

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: Kingman Park Historic District
Other names/site number: _____
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Between Rosedale and D Street on the south, Maryland Avenue NE on the north, 19th Street on the west and Oklahoma Avenue NE on the east
City or town: Washington, DC State: DC County: _____
Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

 national statewide X local

Applicable National Register Criteria:

X A B X C D

<u>Stephanie Stephens</u>	<u>10/29/2018</u>
Signature of certifying official/Title:	Date
<u>Acting Deputy FPO, National Park Service</u>	
State or Federal agency/bureau or Tribal Government	
In my opinion, the property <input checked="" type="checkbox"/> meets <u> </u> does not meet the National Register criteria.	
<u>DAVID MALONEY</u>	<u>11/5/2018</u>
Signature of commenting official:	Date
<u>DC SHPO / DC HISTORIC PRESERVATION OFFICE</u>	
Title :	State or Federal agency/bureau or Tribal Government

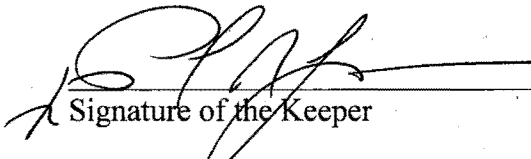
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

12/17/2018
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>517</u>	<u>15</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>517</u>	<u>15</u>	Total

Number of contributing resources previously listed in the National Register 26

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling/Multiple Dwelling

COMMERCE/TRADE/Specialty Store

EDUCATION/School

RECREATION AND CULTURE/Sports Facility

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling/Multiple Dwelling

COMMERCE/TRADE/Specialty Store

EDUCATION/School

RECREATION AND CULTURE/Sports Facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

20th CENTURY REVIVALS/Tudor Revival/Colonial Revival

20th CENTURY AMERICAN MOVEMENTS/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

Narrative Description

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

Summary Paragraph

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

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

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

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

Narrative Description

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

Kingman Park Residential Core

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

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

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

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

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

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

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

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

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

Small Apartment Buildings and Flats:

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

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Rosedale-Isherwood Residential

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

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

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

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Flats

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

Benning Road

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

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

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

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

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

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

Young, Browne, Phelps and Spingarn Education Campus

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

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

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

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

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

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

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

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

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

Langston Terrace Dwellings

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

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

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

Langston Golf Course

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

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

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

INTEGRITY

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

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

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

Kingman Park Historic District
Name of Property

Washington, D.C.
County and State

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

Kingman Park Historic District

Washington, D.C.

Name of Property

County and State

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

Kingman Park Historic District

Washington, D.C.

Name of Property

County and State

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

Kingman Park Historic District

Washington, D.C.

Name of Property

County and State

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

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

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Name of Property

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

Kingman Park Historic District

Washington, D.C.

Name of Property

County and State

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

Kingman Park Historic District

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Name of Property

County and State

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

Kingman Park Historic District

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Name of Property

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

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Washington, D.C.

Name of Property

County and State

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ETHNIC HERITAGE-BLACK
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1928-1960

Significant Dates

1928; 1931; 1938; 1939; 1948; 1954

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Hilyard Robinson
George T. Santmyers

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

The Kingman Park Historic District, located at the northeastern end of today's Capitol Hill, was principally developed during the late 1920s through 1940s as a residential neighborhood for African Americans. The district was part of a larger area that until that time, was underdeveloped due to a lack of basic infrastructure and to unhealthy and insanitary conditions caused by the tidal flats along the Anacostia River. As the city expanded its infrastructure services easterly beyond 13th Street NE, and as the reclamation of the Anacostia River undertaken by the Corps of Engineers reached the section of the river bordering today's Kingman Park in the late 1920s, the area became ripe for speculative real estate development. Real estate developers such as Charles Sager who was the first and most prolific builder and developer of Kingman Park housing, seized the opportunity to build rows of residences for middle-class homebuyers on previously undeveloped or underdeveloped land. Sager named the area Kingman Park after Kingman Lake which was being carved out of the Anacostia River for recreational purposes, and which was itself named for the chief engineer at the U.S. Army Corps of Engineers in charge of the Anacostia reclamation efforts.

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

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

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

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

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

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

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

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

Early History of Kingman Park

Pre-European Settlement

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

Cool Spring and the City of Washington

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

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

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

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

Improvements to City Infrastructure

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

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

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

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

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

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

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

Rosedale and Isherwood Subdivision

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

East Side Park

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

The Anacostia Flats

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

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

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

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

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

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

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

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

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

¹⁷ Langston Golf Course CLI, p. 30.

¹⁸ Langston Golf Course CLI, p. 33.

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

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

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

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

Establishment of Kingman Park

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

²¹ United States Census, 1930 and 1940.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A Community Grows

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

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

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Benning Road Business

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Young, Brown, Phelps and Spingarn Educational Campus

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

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

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

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

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

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

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

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

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

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

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

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

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

Langston Golf Course

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

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

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

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

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

Langston Terrace Dwellings

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

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

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

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

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

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

The Fight to End Segregation

Browne Junior High School

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Rosedale Playground

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

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

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

Spingarn High School

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

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

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

Expanding Neighborhood

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

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

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

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

Kingman Park Residents

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

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

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

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

Desegregation and Integration

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

⁵⁰ Chocolate City, p. 302.

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

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

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

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

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

⁵² *Chocolate City*, p. 316.

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

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

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

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

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P.W.A. Low-Rent Project Will Offer Best Terms of Any in U.S., *The Sunday Star*, 1/23/38.

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“Progressives to Test Ban Again at Rosedale Playground, *The Evening Star*, September 3, 1948.

Quinn, Kelly Anne. *Making Modern Homes: A History of Langston Terrace Dwellings, A New Deal Housing Program in Washington, D.C.*, PhD Dissertation, Department of American Studies, University of Maryland, 2007.

“Recreational Committee Votes to End Racial Barrier at Rosedale,” *The Evening Star*, September 22, 1952.

“Rosedale Playground Closed,” *The Evening Star*, September 18, 1952.

“Rosedale Playground Pool Made Bi-Racial,” *The Evening Star*, May 15, 1953.

“Rosedale Ruckus,” *The Sunday Star*, September 21, 1952.

“Sager in Fine New Four-Story Home,” *The Washington Post*, March 4, 1923.

Sartwell, Frank, Jr. “Child Principals Show Little Interest in Historic Decision,” *The Evening Star*, 5/18/54.

“School Playground Color Bar Debate,” *The Washington Post*, 5/28/48.

“Transfer of 5 White Schools for Negroes’ Use Protested,” *The Washington Post*, 11/13/47.

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

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

Washington City Directories, various dates.

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

Young District Sculptor Given Rare Opportunity: Olney Has Unusual Chance in Commission to Decorate Façade in Central Building of Colored Housing Project,” *The Washington Post*, 2/28/37.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 315 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.905555 | Longitude: -76.973199 |
| 2. Latitude: 38.908071 | Longitude: -76.957576 |
| 3. Latitude: 38.897351 | Longitude: -76.962927 |
| 4. Latitude: 38.893376 | Longitude: -76.976182 |

Kingman Park Historic District
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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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

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

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

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

Boundary Justification (Explain why the boundaries were selected.)

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

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

11. Form Prepared By

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

Additional Documentation

Submit the following items with the completed form:

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

Kingman Park Historic District
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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

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

Photo Log

Name of Property: Kingman Park Historic District
City or Vicinity: Washington, D.C.
County: State:

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

Date Photographed: May 2018; August 2018

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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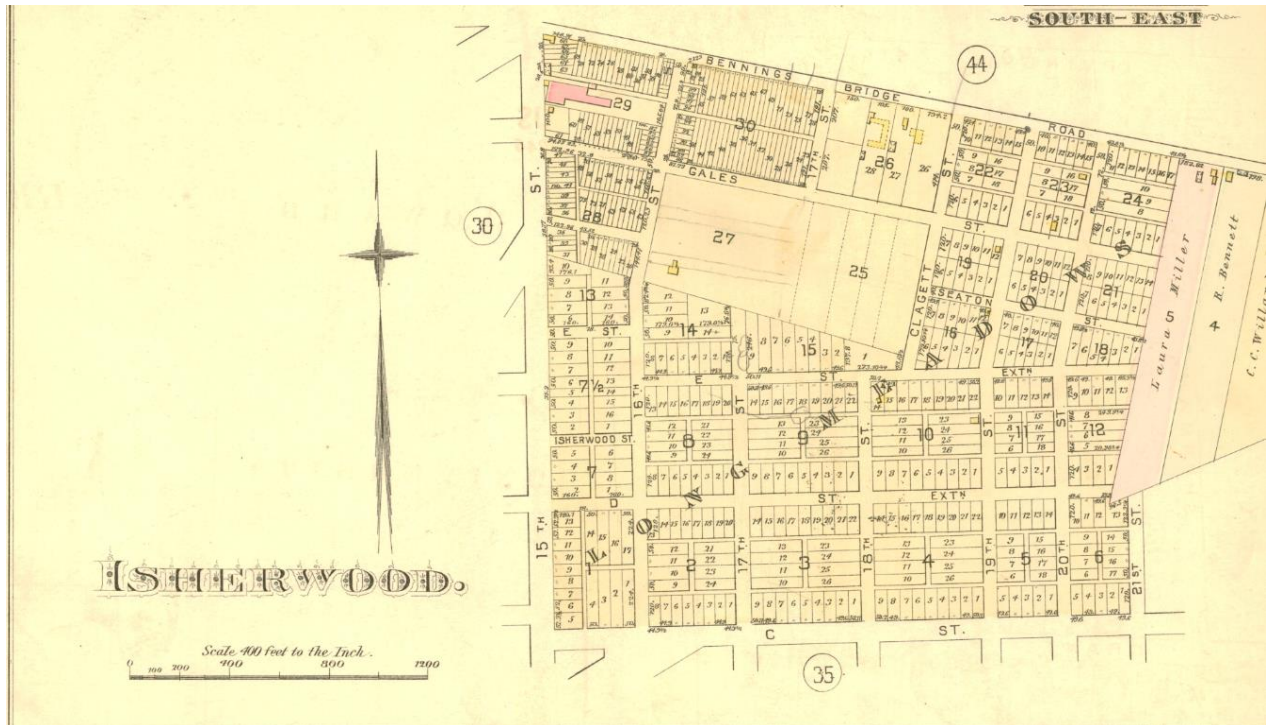


Image 3: Detail of the plat of Rosedale and Isherwood, *Surveys and Plats of Properties within the City of Washington, District of Columbia*, G.M. Hopkins, 1887.



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

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



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

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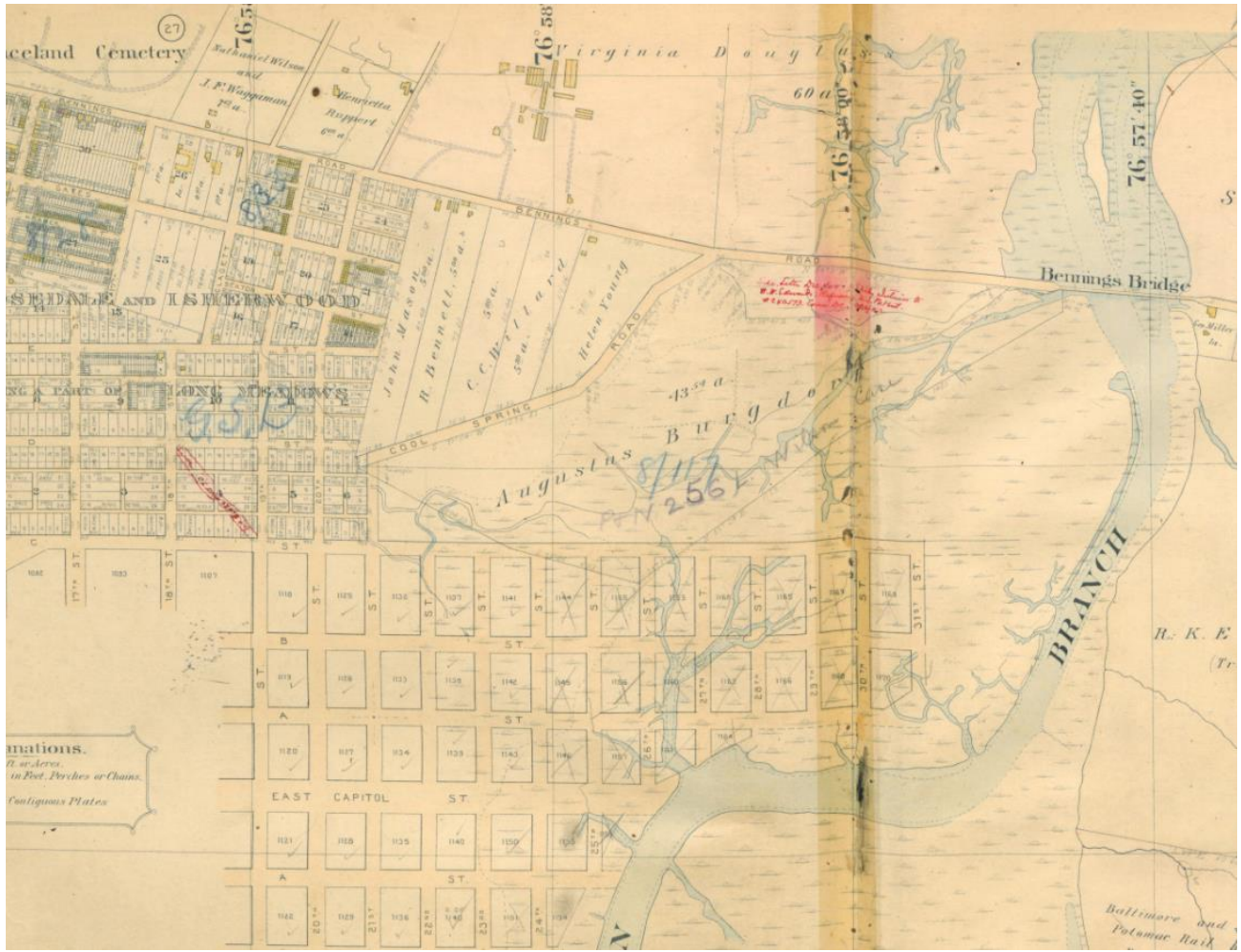


Image 7: The Anacostia flats as depicted on the 1894 G.M. Hopkins Map, Plate 28.

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Strictly Modern Homes In A Most Desirable Environment



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

KINGMAN PARK HOMES

Construction of brick from cellar to roof.

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

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

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



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

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

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

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

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



A View of 24th Street Looking South to Government Property

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

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

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

KINGMAN PARK

The "In-Town Suburb"

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

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

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

**ANOTHER
 SAGER
 OPERATION**

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

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

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

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

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

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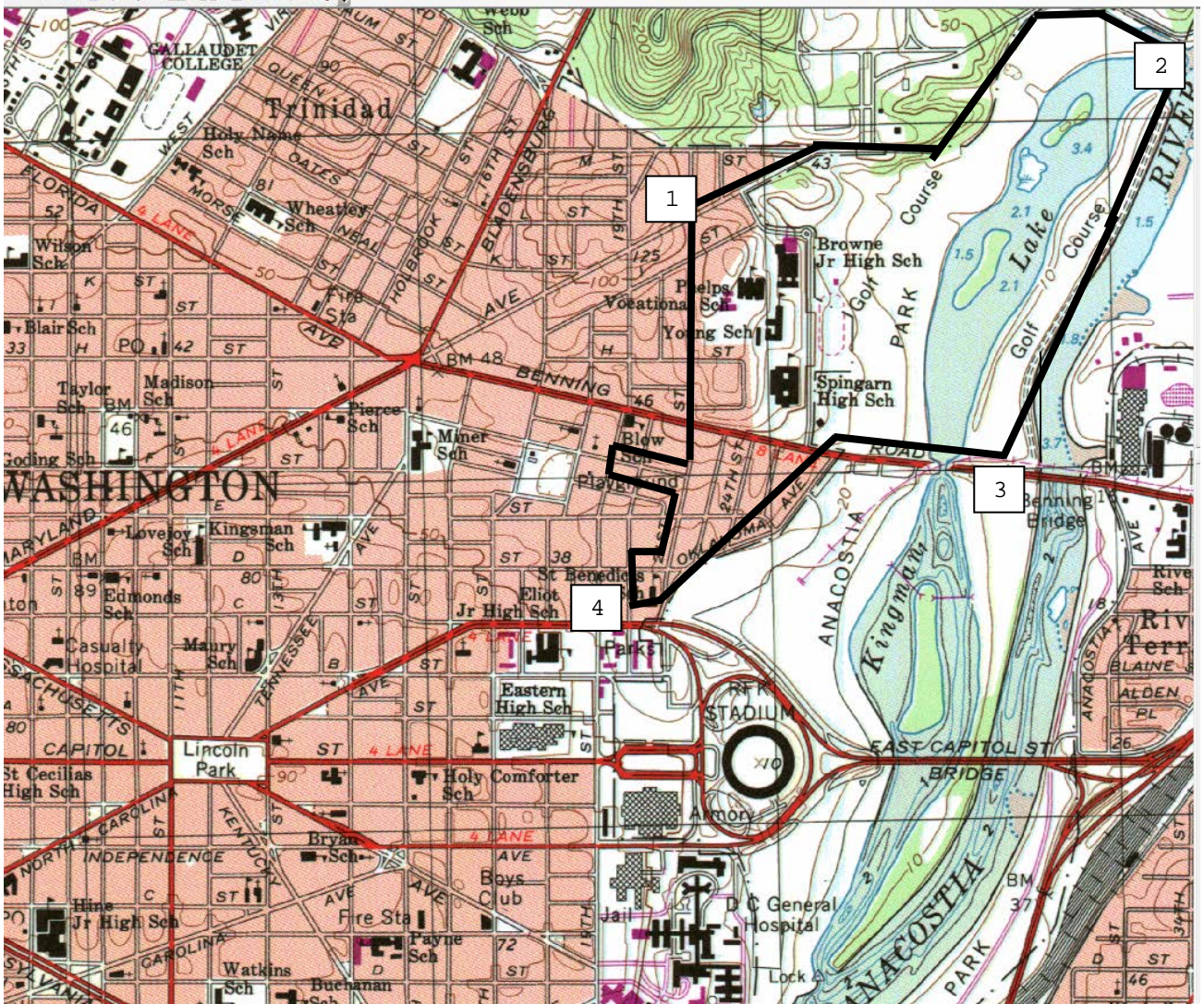
Image 11: Langston Theater at 25th Street and Benning Road NE, built 1945, razed in the 1970s (Historical Society of Washington).



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

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

Kingman Park Historic District
Name of Property

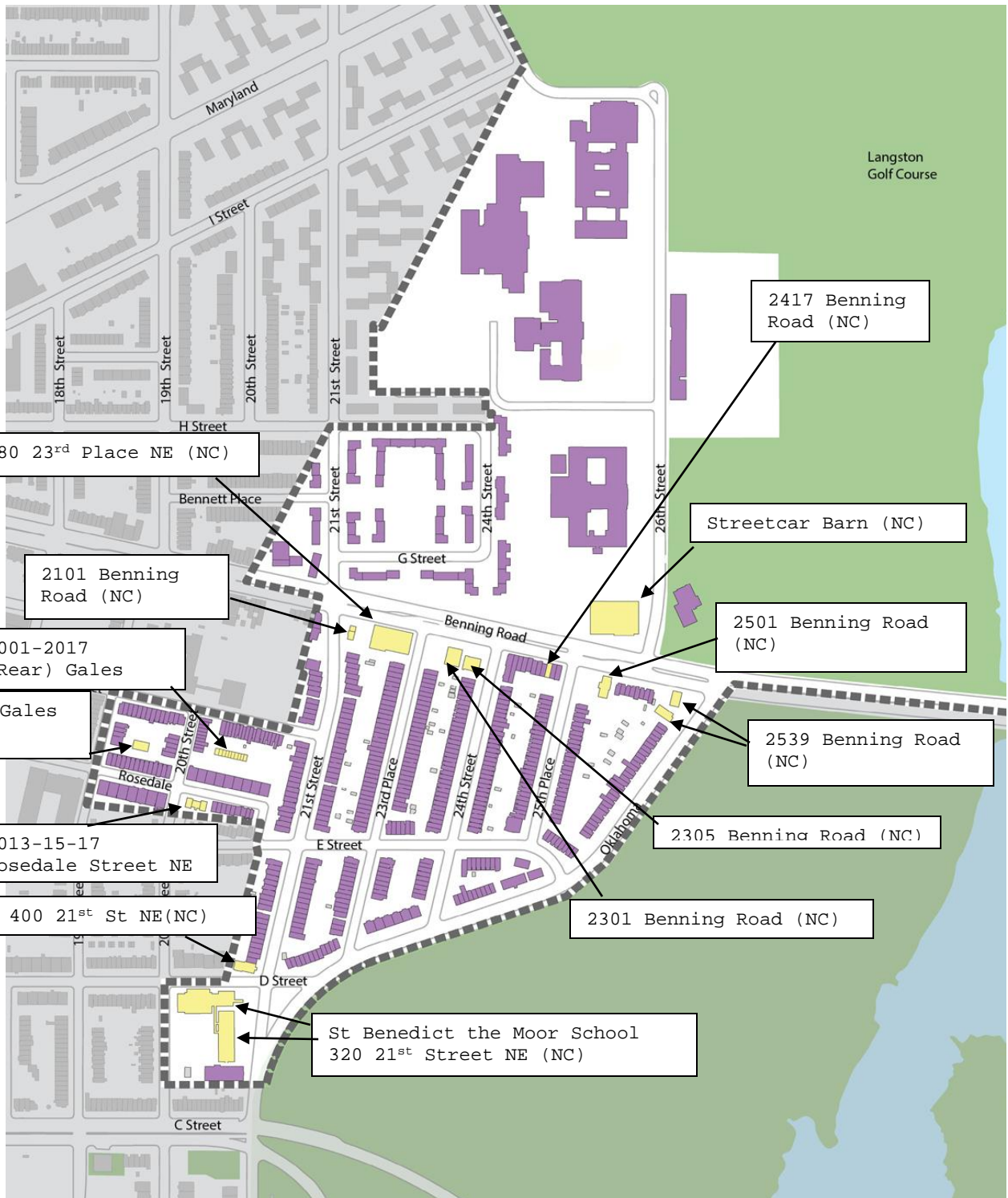
Washington, D.C.
County and State



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

Kingman Park Historic District
Name of Property

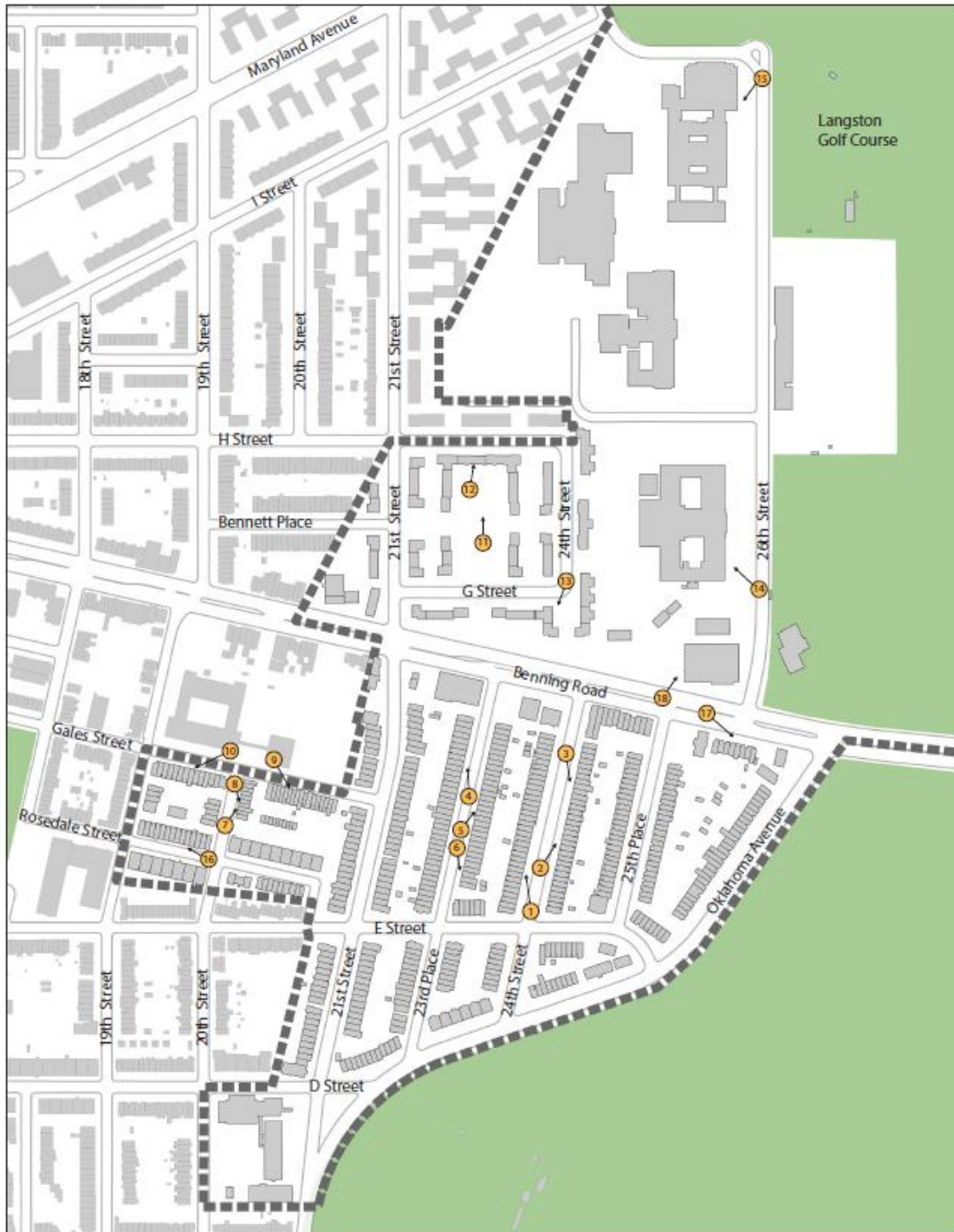
Washington, D.C.
County and State



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

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Kingman Park Historic District Key to Photographs

Kingman Park Historic District
Name of Property

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

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















SCHOOL
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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: Resubmission

Property Name: Kingman Park Historic District

Multiple Name: _____

State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received: 11/7/2018 Date of Pending List: _____ Date of 16th Day: _____ Date of 45th Day: 12/24/2018 Date of Weekly List: _____

Reference number: RS100002960

Nominator: SHPO

Reason For Review: _____

X Accept Return Reject 12/17/2018 Date

Abstract/Summary Comments: The Kingman Park Historic District is locally significant under National Register Criteria A and C in the areas of Ethnic Heritage-Black, and Community Planning and Development. The district reflects the rich social, cultural, and physical development and growth of a segregated African American neighborhood within greater DC during the first half of the twentieth century; providing affordable and quality housing to blacks during the height of segregation when legally enforced practices limited the supply of housing for the region's growing African American population. Sharing consistent setbacks behind small yards, simple brick construction, a two-story scale and modest Period Revival and Craftsman detailing, the district's residential buildings formed cohesive streetscapes of single-family rowhouses marketed to middle and working class African American citizens. Public housing projects and other civic amenities (schools, recreation facilities) completed the neighborhood and supported the development of a strong community identity, which became highly visible in the concerted efforts by local residents during the 1950s and 1960s to fight unfair segregation practices in housing, education, and recreation.

