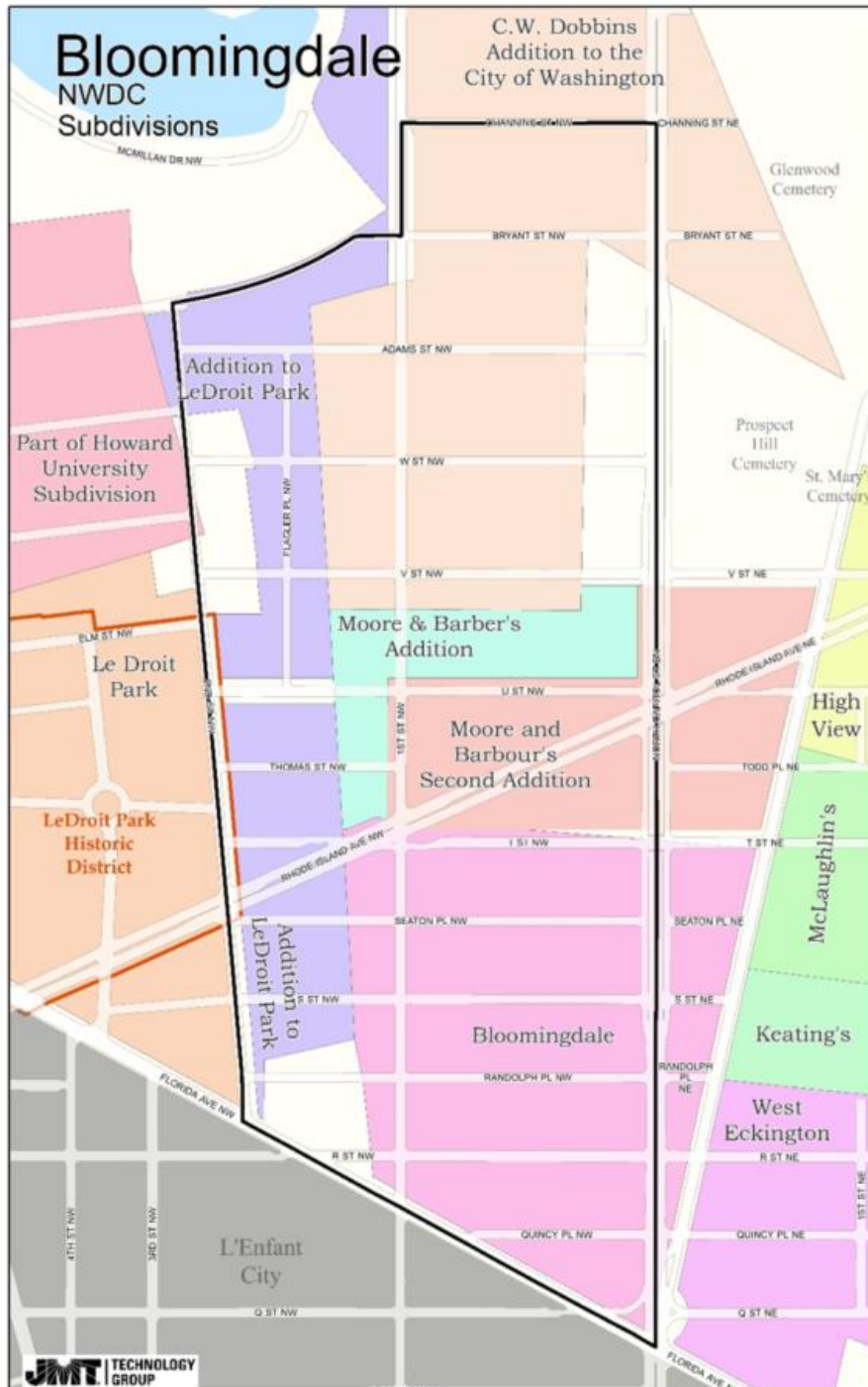


Image 3: Map showing the five subdivisions making up Bloomingtonale (historic district boundaries are drawn in black). The various subdivisions are Dobbins' Addition (1887); Bloomingtonale (1889); Addition to LeDroit Park (1891); Moore and Barbour's Addition (1899); and Moore and Barbour's Second Addition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

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State

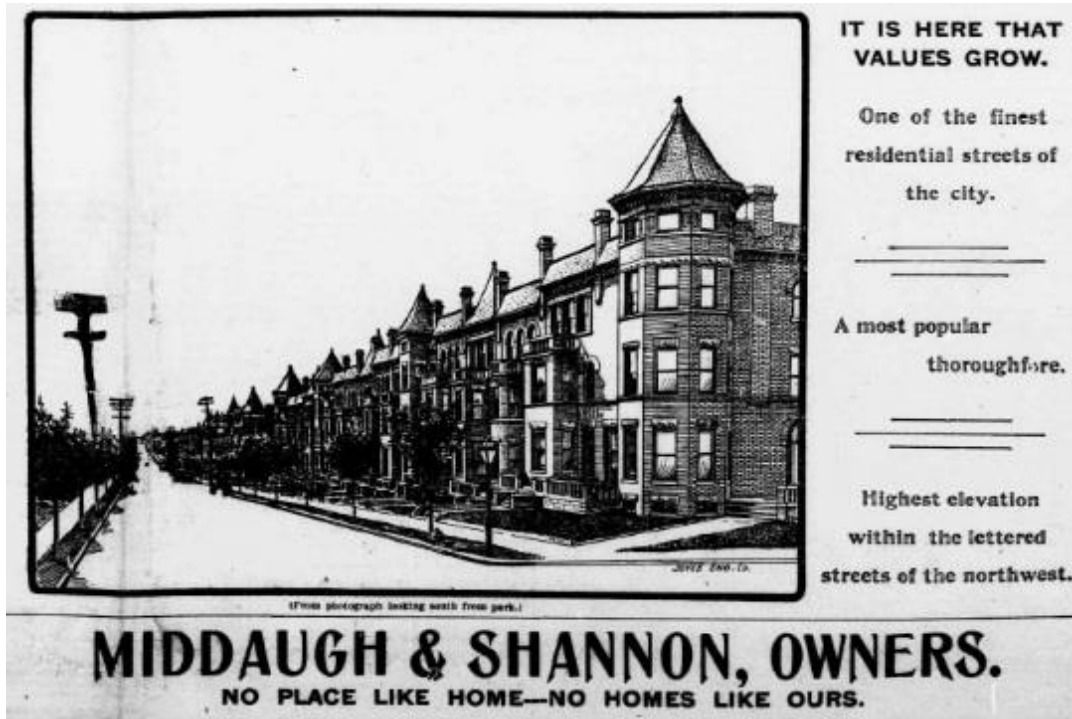


Image 4: 1902 advertisement for the east side of First Street, NW.
(From The Evening Star, October 15, 1902).



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

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State



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



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

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State



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



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

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State



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

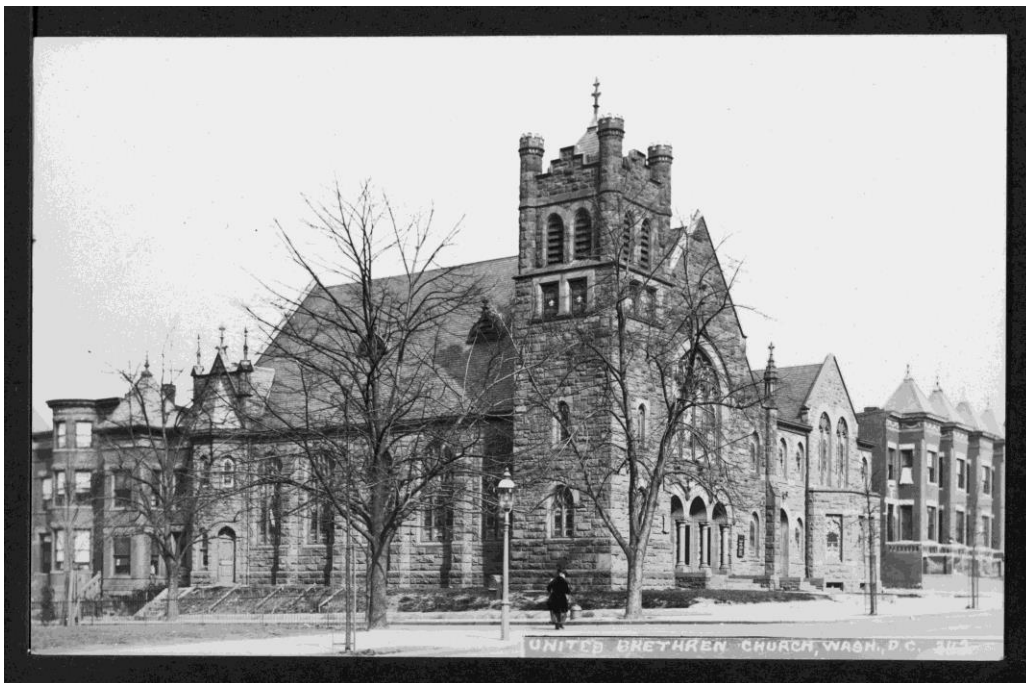


Image 11: United Brethren Church at North Capitol and R Streets NW
(From the D.C. Public Library, Washingtoniana Division)

Bloomingdale Historic District
Name of Property

Washington, D.C.
County and State



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



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

Bloomington Historic District
 Name of Property

Washington, D.C.
 County and State

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

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.
County and State

Name of Property				
141 R STREET NW	1891	Rowhouse		C
142 R STREET NW	1911	Rowhouse	Allard, Wm. C.	C
143 R STREET NW	1891	Rowhouse		C
144 R STREET NW	1911	Rowhouse	Allard, Wm. C.	C
145 R STREET NW	1891	Rowhouse		C
146 R STREET NW	1911	Rowhouse	Allard, Wm. C.	C
147 R STREET NW	1891	Rowhouse		C
148 R STREET NW	1911	Rowhouse	Allard, Wm. C.	C
149 R STREET NW	1891	Rowhouse		C
150 R STREET NW	1891	Rowhouse		C
151 R STREET NW	1924	Apartment Building	Medford, Thomas M.	C
SQUARE 3104				
100 S STREET NW Francis Blundon Residence	1901	Dwelling	Blundon, Francis, owner/builder	C
110 S STREET NW	1901	Rowhouse		C
112 S STREET NW	1901	Rowhouse		C
114 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
116 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
118 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
120 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
122 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
123 RANDOLPH PLACE NW	1910	Rowhouse	Allard, William C.	C
124 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
125 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
126 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
127 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
128 S STREET NW	1900	Rowhouse	Johnson, Joseph C.	C
129 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
130 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
131 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
132 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
133 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
134 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
135 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
136 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
137 RANDOLPH PLACE NW	1910	Rowhouse	Allard, Wm. C.	C
138 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
139 RANDOLPH PLACE NW	1910	Rowhouse	Allard, William C.	C
140 S STREET NW	1900	Rowhouse	Sunderland Bros.	C
141 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C
143 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C
145 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C
147 RANDOLPH PLACE NW	1905	Rowhouse	Allard, W. C.	C

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomingdale Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomingdale Historic District

Washington, D.C.

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

Bloomingdale Historic District

Washington, D.C.

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

Bloomingdale Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

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

Bloomingdale Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomingdale Historic District

Washington, D.C.

Name of Property

County and State

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

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.

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

Bloomington Historic District

Washington, D.C.
County and State

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

Bloomington Historic District

Washington, D.C.

Name of Property

County and State

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

Bloomington Historic District

Washington, D.C.

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

Bloomindale Historic District
 Name of Property

Washington, D.C.
 County and State

List of Secondary Buildings in Bloomindale Historic District—Contributing Only

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

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

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

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

¹ Also known as Goose Creek, an 1888 newspaper notes that “the Tiber proper was the aggregation of several small branches. One came from a spring known as Moore’s, near the head of 11th street west. . . .” However the next sentence refers to Moore’s spring as “near Rock Creek Church, the waters of which ran through the Beale property.” This spring may have been named for David Moore, who lived in this area.

² Garnett P. Williams, *Washington, D.C.’s Vanishing Springs and Waterways*, Geological Survey Circular 752 (U.S. Department of the Interior, 1977, 6-8 (<http://pubs.usgs.gov/circ/1977/0752/report.pdf>).

³ The earliest newspaper reference to the Beales in Bloomington is a Dec. 30, 1823, rental ad in the *National Intelligencer* for property “lately in the occupancy of George Beale.”

⁴ “Although Washington, L’Enfant, Ellicott and others saw great possibilities in Tiber Creek, its volume between 1800 and 1870 waned considerably. Col. Beale had a fish and bathing pond in the creek above Florida Avenue at Bloomington about 1850 and 1860... (James F. Duhamel, “Tiber Creek,” *Columbia Historical Society Records*, 1926, vol. 28, 212).” See also Williams, *ibid.*, 7, and *Evening Star*, May 12, 1888, 2.

⁵ Duhamel, *ibid.*, 223.

⁶ John Clagett Proctor, “Florida Avenue’s Pioneers,” *Sunday Star*, June 13, 1937, F2. Proctor writes specifically of the area around Moore’s Lane, named for the former landowner at this location, George Moore.

⁷ Duhamel, “Tiber Creek,” 209.

⁸ Maps accompanying the report of the operations of the Engineer Department of the District of Columbia for the fiscal year ended June 30, 1891 (Washington: GPO, 1892), No. 6: Water Supply & Distribution, at <https://www.loc.gov/resource/g3851fm.gct00191/?sp=6>; Williams, *ibid.*, 2; National Register of Historic Places Registration Form, McMillan Park Reservoir Historic District, 15, at <https://www.nps.gov/nr/feature/places/13000022.htm>.

⁹ Deed of Mortgage dated Sept. 21, 1820 and recorded Jan. 26, 1821, in Liber WB 1, 93-94; release dated Oct. 16, 1823 in WB 10 folios 149-150 (Land Records, DC Archives).

¹⁰ Deeds dated Nov. 13, 1823 in Liber WB 9, folios 195-197 and 199-200 (Land Records, DC Archives).

¹¹ An obituary for George Beale, Sr. says he died at George and Emily Beale’s residence. The advertisement for the grounds where he had lived appears in the same edition of the paper in which the obituary was printed. *National Intelligencer*, Dec. 30, 1823.

¹² On Jan. 1, 1847, the *National Intelligencer* announced the death, “on the 24th ultimo, at Bloomington,” of “‘Old Aunt Peggy,’ late the property of Mrs. Emily Beale.” The U.S. Census for 1860 shows Emily Beale’s household consisting of her 40-year-old son Truxton, his wife Mary, their five children, and 50-year-old William Stewart, identified as a “mulatto” servant. In 1862, Emily was among those who submitted a petition in accordance with Compensated Emancipation Act, which ended slavery in DC and provided slaveowners with up to \$300 per slave. Emily listed fifteen people, including Martha Gains and her four children. William Stewart was not listed (Petition of Emily Beale, 11 June 1862, Records of the Accounting Officers of the Department of the Treasury, 1775–1978, National Archives and Records Administration, Record Group 217.6.5, available at <http://civilwardc.org/texts/petitions/cww.00655.html>).

¹³ George Beale (b. 1792) was a Purser for the U.S. Navy, appointed July 24, 1813, and “was decorated with a Congressional Silver Medal for ... services ... on Lake Champlain on the 11th of Sept 1814 over a British Squadron of superior force. He died intestate 4 April 1835 in his 44th year at his ‘Bloomington’ estate in Washington and was buried in the Congressional Cemetery with a marker (*National Intelligencer*, April 6, 1835).”

¹⁴ “With the Rambler in Odd Nooks and Crannies About the City,” *Sunday Star*, April 26, 1914, 58.

¹⁵ *National Intelligencer*, June 4, 1861; *Evening Star*, June 28, 1866.

¹⁶ Kalorama Park Historic Site, National Register of Historic Places Registration Form, 18, at <https://www.nps.gov/nr/feature/places/pdfs/16000193.pdf>.

¹⁷ *Evening Star*, Jun 13, 1937. For Edward Beale’s close relationship with President Grant, see Stephen Bonsal, *Edward Fitzgerald Beale: A Pioneer in the Path of Empire, 1822-1903*, 299-303, at <https://archive.org/stream/edwardfitzgerald00bons/page/298/mode/2up/search/last+years>.

¹⁸ Bonsal, *ibid*; Ned Beale was the maternal grandfather of Edward “Ned” Beale McLean, husband of Evalyn Walsh McLean, see her memoir *Father Struck It Rich* (Boston: Little, Brown and Company, 1936) 190.

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

¹⁹ A 1912 obituary for Emily Beale's son George Nancrede Beale reported that he had "engaged in the development of Bloomington, which he inherited from his mother and was built up under his supervision. His wife and children were to inherit the property in Bloomington he still owned at the time of his death. (*Washington Post*, July 10, 1912).

²⁰ *National Intelligencer*, Dec. 27, 1817, 1; "Truxton Circle Hazard Is to End this Summer," *Evening Star*, March 24, 1947, p. 5.

²¹ Rayford Logan, *Howard University: The First Hundred Years, 1867-1967* (New York: NYU Press, 1969), 27-28.

²² *Evening Star*, July 9, 1868.

²³ Logan, 27-28.

²⁴ Logan, 91.

²⁵ Peter M. Kranz, "Dinosaurs of the District of Columbia," Washington DC: 2003 (dinosaurfund.org).

²⁶ *Washington Post*, Nov. 15, 1899; Moore birth and death dates from gravestones at Rock Creek Cemetery, Feb. 20, 2017, and from findagrave.com.

²⁷ *National Intelligencer*, Jan. 18, 1826, 1.

²⁸ Deeds recorded Aug. 1, 1839, grantors James Moore Senr & Thomas Havenner to John Moore, to David Moore, to James Moore Junr; deed recorded Aug. 15, 1839, same grantors, to Ann McDaniel; and deed dated Aug. 19, 1839, same grantors, to George Moore (DC Land Records, DC Archives).

²⁹ John Moore lived in Hancock, Maryland, and James Moore, Jr. operated a hog farm in Zanesville Ohio by 1834; he shipped lard, bacon, candles and soap to his DC store on Seventh Street, opposite the National Intelligencer offices. (*National Intelligencer*, June 16, 1840, 3; *National Intelligencer*, Feb. 26, 1835, 2.)

³⁰ The *Washington Post* reported on May 24, 1891, that George Moore's land consisted of 45 acres directly east of LeDroit Park from Boundary Street to the grounds of the Old Soldiers' Home.

³¹ According to a 1912 obituary for Elizabeth Moore, the Moores married in 1831 "and about 70 years ago moved into the homestead in which Mrs. Moore had since lived. The house then stood upon a 75-acre farm, on what was known as Moore's lane." (*Washington Post*, Feb. 19, 1912, 2).

³² "The Moore heirs have reserved for themselves an acre of ground surrounding the old homestead." (*Evening Star*, Feb. 19, 1912). The house appears on a 1907 real estate map (Baist's atlas of surveys of Washington, District of Columbia, 1907 (sq 3120), at <https://www.loc.gov/item/87675193>). Later maps show that the front part of the house was removed when Second Street was extended through the property, and that by 1919, the house had disappeared, but the outbuildings remained. An obituary for George and Elizabeth Moore's son, John A. Moore, reported he was a veteran hardware and feed merchant who had run a business 1913 7th Street NW for over 40 years. He lived at 3543 Warder Street NW, and was said to have been born in 1850 in a house that still stood in Glenwood Cemetery (*Evening Star*, Sept. 24, 1929). (Presumably this information is incorrect.)

³³ *Washington Post*, Nov. 21, 1887.

³⁴ *Washington Post*, May 22, 1891. Although not on earlier maps, a small property belonging to D.J. Saunders is shown on an 1891 map just east of the stream running through George Moore's land, where W Street would later be cut. It is bordered by LeDroit Avenue (Third Street) on the west, and otherwise surrounded by Moore's land, which was sold the same year this map was published (G.M. Hopkins, Map of the District of Columbia from official records and actual surveys, Philadelphia, 1891, at <https://www.loc.gov/item/87694342>).

³⁵ *National Intelligencer*, Oct. 30, 1838 and Sep. 25, 1843.

³⁶ A local newspaper reported that "the old Moore mansion" stood "at the corner of North Capitol and T Streets northwest," and after the Moores died, was used to house a Catholic Sunday school and St. Martin's Catholic Church. The church still stands at this location ("New Bloomington Parish," *Washington Times*, Oct. 7, 1901, 3).

³⁷ A resident of "David Moore's farm, near Glenwood Cemetery, placed an ad for a lost cow in the *Washington Star* on Oct. 2, 1867. Moore later placed a newspaper ad seeking a tenant for his "dairy farm of 20 acres, located near Glenwood Cemetery (*Evening Star*, May 3, 1878)."

³⁸ For David Moore's will, see *Evening Star*, Dec. 14, 1883. Other than the land and buildings he owned near the Bloomington estate, Moore's only other property was said to be a storehouse at Sixth Street and Pennsylvania Avenue NW. However the *Washington Post* later mentioned his estate including "other valuable property in the city." The same article cited his farm as consisting of 30 acres (*Washington Post*, Dec. 12, 1897).

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

- ³⁹ James Moore's children were Francis Moore, Sarah Moore Davidson, and Josephine Bridget Moore.
- ⁴⁰ *Washington Post*, Dec 14, 1893; *Evening Star*, March 9, 1896 and Jan. 4, 1897.
- ⁴¹ *Washington Post*, Dec. 12, 1897.
- ⁴² *Evening Star*, March 5, 1895. On Dec. 21, 1897, the *Star* reported that an attorney for Barbour's nephews, now half-owners of the undivided tract lying immediately north of T Street extending from Lincoln Avenue to LeDroit Park, wrote to city commissioners to inquire by what authority First Street had been cut through their property. The District's attorney concluded their title was "not good," presumably because the title was not in their name at the time the street was cut.
- ⁴³ "Death of Mrs. Annie E. Barbour," *Washington Post*, Nov. 15, 1899.
- ⁴⁴ *Washington Post*, Dec. 30, 1900.
- ⁴⁵ Brick from the Moore mansion was advertised for sale by James F. Barbour in the *Evening Star* on May 31, 1902.
- ⁴⁶ *Evening Star*, Aug. 8, 1869. Emmert sold his confectionery in early 1852 (*Daily American Telegraph*, Feb. 27, 1852).
- ⁴⁷ *Georgetown Advocate*, June 15, 1847, 1.
- ⁴⁸ *Georgetown Advocate*, August 10, 1841, 3.
- ⁴⁹ "Affairs in Georgetown," *Evening Star*, August 6, 1867, 3.
- ⁵⁰ *National Intelligencer*, Oct. 10, 1841, 1.
- ⁵¹ *Evening Star*, Feb. 27, 1857, 3.
- ⁵² Petition of Wm Emmert, 19 May 1862, Records of the Accounting Officers of the Department of the Treasury, 1775–1978, National Archives and Records Administration, Record Group 217.6.5, available at <http://civilwardc.org/texts/petitions/cww.00287.html>.
- ⁵³ Emmert's house was also advertised as adjoining Glenwood Cemetery and Howard University. Inquiries were to be directed to E.H. Emmert, Administrator (*Evening Star*, May 14, 1870, 2).
- ⁵⁴ Caroline Dobbins was also named as the executor of her father's estate, but declined to serve in this capacity (*Evening Star*, Aug 31, 1869, 1 [col 7, top]).
- ⁵⁵ That same year Dobbins bid on (but presumably did not win) the contract to build a new Centre Market building downtown (*Daily National Intelligencer*, March 16, 1860, 1).
- ⁵⁶ Ancestry.com 1870 Census, in which Dobbins is identified as "Richard J. Dottin."
- ⁵⁷ History of St. Patrick's Church (Washington, DC, 1933), 47.
- ⁵⁸ The land was said to have been "deeded" to the church by Ann Cazeneve, a daughter of Notley Young, in 1808, solely for use as a cemetery (*Evening Star*, Nov. 20, 1889).
- ⁵⁹ History of St. Patrick's Church (Washington, DC, 1933), 47; *Washington Post*, June 8, 1895, 10.
- ⁶⁰ *Evening Star*, Jan. 20, 1885.
- ⁶¹ *Washington Post*, Oct. 27, 1889; On June 26, 1889, the *Evening Star* reported that R Street would be extended through the abandoned cemetery. This extension is visible on the Hopkins real estate map published in 1891 (<https://www.loc.gov/item/87694342>).
- ⁶² *Evening Star*, Oct. 31 and Nov. 20, 1889 and April 16, 1894; *Washington Post*, Nov. 21, 1889 and March 28, 1895, 10.
- ⁶³ *Washington Post*, June 8, 1895.
- ⁶⁴ "Graves Give Up the Dead," *Washington Times*, June 25, 1895, 2.
- ⁶⁵ U.S. Soldiers' and Airmen's Home, National Register of Historic Places Inventory – Nomination Form, at <http://focus.nps.gov/pdfhost/docs/NRHP/Text/74002176.pdf>.
- ⁶⁶ Historic Preservation Review Board, Historic Landmark Case No. 15-24, March 24, 2016. For a discussion of the extension of Michigan Avenue and proposals to extend other roads through the cemetery, see pages 121-26 of the nomination.
- ⁶⁷ http://www.prospecthillcemetery.org/Historical_Perspectives.html. See also Jean Crabill, "The Immigrants and Their Cemetery: The Story of Prospect Hill."
- ⁶⁸ <http://www.eckingtondc.org/EckingtonHistoryBrochure.pdf>; ⁶⁸ John DeFerrari, *Capital Streetcars: Early Mass Transit in Washington, D.C.* (The History Press, 2015), 87. The *Evening Star* reported about Eckington on June 1, 1889 (page 6), that "the hills have huge pieces chopped out of them, and their slopes and summits have been

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

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

⁶⁹ DeFerrari, *Capital Streetcars*, 89. The Eckington & Soldiers Home Railway opened in October 1888 and ran as far as Fourth & T streets NE by May 5, 1889, according to an *Evening Star* article of that date. The article states the line was now being extended east on Fourth Street to Bunker Hill Road.

⁷⁰ Fort Campbell's 900-bed hospital was at Boundary Street between 5th and 6th Streets. Harewood Hospital (9,000 beds) was on William Corcoran's farm near what would become the Old Soldiers Home (<http://www.pacw.roots.com/pacw/hospitals/dchospitals.html>).

⁷¹ LeDroit Park was originally built with a fence around it, which prevented African-American neighbors from Howardtown from passing through. But soon after the fence came down in 1891 (in part because the city otherwise refused to provide sewers or other improvements to the neighborhood), African Americans began moving in (Cultural Tourism DC, *Worthy Ambition: LeDroit Park/Bloomington Heritage Trail*, 2013).

⁷² On March 4, 1888, the *Washington Post* reported that Prospect Hill Cemetery's vacant land had been platted for building lots in 1886, and that the German [Evangelical] Association had given the District Commissioner permission to run North Capitol Street through this section. But "a majority of the 2,000 lotholders protested, and when they found the grounds invaded procured an injunction." (See also, *Washington Post*, Jan. 5, 1888.) This land is shown on the 1896 and 1903 Baist real estate map (vol. 3) as still in possession of Prospect Hill Cemetery and undivided into lots.

⁷³ "Streams Which Trickled Through the Streets Half a Century Ago," *Evening Star*, May 12, 1888, 2.

⁷⁴ The first houses built in Dobbins' Addition were along the south side of V Street's unit block and along the west side of First Street between W and Adams Streets.

⁷⁵ *Washington Post*, April 4, 1906, Feb. 17, 1907 and Sep. 23, 1908. *Annual Report of the District Commissioners*, 1909, vol. 2, 32.

⁷⁶ While houses along Quincy Place's north side are set back from the lot line, those along the south side are not.

⁷⁷ *Evening Star*, Feb 19, 1912. The house appears on a 1907 real estate map (Baist's real estate atlas of surveys of Washington, District of Columbia, 1907 (sq 3120), at <https://www.loc.gov/item/87675193>).

⁷⁷ *Washington Post*, Nov. 21 1887.

⁷⁸ *Sunday Herald and National Intelligencer*, May 24, 1891. A second plat for the subdivision Addition to Le Droit Park, filed on October 20, 1892, resubdivided some of the lots in this section but did not include any additional land (Matthew B. Gilmore and Michael R. Harrison, "A Catalog of Suburban Subdivisions of the District of Columbia, 1854-1902)," *Washington History* (Fall/Winter 2002), 46.

⁷⁹ *Evening Star*, March 30, 1895, 21.

⁸⁰ *Ibid.*

⁸¹ Michael R. Harrison, "The 'Evil of the Misfit Subdivisions': Creating the Permanent System of Highways of the District of Columbia," *Washington History* (Spring/Summer 2002), 40-42. Harrison notes that the *Evening Star* reported on April 30, 1887, that there were 43 non-conforming subdivisions and that about a quarter of this acreage lay immediately along Boundary Street; *Annual Report of the Commissioners of the District of Columbia*, 1889, 258-59, at

https://archive.org/stream/Executive_Documents_House_of_Representatives_1889/Executive_Documents_House_of_Representatives_1889/Images#page/n295/mode/2up/search/district+commissioners.

⁸² Harrison, 39.

⁸³ Harrison, 42.

⁸⁴ Frederick Gutheim and Antoinette Lee, *Worthy of the Nation, Washington, DC, from L'Enfant to the National Capital Planning Commission*, 115-116; Harrison, 47.

⁸⁵ Harrison, 47. *Annual Report of the Commissioners of the District of Columbia*, 1894, 562.

⁸⁶ The Highway Act also created a separate commission consisting of the Secretaries of War and Interior and the Chief of Engineers, responsible for approving each section of the new street system (Harrison, 43-44).

⁸⁷ *Annual Report of the Commissioners of the District of Columbia*, 1894, 74. *Evening Star*, March 5, 1895; *Washington Post*, Feb. 27, 1897. In February 1898, the *Star* reported that Moore's heirs had agreed to waive the \$21,078 they were owed by the city for their land, in exchange for the improvements to the property that would

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

result from the completion of this section of North Capitol Street, and for not being assessed for these improvements. The court had directed the District Commissioners to "improve said streets by grading the same the entire width thereof, laying water mains, granite curb, granolithic sidewalk and sewers ("Opening North Capitol Street," *Evening Star*, Feb. 7, 1898, 2)."

⁸⁸ The City and Suburban Railway Company received a permit to extend its North Capitol Line to Michigan Avenue on July 1, 1899 and opened about August 1, 1900 (*Evening Star*, "Fails to Bond Rails," Aug. 2, 1900 and "Recommends Continuance: Response to Request for Better Service on Railway," July 4, 1900).

⁸⁹ *Evening Star*, July 2, 1903.

⁹⁰ On March 30, 1895 (page 21), the *Evening Star* reported that David Moore's land was "practically the last of the land adjoining the bounds of the city which remains to be cut up into city lots."

⁹¹ "Real Estate Market...," *Washington Post*, Dec. 30, 1900, 14.

⁹² "Real Estate Market: Properties Purchased for the Union Railway Station," *Washington Post*, Nov. 9, 1902, 34.

⁹³ In December 1889, the *Evening Star's* announcement that a "large block of the subdivision known as Bloomington" had been purchased for development noted that R Street had already been paved east of Lincoln Road and west of Florida Avenue ("Real Estate Gossip," *Evening Star*, Dec. 15, 1889, 15). By 1891, R, Randolph, S and T streets were cut through and paved with macadam between North Capitol Street and Lincoln Road. First Street and Lincoln Road were also macadamized up to T Street and graveled all the way to Michigan Avenue (Maps accompanying the report of the operations of the Engineer Department, No. 5: Sewers, at <http://www.loc.gov/resource/g3851fm.gct00191/?sp=5>).

⁹⁴ *Annual Report of the Commissioners for the District of Columbia*, 1894-1895, 13. The Commissioners' report for 1896 (page 59) noted that the Eckington Valley sewer had been completed.

⁹⁵ The sewers in Block 8 consisted of 202 feet of 10-inch pipe, 174 feet of 12-inch pipe, 147 feet of 15-inch pipe, 120 feet of 18-inch pipe, and 120 feet of 24-inch pipe (*Annual Report of the Commissioners*, 1894-1895, 678).

⁹⁶ The sewers on Quincy Place consisted of 234 feet of 12-inch pipe and 330 feet of 15-inch pipe (*Annual Report of the Commissioners*, 1894-1895, 680).

⁹⁷ G.M. Hopkins & Co., Supplement, Real Estate Plat-Book of Washington, District of Columbia, vol. 3, 1896, plate 12, <http://digdc.dclibrary.org/cdm/compoundobject/collection/DCPublicM01/id/165>. The map also shows a stream flowing south between Second and Third streets. No houses were built on V Street's unit or 100 blocks until 1899. W and Adams streets were developed beginning in 1901 and 1905, respectively.

⁹⁸ In the summer of 2001, more than 3,000 DC properties were damaged by flooding, with Bloomington being especially hard hit (Andrew DeMillo, "A Confluence of Causes: Ailing Sewers, Heavy Rainfall, Low Elevation Fueled Damage" *Washington Post*, Aug. 19, 2001, C1). Mike DeBonis, "D.C. has a plan for flood relief," *Washington Post*, Dec. 7, 2012, B1.

⁹⁹ Harrison, 28.

¹⁰⁰ "An Old Cemetery Doomed: The Cardinal Consents to the Removal of Bodies in Old St. Patrick's," *Washington Post*, March 28, 1895, 10.

¹⁰¹ *Annual Report of the Commissioners of the District of Columbia*, 1888, 257-58; *Baist's real estate atlas of surveys of Washington*, 1903; "Streets in Suburb," *Evening Star*, Oct. 19, 1904, 11.

¹⁰² Alleys outside the old city and Georgetown were required to be at least 20 feet wide and 75 feet long, with entrances from the street at least 12 feet wide. Lots facing alleys were not to be developed (*Ibid.*, 258).

¹⁰³ G.M. Hopkins & Co., vol. 3, 1896, plate 6, at <http://digdc.dclibrary.org/cdm/compoundobject/collection/DCPublicM01/id/165>. Harrison notes that North Capitol Street's extension to the Soldier's Home was the result of a Congressional act to this effect, and that streets were commonly extended one at a time based on appeals from concerned citizens (Harrison, 35).

¹⁰⁴ "Real Estate Market," *Washington Post*, Dec. 30, 1900, 14.

¹⁰⁵ "Citizens Association Representing Bloomington and Le Droit Park," *Evening Star*, Feb. 3, 1903, 10.

¹⁰⁶ "Residents of Eckington and Vicinity Left in Darkness," *Evening Star*, March 21, 1896, 8.

¹⁰⁷ Washington Heights Historic District, National Register of Historic Places Registration Form, 49.

¹⁰⁸ Historical Building Permits Database (DC HPO); *The Report of the Commissioners of the District of Columbia for the Year Ended June 30, 1898* (vol. I, 24) noted that 21 new buildings had been built in Bloomington that year, and

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

were assessed at \$28,700 or, on average, \$1,367 apiece. Harrison writes that “the revised map of section one [Rock Creek Park to North Capitol Street] was completed and recorded February 11, 1899,” and that after the maps for each section were completed, they were displayed at the District Building for public comment (Harrison, 49). In year ending June 30, 1900, the number of new buildings in Bloomington was 80, assessed at \$131,800, or \$1,648 on average. Dobbins’ Addition had 15 new buildings, assessed at \$41,600, or \$2,773 on average. By comparison, the average assessment for new buildings in Columbia Heights the same year was \$3,610. *Report of the Commissioners for the District of Columbia, 1900, 50.*

¹⁰⁹ Harrison, 52; Thos. J. Fisher and Co., Map of the District of Columbia showing permanent system of highways (Washington: 1900), at <http://www.loc.gov/item/87695628/>.

¹¹⁰ “Eckington Their Care,” *Washington Post*, Jan. 16, 1896, 12; “Real Estate Transfers,” *Washington Post*, Aug. 29, 1889, 8; Nov. 26, 1889, 7; Dec. 8, 1900, 12; Sept. 29, 1910, 5).

¹¹¹ Historical Building Permits Database (DC HPO). Along the unit block of R Street NW, permits were issued for 22 houses in 1892. Permits were issued in 1893-94 to Edward Kern (owner/architect) for 12 houses at 25-53 R Street and to George Beale for three houses at 64-68 R Street.

¹¹² Historical Building Permits Database (DC HPO); *Washington Post*, Dec. 31, 1899.

¹¹³ Kent Boese, “Establishing Park View – Part II: Developer Middaugh & Shannon,” at <http://parkviewdc.com/2015/08/25/establishing-park-view-part-ii-developer-middaugh-shannon>.

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

¹¹⁵ In 1871, the District government declared, “it shall be lawful to extend bay windows a distance of four feet beyond the building line (Sally Berk, Wardman’s Washington: Bloomington panel, at <http://wardmanswashington.com/wp-content/uploads/2014/04/Panel-2-Bloomington.pdf>).

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

¹¹⁷ DC Architects Directory (DC HPO).

¹¹⁸ Palmer was a noted architect of churches (including a Mission style church in Brandywine, MD on the National Register and several in DC) and of Naval Lodge No. 4, a Masonic lodge at 330 Pennsylvania Ave SE (DC Architects Directory).

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

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

¹²¹ *Evening Star*, July 15, 1899, 13. In 1877-1899, Ray Middaugh built a total of 90 houses, including long rows along the unit blocks of Florida Avenue, S Street, and Randolph Place; the 100 block of S Street; and First Street’s 2200 block. He built several shorter groupings along R Street’s unit block and a row of five houses at 1737-1747 First Street.

¹²² William Shannon began his career as a page for United Press on the floor of the House and Senate, and later worked as a messenger for the *Evening Star* and as a printer (Kent Boese, “Establishing Park View—Part II: Developer Middaugh & Shannon,” at <http://parkviewdc.com/2015/08/25/establishing-park-view-part-ii-developer-middaugh-shannon/>).

¹²³ *Evening Star*, Nov. 30, 1901.

¹²⁴ DC Architects Directory (Thomas M. Haislip).

¹²⁵ Boese, *ibid.*

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

¹²⁷ 20-34 Seaton (8 buildings) are listed in permits dbase as housing two families each. 45-43 Quincy (5 buildings) are also listed as housing 2 families each.

¹²⁸ “Real Estate News of Washington,” *Washington Times*, Dec. 17, 1905, 3.

<http://chroniclingamerica.loc.gov/lccn/sn84026749/1905-12-17/ed-1/seq-45>

¹²⁹ DC Architects Directory (DC HPO).

¹³⁰ DC Architects Directory.

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

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

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

¹³³ DC Architects Directory (DCC HPO).

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

¹³⁵ "F. A. Blundon, Realty Dealer, Is Dead at 72," *Washington Post*, July 15, 1939, 5. Blundon's cows were reported to have supplied milk to Walter Reed Army Hospital during World War I ("End of an Age: Remnant of Civil War Era Farm Will Become a Forest Glen," *Washington Post*, July 9, 1982, B1); KPW.

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

¹³⁷ U.S. Census, 1900.

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

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

¹⁴⁰ DC Architects Directory (DC HPO).

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

¹⁴² DC Architects Directory (DC HPO).

¹⁴³ DC Architects Directory; Historical Building Permits Database

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

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

¹⁴⁶ Interviews by Sarah Shoenfeld with Annice Wagner and others for *Worthy Ambition*. Wagner, who grew up on the 1700 block of First Street in the 1940s and 50s, recalled Ambrogi Biagio's delicatessen (remembered by her and other mid-century black residents as B. Ambrogi's) at 238 Rhode Island Avenue as one of the few places African Americans were permitted to sit at the lunch counter, and that as a result, all of its customers were African American. Nevertheless, Mr. Ambrogi signed a petition to prohibit African Americans from buying or renting buildings on this block; he may have been pressured to do so. (DC Recorder of Deeds, Document no. 192508120068).

¹⁴⁷ Wagner recalled a black-owned pharmacy at 143 Florida Avenue as another establishment where African Americans could eat lunch. Alma D. Johnson was listed as the owner here in directories for 1929 and 1940, and druggist Emmitt Johnson lived here along with daughter Alicia N. Johnson in 1940 (U.S. Census).

¹⁴⁸ Wagner recalled a Dr. Crockett practicing out of his home on this block, and Dr. Joseph C. Brazier lived at 1801 First Street (Boyd's Directory, 1954). A number of other black doctors practiced out of English basements on First Street just south of here, and especially along the north side of Florida Avenue between Second and Sixth streets (Sarah Shoenfeld's research for *Worthy Ambition*).

¹⁴⁹ *Worthy Ambition*.

¹⁵⁰ The store at 2007 First Street housed William M. Rector's grocery in 1915, George J. Motter's grocery by 1920 and through at least 1925, a Sanitary Grocery by 1930 through at least 1940, and A&L Market by 1948 through at least 1960.

¹⁵¹ Albert and Marie Sommerwerck owned the bakery at 1644 North Capitol Street by 1920. Paul J. Kientz owned it by 1925 and William Hurlebaus owned it by 1930 and through 1948 or later. By 1954, and through at least 1960, the bakery was called Truxton's.

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

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

¹⁵⁴ Although laws passed in the early 1870s prohibited racial discrimination by DC theaters, restaurants and hotels, the laws disappeared from DC's legal code by 1901. The 1953 Supreme Court case *District of Columbia v. John R. Thompson Co.* ended legal support for segregation in DC's public accommodations (Thompson's Restaurant Site, African American Heritage Trail, Cultural Tourism DC, at <https://www.culturaltourismdc.org/portal/thompson-s-restaurant-site-african-american-heritage-trail>).

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

¹⁵⁶ *Ibid.*

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

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

- ¹⁵⁸ Robert K. Headley, *Motion Picture Exhibition in Washington, D.C.* (1999), 227.
- ¹⁵⁹ Interview for *Worthy Ambition*.
- ¹⁶⁰ "Are Building Many Houses: Architects Busy Designing Residences for Opulent Citizens," *Washington Post*, Feb. 5, 1893, 7.
- ¹⁶¹ A police census counted 239 white and 22 colored residents of the Bloomington subdivision in 1895 (*Report of the Commissioners for the District of Columbia*, 1895, 545).
- ¹⁶² The 1897 police census counted 396 white and 8 colored residents of Bloomington (*Report of the Commissioners for the District of Columbia*, 1896-1897, 213).
- ¹⁶³ U.S. Census, 1900.
- ¹⁶⁴ *Evening Star*, "Anniversary Greeting," Jan. 28, 1903, 16, and Nov. 4, 1906, 27. The Gompers lived at 2122 First Street, which is listed in the National Register for its association with Samuel Gompers.
- ¹⁶⁵ "Real Estate Market," *Washington Post*, June 8, 1902.
- ¹⁶⁶ Samuel Gompers House, National Register of Historic Places Inventory–Nomination Form, at <http://focus.nps.gov/pdfhost/docs/NRHP/Text/74002161.pdf>.
- ¹⁶⁷ "Oppose Stable Plan," *Washington Post*, June 13, 1907, 16.
- ¹⁶⁸ "Races Fight by Law: Bloomington Would Bar Negro from Own House," *Washington Times*, Oct. 3, 1907, 1.
- ¹⁶⁹ *Ibid.*
- ¹⁷⁰ Alvin L. Craig purchased 2206 First Street in June 1908 (Trustees deed, B. Francis Saul to Alvin L. Craig, June 20, 1908, Land Records, DC Archives). Craig is listed at the same address, in the 1910 manuscript census, as a chief clerk at the U.S. Pension Office living with his wife Jessie and two adult children. (The 1920 census shows he remained at that address.) Francis DeSales Smith, the African American purchaser of 2206 First Street, was living at 1216 Girard Street NW with his wife Sara by 1910. He was identified in the census for that year as a 37-year-old public school teacher.
- ¹⁷¹ U.S. Census, 1910; "Ready for Fair Army...," *Washington Post*, July 24, 1910, 2, col 2.
- ¹⁷² "Schafhirt Home Changes Hands," *Washington Times*, Sep. 6, 1908, 4.
- ¹⁷³ "Alexander Kent—A Soldier of High Ideal," *Washington Times*, Dec. 15, 1908, 8.
- ¹⁷⁴ "In 'One City,' two D.C. civic federations," *The Washington Post*, March 3, 2013, at https://www.washingtonpost.com/local/dc-politics/in-one-city-two-dc-civic-federations/2013/03/03/a7b23be6-8213-11e2-a350-49866afab584_story.html.
- ¹⁷⁵ "New Section of City Is Well Represented," *Washington Times*, May 8, 1904, 8.
- ¹⁷⁶ "Hoisted by Fire Laddies: Eckington Citizens Present the New Engine Company with a Flag," *Washington Post*, July 6, 1897, 10; *Report of the Commissioners for the District of Columbia*, 1897, vol. 2, 69.
- ¹⁷⁷ Kent Boese, "Then and Then and Now: Engine Company No. 12," Nov. 16, 2009, at <http://greatergreaterwashington.org/post/4001/then-and-then-and-now-engine-company-no-12/>.
- ¹⁷⁸ Engine Company 12, National Register of Historic Places Registration Form.
- ¹⁷⁹ "Gage School is Dedicated," *Washington Post*, Feb. 16, 1905, 11.
- ¹⁸⁰ Nathaniel Parker Gage School, National Register of Historic Places Registration Form; *Washington Post*, May 13, 2000.
- ¹⁸¹ "Civic Group Seeks Gage School for Colored Use," *Washington Post*, April 12, 1929, 2.
- ¹⁸² Gage School, NRHP.
- ¹⁸³ "Landgley [sic] High Ready Before the Holidays," *Washington Post*, Dec. 7, 1923, 9; "McKinley School Dedicated," *Washington Post*, Jan. 30, 1903, 12.
- ¹⁸⁴ "School Transfer," *Washington Post*, July 1, 1951, B4; *Washington Post*, June 19, 1997.
- ¹⁸⁵ *Washington Post*, June 19, 1997.
- ¹⁸⁶ *Washington Post*, April 4, 2004.
- ¹⁸⁷ McMillan Park Reservoir Historic District, National Register of Historic Places Registration Form, at <https://www.nps.gov/nr/feature/places/13000022.htm>.
- ¹⁸⁸ *Ibid.*
- ¹⁸⁹ "Use of Available Cash for Beautifying Parks," *Evening Star*, April 18, 1910, 8.
- ¹⁹⁰ McMillan Park Reservoir Historic District, NRHP.

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

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

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

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

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

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

¹⁹⁶ "WPA Roll Cut May End Work on Local Jobs: 300 Employees Must Go by June 30," *Washington Post*, May 17, 1936, M12. In May 1939, a local paper reported that more than one hundred members and guests of the North Capitol Citizens Association had gathered in "the new fieldhouse." Although the field house still stands in McMillan Park and is relatively intact, it is not listed in the 2012 National Register nomination (since approved) for the McMillan Park Reservoir Historic District.

¹⁹⁷ *Ibid.*, 19-20. While the McMillan nomination indicates it is not known whether a wading pool was built, a track meet was held at McMillan Park in 1936 ("Langdon Trackmen Win Bloomington Meet," *Washington Post*, May 19, 1936, 21.).

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

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

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

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

²⁰² Martha H. Verbrugge, "The Politics of Play: The Struggle over Racial Segregation and Public Recreation in Washington, D.C., 1945-1950," *Washington History* (27:2, Fall 2015), 56-69. "Department of Playgrounds," *Evening Star*, Dec. 5, 1916, 14. (This article reports Bloomington was among just 13 playgrounds in the whole city [and among 10 that permitted whites only] but a 1913 article [per MC] reports there were 60 playgrounds at that time.)

²⁰³ McMillan Park Reservoir Historic District, NRHP.

²⁰⁴ *Ibid.*, 22; Sarah Shoenfeld interview with Alberta Addison for LeDroit Park/Bloomington Heritage Trail (May 2, 2012). Addison grew up at 225 V Street and 144 W streets NW. "We used to go up there [to McMillan Park] for the Easter Egg rolls, 'cause we didn't go downtown. Instead of going to the White House, we'd go up there with our Easter baskets." Justin Kockritz, "The Bryant Street Pumping Station and the McMillan Park Reservoir Historic District: A Question of Boundaries," (School of Architecture, Planning, and Preservation, U. Maryland College Park, 2009, 20).

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

²⁰⁶ "Play Chiefs Mourn Loss of Properties," *Evening Star*, Jan. 18, 1942. After a series of delays in ambulance service occurred in 1943, a Central Ambulance Control System was installed in the Fire Department Headquarters in McMillan Park, according to the *Evening Star*, which had campaigned for such a system. (Jack Jones, "You Get an Ambulance Quick If They're Not Already Busy," *Evening Star*, Feb. 21, 1954)

²⁰⁷ McMillan Playground also appears on a map of recreation sites published by the National Park and Planning Commission in December 1947 (Harry S. Wenders Papers, Historical Society of Washington, D.C.); "Engineer's Office Asked to Restore McMillan Playground," *Evening Star*, June 2, 1945, 16; "Increase to \$3,367,641 Sought by Board for District Recreation," *Evening Star*, Sep. 24, 1947.

²⁰⁸ Park View Playground & Field House, National Register of Historic Places Registration Form, 9-11, at <https://www.nps.gov/nr/feature/places/pdfs/14000014.pdf>. Bloomington Civic Association, "Social and Architectural History of the Bloomington Neighborhood," Washington, DC (2015); "Playgrounds: Easter Week Events for Tomorrow Listed," *Evening Star*, March 29, 1951. According to the DC Commissioners reports for the early 1950s, the Water Department began quadrupling the size of the Bryant Street Pumping Station starting in early 1952. The reports do not mention the playground's closing, but it is possible that it closed due to this work. A warehouse and garage were to be added in 1953, and a solicitation for construction of a chain-link fence around portions of the pumping station appeared in the *Star* in 1954. ("Water System Asks Budget of \$9,904,000," *Evening Star*, Sept. 29, 1950; *Evening Star*, Dec. 11, 1954.)

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

²⁰⁹ "Uncertain Sailing for Reservoir Land: Neighborhood and Developers At Odds Over McMillan Site," *Washington Post*, Dec. 7, 1989, DC1; "Reservoir Project Put Aside: Historical Review Ordered for NW Site," *Washington Post*, March 26, 1991, D3.

²¹⁰ The Bryant Street Garage had replaced 3-4 of the tennis courts by 1928. Although two tennis courts remained at McMillan Park as of July 1942, a parking lot between the Bryant Street Garage and the Bryant Street Pumping Station has since replaced them. ("Big Service Center for District Autos Is Urged by Bureau," *Washington Post*, Dec. 21, 1928, 20; Harry S. Wenders Papers, Series III, Folder 54, Historical Society of Washington, D.C.); Justin Kockritz, "The Bryant Street Pumping Station and the McMillan Park Reservoir Historic District: A Question of Boundaries," unpublished paper, U. Maryland, 2009, 46-47).

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

²¹² "Dedicated by United Brethren," *Washington Post*, Jan. 23, 1893, 6. [A later article cites Kern as the president of the church's board of trustees- "Winning New Church," *Washington Post*, Aug. 30, 1902, 10.]

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

²¹⁴ "It was little realized that in a very few years the subdivision, where then but a half dozen houses stood, was to be rapidly developed, nor was it anticipated that within the period intervening there would be hundreds of new homes built and occupied." "Church Erection," *Evening Star*, Nov. 7, 1901, 2.

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

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

²¹⁷ "Adds to Church History," *Evening Star*, June 30, 1944; "New Church Rites Slated," *Evening Star*, June 15, 1957, 8. (This article reports the church moved out in March 1957.)

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

²¹⁹ Church of the Advent grew out of a home-based Sunday School established in LeDroit Park in 1892, after it was "discovered that there were many church people dwelling in the neighborhood who were obliged to go a long distance to the downtown churches." The T.J. Fisher Company donated two lots and a newly formed board of trustees borrowed funds to purchase a third lot and to buy and move a church building formerly used by another church downtown ["the Lutherans, on Fifteenth street"]. An assistant pastor at Rock Creek Church, Rev. Edward M. Mott, was asked to lead the church ("Church of the Advent: Youngest of Parishes in the Washington Diocese," *Washington Post*, Jan. 3, 1903, 10).

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

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

²²² "The one and only sad feature...has been the emigration constantly going on. Only one member remains of the original board of trustees... (*Washington Post*, Jan. 3, 1903, 10)." "Under the name of Advent parish, in the time [since the church's founding in 1894], the suburb of Bloomington has been built up, while nearly all of the church families have moved out of Le Droit Park." ("Bloomington," *Washington Times*, June 24, 1906, 7).

²²³ Established in the home of one of its founders at 85 R Street NW in 1929, St. George's later attracted members of another St. George's Chapel in Tenleytown, which had served the largely African American Reno community until houses there were razed to build a park, reservoir, and two public schools for white students. The congregants of St. George's in Bloomington also included former members of St. John's Episcopal Chapel in Tenleytown, and former African American residents of Georgetown, most of whom could not afford to remain there as the neighborhood gentrified in the 1930s. "List of Churches," *Washington Post*, Oct. 10, 1928., EP4; The Church Directory 1944 (prepared by the Defense Commission of the Washington Federation of Churches); "10th Anniversary Souvenir Program," St. George's Episcopal Chapel, 1940 (Anacostia Community Museum Archives).

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

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

²²⁶ An advertisement for sale of "the building materials in the Moore mansion (brick), North Capitol and T sts. n.w., to be torn down and removed," was placed by James Barbour in the *Evening Star* on May 22, 1902 (p. 19).

²²⁷ On March 3, 1902, *The Washington Post* reported that the firm of Moore & Hill had "just closed a deal" to sell the land at North Capitol and T streets' northwest corner to St. Martin's. ("Real Estate Market: Signs of Spring

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

Activity Are Already Apparent," March 2, 1902, 22). A building permit (no. 1031) was issued on Jan. 2, 1902 for a 2-story parish hall at 1912 North Capitol Street NW, designed by A.O. von Herbulis. The builder was Owen Donnelly, and the owner Rev. Eugene Hannan, St. Martin's' founding priest. Permit no. 0716 for a 2-story dwelling at 1908 North Capitol St NW, designed by von Herbulis and built by Donnelly, was issued Oct. 16, 1902. The owner was listed as James Cardinal Gibbons.

²²⁸ Immaculata Seminary Historic District is listed in the National Register of Historic Places (see <http://www.washingtoncitypaper.com/blogs/housingcomplex/files/2011/10/Immaculata-Seminary-Nomination.pdf>).

²²⁹ "Church to Add Spires: St. Patrick's Plans Completion of Original Structure," *Washington Post*, Feb. 17, 1907, R6; "W.F. Wagner Succumbs to Heart Ailment," *Washington Post*, Dec. 15, 1951, B2.

²³⁰ Building permit no. 4921 was issued April 16, 1913 for a one-story church at 1900 North Capitol Street NW. St. Martin's #2 built 1939. Architect Frederick V. Murphy, permit 219810 1/30/1939. Pamela Scott, *Places of Worship in the District of Columbia* (2003).