Recommendation/ Criteria: Accept NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 12/27/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



MEMO

DATE: August 3, 2018

TO: Paul Lusignan

FROM: Kim Williams *KW*

RE: Transmittal Letter for Kingman Park Historic District National Register
Nomination

Please find enclosed ^{two}~~three~~ disks for Kingman Park 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 Kingman Park Civic Association. The enclosed Disk 2 (of 2) contains photographs as per the NR photo requirements.

1. Kingman Park Civic Association disagrees with HPO's western and southern boundary lines. KPCA maintains the actual western boundary line is 15th and Bladensburg Road NE, and the southern boundary line runs from 15th & East Capitol Street to RFK Stadium. KPCA's maintains that this position can be legally, culturally and politically proven during the period of significance.
2. The Washington Post Article dated April 2, 1988, describing Kingman Park must be included in the official nomination.
3. The Afro-American and Washington Post Newspaper articles dated July 9, 1949 and October 15, 1952, respectively, (concerning the integration of Rosedale swimming pool) must be included in the official nomination.
4. The Washington Post Newspaper article dated November 29, 1936, regarding the proposed construction of a new stadium in Kingman Park.
5. The Washington Post Newspaper article dated September 9, 1930, describing Greater Mt. Pisgah Baptist Church.
6. The articles on Eastern Senior High School Graduate Franklin McCain (one of the "Woolworth Four North Carolina Sit-In Students"), and the Ku Klux Klan assassination of Lt. Col. Lemuel A. Penn (a Phelps Vocational High School teacher and D.C. Public School Administrator) must be included in the official nomination.

These additional statements and articles accurately and fully describe the racism faced by African-Americans, and the segregated environment of the city and country during the period of significant. Despite these adverse conditions, Kingman Park developed spiritually and culturally as an historic neighborhood in the District of Columbia and the nation.

**KPCA WANTS ALL OF THE ABOVE STATEMENTS INCLUDED IN THE
NOMINATION SUBMITTED TO THE US DEPT. OF INTERIOR**

Kingman Park Is Thriving on Community Spirit: [FINAL Edition]

Knight, Athelia

The Washington Post (pre-1997 Fulltext); Apr 2, 1988; US Major Dailies

pg. e.01

Where We Live

Kingman Park Is Thriving on Community Spirit

By Athelia Knight
Washington Post Staff Writer

One sunny day last week on 19th Street NE off Benning Road, William H. Maultsby Jr., dressed in a green Army jacket and jeans, watered his front lawn, tended to his tulips and daffodils and then went next door and mowed the lawn of his widowed neighbor.

Down the street, Clarence Harvey leaned under the hood of a red and white, 1955 DeSoto, attached some cables and recharged the battery for Walter Leach, his 83-year-old neighbor.

"We got a great community," said Maultsby, who is retired from the Army and the U.S. Postal Service.

"We all help one another," Maultsby added.

Maultsby, Harvey and Leach live in the Kingman Park community, a Northeast Washington neighborhood of mostly two-story brick row houses that stretch from 15th Street to Oklahoma Av-



BY GERALD MARTINEAU—THE WASHINGTON POST

Eugene P. Greer, 87, outside the Kingman Park home that he bought in 1928.

enue and from C Street to Maryland Avenue. It is a neighborhood where strangers are kept at arm's length and where neighbors are so proud of their community that they pitch in to clean up the yards of the few homeowners who don't maintain their properties.

It is a stable neighborhood that has had little

turnover in residents. "It's a good, solid neighborhood with an awful lot of community involvement," said Don Denton of Dale Denton Inc., a Capitol Hill real estate agency that is currently selling its first property in the neighborhood, for \$89,900, which is a typical price for the communi-

See KINGMAN, E2, Col. 1

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Kingman Park Called 'Solid' Area

KINGMAN, From E1

ty. "It's an extremely stable neighborhood and not a lot goes on the market there." Some residents moved into the neighborhood in 1928 when the first homes were built on 24th Street NE, while others, like Maultsby, moved in 20 years later as the boundaries of the neighborhood were expanded when most whites began to migrate to the suburbs, selling their homes to blacks. Many of the residents are retired federal workers.

The homes in the neighborhood are, for the most part, neat and tidy. Front porches have cushioned seats or gliders. Colorful aluminum awnings extend over many porches and windows on the second floor. Wrought iron fences surround front yards, and railings are attached to the steps of many walkways leading from the sidewalk. Many of the back yards contain picnic tables and barbecue pits. Most homes have garages or car ports in the back.

On many mornings, the streets

are busy as young professionals en route to work pull up in their cars and drop off their small children at their grandparents for the day. Rutha Latimer takes care of her 3-year-old grandson, Cameron. She picks him up from the nearby nursery school and fixes him lunch. Sometimes after he takes a nap, she puts him on his tricycle and walks with him as he rides through the neighborhood.

Latimer, like many of the retirees who live in the neighborhood, stays active. A few years ago after she retired, Latimer started walking two to three miles five days a week with a group of women in her neighborhood. The women began their daily walks about 10 years ago when a doctor suggested to one that she get more exercise by walking. A neighbor saw her walking one day, joined her and others followed. Sometimes the group numbers as many as seven women. Maultsby, 67, who jogs 3½ miles a day, keeps an eye on them during the winter months since it is

dark when they take their usual 6 a.m. walks.

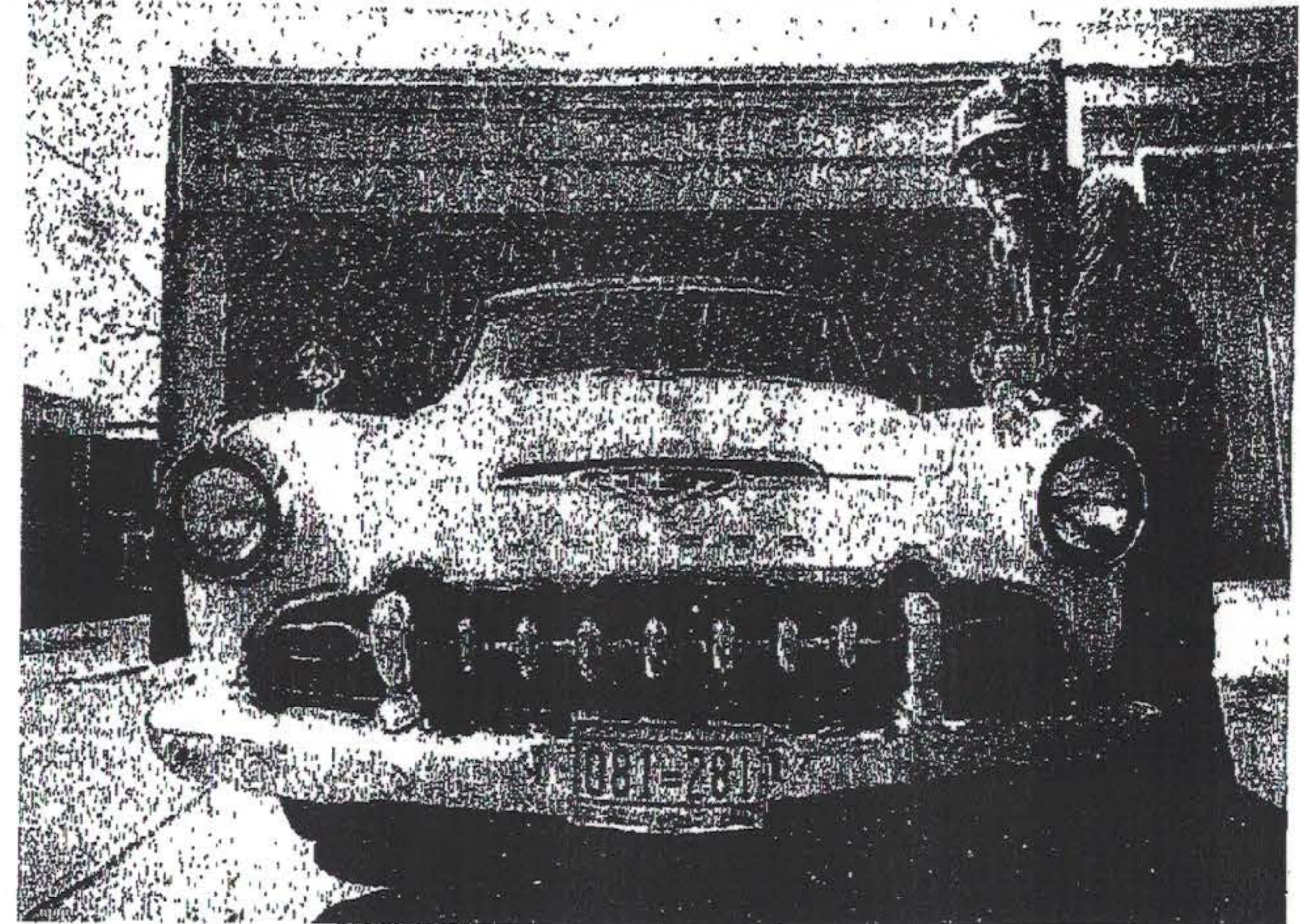
Just before 6 a.m., a week ago Friday, Latimer turned on her porch light, flicking it on and off for a few seconds. She put on her jacket, walked outside and crossed the street to meet her neighbors—Jessie Kay, Priscilla McIlwain and Estelle Jordan—who saw her signal and came out of their homes for that day's walk.

Dressed in their sweat suits, sneakers and hats, the four women walked briskly past the two-story, brick row houses lining 19th and C streets and Oklahoma Avenue, circled the parking lot of RFK Stadium, waving to the Metro driver, who blow the train horn at them as they walked under the train overpass, and then headed up the quiet streets off Oklahoma Avenue where some of the oldest residents live.

Eugene P. Greer, 87, is one of them. He purchased his two-story home on 24th Street for \$6,174 on Sept. 21, 1928. Greer, who worked in the executive office of the White House from 1952 to 1969, remembers when 24th Street was the only block in Kingman Park, surrounded by mounds of mud and clay, shrubs and bushes. The city dump was nearby. Greer and other longtime residents said Charles Sager, who built the houses, initially had planned to sell them to whites, but whites were not attracted to them. Sager decided to sell to blacks.

"We are very proud of our community," said Greer, who lives with his wife, Mary Cardozo Greer, a granddaughter of the late Francis L. Cardozo, a former D.C. principal for whom Cardozo High School is named. "It's been well preserved."

Down the street from Greer lives Susan A. Lewis, who was the second person to move onto the block in 1928. Lewis, who said she is "80-some" years old, was wary of strangers and refused to talk to a reporter who knocked on her door. She did,



PHOTOS BY GARY CAMERON—THE WASHINGTON POST

Walter Leach, 88, a resident of D.C.'s Kingman Park community, with his 1955 DeSoto

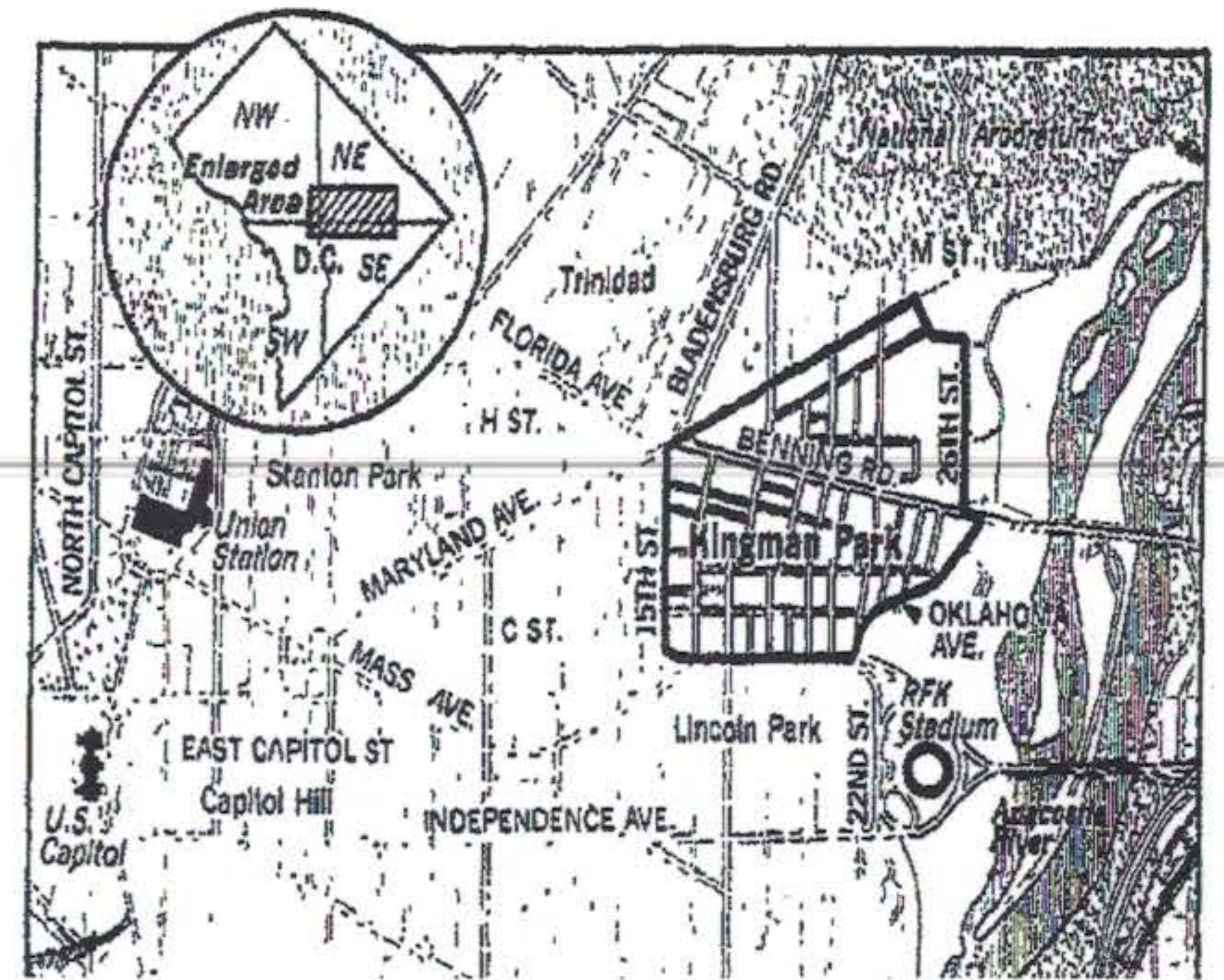
however, accept the reporter's phone number and called the next day.

Across the street lives Frances Queen, 70, who has resided in the same house since she was 10 years old. Queen, who is the head of the Kingman Park Civic Association, said that the neighborhood "used to be a beautiful place. The people still try to keep up their property. But it has changed considerably, like any other neighborhood."

Neighbors said there are some "sore spots," such as at 18th and D streets, where drugs have been a problem. For the most part, however, crime has not been more of a problem in Kingman Park than it has been in other neighborhoods, they said. D.C. police officer William Jones, who has been patrolling the area for 20 years, said, "Overall, that one little corridor, from Benning Road to D Street and Oklahoma to 21st, is about one of your best, well-kept neighborhoods."



Kingman Park resident Rutha Latimer with her grandson, Cameron, 3.



BY JOSE ARAUJO—FOR THE WASHINGTON POST

Swimming Pool Disturbances In Capital Laid at Door of Recreation Officials

Henderson, Edwin

Afro-American (1893-1988); Jul 9, 1949; ProQuest Historical Newspapers: The Baltimore Afro-American
pg. C5

Swimming Pool Disturbances In Capital Laid at Door of Recreation Officials

By **EDWIN B. HENDERSON**
For the NNPA News Service

At St. Louis, Youngstown, Ohio, and now in Washington, D.C., non-segregated swimming is causing disturbances. The insistence of colored citizens that they share equally in the opportunity to swim in tax-supported swimming pools is adding heat to the torrid summer weather.

In Washington, there are six public swimming pools built from Federal funds. They are operated by Government Services, Inc., a quasi-governmental agency. This agency provides the services of the cafeterias in public buildings and for many other facilities on public grounds and buildings.

Under the strong liberal leadership of the Secretary of the Interior, there is an established policy that neither race nor color shall be a deterrent to the use of these government-owned operations for citizens of Washington or for those of you from around the nation or world who visit Washington.

Whites Resentful

For years, despite this liberal policy, no colored persons have sought to use the swimming pools generally attended by white people. During the past week, however, parents have been taking their children to, and groups of adults have been entering, the Anacostia and McKinley pools for swimming. As a result, the whites have, in fairly large numbers, been staying away, or assembling

in threatening attitudes about the colored swimmers. Several minor disturbances have been broken up by Park police.

Morning swimming hours are given over to free swimming by children, with guards and personnel furnished by the District of Columbia Department of Recreation, which is a bulwark of segregation in recreation. Recently in a 3-2 vote the Recreation Department has threatened to take away its personnel unless the Interior Department rules in favor of segregated swimming. But the Interior Department officials have refused to surrender to the local segregationists.

Mothers Rebel

The present crisis has come about because colored mothers have finally rebelled against the local prejudice which has denied to their youth swimming under supervision in pools in their neighborhood and which has brought home many a dead son.

In the four-year period, 1945-48, 111 persons have been drowned in Washington, of whom thirty-seven have been children, in the 5-19 age group. Of these thirty-seven, twenty-nine of 70.7 per cent have been colored. All were males, of thirteen drownings of junior high school youth, twelve were colored boys. And practically all of these drownings have occurred in the Anacostia River and Kingman Lake, the unsupervised waters in the general area of the supervised pools.

Thus, the problem of free use of public facilities in the nation's capital is linked with this attempt to break down color lines in swimming. Again we reiterate that what occurs in your nation's capital is your concern out in the States. The question is whether, when you come to Washington, you should suffer the indignities and humiliations that race segregation brings when you seek to use publicly supported projects.

Same As Murder

Colored mothers have determined to decrease the worries about their children swimming in the unsafe rivers. They are tired of reading of the return home of a dead boy, who is as much a sacrifice to racial prejudice as though he were murdered by a sheeted band of cowards in Alabama, Mississippi or Georgia seeking to perpetuate white supremacy.

All colored persons have been cautioned not to retaliate or reply to the insults hurled by the groups that have been encouraged to dramatize a return to segregation. Already that element in the "white" citizens associations which dominates is organizing resistance.

As eventful as the swimming issues are, it is the hope of many that just as Americans, even in the South, have accepted colored persons in the major professional sports, they will learn to swim in the same pools. There must be no backward step.

October 15, 1952

46 Push Fight Over Rosedale Before Board

Final Decision Is Promised Thursday On Playground Integration Issue

By Sam Zagoria
Post Reporter

The District Recreation Board, sitting as the Transition Committee, yesterday heard four hours of testimony, pro and con, on proposed integration at the Rosedale playground and promised a final decision Thursday.

The hearing on the controversial playground at 17th and Gales sts. ne. drew a packed board room at the District Building and brought some strong views from advocates of continued segregation and equally firm ones from those favoring integration.

After all the testimony was in, Board Member Henry Gichner urged a final vote by the Transition Committee. "We're keeping kids from playing out there. Let's vote right now," he demanded.

Another member, District Budget Officer Walter L. Fowler, instead proposed a later meeting to give members time to digest the testimony of the 45 witnesses and the board's staff time to analyze and verify various statistics submitted.

The committee agreed to meet Thursday at 1 p. m. for a vote. Then it will put on its other hat—as Recreation Board—and give final approval—one way or the other—on how to reopen the playground, closed last month after several incidents of violence.

Compromise Plan

Meanwhile, Gichner suggested the board study the integration of the Rosedale swimming pool on a plan of reserving one day for boys—Negro and white—and the following day for girls—Negro and white. The suggestion was referred to the board staff in connection with its study on the subject due May 1.

The playground project has been a long simmering one with the board first voting continued white use only; then its superintendent, Milo F. Christiansen, recommending integration on the playground; a unanimous vote by the Transition Committee for integration, subject to yesterday's hearing. A study of the pool admission was ordered submission May 1.

The hearing was conducted with strict adherence to rules limiting speakers to three min-

utes and meeting needs of the community which now is about 48 percent Negro and 52 percent white. Each was given a respectful hearing by the board and there were no interruptions.

The witnesses urged, in many cases, that all playgrounds be made "open" to both races and careful preparation be made for any changeovers.

Mrs. Walter N. Tobriner, speaking for the District League of Women Voters, declared that "tensions have developed which will increase if the playground is reopened for whites only." She urged integration of staffs of the Recreation Board at top levels and selection of a new staff "free of the previous animosity" for Rosedale.

This unit should be trained in racial relations, she said, and similar instruction should be given to members of the police force assigned to the area. In addition, the board should make a clear statement of policy and the recreation superintendent directed to speak to various citizens' groups in the area.

A similar campaign was advocated by Miss Mary Houston of the St. Peter Claver Center, a group of lay Catholics. She said group of lay Catholics. She said community associations, churches and schools in the area should take the leadership to "awaken a feeling of fair play and human rights," planning "for the future and forgetting past bitterness."

Integration Speakers

The pro-integration speakers follow, in order of testimony:

The Rev. Smallwood E. Williams, Browne Junior High School PTA; Benjamin Segal, D. C. Industrial Union Council, CIO; Lynwood S. Cundiff, Progressive Party of D. C.; Albert Mindlin, Washington Inter-

yesterday's hearing. A study of the pool admission was ordered submission May 1.

The hearing was conducted with strict adherence to rules limiting speakers to three minutes. In several cases, opponents of integration yielded their time to one speaker so he could represent them, as well.

Connaughton Gives Views

One of these, John H. Connaughton, former president of the Federation of Citizens' Association, was interrupted by Board Member Gicher after Connaughton's discussion of "facts" about the Negro people.

Starting with, "I have many fine friends among the Negro race, whom I admire," Connaughton went on to declare that Negroes commit 92 percent of the crimes in the District although they represent only 35 percent of the population; that three investigations concluded that "practically every dope peddler in Washington" was a Negro and "it has been rumored, and stated by some Negroes, that certain days are set aside as 'push days,' in which they jostle white people in public."

At this point, Gicher demanded, "What does this have to do with the hearing matter?" and asked if Connaughton's charges represented the views of the eight organizations. Connaughton said they did and Gicher retorted, "I doubt it."

Board Chairman Frank H. Collins then asked Connaughton to stick to the subject of the hearing.

Charges "Wrecking Crew"

In his testimony for the Petworth, Hillcrest, Randie Highlands and North Capitol citizens' associations, the National Gateway association, Citizens' Protective Alliance, North Washington Council of Citizens' Associations and the Citizens' Committee for Community Action, Connaughton charged:

1. The existence of an "Organized gang—a wrecking crew" at Rosedale and said the matter should be investigated by a grand jury and "someone indicted."

2. Whenever a recreation facility is labeled "open" to both races, "it becomes entirely Negro."

Another principal opponent, Clifford H. Newell, speaking for the Federation of Citizens Associations, and three other groups, added some charges:

1. Rosedale disturbances have "sometimes occurred in the presence of our police," a situation which has "shocked" District citizens. The "flagrant violation of duty has caused grave concern to parents and taxpayers."

2. The incidents were promoted by "people who do not live here, who came here to incite our people to break our laws."

On the other side of the argument, there were 37 witnesses who pleaded for integration on the basis of religious principles, making traditions of the democ-

School PTA; Benjamin Segal, D. C. Industrial Union Council, CIO; Lynwood S. Cundiff, Progressive Party of D. C.; Albert Mindlin, Washington Interracial Workshop; Joseph M. Stone, Washington chapter, Americans for Democratic Action; Mrs. Inez West, Kingman Park Civic Association; E. B. Henderson, Washington Fellowship; Mrs. Ruth B. Shirley, Charles Young PTA.

Mrs. Emily Tyson, Webb PTA; Mrs. Lorena Savoy, Blow PTA; Mrs. Margaret T. Ware, Washington Urban League; S. Walter Shine, Commission on Law and Social Action, American Jewish Congress; Mrs. Ernestine Fleming, Edgewood Civic Association; Mrs. Alma S. Scurlock, American Friends Service Committee.

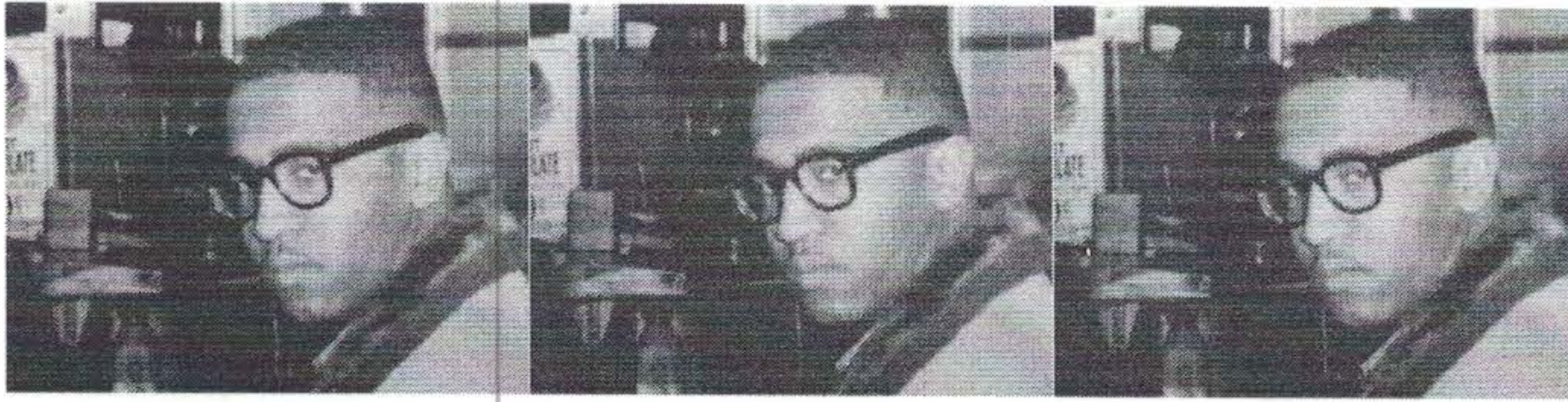
Lemon H. Moses, jr., Payne-Maury PTA; Robert L. Pollard, Washington chapter, American Council on Human Rights; Mrs. Constance Perry, Citizens' Committee to Integrate Rosedale; Isaac Franck, Jewish Community Council of Washington; Raymond L. Gray, Ivy City-Trinidad Civic Association; Mrs. Miriam Keeler, Washington Pacifist Fellowship; Edward S. Jones, Southwest Civic Association; the Rev. Colbert H. Pearson, Interdenominational Ministers' Alliance.

Chester C. Shore, Greater Washington Area Council, American Veterans Committee; Miss Edna Gordon, Frederick Douglass Residence Council; Mrs. Jacqueline Christensen, Mothers' Council of Washington; Mrs. Dora Gorman, Raymond PTA; H. Carl Moultrie, National Association for the Advancement of Colored People; Mrs. Dovey J. Roundtree, Garfield Turner PTA; Anthony Pierce, Meridian Hill Civic Association; the Rev. L. Maynard Catchings, Plymouth Congregational Church.

Miss Patricia McGerr, Catholic Interracial Council of Washington; James A. Howard, Federation of Civic Associations and the Deanwood Civic Association; Mrs. Adele Mae Munns, Madison Taylor PTA; W. Theophilus Jones, River Terrace Community Association; Chancellor Williams, jr., Lodge 1093, I.B.P.O.E.

In the afternoon, the proponents of segregation testified. First was Newell, speaking for the Federation of Citizens' Associations, Arkansas Avenue Community Association, Brightwood and Lincoln Park Citizens' associations. Next was Connaughton and then others in this order:

Fred Nalley, Trinidad Boys' Club, Charles Dienelt, Mid-City Citizens' Association; John M. Curran, Bryant, Brent, Tyler and Buchanan P-TAs and the Capitol Hill Southeast Citizens' Association; William L. Mackey, Southeast Council of Citizens' Associations and the Bradbury Heights Citizens' Association; Fred Midgley, Dahlgren Terrace Citizens' Association and Richard E. Quantrille, Eastern Citizens' Association.



FRANKLIN McCAIN

Franklin McCain is one of the original four who took part in the Woolworth sit-ins. He was born in Union County, and reared in Washington, D.C. During his Junior year in High School, his family moved to Greensboro and he attended Dudley High School. However, his family moved back to DC and he graduated from Eastern High School in Washington. He received a B.S. degree in chemistry and biology from North Carolina A&T State University in 1964. While he was an A&T student, he roomed with David Richmond -- another of the original sit-in participants -- and around the corner from Ezell Blair Jr. and Joseph McNeil on the second floor of Scott Hall. McCain grew up deeply influenced by Jesus Christ and his grandmother. Franklin talked to us many times about how his grandparents and parents would tell him "The Big Lie." "The Big Lie" went something like this... if he behaved in a respectful and modest way, and kept up his grades, that all opportunities would be open to him. As he grew older, he realized that the color of his skin, kept a lot of opportunities from him, even one as simple as sitting down with other folks at a lunch counter. The way the world was structured made him very angry and he knew that if he didn't do something about it, he would not be able to live with himself.

After he graduated from A&T in 1963, he stayed in Greensboro, and went to Grad School. In 1964 he married the former Bettye Davis. They have three sons. In 1965 he joined the Celanese Corporation in Charlotte as a chemist and is now retired. As a resident of Charlotte, Franklin has been on many boards and has worked to bring about some changes in the educational, civic, spiritual and political life of the Charlotte-Mecklenburg area.

[Back to the Greensboro Four](#)

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GEORGETOWN YULE FETE WEDNESDAY

Ceremony Opening Lane at
8 P.M. to See City Officials
Present.

Gala preparations are near completion for the parade inaugurating the lighting of Yuletide lane, in Georgetown, Wednesday, at 8 p.m. Under auspices of the Georgetown Business Men's Association, the festivities will include at least a dozen marching units and several floats representing commercial firms of both Washington and Georgetown.

Maj. Ernest W. Brown, superintendent of police and a Georgetown, will be among the officials present, and Commissioners Melvin C. Hazen and George Allen are expected.

Route of Parade.

Percy C. Klein, chairman of the Parade Committee, said the parade would form at Twenty-ninth street and Pennsylvania avenue, move west on M street to Thirty-third street; north on Thirty-third to Volta place; east on Volta place to Wisconsin avenue and south on Wisconsin avenue to Canal street.

Although final arrangements have not been completed the marching units will be divided by five bands, the Elks Boys' Club Band, the Gordon Junior High School Band, the Police Boys' Club Band, the Firemen's Band and the Washington Gas Light Band.

Floats Are Entered.

Commercial firms expected to enter floats are Wash. B. Williams, Heurich's Brewery, Chestnut Farms Dairy, the Washington Gas Light Co. and The Evening Star.

An American Legion unit, led by Lieut. Horace Lineburg, will march, and the 29th Military Police Company, under Lieut. Donald C. Faulk, will participate.

Archer L. Haycock, president of the Georgetown Business Men's Association, said it was the desire of the business men's group to have every business man of Georgetown participate in the Yuletide inauguration and help make it the community's happiest Christmas.

LESH WILL ADDRESS OLDEST INHABITANTS

Plans for Anniversary Celebration December 7 to Be Made at
Wednesday Meeting.

Paul E. Leah, attorney, will deliver the principal address at the Seventy-first anniversary of the Association of Oldest Inhabitants, to be held at the Raleigh Hotel Monday, December 7.

Among other features of the program will be George O'Connor, well known Washington singer, according to J. Elliot Wright, secretary of the association, who is chairman of the Program Committee.

Further plans for the anniversary will be announced by Mr. Wright at the regular annual meeting of the association to be held next Wednesday

Civic Leader's Magic Power Taxed by Mustache Order

All Ends Well, However,
for Head of Summit
Park Group.

BY J. THEODORE CROWN.

Alas! The magic powers of William J. Smith, 31-year-old president of the Summit Park Citizens' Association, have met the supreme test. He has had to produce a mustache in three weeks.

Smith, who is an amateur magician, was pledged to the Sigma Nu Phi Legal Fraternity several weeks ago and was ordered to grow a mustache in three weeks for initiation. With his magic, aided greatly by nature, he has been able to meet the requirement.

During the past year Smith has devoted much of his time to magic work, having appeared more than a dozen times with the Chesapeake & Potomac Telephone Co. Glee Club. He also has appeared at charity benefits in Alexandria, Va., and Annapolis, Md., but he says his interest in making cigarettes, cards and silk disappear is solely as a hobby or pastime.

He is one of the youngest presidents of a citizens' association and has acted for three years in that capacity in the Summit Park Citizens' Association. During his administration the Summit Park Citizens' Association has not achieved civic improvements, but has made itself known and recognized as a progressive, civic-spirited association.



WILLIAM J. SMITH.

Besides his civic and magic work Smith is a law student at the National University of Law and is married and has one child. He lives with his family at 3651 Sulland road southeast.

Before coming to Washington Smith attended St. John's College at Annapolis, Md., and graduated from the Bliss Electrical School at Takoma Park, Md.

He has been employed by the Chesapeake & Potomac Telephone Co. for the past nine years and is now in the toll office.

D. C. SAILING BASE PROJECT IS URGED

Burroughs Delegates to Ask
Federation to Support
Plan for Boys.

Establishment of a municipal sailing base in the vicinity of the Army War College is to be proposed to the Federation of Citizens' Associations by the Burroughs Citizens' Association.

Robert M. Furniss, president of the Burroughs group, revealed the plan was endorsed wholeheartedly by his civic group after Lawton Mellichamp outlined the plan at a recent meeting.

Furniss declared the matter was first brought before the Burroughs association last Spring, and that he, before becoming president, had the idea under investigation for several months. The Burroughs group will have the question presented to other civic bodies in the city by having its delegates to the federation ask that the proposal be referred to committee for further study and also by carrying the plan to the Northeast Conference of Citizens' Associations. Contacts have been planned with the Park and Planning Commission also, Furniss stated.

Cost Set at \$25,000.

Mellichamp explained that the proj-

NEW NORTHEAST GROUP ORGANIZED

Bladensburg Road Body,
Formed in May, Already
Has 95 Members.

The Bladensburg Road Citizens' Association, newest addition to the civic organizations of the District, reports a membership in good standing of more than 95 members, after being in existence only six months.

The group was started last May with about 20 members, some withdrawn from the Rhode Island Avenue Citizens' Association and some previously unassociated with civic work. Early meetings were devoted entirely to organization under the following officers: William F. Ryan, president; William P. Thomas, vice president; Mrs. N. F. Morles, secretary; P. McCue, financial secretary, and S. H. Miser, treasurer.

The territory of the association is bounded on the west by Franklin and Vista streets, on the south by R street, with the District line and Bladensburg as the other two boundaries.

Joins Northeast Conference.

The group was granted membership in the joint conference of Northeast Citizens' Associations November 5, and members are now considering applying for membership in the Federa-

STADIUM SOUGHT IN KINGMAN PARK

Lincoln Park Group Also to
Ask for Convention Hall
and Armory.

An appropriation of nearly \$40,000,000 for the construction of a huge stadium, convention hall and armory in the Kingman Park area will be sought from Congress in the coming session, Joseph L. Gammell, chairman of the Legislation Committee of the Lincoln Park Citizens' Association announced yesterday.

In making the announcement, Gammell said the Lincoln Park Citizens' Association was entering a wider field of activities than that prescribed by the limits of the association's territory.

The stadium, armory and convention hall would be located at the east end of East Capitol street under the proposal. The plans call for a seating capacity in the stadium of 100,000 only 4,000 less than the largest one in this country.

Gammell pointed out that the Nation's Capital needs a large convention hall to accommodate the many conventions that are selecting this city as a meeting place. The city officials would not have to convert Union Station into banquet hall for such meetings as the World Power Conference with the proper convention hall, Gammell said.

In case the entire amount was not a grant from the Government, the project probably could be financed by staging foot ball games, championship boxing contests and wrestling bouts, Gammell indicated. Under the present arrangements used by the Army and Navy foot ball teams this city could realize over \$200,000 if the annual game was played in the stadium.

CAMPAIGN RENEWED TO OBTAIN SCHOOL

Bradbury Heights Children Must
Travel Miles, Citizens Say
After 7-Year Drive.

Citing the recent development of the Fort Dupont section as but a further manifestation of the need for at least a temporary grade school in Bradbury Heights, members of the Bradbury Heights Citizens' Association are doing all in their power to effect the construction of a one-room temporary school building.

The association has been working for the last seven years in a vain attempt to bring about their aim, first asking for a permanent school, and lately seeking a temporary establishment with the view to future expansion.

The situation at present, according to O. E. Robbins of the civic group, is almost unbearable. The unnecessary bother, expense and danger connected

Kingman Park Citizens Elect New Chaplain

The Washington Post (1923-1954); Sep 9, 1930; ProQuest Historical Newspapers: The Washington Post
pg. 3

**Kingman Park Citizens
Elect New Chaplain**

The Rev. Lloyd Young was elected chaplain of the Kingman Park Citizens Association at the first fall meeting of the organization, held last night at Mount Pisgah Church, Eighteenth and Gales street northeast. Mr. Young succeeds the Rev. W. A. Johnson, who recently went to New York.

Scoutmaster Charles J. Young reported on the activities of Scouts sponsored by the association, and the secretary read a summarized report covering the first half of the current year.

BEFORE THE D.C. HISTORIC PRESERVATION REVIEW BOARD

Kingman Park Historic District Application : Case No. 16-19

Amended

KPCA Boundary Line Justification to East Capitol Street on the South (from RFK Stadium) to 19th Street, NE on the west and the Anacostia River on the east to 19th & Maryland Avenue, and M St. NE, to the north

Kingman Park Civic Association (hereinafter the “applicant”) maintains that the correct boundary justification for its historic district application is East Capitol Street on the South (from RFK Stadium) to 19th Street, N.E. on the west and the Anacostia River on the east to 19th & Maryland Avenue, and M. Street, NE on the north.¹ The applicant supports and agrees that the application’s boundary jurisdiction should cover the entire Langston Golf Course as recommended by the D.C. Office of Planning and the United States Department of Interior – National Park Service in HPRB Case # 18-11. The applicant also supports the placement of Langston Golf Course on the D.C. Inventory of Historic Places. The boundary specifications are significant and justified based upon the following reasons:

A neighborhood can be described as an area surrounding local institutions such as churches, schools, businesses or a social agency or hospital. It can also be defined as a political ward or precinct. The concept of a neighborhood includes both geographic (specific locations or places) and social (adults and children) components. Kingman Park has been historically defined by its people, homes, churches, schools, businesses and recreational facilities. The Institute for a Competitive Inner City (ICIC) defines an inner city as a set of contiguous census tracts in a city. The U.S. Census tract boundary theory was developed in 1910, over one hundred years ago. In 1940, the census tract became an official geographic entity used by the Census Bureau to publish data.

The D.C. Office of Planning has historically designated neighborhoods along Census tract boundaries. In 2006, the District brought together the D.C. Office of Planning, elected officials, neighborhood associations, police and fire districts, other governmental agencies and the general public to create a major revised comprehensive plan for city development. The city’s revised

¹ /Kingman Park’s historic boundaries are 15th Street NE to the west; East Capitol Street to the south; M Street to the north; and the Anacostia River (Park) to the east. KPCA amended its application to limit the western boundary to 19th Street NE because the DC Office of Planning advised KPCA that the developers would strongly oppose the application for a historic district, if the boundaries included 15th Street NE to the west and M Street to the north. However, KPCA reserves all rights to seek further boundary extensions of the proposed historic district.

comprehensive plan established neighborhoods and communities partially based upon census tracts.

Section 1-301.62 of the D.C. Code states in pertinent part that:

(t)he purpose of the District Elements of the Comprehensive Plan for the National Capital are to:

- a. Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development;
- b. Guide executive and legislative decisions on matters affecting the District and its citizens;
- e. Maintain and enhance the natural and architectural assets of the District; and;
- f. Assist in the conservation, stabilization, and improvement of each neighborhood and community in the District.

The District should follow the mandate of the Comprehensive Plan by specifying the social (residents, visitors and their homes, churches, schools, libraries and recreational facilities), economic (business establishments, trades and professions), and physical development (growth of the built environment) of the neighborhood. The mandate calls for preservation, stabilization and maintenance of neighborhood architecture and assets. These guiding principles are consistent with the boundary recommendations of the applicant.

The United States Bureau of the Census and the D.C. Office of Planning have designated 19th Street NE on the west; the Anacostia River (Park) on the east; C Street NE on the south; and Benning Road NE on the north as Census Tract **79.03**. This tract includes many of the homes, churches and businesses of Kingman Park. The other contiguous and cohesive streets of Kingman Park are included in Census Tracts **79.01** and **89.04** (north side of Benning Road – Ward 5); and **80.02** (south of C Street NE – Ward 6). ICIC's definition of a neighborhood is consistent with the Census Bureau's tract methodology and the make-up of the contiguous and cohesive Kingman Park neighborhood.

Kingman Park's proposed district includes the historic integrity and culture of the neighborhood. From 1928 until 1968, Kingman Park developed its religious, educational, economic and social movements which led to the creation and construction of homes, churches, schools, businesses and recreational activities. Kingman Park residents typically shopped on Benning Road NE from 17th Street NE to Oklahoma Avenue, NE, school children were educated in the immediate vicinity of the Spingarn Educational Campus, and most residents attended neighborhood churches.

These neighborhood elements were defined by a cohesive political and civic environment that is currently known as the 7D01 Single Member Advisory Neighborhood Commission (ANC). This jurisdictional boundary extends from 19th Street NE on the west, the Anacostia River to the east, C Street NE to the south, and Benning Road to the North. Politically, the residents of 7D01 have

the same voting precinct which is Precinct 80, and they reside in the same neighborhood cluster, which is cluster 25. Therefore, all streets extending from 19th Street NE to the Anacostia River are politically linked. This political arrangement is based upon the long history of the community. During the period of significance, the neighborhood was represented before the D.C. Board of Commissioners by one civic organization – The Kingman Park Civic Association. Officers of the civic association resided in the same census tracts mentioned above.

The patterns of events taking place within Kingman Park included the desegregation of public schools wherein children residing on streets extending from 15th Street on the west to Oklahoma Avenue on the east, M Street on the north and East Capitol Street on the south were transferred from overcrowded schools on the “hill” (Spingarn High, Browne Junior High, and Charles Young Elementary) to the less congested nearby predominately white schools of Eliot Junior High and Eastern High School. Desegregation of the schools began in 1955 and struggled through 1967. Kingman Park students affected by school integration essentially resided in Census Tract 79.03 and the contiguous Census Tracts of 79.01, 80.02 and 89.04.

I. Historic Kingman Park Businesses

Kingman Park’s historic African-American business district extended from 15th Street & Benning Road, NE to 26th & Benning Road NE. The area also included stores located at 18th & D Street NE. There were over thirty retail businesses within Kingman Park. The stores and shops included the following:

1. Kingman Park Co-op	1918 Benning Road, NE
2. Washington Brothers Grocery Store	1822 Benning Road, NE
3. Aaron’s Cleaners	1807 Benning Road, NE
4. Laundry Mat	1816 Benning Road, NE
5. Shoe Shop	1831 Benning Road, NE
6. Kingman Park Drug & Pharmacy	1917 Benning Road, NE
7. Gambrell’s Cleaners	1916 Benning Road, NE
8. Beard’s Benning Road Streetcar Diner	1830 Benning Road, NE
9. Dr. St. Elmo Crawford’s Dental Practice	1922 Benning Road, NE
10. The Benning Beauty Salon	1923 Benning Road, NE
11. Parker’s T.V. Repair Shop	1924 Benning Road, NE
12. Northeast Dance Academy	2011 Benning Road, NE
13. Milner’s Upholstery shop	2013 Benning Road, NE
14. Arabian Room Night Club (lower level)	2001 Benning Road, NE
15. Dr. Hugh Browne’s Medical Practice	2001 Benning Road, NE
14. Garner’s Tropicana Lounge	2023 Benning Road, NE
16. Thelma Little’s Barber & Beauty Shop	2029 Benning Road, NE
17. Dr. Roger Thurston’s Medical Practice	753 - 19 th Street, NE
18. Sarge’s Grocery Store	653 - 20 th Street, NE
19. Ware’s Fish Market	725 – 20 th Street, NE
20. Morgan’s Frosty Ice Cream Parlor	17 th & Benning Road, NE
21. Chisley’s Florist	2401 Benning Road, NE
22. Rips’ Pool Hall	2403 Benning Road, NE
23. Wiggins’ Sandwich Shop	2401 Benning Road, NE

24. Wiggins' Barber Shop	2407 Benning Road, NE
25. Dr. Burrell's Dental Practice	2409 Benning Road, NE
26. Sporty's Fast Food Store	566 – 25 th Place, NE
27. Simpson's Auto Repair	17 th & Benning Road, NE
28. Langston Theater	25 th & Benning Road, NE ²
29. Dr. McKnight's Medical Practice	1804 D Street, NE
30. Drs. Davis & Lee's Medical Practice	566 – 25 th Place, NE
31. Dr. Kenneth Brown's Medical Practice	2100 Benning Road, NE
32. Dr. Dismukes' Medical Practice	24 th Street, NE
33. Dr. Harris' Medical Practice	2316 E Street, NE

II. Historic Churches (Houses of Worship)

1. Greater Mt. Pisgah Baptist Church	718 – 19 th St. NE/1829 – 17 th St
2. Mount Moriah Baptist Church	17 th & East Capitol St., NE
3. Peace Baptist Church	18 th & Gales Street NE
4. Pilgrim African Methodist Episcopal Church	720 – 19 th St. NE/ 17 th & Gales St.
5. Kingman Park African Methodist Episcopal Zion Church	714 – 19 th St., NE
6. Saint Benedict the Moor Roman Catholic Church	320 – 21 st St., NE
7. Trinidad Baptist Church	1625 Benning Rd., NE

The Reverend Reginald G. Blaxton served as the second appointed District of Columbia Director of the Office of Religious Affairs under former Mayor Marion Barry. Rev. Blaxton resided at 313 - 19th Street, NE, and the Blaxton family was life long active members of the Kingman Park Civic Association. It is also significant to mention that Saint Benedict the Moor Roman Catholic Church was operated by the Josephites and Oblate Sisters – an African American Women's Order.