²³¹ DC Architects Directory (DC HPO).

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

²³³ The 1903 Baist index map shows Rhode Island Avenue as unpaved from Third Street to North Capitol, but a source cited above ("Real Estate Market..." *Washington Post*, Dec. 30, 1900, 14) indicates it had been paved between Third and First streets by this time.

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

²³⁵ Ibid.

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

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

²³⁸ *Evening Star*, Aug. 9, 1958, 9.

²³⁹ Racial deed covenants for rowhouses built in 1903 and 1908 along Rhode Island Avenue's unit block, prohibited African-American occupancy (Prologue DC, [Mapping Segregation in Washington DC](http://jmt.maps.arcgis.com/apps/MapJournal/index.html?appid=061d0da22587475fb969483653179091), <http://jmt.maps.arcgis.com/apps/MapJournal/index.html?appid=061d0da22587475fb969483653179091>, 2015: Racially Restrictive Covenants).

²⁴⁰ Land Records, DC Archives, liber 2640, folio 117-121. The *Washington Post* reported the seller of this property was the firm of Moore & Hill ("Real Estate Market: Signs of Spring Activity Are Already Apparent," March 2, 1902, 22).

²⁴¹ "Howardtown's New Church," *Washington Post*, Aug. 15, 1890, 6; "Bethel Baptist Moving on Oct. 5," *Washington Post*, Aug. 9, 1958, B7. (This article states that the church was first organized in 1875.)

²⁴² "Site of New Edifice," *Evening Star*, Nov. 29, 1904, 6. The building permit for St. Paul's was issued a few days after the groundbreaking, on Dec. 2, 1904. The cornerstone was laid on Dec. 13, 1904 ("To Lay Corner Stone," *Evening Star*, Dec. 13, 1904, 16). The organization that purchased the lot was the Washington City Church Extension Society of the Methodist Episcopal Church South, formed in early 1904, whose mission was to further the denomination in DC.

²⁴³ The congregation planned to eventually extend its building to the corner of Second and S and use the original building as a Sunday school, but as of September 2016 (at which time the property was for sale), the corner lot had never been developed.

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

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

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

²⁴⁷ In *Places of Worship in the District of Columbia* (2003), Pamela Scott has written that Tabor Presbyterian occupied the church at Second and S streets only until 1937, and that Lively Stone Church of God was there from 1954 to 2002.

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

²⁴⁹ Deed 9800062198, 8/10/1998.

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

²⁵⁰ Deed 2004121036, 9/1/2004.

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

²⁵² Bethany Baptist was at 14th Street and Colorado Avenue NW by Nov. 20, 1952 (*Washington Post*). "Church, Only Pastor to Mark 40th Year," *Washington Post*, May 10, 1958, B7.

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

²⁵⁴ Racially restrictive covenants are estimated to have been implemented in more than half of all new subdivisions built in the U.S. until the Supreme Court ruled them unenforceable in 1948. Kevin Fox Gotham, "Urban Space, Restrictive Covenants and the Origins of Racial Residential Segregation in a US City, 1900-50," *International Journal of Urban and Regional Research*, Vol. 24: 3 (Sep. 2000), 617-618.

²⁵⁵ Gotham, 623.

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

²⁵⁷ Carol Rose and Richard Brooks, *Saving the Neighborhood: Racially Restrictive Covenants, Law, and Social Norms* (Cambridge: Harvard Univ. Press, 2013); Howard Gillette, Jr., *Between Justice and Beauty: Race, Planning, and the Failure of Urban Policy in Washington, D.C.* (Philadelphia: Univ. of Pennsylvania Press, 1995); Christopher Silver, "The Racial Origins of Zoning in American Cities," in Thomas Manning and Marsha Ritzdorf, eds., *Urban Planning and the African American Community: In the Shadows* (Thousand Oaks, CA: Sage Publications, 1997); David M.P. Freund, *Colored Property: State Policy and White Racial Politics in Suburban America* (2007), Chapter 2; Evan McKenzie, *Privatopia: Homeowner Associations and the Rise of Residential Private Government* (Yale U. Press, 1994); David Delaney, *Race, Place, and the Law, 1836-1948*, U. Texas Press, 1998).

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

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

²⁶⁰ Rose and Brooks write, "In all neighborhoods covered by covenants, they appear to have been more significant as expressive focal points than as legal enforcement devices. This is evidenced by the fact that that there were significant groups of legal cases in only a handful of states, despite how widespread the practice was (13)."

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

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

²⁶³ Gotham, 627.

²⁶⁴ "Would Bar Colored Folk," *Washington Post*, Sep. 6, 1907, 14. Among those who contributed funds to a legal effort to prevent Smith's family from occupying their house was American Federation of Labor president Samuel Gompers, who lived just down the street at 2122 First.

²⁶⁵ Alvin L. Craig purchased 2206 First Street in June 1908 (Trustees deed, B. Francis Saul to Alvin L. Craig, June 20, 1908, Land Records, DC Archives). Craig is listed at the same address, in the 1910 manuscript census, as a chief clerk at the U.S. Pension Office living with his wife Jessie and two adult children. (The 1920 census shows he remained at that address.) Francis DeSales Smith, the African American purchaser of 2206 First Street, was living at 1216 Girard Street NW with his wife Sara by 1910. He was identified in the census for that year as a 37-year-old public school teacher.

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

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

²⁶⁸ While the blocks north of Randolph Street and east of First remained at least 80 percent white in 1934, the racial barrier on Randolph's unit block had been breached by 1920. The U.S. Census for that year shows Early and Savannah Hall and their two children, all identified as Black, as the only non-white tenants of a multi-unit building at 51 Randolph Street NW.

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

²⁷⁰ Houses just south of Rhode Island Avenue were being marketed to African-American professionals by 1927, as evidenced by an ad that ran in *The Evening Star* that year for the sale of 1817 First Street NW. The "modern 6-room house" was advertised as "A Bargain for a Colored Home Seeker," and as "suitable for Dentist, Doctor, or other professional man."

Bloomington Historic District

Name of Property

Washington, D.C.
County and State

- ²⁷¹ "Bloomington Acts to Reserve Section As Home of Whites," *Washington Post*, Oct. 25, 1924, 2.
- ²⁷² Wendy Plotkin, "'Hemmed In: The Struggle Against Racial Restrictive Covenants and Deed Restrictions in Post-WWII Chicago," *Journal of the Illinois State Historical Society*, vol. 94, no. 1 (Spring 2001), 39.
- ²⁷³ "Residential Segregation: Discriminatory Housing in the Nation's Capital," unpublished background report for the National Committee on Segregation in the Nation's Capital's 1948 report *Segregation in Washington* (E. Franklin Frazier Papers, Moorland-Spingarn Research Center, Howard University).
- ²⁷⁴ *Afro-American*, Jan. 16, 1926, 1.
- ²⁷⁵ "Washington Ignores High Court Ruling: Citizens Continuing to Take Over Homes," *Chicago Defender*, June 19, 1926, 2.
- ²⁷⁶ *Russell v. Wallace*, 30F.2d 981 (D.C. Cir. 1929), <https://casetext.com/case/russell-v-wallace>; Document no. 192605280145, Agreement recorded May 28, 1926, DC Recorder of Deeds.
- ²⁷⁷ DC Land Records, Recorder of Deeds, Document no. 192605280145.
- ²⁷⁸ "Judge Declines to Put Tenants Out of Homes," *Baltimore Afro-American*, Aug. 7, 1926, 2.
- ²⁷⁹ *Cornish v. O'Donoghue*, 30 F.2d 983 (D.C. Cir. 1929), <https://casetext.com/case/cornish-v-odonoghue>
- ²⁸⁰ Clement E. Vose, *Caucasians Only: The Supreme Court, the NAACP, and the Restrictive Covenant Cases* (Berkeley and Los Angeles: Univ. of California Press, 1959) 74-75.
- ²⁸¹ "Residential Segregation War Waxes Hotter in Nation's Capital," *Chicago Defender*, March 19, 1927, 1.
- ²⁸² "Segregation Case Lost; Appealed," *Baltimore Afro-American*, April 9, 1927, 3.
- ²⁸³ The papers of attorney Charles Hamilton Houston, who represented numerous defendants on the 100 block of Adams Street in the early 1940s, contain the extensive contextual evidence he collected to show that the presence of racial covenants had depreciated property values for whites while contributing to the housing scarcity for African Americans (Charles Hamilton Houston Papers, Moorland-Spingarn Research Center, Howard U., Box 33).
- ²⁸⁴ "Ban on Colored in 1st St. Home Is Upheld by Supreme Court," *Washington Post*, Oct. 12, 1937, 3.
- ²⁸⁵ *Grady v. Garland*, 89 F.2d 817 (D.C. Cir. 1937), <https://casetext.com/case/grady-v-garland>. Legal scholar David Delaney has noted that the judgement in this case "relied almost entirely on precedents from commercial or building restriction cases which had nothing to do with race (Delaney, *ibid.*, 164)".
- ²⁸⁶ [Mapping Segregation](#) (see Grady v. Garland for demographic data).
- ²⁸⁷ Table 2 – Characteristics of Housing by Census Tract: 1940, in *Sixteenth Census of the United States, 1940. Housing. Analytical Maps. Block Statistics for Cities, Part 1. Alabama-District of Columbia*, p. 5. (Bloomington is 1940 census tract 33.) See U.S. Census, 1940, ED 1-507, frames 20-26, for the 100 block of W Street NW and First Street's 2100-2200 blocks.
- ²⁸⁸ U.S. Census, 1940, ED 1-507.
- ²⁸⁹ U.S. Census, 1940, ED 1-507.
- ²⁹⁰ Table 2 – Characteristics of Housing by Census Tract: 1940, in *Sixteenth Census of the United States, 1940. Housing. Analytical Maps. Block Statistics for Cities, Part 1. Alabama-District of Columbia*, p. 5. (Bloomington is 1940 census tract 33.)
- ²⁹¹ Gonda, *ibid.*; "Lawyer Raphael G. Urciolo Dies," *Washington Post*, Oct. 7, 1994, D4; Sarah Shoenfeld interview of John Urciolo, Raphael's nephew, March 2, 2015.
- ²⁹² Urciolo testified in court that he preferred "to sell to the colored man because he has so much harder time getting a house." (Vose, 80)
- ²⁹³ "Lawyer Raphael G. Urciolo Dies," *Washington Post*, Oct. 7, 1994, D4; Sarah Shoenfeld interview of John Urciolo, Raphael's nephew, March 2, 2015.
- ²⁹⁴ Houston Papers, Box 33.
- ²⁹⁵ The testimony Houston collected included affidavits from white homeowners unable to sell or rent their houses and a statement from noted Howard University sociologist E. Franklin Frazier on the neighborhood's decline. Frazier noted that the low cost of housing had begun attracting an increasing number of Italians (Houston Papers, Box 33).
- ²⁹⁶ [Mapping Segregation](#), First and Adams Street NW; Houston Papers, Box 33. Gonda writes that despite these covenants being upheld, Houston's "persistence and tactics of delay allowed the Adams Street residences to

Bloomington Historic District

Name of Property

Washington, D.C.

County and State

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

²⁹⁷ Judge Edgerton also noted that the former owner of 2213 First Street had not signed the covenant. *Mays v. Burgess*, 152.F2d (D.C. Cir. 1945), <https://casetext.com/case/mays-v-burgess-2>.

²⁹⁸ After losing her first appeal, Clara Mays was unable to find another house for her family, which included six nieces and nephews. For remaining at 2213 First Street, she was held in contempt of court, which she appealed (Delaney, 174).

²⁹⁹ *Great American Judges: An Encyclopedia, Volume I* (2003), 231. Historian Clement Vose has noted that *Mays* "was something of a *cause celebre* in Washington during World War II, and Edgerton's forceful dissents stimulated interest in the whole problem of discrimination in housing." (Vose, 94).

³⁰⁰ Sarah Shoenfeld interview with John Urciolo.

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

³⁰² Vose, 99.

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

³⁰⁴ "Race Covenant Rule Disappoints Many," *Washington Post*, May 4, 1948, 3; "Citizens Unit Studies Plan to Circumvent Covenant Ban," *Washington Post*, Oct. 11, 1948, 11.

³⁰⁵ Of 2,541 occupied dwelling units in Bloomington, 2,397 were counted as "occupied by non-white" in 1960. (U.S. Census of Housing: 1960. Vol III, City Blocks. Series HC(3), No. 105, 1961).

³⁰⁶ In February 1929, the Bloomington Civic Association replaced the Quincy Place Association, which had been established the previous year in the home of A.R. Ore, 27 Quincy Place. "With Civic Associations," *Baltimore Afro-American*, March 5, 1938, 16; "Bloomington Civic Group Is Admitted," *Washington Post*, Feb. 23, 1929.

³⁰⁷ "Civic Group Seeks Gage School for Colored Use," *Washington Post*, April 12, 1929, 2; "Playground Changed to Biracial Use," *Washington Post*, March 12, 1952, B8.

³⁰⁸ In 1941, the evidence collected by attorney Charles Houston to oppose racial covenants included statistics showing that Gage and McKinley were significantly under-enrolled while Mott was overcrowded. (Charles Hamilton Houston Papers, Moorland-Spingarn Research Center, Howard U., Box 33). An advertisement advocating "Central for Cardozo" that ran in the *Evening Star* on Feb. 14, 1950, stated that McKinley High School had 1,401 empty seats.

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

³¹⁰ "Citizens Will Meet," *Evening Star*, May 13, 1930, 3. The city's Bureau of Efficiency proposed moving the tennis courts to an area north of the pumping station closer to Michigan Avenue, where it claimed there was space for more courts than currently existed. ("Big Service Center for District Autos Is Urged by Bureau," *Washington Post*, Dec. 21, 1928, 20).

³¹¹ *Evening Star*, March 22, 1949.

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

³¹³ *Worthy Ambition*.

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

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





NO STANDING OR PARKING ANYTIME
TWO HOUR PARKING
NO PARKING

TOW-AWAY
NO STANDING OR PARKING ANYTIME
TWO HOUR PARKING







45

5W



ES-2548



2213884



www.usps.com

www.usps.com

DZ-6507







FIRST ST NW

W ST NW
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SPEED
LIMIT
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SIDEWALK
CLOSED
AHEAD
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CROSS HERE

Save McMillan Park





PUBLIC HOUSE

NO PARKING
IN FRONT OF
BUS STOP

126136

MURIEL
FOR MAYOR



BLOOMINGDALE
LIQUOR CENTER

FIRST ST
1800


BLOOMINGDALE
WINE & SPIRITS

VAN



2 ST NW
1900

THOMAS ST
100







ONE WAY



Save McMillan Park
www.savemcmillanpark.com



MURIEL MAYOR

CATANIA MASON

Create McMillan Park



2222



20
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Create
McWilliam
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A three-story red brick townhouse with a white portico and a white door. The house has a central entrance with a white door and a small arched window above it. The second and third floors each have two windows. The house is flanked by other townhouses.

A three-story grey brick townhouse with a white balcony. The house has a central entrance with a white door and a small balcony above it. The second and third floors each have two windows. The house is flanked by other townhouses.

A silver sedan parked on the street in front of the townhouses. The car is facing right and is partially obscured by the sidewalk and the edge of the frame.

A partial view of a silver car parked on the street to the left of the main silver car.

12425







HJG 751



NOTICE
PROPERTY OF THE
CITY OF PHOENIX
PROTECTED

ICE
PROPERTY OF THE
CITY OF PHOENIX
PROTECTED





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BAKERY

YESSS. UNIFORMS

JAK & CO. HAIRDRESSERS

PUBLIC HOUSE





Create
McMillan
Park







YOUR SPACE
RESERVED
PARKING
SPECIAL PERMIT
NUMBER 8-236
2015-07-15-2016
TWO HOUR
PARKING
LIMIT TO ONE HOUR
TAN-8:30PM
NEIGHBORHOOD WATCH
AREA

EG-9126



W 3rd St
100

Flagler St
2200

FLAGLER MARKET
BEER WINE GROCERY ATM

FLAGLER MARKET
BEER WINE GROCERY ATM

ONE WAY
←

SIDEWALK
CLOSED
AHEAD
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CROSS HERE

211
519

ATM
5 TO BUILD

ATM





FLORIDA

PLEASE
KEEP
OVER
10 FEET
AWAY



SPEED HUMP

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DO NOT
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DO NOT
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ONE WAY

SEATON

FIRST

LEWIS





NO STANDING
OR PARKING
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AS SHOWN
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OR PARKING
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St. Ann's Episcopal Church

W. 11th St

W. 11th St

500
MAY USE
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DO NOT
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CAPITOL FOOD MART

GRABS

maech



MOUNT BETHEL BAPTIST CHURCH
WELFARE DEPARTMENT
MOUNT BETHEL BAPTIST CHURCH
WELFARE DEPARTMENT

NO TRUCKS
OVER
10 TONS
LOADING
UNLOADING

NO PARKING
ANYTIME

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Bloomingdale Historic District

Multiple Name: _____

State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received: 10/10/2018 Date of Pending List: 10/25/2018 Date of 16th Day: 11/9/2018 Date of 45th Day: 11/26/2018 Date of Weekly List: _____

Reference number: SG100003129

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 11/26/2018 Date

Abstract/Summary Comments: The Bloomingdale Historic District is locally significant under National Register Criteria A and C in the areas of Architecture, Community Planning & Development, and Ethnic Heritage-Black. The neighborhood represents a cohesive collection of intact late nineteenth and early twentieth century rowhouses, built by some of the city's most prominent local developers, builders and architects. One of the first residential subdivisions laid out in accordance with the city's 1887 Subdivision Act, the area featured high quality designs incorporating Victorian era, Edwardian, and early 20th century styles illustrative of the city's speculative boom in middle-class "suburban" growth during the turn of the century era (1891-1916). During the mid-twentieth century the neighborhood would play a central role in legal battles over racially restrictive covenants, as the area became an important focus of African American housing and neighborhood development in the city.

Recommendation/ Criteria: Accept National Register Criterion A and C.

Reviewer: Paul Lusignan Discipline: Historian

Telephone: (202)354-2229 Date: 11/26/2018

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

Statement by Applicants Bloomingdale Historic Designation Coalition (BHDC)



The Bloomingdale Historic District Nomination (HPRB #17-17) Filed in August of 2017

Submitted by the DC Preservation League (DCPL) on behalf of the
Bloomingdale Historic Designation Coalition

(See also: The companion “[Timeline](#)” on the Bloomingdale Historic District nomination)

“Path to the Bloomingdale Historic District Nomination”

Evolution of a Bloomingdale Historic District

Because the obvious beauty of Bloomingdale homes and their rich history of social legacy has long been recognized, historic designation has been talked about among groups of neighbors for many, many years – going back literally decades. Various groups of residents have had exploratory talks with city officials and strategized amongst themselves over time. As early as the year 2000, comprehensive planning documents from DC government agencies have repeatedly cited Bloomingdale as a likely and deserving candidate for historic district. And many other official reports and planning documents over the years have continued that trend. In the last few years the Bloomingdale Civic Association (BCA) has also explored historic preservation in depth through a series of special meetings and workshops, as well as numerous regular meetings that were all well-advertised.

In 2015 BHDC commissioned local research firm Prologue DC to produce a comprehensive Bloomingdale architectural survey and history report that was completed in spring 2016.

(See section below for details on “[Contracting for Historical Research](#)”)

Based on the Prologue DC report, Bloomingdale Historic Designation Coalition believes:

Bloomingdale well qualifies as a Historic District under established rules and guidelines.

Our assertion that Bloomingdale qualifies as a historic district was recently affirmed by the DC Historic Preservation Office's "Preliminary Report" on the nomination #17-17 that is now before the Historic Preservation Review Board.

About the Bloomingdale Historic Designation Coalition (BHDC)

The Bloomingdale Historic Designation Coalition is an informal, grass-roots neighborhood group of preservation-minded individuals and residents of Bloomingdale, and is not incorporated or a membership organization. Anyone who has demonstrated support for a Bloomingdale Historic District by signing letters or petitions, volunteering their time, or donating to our fund is a Coalition participant.

This movement spontaneously arose from within the neighborhood and rapidly grew. Many of us have a long history of civic activism. Those involved come from a wide variety of backgrounds and have a broad spectrum of interests, but all of us share a long-standing commitment to our community. Ten of the principal founding participants have collectively lived more than 180 years in Bloomingdale – many for well over 25 years.

The Evening Star.

WASHINGTON, D. C., SATURDAY, APRIL 4, 1903—THIRTY-TWO PAGES

BEAUTIFUL HOMES.
The handsomest, best located and best constructed new two-story houses in the Northwest.

\$4,850 EACH.

125 U St. N.W.
We want you to look at this house. It is a bargain.
\$4,350.
Lot 17x100; alley—room for stable. It cannot be equalled for the price. Note the general appearance—well elevated—a well-appearing house—a handsome home.
Red brick and stone front. The arrangement in the best—parlor, reception hall, dining room, pantry and kitchen on first floor; back porch, three sleeping rooms and modern tiled bath room; plenty of closet room.
This house is well finished; hardwood on first floor; dining room to be finished in marble, with

**V Street, North Side, between First and Second Sts.
Nos. 115-17-19-21-23-25, near two car lines.
Three (3) Sold.**

*(See also the “Supplemental BHDC Documentation” folder for
Civic Resumes of some core BHDC participants)*

The Bloomingdale neighborhood that we enjoy today results in part from a sustained commitment to the neighborhood by BHDC participants. Many of us have lived through periods of governmental neglect, the ravages of the crack epidemic and the era of unreliable city services in the wake of the DC government’s financial challenges. We are a diverse group of all ages, creeds and colors, and we occupy all parts of the socioeconomic spectrum. We have more than a few supporters of modest means that instead of donating money have pitched in as volunteers.

As we approach our formal hearing date, many hundreds of people have joined our ranks in support of this effort. Whatever our individual reasons, the one major thing all of us in BHDC have in common is that we are very strongly united in achieving a common crucial goal:

The Bloomingdale Historic District,

that is located right alongside our North Capitol Street gateway to our Nation’s Capitol.

Insensitive Overdevelopment & the Effect on Bloomingdale Architecture

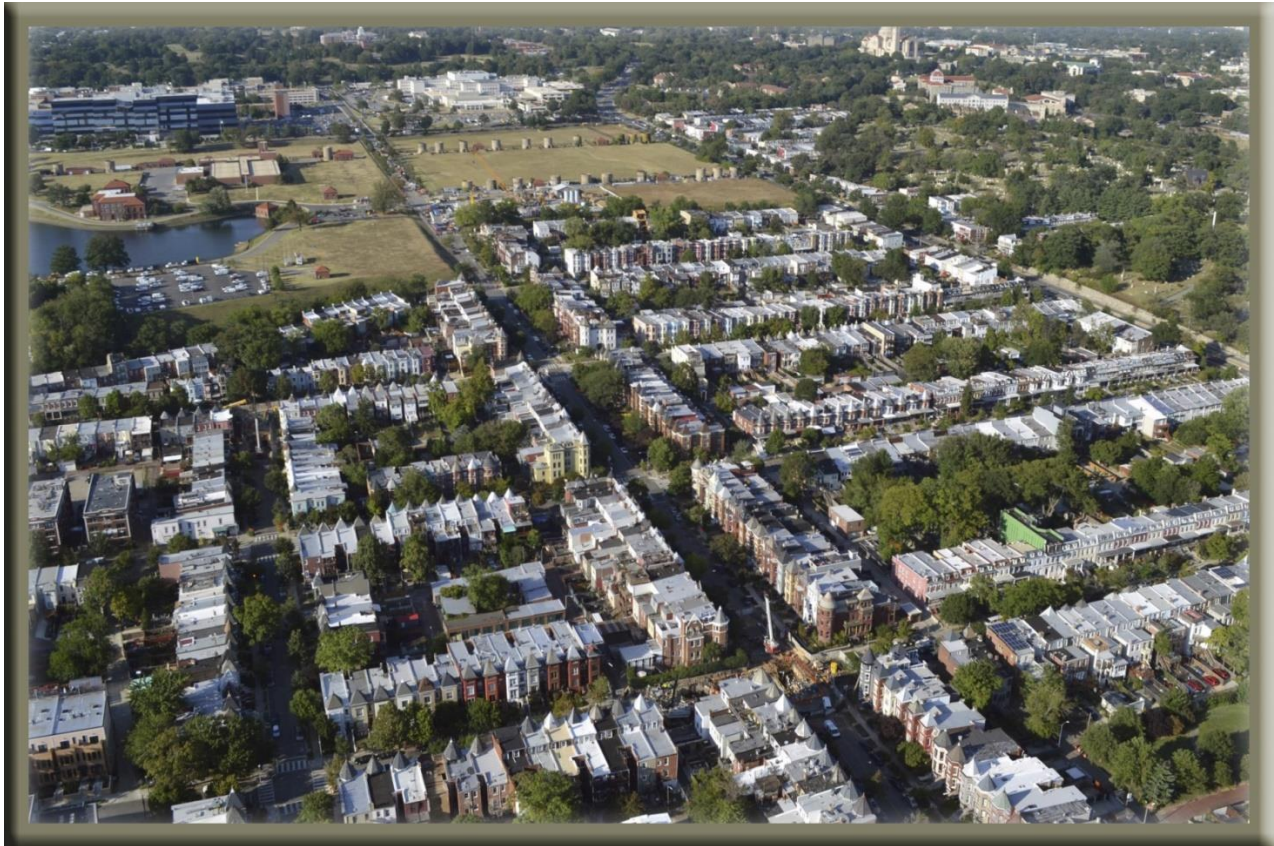
Bloomingdale is more than its housing stock – it’s also its people. Our neighborhood has always been a warm and welcoming place, where folks are friendly and supportive of one another. As increasing numbers of people are finding out, Bloomingdale is a great place to live!

In many ways, Bloomingdale has of late become a victim of its own success. According to the Redfin realty agency, “Bloomingdale has some of the finest examples of narrow conjoined residences anywhere, and they come in an amazing architectural variety.” Bloomingdale has again emerged as an urban showpiece.

We’ve been “discovered” – and not just by the newcomers we are quick to welcome, but by heedless developers and economic forces that ultimately do not have Bloomingdale’s overall interests at heart. Unfortunately, these unbridled forces have begun whittling away at our architectural heritage to the lasting detriment of all.

Residents are increasingly wary of insensitive alterations of our buildings' facades carried out without regard to the inevitable impact on neighboring buildings or nearby properties. Such actions often destroy the normal symmetries and coherence of our imposing and magnificent blocks. Every turret that may be toppled and every imposing porch that way be jackhammered away would be a tragic and lasting loss.

*Aerial View of Bloomingdale's Wonderfully Cohesive Rows of Homes
(1st St NW looking north)*



Broader Impacts on the Bloomingdale Community

Aside from the tangible impacts on our building stock due to these recent trends, there are also intangible but perceptible costs to people.

Historic designation would offer some safeguards from outside developers seeking maximum profit who are presently able to greatly outbid potential homebuyers. This pattern of aggressive overbidding leaves less well-off individuals and families disappointed after being “priced out” of owning a home in Bloomingdale.

A major result is that many of the more affordable homes for rent are being taken off the market, and our traditional less-expensive “English Basement” rental units have been disappearing. Likewise, those who might otherwise house friends or elderly family members in a cozy basement-level “mother-in-law suite” no longer have that option.

Reasons for a Bloomingdale Historic District

Recent zoning regulations reforms have helped to reign in the most egregious excesses. But zoning alone is insufficient to stem the worst abuses of our housing stock.

Zoning remains blind to the look and feel of our celebrated streetscapes. Some development has been irreversibly transforming our streetscapes and our buildings’ facades without regard – simply because current zoning permits it!

Recent Major Alterations to the Unit Block of Channing Streets



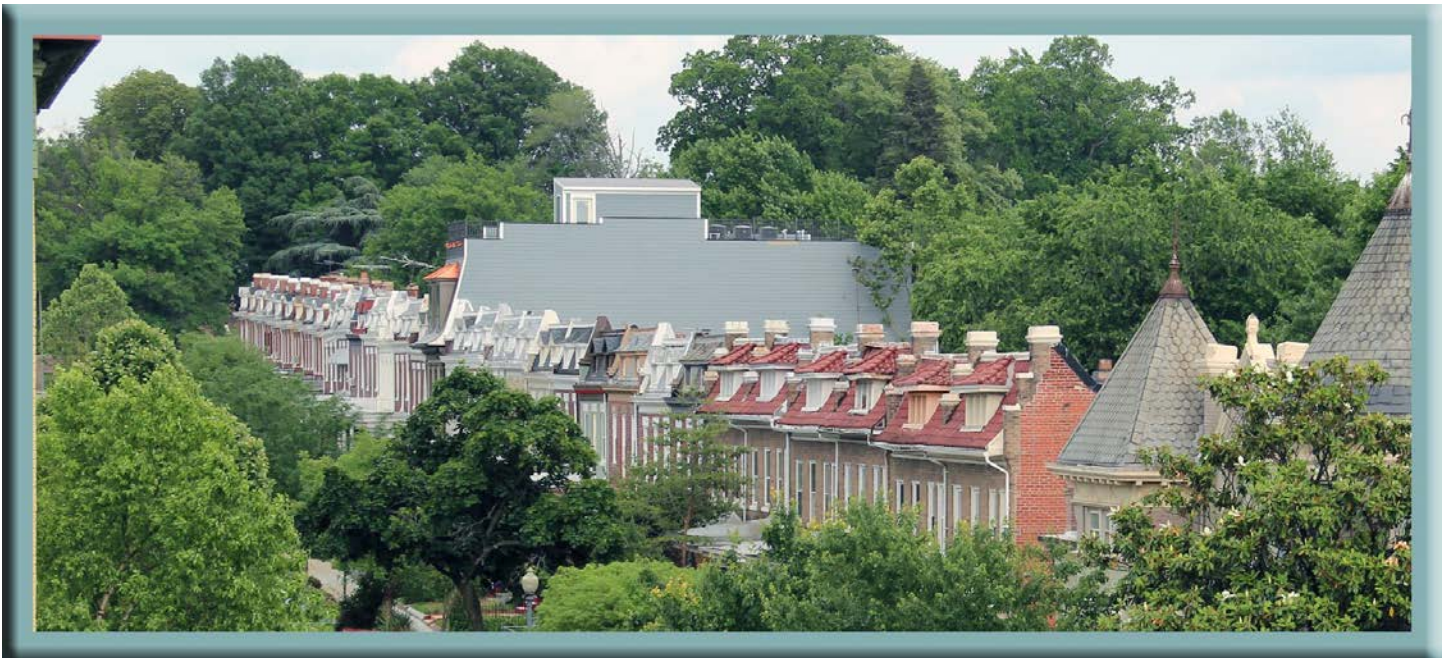
The proposed Bloomingdale Historic District Design Guidelines would discourage such wholesale altering of the defining characteristics of the facades of our stately rows of homes.

Based on the experience of other DC historic districts, we have seen that within the framework of a historic district there remains ample room for growth and change without destroying the very makeup of our housing stock. At public meetings, HPO showed many examples of intelligent and compatible “adaptive reuse” of buildings in historic districts.

We heartily share the sentiment in a statement by HPRB Chair Heath at a recent hearing, “Front facades are sacred.” BHDC has concluded that the only available tool that would adequately preserve our signature streetscapes with their sweeping facades is formal designation as a historic district. Bloomingdale clearly meets the established criteria. That’s why BHDC believes that Bloomingdale is fully deserving of that status – and certainly no less than many of the equally grand neighborhoods in the District of Columbia with those same protections!

Founding of BHDC and Pursuing Historic Designation

The current BHDC was formed in May 2015 – and began working in earnest – when in the space of a few short months, this dramatic change happened to the Unit block of W St. NW (*Photo Below*):



Aerial View of 42 W Street NW

This glaringly incompatible structure served as the catalyst that finally spurred the BHDC into being and taking action. Time was increasingly of the essence, and it quickly became apparent that the time to act was now!

Soon after, the BHDC met with Historic Preservation Office (HPO) officials and officers of the Bloomingdale Civic Association (BCA) to discuss in depth the historic designation process and the many and various detailed options for proceeding.

We learned from the historic districts FAQ from HPO how “Historic districts are established as a result of action taken by neighborhood organizations or preservation groups working together with the community,” and that there are no “one-size-fits-all” methods of proceeding.

We talked about the various steps involved and possible ways to assign the necessary tasks.

In June 2015, the BCA held the first of several community meetings and workshops on historic preservation that served as education and outreach opportunities for the community to learn about historic designation.

In addition to other outreach activities carried out by BCA, there were three more well-advertised special meetings and workshops sponsored by the BCA focused on historic designation held in November 2015 and April and May of 2016.

Contracting for Historical Research

Meanwhile, readily embraced by residents who wanted to protect Bloomingdale from the worst consequences of incompatible development, the BHDC movement took off. Donations started flowing in, and BHDC put out a “Request for Proposals” by local historical research firms.

In summer 2015 BHDC chose the well-respected firm of Prologue DC to conduct the thorough and comprehensive background report on the architectural, social, and cultural history of Bloomingdale – a requisite part of the historic designation process – with a completion date of Spring 2016.

Among other achievements, Prologue DC had researched and developed “Worthy Ambition: The LeDroit Park/Bloomingdale Heritage Trail” that opened in October 2015.

As the website of *Cultural Tourism DC* put it in a piece about the new heritage trail, our neighborhood comprises “the blocks where many of the nation’s most esteemed and respected black intellectuals got their start.”

Fiduciary Agent

Due to our informal status, BHDC enlisted the very willing and able aid of the DC Preservation League to manage our financial accounts – and we remain most grateful to them.

Fundraising

While Prologue DC labored, BHDC began fundraising to pay for the research through house parties, word of mouth, and direct appeal. With the aid of dozens and dozens of donors – solely individuals, **we readily raised nearly \$20,000** to pay for the research and any incidental costs,



First Fundraiser (9/11/15)

including a prestigious and generous grant from the National Trust for Historic Preservation. **The timely achievement of our fundraising goal underscored the level of support for a Bloomingdale historic district.**

Grant from the National Trust for Historic Preservation (NTHP)

At the end of September 2015, BHDC made inquiries about a possible grant from the NTHP. Although it was just before the October 1 deadline for applications, the Trust felt so strongly about the merits of our cause that they granted us a unique exemption from the deadline and granted us an additional week to complete the arduous paperwork.

On December 1, 2015 the coalition was gratified to learn that **BHDC was awarded a grant in the amount \$5,000** (*From their Dorothea DeSchweinitz Fund for Historic Preservation.*)

In their “*News Release*” announcing the award the NTHP wrote,

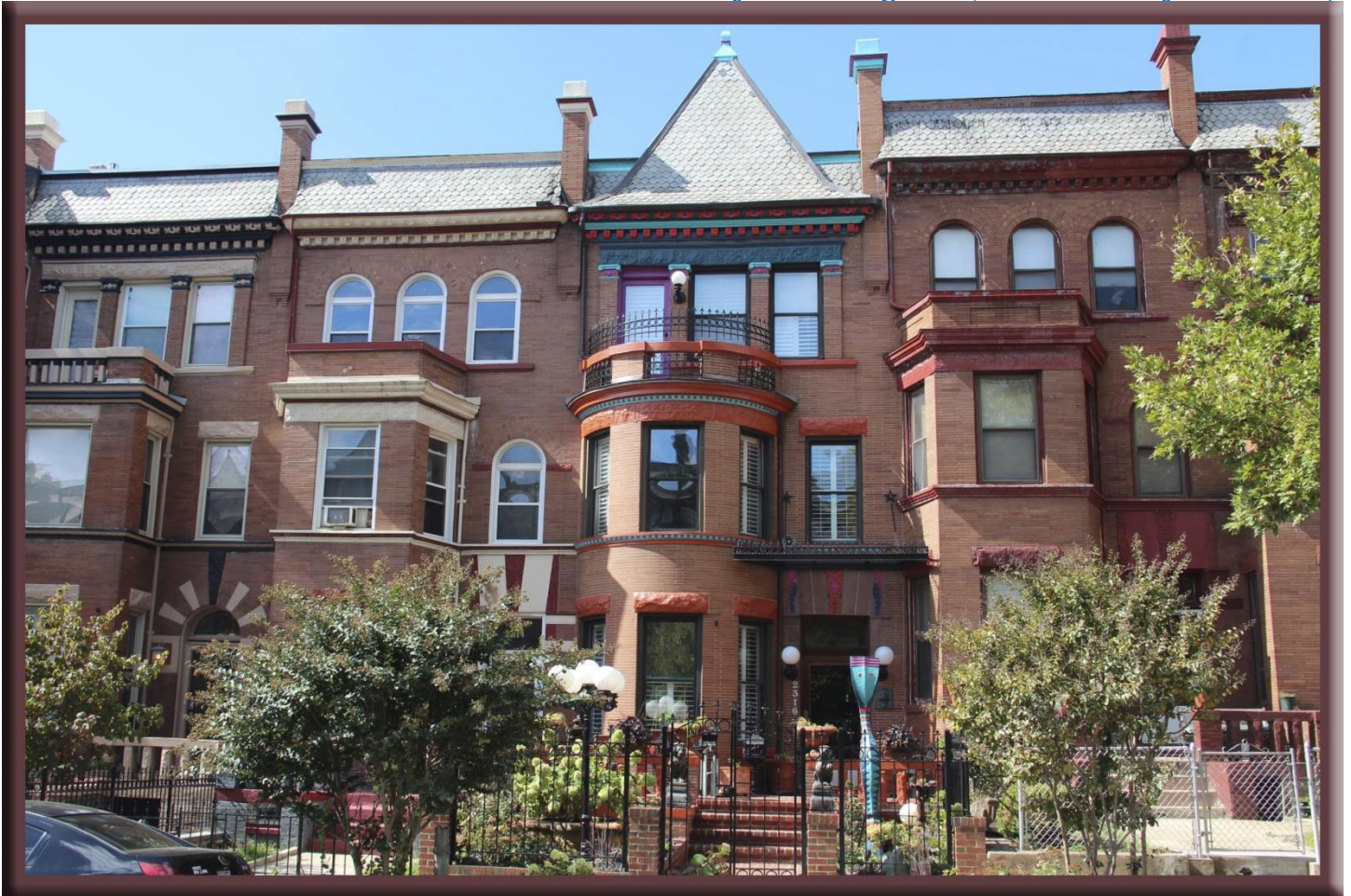
“Organizations like the Bloomingdale Historic Designation Coalition help to ensure that communities and towns all across America retain their unique sense of place ... We are honored to provide a grant to Bloomingdale Historic Designation Coalition, which will use the funds to help preserve an important piece of our shared national heritage.”

Community Outreach and Education Efforts

Our Comprehensive Approach

Over the course of more than 3 years now, participants of the BHDC have continually reached out to the community in a concerted effort to inform residents about the overwhelming merits and benefits of a historic district. We have diligently sought to spread the word as widely as possible about the marvels of our architectural legacy and our notable and significant history.

Characteristic Homes of Bloomingdale (2300 Block of 1st St. NW)



In that spirit, BHDC volunteers have spoken informally with community members at a very wide array of community events and public venues in Bloomingdale. DC Preservation League representatives spoke at our three formal presentations.

(See section below on “Formal Presentations”)

In addition, DCPL joined us in staffing tables at our various informal outreach events – most recently at our “Annual Bloomingdale Community Day” outreach table in May this year, and at

recent farmers markets. Overall, **BHDC engaged with the community approximately three dozen times** at various events.

Informal Events

BHDC has taken many opportunities in Bloomington to set up a table with letters and petitions, as well as a variety of posters, photos, FAQs and other handouts, and answered questions. At other times, BHDC has simply circulated through crowds with clipboards and information.

Occasions and Venues have included:

- **Primary and regular elections** (*Mt. Bethel Church polling station*)
(06/14/16, 11/08/16 & 06/19/18)
- **“Washington Walks: Bloomington”** (*Docent-Led Walk of Bloomington Heritage Trail*)
(06/11/16)
- **A Weenie Roast Picnic Fundraiser in Bloomington** (11/15/15)

“Weenie Roast” Education & Outreach





— **Bloomington Weekly Farmers Markets** (various dates: 9 times in 2015-2018)

— **Annual Bloomingdale Community Day** (*Crispus Attucks Park*) (05/16/15 & 05/20/18)

— **Father's Day in "Downtown" Bloomingdale** (*1st St NW & RI Ave. NW*) (06/19/16)

— **"1st Street Black Family Reunion"** (08/20/16)
(*An Annual Gathering of*

Current & Former Residents & Neighbors of 1st St. in Bloomingdale)

— **"Bloomie Nights"** (*Outdoor Movie Night in Bloomingdale*) (08/25/17)

— **Showtime Jazz Club in Downtown Bloomingdale** (07/08/18)

— **Biennial Bloomingdale House Tour** (Oct. 2015 & 2017)

— **"Downtown" Bloomingdale Commercial District** (*1st St NW & RI Ave. NW*) (10/24/16)

— **House Parties around Bloomingdale** (01/05/18, 02/18/18, e.g.)

— **"Racial Covenants Walking Tour of Bloomingdale"** by *Prologue DC* (04/14/18)

— **Bloomington Holiday Art Fair** (*Big Bear Café*) (12/02/17)



Formal presentations

As the historical research by Prologue DC was nearing completion in 2016, BHDC hosted two public programs in the community in May and June. The second program was a repeat of the first one, and BHDC sponsored an encore presentation in Dec. 2017. All three of the programs were very well-attended.

About the Programs

The subject was:

***“Bloomingdale History,
Why it should become a
historic district”***

Each program featured a PowerPoint presentation by Prologue DC – outlining the results of their year-long research on Bloomingdale and its rich history.

Mailing to Absentee Property Owners

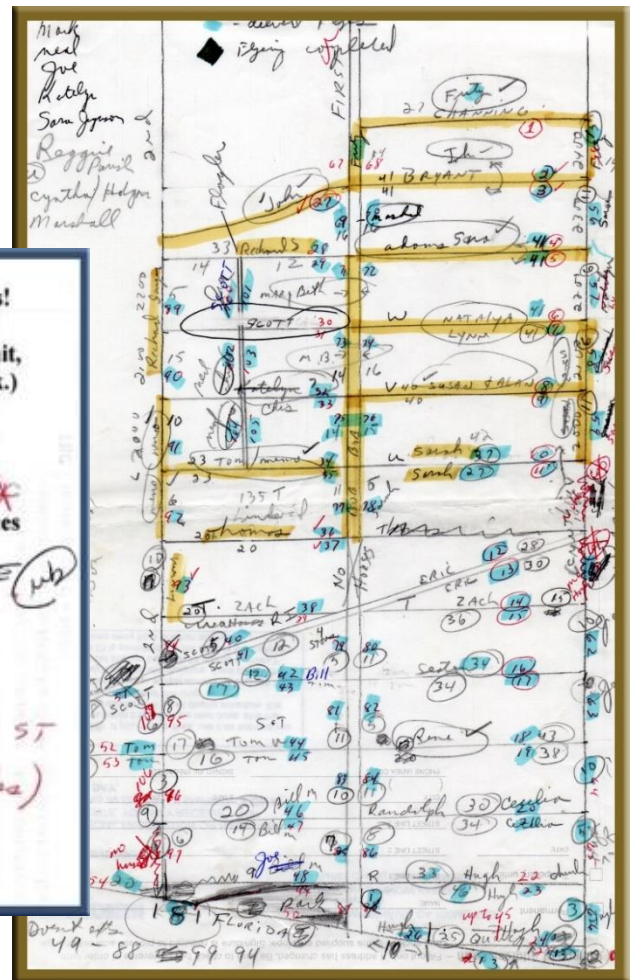
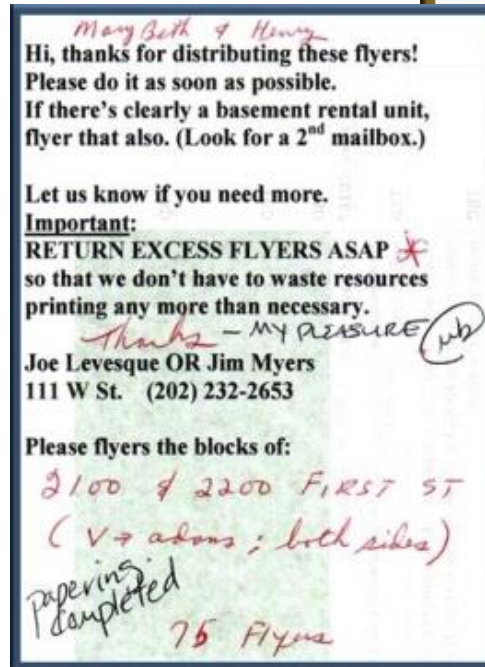
Flyering in the Neighborhood

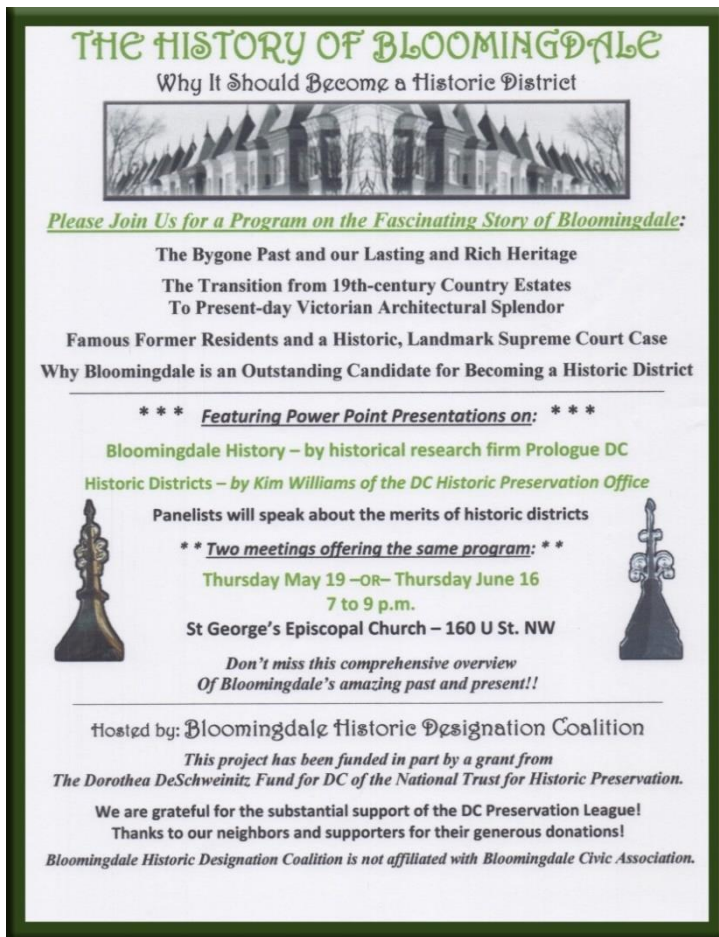


The history presentation was followed by PP presentations from the DC Preservation League, the Historic Preservation Office, or others. Afterwards, a panel of presenters was joined by representatives of other preservation organizations, and others experienced in preservation issues.

A lively and informative audience Q & A about historic preservation concluded the programs.

(Of note: 100-year-old Therrell Smith, an African-American owner of a Bloomingdale rowhouse since 1949, attended our program after receiving a flyer in the mail. Ms. Smith once owned a dance studio in Bloomingdale and among her local pupils was Broadway star Chita Rivera – who lived at Flagler Place. and W Street !)





How We Publicized

To reach the broadest possible audience, all programs were widely publicized throughout Bloomingdale:

— A full-page flier was distributed by volunteers to every home in Bloomingdale, including rental units and individual condos. Some 2,200 copies were distributed to homes.

— To make sure we reached every property owner in Bloomingdale, BHDC mailed a flier to all absentee property owners

BHDC used DC Real Property database records to identify and create a spreadsheet of property owners whose address of record was not in Bloomingdale. Using that data, we created mailing labels. Then, in colorful, attention-getting envelopes, we mailed a flier to each address – just under 300 letters.

— The fliers were additionally posted at a wide range of businesses in central Bloomingdale.

— Announcements were made on social media, and reminders put out as the dates approached.

(See section below on “Publicizing events & Updates to the community”)

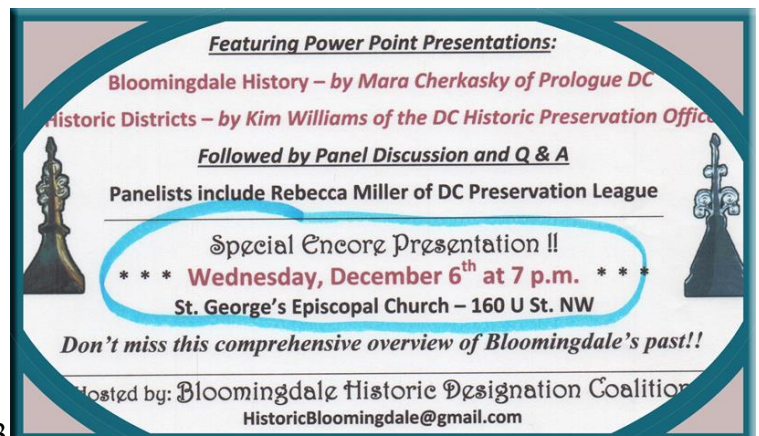
(See also the “Supplemental BHDC Documentation” folder)

The BHDC Program Fliers

“Worksheet of Bloomingdale Blocks” – used in organizing the dozens of volunteer)

Examples of Documents Available at All Outreach Events

At every event BHDC had on hand a wide variety of documents to help answer questions. For additional information we pointed to reliable sources. **Here’s a sample of the types of materials we’ve had on hand at events:**





- **“Bloomingdale Historic District”** (*DCPL’s summary of the criteria and other details from the nomination*)
- **FAQ sheet on “Historic Preservation in DC”** (*HPO*)
- **FAQ sheet on the proposed historic district** (*Office of Planning*)



- **“The History Bloomingdale”** (*Prologue DC’s multipage photo history*)
- **“Criteria for Designating Historic Properties in the District of Columbia”** (*HPO*)
- **“The Historic Homeowner Grant Program”** (*Office of Planning*)
- **“Historic Preservation Review Process for Property Owners”** (*HPO*)
- **“Attention White Home Buyers!”** (*Ad, “Washington Star” newspaper, 1926*)
- **Facsimiles of Newspaper Headlines about Repeal of Racial Covenants (1948)**
- **“A Strictly White Residential Section”** (*Article in “Washington History” by Principals of Prologue DC, 2017*)



- **Bloomingdale Historic District “Non-Contributing Structures”** (*1-page table of addresses; Office of Planning*)
- **“Myths about Historic Preservation”** (*HPO FAQ sheet*)
- **Two-page sheet of links to historic preservation organizations and topics, Bloomingdale history, and other resources** (*Compiled by BHDC*)

— “What Types of Work Need a Building Permit?” (*Office of Planning*)

— “DC Historic Sites” (*DCPL Info Card about their App*)

(See also the “Supplemental BHDC Documentation” for Outreach Tables Documents)

Neighborhood Encounters

Over these last years, BHDC supporters have reported frequent day-to-day opportunities to spread the word about historic designation as well. **Here’s an example:** Recently, one of our participants chanced upon two residents with an antique and historically traditional, full-glass French door they had just acquired to replace the non-compatible door that had been installed on their home before they purchased it. After a short conversation the couple asked how to support historic designation. Not long after, the father of one of them – who has just completed an unpublished book on Bloomingdale history – offered to write a strong letter of support.

ANNOUNCEMENT

If you are a Bloomingdale:
BUSINESS OWNER or HOME OWNER
NEWCOMER or OLD-TIMER
LANDLORD or TENANT
OLD SCHOOL or HIPSTER

YOU NEED TO COME TO
THE BLOOMINGDALE VILLAGE SQUARE (BVS)
TOWN HALL FORUM

Saturday, May 21
Old Engine 12 Restaurant -- North Capitol & Quincy Pl., NW
9:30 am until 2:00 pm

LEARN ABOUT BLOOMINGDALE'S PAST & RECOMMENDATIONS FOR ITS FUTURE

- Big screen showing of BVS oral history video and Q&A
- Highlights and Q&A re 'Social & Architectural History of Bloomingdale: 1800 -2015'
- Panel of Experts-led discussion on 'Visions for Bloomingdale's future'
- Neighborhood Architects & Designers present BVS recommendations for public space improvements
- Vetting and prioritizing of 'Visions' and Public Space recommendations
- More ...

RECOMMENDED IMPROVEMENTS COULD AFFECT NEARLY EVERY BLOCK IN BLOOMINGDALE

VOICE YOUR SUPPORT AND CONCERNS!

MEET & COLLABORATE WITH YOUR NEIGHBORS!

SPONSORED BY: Bloomingdale Civic Association,
Nest DC, & Old Engine 12 Firehouse Restaurant

Additional Local Opportunities to Learn about Historic Preservation

Aside from the previously mentioned activities of the BCA Historic Preservation Committee, there were other occasions to find out more. For example:

— In conjunction with Bloomingdale House Tour in Oct. 2017, there were **workshops on Bloomingdale architecture held by Bloomingdale architects** supportive of historic designation.

— “Town Hall Forum” (conducted by the BCA’s **Bloomingdale Village Square Project on May 21, 2016** – “Learn about Bloomingdale’s Past & Recommendations for its Future” & “Social & Architectural History of Bloomingdale”

— As part of the house tours in Oct. 2015 & Oct. 2017, **Paul Cerruti conducted neighborhood history walks and presentations.**

Publicizing events & Updates to the community

BHDC has consistently worked to make sure important news and events about historic designation have been publicized as widely as possible.

Social Media

Information and news of events related to historic designation regularly appear in such social media as:

- **The Bloomingdale listserv** – a long-standing and broad-ranging, frequently issued summary of topics of interest to the Bloomingdale community that has **approximately 2,300 subscribers** (The proposed Bloomingdale Historic District has 1,697 “contributing” properties.)
- **Bloomingdale Neighborhood blog** at Blogspot
- **Twitter & NextDoor Bloomingdale**
- **HistoricBloomingdale.org**

Other publicity

Our half-page ad in the 2015 House Tour Book

Help Create the
**Bloomingdale
Historic District!**

Actress Chita Rivera
2134 Flagler Place NW

Harry Wardman
Notable Builder

AFL Founder Samuel Gompers
2122 1st St NW

Senator Edward Brooke
1730 1st St NW

Some For Sale Signs to Go Up on Street Involved in Supreme Court Ruling
MAY 9, 1948 578

Hurd v. Hodge (1948)
Racial Covenants Case
116 Bryant St. NW

Francis Blundon
Prominent Developer
100 W St NW

Paying Tribute To Our Past,
While Building For Our Future!