III. Hospital

1. Gallinger Municipal Hospital (D.C. General Hospital) 1905 E Street, SE

During the period of significance, Kingman Park residents received medical treatment and care by Gallinger Municipal Hospital (renamed D.C. General Hospital in 1952), which was the only hospital in the immediate vicinity. The hospital was located between 19th Street, SE and the Anacostia River. Although Kingman Park residents received medical care at Freedman's Hospital and other private facilities within the city, Gallinger remained the primary public hospital in the neighborhood during this period.

² Langston Theater was a non-African-American business. Most Kingman Park residents shopped for major groceries at the white owned Atlantic and Pacific (A&P) Supermarket Store located at 17th & Benning Road, NE, and at Gordons Market at 1805 Benning Road, NE. During the 1940s, 1950s and early 1960s the A&P and Gordon served a predominately African-American clientele.

IV. Schools

1. Charles Young Elementary School	820 – 26 th Street, NE
2. Blow Elementary School	725 – 19 th Street, NE ³
3. Browne Junior High School	850 - 26 th Street, NE
4. Phelps Vocational High School	704 – 26 th Street, NE
5. Spingarn Senior High School	2500 Benning Road, NE
6. Eliot Junior High School	1830 Constitution Ave., NE
7. Eastern Senior High School	1700 East Capitol St., NE

On February 1, 1960, Franklin McCain and three fellow North Carolina A&T State University students made history when that took part in the Greensboro, North Carolina Woolworth store sit-in protesting the segregation and “Jim Crow” policies of Woolworth and the city. Mr. McCain was born in Union County, North Carolina, in 1942, and raised in Washington, D.C. He graduated from Kingman Park’s Eastern Senior High School in 1960. Eastern High School is located at 17th & East Capitol Street, N.E.

On July 11, 1964, members of the Ku Klux Klan murdered Lt. Col. Lemuel A. Penn, an African-American United States Army Reserve Officer, who was driving through Madison County, Georgia and returning to Washington, D.C., after serving on annual summer active duty at Fort Benning, Georgia. Three Klansmen were tried in state court for the murder and they were found not guilty. Two of the Klansmen were later charged with federal civil rights violations and tried in federal court, where they were convicted of the charges. The two Klansmen served approximately six years in prison.

Lt. Col. Penn was an assistant superintendent in charge of five vocational high schools in Washington, D.C., and had formerly served as a teacher at Phelps Vocational High School (now known as Phelps Architecture, Construction and Engineering High School). Lt. Col. Penn’s daughters were students at Charles Young Elementary School at the time of his assassination. Veronica Raglin was a Charles Young School classmate of Col. Penn’s daughter, Linda Penn. The murder shocked the entire nation and devastated students attending the Spingarn Educational Campus.

V. Recreational Facilities

1. Rosedale Recreation Center	1701 Gales Street, NE
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One of the saddest periods in American history was the denial of access and use of municipal recreation centers and swimming pools to African-Americans. During the first half of the 20th Century, “Jim Crow” laws (segregation laws) prevented African-Americans, Native Americans

³ Although the original Blow Elementary School was razed several decades ago, the rebuilt Blow-Pierce School on the site continues to serve as an educational institution. *See and compare, Takoma Park Historic District – Seventh Day Adventist church.* D.C. Historic Preservation Office Booklet.

and other non-white citizens of the nation from utilizing the benefits of recreational facilities in their respective communities.

This condition was never more apparent than in Kingman Park. Although the Kingman Park subdivision was formally established in 1928 and grew to extend from Oklahoma Avenue to 15th Street, NE on the west during the 1950s, little consideration or regard was given to the construction and creation of a community recreation center. The nearest recreation center and swimming pool was Rosedale Recreation Center and the facility was reserved for whites as a segregated facility. Rosedale was located at 17th & Gales Streets, NE which included African-American residents living nearby.

During segregation, children from Kingman Park were not given the opportunity to learn swimming skills or engage in summer organized city sponsored recreational activities. Even worse, the District's segregationist policies and racially oppressive conditions led to tragic consequences in Kingman Park. "In the four-year period, 1945-48, 111 persons have been drowned in Washington, of whom thirty-seven have been children, in the 5-19 age group. Of these thirty-seven, twenty-nine of 70.7 percent have been colored. . . And practically all of these drownings have occurred in the Anacostia River and Kingman Lake, the unsupervised waters in the general area of the supervised pools." *Afro-American Newspaper*, July 9, 1949.

At the time, there were six publicly funded swimming pools in the city that were built with tax-supported federal dollars. Despite the tax support and payments by African-American taxpayers, segregationist policies continued to prohibit African-American children's use of facilities. This race based discriminatory action led to violent confrontations between blacks and whites. See, *attached Washington Post and Afro-American Newspapers Articles*.

On October 14, 1952, the D.C. Recreation Board conducted hearings on the potential integration of Rosedale Recreation Center and swimming pool. Among the many witnesses who testified in support of desegregation of the recreation center were (1) Inez West – Kingman Park Civic Association; (2) H. Carl Moultrie – National Association for the Advancement of Colored People;⁴ (3) Mrs. Dovey J. Roundtree, Esquire - Garfield Turner PTA; (4) Mrs. Lorena Savoy – Blow PTA; (5) Lynwood Cundiff – Progressive Party of D.C.⁵ (6) Rev. L. Maynard Catchings, - Plymouth Congregational Church; (7) Mrs. Ruth B. Shirley – Charles Young PTA; (8) Theophilus Jones, Esquire – River Terrace Community Association; and (9) Chancellor Williams, Jr. – Lodge 1093, I.B.P.O.E.⁶ Eventually, the city integrated Rosedale as a result of the protest and civil disturbances caused by racially segregated policies. It was not until the enactment of the Civil Rights Act of 1964 that public swimming pools were declared unconstitutional and in violation of federal law banning racial discrimination in public accommodations.

⁴ H. Carl Moultrie later served as Chief Judge of the D.C. Superior Court, and the Courthouse was subsequently named in his honor.

⁵ Leonard Cundiff served as Vice-President of the Kingman Park Civic Association and resided at 319 – 19th Street, NE.

⁶ Chancellor Williams, Jr., was an internationally known historian, writer and university professor.

VI. District of Columbia Government

In 1967, Walter Washington was appointed as the first single commissioner of the District of Columbia, along with a nine member city council charged with governing the city. The position was informally titled "Mayor-Commissioner. Thus, Walter Washington became the first African-American mayor of a major city in the United States.

On June 19, 1967, District Judge J. Skelly Wright of the United States District Court for the District of Columbia rendered a decision in *Hobson v. Hansen*, 269 F. Supp. 401 (D.D.C. 1967), finding that the current D.C. Public School Educational System deprived blacks and poor children of their right to equal educational opportunities that were afforded white students. The court held that the discriminatory action was based upon the race and socioeconomic status of blacks and the poor. The decision specifically outlawed the use of the student educational "track system" and the optional transfer zones. This decision effectively tested and corrected compliance of D.C. schools with the principles announced in *Bolling v. Sharpe*, 347 U.S. 497, 74 S.Ct. 693, 98 L.Ed. 884 (1954).

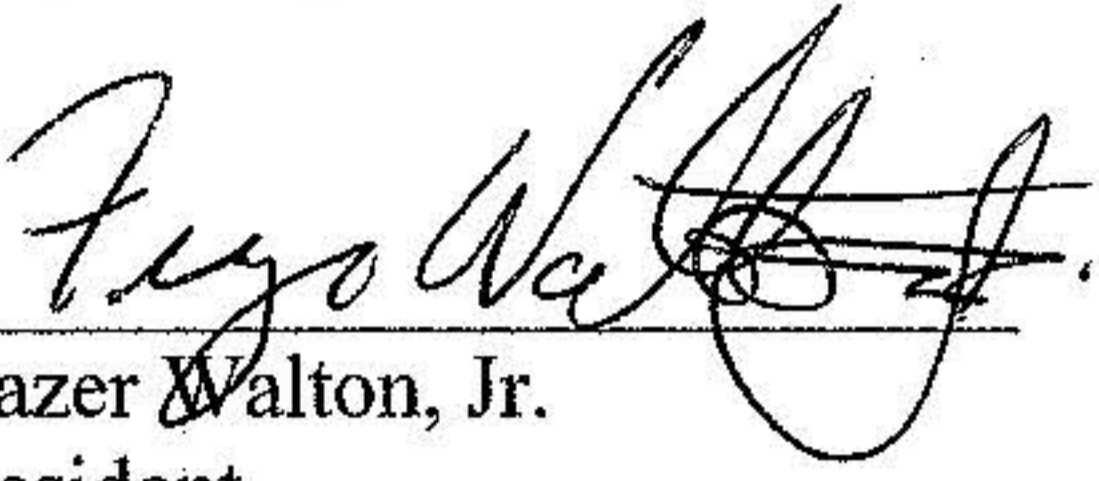
Kingman Park's architectural properties (homes, businesses and schools) still exist. Most of the historical and cultural events associated with the neighborhood occurred during and after segregation. These events established the period of significance, making Kingman Park a cohesive, unique and a historically significant neighborhood community.

On April 4, 1968, Dr. Rev. Martin Luther King was assassinated and a new era in American began.

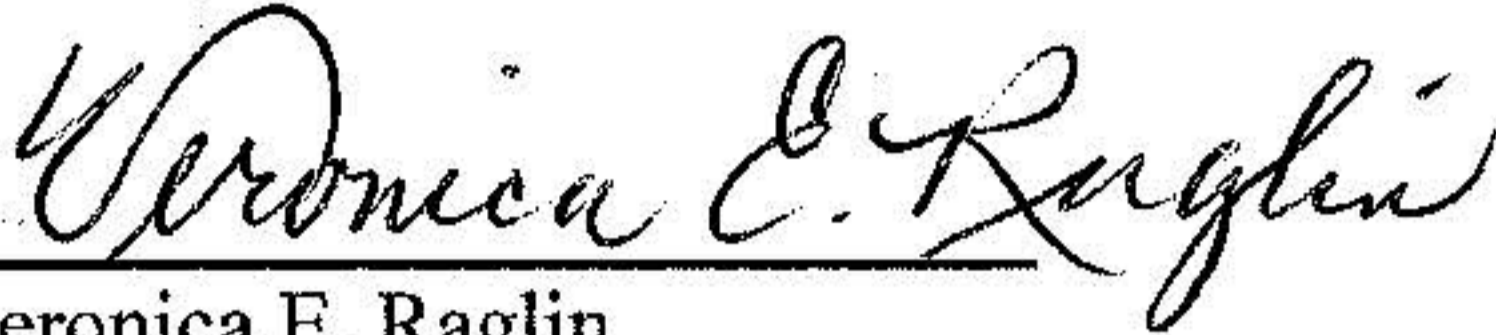
Conclusion

During the period of significance (1928-1968), Kingman Park encompassed an area extending from 15th Street, NE on the west to the Anacostia River to the east and from & East Capitol Street on the south to 19th & Maryland Avenue, NE on the north. The area was interactive, cohesive and contiguous. In fact, the actual northern boundary extended to M Street, NE, but the applicant moves the Board to adopt the boundary recommendations set-forth in the application. In this case, the western boundary line would be 19th Street, NE from East Capitol Street to Maryland Avenue, NE. For all of these above-mentioned reasons, KPCA maintains that the boundary lines listed in its application should be the approved historic neighborhood boundaries.

Respectfully submitted,



Frazer Walton, Jr.
President
Kingman Park Civic Association



Veronica E. Raglin
Chair, Executive Board
Kingman Park Civic Association

Date: February 26, 2018

This is an eight page document

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Kingman Park Historic District

Other names/site number: _____

Name of related multiple property listing:

Spingarn, Browne, Young, Phelps Educational Campus;

Spingarn High School; Langston Golf Course and Langston Dwellings

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

2. Location

Street & number: Western Boundary Line is 200-800 Blk 19th Street NE; Eastern Boundary Line is the Anacostia River along Oklahoma Avenue NE; Northern Boundary Line is 19th-22nd Street & Maryland Avenue NE; Southern Boundary Line is East Capitol Street at 19th-22nd Street NE.

City or town: Washington, DC State: DC County: _____

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

I hereby certify that this ___ 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 local

Applicable National Register Criteria:

 A B C D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
---	-------------------------------

Name of Property _____

County and State _____

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

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

 Name of Property

 County and State

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing <u>Homes, schools, businesses</u>	Noncontributing <u>Streetcar Barn site</u> buildings	
<u>Langston Golf Course</u>	_____	sites
<u>Benning Road Bridge (Kennedy)</u>	_____	structures
<u>RFK Stadium, Armory</u>	_____	objects
<u>4</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 3
Langston Terrace, Langston Golf Course, Spingarn, Browne, Young, Phelps Educational Campus, residential homes. See - attached residential listings by lot, square and address.

Contributing Resources with addresses:

1. Spingarn Senior High School
 2500 Benning Road, N.E.
 Washington, D.C. 20002
2. Charles Young Elementary School
 820 - 26th Street, N.E.
 Washington, D.C. 20002
3. Phelps Vocational/Technology High School
 704 - 26th Street, N.E.
 Washington, D.C. 20002
4. Browne Junior High School
 850 - 26th Street, N.E.
 Washington, D.C. 20002

Name of Property

County and State

5. Blow/Friendship Elementary School
725 – 19th Street, N.E.
Washington, D.C. 20002
6. Saint Benedict The Moor Roman Catholic Church
320 – 21st Street, N.E.
Washington, D.C. 20002
7. RFK Memorial Stadium
2400 East Capitol Street, N.E.
Washington, D.C. 20003
8. National Guard Armory
2001 East Capitol Street, S.E.
Washington, D.C. 20002
9. Langston Golf Course
2600 Benning Road, N.E.
Washington, D.C. 20002
10. Langston Terrace Dwellings
2101 G Street, N.E.
Washington, D.C. 20002
11. **The additional residential and commercial Contributing Resources are listed by Lot and Square and Address as defined by the D.C. Recorder of Deeds. The listings begin at the end of page 67.**

Non-Contributing Resources:

1. D.C. Streetcar Garage & Maintenance Facility
2500 Benning Road, N.E.
Washington, D.C. 20002

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Residential Community

Retail (Stores)

Name of Property

County and State

Current Functions

(Enter categories from instructions.)

Residential Community

Retail (Stores)

Schools

7. Description

Architectural Classification

(Enter categories from instructions.)

Colonial Revival

Neo-classical

Classical

Federal

COPYRIGHT PENDING

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Mostly Brick and concrete homes and buildings with some wood construction – Federal Style Homes

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.)

Name of Property

County and State

The architectural appearance and style of Kingman Park residential, governmental and commercial properties are chiefly constructed with a neo-classical and federal style design. There are over 500 residential, governmental and commercial structures that were original constructed as an African-American community. The type and style of homes are closely related in proximity and style to the neighboring communities of Capitol Hill, Trinidad and River Terrace. The community property also includes parks and recreational areas such as Kingman Island, Anacostia Park, Langston Golf Course and the RFK Stadium grounds. According to architect, P.K. Asabere, architectural style does have a positive and significant effect on housing values, with buyers willing to pay premiums for older homes built in the colonial, federal, garrison and Victorian styles. Kingman Park federal homes and apartments are low scale making the community one of the best real estate values in the city. Most of the properties in Kingman Park are constructed of brick and concrete.

The construction of residential single family two story row houses and in Kingman Park began in 1927, when real estate developer Charles Sager built forty (40) single family homes in the 400 and 500 blocks of 24th Street, N.E. Additional four to twelve unit apartment buildings were constructed shortly thereafter by other local developers and builders. Mr. Sager's initial efforts to market the homes proved unsuccessful, so he pitched the homes to middle class African Americans, and his efforts then proved successful. Several of the townhouses have English basement units. By 1931, Mr. Sager had completed the construction of 230 homes, and by 1950 there were approximately 500 homes were completed. The initial home construction included row houses in the 500 block of 22nd through 25th Streets N.E. Ironically, the homes in the 400 block of 23rd Place were not constructed by Charles Sager. The homes were constructed as federal style single family row houses with front porches as additional living space. Many of the houses have private yards that include driveways. This is more fully discussed below. The major business district is located along Benning Road. The west and eastside arterial entrance to Kingman Park is "C" Street NE, and the south side entrance is East Capitol Street at 19th Street. The neighborhood includes small commercial properties such as corner stores, dry cleaners and variety stores and barber and beauty shops. The schools, residential homes and apartments and business structures have historic significance to the cultural, economic, archaeological and physical environment of Kingman Park. The economic viability of Kingman Park included a cooperative grocery store located at 1918 Benning Road, N.E., which was owned and operated by the Kingman Park Civic Association. An article concerning the cooperative was published in the Washington Post Newspaper on December 6, 1940. The cultural and physical environment of the neighborhood included the Langston Branch of the D.C. Public Library located downstairs (in the basement) at 701 24th Street, N.E. The library contained 12,000 volumes of books, and was staffed by Librarian, Althea V. Howard and her assistants, Emma Thomas and Hamilton Smith. See, the attached photograph. These are just some of the many aspects that made Kingman Park an outstanding historically African-American community.

It is noteworthy that architect, Charles Cassell supported the Kingman Park Civic Association's application for the historic landmark designation of Spingarn Senior High School. Charles Cassell is the son of celebrated and pioneering architect Albert Cassell, who designed many of the buildings in Washington, D.C. Among his remarkable achievements are the designs of

Name of Property

County and State

Kenilworth Garden Apartments and buildings on the campus Morgan State University in Baltimore, Maryland.

There are several non-conforming resources in the Kingman Park Community, including the newly constructed street car barn and maintenance facility. In addition, a bike share station was placed at the 21st & C Street southeast entrance to Kingman Park next to the triangle park.

Summary Paragraph

Kingman Park's Geographical Location is a Contributing Resource

Kingman Park is located along Washington, D.C.'s Monumental Core. The neighborhood borders East Capitol Street on its southern border and is included in the monumental core framework plan established by the National Capital Planning Commission. According to the National Capital Planning Commission (the nation's official planning agency for the city's original design plan, better known as the L'Enfant Plan) "[t]he heart of Washington's symbolic fabric is its monumental core. Much of the monumental core - old and new - is a cherished part of our national heritage and deserving of protection, though arts of this extraordinary civic composition are disrupted by unwelcome physical barriers that should be remedied.

History and Creation of Kingman Park

The first inhabitants of "Kingman Park" were the Nacotchtanck Native American (Indians). The Nacotchanck Indian Tribe was one of the largest tribes of the Anacostia River, which was better known as the "Eastern Branch" until the 1960s. The tribe traded with other native tribes as far north as Canada and often in southern Virginia. Prior to the arrival of Captain Smith's exploratory voyages, the Chesapeake Bay and its tributary, the Anacostia River was primarily forested. Striped bass (rockfish), shad, sturgeon, and white perch were prevalent throughout the watershed. The Nacotchtancks raised potatoes, corn, squash and other crops and fished along the Anacostia River with great success. On April 26, 1607, Captain John Smith, an English explorer and soldier, and president of the Jamestown (Virginia) Colony sailed up the Anacostia River through what is now Kingman Park, stopping at the Port of Bladensburg, Maryland. This was the Europeans first known encounter with Native Americans in the Washington, DC area. Through colonial growth and expansion, which resulted in numerous conflicts with the natives; Nacotchtanck Indians were forced out of the area.

Kingman Park remained a uninhabited riverfront woodland from 1700 until the civil war (1860) when "mudflats" were formed on the banks of the Anacostia River due to erosion and deforestation. According to the United States Corps of Engineers, large mudflats formed on both banks of the Anacostia River just south of the Benning Road Bridge (renamed Ethel Kennedy Bridge). A stream named "Succabel's "Gut" traversed the upper flat and another dubbed "Turtle Gut" the lower. In 1919 the McMillian Commission (U.S. Congress) established the local park

Name of Property

County and State

system and named the parkland the Anacostia Park. Mr. Walter Jackson, one of the oldest African-American residents of Kingman Park remembers when the Baltimore and Ohio freight train traveled along Benning Road, N.E., during the 1920's. In 1910, the Columbia Railway Company and the Washington, Spa Spring and Greta Railroad constructed a car barn at 15th & H Streets N.E., and began running a streetcar line from Bladensburg Road N.E. to Bladensburg, Maryland and along Benning Road, N.E.

History, Creation and Architecture of Kingman Park Part II

The construction of residential single family two story row houses and in Kingman Park began in 1927, when real estate developer Charles Sager built forty (40) single family homes in the 400 and 500 blocks of 24th Street, N.E. Additional four to twelve unit apartment buildings were constructed shortly thereafter by other local developers and builders. Mr. Sager's initial efforts to market the homes proved unsuccessful, so he pitched the homes to middle class African Americans, and his efforts then proved successful. By 1931, Mr. Sager had completed the construction of 230 homes, and by 1950 there were approximately 500 homes were completed. The initial home construction included row houses in the 500 block of 22nd through 25th Streets N.E. Ironically, the homes in the 400 block of 23rd Place were not constructed by Charles Sager. The homes were constructed as federal style single family row houses with front porches as additional living space. The houses also included private yards that provided space for automobile storage and recreational use. Many of the yards included separate built garage structures, and on 21st Street, many of the homes have built in basement garages. Sager's homes were made of brick construction and generally included two levels with a basement. The homes generally contained two small bedrooms and a master bedroom, formal living room and separate dining room. The homes included oil and gas heating units with radiators or forced air ducts. The interior construction included hardwood floors and concrete walls. At 501 – 24th Street, the home owner had a custom built ice house constructed in the backyard that produced ice for the entire neighborhood before the advent of refrigerators. The ice house was in service from 1929 until the early 1930's. At the time of the original construction, home prices ranged from approximately \$4000.00 to \$8,000.00. On March 10, 2015, a general architectural survey of the homes in Kingman Park revealed that most were constructed as Federal style properties. See, the attached survey.

The streets in Kingman Park may include, but are not limited to:

1. 1500 – 2000 Block C Street, N.E.
2. 1500 - 2000 Block D. Street, N.E.
3. 1500 - 2000 Block E. Street, N.E.
4. 1500 - 2000 Block Gales Street, N.E.
5. 1500 - 2000 Block H. Street, N.E.
6. 1500 - 2000 Block I Street, N.E.
7. 1500 - 2000 Block L. Street, N.E.
8. 1500 - 2000 Block Lang Place, N.E.

Name of Property

County and State

9. 1500 - 2000 Block M. Street, N.E.
10. 1500 - 2000 Block Rosedale Street, N.E.
11. 300 – 600 Block Oklahoma Avenue, N.E.
12. 1500 – 2000 Block Benning Road, N.E.
13. 200 – 800 Block of 15th Street, N.E.
14. 200 – 800 Block of 16th Street, N.E.
15. 200 – 800 Block of 17th Street, N.E.
16. 200-800 Block of 19th Street, N.E.
17. 200-800 Block of 20th Street, N.E.
18. 200-800 Block of 21st Street, N.E.
19. 300-800 Block of 23rd Place, N.E.
20. 300-800 Block of 24th Street, N.E.
21. 400-800 Block of 25th Street, N.E.
22. 400-800 Block of 26th Street, N.E.
23. 1900 – 22nd Maryland Avenue, N.E.
24. 1900 – 22nd East Capitol Street, N.E.

Although many of the residential blocks listed above are technically apart of Kingman Park, several of the blocks are not included in the application for a historic district.

In addition to the predominately single family row houses constructed in the late 1920's and early 1930's, the United States Government under the Public Works Administration ("WPA") commissioned the construction of a multi-family housing development for limited income residents which was formally known as Langston Terrace Dwellings. In 1935, noted African American Architect, Hilyard Robert Robinson (1899-1986) was awarded the federal commission to design and oversee the construction of Langston. Robinson designed the award winning housing development after completing 18 months abroad examining European public housing from 1930-31. Robinson attended Der Auslander Institute at the University of Berlin, and visited the Weimar Bauhaus where he gained tremendous knowledge of housing theory. The construction and development of Langston Dwellings are further discussed below.

In 1928, the residents of Kingman Park formed a neighborhood organization to address the educational, economic, and public safety concerns of the community. The original residents named the organization the "Kingman Park Civic Association" and this organization continues to this date to lead and speak for the civic concerns of Kingman Park. By November 1940, the Kingman Park Civic Association formed a neighborhood cooperative grocery store. The store was located at 1918 Benning Road, N.E. During the 1930-50's, the association published a monthly newspaper with a circulation of more the 1500 patrons. The newspaper addressed school and street improvement, including the repair of unpaved streets. Equally important, the association advocated for the established of a "colored teacher's college" in the Kingman Park neighborhood. At that time, the association had an active membership of approximately 350 members, and the president of the community association was Ernest F. Harper.

Name of Property

County and State

Educational Institutions

The second major contributing resource was the establishment of educational institutions within the Kingman Park community. One of the most historically significant educational contributing resources in Kingman Park is Charles Young Elementary School (formerly known as the Platoon School). In 1942, the Young Platoon School was considered “one of the city’s top-ranking elementary schools. In 1942, Young’s academic rating was considerably enhanced by officially being designated by the Strayer Survey Committee as Washington’s No. 1 elementary school.” *Elementary Faulty Given High Place In Strayer Report by Thomas South, Washington Pittsburgh Courier, January 15, 1942.* The following is a narrative proclamation written by the D.C. Historic Preservation Review Board.

The Historic Preservation Review Board, having held a public hearing on May 28, 2015 on the application by the Kingman Park Civic Association to designate the Young, Browne, Phelps and Spingarn Educational Campus, the Historic Preservation Office recommends that the Board designate the campus a historic district to be listed in the D.C. Inventory of Historic Sites. The Board also requested that the nomination be forwarded to the National Register of Historic Places with a listing as of local significance with a period of significance from 1931 to 1960.

The educational campus including Young, Browne, Phelps and Spingarn schools is an approximately 35-acre tract along the Anacostia River in northeast D.C. that was set aside for the construction of a complex of schools for African American students during a period of school segregation in the city and nation. The campus, located at 26th Street and Benning Road NE in the Kingman Park/Carver/Langston neighborhood, is set upon high land overlooking a fairway of the National Register-listed Langston Golf Course and the Anacostia River beyond. The Langston Dwellings, also listed in the Register, stand immediately west of the campus.

The four school buildings, cohesively designed in the Colonial Revival style by the city’s Office of the Municipal Architect and built between 1930 and 1952, are oriented east to the river and sited in a staggered fashion along 26th Street. Spingarn High School is the southernmost of the four, then Young Elementary is set back from it, Phelps Vocational School is set back even further, and Browne Junior High projects forward again at the far north end. In addition to the four school buildings, the site contains a football stadium and track, and basketball and tennis courts. A District of Columbia streetcar barn is under construction at the southwest corner of the site, behind Spingarn. Upon completion, that building will face Benning Road.

The idea to develop a new “school site” dates to 1927 with the establishment of the Kingman Park subdivision whose homes were marketed specifically to African Americans. By 1931, to accommodate those families moving into Kingman Park and other northeast neighborhoods, and to fill a longstanding need for more schools for the city’s black population, the Board of Education purchased a 42-acre site north of Benning Road on the west side of the Anacostia River, upon which it planned to build “school buildings and playground sites... new junior high school, etc.” for African-American students.

Name of Property

County and State

After a delay in construction due to the Great Depression, the first of the school buildings in the complex, Young Elementary, opened in October 1931. It was named for Charles E. Young, one of the first African-American graduates of West Point. Browne Junior High followed in 1931-1932, honoring Hugh M. Browne, a native-born Washingtonian and African-American educator, minister, and civil rights advocate. In 1932-1934, Phelps Vocational School joined the elementary and junior high schools on the site. Phelps Vocational, later Phelps Architecture, Construction, and Engineering High School, was named for naval captain and diplomat, Seth Leyard Phelps, who had also served as Commissioner of the District of Columbia from 1875 until 1879.

The new schools significantly boosted interest in area real estate. During the 1930s, house sales in Kingman Park and adjacent neighborhoods took off, led by middle-class African-American families whose heads of household worked for the federal government. In 1935, immediately behind the school site, the Public Works Administration began construction of Langston Dwellings, a public housing complex designed by African-American architect Hilyard Robinson in the International style. Its construction, from 1935 to 1938, marked the beginning of the federal government's active local involvement in the replacement of substandard dwellings with that of a planned community for black families. At its completion, Langston Dwellings was widely praised. Development in this northeast section of the city—slow-moving well into the twentieth century—was now taking off.

In 1939, engineer and civic leader Howard D. Woodson championed the construction of a high school at this site, observing that “A senior high school at the school center at Kingman Park would be a boon to about 1,000 pupils from the Northeast and Southeast who live east of Eighth Street and now attend high school in the Northwest, where all our senior high schools are grouped and also over-crowded.” Unfortunately, no high school would be constructed on the site for another decade, well after the end of World War II. Finally, in 1950-1952 Spingarn Senior High was erected and named for Dr. Joel Elias Spingarn (1875-1939), a scholar of international reputation. Its completion was so significant that it drew dignitaries from around the country for its dedication. At Spingarn's dedication in 1952, noted historians, Dr. W.E.B. DuBois and Dr. John Hope Franklin, singer-actor Paul Robeson were officially invited and attended the ceremony. Mary McCloud Bethune, U.S. Supreme Court Justice Thurgood Marshall (a NAACP attorney at the time), and Dr. Ralph Bunche (former US Ambassador and recipient of the Nobel Peace Prize and Spingarn Medal) sent letters of congratulations.

In May 1954, less than two years after the opening of Spingarn, the Supreme Court decision *Brown v. Board of Education* ended segregation in public schools. By July 1, the city was re-zoned, and new integrated boundaries for each school level were submitted to the Board of Education. Just begun was the difficult task of integrating the administrative and supervisory structure of the schools with dual philosophies, teaching practices, pupil achievement measurement, and record-keeping. By the fall of 1954, the dual segregated system was wrestled into a single system.

Name of Property

County and State

The Young, Browne, Phelps and Spingarn Educational Campus meets District of Columbia Designation Criteria A (Events) and B (History), because the complex of schools was specifically constructed on land set aside for a school complex to serve African American students of this section of the city during a period of racial segregation.

The educational campus meets D.C. Designation Criterion D (Architecture and Urbanism) because the school buildings are all cohesively executed in an early- to mid-twentieth-century Colonial Revival-style. Beginning in the second decade of the twentieth century, and largely influenced by the Commission of Fine Arts, the city's Office of the Municipal Architect adopted the style as preferred for public school buildings in the District. This red-brick classicism prevailed throughout the mid twentieth century. After World War II, however, and under the direction of Municipal Architect Merrel Coe, the District turned to a more functionalist, modern vocabulary. Despite Coe's preference for a more modern design aesthetic, he employed the Colonial Revival-style form and vocabulary at Spingarn, so that it would fit sympathetically with the three older schools. Spingarn is notable for being the last of the Colonial Revival-style school buildings constructed in the District of Columbia.

The period of significance extends from 1931, when the first school was completed, to 1960, the end-date of the period of significance of the Multiple Property document, *Public School Buildings of the District of Columbia, 1862-1960*. As the story of the four schools is directly associated with the history of racial segregation and desegregation of public facilities, this terminal date includes the entire 1950s, the period of desegregation and the consolidation and reorganization of the dual school systems. An end date of 1960 captures this era, and also coincides with the tenure of notable students, teachers, principals, and dignitaries who attended events on the campus. The property includes four contributing resources—the four school buildings—and one non-contributing resource. The non-contributing resource—the streetcar car barn currently under construction on the site—is non-conforming to the historic use of the land.

NOTABLE INDIVIDUALS

The accomplishments of the people who lived, worked, grew-up, educated or attended church in the Kingman Park community will be categorized and summarized here. Overall, many prominent Kingman Park individuals have contributed in various professional and academic areas to the city and world culture.

James Wesley Cobb, Sr., Esquire

James Wesley Cobb, Sr., was an attorney who specialized in real estate and civil law, educator, **and co-founder** with **William Fitzgerald, of** Independence Federal Savings Bank in 1969. The bank is an African- American owned bank that has remained financially stable in Washington, D.C.

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Cobb lived at 509 23rd Pl. N.E., and graduated from Dunbar High School. He graduated with a B.A. from Central State University in Ohio and a law degree from Catholic University. He served in the Army Reserve with the Judge Advocate General's Corp.

Mr. Cobb also taught law at the Howard University Law School for 15 years and he belonged to the Washington Bar Association, the American Bar Association and the American Trial Lawyers Association. According to the Washington Post newspaper, Mr. Cobb received many honors. His honors include the NAACP's Freedom Fund Award, the Washington Bar Association's Ollie Ma Cooper Award and the National Bar Association's Francis Stradford Award. In 1999, he was one of the first inductee into the Washington Bar Association's Hall of Fame."

Detroit Mayor Dave Bing

Dave Bing is a well-known professional NBA All Star Basketball Player, American Businessman (Detroit steel manufacturer) and former Mayor of Detroit (2009-2013). Bing grew-up in Washington, D.C. and graduated from Spingarn High School in 1966. After playing basketball for a number of years with the Detroit Pistons, the Washington Bullets and the Boston Celtics, Bing decided to become a management trainee at the National Bank of Detroit, and Paragon Steel.

He also worked as a radio and television sports commentator for Michigan State University in the Midwest for 2 years which gave him financial experience and more exposure. With These experiences and \$150,000 from his savings and a loan, he started Bing Steel, a steel processing company. Thereafter, General Motors offered Mr. Bing's company a contract to provide steel for the automobile industry. After two years, Bing Steel became profitable, and it became the 10th largest black-owned Company in the United States.

Dave Bing



Dave Bing was honored by Black Enterprise among others was selected because of Bing's leadership, company's employment of minorities and its impressive revenue growth.

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Dr. Jean Marie Anderson Miller

Dr. Jean Marie Anderson Miller is a native Washingtonian and currently resides in Kingman Park. Dr. Miller is a notable member of the Kingman Park Civic Association. She received her B.A., M.A. and Ph.D in English from Howard University. Her expertise lies in American literature, especially African-American drama. She has published in the *CLA Journal of Negro Education*, *Journal of Negro History*, *Black World*, *Freedom Ways* and *Contemporary Literary Criticism*.

Dr. Miller has made outstanding contributions to University life from an Assistant Director of the Institute for the Arts and Humanities, a university program that supports and documents Black Arts and Humanities, an Assistant for Academic Planning in the Office of Vice President for Academic Affairs to a Director of Graduate Program. Dr. Miller was honored on March 2010 with the Charles Eaton Burch Award for her many years of service to the Howard University English Department.



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Dr. Jean Marie Miller with Dr. Martin Luther King and NAACP's Roy Wilkins.

Smithsonian Anacostia Museum Director John Kinard

John Kinard, (November 22, 1936-August 5, 1989), was civil rights activist, educator, minister and museum director. John Kinard was Washingtonian, who graduated from Spingarn High School and attended Howard University briefly before graduating from Livingstone College in Salisbury, North Carolina where he earned a Bachelor's degree in 1960. He later enrolled in Hood Theological Seminary (then a part of Livingstone College) and earned a Bachelor of Divinity degree in 1963.

Mr. Kinard gained invaluable experience in Operation Crossroads Africa, a forerunner of the Peace Corp. He spent a summer building student housing and dining facilities in Tanzania. After college graduation, he became a staff member of Operation Crossroads and worked in Kenya, Tanzania and Zanzibar. He also worked as an interpreter and escort for visiting African government officials. After leaving Operations Crossroad, he met the son of Marion Conover Hope, who advocated for improved cultural institutions in the impoverished areas of Washington, D.C. east of the Anacostia River. Mr. S. Dillon Ripley, Secretary of the Smithsonian Institutions pushed for an innovative kind of museum for the Smithsonian. Thus the Anacostia Neighborhood museum was born and John Kinard was named its director in July 1967, and remained the director until his death in 1989. In its first eight years, the museum had thirty-five major exhibitions. The exhibit "Frederick Douglas, the Sage of Anacostia 1817-1895" was chosen to tour the United States.

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Left to right John Kinard, Founder and Director of Anacostia Neighborhood Museum, Mayor Walter Washington, an unidentified guest and the Smithsonian Assistant Secretary, Charles Blitzer. Anacostia Museum Opening, Sept 15, 1967.

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Anacostia Historical Society Members, by Unknown, c 1967,
Smithsonian Archives-History Div. 94-2464.

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SOME OF THE OVER 400 CURRENT SPINGARN HIGH SCHOOL ALUMNI

Robert Barnes
5211 East Capitol Street, NE
Washington, D.C. 20019

Sarah E. Bennett (nee Austin)
1331 Childress Street, NE (Trinidad area)
Washington, D.C. 20002

Dennis L. Bobo & family
538 Oklahoma Ave., NE
Washington, D.C. 20002

Marian Bobo
2407 - 36th Street, SE
Washington, D.C. 20020

Ivan K. Brown
4409 Sheriff Road, NE
Washington, D.C. 20019

Gwendolyn C. "Richardson" Davis-Wells
2121 - Eye Street., NE
Washington, D.C. 20002

Joyce Dews (nee Lewis)
1310 Florida Ave., NE
Washington, D.C. 20002

Marjorie L. Drew & family
5106 E Street, SE (Marshall Heights)
Washington, D.C. 20019

The Durham sisters
B Street, SE
Washington, D.C. 20019

Lisa Gainey (nee Wheeler)
124 46th Place, NE
Washington, D.C. 20019

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Marshall C. Matthews
508 Oklahoma Ave., NE
Washington, D.C. 20002

Margaret L. Pope (nee Wallace)
4400 Eads Street, NE
Washington, D.C. 20019

Harold Prince
1331 Childress Street, NE
Washington, D.C. 20002

Geraldine Thornhill
2113 Maryland Ave., NE
Washington, D.C. 20002

A third major contributing resource is the historic Langston Golf Course. The golf course is a federally owned public facility located in the northeastern end of Kingman Park. It was opened in 1939, as a segregated golf facility for African-Americans. The Langston Golf Course is named in honor of John Mercer Langston, a renowned Howard University professor, and the first African-American from Virginia elected in 1888 to serve in the House of Representatives of the United States Congress. The 18-hole course is sited on 145 acres within a man-made landscape of gently curving terrain. The location is officially known as Section G of Reservation 343, the Anacostia River Park, as maintained by the National Park Service, U.S. Department of Interior.

The land proposal for Anacostia Park was drafted by the Congressional McMillan Committee Plan which included East Potomac Park, Rock Creek Park in the western half of the city and Anacostia Park in the eastern half. The land for Anacostia Park was reclaimed from the Anacostia River wetlands by the U.S. Army Corps of Engineers. Creation of the flats was first promulgated in an appropriation act of March 3, 1909, and funding for planning and acquisition continued until 1928. The establishment of the park system was a planning effort to increase recreational facilities and to protect the scenic river shorelines. Section G is bounded by Benning Road on the south, the Potomac Electric Power Company generating plant and Anacostia Avenue on the east, the National Arboretum and the District of Columbia boundary on the north, and District of Columbia Public School Property on the west, including the historic Langston Terrace Housing Dwellings and streets. The golf course is in the southwest corner of Section G, west of the Anacostia River. It surrounds the part of Kingman Lake that lies north of Benning Road, and golf play action traverses the lake water.

In 1927, Dr. Albert Harris and Dr. George Adams, along several other American-African golfers formed the Capital City Golf Club, the nation's first golf club for African-Americans. Its founding members were architect, John Langford, Dr. Dwight Holmes, Dr. George Adams, John and Cyrus Shippen, William Carter, Dr. Albert Harris, George Harrison, and Dr. M.T. Grant.

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The name of the organization was changed to Royal Golf Club in the fall of 1933. In 1937, several wives of members of the Royal Golf Club founded the Wake Robin Golf Club, the nation's first such organization of Black women. The Royal Golf Club and the Wake Robin Golf Club were originally important organizations in the establishing the tradition of golf among African-Americans throughout the nation. In 1927, John Langford, a member of the Capital City Golf Club wrote a letter to the U.S. Department of the Navy requesting a public facility for Black golfers to be included in the emerging plans for recreational development along the Anacostia River. Originally slated for 18 holes, the golf course opened in June, 1939, with only 9 holes, and remained so until 1955, when the course was completed as planned. The entire landscape of the golf course in its parkland setting is a contributing feature in the proposed Kingman Park Historic District.

The professional player most often associated with Langston Golf Course is Lee Elder. In 1959, the Professional Golf Association ("PGA") lifted its "Whites Only" clause, and in September of that year, Charles Sifford became the first Black Professional golfer to gain a PGA membership card. Eight years later in 197, Lee Elder became the PGA's second Black member. In 1968, Langston Golf Course became Elder's home course, and before a televised audience, the 33 year old rookie challenged veteran champion, Jack Nicklaus for the PGA title. Though Elder lost to Nicklaus, his second-place finish earned him a national reputation. Among the many African-American golf patrons, who have repeatedly visited and played at Langston Golf Course includes, boxing champion Joe Louis, Hall of Fame baseball player Maury Wills, Washington Senators baseball player, Chuck Hinton, Missouri Congressman Lacy Clay, South Carolina Congressman James Clyburn, Wisconsin Senator Russ Feingold, and members of the rhythm and blues musical group, the renowned "O'Jays."

Many Kingman Park residents were second, third and fourth generation families and many of the neighborhood residents migrated from southern states during the early and middle half of 20th century. Kingman Park residents consisted of professional, vocational and government and private industry workers. The community was self-contained and included, doctors, lawyers, ministers, educators, entrepreneurs, clerks, truck drivers, construction works and skilled and unskilled laborers. The neighborhood remained and continues to remain one of the strongest tax and revenue bases in the city. Some of the notable one time Kingman Park residents and/or school students included, Dr. Chancellor Williams, Sr. (December 22, 1893 – December 7, 1992), a famed historian, professor and author. Dr. Williams served on the faculty of Howard University and traveled throughout the world lecturing on African history and culture. Dr. Williams authored "The Destruction of Black Civilization" published in 1971 and 1974. Dr. Williams' family still owns property in Kingman Park. In addition, Dave Bing, former Mayor of Detroit, Michigan, and former National Basketball Association Player and Super Star; John Edward Robert Kinard, the first Director of the Anacostia Smithsonian Community Museum; Elgin Baylor, former National Basketball Association Player and Superstar; and John B. Catoe, Jr., former general manager of the Washington Metropolitan Area Transit Authority all attended Spingarn Senior High School. These are just a few of the notable and significant residents and students who attended school, played and/or resided in the Kingman Park neighborhood. A discussion of many other Kingman Park residents will follow.

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Social Movements

Kingman Park has engaged in numerous battles to protect the health, safety and welfare of the neighborhood. This is the only civic organization in the city that has fought both private and public entities on a continuous basis in an effort to pursue law and order within the District of Columbia. This hallmark is a tribute to longtime residents, who have sacrificed their lives for the betterment of the city. Some of these stories are told below.

Construction of the District of Columbia Stadium, later renamed Robert F. Kennedy (RFK) Stadium began in 1957, and was completed in 1961. The design and construction was controversial because the city sought to construct a highway in the nearby neighborhood and adjacent to the Anacostia River. Residents protested the roadway design and the Kingman Park Civic Association led the neighborhood opposition. The District Commissioners (a panel of three commissioners of which one was chairman) reviewed the street and roadway designs and recognized the validity of the arguments made by the community. As a result, the designs were revised and an acceptable community street design was accepted and approved. After completion of the stadium construction, further problems arose when the District Government prevented residents from parking on the street in front of their residential homes on football game days. In addition, stadium patron vehicular traffic prevented residents and visitors from leaving or coming to Kingman Park by automobile on game days. The complaints also led to the cancellation of a proposed Oklahoma Avenue Metro Station due to traffic concerns. The opposition was similar to the complaints of Georgetown residents who opposed construction of a Metro Station in the Georgetown neighborhood. After years of complaints about these issues, the problem was resolved with the construction of the Metropolitan Subway System, which relieved vehicular street traffic.

The neighborhood continued to thrive and was barely affected by the 1968 civil disturbances caused by the assassination of Dr. Martin Luther King. Portions of H Street and Bladensburg Road was burned and damaged but literally none of 1500 Benning Road to 2500 block was affected. The only serious destruction of property in the Kingman Park neighborhood was the burning of the "ICE" house located in the rear of Minor Elementary School on 15th Street, N.E.

Kingman Park remained quiet and tranquil until the federal and District Government proposed the construction of an extension to interstate I-395 highway known as the "Barney Circle Freeway." The Barney Circle Freeway would carry vehicles from southeast through northeast to the Woodrow Wilson Bridge in Virginia. The highway project would uncover and expose the community to hazardous waste and contamination, and the highway would add pollution, traffic and noise to the Barney Circle, Kingman Park and River Terrace neighborhoods. To prohibit these unlawful intrusions, the Kingman Park Civic Association, Anacostia Watershed Society, Sierra Club Legal Defense Fund, Citizens Committee to Stop It Again and others filed suit in May, 1994 to stop the project. As a result of the community backlash, the D.C. City Council voted to cancel the construction project.

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Proposed Jack Kent Cooke Stadium Plan Issue Resolved

In appropriately 1988, the District of Columbia and Mr. Jack Kent Cooke, owner of the Washington Football franchise agreed in principle to the construction of a stadium in parking lots 6 & 7 on the grounds of RFK Stadium. Residents of Kingman Park notified the District of their opposition to the construction of a new “Washington Football Stadium” on the banks of the Anacostia River, and the opposition was led by the Kingman Park Civic Association. The Cooke and local government proposal called for the construction of a second stadium adjacent to the current RFK Stadium. Contrary to popular belief that the opposition was limited to traffic, noise and related problems, the main opposition centered on damage to the neighborhood and environment caused by the construction and location of two stadiums on the Anacostia River.

In addition to environmental concerns, the civic association protested the adverse effects of lowered property values, increased tax issues, water and sewer contamination and general opposition to the racially derogatory name of the team. Through protest and lobbying efforts before the United States Congress, these efforts proved successful. Specifically, U.S. Senator Ben Nighthorse Campbell of Colorado, the first Native American to serve in the U.S. Senate in modern times agreed to meet with members of the Kingman Park Civic Association, environmental groups (including “EarthJustice” and the Anacostia Watershed Society), and other interested citizens to discuss the merits of the construction of the Washington Football Stadium. At the conclusion of the meeting, Senator Campbell announced that he would block construction of a new stadium at the site of RFK Stadium until the team’s owner Jack Kent Cooke agreed to change the name of the football team to reflect a derogatorily racial neutral name. This served as the final blow to Mr. Cooke’s efforts and the business owner moved his franchise to the State of Maryland.