<http://HistoricBloomingdale.org>

Further news about historic designation came from such sources as:

- **Full-page fliers** about upcoming meetings, presentations, and votes at BCA
- **A magazine article** about the BHDC’s “*Bloomingtondale History*” programs that appeared in the “*Bloomingtondale Buzz*” column in the July 2016 issue of the free and widely available “*MidCity DC*” magazine.
- **A half-page ad** by BHDC that appeared in Oct. 2015 Bloomingtondale House Tour program

*(See also the “Supplemental BHDC Documentation” folder
for images relating to various aspects of outreach)*

Communications with the BCA & ANCs

Oral Updates at BCA Meetings

From time to time the BHDC made formal oral updates to the community at BCA meetings. BHDC reported on such progress as contracting, fundraising, and grants; upcoming programs and outreach events; and current status on numbers of letters, petitions, and statements of support for historic designation. These reports to BCA included ways for the public to learn more and become involved and voice an opinion. In these updates BHDC indicated their willingness to collaborate with the BCA in any way possible. BHDC frequently asked if there were ways we could assist the BCA in historic preservation efforts.

(Five oral updates were given over the period from Oct. 2015 to Sept. 2016.)

Written Communications to BCA

In addition to oral update to the community at BCA meetings, BHDC often copied BCA officers on emails regarding major steps taken, plus news about historic designation efforts. In addition, BHDC asked BCA in April 2016 to co-sponsor our two upcoming programs on “*Bloomingtondale History and Historic Designation.*” BCA declined our offer to co-sponsor the two programs which took place in May and June. On July 30, 2017 BHDC announced in writing to the BCA board members and the 4 local Bloomingtondale ANC commissioners that on behalf of the BHDC, DC Preservation League had submitted a nomination to the HPO to create a Bloomingtondale Historic District – the first residential historic district in Ward 5.

Remarks at ANC Forum and Meetings

On Nov. 15, 2017, the four local Bloomingtondale commissioners sponsored an ANC Forum in Bloomingtondale on the subject of historic designation for Bloomingtondale. A BHDC representative

was invited to speak. BHDC spoke about the coalition, the lengthy series of steps taken toward historic designation to that point, why BHDC believes historic designation is essential, and why Bloomingdale was fully qualified for that status.

At the ANC5E meeting on Feb. 2, 2018, BHDC made a formal statement in support of historic designation. **Our representative outlined how Bloomingdale met five of the established criteria for qualification as an historic district – in particular based on its outstanding architecture as well as rich history.** She further described the 10 historic preservation public meetings held in Bloomingdale by the BCA and BHDC, and elaborated on the extent of BHDC’s outreach and education activities of the previous several years.

*(See also the “Supplemental BHDC Documentation” folder)
for “Communications with BCA & ANC”
with texts of communications to the BCA & Remarks at ANC events, etc.)*

Indications of Support from BHDC’s Education & Outreach

Through these various means, over the course of more than 3 years BHDC has accumulated:

- **500+ signed letters of support**
- **300+ signatures on petitions broadly supporting historic designation**
(and more specifically HPRB nomination #17-17 once it was filed)
- **249 signed “Statements of Support”** that BHDC forwarded to BCA, when BCA was soliciting input from residents on their views about historic designation, during spring, summer and fall of 2016.



Some individuals may have signed variations or different types of letters or petitions – as well as submitted personal letters directly to the HPRB – which demonstrates their early and sustained support throughout this process, and over the years.

Estimated Numbers of BHDC Contacts

To date we have enlisted an approximately 700-800 supporters for our cause through community education and outreach. In addition, we have responded to hundreds of emails, and had many engaging conversations! BHDC has enjoyed socializing with hundreds of neighbors we would not otherwise have come to know.

Throughout this ongoing process BHDC has made good faith efforts to reach out to all, been respectful of everyone's views, and remained honest and civil in our interactions with the community. We have sought to dispel false rumors, counter mistruths with facts, and allay fears based on myth.

The BHDC is sincerely hopeful that after this debate, proponents and opponents alike will respect the decision of the Board, and embrace the task of continuing to work together for the benefit and common good of our entire community.

Other Measures of Community Support

BCA Survey

In December 2017 – for informational purposes only – a non-binding postcard survey on historic designation was mailed only to property owners of record. At every meeting leading up to the survey where the survey was discussed, it was restated and stressed that:

The survey would serve only to inform the membership in their later vote and would in no way be binding on the members' vote.

BCA had considered “Special Zoning” (SZ) as an option for the preservation of Bloomingdale. However, the BCA voted they did not favor special zoning as an option. SZ did not offer the desired protections of our streetscapes and parts of it we impractical, unenforceable, or illegal.

The postcard mailed to property owners simply asked them to check a box indicating whether they were in favor of pursuing historic designation, or not.

The survey results were reported at a subsequent BCA meeting (in March 2018).

- **3,107 cards were mailed out.**
- **16% of those mailed were returned.**
- **55% of respondents voted to oppose historic designation.**
- **45% of respondents voted to pursue historic designation.**

Because of the very low response rate, and relatively split vote, these data indicate that:

9% of postcards mailed out were not in favor; 7% of postcards mailed out were in favor.

We acknowledge the challenges faced by the BCA in deciding on a survey method that might best gauge the sentiment of the community.

However, this low response rate does mean that:

BCA's survey is somewhat informative but in the end is not conclusive as a complete measure of the larger community's views.

BCA Vote

Historically, DC has a rich history of local civic associations as places for civic engagement by local communities. These local groups customarily have been the officially recognized forum for the discussion of important civic affairs. These associations have also served as the chief conduit for conveying positions regarding local issues to DC government agencies. Bloomingdale Civic Association meetings are always well-publicized in advance. All meetings are open to the public, where anyone has the opportunity to speak. Plus, there are multiple and easy ways to join.

After nearly three years of well-publicized special meetings, workshops, discussions and debates at regular meetings, on March 19, 2018:

The Bloomingdale Civic Association voted to pursue historic designation for Bloomingdale

It should be noted that the upcoming vote had been repeatedly and broadly publicized in advance, and a special BCA flier was distributed door-to-door in the neighborhood advising of the upcoming vote. Furthermore, an exceptionally large majority of current members were in attendance for the vote.

In a subsequent BCA vote on April 19, 2018:

The Bloomingdale Civic Association voted to request that our local ANC5E respect the BCA membership's vote for historic designation

by supporting the Bloomingdale Historic District nomination.

Here is the text of the BCA resolution:

“Whereas, the Bloomingdale Civic Association voted to support the Bloomingdale Historic designation nomination, Case 17-17, at a well-publicized monthly meeting in March 2018, the BCA strongly requests that ANC5E respect the vote of the BCA membership by supporting the Bloomingdale Historic Designation nomination.”

At its July meeting,

The BCA Board plans to file its own formal resolution of support to the HPRB.

While the ANC5E has consistently publicly affirmed that they follow the lead of the BCA, they chose not to do so in this important instance.

In Conclusion

The character of Bloomingdale’s historic neighborhood should be given the credit it deserves for contributing to the resurgence of Washington as a world-class city. One supporter of a historic district recently wrote in her letter of support:

“The Capitol Building may be the center of Washington, DC, but this wonderful neighborhood is part of its heart and soul. It must be preserved!”

Another writer fittingly commented:

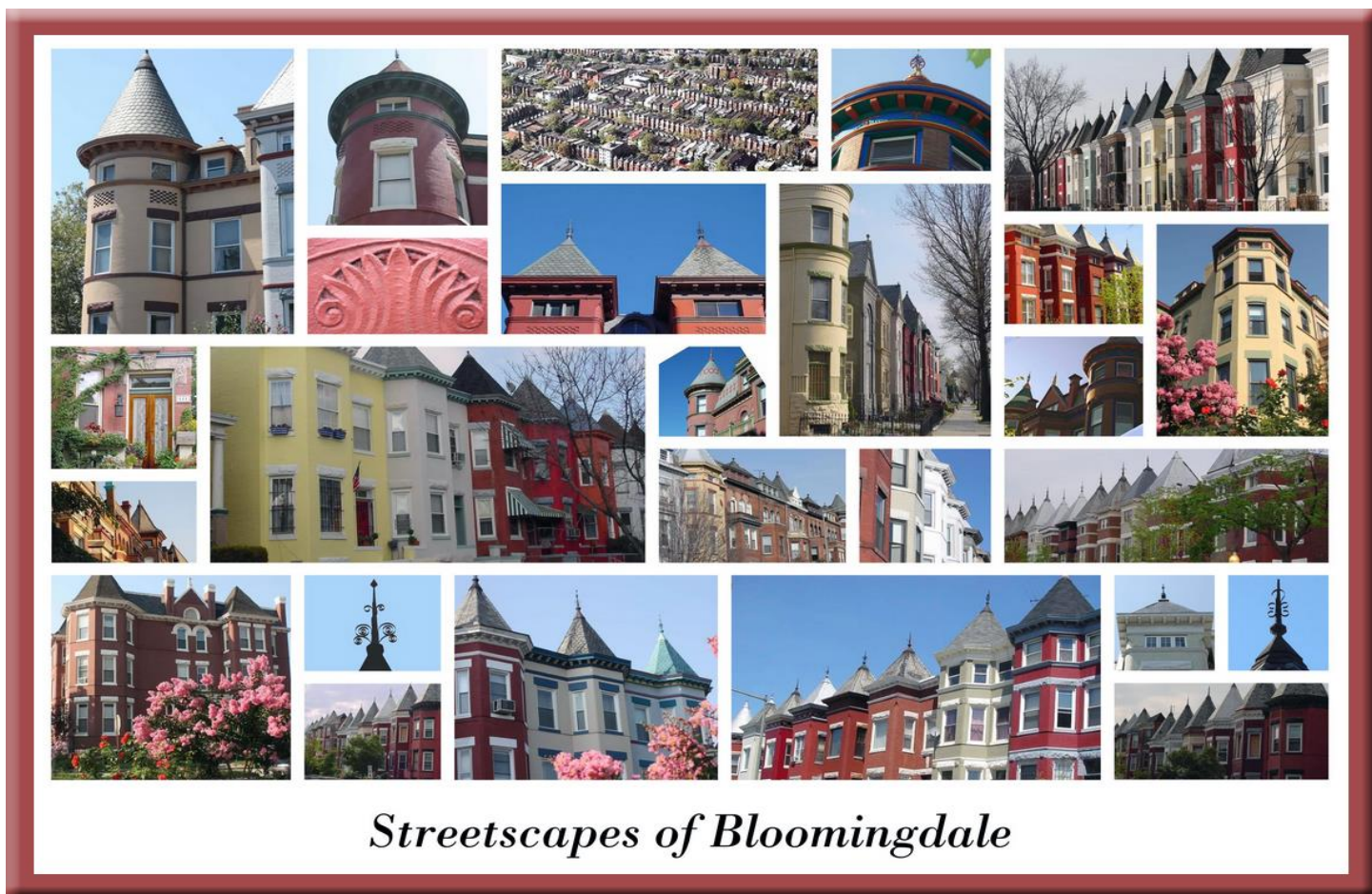
“Areas that don’t have it, invent it; we have it, let’s save it!”



Let’s not let the sun set on Bloomingdale

Aside from Bloomingdale’s tangibly spectacular architecture and its palpable and significant history, **there is a less quantifiable aspect to Bloomingdale – and that is a strong sense of community** that results from all the hard work that has made Bloomingdale the great neighborhood that it is.

While Bloomingdale is firmly a part of this city’s DNA, it is important to keep in mind that Bloomingdale didn’t just “happen.” The Bloomingdale that we see today – and to which people are now drawn in ever increasing numbers! – comes from a sustained commitment and investment of time and energy by numerous residents over many, many decades, and we are proud to say that that includes the participants of the Bloomingdale Historic Designation Coalition.



Streetscapes of Bloomingdale

Poster created by BHDC and sold to raise funds for Bloomingdale Historic District

The legacy of such efforts speaks for itself. The beautifully tended homes and gardens, the restoration of our tree canopy, the development and beautification of our striking and highly unusual Crispus Attucks Park, and the re-development of our vibrant and lively “downtown” Bloomingdale and the North Capitol Street business district are just a few results of such commitment and hard work.

Our community arises from the efforts of many generations past, and today is accessible for all to use and enjoy. However:

Bloomingtondale does not exist solely for current generations of us to “use up” – to squander away and disrespect; rather it must be preserved and protected for the future benefit of our heirs.

If Bloomingtondale were to become a Historic District, it would be a fitting tribute to all those who have come before – not to mention a gesture of respect on our part to all the future generations yet to come!

It’s easy to overlook that fact that the robust Bloomingtondale of today is nevertheless like a fragile and vulnerable flower. Help us today in strengthening our community by keeping the “Bloom” in Bloomingtondale.

Bloomingtondale Historic Designation Coalition believes that designation of a Bloomingtondale Historic District would well serve the “common good.”

Therefore, we respectfully ask the Board to:

Please support the HPO staff report, and
Vote to approve the nomination of
Bloomingtondale as DC’s newest historic district!

Thank you very much for your time and consideration.

Bloomingtondale Historic Designation Coalition

--- July 2018 ---



Advisory Neighborhood Commission 5E

www.anc5edc.org

ANC 5E RESOLUTION NO. 2018-004

IN OPPOSITION TO BLOOMINGDALE BEING DESIGNATED A HISTORIC DISTRICT

WHEREAS an application to designate the District of Columbia's Bloomingdale neighborhood as historic is pending before the Historic Preservation Review Board (Case 17-17); and

WHEREAS the application for historic designation has been submitted listing three criteria,

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,

The commission finds that while these noteworthy criteria are pertinent to specific properties (such as the individual homes that were companion cases to the landmark U.S. Supreme Court *Shelley v. Kraemer* case which outlawed racially restrictive housing covenants), they are not pertinent to the entire neighborhood, which contains houses and buildings that neither make a significant contribution to the broad patterns of history, nor are associated with the lives of persons significant in our past (save those homes that share such a distinction), nor embody distinct architectural aesthetics as compared to other neighborhoods in the District of Columbia such as LeDroit Park, Bates, Edgewood, and Eckington (the latter of which recently rejected historic designation); and

WHEREAS the commission questions the applicability and legitimacy of a historic designation for the entire swath of Bloomingdale given the extensive amount of historically-incompatible construction that has already been completed on Bloomingdale residences. The fact that nearly every block in Bloomingdale has made historically incompatible additions such as "pop-ups" and "pop-backs," the former being public-facing, it is a specious argument to say that the entire neighborhood's historic integrity needs to be preserved since so many houses have already been significantly altered so as to render them incompatible with the aesthetics of the period for which this application has been filed. These alterations are not aberrations; they are commonplace. Moreover, materials used by existing residents to renovate the exterior of their homes would not qualify under historic district criteria. It is fair and un-prejudicial to allow Bloomingdale residents the flexibility to renovate their homes with materials that meets their budget; and

WHEREAS the commission fully supports the Bloomingdale Historic Coalition and the District of Columbia Historic Preservation League working together to preserve individual properties that meet the three criteria, with the consent of each property's owner(s), rather than offer a wholesale designation of the neighborhood; and

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Advisory Neighborhood Commission 5E

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WHEREAS residents throughout the neighborhood have raised concerns about imposing such a restrictive process as historic district on residents without broad and overwhelming community support given that the Historic Preservation Office only needs to notify residents of an application for Historic Designation but not survey residents to objectively gauge whether support for the designation is broad; and

WHEREAS residents throughout the neighborhood have raised concerns about the added costs of making home repairs and renovations in a historic district since stricter requirements will be in place when changes/additions are made to public-facing facades and rooflines, which is what is covered by historic designation; and

WHEREAS DC's Historic Homeowner Grant Program has limited funds each year and covers only twelve targeted Historic Districts out of more than 50 Historic Districts in the city, there is no guarantee that Bloomingdale will be added to the list of targeted Historic Districts; and

WHEREAS residents have also raised concerns about the impact designation would have on reducing their ability to modify their homes to meet their changing needs; and

WHEREAS residents are concerned about adding another level of bureaucracy (including time and money) to the permitting process whether the modifications be something minor such as a window or door or something more substantial such as a porch, balcony, turret, conical roof, or other architectural embellishment; and

WHEREAS this commission believes there are alternative ways to celebrate and preserve Bloomingdale's history without the aforementioned negative impacts on residents such as a special zoning designation, which was the initial favored recommendation based on public outreach done by the Bloomingdale Civic Association. For example, the Bloomingdale community and the Bloomingdale Civic Association have celebrated, recorded, and preserved its history through projects such as the "Worthy Ambition: LeDroit/Bloomingdale Heritage Trail," the Bloomingdale Oral History Project, and the Bloomingdale Village Square Project. Furthermore, citizens, the Bloomingdale Civic Association, and the ANC work together to evaluate and support worthy applications for Historic Preservation on a case-by-case basis; and

WHEREAS many residents are concerned that historic designation has unintended consequences of aiding gentrification that increases housing costs, and, consequently housing and rental prices that drive out long-term residents and dissuade low-middle-income individuals and families from renting and buying in the neighborhood; and

WHEREAS it has not been shown to the satisfaction of this commission that a majority of the neighborhood supports this change; and

WHEREAS the Bloomingdale Civic Association (BCA) voted 79-60 in support of historic designation during their March 19, 2018 publicly noticed meeting, this ANC commission finds that the more comprehensive postcard survey of property owners they conducted December 2017-January 2018, which demonstrated that a clear majority of homeowners oppose historic designation (282 in opposition and 234 in support), should be

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Advisory Neighborhood Commission 5E

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given greater weight as a form of direct democracy that does not burden would-be voters based on income or limited voting hours. The commission finds that the will of the greater Bloomingdale public (those who did not have to pay dues and attend a meeting on a Monday night) should be given greater weight in a democracy where voting rights of any kind should not be restricted based on an individual's ability to pay membership dues and attend meetings, especially in a diverse neighborhood where many long-term homeowners are low-middle income residents, are retired, and/or work at night.

WHEREAS the commission recommends the Historic Preservation Office and the District of Columbia Council work together and create a new method of gauging community support such as a public referendum on a regularly scheduled Election Day; and

WHEREAS Title 10A of DC Municipal regulations requires the Historic Preservation Review Board to give great weight to any written recommendations of the affected ANC; and

THEREFORE, BE IT RESOLVED that ANC5E at its duly noticed Public Meeting held at Friendship-Armstrong Public Charter School, on April 17th, 2018 resolved and voted to oppose designation of Bloomingdale as a historic district and strongly recommend the District of Columbia's Historic Preservation Review Board vote to deny the application of Case 17-17.

The Commission authorizes its staff to notify, by any and all appropriate means, all appropriate officials of the District of Columbia of its vote and determination in this matter, including but not limited to officials of the Historic Preservation Review Board, the Historic Preservation Office, the Mayor, the Council of the District of Columbia, and all concerned neighborhood residents and businesses.

ANC5E is comprised of ten sitting Commissioners of which 9 were in attendance with six constituting a quorum. After being properly moved and seconded, the motion to adopt this resolution passed, with 8 commissioners voting for, 1 voting against, and with 0 abstentions.

Respectfully Submitted,

Bradley Thomas, Chair

Horacio Sierra, Recording Secretary

CC: Historic Preservation Office
Historic Preservation Review Board
Councilmember Kenyan McDuffie
Mayor Muriel Bowser

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July 20, 2018

Chair
Historic Preservation Review Board
1100 4th Street, SW, Suite E650
Washington, DC 20002

SUBJECT: Bloomingtondale Historic District Designation Application

Dear Ms. Heath and Board Members,

The Bloomingtondale Civic Association (BCA) takes this opportunity to share with you its position on the **Historic District Designation (HDD) Application for the Bloomingtondale neighborhood**, and related activities and perspectives.

The Bloomingtondale Civic Association SUPPORTS Historic District Designation

At the March 19, 2018 highly advertised, regularly scheduled BCA meeting, with more than 150 persons present including approximately 75% of the BCA membership, BCA affirmed its SUPPORT of the Bloomingtondale HDD Application by a membership vote of 79 (56.8%) in support and 60 (43.2%) in opposition.

The following are some of the major reasons BCA members have expressed for their support of HDD:

- In recognition of the benefits to Bloomingtondale of HDD including:
 - ✓ HDD is a recognized and effective tool for promoting conservation, protection, restoration of the distinctive buildings and streetscapes, and residential stability of the Bloomingtondale neighborhood;
 - ✓ HDD is a tool for promoting increased tourism and small business growth in Bloomingtondale;
 - ✓ HDD is a means for encouraging the continuation of the recent re-discovery of Bloomingtondale's rich and significant social history and heritage (including its meaningful and stalwart engagement in covenant protests and advocacy for city services, and civic and institutional improvements (e.g., integration of schools and playgrounds more schools and recreation centers). Many of these efforts are of local and national significance. BCA members have cited the positive impact of such re-discovery on Bloomingtondale's sense of both

community identity and place – especially as evidenced by the positive impact of the Le Droit Park/Bloomingdale Heritage Trail, DC Prologue’s multimedia and interactive study of racial housing segregation in Bloomingdale, BCA’s timeline *Social and Architectural History of the Bloomingdale Neighborhood: 1800 – 2015*, as well as the architectural and social history section of the Bloomingdale HDD application;

- ✓ HDD is a means for documenting and promoting the local and national significance of the architecture and architectural history of Bloomingdale’s remarkably large and exceptionally intact stock of late 19th century/early 20th century rowhouses;
- In agreement with, and affirmation of the Bloomingdale HDD application’s conclusion that this neighborhood meets National Register of Historical Places listing criteria, namely that Bloomingdale is (1) associated with events that made a significant contribution to the broad patterns of our history, (2) associated with the lives of persons significant in our past, and (3) embodies the distinctive characteristics of type, period, or method of construction or represents the work of a master;
- In agreement with, and affirmation of the Bloomingdale HDD application’s conclusion that Bloomingdale also meets those DC criteria for HDD status and its listing of Historical Sites (based on the National Register) related to (1) events, (2) history, (3) individuals, (4) architecture and urbanism, and (5) artistry;
- In consideration of the exceptional Historic District Designation (HDD) community education and outreach efforts in , the knowledge gained at these events, and the significant funding provided by Bloomingdale residents and organizations in support of HDD;
- In expectation that HDD will preserve its unique character by reducing activity in Bloomingdale by those developers who seek to dramatically alter Bloomingdale’s century-old facades and streetscapes, significantly increase density and lot coverage, raze and replace buildings with ones that do not conform to those of neighbors, and/or exhibit shoddy workmanship.

The following information provides the historical and contemporaneous context of BCA’s support for Historic District Designation of Bloomingdale.

History and Background

Bloomingdale has gone through numerous reinventions. Established as a subdivision in 1889, Bloomingdale was an early suburb of the then Washington City and distinguished by its access to streetcars to the City, its connections to the City’s street grid and utilities, and the high craftsmanship of its relatively large brick rowhouses of various types of late-Victorian design. Built as a speculative venture by numerous developers using mostly

African-American laborers and craftsmen, the initial purchasers were mostly White and working- and middle-class in status. Nearly all of Bloomingdale's lots were built upon within a 25-year period resulting in its remarkable architectural cohesion. In the 1920s, Black residents began buying into the neighborhood, but often risked confronting racial covenants, placed on many deeds by some of the neighborhood's developers as a marketing asset, which barred Black ownership and tenancy as a marketing asset.

What followed was a nearly 25-year epic and divisive neighborhood legal battle, involving lawsuits and the placing of racial covenants by petition. In fact, the Bloomingdale Civic Association was established in 1927 in response to such petition activity. But due to the time and costs of litigation, as well as the progressive reality of the difficulty of attracting white buyers, many selling covenanted houses chose not to invoke such rights, and African-Americans continued to move into the neighborhood. In 1948, one of the Bloomingdale covenant cases was considered as part of the Supreme Court ruling ending the legality of racial covenants.

Soon thereafter, Bloomingdale became a predominantly Black working- and middle-class neighborhood, with numerous renowned residents. But in the 1960's, many of its residents began moving out of the neighborhood -- and this trend was further fueled by the 1968 riots in Bloomingdale, the displacement of tens of thousands of residents (and the resettlement of some of these persons in Bloomingdale) due to the mass 'renewal' of the entirety of the District's SW quadrant, and financial and government disinvestment in Bloomingdale. As more of Bloomingdale's residents moved from the neighborhood, it was increasingly characterized by increased number of rentals, residential transiency, vacant and boarded up houses, and active street drug markets.

Disinvestment did not slow until the 1980s and 1990s when federal agencies initiated aggressive investigations of discriminatory practices of the industries of real estate appraisal (e.g., systematic lower appraisals in predominantly minority neighborhoods compared to comparable majority ones), real estate sales (e.g., 'steering'), bank and federal mortgage lending (e.g., 'redlining') – all of which targeted neighborhoods (e.g., federal lending practices promoted denial of mortgages based on a neighborhood's 'credit rating') more so than individuals. Ending such practices opened the door for wider availability of mortgages in Bloomingdale, gentrification, and improved city services, with Black residents increasingly replaced by White residents. For more information on Bloomingdale's history, see the timeline *Social and Architectural History of the Bloomingdale Neighborhood: 1800 – 2015* at www.bloomingdalecivicassociation/villagecenter

Beginning in the early years of the 21st century, Bloomingdale's gentrification accelerated and its ethos of 'neighborhood reinvention' attracted developers to the neighborhood. In addition, major development, generally characterized as 'mixed-use' (i.e., high-rise commercial office buildings with street level retail and residential buildings of moderate to high density with units of typically 2 or fewer bedrooms) were proposed for areas surrounding Bloomingdale (McMillan/the hospital complex/Soldiers Home to the North, Rhode Island Avenue/Eckington to the East, NOMA to the South, Shaw/U Street to the

West). Consequently, some Bloomingdale residents began noting their concern about the future of the neighborhood's architectural and residential integrity.

Approximately four years ago, in the midst of citywide processes of growth, development, and displacement, some Bloomingdale residents began engaging in efforts related to the filing of an application for historic district designation (HDD) for Bloomingdale.

Subsequently, on August 10, 2017, the DC Preservation League (DCPL) and a group of Bloomingdale residents (the Bloomingdale Historic Designation Coalition [BHDC]) filed an application with the Historic Preservation Review Board (HPRB) for designation of Bloomingdale as a historic district, recommending that 1692 of its 1717 buildings be viewed as "contributing resources".

Major Issues and Concerns

1. In response to the filing of the HDD application, some Bloomingdale residents have voiced their concerns about the rules, process, and impact of HDD including the possibility of:
 - Gentrification impacts including the greater saliency of the interests of more recent, younger, and/or higher income residents (mostly White) over those of long-term, older, and/or lower income residents (mostly Black) .
 - Increased costs of and restrictions on repairs and renovations;
 - Increased costs of housing and rents, and related displacement of long-term and lower-income residents;
 - Increased time, money and bureaucracy associated with obtaining HDD-required permits;
2. The impact of developers, who have at times in Bloomingdale, dramatically altered facades and streetscapes, converted single-family houses to multiple units, promoted housing configurations that increase density and lot coverage, razed and replaced existing buildings, and in the interest of greater profit -- exhibited shoddy workmanship on buildings of exceptional craftsmanship.
3. The minimizing and marginalization of the neighborhood's dynamic, exceptionally rich, and unique social history.
4. The management of neighborhood political processes that are expectedly associated with contentious issues, and the encouragement of these processes being guided by facts rather than misinformation and propaganda.

Community Outreach and Education

In response to such concerns of Bloomingdale residents, since 2015, numerous (at least 10) workshops, forums, informal neighborhood chats were conducted. BCA commends the various agencies, individuals, groups, and organizations (e.g., ANC 5E, Bloomingdale Civic Association, Bloomingdale Historic Designation Coalition, Bloomingdale for All, DC Historic Preservation Office, the DC Preservation League, and others) that participated in the extraordinary and vigorous Bloomingdale HDD community education and outreach efforts, which typically focused on HDD and related alternatives, and on associated authoritative information and questions and concerns that reflected a broad spectrum of Bloomingdale residents' perspectives on HDD and associated alternatives.

A. Efforts of the Bloomingdale Civic Association. Through use of the following guiding issues, the BCA engaged in the following efforts:

- The BCA established a Historic Preservation Committee in 2015 with the goal of educating neighborhood residents about historic district designation (and subsequently taking an official Association position on HDD). The Committee's activities and related community engagement generally focused on such issues as:
 - ✓ Differences and strengths/weaknesses of alternative approaches to protection of the neighborhood's facades, streetscapes, and history – e.g., neighborhood conservancy, special zoning, more rigorous enforcement of existing zoning regulations, HDD;
 - ✓ Disentangling effects of citywide processes of growth, development and gentrification from those of historic preservation and HDD;
 - ✓ Understanding the past and current effects (and related changes over time) of DC historic preservation and HDD processes, policies, rules, and requirements through provision of information from authoritative sources as well as individuals living in both historic districts and neighborhoods who formally rejected HDD;
 - ✓ Identifying Bloomingdale residents' HDD concerns and reasons for support or nonsupport of HDD;
 - ✓ The 'truths' and 'myths' (e.g., limits choice of exterior paint colors, places restrictions on interior renovations, dramatically increases the cost of housing, etc.) – with an emphasis on distinguishing 'concerns' from facts.
- Established a 'Historic Preservation' page on the BCA website that focused on the posting of authoritative information;
- The organizing and conduct of community forums/workshops that provided authoritative information from staff of DCRA, HPO, DCPL, DC Preservation Society and DC residents who provided up-to-date information regarding (a)

Society and DC residents who provided up-to-date information regarding (a) what HDD does and does not do; (b) historic preservation and possible alternatives to HDD that might promote neighborhood conservation; (c) HDD processes, policies, rules; as well as (d) the positive and negative experiences of residents in Historic Districts or in neighborhoods that opposed HDD. Information provided at the 6/23/15, 11/5/15, 4/3/16 and 7/7/16 forums/workshop and related resource materials are posted on the BCA website: www.bloomingtoncivicassociation/historicpreservation .

- The organizing and conduct of a 'progressive home dinner' at which Bloomingdale residents had the opportunity, in an informal and intimate setting, to ask questions and voice their opinions about HDD and potential alternatives;
- The BCA Historic Preservation Committee recommended that the Special Zoning option be pursued by BCA in May, 2017. In response, BCA membership authorized: a) a subsequent special meeting on Special Zoning featuring DC Planning, Zoning, and DCRA staff to secure more information about this option, b) a community-wide survey of Bloomingdale homeowners of record of their support/non-support of the HDD option, and c) thereafter, to take the official vote of the BCA membership's support/non-support of HDD At its subsequent next regularly scheduled meeting, the BCA membership voted to: a) not pursue the Special Zoning option, and b) confirmed its earlier decision to limit the community survey to assessing support/non-support of HDD.
- The conduct of a BCA HDD postcard survey (December 12/17 – January, 2018) that was professionally contracted (at a cost of approximately \$3000) and sent to each of Bloomingdale's 3107 homeowners (per DC Office of Tax and Revenue), including absentee landlords of record --some of whom did not reside in Bloomingdale or the District of Columbia. The postcard (a) provided links to authoritative information sources regarding HDD and (b) asked homeowners to submit the postcard to the contractor by a specific date indicating their support or nonsupport of HDD for Bloomingdale, with a resulting response rate of approximately 17% (with 83% not responding or not responding by the stated deadline), and a vote of 234 (45.3%) in support of HDD and 282 (54.6%) in opposition;
- The distribution of flyers to all Bloomingdale households announcing the pending arrival of the postcard survey and encouraging its completion and return;
- A formal vote on HDD by BCA membership occurred on March 19, 2018 with more than 150 persons present and involving approximately 75% (n = 139) of all BCA members, with a vote result of 79 (56.8%) in support of HDD and 60 (43.2%) in opposition.

B. Efforts of Other Bloomingdale Organizations and Groups included the following:

- The raising by the Bloomingdale Historic Designation Coalition (BHDC) of approximately \$20,000 (mostly from Bloomingdale residents) for the preparation and issuance of a RFP and associated required research and writing of the HDD application’s architectural and social histories;
- The conduct of several forums and other informational events by BHDC;
- The sponsoring of a neighborhood forum by the four Bloomingdale ANC Commissioners that featured staff from HPO, DCPL, and other agencies involved in historic preservation issues;
- The distribution of at least two informational flyers to Bloomingdale households by an anti-HDD group (Bloomingdale for All);
- The conduct and community listserv/blog distribution of a statistical analysis of HDD’s impact on costs of housing by two Bloomingdale residents (Blount & Holliday, 2018), in which final purchase price of all houses purchased during a recent 6-month period in the two abutting neighborhoods of Le Droit Park (HDD for nearly 45 years) and Bloomingdale (no HDD), with the major finding of “no significant differences” in the average purchase price per square foot of such houses – thus suggesting that HDD has not resulted in purchase prices different from those in the prevailing real estate market in an abutting non-HDD neighborhood. U.S. Census data additionally suggested that Le Droit Park had retained a higher percentage of African-American and lower-income residents.
- The submission of hundreds of letters and petitions of support and nonsupport of HDD for Bloomingdale at the urging of BCA. BHDC, Bloomingdale for All, and others.

Recommendation

Based on the data and facts presented in this letter, the Bloomingdale HDD Application, the HPO Report on that Application, and the vote of BCA membership, the DC Historic Preservation Review Board is urged to **APPROVE** Historic District Designation for the Bloomingdale neighborhood.

A handwritten signature in black ink, appearing to read "Teri Janine Quinn", followed by a long horizontal line extending to the right.

Respectfully Submitted,

Teri Janine Quinn
President

cc: Rebecca Miller, Executive Director, DC Preservation League
Kim Williams, DC Historic Preservation Office

July 25, 2018

Chair
Historic Preservation Review Board
1100 4th Street, SW, Suite E650
Washington, DC 20002

**RE: OPPOSITION TO THE BLOOMINGDALE CIVIC ASSOCIATION LETTER OF SUPPORT FOR
BLOOMINGDALE HISTORIC DISTRICT DESIGNATION APPLICATION**

Dear Ms. Heath and Board Members,

This statement, letter of objection of BCA support Historic District Designation, is not on behalf of the Bloomingdale Civic Association (BCA), but a 25 year resident of Bloomingdale and member of the BCA for most of this same time period. I am expressing my views as offered by letters sent to me by HPRB inviting me to provide written letter or testimony.

I am the first Vice President of the BCA and the Chair of the BCA Historic Preservation Committee (BCAHPC). I developed/implemented content of and led the town hall meetings, workshops, and other public forums on behalf of the Bloomingdale Civic Association. The purpose/objective of the BCAHPC's effort was multipronged, in that, the Committee held public meetings to help residents understand options of retaining Bloomingdale's historic character (R4 Zoning, historic district, or nothing) and most importantly, "...what do you (the individual resident) want to see in your community?"

January 26, 2017 – BCAHPC Presentation of Results

The BCAHPC conducted 2 Town Hall Meetings, 2 Workshops, a Happy Hour Fundraiser, and a progressive dinner party, all for the expressed purposes of gaining an understanding of how Bloomingdale residents wanted to retain Bloomingdale's historical character. The BCA did not take an official position on historic preservation, only reached out to experts (panelist) to provide information during the public forums that they were invited too. With an effort of this magnitude and having affected the entire neighborhood, the BCAHPC recommended to conduct two town hall meeting, with one being on Saturday, for approximately two to three hours. When I presented the results to the Board and told them of the recommendations, Bertha Holliday (2nd Vice President of the BCA and ANC for 5E-07), insisted that it be conducted in one meeting and that be the BCA monthly meeting. No consideration was given to the lives and schedules of the community at-large. This is unheard of, an effort of this magnitude failing to be COMMUNICATED to judiciously to give all residents an opportunity to hear these results. Nevertheless, on January 26, 2017, I made BCAHPC's final presentation, which concluded the public outreach, during the BCA monthly meeting that started at 7pm, but actual presentation not scheduled on the agenda until 8pm, for exactly 1 hour. The outcome of this year and one half effort is that the majority of those that participated wanted special zoning to retain Bloomingdale's historical character.

You may ask what happened to this option. At the conclusion of the presentation, and after a few questions, Bertha Holliday raised a motion to take special zoning off the ballot. Mark Mueller, one of the participants of the loosely organized Bloomingdale Historic Preservation Coalition 2nd her motion.

[There were registered BCA members that were unable to attend this meeting in person due to illness, working, or out of town, however, they gave me a proxy vote, as chair of the Committee, I received it personally, and the President did not allow these votes to count. Having allowed these vote to count would have rendered a membership vote in favor of special zoning.]

I asked the question, simultaneously making the statement, after the well-rehearsed choreographed dance between historic district supporters to dispel support for any non—historic district option was done, if the BCA was going to go against the will of the residents. Bertha Holliday again raised a motion, this time to have the Office of Planning come to give a special zoning presentation. She needed to cover all bases as to mask her bias. It is important to note that I had prepared the special zoning based on the collective community voice, met w/the Office of Planning on January 3rd, 2017 and discussed the feasibility of proposed Bloomingdale special zoning to achieve retaining its historical character. Significant progress was made during this meeting. During the January 23, 2017 meeting, The BCA President chimed in and committed the BCA to having the Office of Planning officials give a special meeting on special zoning to Bloomingdale residents. During the meeting, I shared the names of the OP offices that I met with on January 3rd and had pictures in my presentation.

Special Zoning Meeting for BCA

This meeting had the same Office of Planning officials at this meeting that I met with in January. However, the fundamental difference is that the scope of this meeting was not remotely related to the proposed special zoning describing the Bloomingdale community collective voice. The BCA President had the OP officials explain DC's current special zoning. This is not what the BCAHPC presented during its final presentation.

A vote was taken in July 2017 to add special zoning as historical preservation option to the community survey to go to the community at-large. There were no more than BCA 17 members in attendance, including the Board. The President added this topic to the BCA meeting agenda as a potential voting item the same day of the meeting at 11:23am for a 7:00pm meeting. The Board did not weigh-in on this as a topic and we never advertised voting items as potential voting items as long as I have been on the Board. We also don't exclude the Chair of the Committee in leading the effort from cradle to grave of the project. Well, who in the community knew about this voting item? Scott Roberts (BCA recording secretary), sent out the agenda electronically on his personal list serv and the Bloomingdale blog less than 8 hours before the actual meeting. Further, he's a participant of the coalition and his list serv is comprised of a small fraction of Bloomingdale residents all of the pro historic district affiliated with the group that submitted the Bloomingdale HDD. His list serv is his list serv. All BCA members should have been notified in advance, as well as all Bloomingdale residents.

Community Survey

This was another BCA effort to garner a community consensus on a historic district for Bloomingdale. As you are aware, the majority of those that participated voted, "non-historic district." Why did the BCA conduct another vote? This should have been the end.

ANC Vote

The ANC members in attendance voted against historic district for Bloomingdale, 8 – 1. Ms. Holliday was the only ANC member to vote for it. Further, she came to this meeting with her own resolution for historic district for Bloomingdale. The ANC voted against a historic district for Bloomingdale, 9 – 0. She voted against her own resolution. Again, Ms. Holliday creates her own process to see what she can get away with.

March 2018 BCA Membership Vote

During the February 2018 monthly BCA meeting, the President announced that there were 135 members registered to vote; however, during the BCA March Meeting there were 139 registered voters that voted. Moreover, 7 members (that I personally know) were registered in February 2018 (in the 135 count) due to illness, working, or out of town were not allowed to vote. The BCA did not allow these members to vote if they were not physically present. Also, the link to PayPal on the Bloomingdale website was not working, which would have allowed residents to pay to join the BCA; yet, the BCA speaks for the entire community. Those Bloomingdale residents that could not make the meetings to pay in person could not become a member. Again, excluding Bloomingdale residents.

BCA Voting Practices

Membership votes are both tenants and homeowners. During the BCA July 2017 to take special zoning off the survey ballot, I recognized tenants taking this important vote (for a historic district). Hence, the community survey is the accurate and VERY important vote. The public meetings, held by the BCAHCA that took surveys of residents that attended, were attended primarily by homeowners.

There is precedent set in Bloomingdale whereby the BCA allowed non-residents that were affected by a situation to vote in the BCA membership vote. This was done for U St. residents to request that DCRA continue with suspended parking enforcement for street cleaning (impact area of DC Water infrastructure upgrades).

During the BCA officer elections, absentee ballots are allowed if given to the Chair of the Committee the day of the election. This is adopted and voted (approved by BCA membership) policy practiced by the BCA. I have previously collected ballots and the vote counted in the respective election. No organization with a membership voting body excludes members from voting.

How are any of these scenarios different from the exact same situations for historic district? Over this entire exploration period of surveying Bloomingdale residents, BCA did not make any attempts to put any temporary language or otherwise into place to include members that were not able to make it to the meeting. This effort was underway for more than two years and more than enough time to update the Bylaws or the provisions of the Bylaws – Policy and Procedures. I tried to submit the absentee ballots and they were refused. It is not in the Bylaws to exclude people. If it was a problem for this Board, though illegal to exclude paying public members from participating in its organization, there should have been a fix. In past years, all members were included in voting by proxy if they couldn't make it. Most of the members that would submit ballots were the elderly African Americans unable to attend to due to failing health conditions. There is nothing in writing that reverses this practice.

Communications to Bloomingdale Resident

With the exception of the two town hall meetings and workshops, door-to-door flyers to Bloomingdale residents global communication to Bloomingdale efforts did not happen by BHPC or any other BCA elections. [I can affirm that the BCAHPC effort flyer every household, because I took days off and

supervised the distribution, and checked every block.] There were three BCA historic preservation votes taken (January 2017, May 2017, and March 2018) and every house did not receive a flyer alerting them that this vote was going to take place. The March 2018 meeting was supposed to be door-to-door flyering for the entire neighborhood to announce this meeting. It did not happen. I personally did not receive a flyer, at least half of my block either; and, I drove thru north Bloomingdale on the day of the flyering, most of the houses did not have a flyer. More houses in south Bloomingdale had flyers. The other vote dates were not flyered at all. The group against historic preservation, "Bloomingdale for All" did flyer every household, but they are not part of this discussion; just didn't want to give the impression of an oversight.

In the BCA support letter that Ms. Holliday prepared, she created a section to discuss "Community Outreach and Education" and credits 10 meetings. She includes efforts of non-BCA efforts. She does this to help legitimize the few individuals that submitted the HDD application and optically give the illusion this was some kind of collective effort too place.

The BCAHPC established a website to communicate with the residents. However, all of this material for the public outreach meetings was submitted to the BCA Board member to post on the website, but it was not posted. Take a look at the website. The meeting dates are June 2015, November 2015, March 2016, and May 2016. Mr. Roberts took over the previous website lead's role and took the liberty to highlight Q's & A's that he wanted residents to see regarding taxes. It was favorable to the individuals that submitted the HDD. As the Chair, I was not consulted. The subject letter references this as credit for communication and it didn't happen.

The BCA does not have its own list serve to send announcements of its meetings to residents and its members.

Conduct of Board Members

As the Chair of this Committee, you would think that I would have sent this letter. I was not consulted to craft this letter. Bertha Holiday and Scott Roberts, Board members of the BCA, have been working in collusion with the Historic District Coalition from the very start of my leading this effort to make it appear that these efforts are in tandem with or in some fashion connected to the BCA. Ms. Holliday submitted the letter and this is why she included mention of the existence of these individuals in a letter from the BCA, as to legitimize the underhanded and aggressive tactics of them to exist when it is not the Historical Preservation Committee recognized to lead effort exploring historic district for Bloomingdale.

To anyone with a basic comprehension to reason, can see the role of Ms. Holliday and Mr. Roberts is a conflict of interest, and key reason that the individuals that submitted the HDD were able to have this deceptive existence. They guided and informed them on BCAHPC's strategies and progress. I raised this conflict of interest to the BCA Board and Chair. I have proposed language to prevent conflicts of interest by Board members and have repeatedly submitted it to the BCA Board during two retreats and more than three monthly meetings. I requested that Ms. Holliday and Mr. Roberts recuse themselves from any voting items and discussion on this topic during Board meetings and general body meetings, or they had the option to leave the BCA. To date, NOTHING has been done to prevent conflicts of interest by BCA Board members, nor incorporate language into the Bylaws (or BCA's Policy and Procedures). It isn't even a discussion topic.

Submitting BCA Approval Letter to HPRB

I was rushed into providing comments on a document that other Board members had for 5 weeks, since, when this letter was drafted by Ms. Holliday and sent to the BCA Board for the June 2018 Board meeting to discuss, she deliberately excluded me. At the time that I responded, I told Ms. Holliday, with Board members on cc that due to the factions and chaos caused in the community on this subject (namely Board conflict of interest and the few individuals circumventing the BCA and ANC to submit a HDD application), we should not send a letter. If we did send a letter, only the efforts of the BCAHPC and BCA votes should be included. Ms. Holliday also totally eradicated the existence of the outcome of the BCAHPC efforts of special zoning and then attempted to disqualify the results due to missing "critical data." Should this HPRB be interested in the results, I have the actual surveys taken during the meetings that I led, by residents and the summary announced at every subsequent public meeting and BCA monthly meeting following the public event. I provided it to the BCA Board member posting information on the website prior to the public meetings, but it was never posted. When I requested the passcode to post information myself, I was not given the code. It is important to note, that I am quite capable to update websites. In my professional position, I manage several websites for the entire public of the United States to view. The information is highly technical and complex. Additionally, I manage internal websites for technical experts for a given technical issues, for which [project] that I oversee. Again, I am more than capable.

Conclusion

I am in vehement opposition to the BCA providing any letter of support when its (1) voting practices are inconsistent and excludes members from voting, (2) members behavior are subversive and unethical. The BCA Board is compromised and not equipped with giving a recommendation for such an important decision for each Bloomingdale resident. I told them this at least two years ago by e-mail and suggested they suspend the efforts, because the BCA really is not qualified to do this.

When this letter was drafted by Ms. Holliday and sent to the BCA Board for the June 2018 Board meeting, she deliberately excluded me. It was only when the BCA President requested in July 2018 that I be included in this matter. It is also important to note that all of this material was given to the BCA Board member to post on the website, but it was not posted. Take a look at the website. Mr. Roberts took over the previous website lead's role and took liberty to highlight Q's & A's that he wanted residents to see. It was favorable to the individuals that submitted the HDD. As the Chair, I was not consulted.

The manner in which the BCA has handled this important matter that represents each Bloomingdale resident homeowner (and indirectly tenant) is questionable. How can a community-wide effort be taken and not implemented? There is no reason to take continuous votes. This Board should have followed the recommendations of its Committee. A community survey was included and that was the end. After results were rendered, a couple of Board members involved themselves in a disorganized manner and the whole thing went downhill. There are no words for the malfeasance of these Board members. Take a look at the presentation that I sent to you that I presented on January 23, 2017, and compare to areas that Ms. Holliday chose to cover.

Disqualify the BCA support letter. It is disingenuous and some of the some content misleading. The BCA is not credible. If you are seriously considering this, reach out to me for a conversation.

Serita Sanders
112 U St. NW

Karla M Lewis
86 R St NW
Washington, DC 20001
Email: kmlewis777@gmail.com
July 25, 2018

DC Historic Preservation Office
C/O Mr. David Maloney, SHPO
Historic Preservation Office
1100 4th Street, SW, Suite E650
Washington, DC 20024
Reference: Proposed Bloomingdale Historic District, Application #17-17

To whom it may concern,

My name is Karla Lewis. I have been a resident at 86 R St NW for 32 years. My property is in the Bloomingdale neighborhood. I am the sole owner of 86 R St NW, which is a private property. I am writing to state that I object to the National Register Listing as outlined for the Proposed Bloomingdale Historic District. Please do not list my home at 86 R St NW in the National Register.

Thanks for your consideration.

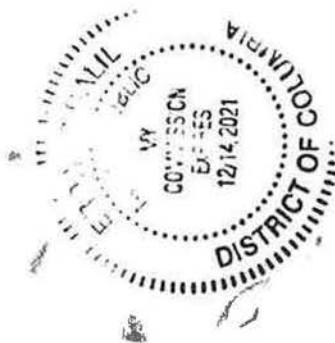
Sincerely,


Karla M. Lewis

District of Columbia
On this 26th day of July, 2018

personally appeared before me and acknowledged
that he/she executed the foregoing instrument.

Erdiyas Dalil, Notary Public
My Commission Expires: December 14, 2021



7-17-18

Dear Chair,

I support creating a Bloomingdale
Historic District. It has great history,
grand homes, it should be preserved
for all community, residents and for the
benefit of the District of Columbia.

Please supports this nomination like I
do.

Sincerely,

Ohio Amos

26, Bryant Street NW

I am however in Bloomingdale.

7/7/18

My name is Brenda Moore, my address is 47 W St NW. I am a fifth generational Washingtonian. I grew up in the same area. I purchased a home, 32 years ago.

Blushingdale is a beautiful architectural sector of the city. It offers massive & medium, and small family houses. It's a endearing community of people. It's a melting pot of people from all parts of the world. We enjoy the special events, sharing personal experiences ^{and} our lovely environment.

In the past 10-15 years the area has changed, some ~~for~~ enhancing the neighborhood and some negative factors have occurred.

Investors have discovered Blushingdale and used it for their wealth. They have had no regard for ~~the~~ the community and our personal values.

An example: There is a small plot of land behind several houses ^{in the alley} second + Adams/Bryant. Recently investors purchased and constructed 5 units 3 bedroom + 3½ baths

The construction allows no space for trash pickup, access for large personal deliveries and ~~no~~ eliminated space behind each house.

People purchase houses for personal comfort, stability, security and future enjoyment by family & friends

Please support the renovation for historic district for Blainville

Thank you

Brenda Munson

Written Testimony to the Historic Preservation Office (HPO)
July 11, 2018

Re: Proposed Bloomingdale Historic District, Application #17-17

The historical significance of Bloomingdale goes far beyond the obvious architectural significance of the individual homes. Bloomingdale represents a possibly unique preserved architectural timeline from the end of the era of horse powered transportation to the beginnings of the automotive era, a time period starting in the early 1890's on R Street NW and ending in the 1920's on Channing Street NW at the southern edge of the reservoir complex. It represents an intact very early suburban community, enabled by the city's expanded streetcar lines, that was built outside of the original City of Washington whose boundary road was the present Florida Avenue NW.

The transition from horses to automobiles was one of the greatest of urban transformations. As the 19th century progressed, concerns mounted about the disposal of horse waste and its obvious health impacts on an expanding urban infrastructure. This was viewed as perhaps the limiter on continued urban growth. The introduction of the affordable automobile, the iconic Model T Ford, removed that perceived constraint on future urban development.

The architecture of Bloomingdale documents this transition. South of Rhode Island Avenue NW, the row house style is predominantly bay fronted homes that afforded a street view without enduring the byproducts of a horse powered society. These homes were built before 1908 and the introduction of the Model T Ford. North of Rhode Island Avenue NW, row houses that were built in the years following the Model T Ford introduction appear. These homes are characterized by the introduction of front porches. Front porches were an obvious asset after the smells and insects of horse power had been diminished. These porches appear on homes built in the 1910's which still retain the earlier bay fronts. However, by the 1920's the transition to front porch, flat faced (no bays) row houses was complete.

Lots in Bloomingdale also change as one moves north in direction and forward in time north of Rhode Island Avenue NW. They increase in size moving northward as center block areas earlier used as common area horse barns were instead taken up with expanded yards and car garages.

In summary, Bloomingdale as it presently exists, is a major architectural history asset. Bloomingdale is a place where any resident of the District or any visitor can obtain an excellent overview of a very important era in urban development by simply walking the blocks between Florida Avenue NW and Channing Street NW.

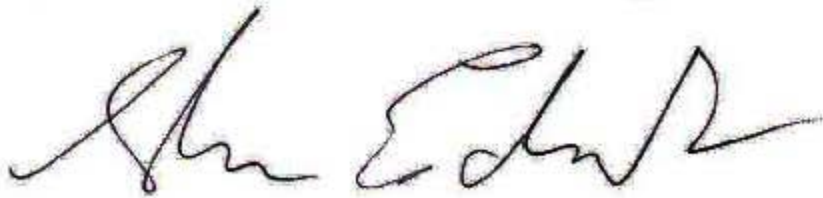
In order to preserve this historically significant asset, it is necessary to preserve not only the front facades of the homes, but also the alley facing back yards. Both of these tell the story of Bloomingdale.

Dr. Steven Curtis, Bloomingdale

Dear Chair,

7-14-18

I support historic designation for the Bloomingdale neighborhood. The historic nature and "small town feel" are things worthy of preservation. Further, the history of the area in regards to Civil Rights and other political ~~protitic~~ movements is a further consideration. Thank you for your consideration of this request.



62 Rhode Island Ave NW

15 year resident

Dear Chair Heath and HPRB Members,

I moved to Bloomingdale in 1992 in order to be close to my church Shiloh Baptist at Ninth & P Streets NW. Through the church, I was tutoring and mentoring kids in Shaw, and I wanted to be a part of the same environment. I joined the U Street Block Club comprised of the original integrating residents – then very elderly and proud. I remain active as a board member for Crispus Attucks Park at First/U/V/North Capitol Streets NW.

In addition to living persons, I am quite fond of dead folks! I am a very serious genealogist and historian, as a hobby. I am a recognized expert on free persons of color in North Carolina and along the eastern coast. No surprise then, that I restored my 1902 Bloomingdale home, and secured a professional to research the history of my home.

My house was originally owned by George T. Thompson, the son of an immigrant from England. George Thompson was a painter. He made his living painting scenery for vaudeville theatres in DC. He worked in the major Washington venues, including B.F. Keith Theatre – which was where Old Ebbitt Grille stands today. In those pre-television days, the visuals of the background scenery was a big deal, was often redesigned annually. This event would make the local newspapers.

In my home, George T. Thompson painted a ceiling mural in the parlor that remains today. A heavenly scene with clouds and angels dancing around the original gas & electric chandelier in the center of the room. It has not been touched in one hundred sixteen years. It is also obvious that Thompson secured his other pals in the trades to augment his home; the house has deep carved plaster friezes like the ceilings of Warner and Lincoln theatres.

George T. Thompson also painted portraits, one of which is in the Library of Congress, according to his granddaughter whom I found living in Florida. Although she has never been in the home, her family has a strong oral history about it and the ceiling.

I am passionately supportive of historic designation for Bloomingdale. As an active community member for twenty-six years I will work for this.

My reasoning is two-fold: historical & pragmatic.

Historical. If I get hit by a bus, developers would offer my family a price they couldn't refuse, gut my home, destroy George T. Thompson's painting, and create condos. That would be a travesty. I understand (and applaud) the fact the historic designation does not regulate *interiors*. My point is that history is worth preserving.

Where we have enough original housing stock that it avails us an opportunity to keep a snapshot of an earlier era, we should do that. If we tear down DC and create early 2000s condos across the land, in thirty years it will all look 'out of style' and we will waste more resources renovating all over again. *Everything* doesn't need to look current. Some things need to look as they were.