Theme Park Controversy and Resolution

During the Jimmy Carter Administration in 1970’s, the federal and local government proposed the construction of a Bicentennial National Children’s Island. The proposal called for the construction of walking trails, a nature center, bird and animal observation huts and an environmental education and science center. This proposal was supported by the community and the Kingman Park Civic Association. However, only a small portion of the original proposal was brought to fruition. A few huts were constructed and a small walking trail and walking bridge were subsequently built. Appropriately twenty years later in 1995, the city government made a second attempt to build a large theme park for children on Kingman Island on the Anacostia River. The District of Columbia Government granted a Spanish Contessa the right to own and build a complex theme park with rides, games, other recreational activities and a carnival like atmosphere. There were no educational or scientific activities proposed. Kingman Park residents and the civic association vehemently opposed the proposal and a citywide battle began. Although the city council approved the project, the city failed to conduct a full environmental impact study (“EIS”) to determine if the construction would cause any adverse

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effects on the community. In addition to environmental concerns, the community raised concerns about the costs of the project and that issue was successfully addressed in the newly enacted District of Columbia Financial Control Board denied approval of the project over the objections of the Mayor and Council.

KPCA v. EPA (Environment Clean River (TMDL's) Standards Established for the City)

During the last century, waste and raw sewage was continually dumped into the Anacostia River. Determined to address the ill effects of raw sewage and waste (cancer and other harmful diseases) on health of neighborhoods in Kingman Park, River Terrace and Kenilworth, the Kingman Park Civic Association filed a federal lawsuit to limit the dumping and require treatment of the waste. As a result, total minimum discharge levels (TMDL's) were established for the Anacostia and Potomac Rivers. In 1988, the Kingman Park Civic Association sued the United States Environmental Protection Agency ("EPA") over the agency's refusal to order local communities to stop pouring untreated sewage and storm wastewater into the Anacostia River. After years of litigation, the EPA agreed to a timetable under which all area communities along the river would be required to treat their sewage and water or suffer sanctions agreed to in the consent decree. This historic federal lawsuit is legally cited as *Kingman Park Civic Association v. U.S. Environmental Protection Agency*, 84 F. Supp. 2d 1 (D.D.C. 1999).

Race Track Dispute and Termination

In 2002, the District of Columbia Government approved a proposal by the American Le Mans racing organization to conduct The National Cadillac Grand Prix auto racetrack event on the parking lots of RFK Stadium. The Kingman Park Civic Association, along with the Committee of 100 on the Federal City, and several other environmental and citizens groups protested and objected to the proposal based upon excessive noise, harmful gas fumes and pollution and traffic and parking concerns. Despite the objections, the Le Mans auto race was held and complaints were lodged about the noise, and dangers of the event from as far away as neighborhoods in Hillcrest Washington, Capitol Hill and Trinidad. The Le Mans organization and the District attempted to conduct a second racing event in 2003, but the event was cancelled due to the lobbying efforts of the aforementioned organizations. Chief among their complaints was the failure to conduct an environmental assessment of the ill effects of the race. The Kingman Park Civic Association conducted professional noise examinations and test which proved that the noise levels exceeded the representations of the Le Mans organization. The noise levels tested as high as 98 decibels, which is comparable to being in the presence of a jet aircraft on take-off. Based upon the efforts of the Kingman Park Civic Association, the D.C. Environmental Network named members of the association (Ms. Veronica Raglin and Frazer Walton, Jr.) the environmental advocates of the year 2002.

Seed School Controversy

In 2005, the SEED Foundation proposed the construction of a charter boarding school on the RFK greenspace and Stadium parking lot 6. Previously, the greenspace was reserved as a buffer

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and recreation space for the Kingman Park community. The foundation proposed the construction along the 400 block of Oklahoma Avenue, N.E. The SEED Foundation sought to obtain title to the land free of charge, although the land valued at 34 million dollars. The Kingman Park Civic Association (“KPCA”) again led the charge in its objections to the project. The civic group demanded that the city preserve the land for public use and recreation. The land was promised as a green buffer zone when the stadium was proposed and constructed in 1961. A second organization known as “Save Our Schools” joined the civic association in its protest against the foundation. KPCA’s efforts proved successful and the proposal was cancelled.

Alcoholic Establishments and Community Opposition

In 2010, several liquor establishments and clubs were proposed in Kingman Park. The establishments were supported by a new community group, and the newly elected ANC, who was elected during the corrupt election process of 2010. Again, the Kingman Park Civic Association opposed the liquor establishments as unwholesome and harmful to the future development and survival of the neighborhood. As a result, KPCA objected to the issuance of a liquor license to the newly proposed establishments. Despite the objections of KPCA, the licenses were granted by the D.C. Alcoholic Beverage Administration. Immediately after the licensing of several establishments, five club and/or bar patrons were shot and injured while attending the alcohol controlled club. In addition, an employee of one establishment was charged with the murder of a female within the neighborhood. This brought an end to the newly established clubs.

Streetcar Litigation

In 2010, the District of Columbia announced plans to construct a 37 mile streetcar line throughout the city. The first leg of the line would begin at union station and run from that location along H Street N.E, to Benning Road and Oklahoma Avenue. The city proposed the construction of overhead wires and a streetcar barn on the historic grounds of Spingarn High School at 25th and Benning Road N.E. The car barn would include an electrical substation and a 10,000 Cistern used to recycle contaminated water used by the streetcar system. KPCA objected to the construction of overhead wires and a car barn at the Spingarn site. Despite the objections and the District’s failure to conduct an environmental impact study, the District has proceeded with the construction. KPCA filed a lawsuit in 2014 against the construction and the District Court has ruled against the association. At this time, an appeal of the District Court’s decision is pending in the United States Court of Appeals for the District of Columbia.

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8. Statement of Significance

The period of significant is 1928 – 1968.

Construction of the homes and development of the neighborhood in Kingman Park began in 1928 and continued through the 1930s. The neighborhood was originally inhabited by African Americans during the period of segregation in our nation. African American businesses, professionals and educational institutions supported the neighborhood, and this created the first middle class and working class community for African American within the city. The neighborhood remained a leading and politically and economically important section of the city for over sixty (60) years. As a result of the assassination of Dr. Martin Luther King and the following civil disturbance (riot) on April 4, 1968, many of the neighborhood businesses were destroyed and the community infrastructure was weakened.

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. individual distinction.
- E. 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
-

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- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Ethnic & Cultural Heritage / African-American
Architectural Significant

Period of Significance

1928 - 1968

Significant Dates

1928, 1931, 1939, 1952, 1968

Significant Person

(Complete only if Criterion B is marked above.)

Joe Louis
Mary Bethune, Paul Robeson,
Lee Elder, David Bing, Maury Wills, Elgin Baylor, Dr. Chancellor Williams, John Catoe,
and John Kinard.

Cultural Affiliation

African - Americans

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Architect/Builder

Charles Sager/Builder

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

The Kingman Park (“KP”) neighborhood represents a contribution to the history and culture of the United States and the District of Columbia. KP is historically an African-American Community – Established during a period of segregation in America. The culture, architecture, and historical inhabitants all add to the significant and applicable criteria used in consideration of a historic designation.

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

Historically, Kingman Park was and is a well-established middle-class community of African-American residents. The population of Kingman Park is appropriately 10,000 people. The median age is 34, and the median household income is appropriately \$54,283. The average overall city income is appropriately \$78,570. The average household net worth is \$445,965, while the average overall city net worth is \$565,765. Since 2005 Kingman Park, has increased as a diverse middle-class neighborhood with a growing number of non-African-American, including Caucasians, Hispanics, Asians and Native Americans. According to the 2010 U.S. Census, the demographic make-up of Kingman Park are as follows: (1) Black or African-American - 97.7%; (2) All White – 1.4%; (3) White Latin or Hispanic – 0.4%; (4) Native American and Alaska Native – 0.4%; (5) Native Hawaiian and Pacific Islander – 0.1%; (6) Asian – 0.3%.

Historically, Kingman Park had some of the best public schools in the city. The Browne, Phelps, Spingarn, Young Educational Campus provided grade school (K-12) education for thousands of children. The educational campus provided and continues to provide academic, vocational, technical and college preparatory courses annually for hundreds of students. There are various other public, charter, and parochial schools within the boundaries of Kingman Park.

HISTORIC CHURCHES LOCATED WITHIN KINGMAN PARK

GREATER MT. PISGAH BAPTIST CHURCH

The Mount Pisgah Baptist Church was organized in May 1906 by the late Reverend W. Ellington Smith and a prayer band of Christian believers who felt the need of a church in their community. They first met and worshipped in a private home at 718 Nineteenth Street, Northeast. In the following years, many people in the surrounding communities aligned themselves with the good news of the gospel in this neighborhood. As the need for more space became apparent, the

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answer was to erect a new building at 1829 Gales Street, across the street from what has become its second location. In 1910, Mount Pisgah opened the doors to its new home. Shortly thereafter, Reverend Smith was called from labor to reward. In search of a successor, members were led by the Spirit to call Reverend C.H. Fox as their leader. After time, Reverend Fox moved on to be the Pastorate of Mt. Horeb Baptist Church in Washington, D.C.

Once again, with the task of selecting another pastor, Reverend Hungerford was chosen. His tenure was blessed with success but short lived. Being unable to carry on, Reverend Hyder Johnson accepted the charge. He was a man of vision. His vision was to erect a church with a belfry to ring out into the community calling the people to worship. That vision was made manifest in 1922. That same year Reverend Johnson's earthly work was ended. Mt. Pisgah continued to progress under the dynamic leading of a young, dedicated, energetic preacher, Reverend William A. Johnson. Consecrated to God's work, membership increased and by 1929, the indebtedness of the church was paid off. During this period, the construction of new homes and schools in Kingman Park greatly contributed to the growth of the church.

In 1930, Reverend W.A. Johnson was called to a pastorate in Plainfield, New Jersey. Later that year, God sent a Spirit filled Lloyd N. Young by Mt. Pisgah. So inspired were they by his spiritual fervor and ability to win souls, he became Pastor of Mount Pisgah, fulfilling their hope for a long tenured pastor. The renovations continued and membership grew to over 600. Thus, Mount Pisgah was renamed, "The Greater Mt. Pisgah Baptist Church. Reverend Lloyd N. Young continued shepherding the flock until his retirement in 1957, leaving an indelible mark on the minds and hearts of the congregation.

In 1958, Reverend James A. McKinnon, Reverend Young's able-body assistant by divine intervention took up the mantle. A man of vision, his anointed leadership yielded much fruit. He envisioned a larger building to accommodate the physical growth of the church as well as its ministries and outreach programs, which included the Baptist Training Union, New Members Club, and The Young Adult Club. Fully accepted by the body, immediate planning was put in place. A new edifice from the foundation up became a reality in 1975. On Sunday, April 21, 1974, the last sermon was preached from the pulpit by Pastor James A. McKinnon, with a service that culminated in the administering of "The Holy Communion" and, in a few days, the old building was leveled to the ground. On Saturday, May 4, 1974, groundbreaking ceremonies were conducted; two golden spades were presented to Deacon Edward Smith in memory of Deacon Manus Gray, Sr., and Deacon Leffrich Mayo. During the period of construction, 8:00 a.m., services were held at Montello Ingram Baptist Church via the hospitality of Pastor Eugene O. Wright at 914 Massachusetts Avenue, N.E. Neither is forgotten the debt of gratitude owed to Reverend Wright for his generous spirit. For this reason, he is remembered and appreciated, rightly deserving a place in this history. On Saturday, April 26, 1975, Cornerstone Laying Ceremonies took place with service conducted by the Prince Hall Grand Lodge, F & A. M. of the Washington Jurisdiction, amidst the gaze of a great company of witnesses. Praise be to God!

On Sunday, August 17, 1975, (the highlight of all) a motorcade formed at Montello Ingram Baptist Church processed its way through the streets to the destination of the new church. As the

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Church continued to grow, God called other ministers to carry his holy word, namely, Rufus Nix Bennie Johnson and Samuel Salter, not long thereafter, Jon Butler and Henry McFadden were used by God to further the gospel. The church was originally founded in 1906 and continues until the present - one hundred and nine years later.

MT. MORIAH BAPTIST CHURCH

In the year 1885, Mt. Moriah Baptist church got her origin in the home of Brother Sampson Thomas at 1220 Second Street, SW with twenty-five other stalwart Christians who came out from our Mother Church, Rehoboth Baptist. Reverend Henry Scott was the first Pastor. Shortly thereafter, the Church moved to its second site at Third and Van Street, SW. On May 26, 1886, the Reverend James Clinton Dent, from Charles County, Maryland was called to serve as the Church's second Pastor. He began his pastorate on June 5, 1886 and served as Pastor for 22 years, five months and two days. Reverend Dent's ministry was unwavering until his demise on November 7, 1908. The Church subsequently relocated to its third House of Worship at Second and N. Street, SW. The third Church Pastor was the Reverend Dr. James Harvey Rudolph from Tidewater, Virginia. He was installed on July 14, 1919, and at that time, a fourth House of Worship was established at 3rd & L Street, SW. In 1958, the District of Columbia Redevelopment Land Agency (due to the Southwest Redevelopment) forced the Church to move to its fifth and present location at 17th & East Capitol Street.

On the second Sunday in July 1962, the Reverend Robert Gilmore Williams from Petersburg, Virginia was installed as the fourth Pastor of Mt. Moriah, and his impeccable leadership spanned 25 years. Reverend Williams passed away on October 2, 1987. On October 25, 1988, Reverend Dr. Edward A. Hailes, Sr., installed as the Church's fifth Pastor. Under his administration, the Church's Venture in Faith debt was liquidated, and additional ministries were established, including an Evangelism ministry, Prison Ministry, Alcohol Abuse ministry and the Edward A. Hailes Scholarship Fund.

All of the First ladies, along with their families have taken rank in the Church according to their husbands' respective administrations, and they have been strong supporters in advancing the work of the Church. The first ladies include, but are not limited to, Sister Priscilla Dent, Sister Alberta Randolph, Sister Doris Williams and Sister Nettie Hailes. As the year 2000 ushered in a new millennium of world progression in modern techniques and telecommunications through internet accessibility that tends to supplant human dialogue and contact, Mt. Moriah begins a new era of leadership. Reverend Lucius M. Dalton from Madison Heights, Virginia has been installed as the sixth Pastor of Mt. Moriah Baptist Church. Rev. Dalton is highly experienced and capable of pursuing his ministry at the Church.

Mt. Moriah Baptist Church has served the Kingman Park Community and worked with and continues to work with the Kingman Park Civic Association for over 70 years, and it has contributed to the education and spiritual development of the neighborhood.

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PEACE BAPTIST CHURCH

Peace Baptist Church was established in October 1911 in Washington, DC. In its beginning, the church was housed in a single room store front that was remodeled by its founding members. The church was originally located at 13th & H Street, N.E., and began to search for a new home when its congregation began to grow. Eventually, a house (and the land) on the corner of 18th and Gales Street was identified as the new site for the church. The house was torn down and a new single story structure was built in its place. In December 1949, the Peace Baptist Church congregation was marched from their original location on 13th & H Street, NE to its new location at 18th and Gales Street, N.E. As Peace Baptist began to grow in membership, the church was rebuilt with a new sanctuary which donned the phrase "to reach the land in the sky" as an indication that the church was building and moving forward. The second construction, the "land in the sky" was completed in December 1959. Change was needed again and by 1981, due to the phenomenal increase in membership and the heartfelt desire to provide more opportunities for spiritual growth, Peace Baptist Church decided to expand its building to meet the needs of its congregation and community. The church implemented Christian Education, an Outreach Ministry and Youth Department activities in addition to its worship services and Bible Study.

In recent years, the enduring faith of the church and its continued growth has led to building stronger families and a stronger community. The increased activities of the church has facilitated free clothing fairs, seminars, and concerts. In the last decade, the Breath of Life Substance Abuse, Shekinah(HIV/AIDS), Daughters of Peace and Joshua Praise Dancers ministries have been established. With its commitment to be obedient to God, Peace Baptist Church continues to prosper and grow.

PILGRIM AFRICAN METHODIST EPISCOPAL CHURCH

The name Pilgrim is extremely significant in that Pilgrim A.M.E. Church had its beginning in the year 1926 in much the same manner, as did the Plymouth Settlers (who were called Pilgrims) when they first took refuge on the shores of the New World. The Pilgrims came to this country to escape religious persecution.

A decision to leave the Nash Memorial Methodist Church because of conflicting opinions and failure to adequately adjust existing differences was made by a small group under the leadership of the late very devout and deeply religious Brother Porter D. Hall. They began a series of prayer meetings from house to house, which inspired them and gave them hope and faith during this courageous period.

The very name Pilgrim stands as a monument of achievement since the first of this series of prayer services began in the home of the late Brother John W. Colbert. Brother Porter D. Hall was made Chairman, and he appointed the following committee to secure a place in which to worship: Brothers John W. Colbert, Eli Whittington, Percy L. Smith, and Harrison A. West. Brother Harrison A. West served faithfully as Secretary for more than ten years. One of the highlights of this first meeting was the offering of \$8.50 which was later increased to \$18.50

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which the Committee used to rent 720 - 19th Street, Northeast, the permanent site of worship.

On May 7, 1926, the second of the series of prayer services was held at the home of the late Brother James Glascoe and his wife, Sister Sarah Glascoe at 1778 Montello Avenue, Northeast. As an aftermath of the glorious and soul-stirring prayer service, Brother Porter D. Hall stated that the meeting was called for the purpose of hearing the report of the committee that was appointed to secure a place, 720 - 19th Street, Northeast, stating that a deposit of \$10.00 had been made thereon, subject to the approval of the group. As the transaction was agreeable, the balance of \$8.50 was paid the following day.

Much interest was shown in various ways. Sister Elizabeth Ransom gave some carpet for the floor and Brother Percy L. Smith borrowed 45 chairs from the Trinidad Baptist Church of which the Rev. Spencer D. Franklin was Pastor. Rev. Thomas E. Berry was invited to act as Pastor of the newly rented place of worship and the first public service was held on Sunday, May 9, 1926, at 3:00 P.M.

There is something in the character of a name and many names were suggested for the newly organized church. The names suggested were as follows: Sister Ruth Stewart suggested Hebrew A.M.E. Church; Sister Irene Berry suggested St. Marks A.M.E. Church; Sister Sarah Glascoe suggested St. Stephens A.M.E. Church; and Sister Carrie Carroll suggested Pilgrim A.M.E. Church. The name Pilgrim had an effect infinitely more impressive than the other suggestions presented to the group and they unanimously chose it. The name stands as monument to Sister Carrie Carroll, a staunch member of the newly organized church from its very beginning.

We were united into the body of the African Methodist Episcopal Church by Bishop J. Albert Johnson, and Dr. John Norris, Presiding Elder, who came from the Saint Paul A.M.E. Church, in this city, to receive us.

Only through the medium of history may facts be known to posterity and the aim of Pilgrim from its very beginning was to win the living to virtue. Thus there was a notable increase in attendance and membership, which resulted in giving up the first place of worship at 720 - 19th Street, Northeast and moving next door to 718. Both places were purchased under the Pastorate of Rev. C.S. Butcher who was the second Pastor appointed to Pilgrim. The Presiding Elder was the Rev. C.H. Wesley.

Time is ever silently turning over its pages and in 1938, our 3rd Pastor, Rev. Charles E. Walden, Sr., like his predecessors, immediately launched an intensive building fund drive. The loyal members of "Little Pilgrim"--as the congregation was affectionately called from the time of its organization--took hold of their new Pastor's plans for a larger and more adequate place to worship. Rev. Walden asked the little group to adopt as their slogan, "A Bigger Pilgrim-Watch Us Grow." This slogan caught fire and was incentive to greater activity and sacrifice on the part of the congregation. Not only did funds come in for a new building, but there was a rapid increase in the membership. During the three years of Rev. Walden's Pastorate, the membership increased to more than one hundred. Sufficient funds were realized to purchase the present

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property. The purchase price was \$9,000 and the renovation cost was \$4,500; a total cost of \$13,500. The Presiding Elder was Rev. J.T. Bailey. From May 9, 1941, we celebrated our 15th Anniversary; and our new Church was dedicated on Sunday, May 25, 1941.

Rev. J.M. Harrison, Jr., our 5th Pastor was appointed to Pilgrim in 1946 and served faithfully until 1949. During his tenure, the present site was remodeled and partially redecorated. Under the Pastorate of Rev. J.M. Harrison, the church continued to flourish.

In 1949, our own Rev. Wylie A. Russell was ordained as our Local Preacher and served Pilgrim Church faithfully prior to being ordained, and continued to serve us after his induction into the Office of Christian Ministry.

The Rev. Dr. J. Louis Young, our 6th Pastor, was appointed to Pilgrim in 1949. Under his leadership, the membership increased and sufficient funds were realized to rebuild and beautify our church home. The cost of the renovation was \$25,000. In 1957, Rev. Paul Q. Baker, Sr., the 7th Minister, assumed the Pastorate. His youthfulness and dynamic personality served as an attraction to the youth, resulting in the largest Young People's Department in the history of the church. The membership grew considerably under his spiritual leadership.

The 8th Minister, Rev. Raymond P. Harrison was appointed to Pilgrim in 1961. Under the pastorship of this "Man of Vision," the building drive, which eventually culminated in the erection of our present edifice, was initiated. During his administration, the parsonage at 718 - 19th Street was redecorated and a Youth Choir was organized. The Rev. Savahette Morse, the 9th Minister, was appointed to Pilgrim in 1963. He served faithfully until 1970.

Rev. James H. Robinson, the 10th Minister, was assigned to Pilgrim in 1970. His nimble perceptive mind and resourcefulness was the motivating force in expediting the drive to raise funds for the erection of our new Church. From 1973 to 1975, worship services were held in the Langston Theater at 25th Street and Benning Road, Northeast. The present edifice was completed during that period, and on Sunday, December 28, 1975, our new edifice was dedicated by Bishop Henry W. Murphy. Additionally, during the first year of Rev. Robinson's administration, the parsonage at 2801 6th Street, Northeast was purchased and redecorated with a modern functional kitchen.

The following Ministers and members of Pilgrim whose names appear above and on preceding pages, have been called from their earthly labors to rest in peace with God: Reverends Thomas E. Berry, C.S. Butcher, Charles E. Walden Sr., F.P. Turner, J.M. Harrison, Jr., J. Louis Young, Paul Q. Baker, Sr., Raymond P. Harrison, Savahette Morse, James H. Robinson, and Wylie Russell. Brothers John W. Colbert, Harrison A. West, Porter D. Hall, A.C. Carroll, James Glascoe, Henry E. Williams, Leroy Whittington, Waxie C. Crawford, William E. Ayers, Sr., Eli Whittington, and Percy L Smith. Sisters Sarah Glascoe, Elizabeth Ransom, Ruth Stewart, Irene Berry, Carrie Carroll, Columbia Carroll, Minerva Hall, and Ella Lewis.

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In 1980, Rev. Gregory Edmond was assigned to Pilgrim. Noted for his melodious singing, soul-stirring preaching, and warm friendly smile, Rev. Edmond provided spiritually uplifting services. New Ministries under this administration included the organization of new choirs.

On June 30, 1985, Pilgrim was blessed to have as our Pastor, the Rev. Levi Brown, whose motto was, "Some for all, rather than all for some." Under this administration, an 8:00 A.M. Worship Service began. The Tithing Program was introduced and Pilgrim began the publication of a newsletter, VOPAC (Voices of Pilgrim and Community). The President's Council was organized along with the formation of the Hospitality Committee. The young people assisted this committee by developing a Welcoming Committee that welcomed visitors every Sunday. The Van Ministry was started along with other new ministries.

In June 1993, we were blessed with the appointment of the Rev. Dr. Lois A. Poag-Ray, the dynamic founding Pastor of First A.M.E. Church, Gaithersburg, MD. Some of the many new Ministries developed include the Sister Connection, a New Members Fellowship, Liturgical Dance, and Rites to Passage for the young men of our Church Community. The church newsletter was re-activated by the monthly publication of "The Pilgrim Press." The purchase of a new mini-bus has enhanced our Van Ministry. Under the great leadership of our present Pastor there has been the establishment of the Job Connection (Welfare to Work) Program, which was formally recognized by the District of Columbia's Department of Human Services, the Council of Churches of Greater Washington, and Workforce 2000. Through this multi-million dollar contract awarded by the District, we now provide services to 600 TANF customers per month.

In May 2008, we welcomed our current pastor, Reverend Wendell O.E. Christopher, Sr., who brings a strong focus on religious and spiritual teaching, social activism, and a vision for growth and development of our youth. We have met many challenges to make a difference in the spiritual life of the citizens in the Washington Metropolitan area.