Pragmatic. We have too many people in Bloomingdale already. The very last thing we need is to allow developers to continue with these horrible, disrespectful pop-ups to cram more people onto our streets. Parking has become a big problem on my own block. The sewer system required a years-long major overhaul (we did not have flooding prior to the influx of new people).

I am weary of people telling me "Oh! You must have seen a lot of changes!" in my neighborhood, like I am supposed to revel in the current environment – when in some ways, Bloomingdale is now *less-livable* than it was during the crack wars.

I am counting on historic designation to staunch the decline of my neighborhood. Slap-dash pop-ups and corner stores turned condos is a decline. Its ugly – yet I can't expect everyone to be a history nerd like me. But pragmatically, we are all in danger of waking up living in an Adams Morgan or Georgetown situation. And that's not what I bought into twenty-six years ago. I should not have to *lose my home and neighborhood* to commercial greed.

I am watching very carefully, and depending on you.

Respectfully,

Tyrone S. Goodwyn

41 U Street NW

121 W Street NW
Washington, DC 20001
10 July 2018

Chair
Historic Preservation Review Board
1100 4th Street SW, Suite E650
Washington, DC 20024

Dear HPRB members,

As a resident homeowner of the Bloomingdale neighborhood, I am writing to express my support for the designation of Bloomingdale as a Historic District. I have lived in my 1905 house on W Street for over 20 years and over that time I have been actively civically involved in various capacities. Prior to moving here, I lived in Dupont Circle for 10 years, having come from suburban Los Angeles in early 1988. For all my life before that move to Washington, my parents and I lived in bland and characterless suburbs around the country. Consequently, when I moved from Los Angeles, **I made a deliberate decision to live in a historic and interesting – in terms of both culture and architecture – neighborhood.** When it was time to buy a house, I was looking for the same sort of neighborhood as Dupont Circle. **I discovered Bloomingdale, and over these years have learned more about its history and importance to the growth of the District of Columbia.**

Bloomingdale adjoins North Capitol Street and is one of the last unprotected neighborhoods along a major gateway into our nation’s capital – indeed, with the United States Capitol front and center in view as one drives or walks down that street. **Our neighborhood is diverse, vibrant and thriving,** and it is the brick rowhouses, churches, corner stores and small businesses – built at the turn of the last century – that are a source of great value and pride for those of us who call Bloomingdale home. **There are many several different styles** – bay-front Victorians, Edwardians and flat-front Federals with porches with a wide variation of details in the turrets, windows, bricks. **But they all work together** – they don’t “fight” with each other. **This truly is what brought me to Washington, and specifically to Bloomingdale.**

Over the years living in Bloomingdale, I’ve learned a great deal about its history, which is now under threat of being forgotten if the architectural context is obliterated by profit-motivated, non-resident developers. In my block alone, former residents included a bank president, a Broadway actress, an ambassador, and in my home, a “mere” Government Printing Office employee who lived here for 35 years.

If these and hundreds of other structures in Bloomingdale have been so adulterated as to be unrecognizable, how will future residents be able to look at, and be able to envision them as “This

is where so-and-so lived”; “These are the houses which prompted the famous Supreme Court Case that overturned segregation”; or “This building housed the Highs Ice Cream Shop or the A&P”? **If Bloomingdale is accorded historic district status, it will join the many other historic districts in DC which have also recognized their heritage and moved to protect it.**

Day by day, an ever-increasing number of poorly conceived renovations by outside developers, who operate unhindered and without regard to the architectural integrity of Bloomingdale, is causing irreversible ruin. Such renovations are typically in styles that are not at all in keeping with the otherwise uniform and highly characteristic architecture of our community. The most obvious desecrations are the pop-ups, but these developers think nothing of wrecking the façade that is at street level. **A case in point is 151 Rhode Island Avenue NW, where the developer demolished the highly characteristic front porch, cut through brick and stonework, and installed a jarringly off-center and egregiously suburban-like front door with loss of archway.** All of this is completely out of character for the five houses that were built together as a set 100 years ago.

(Compare 151’s twin @ 147 RI Ave.)

151 RI Ave. NW



147 RI Ave. NW



Bloomingdale is also at risk of losing by demolition some irreplaceable buildings if there is no historic designation. Case in point: the St. Paul's United Methodist Church at 150 S Street NW, whose nomination the HPRB did not approve just last month. The developer who bought the church essentially bribed the adjoining residents into supporting the demolition by holding out an easement for alley access to two residents (that they didn't have), and by threatening a large influx of cars owned by new residents to be parked on the street if he was forced to adapt the old church's structure into the proposed condominiums. **Consequently, a historic structure will be forever lost because a non-resident developer insisted on eking out every last dollar of profit** by building a new condo structure out to the maximum "matter of right" lot occupancy. The developer and two or three neighbors win, but **the overall neighborhood loses.**

Please take steps today to honor and cherish the Bloomingdale legacy that has been handed down to this generation so that it remains for the enjoyment of future generations of Washingtonians. Please designate Bloomingdale a Historic District – it is so deserving of it!

I am submitting this letter to the Historic Preservation Review Board (HPRB) as a demonstration of community support for the historic designation of the Bloomingdale neighborhood. **I ask that the HPRB consider the need to preserve the built structures that comprise the harmonious streetscapes of our beautiful neighborhood.**

The District of Columbia is a city of major national historic significance, and Bloomingdale deserves the same recognition in the city's rich history as those neighborhoods already historically designated.

Thank you very much for your consideration.

Sincerely,

Neal B. Herman
121 W Street NW
Washington, DC 20001
chrycordoba@mindspring.com



HILL & HURTT ARCHITECTS

Government of the District of Columbia
Historic Preservation Review Board
Historic Preservation Office

July 17, 2018

Dear Chair Heath and Board Members,

I submit this letter to wholeheartedly state my support of the application for the proposed Bloomingdale Historic District.

I have been a resident of Washington, DC for the past 17 years. My first experience living in this city was in the Cleveland Park Historic District, where I first learned the importance of preserving and protecting the beautiful buildings and history that our city has to offer.

I've lived in Bloomingdale for nearly 3 years, and have seen how the beautiful buildings and streetscape here sponsor a strong and friendly community, unlike any place I have ever lived. I find the architecture in the neighborhood completely stunning, and the scale of the houses and retail could not be better for a residential community in the city. The housing stock in Bloomingdale is so varied and wonderful, presenting snapshots of so many periods of the city's residential development. The architectural details are amazing – the Victorian architecture with the beautiful brick details and fanciful turrets; the rusticated stone window details; the large double-hung wood windows; the front porches and stoops where neighbors gather.

In addition to being a resident, I'm currently a principal architect in a small residential architecture firm based in Bloomingdale. Since the advent of our firm two years ago, I've seen many renovations and additions to the houses in the neighborhood. Many rooftop additions and renovations have worked to mar the otherwise intact historic architecture of the neighborhood. Having worked with historic review boards during my entire career, I know that they make neighborhoods better places. Historic districts preserve architecture, history, and communities, and it is time for Bloomingdale to have the opportunity to be properly preserved for future generations. I have been actively involved in BCA and neighborhood meetings for years, providing input and feedback on the importance of Bloomingdale becoming a Historic District because I believe it is critically important for our neighborhood.

I thank you for your time in reading this letter, and ask you to support the application for Bloomingdale as the next Historic District in Washington, DC.

Sincerely,

Joshua O. Hill, AIA, LEED AP, NCARB

Bertha G. Holliday, PhD & Associates, LLC

49 T Street, NW Washington, DC 20001 (202) 491-3996

July 18, 2018

DC Historic Preservation Review Board
1100 4th Street, NW, Suite E650
Washington, DC 20002

SUBJECT: SUPPORT of Historic District Designation for Bloomingdale

Dear Board Members:

I wish to register my personal and vigorous support of the Historic District Designation (HDD) Application for Bloomingdale.

I am African-American who resides at 49 T St., NW and I have been a resident of Bloomingdale for nearly 30 years (since 1989). I have been a member of the Bloomingdale Civic Association for more than 25 years, and for many years I served in various capacities on its Executive Board. Currently, I serve as its 2nd Vice President. In addition, for the past 8 years, I have chaired the BCA Biennial House Tour, which has raised more than \$40,000 for the BCA Scholarship Fund. I also serve as co-chair (with Zach Sherif) of BCA's *Bloomingdale Village Square (BVS) Project*, which with funding from Humanities DC, ANC5E, BCA, and resident donations, seeks to "Honor our history and embrace our future through the creation of a stable, inclusive multi-racial neighborhood by building community identity and sense of place through engagement, neighborhood history, and design". To date, we have videotaped 22 oral histories, and produced a 35 minute video of some of these interviews, drafted and printed a 56-page written history of Bloomingdale, produced 2 informational brochures, and produced a 40+ slide PowerPoint prepared by neighborhood architects, urban planners and others that recommends various changes to Bloomingdale's public spaces that will enhance their functionality and diverse cultural aesthetics (e.g., historic street lighting, improved uniform sidewalks, increased public art, more functional and colorful pocket parks, more plantings, green decking of North Capitol underpass featuring public art and displays related to neighborhood history). I am also the sole ANC 5E Commissioner who voted in OPPOSITION to the ANC5E resolution against HDD for Bloomingdale. I am a retired psychologist with professional interests in Community Psychology, and diversity issues in communities and organizations.

I share this brief personal resume so that you might better understand the depth of my passion for and commitment to the Bloomingdale neighborhood and why I strongly support its HDD application, as noted below.

When I was a child, my family periodically drove from Kansas City, MO to the DC area to vacation with my mother's uncle's family. We occasionally drove down North Capitol St. and I always got excited and marveled at what I called "the little castles". Sometimes my father would indulge me and turn into the Bloomingdale neighborhood so I could see various varieties of the little castles, which I loved and made up stories of all the things happening inside them. As a 7 year old, I immediately recognized the architectural integrity and distinctiveness of Bloomingdale, and I am totally dumbfounded by those adults who claim otherwise.

In 1985, I moved to DC and rented a Southwest apartment. But I didn't know my neighbors and found SW somewhat predictable and boring.—plus I wanted to invest in a house. I looked all over DC -- but kept coming back to look at Bloomingdale's little castles, and bought one. Twelve years later, I put a 'For Sale' sign up. Neighbors asked me, "Are you leaving Bloomingdale?", and I relished in responding, "No just moving 2 blocks up to T Street".

My commitment to Bloomingdale was sealed for the following reasons:

- It is not a 'development' but a genuine neighborhood, where people know their neighbors – in part because of the architectural design of its attached rowhouses with aligned stoops, porches and back alleys, as well as its corner stores and small intimate restaurants and businesses – all of which promote social interaction; and in part because of its long traditions of neighborhood-based institutions (school, churches, etc.), organizations, and related community engagement efforts.
- Because of its neighborhood character, the gentrification of Bloomingdale has attracted a very diverse populace – not just black and white, but residents from every corner of the world. Through the tradition of 'family houses' in which a house has been handed-down to and lived in by generations of a single family, Bloomingdale also retains its long-term residents. It is a place where you learn so much just by talking with your neighbors and their friends.
- Its diversity of people, ideas, experiences, and ages results in an exceptionally high level of neighborhood engagement. Socially, culturally, intellectually, politically – this is an extremely busy and engaged neighborhood, where people continually grow and change along these dimensions.
- The BVS project has demonstrated that Bloomingdale has an exceptionally rich and important history and a large number of history-makers – all of which is just beginning to be re-discovered.
- As a psychologist, I place high importance on "person-environment fit" for mental well-being. Bloomingdale's social relations, its rich neighborhood history and traditions, its ethos of friendliness, engagement and activism, and its 'little castle' architecture "fit" me and many others perfectly! I feel very comfortable here in the midst of all of Bloomingdale's architectural treasures.

- For all the above reasons, I view Bloomingdale as a DC jewel fully worthy of Historic District Designation.

I am of the opinion that the absence of Historic District Designation will result in **significant endangerment** of Bloomingdale's architecture, social history, and neighborhood character. Bloomingdale is surrounded on all sides by completed, under construction, or proposed development -- typically of the mixed-use type characterized by large commercial office and/or residential buildings (apartments and condos with units usually no larger than 2 bedrooms) with retail on the ground level. Such developments include McMillan Sand Filtration site and Soldiers Home to the North, Rhode Island Avenue to the East, NOMA to the South, and Shaw/U Street to the West. These developments have unquestionably been of benefit to DC and its growth. But these developments often lack neighborhood institutions, character, and history, and they are not particularly child-friendly and often lack established social networks. Every DC neighborhood need not be 'developed'. Yet every day, I receive a minimum of 2 or 3 solicitations by text, mail, email, or flyer to sell my home. Because of its heart-of-the-city location, ready access to transport of all kinds, and increasing land values, the competition for real estate parcels in Bloomingdale (that most likely will be transformed into multiple family units and/or razed) is very hot and heavy. **I believe that HDD is one of our best tools available for protection against such developer efforts.**

Some Bloomingdale residents have expressed concern about the additional costs of repairs and renovations should HDD be granted. The overwhelming related requests will involve windows and doors, for which the proposed Bloomingdale Design Guidelines note permissible use of materials that mimic more expensive original materials. For these and more expensive repairs and renovation, past increases in home values can be a source of equity financing. For residents unable to afford the full costs of such financing, I and others have pledged to engage in political advocacy efforts that hopefully will result in making Bloomingdale eligible for a City-funded historic repair grants program and increased funding for that program, so that HDD will not be a significant burden for any Bloomingdale homeowner.

In closing, I reiterate: Bloomingdale has great architecture and architectural history, great social history, great people (of past and current notability, accomplishment and impact). Please carefully consider approving HDD for Bloomingdale.

Thank you for your civic efforts and the attention given to this letter.

Sincerely,



Bertha G. Holliday, PhD
ANC 5E07 Commissioner
2nd Vice President, BCA.

Date: JUNE 27, 2016

Chair
Historic Preservation Review Board
1100 4th Street, SW, Suite E650
Washington, DC 20024

Dear Board Members:

As a homeowner in Bloomingdale, I am writing you today to express my unconditional support for the establishment of a Historic District in this neighborhood of wonderfully diverse and community-minded residents.

Today, residents face an accelerating number of poorly considered architectural alterations that are irreversibly changing the face of this community. Every signature turret that is removed is a blight on this community. Every building façade that is ruined disrupts our historic and harmonious streetscapes. And every covered porch that is torn off is an architectural detail that is lost forever.

There remain plentiful opportunities to grow our community in a sensible way under the protections of a Historic District. Therefore, I urge you to please honor and celebrate Bloomingdale's acclaimed architectural, historical, and cultural heritage by establishing a Historic District!

Thank you for your time and consideration.

Sincerely,

Name BRENDA HOWARD

Address 50 S ST, NW WASH, DC 20001-1128

Email

HELLO, JOE ①
I ATTENDED A
MEETING AND TOOK
THIS FORM WITH ME.
YOU SAID I COULD

SEND IT TO YOU. ②
PLEASE DELIVER
THIS ON MY BEHALF.
THANK YOU.
Brenda Howard

Historic Designation for Bloomingdale.

I am a 26-year Bloomingdale Resident. I was born at the Washington Hospital Center and raised in Ward 5's Woodridge neighborhood. I write in support of historic designation for Bloomingdale.

I am a native Washington. My parents were not. They met at Howard University in the 1960's and married. Both were graduates of HU's A school, i.e., School of Architecture. My father started out focused on art. He realized later that he could quench that interest through architecture, and still eat. He was a project manager for the District of Columbia for 25-years. Building and construction was in his blood. He was raised by his grandparents. His grandfather was a veteran of WWI and a carpenter. My father spent his summers working beside him in and around Charlottesville, VA and learned the basics of construction. What I know about architecture and construction, I gleaned from discussions and working with my father as he shared the wisdom that he began to gather as a young man. I would say, "Dad, what was it like working on houses back in the day, with all those different jobs?" And he would respond, "What do you mean all those different jobs?" And I would say, "All the different jobs needed to build these houses!?" "Son," my father replied frankly, "There were really only four jobs – brick mason, carpenter, plaster man, and roofer – that was basically the whole house, – plumbing, and electricity came later...[smile] – and everyone knew a little about everyone else job too."

Flash forward – When I look at the houses in Bloomingdale, I see houses built and out of stone, brick, real wood, by thousands of black men, some former slaves; yes, post-Civil War, and yet men – not unlike my great-grandfather -- who took pride in the fact that they were working and getting paid and were good at what they did. Yes, men who toiled for the most part, building houses that they and theirs were barred from buying. And still, I marvel at the genius of their work. My father and mother would talk about how in the past architects would have to calculate interior temperatures based on the dimension of the houses, etc. and thus, given the wealth of the potential buyers, raise the ceilings, and provided larger windows, and or turrets and/or mansard roofs to keep the houses cooler in summer and warmer in winter. Houses with lintel stones raised by pulley and mule, and again real wood, not plywood or particleboard and cheap siding to maximum profit and minimize costs. These houses were built to last centuries, not decades. And these houses that despite their initial exclusion became some of the first integrated neighborhood home in D.C. Then became predominately black neighborhoods, due to white flight, in the 70's through the 90's.

All houses built in D.C. before WWI share some of this history, but Bloomingdale houses, the grand Victorians on First and the side streets, are dripping with incredible history and historic importance. The federal houses are just as beautiful and important. All of that beauty is endangered and often destroyed by pop-ups and cheap construction focused, open floor plans aimed not at

the preservation of important symbols of our past, but short-term money. Once it is gone, it cannot be reclaimed. In short, I support historic designation for Bloomingdale.

Respectfully,

/s/

Bernard Quarterman, Jr.
40 V. Street, NW.
Washington, D.C. 20001

Letter in Support of Designating Bloomingdale a Historic District

July 15, 2018

To Chair Heath and Members of the Board

This letter is to apprise you not only of my passionate support for designating historic preservation status to the Bloomingdale neighborhood but also to assure you that this proposal enjoys strong longstanding support among its African American residents. **Please approve our request of designation of Bloomingdale as a historic district.**

Unfortunately, I cannot attend the Hearing on Historic Preservation to provide oral testimony because I will be away from Washington DC when it convenes. Therefore, I submit this written statement and request that it be read and entered into the official record of the hearing.

As a past president of the Crispus Attucks Park Board (2000-2005) and member (1999-2016), former First Street Tunnel Neighborhood Advisory Board member and current member of Bloomingdale Civic Association I remain committed to the development and restoration of this neighborhood. Equally important, as a Professor of Public Policy at Howard University and the former Director of its University-wide Minor in Community Development, I also teach courses on urban economic development. Among others, the courses focus on the roles of African Americans in neighborhood revitalization and its positive impact on minority communities while also highlighting the externalities, in particular, the adverse effects of gentrification--unfettered development that dislocates culturally distinct population groups, significantly the alters architectural integrity and cultural character of a neighborhood, strains extant infrastructure and increases population density, traffic congestion and the demand for parking.

As you deliberate, please bear in mind that the quest for historic preservation status for Bloomingdale is not new. It is an unfinished remnant of an older struggle launched in the 1980s. Some of you may recall that the historic designation of LeDroit Park was achieved by the heroic, long sustained and near single-handed crusade of the late Geneva Perry.¹ Although Ms. Perry's crusade sought historic designation for the entire LeDroit Park neighborhood, the then Mayor Marion Barry relented in a compromise decision that secured historic preservation status for only part of the LeDroit Park neighborhood, terminating at the west side of 2nd Street NW, and effectively partitioned the neighborhood. Since then, the area of LeDroit Park bounded by Rhode Island, Bryant Street, the east side of 2nd Street NW and North Capital Street NW, in popular nomenclature, has been subsumed as part of Bloomingdale. However, a large swath of the area under current consideration in the Bloomingdale historic preservation status request remains a contiguous part of LeDroit Park, which is verified by our property deeds and DC Property Tax Records, and if for no other reason, it should have historic designation.

¹ Geneva Perry (1926-2002) was involved in Washington community affairs, joining the LeDroit Park Civic Association and the LeDroit neighborhood's historic preservation committee. Perry was a community adviser on the Howard Theatre Project and published a community newsletter called the LeDroit Park Sentinel -- A Common Sense Approach to Preservation."

The preponderance of Victorian and McMillan residences in "Bloomindale" once owned by prominent citizens, including Samuel Gompers, J. Edgar Hoover, Chita Rivera, the Ifill family (Gwen Ifill) and Bowser family (Mayor Muriel Bowser) as well as careful stewardship by many subsequent homeowners lend further support to this request.

For more than a century, Bloomingdale has been a bastion of African American life and culture. This neighborhood has a rich history of African American activism and community building. African American residents played a significant role in the struggle for civil rights--fighting against racially restrictive covenants, most notably in the 1948 Supreme Court case involving 116 Bryant Street that declared such housing covenants unconstitutional. Despite this salient legacy and our success in neighborhood revitalization, however, our neighborhood is losing many of its African American residents because the economic development benefits accruing from historic preservation status cannot be availed to us, e.g. government funding to individuals for bricks and mortar home improvements projects. In fact, many housing developers oppose historic preservation and seek to maximize their profits, by driving out current homeowners (African Americans) and by deliberately distorting and falsifying the costs of historic preservation status to homeowners, in order to convert our stately single-family homes into multifamily units and selling them for enormous sums.

Yes, homeowners have benefited from the increased demand for our beautiful homes; property values have appreciated greatly. However, unfettered housing development is radically altering the quality of life and very architectural character of Bloomingdale. Bloomingdale is being transformed from a stable, quiet, neighborly, single family residential community into a transient neighborhood characterized by non-owner occupied homes rented as single rooms to students and professionals, who do not speak to their neighbors or maintain the edifices, keep up the yards or shovel snow. Perhaps the most visibly jarring testimonial to the transformation of Bloomingdale that is exacerbated by not having historic preservation status is the steadfast destruction of Bloomingdale's Victorian streetscape--the beautifully rhythmic contiguous line of stately turrets and finials adorning the rooftops along First Street NW from Florida Avenue to Bryant Street now increasingly broken by disjointed roof-top popups.

Thank you.

Marilyn Lashley
2019 First Street NW
Washington DC 20001

Thomas Lehman
142 U Street, NW
Washington, DC 20001
(202) 253-2850
TomLehman@hotmail.com

July 13, 2018

Historic Preservation Office
1100 4th Street SW
Suite E650
Washington, DC 20024

To Whom It May Concern:

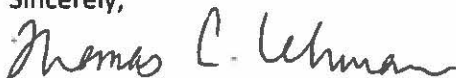
Please accept this letter in support of the proposed Bloomingdale historic district in Washington, DC. I have been a homeowner and have lived in the Bloomingdale community since 1999. I have thoroughly reviewed the Historic District Nomination, Draft Design Guidelines for the Proposed Bloomingdale Historic District, and Preliminary Report on the Proposed Designation. After careful consideration, I fully support this nomination.

Initially, I was attracted to Bloomingdale because of its abundance of remarkably intact residential rowhouses. These blocks of modest rowhomes were welcoming, and I believe are what help create and maintain the sense of community pride in the neighborhood. Over the nearly two decades of living here, I've seen the architectural integrity of Bloomingdale start to be chipped away. I embrace the recognition and protection that historic designation would bring Bloomingdale.

While it was the distinctive characteristics of the built neighborhood and its unifying architecture that made me consider supporting historic designation, it's the rich, nationally-significant, cultural history of the neighborhood that convinced me that historic designation of Bloomingdale is well-deserved. Bloomingdale's association with events related to racially restrictive covenants, specifically, the legal challenges to the racially restrictive covenants that were the primary means by which developers and residents attempted to keep the neighborhood segregated. Most importantly, Bloomingdale is associated with the two DC cases that advanced to the Supreme Court and were part of the landmark 1948 decision that ruled racially restrictive covenants unenforceable. The fact that Bloomingdale played a significant role in the civil rights history of the District of Columbia and the United States needs to be recognized, and part of that recognition needs to be preserving the built environment that helps to tell this story.

As I understand it, the main purposes of historic district designation are to recognize, protect, and enhance areas that represent distinctive elements of the District's cultural, social, and architectural history and development. I think Bloomingdale clearly meets the criteria set forth in by the Historic Preservation Office and deserves the recognition, protection, and enhancements afforded to other historically significant neighborhoods in Washington, DC.

Sincerely,



Thomas Lehman

July 17, 2018

Dear Chair Heath and Board Members,

I am a senior citizen and resident and homeowner in Bloomingdale and have had the good fortune to live in Bloomingdale for 32 years. I know Bloomingdale well, and that's why:

I wholeheartedly and emphatically support the Bloomingdale Historic District nomination.

I have been civically active in Bloomingdale since my spouse and I bought our home in long-ago 1986. **Over the years, we have undertaken many civic projects to improve the quality of life in our community.** For example, I was active with North Capital Main Street (NCMS) for years when NCMS was a fledgling start up, and that paid off with the very successful revitalization of Bloomingdale's business districts. These days, many of the same people have joined forces once again, along with others, to preserve the architectural character and history of the neighborhood that we worked so hard to revitalize.

Many previous efforts to make Bloomingdale a historic district have arisen in the past but for one reason or another have never progressed. The desire for a historic district, however, remained firmly planted, and **for at least 30 years, hundreds of residents continued in their desire to protect Bloomingdale's stellar architecture and respect its history by seeking historic district designation.**

For more than three years now, **I have played a large and intimate role in the Bloomingdale nomination process by being a founder and part of the Bloomingdale Historic Designation Coalition (BHDC).** It was a task that was enthusiastically embraced by me and a large, diverse group of neighbors that wanted to preserve our beautiful neighborhood. The amount of work, time, dedication, thought, and money that was required was not taken lightly.

Fortunately, dozens and dozens of fired-up residents became involved by raising and donating to pay for the historical survey, organizing mailings, distributing flyers, writing letters, conducting open outreach at various events, educating residents, and moderating or attending three Bloomingdale history presentations sponsored by the Coalition. After 38 months of hard work, we have produced a high quality, detailed history of our neighborhood with lots of supplemental information describing how the process unfolded.

This nomination, if approved by the HPRB Board, will preserve one of the city's most intact and beautiful Victorian neighborhoods.

Our gorgeous rows of houses are a national treasure that must be preserved now.

Both Prologue DC's history research – on which our nomination is based – and HPO's Preliminary Staff Report have made a clear and compelling case for how and why **Bloomingdale easily meets the criteria needed to designate Bloomingdale a historic district.**

The evidence is overwhelming: the artistry of the architecture, social history, historical events, people who have contributed significantly to our city or the nation, and Bloomingdale's role in the urban expansion of Washington, DC, beyond the original L'Enfant boundaries all are factors that make the case for Bloomingdale so clearly compelling.

What this city decides to preserve says much about what we value as people, as a city, and as a nation. Washington, DC has long been an urban showcase, and it remains so today. **Most of the distinctive architectural, social and cultural elements that embody DC can be found in Bloomingdale** – at just a short remove from both the Capitol Building and the White House. Visitors from all over the world come to see our great city and wander the Mall, the Museums, and Monuments. After a long day of touring the sights, these visitors often retreat to the neighborhoods to rest and relax, or socialize in bars and restaurants. **And for increasingly many, the place to do so is our Bloomingdale!**

Over the last years, the BHDC has spent many days conducting outreach at various public venues on all kinds of occasions, and we talked to hundreds upon hundreds of people about historic designation. Hundreds and hundreds of enthusiastic Bloomingdale residents have signed letters and petitions supporting historic designation. Visitors we encountered from as far away as China, Europe, and Africa were always quick to comment on our neighborhood's charm and appeal. They LOVE it, just like we do. **Preserving Bloomingdale is good for tourism in DC!**

Just as Bloomingdale's architectural legacy is profoundly important, so is our history quite notable. **The civil rights battles fought in Bloomingdale profoundly affected the futures of the residents of this city and the entire nation.** The 1948 Supreme Court case, centered here at 116 Bryant St. NW, significantly advanced civil rights for minorities by declaring racially restrictive housing covenants unconstitutional – after a 40-year-long battle fought in right here in Bloomingdale.

Many of the residents from this period are now remembered as very prominent people: musicians, Broadway performers, ambassadors, bankers, inventors, founders of great organization (such as the AFL), comedians, artists, businessmen, builders and architects, scholars, and U.S. Senators.

Historic districts are places that encompass grand architecture, notable history, famous residents, and social events. **Bloomingdale is known for all of them,** and we take great pride in our neighborhood.

Please help us protect what we have inherited from those who came before for the enjoyment of future generations.

**Please support the HPO Staff Report and approve our nomination,
And make Bloomingdale the next historic district in our Nation's Capital.**

Thank you for your time and consideration.

Jim Myers
111 W St. NW

Email to: historic.preservation@dc.gov

Subject line: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am pleased that we are finally in front of HPRB presenting the case of historic designation for the Bloomingdale neighborhood. It has been a long journey, rewarding and worthwhile. It was almost 3 years ago when we hosted a fundraiser at my place to raise money to pay for consultants to map out the historic significance of the neighborhood. A lively evening of passionate conversation and bonding with neighbors, most of whom I was meeting for the first time, over the preservation of the face of the Bloomingdale neighborhood. People were spilling into the garden given the large turnout - ***we realized then that there is considerable pent-up demand to support the preservation of Bloomingdale.***

In 2008, I had the opportunity to work with HPRB on the restoration of a large McGill property in LeDroit Park. I enjoyed working with DCRA's historic preservation team and learned a lot from the interactions. HPRB plays an important role in preserving the fabric of historic neighborhoods across Washington, DC.

If you spend time wandering the streets of the Bloomingdale, You'll agree that not only is it worthy of Your attention it is also **urgently crying out for protection** against unsightly renovations which **overnight destroy beautiful streetscapes of uniform turrets.**

In 2012 I had the privilege to purchase Chita Rivera's childhood home at 2134 Flagler PI, NW, a colorful and quintessentially Bloomingdale / Washington home. Situated on a corner, she was in dire need of much TLC. I embarked on a renovation to restore her standing on the street and in the neighborhood. I have since seen Chita, who is now in her 80s, perform in the greater DMV and NYC in recent years. Bloomingdale has been home to noteworthy Americans, nurturing many through their formative childhood years.

I travel frequently - always feeling so fortunate to return to the little oasis of the neighborhood - the charm of its largely intact and cohesive streetscapes and the beauty of the roof lines. It draws people to visit and has cultivated a diverse community full of character and vitality.

I urge you to please support the nomination of Bloomingdale as a historic district. I am unable to be present at the HPRB hearing but encourage You to reach out if helpful in anyway.

Thank you.

Alice C. Laidlaw - Owner of Chita Rivera's childhood home. 2134 Flagler PI, NW Washington 20001.

July 15, 2018

Dear Chair Heath and HPRB Members,

I have been a Bloomingdale homeowner for 32 years. I cherish this neighborhood. I would like it protected and preserved and *I very strongly support the Bloomingdale Historic District nomination.*

Bloomingdale's architecture is renowned, but our history and heritage are also rich and varied.

I would like to share a lesser known, but pertinent story about the social history of Bloomingdale with you because so much about historic preservation is about the details, both architectural and historical.

My spouse and I are fortunate to live in the lovely former home of two of the more notable and well-regarded African-American past residents of Bloomingdale – and perhaps Washington, DC – Jesse and Beatrice Mitchell. The Mitchells were the founders of Industrial Bank on U St NW, and his descendants still operate the bank.

As the owner of the only Black-owned bank in DC, Jesse Mitchell made dreams come true for countless middle-class Black families, who often were not able to obtain loans elsewhere – especially during the Great Depression. He personally signed off on loans allowing people to buy homes, cars, start businesses, or send themselves or their children to colleges such as nearby Howard University. He was considered “one of the ten top businessmen in the country.”

Like many of the grand homes of Bloomingdale, the Mitchell's spacious former home is admired by anyone that visits or passes by. It's only one of the very many incredibly beautiful and well-crafted houses that adorn the streets of Bloomingdale, and that are admired for their craftsmanship and ornamental detail.

The Mitchell's best friend was reportedly Duke Ellington. A 91-year-old neighbor of ours was once a teller at Industrial Bank. She has told us that “back in the '50s my father used to play cards in the basement rec room with Mr. Mitchell, the Duke and other famous people” among Washington's U St. corridor and business elite. Among

the Mitchell's close friends that once gathered in this home were Sarah Vaughn, Jackie Robinson, Joe Lewis, Ethel Waters and Nat King Cole.

When we bought the house, the basement rec room that Jesse had built – with its neon-lit, period-knotty-pine walls and art deco bar and red swivel bar stools – was still intact. It is so intriguing to guess the conversations that must have occurred in that room – awash with laughter and cigar smoke all those decades ago. If these walls could talk!

When we bought this house, we had no idea of the history that took place under its roof until much later. Nowadays, the story still fascinates visitors to our home, and we are gratified to know of this remarkable heritage.

Along with so many other Bloomingdale residents, today we greatly admire the marvelous detail of our Bloomingdale houses: the intricate cornices, the various forms of the bay fronts and their ornamented turrets, the symmetries of the front wood or stone porches, the rise and fall of the roof lines, the anchoring of the intersecting streets with large and stately corner homes that were often built by famous builders for their own occupancy.

The fact that so many renowned builders chose to live in Bloomingdale is, in itself, a testament to the grand architecture that permeates Bloomingdale. Upper First Street was once referred to as “The Fifth Avenue of Washington, DC.”

For more than three decades now, my spouse and I have devoted much time and effort in making Bloomingdale a better place to live. I am perhaps most proud of being a Founding Board Member of North Capital Main Street (NCMS). Over the years, we raised more than \$45,000 to improve the now-transformed Bloomingdale business districts at First St. and RI Ave., and along North Capitol Street.

Today, “downtown” Bloomingdale is referred to as “The Village Square,” and is busy, colorful, vibrant, diverse, hip, and widely admired. North Capital Street is also thriving.

Back in the beginning, NCMS organizing and fundraising events brought many segments of the Bloomingdale's diverse community together – and in that fashion gave all of us a great sense of pride in our neighborhood. Today, I see hundreds of

community members once again coming together for a common goal – to help preserve Bloomingdale by making it a historic district.

Today, Bloomingdale is blooming, and it's been described as "The Newest Hot Place to Live in DC"! Some say "we have become victims of our own success." Now that Bloomingdale is a highly desirable place to live, our stock is suffering because developers are compromising the building facades that comprise our striking streetscapes.

Bloomingdale is not only a tremendously beautiful part of Washington, DC, but also a prominent one in that it lies along the last unprotected axis road leading to the US Capitol Building. North Capitol Street should be preserved! Our beautiful buildings and the history that unfolded within these houses must be respected and preserved for future generations. Time is increasingly of the essence.

The HPO Preliminary Staff Report states that we will meet the prescribed criteria for designation, so I hope you act affirmatively to preserve this historic neighborhood. As board members of the HPRB, the shape of Bloomingdale's future is now in your hands.

I respectfully ask you to protect an important part of Washington's architectural heritage by supporting the HPO Preliminary Staff Report, and approving the nomination of a Bloomingdale Historic District!

Thanks for your consideration.

Sincerely,

Joe Levesque

111 W ST NW

July 18, 2018

Letter of Support for Bloomingdale Historic District Designation

To Chair Heath and the Members of the Historic Preservation Review Board

Thank you for the opportunity for me to express my support for historic designation for Bloomingdale. I hope you act at the July 26 meeting to recognize and protect this important and strikingly intact neighborhood for the sake of current and future residents of Bloomingdale, the District of Columbia, and beyond. As I will be unable to attend the July 26 meeting because of travel to a family wedding, but I would ask that this letter be read and/or entered into the record.

I have been a resident of Bloomingdale since 2013. I live at 2310 1st St NW with my wife and two children – both born while we lived at this address. Among the reasons we chose to move to Bloomingdale were the largely intact original architecture, whole blocks of it at a time, that give Bloomingdale a unique sense of place – and also the specific history of our house and our neighborhood.

We are the third family to live at 2310 First. The house was built in 1902 and purchased by Eva Crump who lived there as a matriarch head of household with female relatives – sisters/aunts/nieces – until she sold the house to Crettie Darden in 1951 who also lived in the house with female relatives. In 2013 we purchased the house from Mary Darden Dowell who is “Miss Crettie’s” half-sister and who was just 14 years old when she originally moved into 2310 – having been sent up by her family in Samson County, North Carolina. Crettie Darden was head nurse at Freedmen’s Hospital. Despite having no children of her own, Crettie was nevertheless family matriarch as she supported and took care of extended family throughout her life.

The individual history of our house is a microcosm of the larger history of Bloomingdale (and of desegregation and civil rights in general) – and in fact could not exist without it. Our kitchen window looks out on the back of 116 Bryant St NW of Hurd v Hodge, the case that was used to overturn race-based covenants in 1948. Crettie Darden’s purchase of this house, a mere three blocks from Freedmen’s hospital where she worked was only possible because of four decades of persistent efforts in Bloomingdale by notable Howard University and other Civil Rights activists to undermine the practical and legal supports for the hateful institution of racial segregation.

What is truly remarkable about Bloomingdale’s history – and its piece of the desegregation/civil rights story – is that the facts and story coexist with the actual, preserved houses, neighborhood, and sense of place. We are all familiar with historic sites that might be just one or two buildings, preserved out of context, like the lock house at 17th and Independence. What Bloomingdale has is so much more and can be used to tell the story of desegregation in a much

more vivid context. Especially since it is a story of literal house-by-house changes, efforts, conflict, lawsuits, or uncontested ownership – all driving toward a culminating national legal protection for Americans to be able to live freely and equally.

I should also add that the fully intact blocks of original houses and architecture are also a treasure and treat taken simply by themselves. A thrilling walk for a DC resident or architecture buff is to walk the neighborhood with a map showing when each block or block section was built. You can literally see from street to street the evolution and development of the archetypal DC rowhouse and transition from the ornate Victorians to the iconic Wardman.

I'll also wager that if Bloomingdale is protected, it will some day feature in a prominent motion picture as what it is – a striking example of what urban neighborhoods were, architecturally, at and after the turn of the 20th century.

There is a lot more I could say and I am sorry I will not have the opportunity to speak or to answer questions at the HPRB meeting on the July 26. But I hope my thoughts, brief as they are, are helpful in ensuring designation of Historic Bloomingdale so that it may continue to be an asset for the community, the District, and those beyond – both now and in the future.

Regards,

Marshall

Marshall High
2310 1st St NW
Washington, DC 20001

Letter in Support of Designating Bloomingdale a Historic District

18 July 2018

Historic Preservation Review Board
DC Office of Planning
1100 4th SW, Suite 650
Washington, DC 20024

Dear Chair Heath and Members of the Board,

I am writing to express my strong support for the historic designation of the Bloomingdale neighbor in northwest DC.

Bloomingdale has been my home for over 11 years. This welcoming community has the charm of a small town in the middle of the city. The Victorian-era rowhouses attracted me to the neighborhood. My home – as stated in the historic designation application – is one of seven rowhouses on 2nd Street NW designed by architect Nicholas T. Haller. These seven rowhouses are among some of the oldest in Bloomingdale; as such I have considered applying for a conservation easement for our beautifully designed homes by a prolific DC architect.

I am an active member of the community, having served as a board member for the Bloomingdale Civic Association (BCA), and on several BCA committees, namely Historic Preservation, Beautification, and the Nominating Committees. BCA's Historic Preservation Committee strived to review the pros/cons of historic designation. The committee's proposed "special zoning" fell short of offering meaningful protection of Bloomingdale's architecture and streetscape. BCA members recognized this and chose not to pursue special zoning as an option.

Bloomingdale's historic designation application provides factual information as to why the neighborhood merits becoming a historic district. Sadly, overdevelopment by those looking to maximize profits has at times altered the look and feel of the neighborhood since I arrived over a decade ago. HD would protect our lovely façades.

Again, I urge the HPRB to not delay in the designation of Bloomingdale as a historic district. Even a short delay would allow time for house flippers to purchase homes and expedite permits to do things which are inappropriate or worse, pop the top. The HPO staff report clearly demonstrates that the Bloomingdale nominations meets the criteria overwhelming. It an excellent report which is impressive in every way.

I urge you to all to support the HPO staff report which recommends historic designation for this wonderful treasure in Washington, DC. It will give us peace of mind and allow us to continue to take great pride in our historic and beautiful neighborhood. It will also

preserve a wonderful asset within our Nation's Capital city. We need you help as soon as possible.

Sincerely,

Jennifer McCann
1917 2nd Street NW
Washington, DC 20001

Date: 7/16/18

**Chair
Historic Preservation Review Board
1100 4th Street, SW, Suite E650
Washington, DC 20024**

Dear Board Members:

As a homeowner in Bloomingdale, I am writing you today to express my unconditional support for the establishment of a Historic District in this neighborhood of wonderfully diverse and community-minded residents.


Today, residents face an accelerating number of poorly considered architectural alterations that are irreversibly changing the face of this community. Every signature turret that is removed is a blight on this community. Every building façade that is ruined disrupts our historic and harmonious streetscapes. And every covered porch that is torn off is an architectural detail that is lost forever.

There remain plentiful opportunities to grow our community in a sensible way under the protections of a Historic District. Therefore, I urge you to please honor and celebrate Bloomingdale's acclaimed architectural, historical, and cultural heritage by establishing a Historic District!

Thank you for your time and consideration.

Sincerely,

Name Ali Pirzadeh
[Print]



[Signature]

Address 51 W ST NW

Email alipirzadeh@gmail.com

July 18, 2018

Dear Chair Heath and Board Members,

I am writing to ask for your support for the Bloomingdale historic designation nomination.

I have been a resident of Washington, DC for over 25 years and have resided in Bloomingdale for the last 9 years. As a homeowner and someone who has a vested interest in the neighborhood, I would like to see the beautiful architecture and character remain intact; being that is one of the factors that drew my husband and I to the neighborhood. The architectural design of aligned turrets and roof lines, the front porches with the bold columns, and to include my house with the brownstone walls, distinctive pattern and detail.

The second factor is the rich history of this community. As an African American woman, history is very important to me. I learned the role African Americans played in fighting for their civil rights and winning the fight against the racial restrictive covenants that prevented families from buying homes in Bloomingdale.

The third factor is the community and its diversity. I have been an active member of the Bloomingdale Civic Association and has served as the Treasurer for the past 7 years. Community involvement is very important, and I actively volunteer for events such as Bloomingdale Beautification Day, Bloomingdale House Tour and Bloomingdale Community Day. I love my neighbors and this neighborhood, and I plan to live here for many more years to come and enjoy its beauty and the many things it has to offer.

Lastly, after the last 11/2 years I have learned what living in a historic district is and what it is not through numerous neighborhood meetings, workshops, surveys, and just plain reading information for myself. After reading the Draft Historic District Guidelines for Bloomingdale, I perceive the guidelines as not being too restrictive where a lot of flexibility is still open to the homeowner which helps to confirm my belief in the nomination. I believe the value of preserving the history and character of a home can not be measured in dollars and cents.

Again, I ask you to please support the nomination for historic designation for Bloomingdale.

Thank you,



Sherry Howard
2105 First St NW

Guillermo Saenz
142 U Street, NW
Washington, DC 20001
202.253.2845
me@memosaenz.com

July 13, 2018

Historic Preservation Office
1100 4th Street SW
Suite E650
Washington, DC 20024

To Whom It May Concern:

I am writing today to **support** the proposed historic designation of the Bloomingdale neighborhood.

I moved into Bloomingdale for the quality and consistency of the turn-of-the-last century architecture, proximity to transportation, and the sense of community that I found when looking for a home to purchase in 1999. I have now lived in Bloomingdale for nearly 20 years and in that time I have seen the neighborhood change from an area plagued with drug-dealing and prostitution to an active, diverse, and vibrant community. Much of this change occurred when there was an influx of civic-minded residents with renewed community pride who worked together to clean up the streets and alleys, replant tree boxes, and support a wide variety of local community events.

While there have been many positive improvements to the neighborhood including the opening of sit-down family restaurants, the conversion of a liquor store to a very popular café, and the sale and refurbishment of the many abandoned rowhouses, Bloomingdale is now being hacked up into ill-conceived architectural travesties that diminish the vista of the neighborhood---a virtue the Bloomingdale Civic Association has reported a overwhelming percentage of residents want to preserve.

Living so close to LeDroit Park, I understand the importance of racial bias in housing and how segregation has defined who we are and where we live. I was not familiar with the racial covenants Bloomingdale lived through, nor was I aware of how pivotal Bloomingdale was in overturning those covenants. This little known fact from a federal district lacking voting rights has had impacts across all 50 US states. A powerful statement and one that makes me even more proud to live in this neighborhood.

One myth I wish to help dispel is the falsehood that I heard in the many community meetings that I have attended and that is that historic designation will increase housing prices and make Bloomingdale unaffordable. The sad reality is that Bloomingdale has been unaffordable for nearly a decade. In fact, it seems like most of DC is unaffordable but that has had nothing to do with historic designation. It was raised in many of these community outreach meetings that both Logan Circle and LeDroit Park were historically designated in the 1970s and it wasn't until the 1990s and early 2000s that those areas started to see an increase in property values. The one benefit I see from rising property values is that it has allowed older residents to "cash-out" of the neighborhood for a more livable one-story dwelling in the nearby area.

I love Washington and Bloomingdale best of all for many reasons, the sense of community is paramount, but the aesthetic beauty of the neighborhood is a close second. I have been fortunate to help the neighborhood save some of our treasured buildings. I assisted with the fundraising to get the Gage School (Parker Flats) historically designated. I helped the DC Main Streets program come to the North Capital Region. I also helped fundraise for the Bloomingdale Historic Designation because I believe that Bloomingdale is a special place worthy of being preserved and protected.

I understand that the Historic Preservation Review Board will take the integrity of the application, the neighborhood, and residents comments about the need to protect Bloomingdale into consideration and I am hopeful that Bloomingdale will join the esteemed list of neighborhoods that make up historic DC. In the end, this is not a popularity contest but rather an opportunity to save history. And, I think Bloomingdale's history is worth saving.

Sincerely,



Guillermo Saenz

Dear Chair,

I support making Bloomingdale a historic district!!

Scott Tison

I support too!

Great community

Ember Lin

homeowners

2219 2nd st. NW

7/12/18

Dear Chair Heath and HPRB Board Members:

I am almost a 10 year old homeowner and resident of Bloomingdale, and am writing to express my strongest support for the historic designation of the Bloomingdale neighborhood.

I specifically searched to purchase a house in Bloomingdale as I was looking to live in an original brownstone/townhouse. I am originally from Amsterdam, the Netherlands, where historic houses are protected as a normal zoning matter and I specifically looked to purchase in a neighborhood with original houses and beautiful architecture. The turrets and cohesive streetscapes with the well intact housing fronts are providing a charm to the neighborhood that feels very homely while at the same time at short distance the city center.

It is clearly visible that the houses were designed by famous architects who took great care and time to really design and construct beautiful and sturdy houses with a quality that is unheard of in this day and age. The houses are also very suitable for the climate in Washington, being quite cool in summer and keeping heat inside in winter.

Unfortunately, some years ago after the financial crisis started to slow down, predator developers started to enter the neighborhood destroying complete historic townhouses and flipping them into cheap condos. This is causing irreparable destructions of the houses they “flip” for cheap profits and the properties of the neighbors. My house got damaged due to the construction.



POP-up while still being constructed @ 67 V street NW, adjacent to my home at 69 V street (the small house on the right)

The condo conversions are out-of-scale, out-of-character and will destroy the neighborhood without intervention and historic designation status. While the zoning regulations have been improved, they are not stringent enough and still allow developers to dismantle affordable single-family housing (the type of home most in need of preserving and for which the supply is the lowest), drive-up prices and put in place cheaply sub-standard constructed condos, way too large and out of character with the beautiful architecture of Bloomingdale with its rich history and inclusive and diverse character.

I organized information events at my home to inform my block and the block north on W street of the details of what historic designation can bring and some of the perceived disadvantages, some 10 people came and I truly hope that the neighborhood can be preserved by awarding historic designation.

Kind regards Katelijn van den Berg @ 69 V street NW, Washington

3/17/2018

TO THE BLOOMINGDALE HISTORIC
PRESERVATION COMMITTEE AND WHOM
IT MAY CONCERN:

WE RECENTLY WERE VISITED BY
THE NEW OWNERS OF 75 FLORIDA AVE. NEW,
INTRODUCING THEMSELVES AND GIVING US A
COPY OF THEIR PROPOSED PLANS TO BUILD
A FOUR-STORY APARTMENT AT 75.

THIS SMALL SECTION OF FLORIDA AVE.
CONSISTS OF FOUR ROW HOUSES ALL BUILT
MORE THAN ONE HUNDRED YEARS AGO. THE
HOUSE AT THE END OF THE ROW (S1) WAS
REPURCHASED AND AN INTERESTING MURAL
PAINTED ON THE ADJOINING BUILDING WHICH
ENHANCES THE BLOCK.

A COUPLE OF YEARS AGO DIRECTLY
ACROSS FROM US (77) A GENTLEMAN HAD
SET UP AN easel AND WAS PAINTING.
WE SPOKE WITH HIM ABOUT WHAT HE WAS
WORKING ON. HE SAID HE JUST LIKED WHAT
HE SAW OVER HERE. WELL, SO DO WE AND
WE WOULD LIKE TO SEE THE HISTORIC AND
UNIQUE CHARACTER OF WHAT EXISTS
PRESERVED AND NOT DESTROYED.

Sincerely,

Sarah Whitebow

From: Ryan Eades [mailto:ryaneades@gmail.com]
Sent: Saturday, February 10, 2018 1:34 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Designation

Dear HPRB,

As a resident of Bloomingdale at 124 Rhode Island Ave NW since Dec 1, 2006, please consider this email a vote against historic designation for our neighborhood.

Currently our Bloomingdale Civic Association is requiring residents to pay a membership fee in order to have our vote "counted" toward the BCA recommendation for or against historic designation.

That is silly, thus my email. Attached you will find the application from the DC Preservation League on Behalf of the Bloomingdale Historic Designation Coalition. I do not see a case number to reference.

Our household has two adults, so please count this as TWO votes against if possible.

Thank you,
Ryan Eades
202-280-5259

From: JoAnna Ringelstetter [mailto:senoritadacko@gmail.com]
Sent: Saturday, February 10, 2018 5:42 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Designation

Dear HPRB,

As a homeowner in Bloomingdale at 145 Adams St NW #2 since 2014, please consider this email a vote against historic designation for our neighborhood.

Currently, our Bloomingdale Civic Association is requiring residents to pay a membership fee in order to have our vote counted toward the BCA recommendation for or against historic designation. That is unreasonable, for some it is cost prohibitive, and can be likened to a poll tax.

The fact is, there has been no well-executed or clearly-communicated fact finding throughout this process. Instead, a vocal minority lodged this request prior to having collected accurate or appropriate data. We have yet to be told what percentage of the neighbors have voted for and against this. Before anyone's property rights are infringed upon, please ensure the complete transparency of data collected. No one knows the actual percentage of Bloomingdale homeowners who actually support this. Please correct me if I am wrong, and point me in the direction of that shared data.

I appreciate your time.

JoAnna Ringelstetter
145 Adams St NW #2
(301)787-1364

From: Will Carroll [mailto:wscarroll@gmail.com]
Sent: Monday, February 12, 2018 8:39 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Case 17-17: Bloomingdale Historic Designation

Dear HRPB,

I'm writing to express my opposition to a historic designation for my neighborhood, Bloomingdale.

My wife and I have lived on the Unit block of Seaton PI NW in Bloomingdale since 2012, and are now raising our two young boys here. We love it here and hope to stay for a long time.

My wife and I are concerned about the impact that historic preservation will have on the neighborhood. The property values have already priced out many potential buyers, especially middle and lower incomes. I've found plenty of research indicating a historic designation would exacerbate that problem. And Bloomingdale would be much worse off without a diverse group of neighbors.

I am writing to you because I am not a member of the Bloomingdale Civic Association, and do not wish to pay the membership fee just to participate in its upcoming vote on its recommendation to HRPB.

Thank you for your consideration.

Will Carroll

From: calytton@gmail.com [mailto:calytton@gmail.com] **On Behalf Of** Callie L. Carroll
Sent: Wednesday, February 14, 2018 12:37 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Case 17-17: Bloomingdale Historic Designation

Dear HRPB,

I'm writing to express my opposition to giving Bloomingdale a historic designation. My concern is that it would further decrease diversity in the neighborhood, which I deeply value. I'm not a member of the civic association, but wanted to add my voice to the discussion.

Many thanks,
Callie Carroll
Seaton PI NW resident

--

Callie L. Carroll
(c) 610-420-7440
callielcarroll@gmail.com

From: Elizabeth Wilson [mailto:elizabethj8560@yahoo.com]
Sent: Saturday, March 17, 2018 4:37 PM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Joe Levesque <joedc111@verizon.net>
Subject: Bloomingdale DC

Dear Chair:

When I moved to the District in 1996, I circled DC to find out where I wanted to live. I became more and more enchanted with Bloomingdale, where I eventually purchased in December 1996.

Why was I enchanted with, and wanted to live in Bloomingdale ??

It was fairytale to me - the beautiful architecture, and row houses with turrets, porches and bay windows - each one different and diverse. It was like stepping back in time to Mary Poppins London with the smoke coming from the chimneys - however, today there is no smoke. Every morning I look out of my windows to rows of spires and steeples, and I see history. Bloomingdale is indeed a historic suburb, and one of the most beautiful neighborhoods in DC.

Bloomingdale was settled in 1877, to provide housing for blue-collar workers in Washington DC.

Bloomingdale is known for its beautiful architecture and historic homes. The architects paid special attention to detail and builders have passed this skill down from generation to generation. What a shame to have all these beautiful and historic homes systematically destroyed by people who have no appreciation of beauty nor understanding of history.

These row homes are now over 100 years old and have stories to tell. Unfortunately, some have fallen into disrepair because of lack of upkeep. For some people who buy them, they can "see" the historic significance of these once beautiful homes, and will renovate them accordingly. However there are many people who purchase and can't see anything except the bottom-line - money. One example is the "Holfgard Houses" which were purchased for next to nothing, and sold for over 400 times the original purchase price. These homes were given a slap of paint, a dab of nothing, and eventually sold to unsuspecting buyers for extravagant prices, only to fall apart over their heads. Because there is no overall authority in DC, these once handsome row homes are being systematically destroyed and tenement-type housing erected in their place. These "new" buildings destroy the beautiful historic look of the rowhouses, and Bloomingdale, which was so once pristine and beautiful, now become reminders of what once was, in a forest of tenement jungle, with the erection of structures similar to those along New York Avenue NW, and 4th, 5th 6th etc streets NW.

There is so much history in the Bloomingdale neighborhood - Bloomingdale's significant role in the struggle for civil rights; African Americans fighting racially restrictive covenants prevalent throughout Bloomingdale. The 1948 Supreme Court case involving 116 Bryant ST, declared these covenants unconstitutional; This affected not just Bloomingdale and DC, but the Nation as a whole.

Many people who made history were either born, or used to live in Bloomingdale. Bloomingdale was the home to Howard University - the first Black College, which graduated many Black lawyers Thurgood Marshall being one of them. He was the first African American to be appointed to the Supreme Court. Other notable residents of Bloomingdale were Samuel Gompers, founder of the Federation of Labor, Moms Mabley, African American actress and comedienne, as well as Chita Rivera, being the first Latino American to receive a Kennedy Center Honors award. Alonzo Alden lived at 127 Randolph St. He was one of the Founders of the Barnett Alden

Gallery, the first privately-owned black gallery in Washington DC. "Showtime" on Rhode Island Ave was originally a black barbershop. There are many other notable and prominent residents to name here, who became Ambassadors, Judges, Architects, Builders and Inventors.

Another example of history about to be torn down is the McMillan Filtration Site. It was "saved by the bell" - ground had already been dug for the new tenement-type housing and shops about to be erected. The McMillan Filtration site was completed in 1902. It was built by the Army Corps of Engineers & declared as one of the "10 Wonders of the Modern World". In 2005 the DC Preservation League named the McMillan Sand Filtration Site as "one of the most endangered places in the District". In the number of years ensuing the building of this "one and only" water/sand filtration, typhoid epidemics and other water-borne diseases have been eliminated. In order stop this type of demolition continuously being carried out - Bloomingdale needs to be designated "Historic".

The Old Sylvan Theatre located on the corner of Rhode Island and 1st St, NW is another example of 1900's architecture. This corner needs to be preserved from new construction.

Bloomingdale is indeed a Historic District and needs to be classified as such before many more of these beautiful buildings are torn down and "modern" monstrosities are erected in their place. These new buildings become homes to many more people with no room allocated for parking, as is the case of the Historic Church at 150 S. St. NW.

Thank you for "listening" and praying for your divine wisdom.

Sincerely

Elizabeth Wilson
1807 2nd St. NW

From: Chris [mailto:cvf27@yahoo.com]

Sent: Sunday, April 08, 2018 9:57 PM

To: Mendelson, Phil (COUNCIL) <PMENDELSON@DCCOUNCIL.US>; kmcduffie@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; ATD OP HP <historic.preservation@dc.gov>

Cc: dprice@dccouncil.us; Dawson Wesley (Council) <wdawson@dccouncil.us>; ikang@dccouncil.us; tgoodman@dccouncil.us; mblackwell@dccouncil.us; seritasclipboard@yahoo.com; dcheatham@dccouncil.us

Subject: Re: Bloomingdale -ANC5E07 Historic Designation

Rayburn Lindsay-Pereira

NW. Washington D.C. 20001.

Christian von Ferro &

111 Thomas Street

Re: Bloomingdale Historic Designation

Dear Councilman Kenyan McDuffie, Chairman Phil Mendelson, CM Anita Bonds , CM David Grosso, CM Elissa Silverman, CM Robert C. White, Jr.

In December 2017 a survey was sent out to all residents/homeowners of Bloomingdale - ANC5E07 in which a majority of Bloomingdale/20001 voted AGAINST “Historic Designation” for the Bloomingdale residents/property owners.

I am writing to you to reinforce my vote to “No Historic Designation ” status to Bloomingdale – ANC5E07 and I am seeking your support on this matter.

I firmly believe that the Bloomingdale Civic Association – a member’s only group consisting of fewer than one hundred and twenty five residents does not have the authority to override the majority decision of the property owners of this neighborhood.

Sincerely,

Christian von Ferro

Rayburn Lindsay-Pereira.

CC: D.C. Office of Planning

Chair

Historic Preservation Review Board

1100 4th Street, SW, Suite E650

Washington, DC 20024

-----Original Message-----

From: charles osborne [mailto:zoozay@mac.com]

Sent: Thursday, April 12, 2018 9:32 PM

To: Sierra, Horacio (SMD 5E08) <5E08@anc.dc.gov>

Cc: ATD OP HP <historic.preservation@dc.gov>

Subject: Historic designation FOR Bloomingdale

Dear Commissioner Sierra and HPRB Chairperson Heath,

I would hope that you would Vote FOR historic designation for Bloomingdale.

I am not a fanatic about preservation but after seeing MANY architectural blunders that have been approved, we need some calming to slow down the destruction of our beautiful neighborhood.

I am particularly concerned about the historic facades and turrets.

We did a full gut renovation three years ago and were careful to keep our renovations from destroying street views and the changing of the "rows" of turrets.

Thanks for considering this .

Thanks also for representing us.

Charles Osborne

115 V St. NW

From: Will Carroll [mailto:wsscarroll@gmail.com]

Sent: Thursday, April 12, 2018 9:40 PM

To: Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>

Cc: ATD OP HP <historic.preservation@dc.gov>

Subject: I oppose historic designation for Bloomingdale

Dear Commissioner Holliday and HPRB Chairperson Heath,

I'm writing to express my opposition to a historic designation for my neighborhood, Bloomingdale.

My wife and I have lived on the Unit block of Seaton PI NW in Bloomingdale since 2012, and are now raising our two young boys here. We love it here and hope to stay for a long time.

My wife and I are concerned about the impact that historic preservation will have on the neighborhood. The property values have already priced out many middle and lower income potential buyers. I've found plenty of research indicating a historic designation would exacerbate that problem. And Bloomingdale would be much

worse off without a diverse group of neighbors, and the flexibility to adapt to meet the needs of many types of neighbors. And according to the Bloomingdale Civic Association's survey, the majority of residents oppose the designation as well.

Commissioner Holliday, I encourage you to vote to pass a resolution opposing historic designation.

Thank you for your consideration.

Sincerely,

Will Carroll

From: Nathan Ringelstetter [mailto:nringo@gmail.com]

Sent: Friday, April 13, 2018 9:25 AM

To: Barnes, Dianne (SMD 5E09) <5E09@anc.dc.gov>

Cc: ATD OP HP <historic.preservation@dc.gov>; Sierra, Horacio (SMD 5E08) <5E08@anc.dc.gov>; JoAnna Ringelstetter <senoritadacko@gmail.com>

Subject: Bloomingdale Historic Designation

Dear Commissioner Barnes and HPRB Chairperson Heath,

I am writing you as a resident of the Bloomingdale neighborhood, residing at 145 Adams St NW. I strongly oppose the Historic Designation that was applied for by a small group of residents and individuals that don't even reside in the neighborhood and won't have to face the impacts of the designation.

I'm concerned about the higher material costs of any home renovations, and the additional regulatory burden of getting any work done on my home. These costs will disproportionately impact low-income and senior residents who are already feeling the pressure of higher property taxes in our neighborhood. If anything, historic designation may exacerbate the rise in property taxes. I know there was a study done by Commissioner Holliday that found no statistical significance between home prices in Bloomingdale (non-historic) and LeDroit Park (historic); however that study was based on 1) an extremely small sample size, 2) a flawed statistical approach, and 3) even contained errors.

Proponents of the designation always point towards the homeowner grant program, but the funding on that is not exactly high given the number of individuals in historic neighborhoods and the cost for average repairs. Bloomingdale isn't even an eligible neighborhood.

Most important, in my mind, is that the best data point we have is the BCA survey of all homeowners (not just those that paid to vote at the BCA) that opposed it 55% to 45%. The neighborhood doesn't want this designation and frankly, its insulting that this small group didn't pull their application after the results of that survey.

Thank you for your consideration,

Nathan Ringelstetter
145 Adams St NW #2
Washington, DC 20001

From: Ryan Eades [mailto:ryaneades@gmail.com]

Sent: Friday, April 13, 2018 9:36 AM

To: Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Historic Designation for Bloomingdale

Dear Commissioner Holliday and HPRB Chairperson Heath,

As residents of Bloomingdale since 2006, please count my wife and I as voting AGAINST historic designation for our neighborhood.

Thank you,
Ryan & Melissa Eades
124 Rhode Island Ave NW

From: Michael Larcher (Gmail) [mailto:mjlarcher@gmail.com]
Sent: Friday, April 13, 2018 10:35 AM
To: Sierra, Horacio (SMD 5E08) <5E08@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Oppose historic designation in Bloomingdale

Dear Commissioner Sierra and HPRB Chairperson Heath,

My fiancé and I oppose historic designation for Bloomingdale and encourage the ANC to pass a resolution opposing it and for HPRB to deny designation.

Kind regards,

Michael Larcher

From: Joan Smith [mailto:jsmithv221@gmail.com]
Sent: Friday, April 13, 2018 1:12 PM
To: Sierra, Horacio (SMD 5E08) <5E08@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject:

Dear Commissioner Sierra and HPRB Chairperson Heath,

I oppose historic designation for Bloomingdale and encourage the ANC to pass a resolution opposing it and for HPRB to deny designation.

I have been a Bloomingdale resident for more than 40 years. I believe that imposing further requirements for permitting will impose undue financial burdens on long-time residents like me. While many of the newer residents have bought renovated houses that may not require upgrades for many years, the impact for other long-term residents will be great. For example, some neighbors have stated they need new windows, which are costly. Such designation will surely impose an additional cost per historic material requirements.

Thank you for your opposition against historic designation.

Joan Smith

From: sharon marsh [mailto:marsh5098@hotmail.com]
Sent: Tuesday, April 17, 2018 12:02 PM
To: Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject:

Dear Commissioner Holliday and HPRB Chairperson Heath,

I oppose historic designation for Bloomingdale and encourage the ANC to pass a resolution opposing it and for HPRB to deny designation.

Sharon Marsh
Property Owner, Bloomingdale.

From: Timothy Kirby [mailto:timothymkirby@gmail.com]
Sent: Tuesday, April 17, 2018 12:19 PM
To: Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Please Vote NO on Bloomingdale Historic Designation

Dear Commissioner Holliday and HPRB Chairperson Heath,

My wife and I live at 1738 1ST ST and we would very much like to keep the historic preservation out of our family discussions concerning our property.

We love Bloomingdale and want to maintain the beautiful neighborhood but designating it historic is merely a way to strip away our rights as homeowners.

We hope you will do what's right and vote against the designation. A vote against is a vote for protecting homeowners rights.

Respectfully,
Tim Kirby
1738 1ST ST NW
Washington, DC 20001

From: Snorre Wik [mailto:snorrewik@icloud.com]
Sent: Tuesday, April 17, 2018 2:48 PM
To: Sierra, Horacio (SMD 5E08) <5E08@anc.dc.gov>; Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>; Barnes, Dianne (SMD 5E09) <5E09@anc.dc.gov>; McClelland, Katherine (SMD 5E06) <5E06@anc.dc.gov>; Thomas, Bradley Ashton (SMD 5E05) <5E05@anc.dc.gov>; ATD OP HP <historic.preservation@dc.gov>
Subject: Supporting the Bloomingdale Historic Designation

Dear Chair and Commissioners,

I am a Bloomingdale resident, and I ask you to support the Bloomingdale Historic District Nomination, and to respect the BCA's position supporting the HD nomination. I'm writing this letter in support of the

current fight to establish a proper response to developers' flagrant violation of my community's character.

Since I moved to Bloomingdale in 2005, I've seen too many houses get torn apart by reckless builders in their hunt for outside profits. None of these mangled houses fits the historic character of our diverse neighborhood, and are in essence eyesores to an otherwise beautiful area. These developers must be stopped from committing further atrocities, and a Historic Designation is the only appropriate mechanism Bloomingdale residents have in this fight.

The historic 1948 Supreme Court Case which ended the Jim Crow racial housing covenants which were so prevalent here in Bloomingdale, changed buying practices in the United States for all minorities, thus having a national significance which lasts to this day.

Furthermore, there are numerous prominent African Americans who resided in Bloomingdale that contributed significantly to our city and nation's history.

Bloomingdale clearly stands out for its place in history as one of our nation's civil rights corner stones.

I urge you to vote to designate Bloomingdale a historic district.

Sincerely,

Snorre Wik
2106 1st Street NW
Washington, DC 20001

From: Victoria Bosselman [mailto:vbosselman@gmail.com]
Sent: Tuesday, April 17, 2018 4:26 PM
To: Barnes, Dianne (SMD 5E09) <5E09@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Opposition to Historic Designation for Bloomingdale

Dear Commissioner Barnes and HPRB Chairperson Heath,

I hope this email finds you well.

I write to express my opposition to the proposed historic designation for Bloomingdale. While I certainly understand and appreciate the applicants' commitment to preserving the current characteristics of the homes in the neighborhood, I do not feel that such designation is warranted. As a resident (albeit a renter so my vote was not counted towards the survey results in January 2018) of the neighborhood, I feel strongly that we should prioritize making Bloomingdale inclusive and accessible to residents of varying income levels. The increased cost of living in the neighborhood has already pushed residents out of the area and adding additional cost burdens will only deepen the inequity present in Bloomingdale.

Thank you for your consideration,
Victoria

From: James Doyle [mailto:doyle.jame@gmail.com]
Sent: Tuesday, April 17, 2018 4:43 PM

To: Sierra, Horacio (SMD 5E08) <5E08@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Historic Designation- do not approve

Dear Commissioner Sierra and HPRB Chairperson Heath,

Just wanted to let you know that we at 162 Adams Street NW do not think the neighborhood should be designated a historic district, and do not support the vote for designation on the schedule for tonight's meeting. Historic district designation is too little, too late. It will only enshrine bad design. The home we live next door to (and have for the last 7 years) has been a vacant shell for 6 years. You can thank the criminals Insun and Jefferson Hofgard for that one. We should focus our energies on getting dilapidated properties responsibly renovated and occupied. Just this past week, we lost our view of the turrets in the neighborhood on Flagler due to the construction of the new town homes in the middle of the block, which brand new town homes are a full story taller than the rest of the neighborhood and ruin the cohesion of the surrounding streetscape. Historic designation will only continue to insure that the bad design and poor building standards that have led us to our current situation will continue, and that those of us who would like to be able to build taller and better will not be able to alleviate the effects of previous bad design on our neighborhood. Thanks much in advance for your attention to this correspondence.

Regards,

Jim Doyle
162 Adams Street NW

-----Original Message-----

From: . . [mailto:cvf27@outlook.com]
Sent: Tuesday, April 17, 2018 4:45 PM
To: Garnett, Eddie (SMD 5E01) <5E01@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject:

Dear Commissioner Garnett and HPRB Chairperson Heath,

I strongly oppose historic designation for Bloomingdale and so do many of my neighbors!! This effort is brought forward by a handful of people who did renovate their homes to the fullest extent including pop ups and now turn around and want to prevent other residents from doing so. Further this group of people is not taking into account long term residents of 30+ years opinions.

Chris Ferro
Property owner
111 Thomas Street NW

From: . . [mailto:cvf27@outlook.com]
Sent: Tuesday, April 17, 2018 4:46 PM
To: Williams, Patricia (SMD 5E02) <5E02@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>

Subject: Oppose Historic Designation

Dear Commissioner Williams and HPRB Chairperson Heath, I strongly oppose historic designation for Bloomingdale and so do many of my neighbors!!

This effort is brought forward by a handful of people who did renovate their homes to the fullest extent including pop ups and now turn around and want to prevent other residents from doing so.

Further this group of people is not taking into account long term residents of 30+ years opinions.

Chris Ferro
Property owner
111 Thomas Street NW

Sent from my iPhone

From: Patrick Cody Stewart [mailto:patrick.cody.stewart@gmail.com]
Sent: Tuesday, April 17, 2018 4:47 PM
To: Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Designation

Dear Commissioner Holliday and HPRB Chairperson Heath,

As a resident and homeowner on the unit block of Seaton Place NW, I want to express my vehement opposition to designation of Bloomingdale for Historic Preservation. I'm writing to make sure that my opinion is documented and heard prior to tonights meeting. Furthermore, as elected officials, it is your duty to follow the will of your constituents and per the survey that I'm sure you are familiar with, the majority of my neighbors agree with my opposition.

Thank you for your time.

Sincerely,
Patrick Stewart
111 Thomas Street NW

From: David Whitehead [mailto:dcarterwhitehead@gmail.com]
Sent: Tuesday, April 17, 2018 5:13 PM
To: Jones, Nancy Darlene (ANC 5E10) <5E10.ANC@dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Please do not support the Historic Designation in Bloomingdale

Dear Commissioner Jones and HPRB Chairperson Heath, it's clear that Bloomingdale residents are divided over the idea of establishing a historic district in the area. In the vote commissioned by the BCA that engaged all effected residents, [55% of those who sent their postcards back in said they DID NOT support the historic district.](#)

I think historic districts can be a valuable tool in our city, but we shouldn't force them on neighborhoods that don't want them or are at least conflicted about it. This is especially true when [nearly 20% of the](#)

[city's buildings are already marked as historic](#), more than any other city in the United States. We need to be more judicious and strategic in what we designate historic.

Commissioner Jones, as your neighbor (2632 4th St NE) I ask you to please not support this historic district proposal.

Regards,

David Whitehead

From: Natty Brower [mailto:nattybrower@gmail.com]
Sent: Tuesday, April 17, 2018 6:14 PM
To: McClelland, Katherine (SMD 5E06) <5E06@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Opposition to Historic Designation for Bloomingdale

Dear Commissioner McClelland and HPRB Chairperson Heath,

I oppose historic designation for Bloomingdale, and am in favor of the resolution opposing it. I do not think a historic designation serves our community well. Increasing costs and red tape for residents who wish to renovate and repair their homes will have a negative impact on the neighborhood, and will hurt all residents. And, it does nothing to honor the history and community of the neighborhood. We should be encouraging people to invest in their homes and should not try to define the historical legacy of a community based on building facades, but rather on the people who live there and growing the bonds between them. A historic designation does nothing to advance that goal.

Sincerely,

Nathaniel Brower
Bloomingdale Resident

From: Marisa Milton [mailto:marisamilton@gmail.com]
Sent: Tuesday, April 17, 2018 6:59 PM
To: Sierra, Horacio (SMD 5E08) <5E08@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Opposition to Historic Designation for Bloomingdale

Dear Commissioner Sierra and HPRB Chairperson Heath,

ANC Commissioner Sierra,

I oppose historic designation for Bloomingdale because I believe it unfairly impedes on the rights of homeowners, will increase costs for renovations and repairs, is not desired by most of the neighborhood.

Majority of Bloomingdale Homeowners Oppose Historic Designation. It is my understanding that historic preservation should reflect the views of the community, and a recent comprehensive survey of homeowners showed that a majority oppose the designation. Why should the designation be forced upon a neighborhood that is not supportive of it? The survey was conducted by a third party in a fair,

transparent and convenient manner for residents to express their views. Unlike one-off community meetings, the mail survey allowed the greatest number of residents to have a voice. The result of majority opposition to designation should have significant impact against moving forward.

Historic Preservation Would Stifle Character and Individuality. I have lived on the unit block of W Street in Bloomingdale since August 2008. Things I love most about our neighborhood are its character and mix of housing styles. Bloomingdale's melding of late 1800s and early 1900s architecture with modern landscaping and home designs is delightful. Our neighborhood includes beautiful turrets with modern landscaping designs and quirky murals like "Boxer Girl" which covers the side wall of a home at the end of my block.

Historic Designation Impedes Homeowner Freedom. I love living in a city where freedom and individuality can thrive as compared to a suburb or subdivision controlled by a homeowner's association. I disagree with the idea of a select group of individuals who decide what is or is not an appropriate look for a home or neighborhood. These decisions are very subjective, and I don't believe should outweigh the rights of a homeowner, especially when the decisions makers may not reside in the neighborhood over which they have control.

So long as she follows zoning, permitting and safety regulations, a homeowner should have the right to maintain her home, which is typically an individual's largest financial investment, as she likes. Many people live in cities and incur the trade-offs of higher real estate prices and smaller lots because they appreciate that they have final say, subject to local zoning and permitting regulations, in how to adorn their homes.

Higher Material Costs and Delays in Permitting Approval. I am concerned that historic preservation will result in higher material, renovation and repair costs, as well as increased delays for approvals for renovations and repairs. The permitting process in DC is already very burdensome, and designation will only add to the delay and complexity of the process.

I believe it is very important to safeguard history. However, history changes, and a neighborhood should be permitted to reflect those changes.

Sincerely,

Marisa Milton

34 W Street NW

Washington, DC 2001

From: quneitra Fenwick [mailto:qfenwick@hotmail.com]

Sent: Tuesday, April 17, 2018 9:02 PM

To: Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>

Cc: ATD OP HP <historic.preservation@dc.gov>

Subject: Opposing Bloomingdale being an Historic District

Dear Commissioner Holliday and HPRB Chairperson Heath,

I have been living in Bloomingdale for 62 years and I love it. I have never lived anywhere else and I do not wish to. I do not feel there is anything wrong with it the way it is. I feel if we do not preserve the

neighborhood it would be like being prisoners in our community. I love the sense of freedom I feel in my community and I do not want that stripped away. I would like to thank you in advance for preserving Bloomingdale.

Thank you, G. Fenwick

From: Laura Olsen [mailto:lauraolsen43@gmail.com]
Sent: Wednesday, April 18, 2018 7:48 AM
To: Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>; Laura K Olsen <lauraolsen43@gmail.com>
Subject: Against Bloomingdale Historic Preservation

Dear Commissioner Holliday and HPRB Chairperson Heath,

Thank you for all of your work you have been doing for our community.

My partner and I have been a resident of the Bloomingdale neighborhood for 28 years.
We are AGAINST the historic preservation being presented in our neighborhood

We have particular concern that the extra costs will impact us as senior residents in our community. We are already feeling the pressure of higher property taxes in our neighborhood.

At this point in our lives, we will not be able to afford to live in DC as we age.

I am AGAINST the vote at this time.

Laura Olsen
43 Rhode Island Avenue NW

From: Denisa Popescu [mailto:denisap74@gmail.com]
Sent: Wednesday, April 18, 2018 8:45 AM
To: Thomas, Bradley Ashton (SMD 5E05) <5E05@anc.dc.gov>; Sierra, Horacio (SMD 5E08) <5E08@anc.dc.gov>; Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>; Barnes, Dianne (SMD 5E09) <5E09@anc.dc.gov>; McClelland, Katherine (SMD 5E06) <5E06@anc.dc.gov>; ATD OP HP <historic.preservation@dc.gov>
Subject: letter supporting Bloomingdale HD nomination

Dear Chair and Commissioners,

I am a Bloomingdale resident. I ask you to support the Bloomingdale Historic District Nomination, and to respect the BCA's position supporting the HD nomination.

Thank you for your support!

Denisa Popescu
31 W st NW

denisap74@gmail.com

From: . . [mailto:cvf27@outlook.com]
Sent: Wednesday, April 18, 2018 2:11 PM
To: Jackson, Julianna (OP) <julianna.jackson@dc.gov>
Subject: Re: Oppose historic designation

Thank you!

There are lots of neighbors against it just don't have the time or energy to fight against it. I was 10 years a member of the Bloomingdale Civic Association but was very ill the first couple of months of this year and was not able to renew my paid subscription and could not attend the BCA and vote against it.

The ANC voted last night 8 to 1 against Historic District nomination.

There is no community support for it.
The current application for Designation was submitted prior to all votes and community input.

How can a handful of people, Betsy McDaniel, Jim and Joe, Mark Mueller, Kirby, Scott Roberts, Paul Colette, Bertha Holiday etc decide that the opinion of more than 2000 home owners should not be considered?

All of above individuals have renovated their homes less than 15 years ago to the fullest extent (pop up, roof deck gut jobs, New double pane windows etc) and now try to turn around and dictate others what they can do???

Besides duly elected ANC commissioners in a general election (ANC5E), voted 8 to 1 yesterday not to support and oppose Historic Designation for Bloomingdale.

Our community did not even know till yesterday that already a petition has been filed with your Board!

Shouldn't we first get community support through our ANC system and then file a petition?

If this group of individuals are so eager why don't they put their own homes first up for Historic Designation?

Mrs Walker is 94 years old lives on 2nd Street NW, she has not been part of this process at all, her opinion was not taken into account and no one from the support group reached out to her. She spent her entire life in her home. Her parents probably bought it from the builder directly.

The supporting group cares more about the home and the bricks than Mrs Walker who lived her entire 94 years in this home?

It would be a very sad day when we care more about bricks than the people and their opinion who live in the houses.

Bloomingdale is made of its people not just the bricks.

Regards
Chris Ferro

From: . . [mailto:cvf27@outlook.com]

Sent: Thursday, April 19, 2018 8:11 AM

To: Williams, Kim (OP) <kim.williams@dc.gov>

Cc: ATD OP HP <historic.preservation@dc.gov>; esilverman@dccouncil.us; kmcduffie@dccouncil.us

Subject: Opposing The Petition to designate Bloomingdale a Historic District

Mrs Williams, CM Silverman, CM McDuffie,

My name is Chris Ferro and I live at 111 Thomas Street NW and strongly oppose The petition to create a Historic District for Bloomingdale.

This petition has been filed without community consent and was filed PRIOR to a BCA post card Survey, a BCA vote and an ANC vote.

ANC voted 8 to 1 against.

The post card survey send out by the BCA had twice as many votes as the BCA vote itself and showed clearly opposition of designation.

I was a BCA member for 10 years but could not join this year due to illness this earlier part of the year and was not able to vote at the BCA meeting.

There are lots of older residents like Mrs Walker on 2nd Street NW. She is 94 years old and lived in her home ever since and had no chance of voting at the BCA meeting as well and were left out of the entire process so far.

How can it be that some privileged residents take it on them self wanting to make entire neighborhood historic but don't reach out to long term residence like Mrs Walker and don't care about the majority of the community.

I know the group of supporters well, Betsy McDaniel she bought a shell 5 years ago on First and Randolph NW, gutted it and put on a 3rd story with walk out roof deck in the rear.(would very likely not have been approved under Historic Designation).

Tom and Meno, on U street, dug out their basement and installed Solar panels on the roof, major interior renovations and roll up gate in the back.

[Mark Mueller](#) former ANC also did a pop up on his home closer to W street and 1st next to the alley.

Jim and Joe Vasquez of 111 W street next to the alley also 3rd floor added with aluminum siding..

Paul Cerutti, Scott Roberts etc

Above people are very vocal but are not elected officials besides Mark Mueller nor do they back the opinion of the majority of homeowners/residents of Bloomingdale. I know all of them very well. But we can not allow to leave the rest of the community out.

All I am asking is that we stay fair in the process.

Mrs Walker was not part of this process and her voice should have been heard and her vote counted. So does Betsy Mc Daniels opinion count count more then Mrs Walker's?

Historic designation is not the right path to eliminate bad taste in renovations and should certainly not be used to to give a small group of people an advantage in home prices since they did all the

renovations possible.

I have done home renovations myself and try to stay with like materials(e.g Lime Mortar to point up my red bricks) and character of the home but I can not support to dictate this to my neighbors thru Historic Designation.

Bloomingtondale is a dynamic neighborhood and should stay dynamic.

We need community support first. At last the last ANC meeting 8 to 1 commissioners voted against Designation due to the fact that there is no community support.

Thank you for noting my strong opposition to Historic Designation.

There are many neighbors who don't have the time or energy to fight again a very active vocal handful of people who have lot of spare time.

Bloomingtondale would be nothing without it's people.

Regards
Chris Ferro

From: Jonathan [mailto:jonathanjfenwick@gmail.com]
Sent: Thursday, April 19, 2018 5:19 PM
To: Holliday, Bertha G. (SMD 5E07) <5E07@anc.dc.gov>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Opposing Historic designation.

Dear Commissioner Holliday and HPRB Chairperson Heath,

I oppose historic designation for Bloomingtondale and encourage the ANC to pass a resolution opposing it and for HPRB to deny designation

Regards,
Proud Homeowner in Bloomingtondale
Jonathan Fenwick

From: l smith [mailto:lsmith63@gmail.com]
Sent: Tuesday, May 29, 2018 10:12 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Historic District Application #17-17, Bloomingtondale Historict District

To whom it may concern,

I'm following up on a May 2018 letter I received a couple of weeks ago, regarding the inclusion of my property (1730 N. Capital Street) in the proposed Bloomingtondale Historic District, to share my thoughts.

I'm very concerned about this occurring and intent do my part to block its implementation or to obtain an exclusion for my block/property.

My property's location creates several challenges in both its front and rear that I intend to address through a significant renovation by 2020

In the front, its challenged by its location on N. Capital Street resulting in no space for trash cans, excessive trash/rats resulting from the bootleg restaurant on the corner, and excessive bus stop/pedestrian traffic creating a strain on my fence.

In the rear, its challenged by its access to the alley being blocked. I have neighbors that have disputed my property's tenants egress to the alley effectively locking any rear property access.

The property renovations I'm planning are designed to address these challenges and enable my continued success in the local rental market with changing demographics and preferences. I'm concerned that the historic preservation application referenced herein will inhibit my ability to address these challenges and have a negative economic impact on me.

v/r,

Milton Rashid
202-391-4893

From: Navid Rahimi [mailto:navidrahimi9@gmail.com]
Sent: Friday, June 08, 2018 2:11 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale historic district designation hearing

To the chair of HPRB,

I have lived in DC for about 8 years now and want to continue doing so but it seems the District's historic designation policies will not allow me.

I currently live in Bloomingdale, with HPRB about to hear a case in July for its historic designation. All owners of the neighborhood have been sent a survey to make their voice heard and the large majority of them voted against the historic district designation. The ANC has also almost unanimously voted against it as well. Despite all that, it seems the historic designation may still be going through which is deeply hurtful and damaging.

Have we not learned from the past: aren't institutions supposed to represent its constituents rather than vested interests? HPRB is supposed to give "great weight" to the ANC's opposition but has no legal obligation to follow their vote and has never voted against an application in its history. HPO's whole survival and work flow is based on having more buildings designated historic. That is why 20% of DC's buildings are designated historic vs 7% for a city like Boston...

Please help reform this undemocratic process!! I currently have the right to build additional square footage to accommodate for my growing needs but this historic designation, which was filed by a minority of individuals who only care about restricting development and is approved by people who

don't have any stake in the neighborhood, is threatening to take that right away from the most valuable asset I own... and all that without caring about what I think.

Yes, many buildings in DC deserve historic designation but to use the blunt historic district designation with no regards to the individual buildings and owners seems wrong on many fronts: my building and that of my neighbors sure do need some serious work and have pretty boring architecture and I would think investment should be encouraged.

I have more arguments to lay out but the more I am learning about this process the more I feel helpless. Thank you for your consideration,

Navid Rahimi

From: Stefanie Brackmann [mailto:Stef.Brack@gmx.de]
Sent: Friday, June 15, 2018 10:00 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Proposed Bloomingdale Historic District, Application #17-17

Dear David Maloney,

I strongly support the application about the nomination to designate Bloomingdale as Historic District.

Bloomingdale offers a wonderful living environment with cohesive rowhouses of unique and high-quality design and craftsmanship.

Preservation will help to keep the neighborhood intact for future generations.

With best regards,
Stefanie Brackmann
Resident of Bloomingdale

From: Marci Gerston [mailto:marci.gerston@gmail.com]
Sent: Wednesday, June 13, 2018 6:13 PM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Joel Gerston <jgerston@us.ibm.com>
Subject: Opposition to Proposed Designation of Bloomingdale Historic District

Dear District of Columbia Office of Planning and DC Historic Preservation Office:

As the owners of property located within the proposed Bloomingdale Historic District, we write to oppose the proposed designation.

We have reviewed the information provided by the D.C. Office of Planning, including the Nomination, Guidelines, Criteria for Designation and the ANC 5E Resolution No. 2018-0004.

For the reasons stated in the ANC 5E Resolution, we oppose the designation and urge the Historic Preservation Review Board to deny the requested designation of a Bloomingdale Historic District.

Although there are fewer constraints on properties that are listed on the National Register of Historic Places, we have concerns about the effect of such a listing as well and, at this time, oppose the nomination of the Bloomingdale District to the National Register of Historic Places.

Thank you,
Marcia and Joel Gerston, owners
2201 2nd St. NW #21

From: Charles Beene [mailto:csbeene@gmail.com]
Sent: Thursday, June 14, 2018 4:06 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Comments re: proposed Bloomingdale Historic District, Application #17-17

We are writing to comment on the proposed Bloomingdale Historic District, Application #17-17. We are residents of Bloomingdale, and reside within the boundaries of the proposed historic district. We strongly object to application #17-17 and respectfully request that it be denied.

The letter to Bloomingdale residents from the District of Columbia Office of Planning dated June 7, 2018 sets forth several "purposes" of historic designation, namely "fostering civic pride, protecting the city's attraction to visitors, supporting its economic health, and promoting the use of historic properties for the education, enjoyment, and well-being of District residents." In our view, none of these purposes will be furthered by historic designation for Bloomingdale. On the contrary, each will be hindered.

First and foremost, if the purposes of historic designation really do include "supporting [the city's] economic health," "fostering civic pride," and "promoting the ... enjoyment, and well-being of District residents," then it is plainly irresponsible to separate the question of Bloomingdale historic designation from the city's ongoing housing shortage. It is well documented that D.C.'s housing growth has long lagged behind job growth, with resulting (often dramatic) increases in housing prices, crippling increases in rents, and ever-dwindling options for families seeking affordable housing. These trends all threaten to choke-off the city's economic health over the medium and long term, as new generations of talented, civic-minded people simply cannot afford to move into the city, even as long-time residents are forced to leave.

Setting aside the larger question of the appropriate role of historic preservation in light of this housing crisis, it seems clear to us that employing a blunt regulatory instrument that severely curbs new construction in a vibrant, growing neighborhood like Bloomingdale in the name of retaining existing neighborhood "properties" is precisely the wrong thing to do. If we are serious about "promoting the ... enjoyment, and well-being of District residents," then we need to press at every turn to build more housing, especially in places where people want to live. To be sure, rejecting the Bloomingdale historic application will not solve the city's housing shortage. But designating it historic will plainly exacerbate all of the problems described above, and beyond that, will send a signal that the current residents of the city, many of whom were fortunate to buy homes before prices surged beyond their reach, are perfectly content to pull the ladder up behind them. This is morally wrong and we can think of few things that would more dramatically drain our "civic pride" in Bloomingdale. In our view, this Board can and should take these considerations into account

Moreover, as many others have noted, Bloomingdale seems oddly-suited for historic designation even on purely aesthetic grounds. To be clear, we love our neighborhood, and we feel fortunate to have the opportunity to raise a family here. But there is no uniformity of structure or design even among the "historic" rowhouses, and the neighborhood already includes a variety of apartment buildings and other structural oddities that fail to conform to any kind of uniform charm that proponents of historic designation seem driven to preserve.

Indeed, the movement to designate Bloomingdale as historic appears to be driven by a vocal minority, largely a reaction to recent development in our neighborhood. As has been the case throughout the city, some of this development has been undertaken by unscrupulous developers who have ignored or flouted DCRA regulations, and as a result have damaged adjoining properties, leaving those adjoining neighbors with little recourse beyond expensive, time-consuming lawsuits. There is also apparently a strong objection among many residents to so-called "pop-up" construction, whereby developers add a level to existing structures, which many see as unsightly. While we do not doubt the sincerity of these concerns, the historic designation is neither necessary nor sufficient to address either "problem." The problem of bad developers violating the law represents ongoing institutional failure of DCRA and will continue--regardless of this Board's decision--unless and until DCRA begins adequately enforcing existing rules. We do not share the concern about "pop-ups," but our understanding is that this issue was addressed in large part by the D.C. Zoning Commission's implementation of new zoning restrictions in Bloomingdale (among other places) in 2015, and in any event, historic designation today would not un-do the "pop-up" structures that already exist on nearly every block in Bloomingdale.

Finally, given the close margin (and conflicting results) of the various neighborhood votes, and the position of the relevant ANC against historic designation, it is clear that there is not a consensus or even a clear majority among residents in favor of historic designation. Given those votes, enacting such a dramatic change on residents' rights and obligations with respect to their own homes strikes us as imprudent.

We strongly urge you to deny application #17-17. Thank you for considering our comments.

Amanda Major and Charles Beene
120 Bryant St. NW

From: Dennis Sellin [mailto:dsellin2001@yahoo.com]
Sent: Tuesday, June 19, 2018 11:36 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Proposed Bloomingdale Historic District (Case No. 17-17)

As a Bloomingdale resident and property owner, and as a DC resident and architect/urban planner, I support the nomination for the proposed Bloomingdale Historic District. I have always been impressed by the intact rows of houses along First Street NW, and along the adjacent side streets such as U Street, V Street and W Street, as well as the slightly more modest homes along Flagler Place. This architectural quality and integrity for block after block make my neighborhood walks a delight and give me a sense of pride. Some insensitive pop-ups that have recently intruded disrupt the harmony of the row houses, and I believe that historic designation of the neighborhood can protect the architectural integrity of the neighborhood.

I urge the DC Historic Preservation Review Board to support the nomination of the Bloomingdale Historic District, and preserve another classic DC neighborhood.

Thank you for keeping me apprised of the status of this project, and I hope that you will continue to do so.

Regards,

Dennis Sellin

149 W Street, NW Apt. 35

From: Rick Maze [mailto:rickmaze@aol.com]
Sent: Thursday, June 21, 2018 9:05 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Comment on Proposed Bloomingdale, DC, historic designation

[Historic.preservation@dc.gov](mailto:historic.preservation@dc.gov)

June 12, 2018

DC Office of Planning
Historic Preservation Office
1100 4th Street SW, Suite E650
Washington, DC 20024

To Whom This May Concern:

I'm writing in opposition to the designation of Bloomingdale, DC, as a historic district. As a 40-year resident of the District of Columbia and with 15 years as a Bloomingdale homeowner, I appreciate efforts by preservationists to guard the culture and look of neighborhoods. I also appreciate the flexibility proposed in the design guidelines for Bloomingdale that acknowledges we live in a neighborhood where doors, windows, porches and roofs have already been modified so that restoring things to original condition is unaffordable and impractical for many current and future homeowners. This doesn't overcome the fact that imposition of new guidelines, even with flexibility about painted brick or missing decorative features or the composition and size of windows, is fundamentally unfair. It creates a situation where a new homeowner or a longtime homeowner who has finally saved enough money for overdue maintenance or a facelift to a home would face a different and higher threshold for the work than a neighbor who has already stripped a house of historic features to create a slick new battleship-looking structure. Yes, we have a couple of those.

A designation as a historic district also goes against community sentiment, as expressed by Advisory Neighborhood Commission 5E and by results of a post card vote taken by the Bloomingdale Civic Association.

My wife and I love Bloomingdale. We love our Bloomingdale home, and try to the best of our ability to retain the greatness of our 1905 home but I do not support making the neighborhood a historic district.

Sincerely,

Richard E. Maze
2308 1st Street NW
Washington, DC 20001

From: Teddy Bruce [mailto:teddybruce@gmail.com]
Sent: Tuesday, June 26, 2018 1:37 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: I SUPPORT THE DESIGNATION OF THE BLOOMINGDALE HISTORIC DISTRICT

I SUPPORT THE DESIGNATION OF THE BLOOMINGDALE HISTORIC DISTRICT

Teddy Bruce
2131 Florida Avenue, NW
Washington, DC 20008

From: Anderson, John M. [mailto:j_m_anderson@Howard.edu]
Sent: Wednesday, June 27, 2018 10:25 PM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Allison Anderson <allmkey@comcast.net>; Anderson, John M. <j_m_anderson@Howard.edu>
Subject: Nomination to Designate Bloomingdale a Historic District

To: DC Historic Preservation Review Board

From: John Anderson, Bloomingdale Property Owner

I am strongly opposed to Bloomingdale being designated as a Historic District.

Despite the information available at the link <https://planning.dc.gov/page/proposed-bloomingdale-historic-district>, the impact on Bloomingdale homeowners is unclear. However, I have great concern that the expense and permitting process to do routine up-keep, such as replacing a roof, would be both costly and onerous. Although the home values in Bloomingdale are quite substantial, many homeowners do not have the funds, time, patience, expertise, stamina to deal with the practical implications of the historic designation.

Finally, I have no idea who are the entities associated with the historic designation application, namely the DC Preservation League and Bloomingdale Historic District Coalition. Nevertheless, I suspect that the priority of these entities is not aligned with the vast majority of the Bloomingdale property owners, especially those who have lived in the neighborhood for more than ten years.

Regards,

John M M Anderson

From: Jonathan Gilad [mailto:jgilad1984@gmail.com]
Sent: Thursday, June 28, 2018 1:10 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic District

Hello,

As a Bloomingdale resident, I want to write in full opposition to the Historic Designation status for the Bloomingdale Neighborhood in NW.

Sincerely,

--

Jonathan Gilad
1722 First St NW, apt 2
Washington, DC 20001

From: Tippy Irwin [mailto:tippy.irwin@gmail.com]
Sent: Thursday, June 28, 2018 9:59 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Historic Designation for Bloomingdale

Dear Chair Heath:

I am writing to express my deep support for historic designation for Bloomingdale. I live on First Street in a century old house in lovely Bloomingdale with my daughter, son-in-law and two grandchildren.

This neighborhood is a rarely encountered architectural gem, with streets full of beautiful houses, one after another, an authentic representation of what this neighborhood looked like one hundred years ago. They must be preserved!

The neighborhood history regarding the racial covenants and the Supreme Court case that put an end to these covenants is profoundly significant, not only for DC but for the United States at large. That this highly important decision was rooted right here in Bloomingdale is just another reason to highlight and preserve the history of this charming and historically important neighborhood.

Bloomingdale also had many important residents that made major contributions to the arts of dance and painting, architecture, medicine etc. Most of these contributions are little known till you read or hear residents talk about them. (Many of the instruments a dentist uses to clean teeth were invented by the owners of [100 Bryant ST NW](#) many decades ago. The first African American podiatrist, a female, lived at Second and RI Ave. Chita Rivera lived at W and Flagler Place and was taught how to dance in Bloomingdale!)

Developers have discovered Bloomingdale but sadly they don't respect the beauty of our houses or the neighborhood and its community. We need to protect them.

The importance of the people that resided here and the neighborhood history can not be minimized in any way, nor by anyone.

I respectfully ask you to support preserving Bloomingdale and the integrity of the neighborhood by designating it a historic district.

Tippy Irwin

2310 1st St NW

Washington DC 20001

From: Linda Butler [mailto:lindabutlerdc1@gmail.com]
Sent: Friday, June 29, 2018 5:01 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: letter of support for Bloomingdale historic district

26 June 2018

Dear Chair Heath and Board Members,

I am a retired senior citizen with a limited income who has been living in Bloomingdale (at 116 W Street) since December 1988.

I have loved this neighborhood ever since I bought my house here almost 30 years ago. I continue to love the neighborhood, its architecture and sense of community, but for several years now I am very worried about its future. That is why I am writing to urge you to please honor the Bloomingdale Civic Association's support of the HD nomination. I am one of the many residents who voted in support of it at the BCA meeting in March.

In attending the Bloomingdale history presentations, I was fascinated to learn of the rich history of ethnic and class changes in the neighborhood over the years, the racial segregation and moves toward integration. The wonderful diversity that emerged must be preserved. This is a history to be documented and honored-- and yet another reason why the historic designation is so important. A primary reason, of course, is the area's great beauty and charm and the architectural integrity of its buildings, making it a real pleasure just to walk around. In the last few years that pleasure is often marred by the intrusion of ugly "pop ups" entirely out of place and a real blight on the neighborhood. A great city like Washington can not afford to sacrifice its distinctive beauty and architectural heritage to the GREED of rapacious developers.

Bloomingdale is a wonderful neighborhood but it is in danger. It needs historic preservation to preserve and protect what generations before us created over 100 years ago.

Thank you for your time, and I pray that you will see fit to protect this unique neighborhood.

Sincerely yours,

Linda Butler (116 W Street)

From: Sara Kaufman [mailto:sakaufman@gmail.com]

Sent: Friday, June 29, 2018 6:26 AM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Support for Bloomingdale nomination 17-17

Dear Chair Heath and HPRB Board members,

I support the Bloomingdale nomination 17-17. I am a long time, single home owner in Bloomingdale and I live at 83 W ST NW.

I have been a supporter for historic designation(HD) from the moment it was discussed approximately 3 years ago. I have donated money to pay for the research, money very well spent. I have also attended most of the HD presentations and meetings sponsored by the Bloomingdale Civic Association(BCA) and the Bloomingdale Historic Designation Coalition. I also voted to support it at the BCA meeting in February. All the meeting were professionally run and were informational. I especially enjoyed the BHDC history presentations that covered Bloomingdale's history centered on the racial covenants, the famous residents and the development .

Fascination information! Some history that I didn't know, and to me enforced WHY Bloomingdale should be historic. We're more than just a group of pretty houses. I hope you have had the opportunity to see this power point presentation by PrologueDC.

I do hope you agree that this is a great, historic and beautiful neighborhood. I live in a corner house on the end of a long unit block, and have loved looking down the long row of lovely and cohesive roof lines. Not cooky cutter, but yet complementary; built in sections over a century ago, but built to be a complimentary block.

The architecture is a delight, you may already know. However, sadly, two popups on the unit block of W St have disrupted the streetscape; the infamous 42 W being one of them, with its even more hideous popup partner on the north side of the street. I wish we had become a HD a few years ago so these popups and the rest would have been prevented. But, these popups in my opinion are WHY Bloomingdale needs HD to preserve the harmonious roof lines and architecture of our historic neighborhood.

I ask you to support this nomination at the July hearing.

Sincerely and respectfully,

Sara A. Kaufman

83 W ST NW (resident and owner and active in the neighborhood since 2003)

From: Richard Sawyer [mailto:richard.sawyer2@verizon.net]

Sent: Thursday, July 05, 2018 12:22 PM

To: ATD OP HP <historic.preservation@dc.gov>

Cc: joedc111@verizon.net; jrmyers007@verizon.net; kramaman@gmail.com; richard.sawyer2@verizon.net

Subject: Letter supporting Historic Designation for Bloomingdale neighborhood

Dear Chair Heath and HPRB Board Members:

I am writing to express my deep support for historic designation for the Bloomingdale neighborhood. I have been a supporter of historic designation since moving to Bloomingdale, 34 years ago. I have donated money to support historic designation research, attended historic designation presentations and meetings sponsored by the Bloomingdale Civic Association (BCA) and the Bloomingdale Historic Designation Coalition, and voted to support historic designation at the BCA meeting in February 2018.

As mentioned, I have lived in Bloomingdale for 34 years. I purchased my 2222 First Street, NW home in 1984 and have spent considerable effort, time and expense in restoring the home, including both interior and exterior spaces. My home has been featured in historic designation presentations, as an example of a beautifully restored and maintained Victorian townhouse. I am very proud of the work I have put into my home, and believe strongly that our community should continue to strive, and be supported with historic designation, in maintaining the architectural integrity of our homes and neighborhood.

The Bloomingdale neighborhood contains much beautiful architecture, with its' rows of Victorian homes. Much of the current street scape of the neighborhood reflects the beauty of the rows of these Victorian homes, but, unfortunately, is being compromised with "pop-ups" on some homes. Historic designation is needed to stop additional "pop-ups" and other similar construction that would detract from the overall architectural beauty of our neighborhood. Developers have discovered Bloomingdale, but sadly these developers do not respect nor honor the street scape beauty of our neighborhood and do not seem interested in respecting the views of most of our community members.

The neighborhood history regarding the racial covenants and the Supreme Court case that put an end to these covenants is profoundly significant, not only for DC but for the broader history of the United States. That this highly important court decision was rooted in Bloomingdale is another reason to highlight and preserve the history of our charming and historically important neighborhood. Bloomingdale has also had many important residents that made major contributions to the arts (dance and painting), architecture, and medicine.

I respectfully ask you to support preserving the integrity of our Bloomingdale neighborhood by designating it a historic district.

**Thank you,
Richard Sawyer
2222 First Street, NW**

From: Jeff Morrow [mailto:jeffmorrow@gmail.com]

Sent: Friday, July 06, 2018 2:18 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Opposition to Case 17-17: Bloomingdale Historic District Nomination

To the Chair and the Members of the Historic Preservation Review Board:

I write in opposition to the nomination of Bloomingdale for Historic Designation.

I am a resident and homeowner in Bloomingdale, and care greatly for the neighborhood's history and its community. The proposal for historical designation, however, is deeply flawed as a vehicle for preserving or promoting that history.

As an initial matter, historic designation should not serve as a means of backdoor zoning—that is, restricting density that is otherwise permissible—nor a means of creating legal barriers to unpopular aesthetic choices. I fear that the process is being used in exactly this way, far more than out of any concern for the actual historic architectural merits of the neighborhood. Even then, there are substantial indicia of community opposition to the application, including a postcard mail-in survey showing opposition and an ANC vote against. These not factors are not part of the formal review process, but I believe they should inform the Board's reading of the application.

On the merits of the application, the classic Victorian rowhouses of Bloomingdale are indeed beautiful, but they are not unique to Bloomingdale. The style can be found throughout the District in Capitol Hill (already a historic district), Eckington, Columbia Heights, and Dupont Circle, to name a few areas. They remain intact in Bloomingdale, and figure to remain that way. Historic designation is not needed to save an endangered architectural exemplar, as Bloomingdale's architecture, while beautiful, is neither unique to the city nor particularly endangered.

Moreover, the rich history of Bloomingdale is not associated with its physical structures or their architectural characteristics. It is about the people who once lived here. (Of note, the HPRB application points to only two notable former residents, Samuel Gompers and Edward Brooke, one of whom already has his home designated as a landmark. But I have spoken with residents eager to preserve and share the stories of other, less known people.) Those stories deserve to be highlighted and preserved, but historic designation will do nothing in furtherance of that goal. It will not prevent the passing of long-time residents or the arrival of new ones. While a landmark on certain targeted sites may showcase and preserve specific people and stories, the designation of an entire neighborhood highlights only the

physical, structural attributes. It is the wrong tool for the task.

Finally, the assessment of the Bloomingdale application should take a broad view of the historic designation process, and what it means for the District. In every century-old D.C. neighborhood (of which there are many), the housing is mostly intact, significant people have lived, and significant events have occurred. A century in D.C. will always yield history. By even these measures, Bloomingdale is somewhat weak. If Bloomingdale is approved for historic designation on these grounds, there will be no neighborhood that could not similarly qualify, even over community objection. This would not only pose a problem for the District, it would work counter to the HPRB's goals: the more broad areas are brought under historic preservation, the less noteworthy they become.

History is an ongoing process, and the changes happening in Bloomingdale and the District are a part of its future history. While we must vigorously preserve our extant history, that is best accomplished in Bloomingdale through its stories and its people, not its buildings. I respectfully ask that the HPRB reject the nomination and allow Bloomingdale's history to continue unfolding.

Thank you for your careful consideration.

--

Jeff Morrow
jeffmorrow@gmail.com

From: Beth Solomon [mailto:bethsolomon1@gmail.com]
Sent: Saturday, July 07, 2018 1:09 PM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: JoeDC111@verizon.net
Subject: Letter of support: Bloomingdale Historic District

Dear Chair Heath and Board Members,

I strongly support the designation of the Bloomingdale Historic District.

I bought my home in 2007 and have seen many changes — most of them positive — in Bloomingdale. However, the character of our beautiful downtown Washington neighborhoods is under severe threat from over-development. We see inappropriate construction all the time, and it will only get worse as the neighborhood becomes more popular.

Living in my 1895 home, preserving it for the future, and enjoying my neighbors and the diverse, friendly atmosphere of Bloomingdale have been great pleasures of my life.

Thank you for taking the necessary step of protecting this unique gem with the designation of the Bloomingdale Historic District.

Please do not hesitate to contact me if you have questions.

With sincere thanks,

Elizabeth Solomon

117 S St. NW
Washington, DC 20001
202.276.8001

From: Nelson Marr [mailto:mrrrIndboy@yahoo.com]
Sent: Saturday, July 07, 2018 1:43 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Proposed Bloomingdale Historic District, Application #17-17

Dear Madam or Sir:

I write to voice my support for the historic district designation for Bloomingdale.

Sincerely,
Nelson P. Marr
69 Adams Street NW
Washington, DC 20001

From: mugsim@aol.com [mailto:mugsim@aol.com]
Sent: Monday, July 09, 2018 11:15 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter to support Bloomingdale DC as a Historic District

July 10, 2018
TO: Chair Heath and Board Members
Historic Preservation Board
From: Jenifer Simpson, longterm resident of Bloomingdale DC
VIA **Email to:** historic.preservation@dc.gov
RE: Letter supporting nomination of Bloomingdale as a Historic District

Dear Board:

I write this letter of strong support to designate Bloomingdale a Historic District. I have lived in Bloomingdale for over thirty years and experienced much local current history as well as learning much of the prior history. Here are some of the multiple reasons why I have lived here so long and why I believe Bloomingdale should be designated a Historic District:

Lovely and resilient architecture: One of the reasons why I have stayed in the neighborhood so long is the wonderful character of the houses and buildings. Not only do I get to live in a Victorian home with a turret, a front porch, a bay front and built of unique bricks fired so they never need be painted, but I share a whole streetscape that looks like this, with a cohesive style of windows, roofs, and other elements. Even more so, in several blocks in several directions this same ambiance exists, making this neighborhood a wonderful collection of intact Victorian era built houses. While there is a certain homogeneity, there has been enough variation over time that each house is individual and different and yet a part of the whole. And, despite a serious

earthquake in 2011, these houses did not topple and collapse (although some did experience jolts enough to need repairs, including my own).

I have learned too that some of the houses were built and developed by famous and renowned architects such as Harry Wardman and S. H. Meyers and others. I am only upset when some developer has torn something down and popped up or out something completely out of character, such as out-of-scale French dormers foisted onto a third floor roofline as now found on both sides of W street unit block, or worse yet, even ruined a whole row of Wardman developed houses, such as on the unit block of Channing Street NW where the row has now been broken by two giant blue 'block' multi-units!

Wonderful local history and significant people: Another reason for historic designation is the depth of local history such as important and famous residents. For instance, I was thrilled to learn that Chita Rivera, world famous actress, singer and dancer, grew up nearby at 2134 Flagler Place NW. Then I learned that a significant founder of the American Federation of Labor, the anti-socialist pro-union Samuel Gompers (English-born like myself!), lived at 2122 1st Street NW, nearby. Likewise, other prominent and accomplished judges, architects, builders, ambassadors, inventors, educators, and policymakers, have lived and worked here, including currently, many significant persons who have influenced or are influencing national policy. Even the infamous Major Marion Barry was seen in the neighborhood oftentimes in the 1990s, visiting his friend on W Street!