Much interest is given to the past as we contemplate the origin on Pilgrim A.M.E., but we are engrossed and heavily inspired by the possibilities of the future. Pilgrim stands as a monument of achievement where doubt and controversy has given way to faith and hope. The Church family continues to walk by faith, purpose, and courage as she embraces our motto, "...and let us run with patience the race set before us, always looking to Jesus, the author and finisher of our faith." We are still growing and making progress because of our noted Pastors, leaders, and church members who have served and are now serving Pilgrim A.M.E. Church. We are looking to the future with high expectations and aspiration based on a dynamic foundation and a proud heritage.

SAINT BENEDICT THE MOOR CATHOLIC CHURCH

Saint Benedict the Moor is a Catholic Church located at 320 21st Street, N.E. The Church was founded in 1946 by the Josephites, a religious order committed to serve the African American community. Father Francis T. Carney, SSJ, was appointed to start a parish in northeast Washington on August 3, 1943. For a period of three months he worked diligently on this

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assignment. Due to an emergency, Archbishop Michael J. Curley asked the Josephites to take over St. Cyprian immediately. Fr. Carney was appointed administrator of St. Cyprian on October 31, 1943 and was appointed pastor on July 17, 1944. The project to start a new parish was not forgotten, but was put on hold for a period of three years because of the uncertainty of the war years, the shortage of priests during this period and also because it was difficult to obtain suitable quarters for Mass.

On January 1, 1946, property at 18th and Gales Streets N.E. was selected and purchased. Thomas Burke, SSJ, was appointed pastor to continue the work of starting a new parish in February 1946, Archbishop Michael Curley of Baltimore selected the name of St. Benedict the Moor for the parish. The first Mass was celebrated Passion Sunday, April 17, 1946 in a recreation hall and dormitory building used during the war (U.S. Army Map Service). This building located at Oklahoma Avenue and E Street, N.E., served as a place of worship until a church building could be completed. Children were taught religion and converts were instructed. When baptisms or marriages were to be celebrated, Fr. Burke brought the persons to St. Cyprians' or to Holy Redeemer for the ceremonies.

The property purchased in 1946 was sold and the property now in use was purchased by Fr. Burke in 1948. He and the parishioners felt they needed a new church and a recreation hall but the parish was unable to finance both. Permission was finally given to Fr. Burke to start construction, but the limit on his spending was set at \$127,000. Provisions had to be made for a building that would provide facilities for Mass and other worship, a meeting place for parish groups, a recreation center for the young, a place for religious instruction of children and prospective converts, a residence for the pastor and an office for parish business. Fr. Burke jokingly remarked that what was needed was a revolving stage. The remark was taken seriously by the architects. The result was an all-purpose structure. The plans called for inclusion of a small Blessed Sacrament Chapel to be used for daily Mass, visits to the Blessed Sacrament, confession and administration of Baptism. Sunday Mass would be celebrated in a large parish hall that would seat 382 persons. The altar would be placed on a turntable which could be swung around and face the congregation from the stage of the hall. The hall would have portable Stations of the Cross which could be removed from the walls before social activities. For all these needs and within cost limits, the first building of the parish plant was erected.

In 1952, Cardinal O'Boyle dedicated the present structure, a combination church/hall and rectory. The first communion was held on June 1, 1952. A convent and school under the care of the Oblate Sisters of Providence and lay teachers was opened ten years later in 1962. Fr. Joseph A. Connor, SSJ, was appointed pastor of St. Benedict the Moor parish in 1958, after Fr. Burke suffered a heart attack. During Fr. Connor's brief term of two years, he studied the feasibility of building a parish school. Meetings were arranged with Archbishop O'Boyle. The conclusions were that a school would need sisters and a convent and chapel for them. The plans were drawn up for a complex extending along the 21st Street front of the parish property. It would embrace an eight-classroom building with all the necessary equipment and accommodations, a convent able to house nine sisters and a chapel standing between the school and convent, independent of each with an entrance from each. The school would have a library

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with a quota of 5,000 books, selected especially for the needs of all eight grades. The school opened in September 1962 with classes ranging from kindergarten through fourth grade. The teaching staff consisted of five Oblate Sisters of Providence headed by Mother Mary Boniface, OSP. Each succeeding year, another grade was added until the full complement of eight grades was reached in 1967.

In 1966 when Fr. Casserly's term of six years was completed, he was succeeded as pastor by Father Edward Mallowney. At the time, the parish debt had been reduced to \$75,000. In October 1968 the sum of \$50,000 was paid to the bank. A ceremony was held on December 14, 1969 for the liquidation of the parish debt of \$200,000. This amount was paid in less than six years. In 1978, a parish center (known as the Imperial Room) opened, leaving the original church/hall structure exclusively as a sanctuary for Mass. The Archdiocese of Washington now directs the pastoral and administrative care of St. Benedict the Moor since February 1, 2003.

The Church originally began worship services on the grounds of the U.S. Army Map Service ("the Dormitories"). The Church also served as a community recreation site which included basketball courts and a baseball field used by the children of the community. The Church hosted many activities including weddings, social events and dinners. The first priest appointed on August 3, 1943 to start the parish was Father Francis T. Carney, S.S.J. Some of the other notable parish priest were the Reverend Thomas E. Burke, S.S.J., Reverend Joseph Connor, S.S.J., Reverend Edward Casserly, S.S.J., Fr. Edwarsard Mallowney, Reverend Father William L. Norvel, S.S.J., Reverend Rawling Enette, S.S.J., Fr. Richard Albarano, S.S.J., and Reverend Patrick Healy, S.S.J. Fr. William L. Norvel was installed as pastor on November 6, 1971, and he was the first African-American pastor assigned to serve in Washington, D.C., and St. Benedict the Moor was his first pastorate. Mother Mary Boniface Ferrier was the school's first principal, and there were approximately forty-three (43) sisters who provided dedicated service to the school.

TRINIDAD BAPTIST CHURCH

In 1891, the late Brother William and Sister Jennie Brown gathered for worship in the home of the late Siser Charity Wright and this resulted in the beginning of Trinidad Baptist Church. The late Rev. William L. Jackson was called to serve as the first pastor. The members met for worship in several homes and in a tent before taking residence at 1619 Levis Street, N.E. The initial home of the church was located in the Trindad section of the city, and thus, it named Trinidad Baptist Church. The church later purchased the building located at 1100 Bladensburg Road, N.E., and relocated to that site. On March 2, 1959, the late Rev. Daniel L. Jackson was elected Pastor, and through his leadership, the church built a new edifice at its present location – 1625 Benning Road, N.E. The cornerstone was laid on October 15, 1966, and the church building was dedicated on January 29, 1967. On January 27, 1991, Rev. Ernest Powell, Sr., was installed as Pastor. The church established and organized a Youth Ministry, Men's Ministry, and Security Team. In addition, the property adjacent to the church was acquired for future expansion. In 1997, Pastor Powell retired and was given the status of Pastor-Emeritus. On May 25, 1999, Rev. John T. Rhodes, Sr., was called as the new leader and Pastor of Trinidad Baptist.

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During the pastoral leadership of Rev. Rhodes, additional ministries and committees were established at the church including the Budget Committee, Children's Church, Culinary Ministry, Decisions Ministry, Drama Ministry, Nomination Committee and Personnel Committee.

Throughout the 124 year history of the church, several pastors have served the church and each made viable contributions to its progress. They were: Rev. E.T. Lewis, Rev. James Carter, Rev. Browser, Rev. Hall, Rev. Ashland, Rev. Robert Hawkins, Rev. Benjamin Jackson, Rev. Spencer D. Franklin, and Rev. Shellie L. Gardner.

Hospitals

Since 1929, Kingman Park residents were primarily served by several hospitals within the city. Keeping in mind that segregation existed within the District during this period, the primary African-American hospitals were the historic Freedmen's Hospital (found in 1862 during the civil war on the grounds of Camp Barker at 13th & R Streets, N.W.); Gallinger Hospital (renamed D.C. General Hospital and located at 19th and Massachusetts Ave. S.E.); and Adams Hospital, (a privately owned African-American hospital located in Northwest Washington); and Women's Hospital in Northwest Washington.

Cemeteries

Kingman Park residents were interred at many of the local cemeteries in the Washington metropolitan area, however the historically black cemeteries continued to serve the needs of Kingman Park. One of the first cemeteries to serve African-American in the northeast quadrant of the city was Payne Cemetery. Payne was founded in 1851 as a privately owned cemetery and primarily served the African American community. The cemetery was located on Benning Road S.E., where Johnson Junior High School is presently located. Payne interred many of the residents of Kingman Park until approximately 1962, and it officially closed in 1966. Payne's grave sites were removed and reinterred at National Harmony Memorial Park Cemetery in Prince George's County, Maryland. Prior to the establishment of the Kingman Park in 1929, Graceland Cemetery was actually located within Kingman Park's boundaries at Bladensburg Road and Maryland Avenue, N.E. This is the present site of Hechinger Mall and the cemetery was one of the chief burial sites for African-American from 1871 until 1884. Anna Murray Douglas (1813 – 1882), the first wife of Frederick Douglas, was buried at Graceland Cemetery on August 4, 1882, and disinterred and reburied at Glenwood Cemetery in 1884, when Graceland closed. Graceland was closed because of economic development and westward expansion of the city. Upon its closing, a new cemetery association was created to serve the African American community. The new cemetery was named Woodlawn Cemetery, and it was and is located at 4611 Benning Road, N.E., directly across from the former Payne Cemetery. Kingman Park residents were often interred at Woodlawn, which includes many persons of local and national acclaim, including John Mercer Langston, Bruce Evans and Reverend Sterling Brown. Woodlawn was founded in 1895 and closed during the 1960's.

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Entertainment and Sports.

Chief among the entertain centers in Kingman Park was the Langston Theater located directly across the street from Spingarn High School at 25th and Benning Road, N.E. The movie theater was built during the 1930's and provided first rate motion picture entertainment for Kingman Park residents. Kingman Park residents also frequented the well-known entertain venues, such as the historically famous Howard and Lincoln Theaters in Northwest Washington. There were several nightclubs within the community. Suburban Gardens which was located in the Deanwood section of Northeast also served as a theme park and recreational center used by residents of Northeast, including Kingman Park. A number of nightspots located in Kingman Park, included the Arabian Room Night, Jimmy McPhail's Night Club, was owned by Jimmy McPhail who was an accomplished singer and taught for many years at Eliot Junior High School. Pete's Place was operated by James Barnes and Dale Garner. In 1961, Robert F. Kennedy Stadium was opened and Kingman Park became the center of professional athletic entertainment in Washington D.C. The new home of the Washington Senators baseball team, and the professional football team called D.C. Stadium (now R.F.K. Stadium) their new home. One of the most important forms of entertainment in Kingman Park was the annual Barnum and Bailey, Ringling Brothers Circus (with circus animals) on the grounds of where RFK Stadium parking lot 6 & 7 is currently located. The annual carnival show was also located on the Oklahoma Avenue grounds. In addition, parents in Kingman Park regularly took their children to local museums, art galleries, the Washington Monument and the mall.

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KINGMAN PARK CIVIC ASSOCIATION EXECUTIVE COMMITTEE AND HISTORIC DISTRICT NOMINATING COMMITTEE

Dennis Bobo See Engineers/Scientist. Mr. Bobo serves as the Spingarn Alumni Representative on the Kingman Park Civic Association historic nominating board.

Natalie Karen Caldwell grew up in Athens, Georgia and moved to Baltimore, MD where she received her high school diploma from St. Francis Academy. She earned a B.A. degree from Hampton Institute with a major in Biology and a minor in recreation. After her M.A. from American University in Science Education, she taught Earth and Environmental Science at Spingarn High School until she retired.

Harold Hairston, Sr. was an invaluable contributor to this project. He attended schools in Kingman Park and graduated from Phelps Vocation High. He studied at American University and earned a B.A. in Business Administration. During his work career, he rose to become one of the first Afro-American Reprographic Branch Chiefs for the Air Force Department at the Pentagon. **Hairston** wrote a history of the development of the Langston Terrace Dwellings and

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its designation as a historical landmark in the Kingman Park neighborhood by the U.S. Department of Interior.

Alma Jackson graduated from Cardozo High School and she has resided in Kingman Park for over 60 years. Ms. Jackson is very active in St. Benedict the Moor Catholic Church and serves on the Executive Board of the Kingman Park Civic Association and nominating committee.

Walter Jackson, Jr., invaluable information concerning early history and construction of neighborhood. His mother Rebecca and father Dr. Walter A. Jackson lived at 549 24th St N.E. He grew-up in Kingman Park and graduated from Cardozo because Spingarn was not built. After being discharged in 1946 from the military, he worked as a mail carrier and retired from the U.S. Postal Police. He later drove a truck for Progressive Printing.

Joan P. Johnson grew up and presently lives in Kingman Park. She retired from the U.S. Department of Justice as a paralegal. She attended Charles Young and Blow Elementary School. She serves on the Executive Board of the Kingman Park Civic Association.

Dr. Jean Marie Miller was an invaluable contributor to this project. See Educators/ Howard University Professors.

Charlie L. Murray, Jr. grew up in Clayton County, Georgia, traveled around the world in the U.S. Air Force. As a veteran, he is recognized as a lifetime member of the American Legion Post 19. He presently serves as the Vice President of Kingman Park Civic Association.

Veronica Raglin, grew up in Kingman Park and graduated from Eastern High School. She earned a B.A. in Music Education, M.A. in Multicultural Education and M.A. in International Development Management. She has worked as an educator, real estate broker and international liaison for the Department of State. She was the former Advisory Neighborhood Commissioner 6A14 from 1996-1999 and 7D01 from 2000-2010. She also serves as chairperson of the KPCA Executive Board.

Frazer Walton, Jr., Esquire, See Attorneys. He is the current president of the Kingman Park Civic Association.

Gwendolyn "Cookie" Davis-Wells grew up in Langston Terrace. Graduated from Spingarn High School and worked in Payroll and was a Human Resource Specialist at Group Health, now Humana Health Care. Ms. Davis-Wells is also a Spingarn Alumni Representative.

James R. Wiggins grew up in Columbia, South Carolina. He operated a barber shop, rental housing units and a fast food carry out for over 60 years on Benning Rd, N.E. He attended Howard University and is a member of the Kingman Park Civic Association Executive Board.

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KINGMAN PARK FAMILY SUPPLEMENTAL NARRATIVE

The Kingman Park community was settled in the 1920's by African-Americans from Washington D.C. and the African Americans who were also a part of the great migration from the south during and after WWII. These families consisted of government workers, professionals, businessmen, military, volunteers and fraternal organization like the Masons and Eastern Star. The neighborhood was and neighborhood of "Black Professionals."

The KPCA residents built churches, owned businesses, sent their children to many U.S. colleges and universities, served in the US armed forces, volunteered for the Boy and Girls Scouts, collected monies for the Red Cross and formed a neighborhood food cooperative, organized golf tournaments, baseball, basketball activities in the community.

The typical Kingman Park African-American family in this neighborhood had a traditional nuclear family of mother, father, and children. Often, elderly relatives were a part of the extended family. Traditionally, fathers and mothers worked in local and federal government jobs, while others were single proprietaries throughout the city and many women were homemakers.

This was a close knit African-American community that took pride in their new row house properties and fiercely defended any threats to its tranquility or function through the Kingman Park Civic Association (since 1934), a strong neighborhood civic organization that fought many obstacles that came its way over the years. These obstacles include: Theme parks, extra stadiums, race tracks, boarding schools, streetcars etc.

HISTORIC SITE DESIGNATIONS IN KINGMAN PARK

The Kingman Park Educational Campus of Charles Young Elementary, Browne Junior High School, Spingarn Senior High School and Phelps Vocational School, Langston Dwellings, Langston Golf Course have received historic designations from the District of Columbia government and the U.S. Department of Interior.

SIGNIFICANT ACCOMPLISHMENTS

The African-American families instilled in their children the desire to get an education and to accomplish something as evidenced by the number of high school and vocational graduates from the Kingman Park School Campus as they chose to pursued college and university degrees, enlist or were drafted into military service, found government or private employment, or became entrepreneurs.

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The accomplishments of the people who lived, worked, grew up, educated or attended church in the Kingman Park community will be categorized and summarized here. Overall, many prominent individuals have contributed in various professional and academic areas. For example, **James “Jimmy” Cobb**, (See Attorneys) along with **William Fitzgerald** founded Independent Federal Savings Bank 1969, an African- American owned bank that is still in existence today. This bank has remained stable and has had an impeccable reputation for financial stability. Cobb lived at 509 23rd Pl. N.E. **Dave Bing** is a well-known NBA All-Star Basketball Player, American Businessman (Detroit steel manufacturer) and former Mayor of Detroit (2009-2013). **Richard Smallwood**, the gospel music artist, attended Eliot Jr. High School. In a lawsuit, **Bolling vs. D.C. Board of Education**, **Spotswood Bolling** was the lead plaintiff in the process of desegregating D.C. public schools. **Bolling** lived at 553 23rd PL N.E.; **Dr. Gregory Tignor** (son of Madison Tignor) was a specialist in epidemiology at Yale University School of Medicine. He grew up in Kingman Park and lived in the 500 block of 21st St N.E., **Dr. Hildrus Augustus Poindexter** lived at 513 23rd Pl. N.E. He was cum laude at Lincoln University where he earned his B.A. degree. Later he earned a M.D., from Harvard, an M.A. and Ph.D. in microbiology from Columbia University. **Dr. Poindexter** also earned MPH, and D.Sc., and was a professor in the Howard University Medical School. As a bacteriologist, he studied the epidemiology of tropical diseases and was an authority on sleeping sickness and malaria. **Dr. Poindexter** served in the military as a commissioned public health officer and stayed in Africa a number of years. He also adopted an African child. **John Catoe** held various jobs in transportation before becoming the General Manager of the Washington Area Transit Authority, the 2nd largest rail system and the 6th largest bus system in the country. He graduated from Spingarn High School. Catoe earned a Bachelor of Science degree in Business Administration from the University of Redlands in Redlands, Calif. **John Kinard** founded the Anacostia Community Museum, a part of the group of Smithsonian museums.

In the following pages are additional brief sketches of various professional and academic achievements of residents in Kingman Park.

ADVISORY NEIGHBORHOOD COMMISSIONERS

From the inception of the Advisory Neighborhood Commission (ANC) layer in government, several long-time residents have served in the position to represent the neighborhood of over 2,000 households. They were **Frances Queen**, **Clarene Martin**, **Veronica Raglin**, **Gregory Ferrell** and **Matilda Johnson**.

ATTORNEYS AT LAW

Other attorneys include **Matilda Johnson** and **Clarene Martin** of the 400 block 23rd Pl. N.E., have served as government and private practitioners. **Charles Nelson** and **Mary Nelson Wilburn** (500 block of 24th St. N.E.), and **Jacob Ross Combs** worked as a lawyer at the Veterans Administration. Combs also gave flute lessons. **James “Jimmy” Cobb** lived on 24th St. N.E., was one of the co-founders of Independence Federal Savings and Loan Bank. **Frazer Walton, Jr.** grew up in Kingman Park and graduated from Eastern High School. He has worked

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as an attorney in the public and private sector and has many published legal opinions to his credit, including health and vehicle insurance, criminal law and Fair Credit Reporting Act decisions. He presently serves as the President of the Kingman Park Civic Association.

BUILDERS, CONTRACTORS, DEVELOPERS AND TRADE PROFESSIONALS

James W. Morris, independent electrical contractor, established Morris Electric after Superior Lock and Electric went out of business. **Mr. Willis** – electrician, **Joe Chase** – plumber, **John Garner** brick mason and handyman lived at 511 21st St. N.E., **Jesse Butcher**, builder and contractor lived at 2403 24th St. N.E. **Theodore (Ted) Hagans** lived in the 1900 block of D St NE and was the developer for Ft. Lincoln townhouses and apartments. **Walter Webb** was an electrician who lived in the neighborhood. **Carrie Washington**, 414 21st St. N.E., was a seamstress for Singer Sewing Machine Company, and **Grace Lowery**, lived at 416 21st St. N.E. was seamstress for cleaners in Broadmoor Hotel, Washington, D.C **Gladys Jackson**, 400 block of 21st St. N.E. was a seamstress for mature women. **John Sistaire**, (brother to **Rutha Sistaire Latimer** of 421 19th St. N.E.) was a carpenter and handyman who lived at 431 21st St. N.E., **Robert Branham**, a welder lived on Oklahoma Avenue.

BUSINESS OWNERS

The following businesses were in the neighborhood **Washington Brothers** lived on 24th Street N.E. and owned a grocery store at 19th and Benning, “**Sarge**” a Vietnam veteran owned a small corner grocery store at 20th and Gales Street N.E. **Ware’s Fish Market** at 725 20th St NE was a popular shop for fresh chicken, fish and seafood. It was owned by Charles Ware. He had a brother named Calvin Ware. **Sporty Johnson** from South Carolina owned **Sporty’s** fast food carryout on the corner of 25th & Benning Road (566 25th Pl. NE). **Lawrence Butcher** owned the drugstore at 1917 Benning Rd. N.E. The last owners were **Mr. Ezelle**, and later **James R. Wiggins, Sr.**, bought the property and it is still used today as a fast food carryout. **Obie Stanley Gambrell** and his wife **Thelma S. Gambrell** owned **Gambrell’s Dry Cleaning** in the 1900 block of Benning Road, and 13th & H Street, N.E., and through the General Services Administration had cleaning outlets in several government buildings. **Tash Cleaners** was owned by an Italian and was located in the 1900 block of Benning Rd. NE., **Mr. Robinson** owned Aaron’s Cleaners in the 1800 block of Benning Rd. N.E. and **Parker** owned a TV repair shop at 24th & Benning Rd N.E. **Dr. Butcher** owned the Kingman Park Pharmacy at 1917 Benning Rd. N.E. (now Afro-American newspaper) and **Milton Chisley** owned Chisley’s Florist in 2500 block of Benning Road N.E. lived at 568 23rd Pl. N.E. **P. Anderson Moving Company**, was established in early 1930’s by Paris L. Anderson who lived on 19th St. N.E. **Mr. Snowden** owned a Moving, Transfer and Storage company located at 15th & H St N.E. and lived on 530 23rd Pl. N.E. **Mr. Morgan** lived at 501 24th St N.E. owned the ice company at 15th St N.E. during the late 1920’s and early 1930’s and the owners of **Robert Tolson** owned **Tolson’s Moving Company** lived at 21st & E St N.E. **Silas and Lucille Hill**, who lived at 402 21st St. N.E. owned a tow truck company, mechanic shop, cab company and gasoline station in N.E. and N.W. and Thurston’s Barber shop and the Arabian Room Night Club was owned by **Dr. Roger Thurston**.

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Pete's Grill at 2023 Benning Road was owned by **John Garner** and the Benning Road Diner that was shaped like a bus at 19th & Benning Road, NE was owned by **Mr. Beard**.

KINGMAN PARK BUSINESS OWNERS WHO OPERATED BUSINESSES IN OTHER PARTS OF THE CITY

Other business owners lived in Kingman Park and owned businesses in other parts of the city. **Herbert Niles, Sr.** owned a restaurant on U St NW called Albert's Steak House. The family lived at 440 21st St. N.E. Walter Johnson owned a liquor store and poolroom in S.W, and another poolroom at Florida and North Capital Street. Whitaker 's Liquor Store on the corner of 6th & Fla. NW was owned by Bill **Whitaker** who lived on Oklahoma Ave NE, **James Barnes** and **Dale Garner** owned the Tropical Nightclub at 2023 Benning Road NE.

Several barbers and beauticians lived in the neighborhood. **Thelma Little**, a beautician lived on 18th Street N.E., **Marie Lee**, a beautician, lived on 21st Street **Walter Johnson**, a barber lived on 20th St. N.E. and **Mrs. Harris**, a hair dresser worked in shop on Benning Road and **Kenneth Ballard** worked in a barbershop near Howard University. He lived at 1915 D St. N.E. **Albert Dabney** worked in Wiggins Barber Shop owned by **James R. Wiggins** at 2409 Benning Road N.E. **John Meadows**, a barber, lived on Oklahoma Avenue and also drove a taxi. **John Diggs** lived in the neighborhood and owned a barbershop and sold barber supplies. **Mr. Harris** was a photographer and handyman who lived on Benning Road. Also, Millner's upholstery was a thriving businesses. **Dr. Naylor** owned Rips Poolroom and Tourist Home, **Everhart**, owned a shoe repair store in the 100 block of Florida Ave N.W.