I particularly enjoy going on walks in the neighborhood and reading the Blue History boards that have been placed around and that describe some of this history and that provide the details and context of this history, such as about the McMillan water works on First Street NW. On my own street, for instance, I learned of local family histories when I moved in. One story told me involved an African American who was one of the first Pullman train porters and had saved enough money to buy his house on Adams Street. Other stories involve the new wave of immigrants from Africa who rent rooms in local homes to study at nearby universities and who later buy into the neighborhood. There are surely yet untold stories too such as the recent conversion of the nearby elementary school to a public charter high school and the conversion of what was once a telephone-company owned piece of land now into the Crispus Attucks Park, which hosts annual events for residents and visitors.

Bloomingtondale is in historic context: Likewise, Bloomingtondale is located adjacent to historic and famous Howard University, one of the nation's preeminent Black universities; furthermore, Bloomingtondale is south of the historic McMillan Reservoir (developed to combat typhus in the 19th century) and in the east, across North Capital Street, is historic Glenwood Cemetery (holding the remains of many famous people such as Constantino Brumidi, the Architect of the US Capitol, cartoonist Clifford Berryman, among others) and to the nearby northeast, are Catholic University and Trinity University (of which I am an alumna) founded in the late 19th century. In short, while Bloomingtondale itself is historically significant, it is surrounded by equally powerful and influential historic neighbors. My point here is that Bloomingtondale was developed at the same time as these other significant historic establishments and as such is clearly part and parcel of the historical development of the area in its entirety.

Bloomingtondale's Contribution to Civil Rights: Most significantly, part of the history of the United States itself was impacted by Bloomingtondale's significant role in the struggle for civil rights. For

instance, some of the groundbreaking court cases involving African Americans fighting racially restrictive housing covenants originated in Bloomingdale. Apparently, such restrictive housing covenants were once prevalent throughout Bloomingdale (and elsewhere in America). Specifically, a 1948 Supreme Court case involving 116 Bryant Street N.W. (Hurd v Hodge) declared racial housing covenants unconstitutional and set a significant precedent for later Supreme Court decisions. There were several such cases, all of which built the momentum to overturn institutional racism.

Other reasons to support designation of Bloomingdale as a Historic District: This is a friendly neighborhood retaining some elements of Southern hospitality and neighborliness where many people still say 'Hello' to strangers and nod to one another while passing on the street. There is no doubt in my mind that this is rooted in the architecture and nature of the geography where single family housing still dominates and people are committed to living here. Neighbors also still look out for each other – such as receiving each other's misdirected mail or parcels and ensuring it gets to the right household -- and as such often provides an additional element of safety and security within what is now a fast-paced, rapidly evolving national metropolis. Even during the cocaine drug war in the early 1990s, the nature of the neighborhood made it safer. As one cab driver said to me in 1995 "you can always tell when a neighborhood is fairly safe when you see women walking around it. I don't take fares to neighborhoods otherwise." This was true then and is true now. In the thirty years I've lived here, I've seen a neighborhood manifesting the ability to change character in a positive direction, with many working to preserve a friendly and welcoming nature. There is no doubt the neighborhood is inclusive of all demographics, and that it has vitality and diversity as seen in the variety of businesses, restaurants and community events.

I urge you to designate Bloomingdale as a historic district so that this neighborhood can continue to be a great place to live and keep its past with it at the same time.

Sincerely,

Jenifer Simpson

48 Adams Street, N.W., Washington DC 20001

Jenifer Simpson

Email mugsim@aol.com

From: Jeffrey Beaty [mailto:kramaman@gmail.com]

Sent: Monday, July 09, 2018 4:00 PM

To: ATD OP HP <historic.preservation@dc.gov>

Cc: Joe Levesque <JoeDC111@verizon.net>; Richard Sawyer <richard.sawyer2@verizon.net>; jrmyers007@verizon.net

Subject: Letter Supporting Bloomingdale Historic Designation

Dear Chair Heath and HPRB Board Members:

I am writing to express my deep support for historic designation for the Bloomingdale neighborhood.

Although I've only been an official resident since this February, I have been regularly traveling over to Bloomingdale from Kalorama (which attained comparable status in 1987) for over five

years. During this timeframe, I have become increasingly struck by how these two parts of the District share a common heritage of beautiful historic architecture, graced as they are by rows of townhomes designed in continuity. At the same time, I've also been made aware of my new neighborhood's important role in ending racial housing covenants through a historic landmark Supreme Court decision – a fact providing yet another compelling reason why Bloomingdale's historic charm must be preserved. Finally, I've learned that the neighborhood has been home to many major contributors to the arts (dance and painting), architecture and the advancement of medicine.

As a seventeen-year resident of Kalorama, I've witnessed how richly my former neighborhood has benefited from its historic designation status and fervently believe that my new home is worthy of the same level of protection for the reasons outlined above. Motivated by this spirit, I joined the Bloomingdale Civic Association (BCA) immediately upon transferring here and voted to support historic designation at the BCA meeting in February 2018. Developers more interested in maximizing short-term profits by constructing "pop ups" than honoring the beauty of a Victorian-inspired street scape must be reined in so that Bloomingdale's architectural posterity can be shared by future generations to come. Towards this end, I respectfully ask you to support preserving the integrity of our Bloomingdale neighborhood by designating it a historic district.

Thank you,

Jeffrey Beaty
2222 First Street, NW

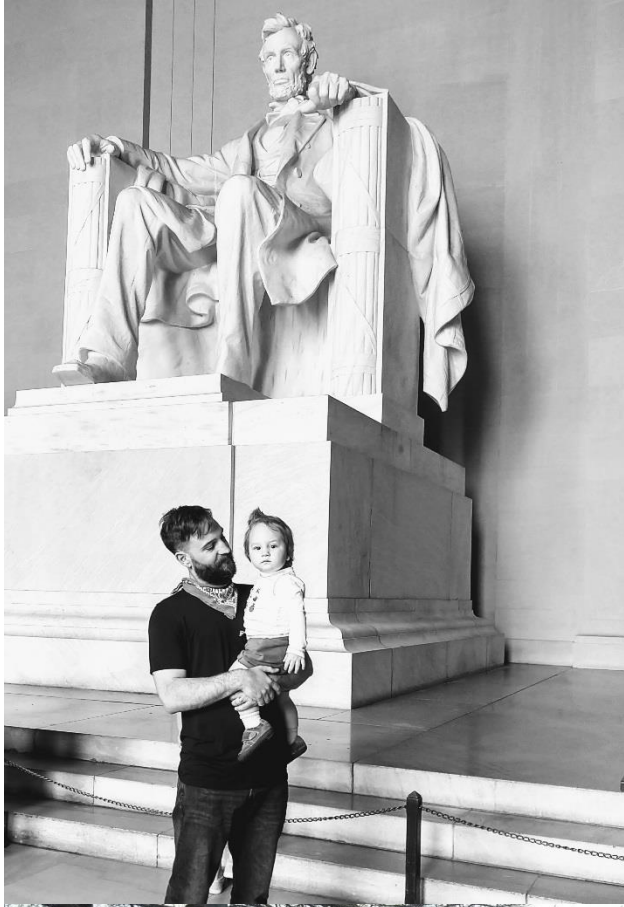
Dear Chair Heath and Board Members,

My husband and I have visited Bloomingdale many times over the years. We have family that has lived in a grand, intact Victorian house in Bloomingdale for 30+ years. We admire the neighborhood and its' architecture, and feel it deserves to be designated a historic district. DC is more than the Mall and museums; It's also lots of wonderful, old neighborhoods with great architecture and character. The Capitol Building may be the center of Washington, DC, but the wonderful neighborhoods are its' heart and soul. They must be preserved.

We love walking around the Bloomingdale neighborhood, admiring all the love and detail the residents have put into their homes and their front stoop gardens. We've gotten to know many of the neighbors in this area and it is such an eclectic and wonderful group that has poured SO MUCH of themselves into this community. Bloomingdale is one of the best! It really must be preserved for visitors like us that enjoy not only downtown DC, but also the old houses in neighborhoods like Bloomingdale that give DC its special charm!

The Selwyn's
Chris, Jaki, & Conway
20 Harding Avenue / Cranston RI / 02905









From: Jc Chang [mailto:jayceechang@gmail.com]
Sent: Wednesday, July 11, 2018 10:08 AM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Bert Denolf <bertjandenolf@gmail.com>
Subject: Support Bloomingdale Historic Preservation

Dear Chair Heath and HPRB Board Members:

As a homeowner of 52 W ST NW and resident of the Bloomingdale neighborhood, I am writing in support for historic designation.

When my husband and I were looking to purchase a home in DC, we instantly fell in love with the Bloomingdale area because of the beautiful historic homes, the people, and the great community. We would take walks around the neighborhood almost every evening looking at the beautiful architecture of the homes and wondering how many had retained original elements in its interior. There's also nothing like looking up and seeing a row of Victorian houses and turrets with a gorgeous sunset in the backdrop. Bloomingdale homes have become an iconic image seen in DC sponsored commercials and even in HBO shows!

We also soon came to learn more about the history of the neighborhood which only enriched our deep appreciation and pride in the area we called "home". Through the historic designation presentations, we

learned about the racial covenant practice used in Bloomingdale and the eventual Supreme Court case that put an end to them. We also learned of the many significant historical figures that lived in this area.

Soon, our walks around the neighborhood turned into looking at all the new construction and renovations by developers and especially the really egregious jobs that defaced original exterior structures and damaged architectural integrity of the neighborhoods.

For all these reasons, my husband and I voted to support historic designation at the Bloomingdale Civic Association (BCA) meeting in February 2018 in addition to contributing to the historic research and attending BCA meetings. Through these efforts, we found there was a lot of community support for historic designation.

I respectfully ask you to support preserving Bloomingdale by designating it a historic district.

Regards,

JC Chang and Bert Denolf

52 W ST NW

From: Susan Tiedemann Seutter [mailto:suziq.08@gmail.com]

Sent: Wednesday, July 11, 2018 2:44 PM

To: ATD OP HP <historic.preservation@dc.gov>

Cc: alan.seutter <alan.seutter@gmail.com>

Subject: Fwd: Historic Designation for Bloomingdale

Good afternoon Chair Heath and HPRB Board Members:

As a homeowner and resident of Bloomingdale, I write to express my adamant support for the historic designation our endangered gem of a neighborhood so sorely needs. Our 100+ year old homes have a rich history that deserves protection. It's amazing to go to the National Museum of African American History and Culture (NMAAHC) and see exhibits featuring historic Bloomingdale residents like Moms Mabley or the namesake of our neighborhood park, Crispus Attucks. The park may not directly tie to the preservation of historic homes, but it emphasizes the point that history matters in our neighborhood. I have only been in Bloomingdale for 5 years, but in that time I quickly learned that many of my neighbors, including those who have lived here for decades, care deeply and make an effort to maintain the soul and character of our unique community and architecture, to honor the past, and not let new construction obliterate the historical enclave that is Bloomingdale.

Since I stated it best previously in my correspondence with the ANC and BCA, please see my emails below sharing my personal experience with the irreparable destruction of the historic home adjoining my row home (aerial photo attached to show the scale of said project).

Thank you for your time and consideration.

Sincerely,

Susan Seutter
65 V St. NW
Washington, DC 20001

----- Forwarded message -----

From: **Susan Tiedemann** <stiedemann@alumni.virginia.edu>

Date: Tue, Apr 17, 2018 at 12:20 PM

Subject: Historic Designation for Bloomingdale

To: 5E05@anc.dc.gov, 5E08@anc.dc.gov, 5E07@anc.dc.gov, 5E09@anc.dc.gov, 5E06@anc.dc.gov

Good afternoon ANC Chair and Commissioners,

I am a Bloomingdale resident and homeowner. I ask you to support the Bloomingdale Historic District Nomination, taking into account and respecting the BCA position to support Historic District Nomination.

There's a lot more at stake here than the cost of replacing windows in an HD neighborhood vs. a non-HD neighborhood. Not to mention the fact that in all the homes I've lived in over the years, we have never had to replace windows.

A lot of people take positions regarding HD without any personal experience, but I can assure you that my stance is grounded in a year-plus long ordeal where my husband and I became more versed in construction and zoning code issues tangentially related to HD than we ever wanted to be when a developer, who had already damaged adjoining homes during other rowhome-to-condos conversions in our neighborhood, flipped the rowhome adjoining ours into condos. So while it is too late for us, we still support HD so that others won't face such a scary and expensive situation. It may sound small to some, but as just one example of several representing the enduring aftermath of what we went through, we can no longer use our large (by DC standards) backyard to grow the grass, fruits, veggies, herbs, and flowers we used to enjoy. The massive condos next to us have left our backyard in total shadow, we never get sunlight anymore.

I've attached a picture of the monstrosity that was built next to us. The developer who built this ([67 V St. NW](#)), as well as others in our area and beyond (42 and [40 W St. NW](#), a 4th by Big Bear, etc.) drove a multi-generational family that had been here for decades out of their home. They now live in MD. The developer was rewarded for damaging their home because he then bought them out and got 2 houses in a row to flip. Of course damage from developers can still occur even with HD in place, but the types of large scale flips this developer was doing in Bloomingdale would not be allowed under HD protection, nor would he have found it lucrative enough to do them if he couldn't pop them up and back so drastically.

I think I expressed my position best in my letter below to the BCA.

Thank you again for your time and consideration. We hope you'll support HD Nomination for Bloomingdale!

Sincerely,

Susan T. Seutter
[65 V St. NW](#)
[Washington, DC 20001](#)

p.s. The letter I wrote to BCA last year:

As a resident and homeowner on the unit block of V St.

> NW, whose home adjoins a newly constructed popup and popback, I am
> writing to you to express my **/strong /*support* to obtain historic
> designation for Bloomingdale. In a sense, historic designation will
> come too late for me personally, but I care that my neighborhood and
> community does not suffer further degradation. Our 100+ year old
> homes are beautiful and built to last in a way that new construction
> never will. When they demolished all but the facade of the brick
> rowhome next to me with its original woodwork, we lost a piece of our
> neighborhood we'll never get back. Each time we lose a turret, we
> should all be saddened. Our turreted homes are featured in many
> places, including the opening credits for House of Cards.
> Bloomingdale is, at least currently, uniquely identifiable by its
> signature, historic rowhomes. Without historic designation, we'll
> eventually end up looking just like any other charmless, concrete
> jungle mishmash community as historic features are wiped out & new
> buildings replace old buildings.

>

> DCRA has proven time and time again, in our neighborhood and others
> across the district, that it will not follow, let alone enforce, DC
> Building Code. Having attended numerous BZA hearings, it's also
> evident that zoning is not enough to protect our homes either.
> Historic designation is the *ONLY* way currently to protect Bloomingdale
> homes. During the construction of the condos adjoining our home, my
> husband and I spent over a year getting to know in intimate detail the
> numerous and alarming deficiencies of the DC system that allows
> non-resident developers to get away with just about everything at the
> expense of DC residents. Now that the condos next to me have
> inhabitants, it's worth noting that we didn't increase density at all
> and in fact, lost socio-economic and demographic diversity.

>

> Three years ago this summer, my husband sold his Columbia
> Heights condo, where we, in typical urban apt.-living fashion, never
> got to know our neighbors. We bought a rowhome in Bloomingdale
> to experience this little oasis of city suburbia where the homes have
> history and character and neighbors enjoy a sense of true community.
> We came here to start a family, knowing the schools weren't where we
> wanted them to be just yet, but hoping that as more families came to
> Bloomingdale, together we could change that - we're losing that hope
> as we watch families get outbid by flippers who transform
> single-family homes into condos that cannot accommodate families.
> Before we bought our Bloomingdale home, we bid on a Capitol Hill
> home. However, from the moment we moved into Bloomingdale and loved
> our neighbors, the more hip neighborhood, and closer proximity to
> downtown, we never looked back...until the nightmare popup situation
> next door. That's when I thought about how we'd never suffer
> that experience had we ended up in the historic district of Capitol
> Hill, where the schools are also better.

>

> Let's get back on track to preserving what makes Bloomingdale a
> vibrant enclave of architecture, culture, and history in keeping with
> the Comprehensive Plan - where we embrace and blend our longtime
> residents with the new, instead of driving them out.

>
> Thank you for your time and consideration.



From: Alan Seutter [mailto:alan.seutter@gmail.com]
Sent: Wednesday, July 11, 2018 8:10 PM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Susan Seutter <suziq.08@gmail.com>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

As a homeowner in Bloomingdale, I fully support the nomination for Historic Designation. Bloomingdale is an incredible jewel to DC, its 100+ year old Victorian and Harry Wardman row houses with amazing turrets and charming front porches are in of itself worth saving and preserving for generations to come. In fact, Bloomingdale turrets and intact rows with beautiful roof-line symmetry are often seen on images representing DC, such as Netflix's House of Cards. In addition, even DC's Comprehensive Plan specifically cites Bloomingdale as a neighborhood that should be conserved and even considered for Historic Designation to protect the architectural character.

I have experienced first-hand as an adjoining owner, the destruction of a row-house. It was converted to a multi-unit condominium, with a "pop-up" addition that destroys the symmetry of the row, the original porch roof ripped off to accommodate a "pop-back" rear addition that now extends more than 30 feet. What stands now has no resemblance to what was originally there for the last 100 years, both in character and quality of material. Protecting our homes was so important that we vigorously challenged this construction at DCRA, the Office of Administrative Hearings (OAH), and the Board of Zoning Adjustment (BZA). We spoke often to neighbors, community leaders, and to DC counsel members; gaining support at all levels including our civic association and ANC. We learned how a community can create positive and lasting change, just like now with Historic Designation.



In addition to Bloomingdale's architecture, our neighborhood is an active and engaging community. We enjoy using our beautiful homes as backdrops to getting to know our neighbors, often while sitting on our front porches. In fact, my wife Susan & I are both in the legal profession, and found great interest and curiosity in learning about how a Bloomingdale couple contributed greatly to the civil rights movements by challenging the sale of homes with racially restrictive covenants as unconstitutional. This legal fight went all the way to the Supreme Court in the late 1940's and began right here in Bloomingdale on Bryant Street NW. This was also a highlight on a recent walking tour of Bloomingdale.

I live in a diverse community surrounded by beautiful architecture, I feel that these homes are silent witnesses, we ask for Historic Designation on their behalf and not just as current owners but for generations to come.

Please join me and support the nomination for Bloomingdale to become a Historic District.

Sincerely,

Richard A. Seutter
65 V St NW
Washington, DC 20001

From: Caroline Wells [mailto:caroline.l.wells@gmail.com]
Sent: Friday, July 13, 2018 8:19 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I write today to state my emphatic support of the designation of Bloomingdale as a historic DC district. I have lived in many neighborhoods in my time in DC and Bloomingdale is by far my favorite. The character of the neighborhood - the charm, the architecture, the history - all contribute to making it an important location. Nowhere else do you get the residential charm of the classic DC row homes, with the community feel and the vibrant commercial strips. I truly love this neighborhood and I urge you to designate Bloomingdale as a historic district in DC so it can get the recognition it deserves in our beautiful city. Thank you!

Best,
Caroline Wells

From: Marybeth DeGrave [mailto:mbdegrave@me.com]
Sent: Sunday, July 15, 2018 11:29 AM

To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter Supporting Bloomingdale Historic District

Dear Chair Heath and Board Members:

I moved to Bloomingdale in February of 2000 and I strongly support Historic Designation. I moved here from the Shaw/Logan circle area because I fell in love with an Italianate home on First Street, NW both inside and out. I want historic designation in Bloomingdale in order to keep the architecture as it was originally conceived and to save the neighbors from the neighborhood. The manner in which homes have expanded causes tension among us. We fear that the light, air, and privacy that we once purchased will no longer be available because a homeowner nearby pushes the limits of the size of what can be built. The homes in Bloomingdale are already some of the largest row homes in the city and need not and should not be made larger. "Just because we can, does not mean we should", is what the refrain that I repeat to my son who will begin high school in the fall at a DC public school. He was born at the Washington Hospital Center just a few blocks from my home.

I am a member of the Bloomingdale Civic Association, have toured McMillan reservoir, attended MAG meetings and enjoyed each home tour in Bloomingdale. I survived the First Street Tunnel construction and marveled at it's engineering I descended into it and traveled through it when it was ready.

Please support historic designation for Bloomingdale with me!

Marybeth DeGrave
202 657-1869

From: Stuart Davenport [mailto:studavenport@gmail.com]
Sent: Sunday, July 15, 2018 1:07 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Good afternoon,

I am a resident and home owner in Bloomingdale, and I strongly support historic designation in our neighborhood.

I have lived in the neighborhood for 15 years. I love our neighborhood, and I think oversight for historic design is essential.

In my experience, getting permits is not difficult in historic preservation locations. Additional oversight to ensure the historic architecture in the neighborhood will benefit all of us for years to come.

Thank you!

Stuart Davenport
1710 1st Street NW
202.549.6996

From: Toni Codinas [mailto:a.codinas@gmail.com]
Sent: Sunday, July 15, 2018 2:54 PM

To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board members,

I am writing to ask for your support of the nomination of Bloomingdale as a Historic District.

My family and I live in Bloomingdale since we bought our historic home more than six years ago. A combination of factors make Bloomingdale a very special place: its unique architecture, with rows of victorian homes with their beautiful turrets and architectural details, the history of its inhabitants and the important role that they played in integrating DC neighborhoods, and the sense of community that we continue to build day to day.

All of these aspects need the recognition and protection that a historic designation would grant, to celebrate them, preserve them and pass them to future generations. It is for this reason that I ask you to support the nomination of Bloomingdale as a Historic District.

Best,

Toni Codinas
2010 1st St NW
Washington, DC

From: cynthia [mailto:schell1535@aol.com]
Sent: Sunday, July 15, 2018 4:15 PM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: stevenbosch@aol.com
Subject: Bloomingdale historic district

Dear Chair Heath and Board Members:

Although we don't currently live in the District, we are past residents, and have visited Bloomingdale many times over the past two decades. During our time there we have learned much about its history from its residents and business owners.

We enjoy the Bloomingdale neighborhood, architecture and small town atmosphere, and frequent the businesses near First and Rhode Island, particularly the Red Hen and Bacio. Every street has its own charm and reminds us of why we came to this area and continue to frequent DC's historic districts.

We have learned that this area is being considered to be its own historic district. This would give this area a special distinction, preserve its unique character and increase visitors. We strongly feel this area should be a historic district and hope that it is your considered opinion as well.

Thank you for your time.

Cynthia Schell and Steven Bosch

From: Holger Floerkemeier [mailto:hfloerkemeier@hotmail.com]
Sent: Monday, July 16, 2018 6:18 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I would like to express my strong and wholehearted support for Historic Designation of the Bloomingdale neighborhood.

Bloomingdale has a distinct architectural heritage, with its lovely Victorian townhouses and picturesque turret-lined streetscapes. Our neighborhood also has historical significance in the city's growth, demographic transitions, struggles with racially restrictive covenants etc.

I have been a proud Bloomingdale resident for close to a decade. I have seen lots of changes over the years, many of them positive such as the revitalization of our neighborhood and the growth of a friendly and tightly-knit community, but also some negative, such as the overbuilding excesses of several real estate developers without any regard for the impact on neighbors and the historic and architectural integrity of Bloomingdale's Victorian heritage.

I ask you to support the Bloomingdale Historic District nomination, and to respect the Bloomingdale Community Association's position supporting the Historic District nomination.

Thank you and best regards,

Holger Floerkemeier
38 V St NW

From: Khalid Jewayni [mailto:kjewayni@gmail.com]
Sent: Monday, July 16, 2018 11:16 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Supporting Bloomingdale Historic District

Dear Chairman and Board,

I, Khalid Jewayni of 2128 1st Street NW, firmly support the motion of Historic Designation for Bloomingdale. I want to preserve the beautiful architecture, the history and our great, inclusive neighborhood.

Thank you,

Khalid Jewayni
2128 1st street NW
Unit 2
Washington DC, 20001

From: Jeffrey Hayward [mailto:jeffreywhayward@gmail.com]
Sent: Monday, July 16, 2018 2:06 PM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Jasmin Chakeri <jasmin_chakeri@yahoo.com>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members:

We are writing to express our strong support for Historic Designation for Bloomingdale.

We are homeowners in the community since 2006 and believe that the very character of the neighborhood is at threat without historic designation.

We are most alarmed by the rate of development, especially the pop-ups, that deface the architectural beauty and cohesion of the 100 year old homes, which truly must be preserved while there is still time.

We ask that you also support the nomination. Thank you for your consideration.

Jeff Hayward
Jasmin Chakeri
2204 Flagler PL NW
Washington DC 20001

From: Charles U. Martinez [mailto:Charles.U.Martinez@kp.org]
Sent: Monday, July 16, 2018 2:54 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic Designation

Dear Chair Health and Board Members,

This email serves as my deep support for the historic designation for the Bloomingdale neighborhood. I used to own a home at 114 W Street NW from August 2008-January 2014.

I initially moved to the Bloomingdale neighborhood in January 2003 where I rented a room at 1936 First Street. Fast forward 5 years, and I eventually bought a home because I fell in love with Bloomindale's charm, friendly neighbors, beautiful architecture which includes stunning castle-like turrets, lovely Victorian homes, Mary Poppins roof lines and one-of-a-kind energy. In addition, I was fascinated by its profound history surrounding the civil rights movement and the 1948 Supreme Court case centered by my old neighbors home on Bryant street that declared these housing covenants unconstitutional.

Lastly, over the past decade, the spectacular restaurants, entertainment/nightlife and coffee shops, have all added a special touch to this wonderful area of DC and it deserves to be preserved. I still visit my former neighbors frequently as well as support the local businesses and farmers market.

I respectfully ask you to support Bloomindale by preserving its beauty and integrity by designating it a historic district.

Respectfully yours,

Charles Martinez
Former resident

From: Alexander Mathews [mailto:alex.mathews@verizon.net]
Sent: Monday, July 16, 2018 3:15 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale historic district

Gentlemen/Ladies,

I have been moved to write in favor of the attempt by many friends to request that Historic Designation be bestowed on the Bloomingdale neighborhood. Recent attempts throughout the city have seen a number of developers create landscapes that are not in keeping with the Bloomingdale's historic nature and context. I fear that a substantial change in the nature of such things as pop-ups could detract from what is an attractive and elegant streetscape. Many people have poured in much money and effort to maintain a handsome neighborhood and it would further protect this outstanding architectural gem.

Please protect the beauty of our outstanding neighborhoods.

ALEXANDER MATHEWS
1327 MONROE STREET N.E
WASHINGTON, DC 20017

From: G. D. Gatlin [mailto:gd.gatlin@gmail.com]
Sent: Monday, July 16, 2018 5:53 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am writing to express my full support for Bloomingdale to be designated a historic district.

My spouse and I have lived in Bloomingdale since we purchased our home in the neighborhood more than six years ago. We were largely attracted to the neighborhood for its historic character and prominence.

Bloomingdale's architecture is one-of-a-kind. The Victorian homes, with their turrets, bay fronts, and symmetrical roof lines were built by renowned architects well over a century ago, and are complemented by the small town charm of our main business corridor, to form a beautifully intact cohesive streetscape.

Further, the neighborhood was at the center of the struggle for civil rights in America-- 116 Bryant Street was the subject of the 1948 Supreme Court case that declared racially restrictive housing covenants unconstitutional across the country. And, a variety of famous Americans have called Bloomingdale home, including Samuel Gompers (founder of American Federation of Labor), Chita Rivera, and many more.

These, and a variety of other factors, coexist to form the milieu-- tangible and intangible-- that defines Bloomingdale's unique identity. Regrettably, the integrity of that identity is under threat today as the increased prevalence of pop-ups and disrupted street facades continue to erode its foundation.

History is everywhere in Bloomingdale. It should be preserved and celebrated for generations to come. That's why I ask that you support the nomination to designate Bloomingdale a historic district.

Best,

Donald Gatlin
2010 First Street NW
Washington, DC 20001

From: John G. Henson [mailto:jghindc@yahoo.com]
Sent: Monday, July 16, 2018 8:23 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter Supporting Bloomingdale Historic District

Dear Chair Heath, and Board Members:

As the current owner of 116 Bryant Street NW (the house involved in the landmark 1948 U.S. Supreme Court case, Hurd v. Hodge, which ended restrictive covenants) and a former architectural major, I feel compelled to write in support of the current nomination of Bloomingdale as a full-fledged historic district. As Washington has witnessed a terrific boom in residential growth in recent years, the clarion call for preserving the architectural character of this neighborhood, which is steeped in a rich history, is well deserved and overdue.

Respectfully,
John G. Henson
116 Bryant St NW
Washington, DC 20001

From: Wyatt Boyd [mailto:wyatt.boyd@gmail.com]
Sent: Monday, July 16, 2018 9:37 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Support for Bloomingdale Historic District status

Dear members of the board,

My wife and I purchased our rowhouse in Bloomingdale in 2013. Our home was built 106 years ago and is as sturdy and functional today as it was a century ago. Having house hunted, we are keenly aware that there is no new stock being built of these types of homes. The inventory of new condos in the District is exploding, but there are no new neighborhoods of row homes being built. Nor will there be. These homes are an inheritance from the toils and vision of late 19th and early 20th century builders and dreamers and if lost will not be replaced.

It's been awful to witness development corporations come to our street and rip out period architecture and mutilate the front and back facades of 35 foot tall two and three story town homes. Some developers extend the backs so far the neighbors literally cannot ever see the sun from their backyards. All for a quick buck. It's repulsive.

If Bloomingdale is not designated as a historic district, this "trend" will continue and in 20 years the architecture and building-scape will be fundamentally and irreparably changed, to look just like new the construction popping up in Everytown, USA. In this scenario Bloomingdale might as well have no history. No one would know the difference between it and Clarendon. The physical erasure of history is the permanent loss of history.

This tangible loss can never be regained once lost, no matter how many rich developers come to town seeking that high ROI. Please protect our neighborhood. Please honor the rich history of Bloomingdale, a catalyst and home base for the fight for equality and civil rights, and before that for victorious and heroic African American Union soldiers who convalesced and received world class educations at next door Howard University.

I'm 34 now. When I'm an old man sitting on our front porch looking up and down the block, I'll know if you did your job. If the street looks like homes that have raised and nurtured generations of Washingtonians of all backgrounds and means, you will have done your duty and secured a legacy. If half the block is made up of formerly single family townhouses partitioned into two or three condos, with interiors sourced from last season's Home Depot sale, it will be because you saw this change happening-right here and now- and did nothing.

Please recognize and make official the obvious: Bloomingdale is a rare, historic gem in the heart of the Nation's capital.

Wyatt

--

From: E. Emrich [mailto:eemr1964@gmail.com]

Sent: Monday, July 16, 2018 9:40 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter supporting Bloomingdale Historic District

July 16, 2018

Dear Chair Heath and Board Members,

I am writing in support of the proposed Bloomingdale Historic District which you will be considering on July 26.

I have been a resident of the District for nearly five years, and in the summer of 2017, I purchased a home in the Bloomingdale neighborhood after looking at many homes in several neighborhoods throughout the city. One of the characteristics of the neighborhood that drew me here is the turn of the (twentieth) century architecture of the neighborhood, the quiet, shady streets, and the inclusive, diverse feeling of the area.

As development proliferates across the city, I fear that many of the qualities that drew me to this neighborhood may become endangered, and I urge you to vote in favor of the proposed Bloomingdale Historic District.

Sincerely yours,

Ernest J. Emrich

2220 1st Street NW

Washington, DC 20001

Eemr1964@gmail.com

From: Linwood Norman [mailto:linwood.norman@gmail.com]

Sent: Monday, July 16, 2018 10:15 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter supporting Bloomingdale Historic District

July 16, 2018

Dear Chair Heath and HPRB Board Members,

I heartily endorse the designation of Bloomingdale as a new DC Historic District. It will not only benefit Bloomingdale residents, but also the Capital City and the nation at large, not to mention all of the visitors from all over the world who visit and stay in Washington, DC neighborhoods every day.

I have lived in Bloomingdale for 10 happy years now, having relocated here from Richmond VA. At the time of my home purchase here, I was attracted by the overall physical beauty of the Bloomingdale neighborhood, its energized and civic-minded residents, the artists and political devotees and others who lived here, and the overall fun experience of living here. Bloomingdale is a 'hidden gem' of a city community, central in location and actually located not too far from the Capitol and the White House. The neighborhood's architectural visual beauty has blossomed in recent years. It truly is a stunning architectural marvel of a Victorian neighborhood in what was once called Washington County. I, along with so many of my fellow Bloomingdale residents, take great pride in our amazing streetscapes.

Bloomingdale's rich historical record is considered significant and, over time, was influenced by factors such as the nearby Howard University, racial discrimination lawsuits, and other occurrences. A large number of homes in Bloomingdale have been renovated already or, are in the process of renovation. We also adjoin the LeDroit Park neighborhood, which has been historically certified, so there would be continuity of protection against excessive over-development. This is essentially a fight for the survival of our neighborhood that we all admire.

Attaining historic designation is so sorely needed for Bloomingdale, so that this neighborhood may be maintained for longevity in its current historically-accurate form. The neighborhood should be "kept intact" and protected from any possibility of high-rise buildings that would ultimately and forever destroy its appearance, and at the same time, its identity and appeal as we know it and love it today. I am a longstanding member of the Bloomingdale Civic Association and have followed this issue closely. As you know, BCA also has voted in support of historic designation.

I sincerely and respectfully ask that you kindly grant "historic neighborhood status" to the Bloomingdale neighborhood.

Thank you.

Linwood Norman
135 T Street NW
Washington, DC 20001

From: Adam Higgins [mailto:adamhiggins84@gmail.com]
Sent: Tuesday, July 17, 2018 8:48 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter of Support for Bloomingdale Historic District

Dear Chair Heath and Board Members,

We 100% support the preservation of Bloomingdale and ask you to preserve it for everyone whose heart lies within, and outside its' borders.

My husband and I lived in Bloomingdale for seven years. It's where we first moved in together, where we parented two dogs and where we had our first child. The neighborhood was an amazing home for us and one we miss dearly. One of the things that we loved about the community was it's diversity and inclusiveness. We were 24 when we first moved in, and our neighbors welcomed us. The house we first lived in (we lived in three different houses in Bloomingdale because we never wanted to leave the neighborhood) used to be an old rooming house. We used to talk to Leroy, a neighborhood staple (and his dog Shadow) about his life--he lived in the house where we rented thirty years prior! We knew of the rich history of Bloomingdale from friends and neighbors (and cab drivers!).

We cherish our memories of morning and afternoon walks to Crispus Attucks Park--a quiet refuge from city life. We continued the tradition as our family grew and it will always hold a special place in our heart.

Bloomingdale grew and changed immensely in the time we were there, but the neighborhood spirit always remained strong and robust. We moved home to New England when our son was 6 months, but I think it's safe to say that had we been able to stay in DC, Bloomingdale would have been our forever home.

Bloomingdale is a neighborhood that grabs hold of your heart and never lets go! That's monumental, in a city FULL of monuments! We urge you to declare Bloomingdale a historic neighborhood to preserve its' architecture and small town ambiance. It **is** worthy of that status!

Johanna Lister and Adam Higgins

From: Victoria Leonard [mailto:vleonard@bwldc.org]
Sent: Tuesday, July 17, 2018 10:13 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter of support for creation of a Bloomingdale Historic District

Tuesday, July 17, 2018

RE: Letter of support for creation of a Bloomingdale Historic District

Dear Chair Heath and Members of the Board,

I am writing to urge the Board to vote in favor of historic designation for the Bloomingdale neighborhood of Ward 5. I was raised in Washington, DC, and moved to Bloomingdale in 1991 when I purchased my first home on Flagler Place. This was long before Bloomingdale became trendy.

I was originally drawn to Bloomingdale because, back then, it was affordable for a first-time homebuyer. I also appreciated the beautiful, turn-of-the-century architecture, and the tight community of neighbors. It was like stepping back in time to a different era!

Within a few years of moving to Bloomingdale, I became active in the community. I served over the years in a variety of capacities, starting with recording secretary to the Bloomingdale Civic Association, followed by ANC Commissioner, followed by Chair of North Capitol Main Street. I also served on the staff of the Ward 5 councilmember from 2007 through 2011, focusing on economic development in the Ward.

Historic designation was often discussed at community meetings and among neighbors. When the effort finally gained momentum, I became involved. Over the years, as Bloomingdale became popular and gentrification moved eastward from Logan and Dupont Circles, I had begun to see the original integrity of Bloomingdale's century-old homes destroyed. Sight lines have been marred with pop-ups. Many of the pop-ups don't even conform to the existing styles of architecture in the neighborhood—they are add-on boxes designed to generate density, and thereby increase developer profits. These concerns drove me to participate in the historic designation effort.

While we cannot undo the pop-ups and pushbacks that have already occurred, historic designation would preserve what is not yet touched and manage the process for making changes to facades. I think it is important to preserve Bloomingdale for future generations so that they can have an opportunity to experience a turn-of-the-century neighborhood.

The many famous people who lived in Bloomingdale adds another layer to why this neighborhood should receive a historic designation. These include Samuel Gompers, Moms Mabley, and Chita Rivera. The current attack on unionization in this country elevates the role and home of Mr. Gompers, who founded the AFL.

In closing, I ask that you award the historic designation to Bloomingdale. It is the best way to preserve the charm of this lovely community for future generations.

Thank you,
Victoria Leonard

From: Pam Mendelson [mailto:pam.mendelson@gmail.com]

Sent: Tuesday, July 17, 2018 11:59 AM

To: ATD OP HP <historic.preservation@dc.gov>

Cc: Michael Mendelson <mmendelson@gmail.com>

Subject: Letter of Support for Bloomingdale Historic District

Dear Chair Heath and board members,

I am a resident and homeowner in the Bloomingdale neighborhood writing to express my support for the Bloomingdale historic district.

I moved to the Bloomingdale neighborhood because it was possible for me to buy and live in an intact 1906 row house that had been restored - not gutted and modernized on the inside. It shares its architectural beauty and history with almost all of the neighboring houses.

On the unit block of Bryant Street and Channing Street, there are several examples of what can happen when a person buys a row house in order to renovate and profit from the resale of subdivided units within. In order to create three two-story units I have seen these developers add a sixth floor, roof deck visible to the street, modern decks and handrails that are architectural anomalies. Worst of all I've seen them bump out the buildings to the property lines dwarfing the neighboring buildings, especially the house right next-door.

Bloomingdale is special because there are many blocks of row houses from one corner to the next with charming architecture that has not been altered. The first time I walked on the street I felt like I was back in my hometown New York City, walking in Brooklyn with its famous row houses which exist today because of the Historic District designation protected them from redevelopment.

I attend the Bloomingdale Civic Association meetings and I have heard some neighbors state that historic districts discriminate against people who don't have money to renovate according to the guidelines and that they make repairs more expensive and it takes a longer time to complete the review process. Because I was sensitive to that, I took annual leave at work and attended the three hour historic preservation workshop that was offered this year at the Gallaudet campus. That's where I learned that historic designation does not reduce real estate value of the neighborhood. That there are neighborhood guidelines which can be flexible and that city funds can assist low income people with repairs in historic districts. And yes, review does take longer in an historic district than non-designated neighborhood. Most important of all, designation protects homeowners who enjoy living there from owners that invest there but never intended to live there.

I would encourage you to go on one of the Historic walking tours offered quarterly by neighborhood historians. That is where I learned the important role so many former Bloomingdale residents played in Music (Chita Rivera, Duke Ellington, GoGo Music) and in African American professional careers in law, architecture and medicine. Here's what I learned on what was there and also what has been lost:

* Emily Beale died 1835. The mansion on SW corner Randolph and N Capitol was known for its gardens. President Grant came there to visit. The Evening Star writer, the "Rambler" wrote about it.

* At Oak and Cedar, son George divided it into Big Bear and homes on R St.

McDog and Shannon built homes on 1st btwn R and S. with a covenant on deed that only white people can buy this home.

* St Paul's Methodist on S St. was white only. It was sold in 1927 to Tabor Presbyterian (first African American church).

* There were Apple Orchards at T and N Capitol

* LeDroit Park was one of first organized plans to develop the DC suburbs for whites. James MaGill homes built in the 1870's were built with fence around it for whites only. Suburban.

LeDroit Park tennis club located at 2nd until early 1900s.

* 87 V St developed by Haselip, a member of the citizens association, a mini neighborhood govt and was white-only. In 1905 it was renamed the north washington citizens association. As LeDroit Park became black, they dropped the name.

* Samuel Gumper lived at 2122 First Street, known for his role in organized labor in this country and was active in the neighborhood association.

* Francis Blunden built his personal house for his family at southwest corner W and 1st.

* In 1907 a white family sold 2206 to Francis DeSales Smith, a black man. Neighbors pooled money to make him an offer so FDS would buy elsewhere.

* On First street is the home of dentist Schafeert who invented dental instruments we use today.

* The Red Triangle hiking club in DC hiked the wilderness of old Soldiers Home.

* In 1907 Hodges bought 136 Bryant NW.

After 1948 Supreme Court ruled you could not specify race in deeds.

Please support the designation of Bloomingdale Historic District so we can continue to live in the Historic architecture in a diverse culturally and professionally significant neighborhood.

All the best,
Pam Mendelson
61 Bryant Street
720-560-3451

From: UHA [mailto:theuhalliance@yahoo.com]

Sent: Tuesday, July 17, 2018 3:17 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Historic Designation for Bloomingdale Community

Dear Chair Heath and Board Members,

As president of the Urban Housing Alliance (UHA) and a homeowner in Bloomingdale, I fully support the nomination for Historic Designation petition for Bloomingdale. This area is an incredible jewel to DC, its 100+ year old Victorian and Harry Wardman row houses with amazing turrets and charming front porches are in of itself worth saving and preserving for generations to come. ½ In fact, Bloomingdale turrets and intact rows

with beautiful roof-line symmetry are often seen on images representing DC, such as Netflix's House of Cards. In addition, even DC's Comprehensive Plan specifically cites Bloomingdale as a neighborhood that should be conserved and even considered for Historic Designation to protect the architectural character.

My family has owned our house at 149 Rhode Island Ave., NW since the early 1920's. My grandfather, George B. Washington, was active in this community and was the first African American general foreman in the US Postal Service. He raised his three children in this house. They attended school here.

My mother became a magna cum laude graduate in music from Howard University. Later she graduated from the Howard University Law School. One of her brothers graduated from Howard's Medical School as a surgeon. Her other brother became a counselor in the DC school system with a graduate degree.

Among our other notable neighbors is Muriel Osborne (153 Rhode Island Ave.). She is the first African American podiatrist. Prior to retirement, she maintained her medical practice at her residence and for more than 40 years mentored students at Howard's medical school and its school of nursing.

There is much of the Bloomingdale history that may be at risk without the Historical Preservation Designation. This includes B. Doyle Mitchell (former president of Industrial Bank of Washington) and Col Campbell Johnson (fmr. Chairman Industrial Bank & Asst. Director Selective Service System).

UHA exists to fight displacement of low and moderate income residences. We have helped secure rent control laws in 2005. We seek to provide intergenerational support so that families of long term residents can afford to continue living here. We are writing this history, facilitated by ASALH. The first I have experienced first-hand as an adjoining owner and including my grandfather's role in creating the 442nd Regimental Combat Team. And, revelations about the integration of the US armed forces.

Meanwhile illegal renovations are taking place at the adjoining properties at 151 and 147 Rhode Island Ave. Know that I will seek legal help for redress. (More in my testimony.)

Sincerely,

Campbell Johnson

Please join me and support the nomination for Bloomingdale to become a Historic District.

Urban Housing Alliance
149 Rhode Island Ave., NW
Washington, DC 20001
202.667.9011
theUHAlliance@yahoo.com
www.UrbanHousingAlliance.org

"Saving Our Homes and Communities Through Empowerment, Advocacy and Service!"

From: Yolanda Hawthorne [mailto:bella2chef@yahoo.com]
Sent: Tuesday, July 17, 2018 5:24 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Preservation Support Letter

Dear Chair Heath and HPRB Board Members:

I am writing to express my deep support for historic designation for the Bloomingdale neighborhood. I purchased our home at 60 W Street, NW, over 20 years ago with the intent of making it a family home and passing it on to my daughter, and the next generation and beyond.

The historic charm of Bloomingdale is what attracted me to this area. You're in DC, yet the historic rooflines are reminiscence of an old European town with all its amazing turrets. Much of Bloomingdales' charm is drastically changing with the "pop-ups, pop-backs and hot pops". Many of these quick flips are ruining the architectural character of our lovely community and the construction detracts from the overall architectural beauty of our neighborhood.

Bloomingdale is one of the few remaining residential neighborhoods in the District. My daughter is able to ride her bike and not fear for her life due to all the heavy traffic that exist in some of our neighborhoods that have quickly seen overdeveloped.

Bloomingdale is a vibrant neighborhood full of character. I ask you to support the Bloomingdale Historic District nomination and to respect the Bloomingdale Civic Association's position supporting the Historic District nomination. It's important to realize, historic designation will only strengthen our community and as a historically designated community we can foster the means for all to maintain the historical, financial, environmental and emotional value of our property.

Best Regards,

Yolanda Hawthorne
60 W Street, NW
Washington, DC 20001

From: Henry Shields [mailto:hjshields4@yahoo.com]
Sent: Tuesday, July 17, 2018 10:10 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter Supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I have lived in Bloomingdale for over 14 years. I bought my first home here and have seen many changes in the neighborhood over that time. I am not against expansion, development, construction, changes, or improvements that homeowners decide to make to their properties. In fact, I find it odd that I am actually writing in support of yet more oversight in our already overly bureaucratic, impossibly inefficient, and down right idiotic processes that overwhelm, confuse, and financially bleed its citizens. That diatribe aside, I strongly believe that the community should have more say in the appearance of it's surroundings. Currently, developers and construction teams come into Bloomingdale, dig, glue, and slap together these pop-up monstrosities. I think it's great that there is an increasing demand of people that want to live in our community. I'm even happier for those retired people who have been here for 30+ years and are able to sell their homes and enjoy a financial windfall. But the community of Bloomingdale's citizens should have ultimate decision on how these changes and expansions look, not a builder looking to flip a house.

Please return Bloomingdale to its citizens and support the nomination to make Bloomingdale a historic district.

Thank you.
Henry Shields
150 Bryant St NW

From: Thomas Worth [mailto:thomasworth501@gmail.com]

Sent: Wednesday, July 18, 2018 12:47 AM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter Supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I urge you to vote in favor of designating our wonderful community of Bloomingdale a DC Historic District. It would be a great service to the Historic Preservation program, and to our community.

Bloomingdale's history, citizens, and contributions to the District are equally as distinctive as its impressive architecture. Preserving the beautiful architecture through the historic designation will call attention to the significant contribution the community made in the civil rights movement, the notable historic figures who influenced future lives from here, and the enduring inclusiveness that is not only a historical fact but a continuing factor that underlines the high quality of life produced in Bloomindale.

I married into Bloomingdale, having lived near Annapolis before living here. I've also lived in other cities with rich histories including Madrid and Brussels (both cities have ordinances that require building facades to be preserved even when gutting the interiors). I'm very proud to be living with my partner in The Madison condominium building, built in 1911 by famous DC architect Nicholas R. Grimm who had begun his career as a draftsman for the DC Public Schools and ended it having designed 1,000 buildings in the city. The developer who refitted The Madison in 2004 retained Mr. Grimm's distinctive exterior architectural style, but without the historic designation there's no guarantee other developers will retain the many building facades that date more than 100 years and portray a lost art.

Thank you for your work, thank you for DC's historic preservation program, and thank you for considering my input.

Sincerely,
Thomas Worth
52 Quincy PL NW Unit 103
Washington, DC 20001

From: Dallas Williams [mailto:dallas@dcwtherapy.com]
Sent: Wednesday, July 18, 2018 3:48 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Preservation

Historic Preservation Review Board Members:

I am writing to express my opposition to Bloomingdale being designated a Historic District. Various individuals and groups can better articulate the details regarding this issue, but I think the most important voice to consider is that of the people who live in Bloomingdale. There is no broad community support for historic designation. This was evident in the official postcard survey that the Bloomingdale Civic Association took this past winter, where a majority of home owners voted against historic designation. Furthermore, the ANC, comprised of local residents elected to represent their neighbors, voted overwhelming (8-1) to oppose historic designation.

Pleas deny the application at next week's meeting. It does not support the will of the neighborhood.

Dallas Williams
150 V Street NW
DC 20001

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From: K.K. Wong [mailto:kk.wong@live.com]
Sent: Wednesday, July 18, 2018 10:00 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter of Support for Bloomingdale Historic District Application

Dear Chair Heath and Board Members,

As a resident who has lived in the neighborhood for almost 3 years, I fully support the application for Bloomingdale to become a Historic District. The buildings and streets are so beautiful and unique to Washington, DC, and we need to do everything we can to protect their beauty for the future.

I ask that you support the nomination, and I thank you for your time.

Regards,

Ka-Kei Wong

From: Peter James [mailto:petermjames@gmail.com]
Sent: Wednesday, July 18, 2018 10:40 AM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Steve Kiehl <skiehl@gmail.com>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

We write in strong support of Historic Designation for Bloomingdale. Historic designation is a controversial topic in the District, but we believe the positive benefits of historic protection far outweigh the possible negatives.

We moved from Shaw to Bloomingdale two years ago, drawn by the charming Victorian rowhouses, local businesses, and diverse population of the neighborhood. As relative newcomers to Bloomingdale, we have felt welcomed by the longtime residents of the community. In turn, we have already invested a great deal of sweat equity and resources in the upkeep and improvement of our 1906 rowhouse.

While housing affordability is an issue in Bloomingdale, as across the city, we believe historic designation would have no or negligible impact. Larger issues of housing economics, access to financing, and construction of affordable housing need to be addressed city-wide, and are not the purview of the HPRB.

Economic development--specifically rowhouse "flips," condo conversions, infill on vacant lots, "pop-ups," "pop-backs," and accessory dwelling units--will continue in Bloomingdale with or without historic designation. We believe historic designation is essential because it will provide a layer of quality control for this ongoing development. Zoning regulations do not adequately protect the historic character of the architecture and streets of Bloomingdale. Without historic review, the rich history and architecture that make our neighborhood so special are at risk.

We urge you to support the nomination. Thank you for your consideration.

Peter James & Stephen Kiehl
2218 Flagler Place NW
Washington, DC 20001

From: Cynthia Griffin [mailto:cmgriffin@outlook.com]
Sent: Wednesday, July 18, 2018 10:51 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Preservation

Dear Chair Heath and HPRB Board members,

My husband and I lived in Bloomingdale for years. We currently have family that

have lived in Bloomingdale for 30+ years where we spend many holidays in their beautiful Victorian home. We have always loved the neighborhood, especially the grand architecture. Bloomingdale should be designated an historic district for the benefit of everyone that lives and visits there. We strongly feel that it must be preserved as an historic designation and it's heritage maintained in the Bloomingdale tradition.

It is a city treasure that should be considered of highest value and protected. Preserving neighborhoods like Bloomingdale demonstrates that the City cares about it's heritage and takes pride in it's history. It deserves the same protection that other great historic neighborhoods in DC have received.

The small commercial center at Rhode Island Avenue and First Street is a surprising collection of quaint buildings and shops that serve the residents and people that live there. It is simply a gem, as is the entire neighborhood, and collectively should be included in the designation process.

Don't let this city asset be defaced by developers that have already defaced many of the building facades. Many people treasure Bloomingdale and my family can be included in this group.

I respectfully ask that Bloomingdale be declared an historic district.

Sincerely,

Cindy Myers Griffin

Tom Griffin

Gaithersburg, MD

From: Seth Schermer [mailto:sdschermer@gmail.com]
Sent: Wednesday, July 18, 2018 11:12 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: I do NOT support Bloomingdale becoming historic

To whom this may concern,

I live at 136 Rhode Island Avenue, NW. My husband and I do not support Bloomingdale becoming historic.

We love our neighborhood, and don't want to see these types of restrictions put into place.

Thank you,
Seth

--

Seth Schermer
136 Rhode Island Avenue, NW
Washington, DC 20001
202-607-0602 cell

From: Emily Roderer [mailto:emilyroderer@yahoo.com]
Sent: Wednesday, July 18, 2018 11:15 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Preserve Bloomingdale

To whom it may concern:

We have been a residents of Thomas Street in Bloomingdale for fifteen years and are currently rearing two children there. We have seen many changes— negative and positive: the loss of long-time neighbors but also the boom in new families with small children. A great loss has been the loss of Bloomingdale’s historic homes both inside and out through gutting and popping up.

We support historic designation because we believe it will play a small role in protecting the beauty and history (both cultural and architectural) of our homes. We want to help keep houses intact, so these houses can be homes where people want to stay and invest in their community and not just tiny condos that serve as short-term investments for short-term residents who will move away to start new families. We want our neighborhood to be a strong place to form and build community and not just a cash cow for developers.

We feel fortunate that we found this neighborhood. Bloomingdale is a beautiful, diverse community with a rich civil rights history which we want to see preserved.

Sincerely,

Emily Roderer & Alan Moore
152 Thomas St, NW
Washington, DC 20001

From: Seth Turner [mailto:ssturner4h@gmail.com]
Sent: Wednesday, July 18, 2018 11:17 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Designation

Hello,

I am a resident and homeowner in Bloomingdale. I fully support the historic designation of the neighborhood. Please let me know if you need any other information. Thank you for all of your hard work on this.

Very best,

Seth S. Turner
123 T Street NW
Washington, DC 20001
202.253.2913

-----Original Message-----

From: Frederic Persi [mailto:fpersi@att.net]
Sent: Wednesday, July 18, 2018 1:08 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I'm a homeowner in Bloomingdale that strongly supports Historic Designation. My wife and I were drawn to Bloomingdale due to the character and beauty of the architecture, the diversity of the neighborhood, the sense of community and the historic significance of the neighborhood. Given the positive and negative historic events that have occurred in Bloomingdale it's clear that our city and culture has been influenced by those events. As such it this neighborhood should be historically preserved so that others are able to learn about what has influenced our society. In addition, Historic Preservation will insure that the neighborhood is not demolished by developers.

I'm hopeful that you consider preserving a bit of the fabric that is weaved into the history of the United States.

Best regards,

Fred Persi
17 S St, NW

From: Jen [mailto:mjennifer.hopper@gmail.com]
Sent: Wednesday, July 18, 2018 1:38 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I understand that you will be voting on whether to support the nomination for our neighborhood to become a historic district. I urge you to please uphold our nomination at all costs.

Ten years ago, I moved to Bloomingdale specifically for its architectural character. I delight in walking our streets, which to date appear to be superior, and even more intact than other historically designated quarters of the City. Much of our housing stock still captures a continuous rhythm of turrets, and expertly assembled brick facades, designed by the best architects and crafted by the best builders of the turn of the century.

Unfortunately, as our neighborhood continuous to gentrify, greedy developers have begun to threaten this irreplaceable streetscape. Buildings have been razed, and turrets destroyed for pop ups. Many

residents have also been given false information about the cost of maintaining historic property, and I am not surprised that there might be opposition to our designation.

I would urge to let the architecture of our great neighborhood speak for itself. Once destroyed, there is no going back to the glorious scale, proportion, material, and consistency that we are blessed with today. You have a mission to protect what should be protected for us and future generations.

I thank you for taking the time to hear my thoughts.

Kind Regards,

M Jennifer Harty
65 Randolph Place, NW
Washington DC 20001

From: Andrew Smith [mailto:andrewsmith865@gmail.com]
Sent: Wednesday, July 18, 2018 2:17 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale

Hello,

I'm writing to voice my concern for the proposed historic district designation for Bloomingdale. As a resident and property owner in Bloomingdale for the last 4 years I'm concerned about the negative affects this could have on future improvement/ development of the neighborhood.

As a real estate agent it is my experience that it will be more difficult and expensive for homeowners to make improvements to their home and it will discourage developers to purchase/ refinish homes in the neighborhood due to higher costs and permit hurdles.

My observation is people supporting the historic designation either have already fixed up their homes and/or do not support the McMillan development & believe a historic designation will somehow slow/ delay its development.

We aren't a Dupont, Kalorama, Georgetown etc. Perhaps this distinction would be appropriate in the future but I don't believe we are there yet. We still need more time to develop the neighborhood with as few hurdles as possible.

Thank you,

Andrew Smith
+1.202.412.4929

From: Michael Woods [mailto:mwoods78@gmail.com]
Sent: Wednesday, July 18, 2018 2:29 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I write this email correspondence to express my strong support of the proposed Historic Designation for the Bloomingdale Neighborhood, which is my chosen place to own and live in long-term in Washington, DC. I purchased my first single family residence ever in my life in this neighborhood over 2 years ago, in June 2016, and have continuously resided on the Unit Block of W Street NW ever since. I plan to make this my "forever home".

I feel that the grant of the Historic Designation to our neighborhood is essential in order to preserve its unique character and charm. If you walk around the neighborhood, as I do several times a day and especially throughout the weekends with my dog, the charm of the pointed rowhouse rooftops, in row after row bathed in sunlight, is an amazing thing to behold, particularly evident on the numbered streets or if you spend time enjoying yourself at nearby Crispus Attucks Park. I chose to live in this distinctive rowhouse neighborhood precisely because of its attractive architecture, its readily available street parking, and because the existing historical density allows me and my neighbors to get to know each other better, resulting in a strong sense of community. The unrestrained development that has occurred in the neighborhood in recent years gravely threatens these unique attributes of my cherished community.

I urge the Board to accept the proposed Designation because I strongly am in favor of the "pause" and thoughtful limits it would place on new construction and exterior alterations to existing homes in Bloomingdale. In all cases, I feel that the essential character of this neighborhood is slowly chipped away when unchecked development and construction occurs in a way that is not demonstrably consistent with the character of the neighborhood. These are important intangible benefits of living here for me and they should be maintained and preserved.

The recent "pop-up" zoning regulations that some tout are, frankly, insufficient to preserve the character of the neighborhood. Although the allowed height and the number of residential stories was limited in the new regulations, there are at least 2 examples of gutted and "popped-up" homes on my block that arguably would have fit within the new regulations, but that are still out of character with the rest of the homes on my block. I would like for no further beautiful historic homes on my street to be razed, demolished, and ruined by becoming so unrecognizable and out of keeping with the quaint surroundings that me and my neighbors originally bought into.

Without the Historic Designation, I have a huge fear that the Bloomingdale neighborhood will never be able to recover its characteristic charm that has long distinguished it from other areas in the District.

Thank you for supporting our neighborhood.

Best regards,
Michael A. Woods
Homeowner and Resident
33 W Street NW
Washington, DC 20001

From: Scott Roberts outlook.com [mailto:scottroberts01@outlook.com]

Sent: Wednesday, July 18, 2018 2:59 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: support for the Bloomingdale Historic District, Application #17-17

Dear Historic Preservation Office and Historic Preservation Review Board:

Testimony of Scott Roberts, Bloomingdale resident.

My name is Scott Roberts. I am a 26-year resident of Bloomingdale.

I support the nomination for the Bloomingdale Historic District, Application #17-17.

I have been active in my community since I moved into Bloomingdale from the LeDroit Park Historic District next door and purchased my home in 1992.

I am the moderator of the BloomingdaleDC listserv, which I have moderated for 15-plus years. I am also the chief moderator of the Bloomingdale Neighborhood blog (<https://bloomingdaleneighborhood.blogspot.com/>).

I have been served on the board of North Capitol Main Street and am currently on the board of the Bloomingdale Civic Association.

I have participated with the MidCityEast Small Area Plan, the Zoning Regulations Review and the McMillan Advisory Group.

I was also active with the DC Historic Districts Coalition, even though I did not live in a historic district at the time.

I would like to thank the Bloomingdale Civic Association Historic Preservation Committee, which produced a number of public meetings and workshops, educating the community on Historic District designation and gathering community feedback. I acknowledge that the BCA Historic Preservation Committee's work contributed to the overall Bloomingdale Historic District project.

I wish to thank OP's Jennifer Steingasser for providing encouragement several years ago for pursuing Historic District designation.

As I mentioned, I play a key role in Bloomingdale. I post all of the Bloomingdale Civic Association meetings and posted the BCA Historic Preservation Committee meetings & workshops at the Bloomingdale Neighborhood blog. I tweet out the contents of the Bloomingdale Neighborhood blog. I have approximately 1600 Twitter followers. I also am more recently active on NextDoor.

I have helped promote discussion about the proposed Bloomingdale Historic District all over the place.

I think that it is important that I explain that I wear "multiple hats" in my community work. I wear one hat as a Bloomingdale Civic Association board member and another hat as a Bloomingdale blog and tweeter. I try very hard to keep my multiple community hats separate.

Bloomingdale meets DC Criteria D for the DC Inventory of Historic Sites – “architecture and urbanism”. Bloomingdale’s rowhouses are incredibly intact, even though there have been pop-ups – some of which might be considered compatible and other pop-ups which are not. I love the Bloomingdale blocks that have intact front porches. I love other blocks of Bloomingdale that have front stoops. I love that some blocks have alternating over-the-front-door cornices, like on the 100 block of Rhode Island Avenue NW, north side. I delight at the uniform roof lines throughout the neighborhood. Historic District designation will help maintain the uniform rooflines, while the new pop-up regulations simply do not.

The nomination indicates that only 25 properties in Bloomingdale – mostly garages in the rear – are considered noncontributing. I have a falling-apart two-story original carriage house. I would look forward to meeting with and working with HPO staffer Tim Dennee to discuss plans for renovating my contributing carriage house. I welcome the opportunities for design review.

I ask the HPRB to support the HPO staff report in favor for the Bloomingdale Historic District.

From: Schultz, Eric E [mailto:Eric.E.Schultz@uscis.dhs.gov]

Sent: Wednesday, July 18, 2018 3:02 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members:

Please vote to support historic designation in Bloomingdale. I have lived in DC since 1990. I have lived in several neighborhoods in DC and Bloomingdale is my favorite. I love the people and the amazing architecture. I moved to Bloomingdale in 2011 and have never before felt so connected to my community. I have been saddened to see developers rushing and making money without any care for the fabric of the neighborhood. Their goal is to build as much as possible and build it as cheaply as possible. Historic designation will help to reduce some of this grab for money by developers and preserve the history and beauty of our neighborhood. I have attended numerous educational programs about historic designation and as a homeowner I support historic designation and ask that you vote to support the Bloomingdale Historic District.

Sincerely,

Eric Schultz

58 Rhode Island Ave NW

Washington, DC 20001

202-903-6595

From: Alicia Hunt [mailto:aliciahunt@gmail.com]
Sent: Wednesday, July 18, 2018 3:24 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I strongly support Historic Designation for Bloomingdale.

I have owned a home in Bloomingdale since 2011 and moved there because of the beautiful architecture in the historic homes. Bloomingdale rivals Georgetown and other historic neighborhoods for its unique beauty. It deserves the same protections.

We recently received a letter from a history teacher across the country about a war hero who lived in our home years ago. There is a history to be preserved and we owe it to future generations to not let this rapid clip of ad hoc development erase the neighborhood's character and architectural integrity.

Best,
-Alicia
2208 Flagler PI NW
Washington DC 20001

From: Brennan Marshall [mailto:brennan.marshall@gmail.com]
Sent: Wednesday, July 18, 2018 3:25 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Advisory Neighborhood Commission

I would like to vocalize my opposition to Bloomingdale being designated a historic district. I am attaching my representative's letter.

Brennan Marshall
150 V St NW
v104
DC 20001

From: Joe Gersen [mailto:joegersen@gmail.com]
Sent: Wednesday, July 18, 2018 3:28 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I strongly support Historic Designation for Bloomingdale.

I have owned a home in Bloomingdale since 2011 and moved there because of the beautiful architecture in the historic homes. Bloomingdale rivals Georgetown and other historic neighborhoods for its unique beauty. It deserves the same protections.

We recently received a letter from a history teacher from Virginia about a World War 1 hero who lived in our home years ago. There is a history to be preserved and we owe it to future generations to not let this rapid clip of ad hoc development erase the neighborhood's character and architectural integrity.

Thank you,

Joe Gersen
2208 Flagler PI NW
Washington DC 20001

From: Angela Prentice [mailto:aprentice@aprapros.com]
Sent: Wednesday, July 18, 2018 4:30 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Support of Bloomingdale Historic District

Dear Chair and Board Members,

This letter is to express my adamant support of Historic Designation for the Bloomingdale Community.

I purchased my home in 2011 in Bloomingdale because of the beauty of the architecture and the history of this community. I believe it is essential to the City of the District of Columbia and the Bloomingdale Community that we preserve its historical architectural design and sense of community.

Historic preservation is essential to protect the beauty of our homes, history of our community and the symmetry of our historic turrets, steepled skylines and rich history from commercialization and the box-like "pop-ups" that intrude upon neighbors sunlight, historic Victorian décor, and quality of life in Bloomingdale and the District of Columbia.

I would therefore request that you support the nomination of Historic Preservation for the Bloomingdale Community in the interest of our Community and our City.

Thank you in advance for your consideration of this request.

Sincerely,

Angela Prentice-Ray
Financial Secretary
Bloomingdale Civic Association

-----Original Message-----

From: Briana Webster Campbell [mailto:brianamwebster@gmail.com]

Sent: Wednesday, July 18, 2018 5:03 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Health & Board Members,

I am writing to express my full support for the historic designation of the Bloomingdale neighborhood.

I lived in Bloomingdale for a decade, from 2006-2016. Bloomingdale was and is a true gem in our city. I fell in love with the beautiful architecture, the warm neighbors, the green space and community involvement. I even got involved in the Crispus Attucks Development Corporation (the board that manages and oversees the Crispus Attucks Park). I got to know more about the rich history and unique characteristics of our neighborhood. I gained an even greater appreciation for the neighborhood and the people who make it up. My husband and I love the neighborhood so much that we held our wedding reception there, in our home. We wanted others to experience the pure beauty of the neighborhood & learn why we love it so much! Even though we've since moved, we remain connected to the community and our former neighbors.

This beautiful neighborhood needs and deserves to be preserved. I respectfully ask you to support the historic designation nomination.

Thank you,
Briana Webster Campbell
1009 Webster St NW
Washington, DC 20011

-----Original Message-----

From: Alexander Bant [mailto:alexander.bant@gmail.com]
Sent: Wednesday, July 18, 2018 5:40 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Opposed to Historic Designation - Bloomingdale Resident

My name is Alex Bant and I'm opposed to designating Bloomingdale a historic district. I live on the unit block of V St NW. This is purely because of the unnecessary regulation around performing any type of work on any property. Other districts that are historic you can't get any work done (even replacing a window, light, pipe, bricks on your patio, etc.) and we have WAY too many properties in the neighborhood yet to be improved - several vacant and falling over. This would bring that effort to a screeching halt.

Bloomingdale May be ready for the historic designation in 2028. Let's please revisit it then.

Thank you,
Alex
202-294-5709

From: Jean Thomas [mailto:jeaniethomas03@gmail.com]
Sent: Wednesday, July 18, 2018 6:09 PM

To: ATD OP HP <historic.preservation@dc.gov>
Subject: Designate Bloomingdale an Historic Neighborhood

> I have lived in Bloomingdale for over 35 years. During that time I have seen the neighborhood successfully go through many challenges and have cherished friendships with diverse neighbors. In the process I also played a major role in rehabilitating my house, built in 1900, to restore it's wonderful character and architectural details.

>

> I am taking time today from my honeymoon in New York to let you know I strongly support the efforts of my neighbors to make Bloomingdale an historic neighborhood. My deceased husband's family has roots in this neighborhood so my connection to it can be traced back at least 2 generations over more than 100 years. Do the right thing! Preserve, restore and celebrate the unique character and beauty of this lovely section of DC!

>

> Sincerely,
> Jean K. Thomas
> 138 U Street NW
> DC 20001
> jeaniethomas03@gmail.com

From: Mark Mueller [mailto:markmueller100@hotmail.com]

Sent: Wednesday, July 18, 2018 7:10 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter Supporting Bloomingdale Historic Designation

July 18, 2018

Letter of Support for Bloomingdale Historic District Designation

To Chair Heath and Members of the Historic Preservation Review Board,

I very strongly support Historic Designation for Bloomingdale and desperately hope the Board grants this needed designation.

I moved to Bloomingdale area in 2004 and have been very active in the community:

- Over 2 years as Bloomingdale ANC Commissioner,
- Volunteer for Civic Association events,
- Assisting elderly and youth neighbors,
- Safety walks, graffiti removal, block rat treatments, cleaned abandoned properties,
- Managed Bloomingdale Beautification Days and raised funds for Crispus Attucks Park,
- Served on Boards such as DC Water Tunnel, McMillan Advisory Group, Howard University Community Advisory Committee, and the Small Area Plan,
- Attended Ecumenical Council meetings,
- Drafted welcome letter for new residents,
- Testified to City Council and Commissions regarding vacant property tax and McMillan
- 4-year Member of Bloomingdale Historic Designation Coalition

I moved here for the architectural beauty of Bloomingdale and Le Droit Park. I loved their different historical architecture & stories, which blend together yet are separated by 2nd Street. Walking people through the two areas, while explaining the historic evolution is a great pleasure and prized by visitors as unique from typical DC tourist attractions. Along with the history, every guest is charmed by Bloomingdale's tight community, stately continuous Victorian architecture and intimate friendships between diverse neighbors within what feels like a small town in the middle of the nation's Capital.

Everything about this neighborhood invokes wonder and questions. As a person opens their eyes to the amazing architecture, they also open their minds to what happened here. People can't help but ask questions; how was this expansive stately community planned, built, afforded; what happened inside these old fancy buildings? People experience an inquiry-based history lesson on race, covenants, slavery, civil rights, culture, architecture, city planning, environmental racism, gentrification, diversity, education, etc. They learn without trying and tuition. *Only through preserving this architecture, can we assure the continued questions from future generations.* As the architecture disappears, so do the questions and wonderment. As the questions disappear, so does the living history. Save the architecture to save the lessons.

As ANC Commissioner, architectural and historical issues took up 90% of my time. It was a full-time, stressful job, that contributed to my support for historic designation. Working with DCRA and Zoning, it was apparent DC doesn't have the number of boots-on-the-ground and legal teeth required to efficiently enforce regulations, and variances are easily achieved. An example was when Mr. Whitescarver couldn't get an inspector to a building where a developer was rapidly building a non-permitted roof deck. I approached the developer to ask him to stop until the inspector arrived. The developer said, "Tell Whitescarver, DCRA and Zoning that they are a bunch of useless idiots with their heads up their butts. The deck will be finished before they show. They will fine me \$7000. I'll make \$30,000 extra profit. Do the math and get off my property." Another developer had me hold several meetings in my home to broker an agreement between him and neighbors for a large, multi-home development. After months of community requested adjustments to make it fit in with the block, an agreement was

reached. The Civic Association approved the plan. But the developer then used the old plans for the city approval process. I give these examples to say, I welcome HPO's additional input and oversight.

I want to touch on my experience dealing with the McMillan development as ANC Commissioner because I spent years talking with thousands of community members and realized that most everyone cares very much about preservation. In addition, I went door to door to 1000 homes, surveying values for the development; everything from retail to preservation of caverns. Those conversations made me realize the overwhelming appreciation for preservation. Preservation ranked much higher than any other amenities such as retail stores, grocery stores, restaurants, rec center, housing, offices, etc.

Over the last three years, I took part in the Civic Association meetings and Bloomingdale Historic Designation Coalition meetings & presentations. Both groups stated that residents who have taken part over the years overwhelmingly support historic preservation of the facades. In recent months, false information is being spread to scare people who chose not to get informed over these years. Similar tactics were used in the McMillan development, contributing to a long drawn out process. It's imperative we achieve Historic Designation now, before false information continues to rise, and our historic architecture continues to fall.

Although I live in Bloomingdale, I also own a property in Le Droit Park since 2004 and have no problem dealing with Historic Preservation Review. Replacing windows and doors took 5 minutes of review. I've heard an argument that saving the facades hinders creative architecture and growth. I do not agree with this, as truly creative developers will grab the unique opportunity to bring modernity and growth to the rest of the buildings in a way that dances with the past. Bloomingdale can be even more amazing in the future as this dance evolves. Residents invite such creative developments; we are exhausted from too many "flippers" that care only for quick profit.

I was welcomed into the community by many of the elders because they understood my respect for what they experienced and worked toward, and my willingness to join them; not replace them. They reveled in telling me their stories of what happened; everything from Bloomingdale's racial covenants, through Le Droit Park's fight for historic designation, and into Shaw's crazy old black Broadway. The elders that insisted I respect what happened here and who reveled in telling me their stories are dying. Saving the streetscapes will help save their amazing stories and lessons. After my years of work and love for this community, nothing would make me happier than to know Bloomingdale achieved historic designation. Please support this designation as soon as possible.

Sincerely,

Mark Mueller

114 W Street NW
Washington, DC 20001

From: Bill Mitchell [mailto:wlmitch@erols.com]
Sent: Wednesday, July 18, 2018 7:28 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

My neighbors and I share a common bond - a sense of place, a connection to each other and those who lived here before us in historic Bloomingdale. That is why I fully support and urge the Board to grant historic designation to Bloomingdale.

Since purchasing 81 S Street NW in 2004, my bonds to Bloomingdale have grown ever stronger through:

- Serving as a Member on the North Capitol Main Street Board.
- Actively participating in Bloomingdale Civic Association neighborhood improvement activities.
- Renovating my property while retaining/restoring all of its historic features.
- Participating in the Bloomingdale House tour.

These activities have played a small but important part in creating the vibrant (and entirely local) business community that serves Bloomingdale while ensuring the preservation of our beautiful and irreplaceable housing stock. How fortunate we are to live in a neighborhood that has existed for a century and a quarter.

Yesterday I took three of my grandchildren to my roof to see the United States Capitol, Washington Monument, Howard University, and of course all of the turrets. They were awed. Unfortunately, my neighbor cannot do the same. A "popup" now completely blocks his view of the Washington Monument. Your action is needed now to ensure that future generations enjoy the beauty and unique character of the Bloomingdale neighborhood. I urge you to designate Bloomingdale a historic district.

Thank you for considering this request.

Sincerely,

Bill Mitchell

Bill Mitchell
81 S Street NW
Washington, DC 20001
301-404-5100

From: Bronwyn Irwin [mailto:bronwyn3@gmail.com]
Sent: Wednesday, July 18, 2018 8:24 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am a resident of Bloomingdale and I am writing to express my support for Historic Designation.

My husband and I purchased our home in Bloomingdale in 2013, becoming just the third owners of our home that was built in 1902. The architecture of the neighborhood was one of the main reasons that attracted us to Bloomingdale. Our home is on a block of completely original Victorian houses that are almost identical to when they were first constructed, creating a spectacular intact cohesive streetscape. Our view of the US Capitol building from our bedroom window is much as it was in 1902, dominated by the turrets of the Victorians in the foreground. I am an avid fan of a diversity of architectural styles in a city and fear that if this neighborhood with blocks of intact houses is not preserved, we will forever lose this unique architectural style in DC.

Once I moved to Bloomingdale, I learned more about the history of the neighborhood which reflects important aspects of the civil rights movement in the broader history of the US. Our back yard is kitty corner to 116 Bryant Street which was the focus of the *Hurd vs. Hodge* supreme court case that overturned racial covenants on property sales. This sad era of US history is reflected in homes across Bloomingdale including our own home. The original owners of our home, the Crump family, were white and after the supreme court decision overturning racial covenants, our home was sold to Crettie Darden, an African American who was the head nurse at Freemen's Hospital (now part of Howard University). I believe that preserving this neighborhood in tact is essential to preserve this history.

In conclusion, I ask you to support the nomination of the Bloomingdale Historic District. In years to come I cannot think the city would ever come to regret that decision. I look forward to testifying at the hearing and answering any questions you might have.

Sincerely,

Bronwyn High
2310 1st Street NW
Washington, DC 20001

From: Matilda Davis [mailto:matilda48@hotmail.com]

Sent: Wednesday, July 18, 2018 8:35 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject:

Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

My name is Matilda Davis. I am a resident at 2310 1st St NW and I support historic designation.

Bloomingdale is a really nice neighborhood and I don't understand why you wouldn't want to preserve it. It's so charming, beautiful and peaceful with all the wonderful Victorian houses. Nature is very important and here in bloomingdale we have such a friendly and welcoming nature.

I have only lived here for a little while and I already love it, you can even see the capitol building from my window. All the views here are really stunning.

I want to thank the board.

Sincerely,

Matilda Davis

2310 1st St NW

From: Michele Musselwhite [mailto:michelep Musselwhite@gmail.com]

Sent: Wednesday, July 18, 2018 8:44 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter of support for Bloomingdale Designation

July 18, 2018

Dear Chair Heath and Members of the Board,

I write to express my profound support for designating Bloomingdale a historic district. This will preserve an important Victorian neighborhood in Washington, DC for all the world to enjoy.

A person doesn't have to live in Bloomingdale long to appreciate the beauty and vibrancy of the neighborhood. Even visitors quickly notice how charming the houses and commercial buildings are. Quaint one and two story shops and restaurants at basement level or street level, 2-3 pubs, one which has a Sunday night jazz session with "Grannie and the Boys". A German news station made a short documentary and news story about the club and Jazz Band 2 years ago. \$5 for a beer and shot of cheap booze.:-)

I am certain you already know all about the historic character of the buildings built by well regarded builders, the advancement of civil rights fought by many Bloomingdale residents, and many of the former residents that contributed greatly to our nations' politic, arts, and workers rights.

African American history in Bloomingdale runs deep, very deep, so deep that it affected the home buying practices of all minorities, not just African Americans. I've only lived here for a short time, but the community and beauty swept me up. The architecture- is amazing. The corner houses which look more like mansions from an era long ago, are stunning. Beautiful, tree lined streets crisscross this neighborhood.

The fantastic Heritage Trail educates residents and visitors with impressive stories to be read there.

Bloomingdale is an incredible Washington, DC asset that must be preserved because neighborhoods like this are not being built anymore, they only exist. I find it hard to believe that anyone would not want to preserve the streetscape of this amazing neighborhood.

I ask you to support the Bloomingdale nomination and support the staff report at the hearing in July.

Sincerely,

Michele Musselwhite
114 W Street NW;
Basement Apartment
Washington, DC 20001

From: Joe Dages [mailto:joemdages@gmail.com]
Sent: Wednesday, July 18, 2018 9:16 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter Supporting Bloomingdale Historic District

Dear Chair Heath and Board Members:

I would like to note my strong support in favor of Bloomingdale receiving Historic Designation. I think the homes and neighborhood in general are historically significant and very beautiful. The street views of the row homes and their turrets are very nice. They should be preserved. But, thoughtless development is causing the neighborhood to lose its historic feel and appeal. Please support Bloomingdale receiving Historic Designation.

Thank you,

Joe Dages (resident of Bloomingdale - 1 and Rhode Island Unit Block)

From: Emma Lavoie [mailto:etlavoie@gmail.com]
Sent: Wednesday, July 18, 2018 9:32 PM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Dan Lavoie <drlavoie@gmail.com>
Subject: Support Historic Designation for Bloomingdale

Dear Chair Heath and Historic Preservation Review Board,

I am enthusiastic that we are about to have a decision regarding Historic designation for Bloomingdale. It has been a delight to attend the Bloomingdale Historic Designation Coalition presentations where I learned about our history, the neighborhoods development and the people that resided in these houses many decades ago. I left these meetings with a greater sense of pride and appreciation for our neighborhood, its' architecture, and its' history.

My husband, two children and I have lived in Bloomingdale as residents and property owners for 12 years. Bloomingdale is the place my children will associate with their childhood. In our time here, we have intimately witnessed and lived through the deep disrespect of development with unenforced regulations that care little about our streetscape or community character.

There has been significant effort over many years to evaluate, educate and inform Bloomingdale residents that Historic Designation is advantageous and is not a source of escalating property values which was instead driven by some out-of-town developers who altered the delicate architecture which bares so much subtle yet deeply meaningful historic significance. Historic designation will only strengthen our community. As a historically designated community we can foster the means for all residents to maintain the historical, financial, environmental and emotional value of their property.

Furthermore, historic designation has only a minor impact on a home-owner's ability to renovate the front of their home. I am willing to invest in maintaining the quality and character of my home's architecture in order to support our historic community and streetscape. Historic preservation and protection of historic architecture is wide spread and well regarded in the UK where I just spent two weeks. The value of this protection is undeniable and obvious when one tours villages that are several hundred years old. We are a young country and young city, if we do not protect our 100 year old Bloomingdale houses and history now, it will be gone forever and more easily forgotten.

Bloomingdale should have been designated a historic district years ago, but now you and the Board members can move us forward into historic designation on July 26.

Since 2015, I have attended many of the Bloomingdale Civic Association and Bloomingdale Historic Designation Coalition meetings that educated the community about Historic Designation. I attended all the meetings when votes were held. My husband and I voted in support of Historic Designation, and I wrote to my SMD ANC stating my supportive position.

Now I write to kindly ask you all to SUPPORT the Bloomingdale Historic District Nomination. It is frequently said that our architecture and cities impact our life experience. Maybe Mr. Churchill said it best in 1943:

"We shape our buildings and afterwards our buildings shape us"

- Winston Churchill^[1]

Sincerely,

Emma Lavoie and family
[44 W Street NW](#)

^[1] <https://www.parliament.uk/about/living-heritage/building/palace/architecture/palacestructure/churchill/>

From: Kate Morga [mailto:klmorga@gmail.com]
Sent: Wednesday, July 18, 2018 9:35 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter in Support of Bloomingdale Historic District

Dear Chair Heath and Board Members:

I am writing in support of Historic Designation for Bloomingdale.

I am a longtime DC resident, having lived in a number of district neighborhoods since moving to this great city in 2003. When it came time to purchase my first home, however, I knew just the place for me: Bloomingdale. Its unique character, its rich history, its friendly neighbors, and its promising future were just a few of the reasons I wanted me and my family to call Bloomingdale our home. And by giving our beloved neighborhood the historic designation it deserves, I'm confident we can preserve these characteristics for generations to come.

In short, I ask that you please support the nomination to make Bloomingdale one of DC's great Historic Districts to help preserve the neighborhood we all know and love.

Kind regards,
Kate Morga

From: Robert Shaut [mailto:rshaut@gmail.com]
Sent: Wednesday, July 18, 2018 9:44 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Support for historic designation

Good evening,

I am the director of Tree Planting at Casey Trees and I am a resident of 114 W st NW in Bloomingdale. In my travels around the neighborhood for work I can't help but notice the charm of this neighborhood. I am in support of historic designation. Thank you!

Robert Shaut
Sent from my iPhone

From: Barbara DeClerk [mailto:bjdeclerk@gmail.com]
Sent: Wednesday, July 18, 2018 9:50 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Lettering Supporting Bloomingdale Historic district

Dear Chair Heath and Board Members:

.

I ardently support designating Bloomingdale as an Historic District.

When I first walked through my now home I fell in love with its "beautiful bones." I feel that way about the whole of Bloomingdale. I have owned and lived at 2214 1st Street for 12 years. I can stand on my

third floor balcony and see steeples on all the houses from Bryant Street to U Street and beyond is the Capitol. I just hope that you will see fit to help us keep the architecture of this wonderful neighborhood as it has been since the early 1900's.

As I said at the beginning of the letter, I genuinely support designating Bloomingdale as an Historic District.

Kindest personal regards,

Barbara DeClerk
2214 First Street NW
Washington, DC 20001

From: Patricia Mitchell [mailto:pmitchell@columbiadb.com]

Sent: Wednesday, July 18, 2018 9:58 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members;

I am in full support of historic designation for Bloomingdale.

I have lived in the Bloomingdale neighborhood since 1991 and I've seen firsthand how it has evolved from a drug invested, racially segregated neighborhood during the war-on-drugs-era, to one where residents are, once again, proud to claim Bloomingdale as their home. This is due, in no small part, to the influx of people who appreciated -- despite the prevailing climate -- the architecture, history and affordability of the community. I am one of those people. I am African American and people like me (even though I've lived in Bloomingdale for 27 years I'm still considered a new-comer) together, with residents who have lived in the community for multiple generations and who have remained, in spite of the turbulent times, have created a racially diverse and inclusive community, of which I am especially proud.

I must say that the idea of Bloomingdale being historically designated is not a new one to me. When I first arrived in the community I co-founded the R Street Restoration Committee and spearheaded an effort to highlight R Street's beauty, by installing historic banners, painting lamp posts, planting tulips and installing tree boxes in an effort to enhance and showcase the architectural beauty of the homes. In addition, I was part of a group that promoted historic designation for Bloomingdale many years ago.

Bloomingdale is home to beautiful Victorian and Federal style homes that remain, by and large, a testament to the vision of the architects and developers who built this

community. Over the past several years, however, what has become increasingly concerning is the decimation of its beauty by a different kind of developer – both large and small – who have no respect for the existing housing stock and whose ideas about development do not align with that of the community, the architecture or our history. I believe historic designation for Bloomingdale will reverse this trend by supporting the continued reverence for the historic, respecting the past, while meeting the needs of the present.

I also appreciate the significance Bloomingdale played in the struggle for civil rights, where racially restrictive covenants were challenged and struck down, rendering these restrictive covenants unconstitutional. Our history – the architecture, the civil rights movements, the famous people who've lived here, the old-timers, the new-comers – tell the story of this community and are a part of its extraordinary past and present, each complementing the other

In a broader sense, I believe that neighborhoods which have important stories should be historically designated in order to preserve the connection from the past to the future. Neighborhoods like these add to the social and cultural viability of the city through walking tours and other tourist/visitor encounters with residents and our communities.

I ask that you support the nomination. Thank you for considering my letter of support for historic designation in Bloomingdale.

Pat Mitchell
12 R Street NW

-----Original Message-----

From: Bob Wittig [mailto:bobwittig@gmail.com]
Sent: Wednesday, July 18, 2018 10:10 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Preservation

Greetings,

I am writing to voice message support for Bloomingdale being designated as a historic district. I have lived on the 100 block of U Street NW since 2000. Over the years I have been upset by the ugly pop ups that have gone up in the neighborhood and on my block, structures that have ruined the architectural integrity and beauty of the neighborhood.

Please support designating Bloomingdale as a historic district.

Sincerely
Robert Wittig
129 U Street NW
Washington, DC 20001

From: Linwood Norman [mailto:linwood.norman@gmail.com]
Sent: Wednesday, July 18, 2018 10:19 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: letter supporting historic designation of Bloomingdale

Dear Chairman Heath and HPRB Board Members:

I fully support that the Bloomingdale neighborhood should be designated a historic district.

I have owned a home in Bloomingdale since 2010. I have attended the historic designation presentations and meetings sponsored by the Bloomingdale Civic Association (BCA), of which I am a member. BCA and the majority of residents support historic designation, as this provides a means to preserve and protect this amazing and beautiful neighborhood.

Bloomingdale is a historically rich, attractive and all-inclusive neighborhood, which is why I chose this neighborhood as my home. The architecture and streetscapes are simply beautiful and remain largely intact, and they should be protected from further visual disturbance caused by “pop-up” additions. I would like to see these pop-ups prevented from occurring in the future. Historic designation will be the answer to that.

Historic designation is needed in order to preserve the architectural character of Bloomingdale as we know it today, with its ornamental facades and harmonious roof lines that make it a beautiful neighborhood in which to live.

I respectfully ask for your support of historic designation of Bloomingdale.

Thank you.

David Dickerson
135 T Street NW
Washington, DC 20001

From: Mark Amadeus Notturmo [mailto:mark@marknotturmo.com]
Sent: Wednesday, July 18, 2018 10:27 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am a writing to express my strong support for making Bloomingdale an Historic District and to ask you to support it too. I purchased my house at 71 Randolph Place NW in July 2001. Two months later, I actually saw the smoke rising from the Pentagon from my attic window. I was drawn to Bloomingdale by its old Victorian architecture—and its old Italian cemeteries. But many of the houses on the block needed

renovation when I first moved here. Mine was no exception. But I immediately began renovating it and, since then, have seen most of the houses in the neighborhood renovated in one way or another.

Bloomingdale was a sketchy, if not a scary, place to live when I first moved here. But all that has changed, and I am now told that it has become one of the more desirable neighborhoods in the city to live. There are very few places in America that have such beautiful Victorian homes. I love its architecture. Most of all, I love looking over its distinctive turrets and rooftops. My wife and I would like to make it an even more desirable place to live. We feel that officially designating it an historical district can only help to achieve that goal.

Sincerely,
Mark Amadeus Notturmo

Dr. Mark Amadeus Notturmo
71 Randolph Place NW
Washington DC 20001
202-518-0534

-----Original Message-----

From: Ieva Notturmo [mailto:ievanotturmo@interactivityfoundation.org]
Sent: Wednesday, July 18, 2018 10:27 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am writing to express my support for Bloomingdale Historic Designation.

My husband and I love living in Bloomingdale. I have been living here since 2007, my husband since 2001. Over the last few years, we have attended meetings and donated money to support Bloomingdale's Historic Designation. I love Bloomingdale's Victorian homes with their turrets and porches. Over the years, I learned about its history, its significant role in the struggle for civil rights, and its famous residents. It is unique and I would like to preserve its Victorian architecture and continue to highlight its historical significance. But unfortunately all that has recently been disrupted with pop-ups that seem more modern than Victorian. They just don't fit in. And I hope that designating Bloomingdale as an Historic District would enable us to make our neighborhood's streetscapes more cohesive.

Please support the nomination and let's make Bloomingdale a historic district. Thank you.

Sincerely,
Ieva Notturmo

71 Randolph Place NW
Bloomingdale
Washington, DC 20001

From: Natalya Scimeca [mailto:natalya_scimeca@yahoo.com]
Sent: Wednesday, July 18, 2018 10:39 PM
To: ATD OP HP <historic.preservation@dc.gov>

Cc: Philip Wright <pwright@brinjac.com>; Natalya Scimeca <natalya_scimeca@yahoo.com>

Subject: Letter Supporting Bloomingdale Historic District

Dear Chair Heath and Historic Preservation Review Board Members,

I am writing to express my support for Historic Designation for the Bloomingdale neighborhood, where I have lived for the past 5 years and intend to remain indefinitely as I continue to raise my children (who attend school in the neighborhood), pursue my career in the federal government, and enjoy all the benefits and privileges of living in our capital city. I have lived in many historic districts throughout the United States and abroad, and each of them is unique in its own way. This is precisely why Bloomingdale needs to be preserved before further irreversible changes are made to our streetscapes: there is no other place with our unique appearance and history.

Washington DC is currently in the midst of historic changes. Many of these are for the better, but to lose the uniqueness of our neighborhood through complacency would be a tragedy. Please support the residents of Bloomingdale who believe that the appearance, history, and culture of our neighborhood is worth saving for future generations by supporting our nomination for historic preservation.

Kind regards,

Natalya Scimeca
53 W Street, NW

From: Philip Wright [mailto:philipwright0@hotmail.com]

Sent: Wednesday, July 18, 2018 10:59 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am in favor of Historic Designation for Bloomingdale. My life here since 2013 has impressed upon me the responsibility we have to preserve the unique heritage Bloomingdale has. This neighborhood is a beautiful retreat from downtown where one can wander the streets admiring the architecture and symmetry of the buildings; a streetscape that pleases the eye as it is drawn down the colorful rows; the clear view of the sky punctuated with carefully sculpted roof ornaments; a peaceful respite where it's possible to converse with friends and neighbors on porches; somewhere that welcomes visitors with a democracy of housing that demonstrates the best in Washington city planning and architecture.

Let us save a part of the city heritage that can so easily be lost and never recovered. When we walk these streets again with our grandchildren, will they be able to walk in our shoes and enjoy what we took for granted? Will they be able to inherit a place of beauty that we will be proud to pass on?

I wish you to consider and support the nomination for Historic Designation from that future perspective. Today's immediate needs often drive decisions, but they are quickly forgotten. But stand with your children's children here in Bloomingdale and you'll know that protecting the architecture of this

neighborhood will have preserved its unique heritage and community, and be a gift appreciated by everyone.

I thanks the board for its work and for taking the time to read my letter.

Regards,
Philip Wright
53 W Street NW
Washington DC 20001

From: Rmalbacete [mailto:rmalbacete@aol.com]
Sent: Wednesday, July 18, 2018 10:59 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Supporting Historic Designation for Bloomingdale

Dear Chair Heath and Board Members,

I am writing you to express my support of historic designation for Bloomingdale. The architectural integrity of the neighborhood is largely intact but, as a 28 year resident, I have seen it eroding at an alarming rate, especially in the last five years. I was drawn here by the richness of the architecture and was willing to face the challenges in the neighborhood at the time to afford my beautiful historic row house. It saddens me to see popups replace turrets. It's tragic that an historic church being demolished on the next block. Developers are swooping in with total disregard to the character of the neighborhood and are diminishing the quality of life for residents. PLEASE support historic designation for Bloomingdale!

Thank you for your time and for your commitment to helping Bloomingdale continue to thrive, and be a model for surrounding neighborhoods.

Sincerely,

René M. Albacete
[77 S Street, NW](#)

From: Rosarie Tucci [mailto:rosarie.tucci@gmail.com]
Sent: Wednesday, July 18, 2018 11:12 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members:

I strongly support Historic Designation for Bloomingdale.

I have lived in this neighborhood as a homeowner for almost 10 years -- not originally from this area but also not really a newcomer.

First and foremost, I never would have imagined that I would live in such a beautiful neighborhood. I grew up in a struggling household and to be able to have my own home and be part of such a wonderful community is a dream come true. I'm saddened by the fact that it is sometimes exploited by developers

who don't get to appreciate its diversity, its history, its beauty. The struggle for civil rights that took place right on my street -- and from what Ive learned, right in my own house -- what a critical part of the American story -- telling of both the shame and the strength of our communities. I hope that we can retain as much of its original character as possible.

I am asking you to support the nomination for historical preservation.

Thank you,

Rosarie Tucci

37 T Street, NW, unit A 20001

From: Roxanne Wallace [mailto:roxannewallace@yahoo.com]

Sent: Thursday, July 19, 2018 12:00 AM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Support of Bloomingdale Historic District

Dear Chair Heath and Board Members:

I am writing to extend my fullest support for historic nomination regarding the neighborhood of Bloomingdale. I have lived in the neighborhood of Bloomingdale for 15 years, and have been familiar with the neighborhood for over 20 years. Back then, I had found Bloomingdale to be truly a hidden gem. The housing stock is magnificent. My husband and I restored our own house over a period of years. It was a true "diamond in the rough" in need of modernization, but it held so much character, as did the neighborhood as a whole. Since that time we've watched as other houses have been bought and improved, sometimes lovingly with respect to the original architecture, but other times not at all. I support historic designation because I frankly believe in respecting the historic character of original architecture. Being an architect myself (as is my husband as well) this truly resonates with us. The lay person who buys a house is not always committed to this, and even more so the developer who renovates the house for a profit, but holds no stake in the neighborhood. The impact, while seemingly individual, adds up over many instances of bad architecture, leading to a cacophony of the neighborhood fabric.

I ask for your support for this nomination.
Thank you for your time and consideration,
Roxanne Wallace and David Delcher
2131 First Street NW

From: Jenny Howard [mailto:redspoonkitchen@yahoo.com]

Sent: Thursday, July 19, 2018 1:24 AM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter of Support for Bloomingdale Designation/Preservation

Dear Chair and Members of the Board,

As someone who is interested in investing in the Bloomingdale neighborhood and looking to establish roots in the community, I would like to take a moment to voice support of historic preservation status of this fine neighborhood. The Victorian architecture, historic and cultural significance of this DC neighborhood stand as beautiful, visceral reminders that we are stewards of our collective histories. We

are at a crossroads in time, where the decisions we make now matter and will have tremendous significance in the years to come.

I ask you to please support the Bloomingdale nomination and to support the staff report at the July hearing. Thank you for taking the time to listen to the future generations of Bloomingdale.

Best regards,

Jenny Howard
114 W St NW
Washington, DC 20001

From: Rumesh V [mailto:vrumesh@gmail.com]
Sent: Thursday, July 19, 2018 7:20 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: I support Bloomingdale Historic District

Dear Chair Heath and Board Members,

I support making Bloomingdale a Historic District.

Thank You!

Regards,

Rumesh Vaikuntan

58 Rhode Island Ave, NW

Washington DC 20001

From: Paul Cerruti [mailto:paulcerruti@gmail.com]
Sent: Thursday, July 19, 2018 10:07 AM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Paul Cerruti <paulcerruti@gmail.com>
Subject: Letter supporting Bloomingdale Historic District

Letter in Support of Designating Bloomingdale an Historic District

July 18, 2018

Dear Chair Heath and Members of the Board:

This letter is to inform you of my passionate support for designating historic district status to the Bloomingdale neighborhood. Please note, I plan to attend the Hearing on Historic District Designation for Bloomingdale to provide oral testimony, however, I am submitting this written statement to be entered into the official record.

My partner and I moved to Washington, DC from New York City in 2009 and first lived in the Capitol Hill neighborhood – an existing historic district. We were so happy living in Washington DC within three months we were buying our home in Bloomingdale, 26 T Street NW. Our new home had sat empty for four years, had snow in several rooms because of missing windows and was partially boarded up. It had been a rooming house for the past 30 years and prior to that, starting in the late 1960s, it had been divided into three apartments. We embarked on a major renovation to return the house to its original single family configuration and restore its Victorian splendor (... still a work in progress).

In 2011, I signed up for the House History Seminar at MLK Library to research the history of the house, as well as our neighborhood Bloomingdale. I discovered the first owners of our house in 1902 were Dr. Alexander Kent and his wife, Carrie Kent – they were regularly published in the ‘Who’s Who List’ of Washington DC. Dr. Alexander Kent was often published in DC newspapers regarding social issues of the day and was described as one of the most sought after pastors for marrying young couples in DC – he was a progressive Universalist Pastor and his wife Carrie was a teacher who maintained her profession even after marrying (a scandal for a woman of class at that time) and a leading figure in the Suffragist movement. They were both close friends of Susan B. Anthony, the leader of the Suffragist Movement, and when she was in Washington, DC for various events, they spent time together and I believe they entertained her at the house. When Susan B. Anthony passed away in 1906, Dr. Alexander Kent gave the Eulogy at her memorial service.

Following our move to Bloomingdale in 2010, both my partner and I immediately became very involved in the neighborhood community – we joined the Bloomingdale Civic Association and have been active members since. In 2011, I joined the Friends of McMillan Park, which has led me to doing over 6 years of research on McMillan Park and Bloomingdale. In 2014, I co-authored with Dr. Bertha Holliday, the Bloomingdale History Timeline Booklet (http://www.bloomingdalecivicassociation.org/wp-content/uploads/Bloomingdale-History-Timeline-3-bleeds_update-1.pdf) the first published comprehensive history of Bloomingdale.

Since 2016, as part of my volunteer work to help with efforts to save McMillan Park, I have been leading quarterly walking history tours of Bloomingdale and McMillan Park. The walks on average have 20 participants – the attendees are exposed to the history of Bloomingdale, from the Beale estate to the early developers and the growth of the neighborhood, its late Victorian architecture, its leading residents, to the deed covenants and petition covenants that dictated where people could live and purchase homes by race. One of the greatest satisfactions for me in doing this volunteer work is the resounding appreciation expressed by the attendees following every tour regarding the beautiful streetscapes, the magnificent Victorian architecture, the significant role Bloomingdale holds in the fight against racial covenants and the struggle for civil rights in the District of Columbia (milestones 1907 Harrison v. Smith; 1948 Supreme Court ruling Hurd v. Hodge [334 U.S. 24](#)).

Your deliberation today will not only determine if an authentic, largely intact late Victorian neighborhood is preserved – the architectural integrity maintained and its streetscapes protected. Your decision will determine if the context of the significant history in the march to

civil rights that is the story of Bloomingdale is preserved for future generations to understand, to learn from and appreciate.

Please vote on Thursday, July 26th, to make our great neighborhood, Bloomingdale, an historic district.

Thank you.

Paul Ceruti
26 T Street NW
Washington DC 20001

From: John T. Salatti [mailto:john.salatti@gmail.com]

Sent: Thursday, July 19, 2018 11:34 AM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Supporting the designation of Bloomingdale as a historic district

Dear Chair Heath and Board Members,

My name is John Salatti, and I unreservedly support designating Bloomingdale as a Historic District and ask that you support this nomination as well. I have been connected to the Bloomingdale neighborhood for 14 years now. I owned and lived in a home there for over 10 years. I was an Advisory Neighborhood Commissioner for 6 years and officer and member of the Bloomingdale Civic Association for a decade. Even after leaving Washington, I have remained active in the neighborhood. I visit regularly (from California), still field requests for assistance from neighbors, and serve on committees or in organizations that advocate on behalf neighborhood issues. Although I have not lived in the neighborhood for several years, I have been involved the historic district process by attending a few meetings, participating in surveys, and contributing money. I love this neighborhood and have worked to strengthen and improve it. Designating Bloomingdale as a Historic District would definitely be another step in a 30-year effort by long-term and newer residents to revitalize the neighborhood physically and maintain the deep sense of community that has pervaded Bloomingdale for generations.

Although as co-chair of the neighborhood working group that coordinated with the District to establish the Bloomingdale-LeDroit Park Heritage Trail I can easily go on and on about the history of Bloomingdale, the famous people who have lived in the neighborhood, and the famous events that are connected to the neighborhood, I suspect that that information is the easiest to give you and that you already have reams of. Suffice it to say that Bloomingdale has a long history, has had prominent Washingtonians who have lived there, has amazing intact architecture that spans the late 19th and early 20th centuries, and has a sense of grace and proportion that has made living there a joy for well over a century. On top of all this, Bloomingdale has developed a business and entertainment environment that in many ways surpasses anything it has ever had.

But most critical of all, these various aspects of the neighborhood have combined to create a sense and feel of community that is quite beautiful. And while preserving a building does not *per se* make a community, designating Bloomingdale as a Historic District will support and maintain the community that makes Bloomingdale one of the most unique places I have ever lived.

Thank you for reading and thank you for supporting the Bloomingdale's nomination to be a DC Historic District.

John Salatti
131 U Street, NW
Washington, DC 20001

1401 N. Catalina Street, #3
Hollywood, CA 90027

From: Bonnie Johnson [mailto:johnsonlavonna@verizon.net]
Sent: Thursday, July 19, 2018 12:50 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Supporting Bloomingdate Historic District

Dear Chair Heath and Board Members,

I would like to offer my support for a wonderful family friendly neighborhood, Bloomingdale.

As a neighbor in the Logan Circle Community I travel through this neighborhood almost every other day. What I really love about neighborhood is their friendly and welcoming nature. There are a variety of businesses at 1st and Rhode Island Avenue that offer one a sense of belonging. My favorite business that keeps me always coming back is the dry cleaning business that celebrate every holiday and event. It let me know they truly love to celebrate and let you know they are really apart of the community.

The Bloomingdale neighborhood to me is still one of the only places that you can see old houses and charming streetscapes, Victorian homes and landscapes. It has not been touched by developers who want to change the look of the neighborhood. I think that is important because it gives one a look at what DC is really about, grand older neighborhood that bring back a sense of pride for the city.

There have been many famous resident who have live in this neighborhood as well as important inventors, educators, judges and actors.

For this reason I support the Bloomingdale community in its effort to become a historical district.

Sincerely,
Lavonnie Johnson, Resident of Logan Circle Neighborhood

Because Music Is Positively Contagious

From: Carl Holshouser [mailto:carl.holshouser@gmail.com]
Sent: Thursday, July 19, 2018 1:23 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Designation -No

To whom it may concern,

I'm writing to voice my opposition the proposed historic district designation for Bloomingdale. As a resident and property owner in Bloomingdale for the last 4 years I'm concerned about the negative affects this could have on future improvement/ development of the neighborhood.

Bloomingdale is seeing a great level of property investment that is enhancing the neighborhood and removing historically blighted properties. This designation will make it more expensive for homeowners to make improvements to their home and it will discourage developers to purchase/ refinish homes in the neighborhood due to higher costs and permit hurdles. My observation is people supporting the historic designation either have already fixed up their homes and/or do not support the McMillan development & believe a historic designation will somehow slow/ delay its development.

This is a community in the midst of rebirth, and is not a legacy historic area like Georgetown. We still need more time to develop the neighborhood with as few hurdles as possible to encourage investment and foster growth.

I appreciate your attention to this matter and thank you for hearing my point of view.

Kind regards,
Carl Holshouser

From: Molly Scott [mailto:scott.molly@gmail.com]

Sent: Thursday, July 19, 2018 1:42 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Historic Preservation in Bloomingdale

Good Morning Chair Heath and Board Members,

I am a Bloomingdale resident who emphatically does NOT support Historic designation for the neighborhood.

I am a landscape architect who once considered getting a Master's degree in Historic Preservation. My educational background is heavy in Architectural History. I love the look and feel of our neighborhood, but I do not support historic designation because I feel that it will create a deeper divide between members of our community.

I have had pleasant dealings with the HPRB in my professional life, they've always been polite and clear about their criteria. But they have not been flexible about those criteria. And the reality is that the choices one is forced to make under the HPRB are usually more expensive and quite honestly often *less* attractive than suggestions I might make as a designer. I feel that design shouldn't be static--cities change, architecture changes, and part of why people want to live in cities is that dynamism.

Perhaps more importantly, I **fundamentally** disagree with the way the HPRB and the historic designation process is structured in DC. I find it unconscionable that the community is not officially required to weigh in on their neighborhood's status as an Historic District. It makes no sense to me that a select group of neighbors (however well meaning they might be,

and I know they are well-meaning) can organize the historic designation of a neighborhood of thousands of people without getting their official opinions.

I know there were lots of meetings about this over the years, but everyone should admit that the community meetings are self-selecting and rarely represent the entire neighborhood. In a way, I feel like the group pushing for historic designation tried to "recruit" me, because of my profession and because of how active I am in the community. They didn't try to recruit my neighbors who aren't as active in the community--they didn't even ask them.

When a postcard mailer was sent to the entire neighborhood (around 3,000 people) requesting the residents' "Yea" or "Nay" on Historic Preservation, the neighborhood said "Nay". The fact that only 516 postcards were returned demonstrates the difficulty in getting the neighborhood to participate fully.

When the self-selected Bloomingdale Civic Association voted the same way (200 or so people), the vote was for Historic Preservation.

I think it is irresponsible to change the entire way that a neighborhood is structured by the efforts of a small group of residents.

Please put me down as NOT in support of Historic Preservation for Bloomingdale.

Thank you,
Molly Scott
77 U Street NW

From: Jones, Greg A [mailto:JonesG2@AETNA.com]
Sent: Thursday, July 19, 2018 5:17 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter Supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am writing to express my support for Historic Designation in the Bloomingdale neighborhood of Washington, D.C.

While I have lived in Bloomingdale for two years, I have been living in the surrounding neighborhoods for nearly 20 years. We moved to Bloomingdale in 2016 because we are committed to staying in D.C. and loved the look and feel of this neighborhood. In my view, it is some of the best architecture in the city, and I feel strongly that we must take steps to preserve the character of this beautiful neighborhood. I happen to live on a block with many of the very unsightly pop-ups, so my hope is that Historic Designation would help reduce some of these very bad renovations from happening as we go forward.

Please support the nomination of Historic Designation in the Bloomingdale neighborhood. I greatly appreciate your consideration. Thank you very much.

Sincerely,

Greg A. Jones, Homeowner

33 W Street, NW

Washington, D.C., 20001

Mobile (202) 285-5320

SALLY LICHTENSTEIN BERK, Assoc AIA
Architectural History & Preservation
2214 Wyoming Avenue, NW
Washington, DC 20008
cell 202-253-7200
www.wardmanswashington.com

26 July 2018

RE: Bloomingdale Historic District

historic.preservation@dc.gov

Dear Chairman Heath and Members of the Board,

As a scholar of Harry Wardman, who was an early and major developer of row houses in Bloomingdale, I am in support of designating the Bloomingdale Historic District. In 2005, I co-curated an exhibit entitled "A Century of Wardman Row-House Neighborhoods" that featured three prototypical neighborhoods. Bloomingdale was the earliest of the three. In fact, Bloomingdale may be the first of Washington's large cohesive row-house neighborhoods. Until the late nineteenth century, it wasn't possible to acquire a tract of land large enough to subdivide for more than a thousand houses. And what is the advantage of such a large subdivision? It creates community. I know this personally. I live in an historic district that is well defined by three major avenues and a park. It is amazing how cohesive a neighborhood becomes when the residents can identify with well-defined boundaries. And just such an advantage exists for the proposed Bloomingdale Historic District.

In 2005, when I was researching and documenting Bloomingdale, I was convinced that it qualified for historic district designation. In the intervening years, as it became more desirable, I worried what might happen to the houses. I've been gratified to see that, for the most part, the residents have valued the houses and maintained them as originally designed. The neighborhood remains remarkably intact.

To those who say that the district is too homogenous, lacks distinction, and – therefore – why save it, I reply, "It's not very different from the Vieux Carre in New Orleans. There the houses are attached and very similar and yet their preservation has created a cohesive community that has been an attraction and a boon to the city."

To those who complain that design review is cumbersome and limiting, I respond that my first-hand experience as a resident of an historic district is that not one resident has complained but several have been grateful for the advice and a few have even commented that their house is better for the review.

One of the most interesting aspects of Bloomingdale is that the demographics of the neighborhood have changed at least three times in the almost 150 years since its earliest development, demonstrating that the row house, and the row-house flat, is imminently suited to an array of socio-economic residents. The row house has curb appeal, creates cohesive neighborhoods, and remains a most viable housing type. Bloomingdale is deserving of the recognition and protection provided by historic district designation.

Sincerely,

Sally Berk

July 22, 2018

Letter in Support of Proposed Bloomingdale Historic District, Case 17-17

To the Chair and Members of the Historic Preservation Review Board:

Please allow me to share more than a few words about my strong support of the nomination for the Bloomingdale Historic District so that the neighborhood's significant architecture can be preserved and its history can be lifted up, now and in years to come.

In 2008, my husband and I began a search for a home in Washington, DC. We loved the rowhouses with turrets and interesting stoops and stairs, in neighborhoods that offered an almost small town feel in the big city.

Unfortunately, the rowhouse that spoke to my heart was a boarded up shell in Bloomingdale that a developer had gutted and left to rot as he went down the road to bankruptcy. Dead animals, drug paraphernalia, empty liquor bottles, clothes and jail bracelets, detritus from drifting residents, were about the only items remaining in the house. But it offered the opportunity to renovate a house myself, knowing what was behind the drywall, incorporating a modern interior to suit my husband's wishes, and preserving a house that still had good structural integrity. The brick, with its red paint faded to pink was peeling, and was considered an eyesore in a neighborhood of beautiful Victorian rowhouses. The views of rows and rows of turrets, and the glimpses of the Washington Monument and the US Capitol dome made it all too irresistible. The photo below was captured from Google Street View and was taken two years before I purchased the house. Needless to say, it did not look better the day I first went inside with a flashlight to find snow in many of the rooms. Only today did I hear from a neighbor that this house had been on a walk conducted by Mayor Fenty to survey the problems spots in the area.

Even before the work on the house was complete, I met many neighbors who had also chosen to live in Bloomingdale because they loved the architecture. A group of us met with the Office of Planning to familiarize ourselves about historic districts. One of the first things our group learned was that none of our houses were built in 1895, despite what is listed in the records at the Office of Tax and Revenue. (I was crushed that my house, built in 1903 was from the 20th century and not the 19th century. Another neighbor's father had made a shadow box for him with some of the discarded pieces of his house and had a name plate made, labeled 1895 - and he swore us all to secrecy.) The OTR defines "Year Built" as follows: *This is the approximate year that the main building was originally constructed. Small variation does not directly affect valuation.* Tell that to a group of homeowners who thought they lived in 19th Century Victorians!



The process to become a historic district seemed extremely challenging in many respects, and after a sputtering start, busy lives took precedence over this project, not knowing that there were many others who desired historic designation.

I had never been very interested in history, but my curiosity to learn more about my house's history (not just the year of construction) led to hours of research, and I soon broadened the scope to researching the new-to-me neighborhood. A blog where I shared old newspaper articles (thank you, DC Public Library and Library of Congress!) turned into a full time hobby and passion.

While I was late to the process, I worked on the Cultural Tourism Heritage Trail as it was wrapping up. Through that project and my blog, I began to meet more neighbors who both loved the architecture of Bloomingdale and the history of its past residents. I learned that there had been talk of historic designation for many years.

My house was built on the original George and Emily Beale property, just steps from where the Beale home stood. Knowing the history of the family that once lived there made me appreciate the connection between the Beale family and the Decatur House on Lafayette Square, a place that I had visited as a tourist in DC. (The son of the Beales purchased that historic house, and a descendant bequeathed it to the National Trust for Historic Preservation.) Other neighborhood ties I discovered in other parts of DC include the Samuel Gompers statue and the AFL office on Massachusetts Avenue. The gravestones of the Beales at Congressional, and the tombs of the major builders in Rock Creek Cemetery can be seen

on walking tours of DC's iconic cemeteries. Soon there may be a statue to honor Charles Hamilton Houston. (In 2017, our Ward Councilmember introduced legislation to erect a statue of Mr. Houston.) Our neighborhood has strong ties to the city's built environment, local and national social issues and even to early recognition of the value of preservation!

While most of what I have learned about my neighborhood has come from online resources, the most pleasurable learning comes from wandering the neighborhood and spotting the variations in the almost identical rows of houses that have alternating bays or windows. I love pointing out to others, the duplex house, one of three, that is now home to The Red Hen restaurant. Neighbors have been a great source of information, and sometimes point out small, almost hidden gems in our houses. Learning that the door-like patterns seen in the exposed brick walls were passageways for workers constructing the row of houses was fascinating.

One neighbor opened my eyes to the world of the carved stone lintels above many of our homes. There are rows of houses, built in the same or alternating plans, where each lintel has a different design. Imagine my delight when I saw this lintel, just a block from my house, with a face watching over the front door. Back at my computer, I discovered that the Shaed family, consisting of five daughters and a son, moved into this house in 1927. All of the daughters worked in the DC Public Schools, and Alice and Ernestine Shaed lived in the house until their deaths. In 1972, DC honored them by naming a new school for them - the Alice and Ernestine Shaed Elementary School.



ARCHITECTURE


As I learned about the architects and builders themselves, I discovered that a large number of our homes were built by a few prominent developers. Some, like Ray Middaugh, Thomas Haislip, Frances Blunden, not only built in Bloomingdale for residents of a growing city, but they were also living in Bloomingdale. I think this speaks highly of the pride and confidence they had in the homes they built, that they themselves wanted to live in these homes with their families, surrounded by the people who bought their homes.

Middaugh & Shannon began to include in their advertisements this line: "The people who built Bloomingdale". In 1901, Middaugh & Shannon completed a row of houses on North Capitol and used one as a sample house and as well as their office. Ray Middaugh then built a home for his family at the top of First Street which was probably the most desirable spot in the neighborhood. Francis Blundon and Thomas Haislip also built impressive corner homes for themselves in Bloomingdale, "Haislip Hall" being arguably the most impressive home in the neighborhood.

In 1909, the Washington Herald purchased one of a new Middaugh & Shannon row of houses on Bryant Street to be offered as the grand prize in a contest. Ad after ad touted the quality of the homes, and that nowhere in the city would you find a better class of home,, the most desirable part of the city in which to live.

THE WASHINGTON HERALD, MONDAY, APRIL 19, 1909

This Is the Home We're Giving Away



\$5,850 The house to the extreme left is The Washington Herald's \$5,850 home, which is to be given away as the First Grand Capital Prize in this Great Voting Contest. You can see from this picture the type of buildings that have been and are being erected in this section of Washington. Nowhere in the city will you find a better class of homes, and the many churches and schools which are to be found in this locality make it quite the most desirable part of the city in which to live. You really must go out and look at this home. A half hour's visit will do more to convince you that you want it than all the advertisement we can give it. We invite, we urge you to spend a half hour of your time in this home at any time you may find it convenient. Hundreds of people were there yesterday. More will be there next Sunday. You need not wait until then, however. Go any time. You will always be welcome and will have no cause to regret the time spent. We are very proud of this home. So are Messrs. Middaugh & Shannon, from whom we purchased it. That's why we are so anxious to have you see it. If you want to know more about it, address the

\$5,850

Contest Department of The Washington Herald, Washington, D. C.

BALLOONS TO FLY THIS WEEK
American Will Be Made by Night
Coup at Port Ryan

OFFICERS DISCUSS SECRET PAMPHLET
Treatment from Their Own

USES GAS TO END HIS LIFE
Risk Street Section

HOUSEKEEPING OR BOARDING?

STYREX DENIES FAITHFUL
Threats Along with Advertising Campaign

CHINA COMPANY RECORDED
In the Office of the Recorder of Deeds

WOMEN'S SOCIETY
Will Meet at 8 o'clock

WOMEN'S SOCIETY
Will Meet at 8 o'clock

THE WASHINGTON HERALD'S GREAT HOME CONTEST.

I hereby nominate

Mr. Mrs. or Miss _____

Resident of _____

Town or City _____

As a candidate in The Herald's Home Contest.

Signed _____

Address _____

Town _____

Date _____

THIS NOMINATION COUNTS LATE NOTES—Only one nomination to be made in each contest. Under no circumstances will the nominator's name be divulged, except the name of the owner of the First Grand Capital Prize.

RESIDENTS

In effect, a new town was created, a suburb of Washington City, in a relatively short period of time. The rowhouses were quickly filled with people with important government jobs, businessmen, doctors and clergy, many of whom were active participants in their new neighborhood, as well as District and Federal affairs.

The new residents of Bloomingdale, many who bought their homes in the streetcar suburb before they were even completed, created citizens associations (at least one which included women), through which many members advocated for improvements to the schools, the streets, the streetcars and fire and police services.

A description of the Citizens Association follows:

It is Impossible to refer to more than a few of the many Important objects accomplished by the association The membership of the association consisted of than 150 during the first year.

There are five separate committees on membership each committee consisting of not less than nine members all of whom are doing good work

A number of ladies are members of the association having equal rights and voice In the sessions It was argued that many of the homes of the city are owned by women; that they should therefore exercise the to urge ways and means to Improve and protect them This is the only citizens association in the District having lady members.

Just recently, I discovered a new entry at DigDC - a 1980 Jewish Historical Society Oral History Project interview of a man who moved to Bloomingdale as a small child. "It was a row house with a big porch on it, a brick house. We had come up in the world." When asked why they moved to DC from Baltimore, he replied, "I think it was my father's intense desire to be near the capital. He was quite a student, in his own right. Further, he was a bosom friend of Samuel Gompers, who later became president of the American Federation of Labor. Sam Gompers wanted a union tailor store in Washington."

Years later African-American families moved into blocks with no restrictive covenants. Public school teachers, Howard University professors, doctors, bankers were among their numbers, all of whom seemed to be strong community advocates. In 1929, they created the Bloomingdale Civic Association which still exists today.

In addition to the previously mentioned Shaed sisters, another Bloomingdale resident who was honored by a school naming was Dorothy Boulding Ferebee, a physician and civic activist. Mayor Bowser's grandparents lived in Bloomingdale and I like to think that she has a piece of Bloomingdale in her genes!

A well known, but perhaps underappreciated, pair of residents lived and operated an art gallery in a rowhouse on Randolph Place. In 2016, Charles Henry Rowell, cited the 2008, Janet Gail Abbott dissertation on the Barnett Aden Gallery and opines that the gallery's impact is still being realized.

Defying and subverting the Jim Crow laws of the nation's capital, the Barnett-Aden Gallery, however small its site and particular its services, we now know was such an institution, which made an indelible impact on the lives and careers of individual artists, black and white alike. Through its inclusiveness, its high standards, its equal treatment of its participating artists, and its diverse visitors, the Barnett-Aden Gallery,

as Janet Abbott demonstrates, was a living model of what was possible in the larger social, political, and cultural lives within Washington, DC, and across the United States of America.

Rowell, Charles Henry. "Two Galleries, Engaging Art, Great Talents, and Challenging Minds: The Howard University Gallery of Art, the Little Paris Group, and the Barnett-Aden Gallery." *Callaloo*, vol. 39 no. 5, 2016, pp. 1163-1167. *Project MUSE*, [doi:10.1353/cal.2016.0150](https://doi.org/10.1353/cal.2016.0150)

Can you imagine the excitement when Eleanor Roosevelt came to Bloomingdale to attend an opening at the Barnett Aden Gallery on Randolph Place?



While falling after the period of significance, the neighborhood continued to bear witness to significant people and events. Marion Barry first hung his hat in DC at the SNCC office and organized the 1966 bus boycott there. The Black American Theatre took up residence in the Sylvan Theater. Ernest Green of the Little Rock Nine purchased a home in Bloomingdale.

RESTRICTIVE HOUSING COVENANTS IN BLOOMINGDALE

Perhaps a professionally produced house history could have explained it immediately, but the hunt for information and the struggle to make sense of what I found was often puzzling and rewarding.

My home was built in 1903 and the original owner was Percy Budlong, who was the stenographer for the US Senate. In 1926, Mr. Budlong put his house on the market - for sale by owner, "especially suited to high-class colored physician". Why would someone who wanted to sell their house limit the pool of prospective buyers?



CORNER HOUSE IN BLOOMING-
dale, especially suited to high-class
colored physician; direct sunlight in
every room; contains parlor, large
reception hall, dining room 19 feet
wide, large kitchen, 5 bedrooms and
attic; lot over 30 feet wide, with side
lawn enclosed by hedge; front and
rear stairways; coal and gas ranges;
expensive electric fixtures; double rear
porches; large rear yard, with room
for garage. Terms, \$3,000 cash, bal-
ance long-term loan without commis-
sion. No agents. Open Sunday after-
noon; earlier inspection by appoint-

Soon, I discovered a news article about the housing covenants. I had no idea what covenants were. I was hesitant to post it on my blog, not really understanding its significance. Some covenants were amusing, forbidding the sale of spirituous liquids. (Many Bloomingdale residents were members of the Women's Christian Temperance Union, and the papers have many notices of meetings in homes and churches.) But most were about the racially restrictive housing covenants.

Upon searching the Compensated Emancipation book, I had learned that there had been enslaved persons on the Beale property, and perhaps fittingly, one of the early racial covenant court cases originated from this block.

The 1940 Census records helped identify the blocks with racially restrictive covenants. My block showed all black residents, while the block around the corner was all white. Not knowing the history of the DC court battles which led to a Supreme Court ruling, it was serendipitous to learn that Prologue DC was conducting extensive research on the topic.

Whether you lived in Bloomingdale, or elsewhere in DC, or in this country, what took place in the houses and community meetings in this neighborhood, then the courts and eventually the Supreme Court, changed the history of this country, and soon led to more change.

Just two weeks after the Supreme Court decision was handed down in 1948, ruling that the housing covenants were no longer enforceable, Charles Hamilton Houston wrote in his *Along the Highway* column "The next point of attack after restrictive covenants is the segregated school. In many ways, the two discriminations are inseparably tied together."

In 1949, the Bloomingdale Civic Association endorsed Mr. Houston for District Commissioner
In an interview in 1998, *Celebrating Elegance in a Chaotic World*, now centenarian Therrell Smith, who opened a dance studio in Bloomingdale, tells how it set the course for her life:

It all seemed so much simpler back in 1948.

Smith had recently graduated from Fisk University in Nashville, with a bachelor's degree in sociology.

She had wanted to become a social worker, but during a visit to a nursery school run by her sister, Mathilde, a parent asked Smith if she would teach ballet to some of the children in the school.

"A light went on in my head, and I gave up on social work and dancing became my career," she said.

Her father, T.C. Smith, was a prominent physician who believed strongly in business and property ownership. For him, having a daughter teach dance wasn't good enough; he wanted her have her own school.

So, as soon as a law was passed lifting restrictions against blacks buying property previously owned by a white, he purchased a building in the unit block of Rhode Island Avenue NW and turned it into a dance studio.

"The whites started moving out almost immediately," Smith recalled. "They thought I was going to turn their block into another U Street," which was then a predominantly black entertainment strip.

What Washington lacked in racial harmony at the time, Smith recalled, it made up for with a unique sense of community among the black middle class.

"Dance lessons for little girls was almost a requisite for the middle class during that period," Smith said.

"These were the days of Duke Ellington and Count Basie, of refinement, grace and style. There was no doubt in the minds of black people back then that they were as good as, if not better than, anybody else."

Milloy, Courtand. The Washington Post; Washington, D.C. [Washington, D.C]17 June 1998: B01.

PRESERVING THE ARCHITECTURE AND HISTORY OF BLOOMINGDALE RESIDENTS

Apart from the federal buildings and the monuments, the classic image of DC is its rowhouses. Rowhouse neighborhoods are the heart and soul of the District of Columbia. But what happens when DC becomes a state and the monumental core is carved out of the new state? Our neighborhoods will play an even more important part in shaping the identity of our state.

Images of rowhouses, particularly their rooflines, are seen on Office of Planning documents, DCRA branding, DCist and more. The DC lottery is now promoting neighborhoods on their lottery scratchers. Even a 2003 US postage stamp featured the rooflines of rowhouses.



The District's Ward 5, geographically a large land area, with ANC 5E (the ANC that represents all of Bloomingdale and abutting neighborhoods) having the third largest number of RF-1 (rowhouse) lots, is the only Ward without a residential Historic District. Bloomingdale is a textbook example of the building patterns of its time, and as a neighborhood completed in a short period of time, there is almost no infill development. Bloomingdale would serve Ward 5 well as its first historic district.

The Office of Planning is in the process of amending the Comprehensive Plan and a new element is being introduced - Resilience. The Bloomingdale neighborhood is a living, historical example of resilience.

The neighborhood has weathered the social changes of segregation/desegregation, which pitted neighbor against neighbor. Buildings damaged in the civil disturbances following the 1968 assassination for Dr. Martin Luther King, Jr., now house restaurants and a yoga studio. The neighborhood escaped the plans to build highways through the neighborhoods of DC. Bloomingdale survived the troubled years of drugs and high murder rates. Residents have survived the four floods from the summer of 2012 and the construction of a tunnel that followed on our most beautiful street. SweetGirlChocolateCity, a blogger who was unaware of the history of the neighborhood, opined that Bloomingdale is known by that name only because of the large sign above the liquor store, raised quite a stir on (local) social media. The neighborhood is still recovering from most notorious house flippers that has left a wake of lawsuits across rowhouse neighborhoods. And don't even think about calling your block Bloomingdale if it is not!

HISTORIC DESIGNATION IS THE APPROPRIATE APPROACH

It is important to be aware that some of the large, inappropriate additions are not only aesthetically unpleasing, they are also causing structural damage to the abutting homes. While this may not be within the purview of this Board, I would argue that it is, for as well built as the rowhouses seem, there is a strong correlation between the additions and major structural, water damage, etc. I don't think Mr. Wardman, while he built fine houses, ever considered that what is essentially another house might be added to his own. And many of today's builders are no Mr. Wardman.

The rich architecture of Bloomingdale is beautiful and significant, and the history of Bloomingdale is encyclopedic. There is a symbiosis of the charm of the streetscape and the record of what has happened here that should be preserved in a way that mere text cannot convey.

You couldn't find a rowhouse neighborhood more worthy of becoming DC's next historic district. The cohesive and stunning architecture, on streets laid out to conform to the original grid, these are the homes of the famous and not so famous residents. These are the homes of the people who fought for municipal services. These are the homes where people went to court for the right to buy those houses. These are the homes of people who stayed here during troubled years, yet carried on with their daily lives. And these are the homes in which people of all ages (and one old refugee from the Maryland suburbs) desire to live today and for many years to come.

PLEASE ACCEPT THE STAFF REPORT AND SUPPORT THE BLOOMINGDALE HISTORIC DISTRICT

It has been a fascinating journey of learning and sharing. While there are still neighbors who don't believe me when I tell them that their house was NOT built in 1895 (very few were), I hope that this process has brought new awareness to both old and new residents.

Because a significant period of Bloomingdale's history centers around legal cases, I will use a term that I have heard attorneys use - This case is ripe. Bloomingdale meets the criteria, and the nomination and the associated outreach justify the approval of the nomination. Please accept the Office of Planning staff report and vote to designate the Bloomingdale Historic District.

Looking forward to this long awaited landmarking hearing. Thank you very much for your time and attention.

Betsy McDaniel
1727 First Street, NW

July 23, 2018

Paul DonVito
4409 Greenwich Parkway, NW
Washington, DC 20007

Chair Marnique Heath
Historic Preservation Review Board
1100 4th Street, SW, Suite E650
Washington, DC 20024

Dear Ms. Heath:

My name is Paul DonVito and I am the president of the Foxhall Village Historic Preservation Society as well as the chairman of the Historic Preservation Committee of the Foxhall Community Citizens Association. Back in 2007 I spearheaded the creation of the Foxhall Village Historic District. I am writing to you (as an individual) in support of the designation of the proposed Bloomingdale Historic District.

As the chairman of the Historic Preservation Committee of the FCCA I have been directly involved working with residents of our historic district for more than a decade. From experience I could tell you and the board of how the creation of our historic district has protected our charming 1920s and 30s row-house community from wanton demolitions and unsightly pop-ups that have become the scourge of so many nearby unprotected communities.

I could also speak of the recent general FCCA membership meeting we had to celebrate the 10-year anniversary of the designation of Foxhall Village and the standing ovation our committee got from the dozens of community members present, thanking us for having the foresight a decade ago to try and protect our neighborhood from inappropriate development.

I could speak of the many times I have been told by community members that their dealings with both our DCHPO neighborhood representative as well as DCHPO as a whole has been professional, supportive, reasonable and always positive.

I could even tell you that despite the controversy that surrounded the creation of our historic district (yes, despite the eventual overwhelming support for designation of Foxhall Village, the process was not without controversy and naysayers) our community has had at least six general meetings a year, a total of more than sixty meetings since designation. And despite more than sixty opportunities, I have never heard anyone resident of our historic district express regret at our 2007 designation. In fact, the only regrets I've heard over the years (and this is not uncommon) are from residents just outside of the historic district who've told me that they wished they had been included as well.

In a word, I could tell you and the board that in our small community the designation of our historic district has been viewed as a complete success.

But instead of focusing on those things, as important as they are, I'm going to focus on something else: My personal feelings and my family history, a history that convinces me that Bloomingdale deserves designation.

I am a third generation Washingtonian. Since my grandparents arrived from Italy in the early 1900s and started a small grocery store at 10th and H Street NE my extended family has lived in virtually every ward of this city. After moving from H Street NE, my mother spent much of her childhood growing up in Petworth, a few blocks from the proposed district. My parents wedding guest book includes many names from friends and family who called Bloomingdale home.

And for those of us who grew up in Washington, and those of us who have our roots here, neighborhoods like Bloomingdale represent Washington life in ways that the city's monumental core - and even many of the existing historic districts, like Georgetown, or Kalorama Heights, or Dupont Circle - do not. Bloomingdale, like Petworth, Columbia Heights, 16th Street Heights, Brightwood, Brookland and Park View, just to name a few, make up that amazing residential corridor of DC, following 16th Street and North Capitol St. These are the areas so many native Washingtonians picture when asked to describe the city they love.

Architecturally these communities are uniquely Washington. They were expertly designed in response to a growing need for quality homes for government workers - not congressmen or senators, but ordinary working Washingtonians. Today these neighborhoods still provide a safe haven, a sense of place and belonging for our city's working men and women, and their families. Moreover, these neighborhoods have changed with the times, all while maintaining their unique character. Over the years the demographics have reflected and continue to reflect a changing city. But group after group, person after person, family after family have fallen in love with their upper NW community, a community with so many features any native Washingtonian will immediately recognize.

Finally, in many ways Bloomingdale is the heart and soul of this larger community. It is where all many of architectural styles that can be seen throughout upper NW can be found. It is a bedrock residential community, part of, yet set apart from Washington as a seat of power. In many ways it is where Washington, DC became Washington a hometown. And Bloomingdale, for those of us who have lived here for generations, is a place we can all call home...and a place that I for one would be thrilled to see recognized and protected as a historic district.

Respectfully,
Paul DonVito
202-375-4662

From: Jeremy Welsh-Loveman [mailto:jeremy.welshloveman@gmail.com]
Sent: Friday, July 20, 2018 12:32 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Public comment for the July 26 2018 meeting

Dear Historic Preservation Review Board,

I would like to make a public comment related to the proposed Bloomingdale Historic District, Case 17-17. I would like to voice a strong opposition to the creation of any additional Historic Districts in Washington, DC. The District already has too many historic districts including many structures of little to no historic value, such as single family homes. The creation of historic districts significantly reduces the supply of housing. This reduction in supply increases housing costs and housing costs in DC are already high, burdening renters and leading to evictions and displacement. Creating additional historic districts in DC will increase housing costs for everyone, including all DC residents and anyone who would like to live in DC. Because of this, the Historic Preservation Review Board should reject the proposed Bloomingdale Historic District and consider eliminating other historic districts it has already created.

Thank you,
Jeremy Welsh-Loveman
Washington DC Resident

From: Barnes, Dianne (SMD 5E09)
Sent: Friday, July 20, 2018 11:59 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter of Opposition to the Proposed Bloomingdale Historic District Designation, Application #17-17

DC Historic Preservation Review Board Members

Unfortunately, I have another commitment out of town on July 26th; otherwise, I would be in attendance of this scheduled Hearing. As a property owner within Bloomingdale for the past 44 years, an active member of this neighborhood and an elected official of 5E Advisory Neighborhood Commission, I've been involved and I've seen many changes within my days.

**The Bloomingdale Civic Association (BCA) Historic Preservation Committee (HPC)
Recommendations:**

- (1) Special Zoning** to retain Bloomingdales' streetscape, and historical character and culture;
- (2) All Bloomingdale residents**, not only BCA members vote – accomplished thru a **community-wide survey/vote ballot to all residents** (ANC 5E would determine/decide the weight of homeowner and renter votes, and

(3) Conduct at least 2 more presentations on the study, findings, and recommendations to allow everyone in the community the benefit of hearing the outcome of this study and understand that there is another option – special zoning for Bloomingdale.

Proposed Next Steps:

The Committee proposed that Bloomingdale (1) Continue the discussions with the Office of Planning (OP) to finalize the draft zoning that the Committee submitted to OP on January 6, 2017 (via a roundtable discussion w/all the right people at the table to make it happen; over half of the proposed zoning developed by the Committee were found to be acceptable by OP [a draft zoning was also handed out to participants during the BCA January meeting]; (2) Bloomingdale then meets to finalize the zoning; (3) Send draft out to the entire community for comment and approval; (4) Give draft zoning back to OP and engage the council members if necessary; (5) Project that the zoning could become effective by the end of 2017; (6) **IMPERATIVE – MUST HAVE UNIFIED COMMUNITY SUPPORT!** This was the end of the presentation.

More importantly is that the BCA Historic Preservation Committee's final presentation of the results for the community-wide's effort leaded by the BCA which is missing all together from the BCA website. The presentation of the 1st year & ½ effort leaded by the BCA HPC was conducted during the Jan 26, 2017 monthly meeting held at 8PM. The result/community vote was for special zoning to retain historical character. This omission conveniently dismisses the entire occurrence of the community vote of special zoning.

The Bloomingdale Coalition Group appointed itself as our decision maker. They disingenuously used the efforts of the BCA HPC well organized and implemented public forums to gain the necessary community outreach effort to credit toward their application that they decided to submit to the Office of Planning.

The Bloomingdale Civic Association under took a costly mailing to the property owners to solicit their position on whether to support the Historic Designation for a diverse community without excluding property owner's input. The purpose of the public outreach efforts was to solicit the community opinion.

Afterwards, once the survey mailings went out to the property owners, whereas the majority of the returns were in opposition of the Historic Designation, I do not believe that there should had

been a membership vote from the Bloomingdale Civic Association. I believe that this process was inappropriate to the community and to the membership. I do believe that this vote should not have occurred for only paying membership to make decisions such as this for the community.

Circumventing the Processes: On Nov 15th, 2017, meeting, Brendon Meyers stated that only one group should lead the effort, if there are two, the Office of Planning will not accept the application but that did not matter, the Bloomingdale Coalition Group decided to submit its application without approval for the Civic Association nor the community.

My belief is that the Bloomingdale Coalition Group should not have submitted the application for Historic Designation without the approval of the Bloomingdale community. We should all have the opportunity to voice an opinion on any issue that will affect us. To have a group of less than five Bloomingdale constituent to make decisions on behalf of the Bloomingdale community is really out of the question.

As the ANC 5E09 Commissioner, I do respect the majority of the constituents who voted to oppose the Bloomingdale Historic Designation. It is my understanding that the Historic Designation has two main components: “Historically Significant and Community Support”

What was the purpose of surveying the community, and later decide to ask the membership to vote on a community issue such as this. I clearly disagree with BCA’s approach.

Many row houses have already been restored by developers especially on Adams, Bryant and Channing Streets, some out of need and others are just overwhelming. Changes bring about fear; fear of not knowing how the Historic Designation will affect property owners’ projects. Many believe that Historic District Designation is not critical to maintain the history.

We must have change to make things better but is it a requirement to incorporate Historic Designation to make these changes. On behalf of the public opinion, I ask that you deny the “Proposed Bloomingdale Historic District Designation, Application #17-17.”

On April 17th, 2018, ANC5E voted 8-1-0 in opposition to Bloomingdale being designated as Historic District Designation. ANC5E voted with the majority of the public opinion on this very important issue.

Respectfully Submitted By,

C. Dianne Barnes, Commissioner
Cell: 202-409-7155
Email: 5E09@anc.dc.gov

From: Lola Peres [mailto:lolaperes@gmail.com]
Sent: Saturday, July 21, 2018 7:24 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: 5E Bloomingdale Case 17-17

The petition to designate Bloomingdale as a Historic Preservation District is being presented by a minority of residents of Bloomingdale despite an established majority consensus AGAINST it. Earlier this year, a vote was taken by mail of all residents. The results were majority AGAINST. In spite of this, the BCA board proceeded with their own agenda to pursue this goal. Contrary to the community vote they went against their own committee that worked for 2 years on this issue and the expressed wishes of the MAJORITY against becoming an Historic District.

The main argument used to make the case for Historic Designation is to prevent "Developers" from tearing down houses, building condos and ruining the beautiful Victorian architecture. This concern does not speak to reality. The personal and financial investments made in Bloomingdale by residents, investors and developers over the past 20 years are the express reason this community is now thriving once again. So much of the beautiful architecture has been saved, and not destroyed because of the drive to renovate the beautiful homes here. Many of the proponents themselves have been the beneficiaries of this period of restoration in Bloomingdale without being an Historic district.

As a Bloomingdale resident I strongly believe that Historic Designation offers us few benefits and creates potential detractors that are not in our best interest. The first vote conducted in the community by mail supports this position. "Historic District" creates another layer of bureaucracy for homeowners. Caring for and renovating these older homes is a labor of love. It is a time consuming and costly process. It is my belief that Historic Designation will create additional costs and complexity to the renovation process as well as take more time thus having the opposite effect on our community. We have seen that potential buyers are at times reluctant to buy because of this designation and the regulatory process in the District of Columbia is already challenging enough.

The proposal was also brought to the ANC and after several presentations both pro and con, the ANC board voted UNANIMOUSLY AGAINST Historic Designation. It is profoundly disappointing that a small

group of people who serve on the board of the Bloomingdale Civic Association would proceed with a minority agenda while claiming to represent the interests of the greater community. PLEASE DO NOT LET THIS GO ANY FURTHER. It is not supported here by the majority of residents and should be rejected by this office. Thank you for giving us the opportunity to be heard.

Lola Peres
100 Bryant Street

From: TE [mailto:mtbikeva70@yahoo.com]
Sent: Sunday, July 22, 2018 2:58 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter Supporting Historic Preservation for Bloomingdales

Dear Chair Heath and Board Members,

I write to support historic preservation for Bloomingdale. We must preserve the unique history of our neighborhood.

I was immediately drawn to Bloomingdale by the beautiful architecture. After we purchased our row house in 2007, I immediately hired a historian to draft a house history. My home was built by the DC architect Millar and completed in 1905. It was eventually purchased by a detective on the DC police force. He was the first policeman on the scene when President Garfield was shot by an assassin at the Sixth Street train station. I personally connected with this piece of history as Garfield's assassination led to the passage of the Pendleton Act—which is the area of law I practice.

The history of this neighborhood is very dear to me. I would implore you to save these beautiful homes and all of the history that goes with it. It is invaluable to both Bloomingdale residents and the nation as a whole.

Thank you for your consideration,

Travis Elliott
2018 1st Street NW

From: Alice Thompson [mailto:alice.thompson1946@gmail.com]
Sent: Sunday, July 22, 2018 2:52 PM
To: Lola Peres <lolaperes@gmail.com>
Cc: ATD OP HP <historic.preservation@dc.gov>
Subject: Re: 5E Bloomingdale Case 17-17

Good Afternoon All:

Alice and Juniors Thompson, homeowners located at 2316 First Street, N.W. - Ward 5 totally supports a vote against Historic Preservation in the Bloomingdale Community.

Thank you, Lola Peres for your diligence in composing this letter; and sending your response to the Historic Preservation.

I sincerely hope the Historic Preservation Board will quickly dismiss this outrageous; and illegal behavior of a few members of the Bloomingdale Civic Association; and you clearly tell them NO!!!

The community has spoken; as an organization that has this type of power to determine if we should or shouldn't be subjected to Historic Preservation laws; respect our collective decision and promptly close this case.

Please do what you were designated to provide; fairness to a community and to respect and listen to the majority of the stakeholders

Thanking you in advance!!

Alice A. Thompson
2316 First Street, N.W.
Washington, D.C. - Ward 5

From: Philomena Fritz [mailto:pgambale@gmail.com]
Sent: Monday, July 23, 2018 11:38 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Support Letter: Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am in complete support for Bloomingdale's historic designation. My husband and I bought our home in Bloomingdale in 2013 and have found the neighborhood to be welcoming, diverse, and beautiful. However, we have also seen first hand and been impacted by how the symmetry and beauty of the streets can easily be destroyed in favor of poorly executed pop-ups that don't fit into the landscape and importantly often provide sub-adequate quality of housing to residents.

I would like to conclude by asking for you to support this nomination.

Your support would be greatly appreciated.

Kind regards,
Philomena Fritz
48 Channing St NW

From: Patrick Fritz [mailto:pfritz78@gmail.com]
Sent: Monday, July 23, 2018 12:02 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Support Letter: Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am in complete support for Bloomingdale's historic designation. I have lived with my wife in Bloomingdale since 2013, we have 2 young children and love the neighborhood. Unfortunately in the past 3 years we have seen construction that, if continued, would negatively impact the character and safety of the neighborhood. Our street, Channing Street NW, is the perfect example of this where out of place abandoned pop ups sit next to beautiful 1910 row houses.

I would like to conclude by asking for you to support this nomination.

Your support would be greatly appreciated.

Sincerely,

Patrick Fritz

[48 Channing St NW](#)

From: Jill Neuville [mailto:jneuville@verizon.net]
Sent: Monday, July 23, 2018 3:04 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Support for Bloomingdale Historic District

Dear Chairman Heath and Board Members:

I am in full support of historic designation status for Bloomingdale. I am an eight year resident of Bloomingdale and have found Bloomingdale to be a community that welcomes a broad diversity of people. Perhaps of most importance is the unique Victorian architecture of the community. The turrets with their spires provide a beautiful aspect which we viewed from our rooftop on July 4. We had an unparalleled view all the way downtown and to Virginia and Maryland.

Please support the designation of Bloomingdale as an historic district.

Thank you for your time and attention.

Jill Neuville
81 S Street NW

From: Sarah Tammelleo [mailto:stammelleo23@gmail.com]
Sent: Monday, July 23, 2018 3:42 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

July 23, 2018

Dear Chair Heath and Board Members,

I strongly support efforts to designate Bloomingdale as a historic district under the DC Historic Landmark and Historic District Protection Act of 1978.

I purchased my beautiful Victorian home at 61 W Street NW in August of 2014 for a variety of reasons. The single family home had been restored by the previous owner who had taken special care to preserve the original characteristics of the structure. The indoor and outdoor historic architecture and aesthetics of the home were, and still are, extremely appealing to me. The care and attention that I saw many residents had given to their homes also swayed my decision to buy a home in Bloomingdale. Bloomingdale's small-town charm and urban feel is hard to find in a city like Washington D.C. and I knew right away that this was a neighborhood I wanted to move into and invest in.

I moved to Washington D.C. from Rhode Island which has many charming towns and a real sense of community. R.I. has taken significant steps to preserve the state's important history and the value added to residents is obvious. The "plaque" houses in all of New England are coveted and respected by all. For example, thousands of tourists visit Newport, R.I. in the summers each year and enjoy the historic town. The year round residents are known for working with the Newport Historic district to give tours and preserve the history of each home.

As an attorney, it is especially important to me that the neighborhood connection to the civil rights movement be preserved and the resident's stories continually shared for decades to come. Including the history of the 1948 Supreme Court case centered on 116 Bryant Street that declared certain housing covenants unconstitutional. To actively ignore the neighborhood's significant role in the struggle for civil rights would be unimaginable. Finally, as a union activist and supporter of the AFL-CIO, having the knowledge that Samuel Gompers founder of American Federation of Labor, once walked the streets of Bloomingdale organizing workers and building community is incredible.

Please do not allow our beautiful, historic, and unique neighborhood be replaced by pop-ups and condominiums. I am formally requesting that you take action to designate a Bloomingdale Historic District. Please support the nomination for Bloomingdale historic designation.

Thank you for your consideration,

Sarah Tammelleo, Esq.

61 W Street N. W.
Washington D.C. 20001

From: Christopher Cafiero [mailto:ccafiero@gmail.com]
Sent: Monday, July 23, 2018 6:11 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: case #17-17 - Bloomingdale historic designation

Hello -

I am the homeowner at 34 Randolph Place NW in Bloomingdale and I strongly support historic designation of the neighborhood. I have owned my home for 10 years, and over the years have been active in neighborhood events. I've planned block parties and clean ups, take care of my yard and the yards of my neighbors, and am active on current events. I care that the integrity of the neighborhood lasts for another 100 years and beyond, and I feel that historic designation is the best way to ensure this.

Thank you,
Chris Cafiero
34 Randolph Place NW

From: Caroline Griffin [mailto:cigriffin26@gmail.com]
Sent: Monday, July 23, 2018 6:39 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale letter of support

Dear Chair Heath and Board members of HPRB,

I am writing you to state my support for designating Bloomingdale as a new historic district in Washington, DC.

It is a magnificent neighborhood with streets full of great houses with incredible detail. I love walking the streets down to the commercial district at First and RI Avenue.

I have family that has lived there for many decades, long before I was born. I spend every single Christmas in their gorgeous, Victorian house, brimming with decorated mantles, staircases, and fret work. I want to share one lasting childhood memory that still warms my heart when I think of it.

Christmas day, 7 PM, about 10 years ago. I was a young 9 year old girl. My uncle asked me and my 12 year old brother if we would join him to drop off a basket of home baked cookies and other sweets to a neighbor. He said it is important to remember others on Christmas day.

We put on our coats and walked around the corner to a very old house that looked a little scary in the dark. My uncle gave me the basket and my brother knocked. No answer. Knocked again and a weak voice came from behind the front door, "Wait a minute, I'm coming," he said. A very old man gently opened the door. He saw us, seemed a bit confused and then smiled when we gave him the gift. He was delighted and invited us all into a house that is impossible to describe. He brought us into the big drawing room in the center of the house. He pushed aside a few stacks of books so we could sit. The house had all the original unpainted woodwork. He told us, " They call me the Pharaoh," because of the painted pyramids on the walls.

His wife had recently passed away and now he lived alone. He said his son was supposed to stop by that day but never came. We were his only visitors on Christmas day and he was delighted and happy.

Mr. Bill has since passed away, the gorgeous interior was gutted and it is now 2 new condos. These are events long past, and they are nothing but my memories of a neighborhood that is rapidly changing. It's a history that my brother and I will forever connect to these old houses in Bloomingdale. That childhood experience on Christmas day in Bloomingdale has left a remarkable impression that will last a lifetime.

I ask that you preserve Bloomingdale as a historic district so people, like me, can connect these memories with these amazing houses and the people that live there. Please preserve them.

Respectfully,

Caroline Griffin

From: Megan Mitchell [mailto:megan@benavacado.com]

Sent: Monday, July 23, 2018 8:02 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter NOT supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,

I am a Bloomingdale resident. I'm asking you to NOT support the Bloomingdale Historic District

Nomination. I am an architect and I support caring for and maintaining historic architecture. However I believe historic designation for Bloomingdale will increase the cost of housing and will encourage the "exclusivity" that is growing in our community. I love my neighborhood first for the people and second for the architecture. Architecture changes over time. Nothing can be preserved forever.

Thank you,

Megan Mitchell
[37 V Street, NW](#)

From: Jamie Mitchell [mailto:jamie@benavacado.com]
Sent: Monday, July 23, 2018 8:25 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter NOT supporting Bloomingdale Historic District

Dear Chair Heath and Board Members:

I am a Bloomingdale resident. I asking you to follow the guidance of the ANC and NOT support the Bloomingdale Historic District. The neighborhood has voted "no" - arguably statistically not meaningfully - but with public democratic opportunity.

Thanks for your consideration.

Sincerely,
Jamie Mitchell
37 V Street NW

From: Eric Newman [mailto:e_newman@hotmail.com]
Sent: Tuesday, July 24, 2018 9:58 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter of Support Case 17-17

Good Morning,

I am a 10 year resident and home owner in the Bloomingdale neighborhood. I am writing you to express my support for Bloomingdale to become a historic district. I think that it is vitally important to preserve the fantastic architecture that Bloomingdale has. I hope that you will conclude that Bloomingdale should be a historic district.

Eric Newman

25 Randolph Place NW

From: Joan Smith [mailto:jsmithv221@gmail.com]
Sent: Tuesday, July 24, 2018 11:10 AM
To: ATD OP HP <historic.preservation@dc.gov>
Cc: Jackson, Julianna (OP) <julianna.jackson@dc.gov>
Subject: Bloomingdale historic designation

I oppose the historic designation for Bloomingdale.

I have been a Bloomingdale resident for more than 40 years. I am also a member of the Bloomingdale Civic Association, which I believe does not represent the sentiments of the Bloomingdale homeowners as demonstrated by its survey results opposing such designation.

I believe such designation will create further requirements for permitting, which will impose undue financial burdens on long-term and elderly residents. While many of the newer residents have bought renovated houses with features that will be grandfathered and may not require upgrades for many years, the impact for other long-term residents will be great and more immediate. For example, some neighbors have stated they need new windows, which are costly. Such designation will surely impose an additional cost per historic material requirements. Additionally, I believe homeowners should be able to purchase the most energy efficient and environmentally friendly products rather than the required preservation of housing features that are less so.

Thank you for your attention.

From: Marisa Harrilchak [mailto:mharrilc@gmail.com]

Sent: Tuesday, July 24, 2018 1:44 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: Letter Supporting Bloomingdale Historic District

Dear Chair Heath and Board Members:

I write to you to express my firm support to designate Bloomingdale as a historic district and urge you to do the same.

I am a homeowner in Bloomingdale for just over a year now. I was drawn to Bloomingdale by its proximity to work, restaurants, rich DC history, and my many friends and fellow homeowners that live in the area. Of all the neighborhoods in DC, I believe that making the choice to move and buy real estate in Bloomingdale is one of the best decisions I have ever made.

I have lived in DC for 13 years, and my one year in Bloomingdale is my favorite so far. The sense of neighborhood that is gained by the people (some who have lived here for decades and generations and others newcomers like me) and the community is something of the likes I have never seen or experienced before. This sense of community lends itself to a wonderful sense of inclusion and an ability to participate in diverse interests and activities, from neighborhood yoga, to the bar where everyone knows your name, to the farmer's market, to the local coffee shop and family owned businesses, etc. And to top off such a dynamic is, of course, the beautiful aesthetic. The architecture of the homes with their one-of-a-kind turrets and the sprawling porches where people congregate for conversations and a summertime glass of lemonade make for one of the most lovely neighborhoods in the city.

No other neighborhood is like Bloomingdale and it should be preserved to remain its unique, gorgeous self.

I respectfully request that you support the nomination of Bloomingdale as a historic designation.

Thank you very much for your consideration,

Marisa Harrilchak
1929 1st Street NW, Apt. 204
Washington, DC 20001

From: Sarah Katherine Jorgensen [mailto:jorgensen.sarah@gmail.com]
Sent: Tuesday, July 24, 2018 8:05 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale historic district

Dear Chair Heath and Board Members,

I have written in the past; I am writing again in support of Historic Designation for the Bloomingdale Historic District.

The architectural and cultural achievement of this historically black neighborhood deserve to be preserved and celebrated as it moves into the twenty first century and beyond. I love the community- it is not just a place to live. I ask you to please consider its worth and preserve it with a historic designation.

Thank you.

Kind Regards,

Sarah Jorgensen
88 V Street NW
Washington, DC 20001

From: Aquaneesha Co [mailto:aquaneeshaco@gmail.com]
Sent: Tuesday, July 24, 2018 11:12 PM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Designation Nomination

To Whom It May Concern,

I never thought I would find myself in this position; writing a letter to an organization to defend my right to continue to live in the only place I have ever called home. Despite any argument to the contrary, Historic Designation will mean many of Bloomingdales long term residents will have to face the harsh reality that the place that they have long called home will no longer be a place that they are welcome. Home, please take note of that word, because I think the distinction between a house and a home has immense significance. A home is place of safety and community, a place of memories, and can never be replaced. In an act of what I classify as class warfare, many of us will be priced out of our homes and left to pick up the pieces of our lives.

I have lived my entire life in D.C., I was born and raised in D.C. educated though DCPS and even now I work in public service for the city. D.C. Bloomingdale is not only my home, it is my life. Everything that I am today is because of my experiences growing up and living in Bloomingdale. And yet here I am,

staring at the prospect of Historic Designation in fear that, should the designation pass, I could lose it all. I have watched as many of the friends I grew up with were forced to leave their homes in Bloomingdale as gentrification took its ugly hold of our neighborhood. I have seen some succumb to drugs and homelessness or joining the rotating door of the DC Jail system. Others I have come across years later, living their own lives, but still reminiscing about the homes they had once lost.

I am not here to deny the long and important history of my neighborhood or the importance of preserving it. But there are other ways, through the ANC, through neighborhood commissions, and communities. There are ways that preservation can happen without placing a greater financial burden on those who are here today because of hard work and perseverance. I am here to defend my right and the rights of many other Bloomingdales residents to be able to continue to afford to live in a neighborhood where we too have become a part of its history. If you ever visit Crispus Attucks Park there is a pine tree I planted over 20 years ago when the neighborhood decided to come together to fix up the empty, abandoned lot for us kids to have a safe place to play. It still stands tall. My family and many others have put in blood, sweat, tears and money, even when we couldn't really afford to do so, into the park, into Bloomingdale, we lived there when no one else wanted to. I raised that tree through it all, watched it grow. It is a tree whose shade I have grown up alongside and under and I hope to one day raise my own children under the same tree.

In a day and age where new residents have called me a "Unicorn" because they, despite living in DC for years, they hadn't actually ever come across a "D.C. Native", when people find out what I do for a living, I am asked how can even afford to live here in a tone of skepticism or when people who live near me and don't know me assume I just moved in and feel at ease enough by the light color of my skin to tell me about the "trash," "those people," "barbarians" that use to live here, not knowing that I am someone they normally would include into those categories, and how much better it is now, I feel it is more important than ever that when we look at our actions we consider the people who suffer. Because it will not be new transient residents who suffer, it will be the residents who have lived here, who have already suffered through the rough and dangerous times that once had its hold on Bloomingdale. Why should the residents who have lived through Bloomingdale during its worst of times not enjoy it now during its best? When did brick and stone become more important than humanity? While I agree that historic preservation is of great importance, if it is at the expense of people losing their homes is it worth it? We should be careful when deciding what is or isn't important especially when it could mean erasing those whose families have come to shape the very thing you are trying to preserve.

Thank You,
A Concerned Resident

From: JAUC TPPP [mailto:jucles@hotmail.com]

Sent: Tuesday, July 24, 2018 11:27 PM

To: ATD OP HP <historic.preservation@dc.gov>

Subject: As a 16 year resident I am whole heartily supporting the Upcoming Bloomingdale Historic District

Importance: High

Dear Chair Heath and Board Members;

I bought my home in Bloomingdale 15 years ago, because I loved the character & charm of this wonderful neighborhood that was at that time at the cusp of becoming what it is today a great friendly, diverse, inclusive and welcoming mecca in the city. I fell in love with the area, my Victorian home, and the quick accessibility to downtown, the National Mall, Museums, Logan, Dupont Circle and able to travel quickly to Maryland and Virginia. Also I use North Capitol, NY Ave and the 395 tunnel quickly to get to my work at the Department of Transportation, by Nationals Park SE! I have to mention that thru all of our hard work and our ANC and Bloomingdale Association and its leaders we have welcomed some great and respectful and successful business to our midst. Hence this has increased the value of our beloved properties and neighborhood.

As a Commissioner in the DC Commission on the Arts & Humanities, I love the beauty, symmetry and of the townhouses buildings, the wide tree lined streets, the art that is all around and the fact that I love History and the part that Bloomingdale has played in the known struggles for civil rights. Also love the fact that one of my favorite Latino Broadway Stars was a resident - Chita Rivera and also great Moms Mabley and others great citizens.

I have donated money, attended a few meetings and talks about the importance of this Historic Designation and concur that Bloomingdale deserves it. We have all been negatively impacted by disrupted street facades and pop-ups that don't fit in our neighborhood and we must stop that from happening and this designation will help keep our treasures intact.

Looking forward to a favorable result next Thursday and thank you so much for your support on our nomination.

Sincerely

Jose Alberto Ucles

23 T Street NW

WDC 20001-1008

In Bloomingdale!!!

From: margo hoftijzer [mailto:margohoft@yahoo.com]
Sent: Wednesday, July 25, 2018 4:58 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Letter supporting Bloomingdale Historic District

Dear Chair Heath and Board Members,"

This letter is to convey my strong support for the Historic Designation of Bloomingdale, due to its historic and architectural value, with a particular importance to African American heritage.

I would much appreciate your support to this nomination

Margo Hoftijzer

140 Bryant Street NW

Washington DC NW

From: Nathan Ringelstetter [mailto:nringo@gmail.com]
Sent: Wednesday, July 25, 2018 9:30 AM
To: ATD OP HP <historic.preservation@dc.gov>
Subject: Bloomingdale Historic Designation

Good Morning,

I'm a resident of Bloomingdale (145 Adams St NW) and am writing in opposition to the Historic Designation application. I'm not even sure why this application is still pending. We had a vote in the community and it was voted down, our ANC even voted this down overwhelmingly. The only vote for it was the Civic Association which required a poll tax to vote on the issue. If you pass this, you're doing it against the wishes of the actual people it will impact. Also, why is this meeting during the work day? I shouldn't have to take off work to protect my property rights.

Nathan Ringelstetter

July 20, 2018

Dear Chair Heath:

I am writing in support of the nomination of the Bloomingdale Historic District.

I am Patricia A. Mitchell, Executive Vice President of Industrial Bank on U St. NW, and I am granddaughter of Jesse and Beatrice Mitchell, founder of the bank.

My grandfather, Jesse Mitchell, lived for many years at 111 W Street NW, in Bloomingdale.

The previous black-owned bank in Washington, D.C. had closed in 1932 in the midst of the Depression. After that, **Blacks were still free to deposit money at any bank, but they could not buy a home because blacks were denied loans at mainstream banks.** That is why, as a fellow African-American, Jesse raised capital in 1934 to open Industrial Bank of Washington (later renamed Industrial Bank).

At the time, Washington, DC, was a segregated city, meaning that blacks could only live in a few areas of the city. **Bloomingdale was one of those few places where blacks could buy a home – but only in certain blocks due to the once-prevalent “racial covenants” written into deeds. After these covenants were ruled unconstitutional in 1948,** Jesse Mitchell and Industrial Bank of Washington continued to finance many houses throughout Bloomingdale.

For economic reasons, there were three generations of Mitchells that lived at 111 W St. NW. My cousin, Cordell Hayes, who lived with my grandparents, still talks about the many days he and his neighborhood friends would play outside on W Street. In addition to those three generations, relatives from around the country would stay with my grandparents so they could attend nearby Howard University. Blacks of lesser economic means had limited higher-education options, so they would often stay with local family and walk to Howard for classes.

My grandfather, Jesse Mitchell, is just one of the many prominent African-American citizens of his day – of which Bloomingdale can be justifiably proud!

I conclude by respectfully asking you to help preserve the historical significance of Bloomingdale in this city by designating it a historic district!

Thank you for your consideration.

Patricia A Mitchell
7705 13th Street, N.W.
Washington, D.C. 20012

7/20/18

Dear Chair Heath + Board,

I am writing to express my strong support for the Historic Designation for Bloomingdale.

I am a longtime resident of Bloomingdale since 1993 and I sincerely believe that the character & architecture should be preserved. Bloomingdale's history speaks for itself.

I ask you to kindly preserve this DC treasure as the integrity of the neighborhood is worth saving.

Kind regards,

DAVID WALSH

7/20/18

Dear Chair Heath,

Thank you for considering the Bloomingdale neighborhood as a historic district. A few years ago I had the honor & pleasure to help do resident interviews for our Neighborhood Heritage Trail. I learned so much about the history of our neighborhood, the people, the culture, and the architecture. Buildings are like people in that once they are gone, they are gone. Just the way we taped interviews to preserve the history of the families, we must preserve the historic integrity of our architecture.

Respectfully,
Janette Rodriguez
77 S St. N.W.
Washington, DC 20001

Dear Chair,

7-11-18

I support Bloomingdale as a historic district. It's a beautiful area and ~~the~~ the atmosphere is part of what makes the area so pleasant to stay in. I advise, especially, the new laws on my block, I hope you will preserve this, so future residents may appreciate it. Please join me in advocacy for this.

- Leah Lind

2113 1st Street NW



Karla M Lewis
86 R St NW
Washington, DC 20001
Email: kmlewis777@gmail.com
July 25, 2018

DC Historic Preservation Office
C/O Mr. David Maloney, SHPO
Historic Preservation Office
1100 4th Street, SW, Suite E650
Washington, DC 20024
Reference: Proposed Bloomingdale Historic District, Application #17-17

To whom it may concern,

My name is Karla Lewis. I have been a resident at 86 R St NW for 32 years. My property is in the Bloomingdale neighborhood. I am the sole owner of 86 R St NW, which is a private property. I am writing to state that I object to the National Register Listing as outlined for the Proposed Bloomingdale Historic District. Please do not list my home at 86 R St NW in the National Register.

Thanks for your consideration.

Sincerely,

Karla M. Lewis
Karla M. Lewis

District of Columbia
On this 26th day of July, 2018

personally appeared before me and acknowledged that he/she executed the foregoing instrument.
Erdiyas Dalil, Notary Public
My Commission Expires: December 14, 2021



GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



MEMO

DATE: October 5, 2018

TO: Paul Lusignan

FROM: Kim Williams *KW*

RE: Transmittal Letter for Bloomingdale Historic District National Register
Nomination

Please find enclosed two disks for Bloomingdale Historic District National Register nomination. The enclosed Disk 1 (of 2) contains the true and correct copy of the nomination. It also contains correspondence from the Bloomingdale community. The enclosed Disk 2 (of 2) contains photographs as per the NR photo requirements.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



MEMO

DATE: December 29, 2018
TO: Paul Lusignan *PLW*
FROM: Kim Williams
RE: Transmittal Letter for Revised Bloomingdale HD Nomination

Attn: Paul

Please find enclosed Disk 1 (of 2) containing the true and correct copy of the National Register nomination for the Bloomingdale Historic District. This disk should replace the already submitted Disk 1 for Bloomingdale (listed in NR on 11/26/18). The enclosed disk has minor corrections to the nomination based upon comments submitted to the NR from a member of the public after the DC HPO had submitted the nomination for NR review.