Transportation included **Chester Lee**, a taxi driver who lived at 420 21st St. N.E. Chauffer **John B. Young** lived in the 300 block of 19th St. N.E. **Rev. Lewis, Ellsworth "Skeeter" Brewer** operated the Capitol Cab Company and **Walter Johnson** operated Coastline Cab. **James "Jimmy" Lloyd** owned and operated Lloyd's Motors, a car dealership at 5th & New York Ave N.E., **James Barnes**.

EDUCATORS

Madison Tignor, former teacher at Dunbar High School and 1st African-American principal of Eastern Senior High School lived in the 400 block of 21st St N.E. **Grace Jacobs**, Dean of Women's college in Baltimore, school principal in Baltimore lived in the 400 Block 23rd Pl N.E. A building on the campus at Coppin State College is named in her honor. **Martha Winston** was the principal at Charles Young Elementary School. **Lorraine Hall Whitlock** taught at Charles Young Elem. She now has a scholarship named in her honor. **Garnetta Cones Radcliffe** was a public school teacher who lived at 512 24th St. N.E. **Evelyn Phillips** (408 23rd Pl NE) taught at Henry T. Blow Elementary School which is now Edison Charter School. **Mr. Edward "Buddie" Wells** lived at 528 24th St NE. graduated from D.C. Public Schools and Johnson C. Smith University. He became a teacher and administrator in the D.C. Public School System. **Richard "Dickie Wells** (brother to **Edward Wells**) grew up in Kingman Park, graduated from American

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University and taught in the Washington D.C. Public School System. **Conrad Hicks** professor at Howard founded the Alpha fraternity at Cornell University. He lived in 2300 block of E St. N.E. **Ada Butcher**, teacher and husband-building contractor, **Jesse Butcher** lived at 2403 E St. N.E. **Helen Combs Branham**, taught at Crommel School and the Reading Clinic at Eastern High School. **Fred Jones**, and his wife were teachers who lived on Oklahoma Avenue; she taught Spanish at Browne Jr. High, **Mrs. Joyce Mitchell** taught at Easter High School. **Mrs. Gross**, a teacher at Charles Young fought to integrate Rosedale Recreation Center swimming pool (daughter, Sheila Gross?), **Odessa Carter** lived at 411 21st St N.E. taught biology at Eastern High School. **John Garner**, **Ethel Rowe Robinson**, 500 24th St NE, were public school teachers. **Barbara Smoak Ellerbe** grew up at 429 23rd Pl. N.E. and became a D.C. public school teacher. She continues to live in the neighborhood. **Edith Savoy Morgan** and **A. Kiger Savoy** were public school teachers who lived at 503 24th St N.E. **Nathaniel Dixon** grew up in Kingman Park and became a public school principal. He lived at 507 24th St. N.E., **Lenora Atkins Thomas**, retired public school teacher, librarian, and Assistant Principal in Detroit grew-up and lived at 517 23rd Pl. N.E. **Bernice Newsome** was an educator in Baltimore who lived at 511 23rd Pl. N.E. **Perry L. Jacobs** taught at Dunbar high school and **Natalie Plummer** was a public school teacher who lived at 508 24th St. N.E., **Alma Davis** was a ballet dance teacher and member of St. Benedict the Moor Catholic Church, **Bernice Hammond Jackson** owned and operated the Northeast Academy of Dance studio at 2007-2011 Benning Road N.E. Her husband was a barber.

George Rich grew up and attended schools in Kingman Park. He graduated from West Virginia State University, served as an Officer in the United States Army, and became a teacher and administrator. **Charles Squander**, a teacher lived at 422 24th St. N.E. **Garnetta Cones Radcliffe** was a public school teacher who lived at 512 24th St. N.E., **Helen Parker**, **Betty Clifford**, and **Lottie Chase** were public school teachers who lived in the 500 block of 23rd Pl. N.E., **Yvonne Towles and Florence Towles** grew up in Kingman Park and were public school teachers. They lived at 500 21st St N.E. grew up in Kingman Park. **Alice Bruce** lived in the 400 block of 23rd Pl. N.E. and taught in the public schools. **Minnie Reeves**, Principal at a public school lived at 501 21st St N.E. **Mr. and Mrs. Thomas Cope**, live in the 500 block of 24th St N.E. Both were public school teachers. **Louise Garner**, retired DC educator lived at 418 23rd St. N.E., **O.L. Keene**, teacher Blow School. **Phyllis Dove Hines**, and **Beatrice Sewell Chambers** were teachers that lived on Benning Rd. **Willie and Florence King** lived at 422 21st St. N.E. **Florence** retired from the York, Pennsylvania school system.

EDUCATORS: HOWARD UNIVERSITY PROFESSORS

Dr. Jean Marie Anderson Miller received her B.A., M.A. and Ph.D. in English from Howard University. She has made outstanding contributions to University life from an Assistant Director of the Institute for the Arts and Humanities, a university program that supports and documents Black Arts and Humanities, an Assistant for Academic Planning in the Office of Vice President for Academic Affairs to a Director of Graduate Program. **Dr. Miller** was honored on March 2010 with the Charles Eaton Burch Award for her many years of service to the Howard University English Department.

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Dr. Henry Callis was a professor at Howard University's School of Medicine. **Dr. Russell A. Dixon** lived in the 500 block of 23rd Pl. N.E. He was the Dean of Howard's Dental School and a building is named in his honor on the campus. **Dr. Russell A. Dixon, Jr.** grew up in Kingman Park and later became a dentist in Chicago, Illinois. **Dr. Vernon Wilkerson**, physician and professor in Howard University Medical School. He lived in the 500 block of 23rd Pl. N.E.

Dr. Leslie Hicks, Howard University psychology professor grew up in Kingman Park and lived at 518 24th St N.E. **William Skinner Hicks**, architect and former professor at Howard University. He lived at 518 24th St. N.E. **James "Jimmy" Cobb** who lived at 508 23rd Pl. N.E. was a law professor in the Howard University Law School. **Dr. Judy R. Walton** graduated from Eastern High School. She received her undergraduate and Ph.D. degree from Howard University and has taught at USDA, Southeastern University and Northern Virginia Community College. She retired as a business and English professor at Howard University.

ENGINEERS, SCIENTISTS, AND ARCHITECTS

Dennis Bobo grew up in Kingman Park on Oklahoma Avenue and attended D.C. public schools in the area. He received a B.S. in engineering from Howard University and other advanced degrees. He worked as an environmental and energy analyst, and later as an associate real estate broker. He continues to serve as the Spingarn Alumni Association liaison to the Kingman Park Civic Association. **Wilton Bobo, Jr.**, grew up and graduated the Kingman Park School Campus and later received a B.S. in Electrical Engineering from Howard University and later served as an Officer in the United States Navy. **Donald Wines**, engineer and **Austin Spriggs**, an architect, grew up in 500 block of 24th St. N.E.

ENTERTAINMENT/ARTS/ MUSIC: Highlight

Harold Bell grew up in Kingman Park and graduated from Spingarn High School. He is considered the godfather of sports radio and television in Washington, D.C. **Pendarvis Manning** was a musician. His mother was a nurse at D.C. General Hospital. **Lorraine Raglin** (408 21st St N.E.) grew up in Kingman Park, graduated from Trinity College in Hartford Connecticut and earned advanced degrees. She worked in the movie and television industry as an assistant director for various production companies for 20 years. Later she became an adult research librarian for the Los Angeles Public Library. **Naomi Al-Frances Williams** lived at 614 21st St. N.E. She taught piano lessons in the neighborhood and was the church musician at Mt. Pisgah Baptist Church.

FIRST RESPONDERS: LAW ENFORCEMENT AND FIRE DEPARTMENT: Highlight

Burton Johnson, 1st African-American Fire Chief in Washington, D.C. grew up in Kingman Park at 432 24th St N.E. The D.C. Metropolitan Police Department include **Officer McCoy**, **Officer Dixon**, "Squirrel", **Bertrand Lewis** (U.S. Park Police), **Officer Murray**, **David Lee Mackey**, **Ammie D. Hope**, **Inspector Reginald Smith**, (Commander 5th District), **Officer**

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Hilton, Joe A. Hunter, Sgt. Hall 552 23rd Pl. N.E. was DC Police motor cycle officer, **Officer Whitlock**.

GOVERNMENT EMPLOYEES (WASHINGTON D.C. AND FEDERAL)

Charles Harvey (1922 D St. N.E.) and **Helen Solese** (434 21st St N.E.) were cooks at the White House during the Eisenhower administration. **Mr. Savoy**, of 503 24th St. N.E. was a retired White House employee. **Pauline Holland** – retired from the Bureau of Engraving and lives at 305 - 19th St. N.E. **Charles Killens** was the Director of the U.S. Government Printing Office. He lived at 430 21st St. N.E. Also at the Printing Office was **Joe Carter**, who lived at 526 24th St. N.E. **Alice Williams**, government worker live at 404 21st St. N.E., **Velma Miller** worked in Adjunct General's Office as a Supervisor in the Office of Records at the Pentagon. **Henrietta Smoak Logan** lived on 23rd Place NE, retired as a senior analyst in the Operations and Maintenance Marine Corps Budget Branch. **Paul Johnson** was a social worker who lived in the 500 block of 24th St. N.E., **Alice Spriggs Hunter** was a social worker and **Howard Spriggs**, an economist who lived at 514 24th St. N.E. **Edmond Ellerbe** was a corporal in the US Army. He received the Victory Medal for World War II service. After military service, **Ellerbe** retired as a Library Assistant at the U.S. Tariff Commission and after retirement he worked for Stewart's Funeral Home. **Joy Branham** grew-up on Oklahoma Ave and graduated from Spingarn High School. She retired from the National Security Agency. **Bertha Harris Vaughan** worked in various government agencies and retired from the Department of State.

Other residents include **Leslie Reynolds Garner** graduated from Eastern High School. He worked with the United Planning Organization, The Kennedy Center for the Performing Arts, the National Institute of Health and ended his service at the U.S. Patent and Trademark Office. He was the former Treasurer of the Kingman Park Civic Association. **Charles H. Vaughan** lived at 449 19th St. N.E. He worked in the Reconstruction Finance Corporation and the Office of Naval Research. He also was a 32nd Degree Mason with Mecca Temple No. 10. **Helen Killens** at 430 21st St. N.E. was a clerk at the Library of Congress. **Janice McCree** was a long-time resident of Langston Dwellings at 705 Langston Terrace, N.E. **McCree** served as the President of the Langston Dwellings Resident Council and testified before both local and federal housing agencies on behalf of its residents. She retired as a Procurement Agent for D.C.'s Martin Luther King Jr. Library. **Benjamin McCall** lived at 565 23rd Pl. N.E. He retired from the National Bureau of Standards. **Dr. Nathan J. Miller**, retired space scientist and administrator at NASA Goddard Space Flight Center lives at 504 24th St. N.E.,

Agnes Hill Graves, retired from Office of Personnel and lives at 402 21st St. N.E. **Janice Hannah** worked in Police Dept. **Mr. Savoy** was a retired White House employee. **William Anderson** was the Section Supervisor of the Correspondence and Mail Branch of the U.S. Patent Office. See attached article. He lived at 504 24th St. N.E. **Nannie W. "Nana" Pleasant** was live on 23rd Pl. with her husband Clifton Pleasant for many years. She retired from the U.S. Civic Service as an administrative aide. She was a member of Friendship Baptist Church and a long-time dedicated member of the Kingman Park Civic Association. **Juanita Daughtied** worked in the federal government. **Frazer Walton, Sr.**, worked for and retired from the D.C. Department

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of Water and Sewers (DC Water) as an emergency water and sewer truck driver. **Susie S. Walton** retired from the U.S. General Services Administration and Courts as an elevator operator supervisor.

JOURNALISM

J. Hugo Warren, Sr. lived in the 500 block of Oklahoma Avenue. He was a former columnist and editor for the Capitol Spotlight, and the Washington Pittsburg Courier newspaper. **Brunswick Brandon** of the 2000 block of Benning Road, NE grew up in Kingman Park. He was a pioneering black national syndicated cartoonist with the Washington Post and Washington Star newspaper. His comic strip "Luther" ran until 1986. **Brandon** was also a printmaker, animator, and writer of the "Vegetable Soup" T.V. series.

MEDICAL/PHYSICIANS: Highlight

Other physicians include **Dr. Henry Callis** and **Dr. Kenneth Brown**, 2100 Benning Rd. NE, **Dr. John Niles, Jr.**, **Dr. Russell Dickson**, **Dr. McKnight**, **Dr. Yvonne Brandon**, **Drs. Davis** and **Lee** and **Dr. Sills** had offices at 566 25th Pl N.E., **Demukes** located on 24th & Benning, **Dr. Fisher, DDS**, had an office at 21st & Benning Rd. NE, **Dr. St. Elmo Crawford, Sr.**, was born in Jacksonville, Florida. He graduated from Howard University, and after serving in the military, graduated from Howard's Dental School. He opened his office on Benning Road around 1950 and his son, **Dr. St. Elmo Crawford, Jr.** also graduated from Howard University Dental School and continues the dental practice today in three (3) locations in the city. **Dr. Roger G. Thurston** had an office at 19th & Benning Rd. N.E. **Dr. McKnight** had office at 18th and D Sts. NE, and lived in the 500 block of 21st St NE. **Dr. Archambeau** lived in the 400 block of 21st St NE. He is remembered as committing suicide. **Dr. Francis Blackwell** lived on 25th Pl. N.E.

Dr. Brown, was a physician and builder/owner of the Arabian Room Nightclub at 2001 Benning Rd. NE, **Dr. Vernon Wilkerson** had an office on K St NE and lived at 532rd 25 Pl. N.E. **Dr. Sterling Tignor** and **Donald Tignor**. They lived in the 400 block of 21st St N.E. **Dr. Dismukes** had an office at the corner of 24th St NE at the alley. **Dr. Spiller Sharps** lived on 23rd Pl. NE, **Dr. Charles Parker**, an ophthalmologist, lived in the 400 block of 23rd Pl. NE; **Dr. John Niles (OBGYN)** grew up at 440 21st St. N.E. He attended Howard University Medical School. **Dr. Robert Blackmon** grew up at 439 21st St NE. He became a doctor in Baltimore, M.D. **Dr. Heyward Burrell, DDS**, presently has an office at 2415 Benning Rd. NE, and **Dr. Harris** custom built his home at 2316 E. St. NE and had his medical office in the basement. He married **Helen Barker** and her family owned Barker gas station at 8th & Florida Avenue NE, **Dr. Joseph Fenwick**, grew up in Kingman Park at 513 24th St NE and became a dentist. **Dr. Walter A. Jackson** was a chiropractor educated at Howard University after WWI had a medical office at 566 25th PINE.

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MILITARY

Calvin Greene, discharged from the Army, worked for D.C. govt., **Mason Norris Grier** lived at 602 21st St. NE graduated from Armstrong High School and then joined the U.S. Army in WWII. He was awarded the Army of Occupation Medal and the WWII Victory Medal. He retired from the Department of Interior. **Allen Green, Jr.** was a major in D.C. National Guard. During his civilian career he was responsible for relay stations and replacement parts for the Voice of America. He is an Executive Board Member of the Kingman Park Civic Association. **Walter Webb** was a major in the U.S. Air Force. **Ret. Major General Thomas Edward Clifford**, U.S. Air Force. A jet-fighter pilot (1949-1979) He earned a Distinguished Flying Cross Award. His family lived at 556 23rd Pl. NE. His mother taught at Lovejoy Elementary School and his father and uncles ran a printing company 14th Duncan St. NE. **Albert Flynn** lived at 534 23rd Pl. NE. He retired from the Army. **Omega Ware** had 30 years military and worked with Wash Post. **Cora A. Raglin**, Ret. U.S. Army. **Michael Bowman**, and served in the U.S Army. **Waldo Web** and **Vernon Clifford** graduated from Eastern High and served in the United States Air Force. **Harry Davis** graduated from Charles Young Elementary, Banneker Junior High, and John Carroll High, received a B.S. from Howard University, and served as an Officer in the United States Air Office. **John Daughtied** lived at 2023 E St NE and was in the D.C. National Guard. **Wilton C. Bobo, Jr.** grew up in Kingman Park, received a B.S degree from Howard University in Electrical Engineering. He also served as an officer in the U.S. Navy.

WORLD WAR II AIR RAID WARDEN

Frazer Walton, Sr., served as a World War II Air Raid Warden in Washington, D.C.

MINISTERS/CLERGY: Highlight

Rev. Bennie Johnson grew up Kingman Park and graduated from Eastern High School and worked at the bureau of standards. He was a graduate of Wilberforce University in Ohio. Rev. Johnson became the pastor of Resurrections Baptist Church in Southeast Washington, D.C. **Rev. Lloyd Young, Rev. James A. McKinnon**, and **Rev. Howard V. Willis** were and are ministers at Mt. Pisgah Baptist Church. **Rev. Reginald Blackston** (300 block of 19th Street NE) was the first appointed Chaplin of the District of Columbia. Rev. Blackston was appointed by Mayor Marion Barry. **Howard Byrd was a visiting priest** at St. Benedict the Moor Catholic Church and he and his family were long-time residents in Langston Terrace, **Rev. Michael Bell**: Peace Baptist, St. Benedict the Moor Catholic Church: **Father William L. Norvell** (now in Baltimore, Maryland), **Father Rawlin B. Ennett** (Louisiana), and **Father Roderick Coates**. **Rev. Journigan**, Rev. Mills 2500 Bldg E Street, NE (big in Alex.Va), **Murhl Alexander**, grew up in Kingman Park in the 500 block of 25th Pl. N.E and became an Associate Pastor at Calvary Episcopal Church.

Varick AME Zion Church now on Anacostia Avenue in River Terrace originally began at 20th & Benning Road N.E.

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NURSES/MEDICAL TECHNICIANS/PHARMACISTS

Eddyce Colvin was the head Nurse on the Maternity Ward at Freedmen's Hospital. **Elizabeth Tyler** was a nurse at Chamberlain Vocational High School. **Henrietta Chisholm** graduated from Freedmen's Hospital School of Nursing. (now Howard University Hospital) She worked as a public health nurse for the D.C. Health Department. **Clarence Chisolm** was a medical technician at Freedmen's Hospital. **Chisholm** trained at Freedmen's Hospital and worked first as an orderly and then as a X-ray technician.

Dr. Phillips (Pharmacist) lived in the 400 block 21st St NE, owned pharmacy at 24th & Benning Rd. NE, **Fred Ferguson** – pharmacist, (wife a teacher), **Dr. Yvonne Brandon**, pharmacist, brother cartoonist, **Dr. Donald Sewell**, pharmacist 2400 block Benning Rd. NE, **Dr. Fred Perkins** (pharmacist), **Fred Ferguson** – pharmacist, (wife a teacher), **Dr. Butcher**, pharmacist, 1917 Benning Rd. NE. **Dr. Phillips** was pharmacist at Drug Store at 24th & Benning Rd NE; **Henrietta Chisholm** graduated from Freedmen's Hospital School of Nursing. She worked as a public health nurse for the D.C. Health Department for about 35 years

PARALEGALS

Tuwana Walton Greene
Joan P. Johnson

PAST KINGMAN PARK CIVIC ASSOCIATION PRESIDENTS

Robert Edward Bates and his family were one of the original settlers in Kingman Park. He grew up and lived in the 500 block of 23rd Pl NE. He held many positions in the federal government beginning as an elevator operator, messenger for the U.S. Department of Interior to the first African-American U.S. Postal Service supervisor on the city side until retirement. He served as a Postal Union Local 148 representative. After retirement from the Post Office he pursued a career in real estate. He was also a dedicated and long-time President of the Kingman Park Civic Association and worked tirelessly to help Kingman Park attain affordable and quality housing. A 93 unit apartment complex, the Azeze-Bates Gardens was name in his honor in 1975.

John Queen, Mrs. Choice, William Maultsby, Charles Quander, Frances Queen, Mr. Nelson served as president. **Herb Harris** served as President of KPCA from 1992-1994. He graduated from Spingarn High School and works for Amtrak. He now serves as Chairman of the D.C. Utilities Board. **Clarence Martin**, 400 block of 23rd Pl. NE, also served as president. **Julius Carroll Lowery**, graduated from Dunbar High School. He worked for the U.S. Postal Service and for the Information Center in Times Square in New York, owned and managed a restaurant in SW and retired from Lucent Technologies Company after 10 years of service. As President of the Kingman Park Civic Association, **Lowery** would speak out against such issues

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as the environment, local stadium and the proposed Theme park on the Anacostia River that affected the community. **Frazer Walton, Jr.** is the current president.

PILOTS

Davis Sloane, Jr., flew air planes for FEDEX. **Davis** grew up on Bennett Place N.E. **Edna Sloane** was his mother. **E. Robinson** flies helicopters New York's La Guardia and JFK airports.

RAILROAD/UNION WORKERS

James Wood lived at 432 21st St NE, worked on the railroad as a waiter where he met Booker T. Washington. He was part of the Pullman Porters Union. **William Johnson** lived on 24th St NE. He was very outspoken and organized the Domestic Workers Union. He went before the McCarty Committee on un-American Affairs.

POSTAL WORKERS : Highlight

Ernest Harper (Postal worker, 520 23rd St NE) was the 1st President of Kingman Park Civic Association. **Allen Green, Sr.** one of the first African-Americans to worked as a railway mail clerks from D.C. to Florence, South Carolina. He graduated from the Normal School in South Carolina. **Leslie Hicks**, railroad mail clerk, son was professor at Howard University. **Allen Johnson**, 400 block 23rd Pl. NE, **John "Jack" Johnson** 400 21st St. NE, **Mr. Queen, and William "Bill" Maultsby, Jr.** worked for U.S. Postal Service, **Lenwood W. Raglin**, (408 21st St. NE) was a truck driver for airport mail pick-ups. **William Tutson** (519th 24th St) was a postal inspector, and **James Williams** who lived at 404 2st St. NE was a letter carrier.

SPORTS /ATHLETICS: Highlight

Elgin Baylor, another NBA basketball player, coach and Executive. **John Thompson, Sr.**, the Georgetown University Coach, lived in Kingman Park and attended St. Benedict the Moor Catholic Church. His son **John Thompson Jr.** also coaches Georgetown University's basketball team. **Lee Elder**, golfer; **John David Jackson**, Langston golfer; **Buddie Johnson, golfer, Cora Quander Cade** and **Ruth Fisher** played golf; **Richard "Jelly" Hansberry** (2037 Gales St. N.E.) is a (PGA) professional golf caddy and CBS Television golf spotter; **Sherman Douglas**, a Spingarn graduate became an All American Basketball player with the Boston Celtics. **Ray Botts, Louis Lipscomb, Bill Mays, Barbara Mays, Frances Dodd** and **Ethel Funchess** were golfers. **Ollie Johnson** played basketball with the Boston Celtics and broke Bill Russell's Record at the University of San Francisco. He also played for the Denver Nuggets. **Fannie Taylor** is a graduate of Spingarn. He played for the Virginia Squires basketball team in the American league, and for the Denver Nuggets. **Frank Vincent** played in the minor leagues. He also played for the Virginia Sailors.

Name of Property

County and State

COMMERCIAL BUSINESSES

Atlantic and Pacific (A&P) Food Store
Gordon's Grocery
Hechinger's Hardware
Langston Theater
Safeway Food Store
Sears and Roebuck Department Store
Northeast Ford Motor Company

SMALL BUSINESSES

Al's Grocery at 18th and D
Beauty Shop at 20th and Benning Road
DGS Grocery Store (District Grocery Stores) 18th and D
Benning Road Diner at 19th & Benning (former High's and now the 7/11 Grocery)
Doc's Pharmacy at 18th and D
High's Ice Cream Store
Liquor Store at 18th and D
Silverman's Liquors 2033 Benning Rd
Sol's Liquors (1800 block of Benning Road)
Sylvia's Liquors at 19th and Benning
Washington Brother's Grocery Store

OBITUARIES: Attached are obituary cover sheets and photographs of people who lived, worked, worshiped or spent their leisure time in Kingman Park.

- 1. William Anderson**
- 2. James Edward Bowers**
- 3. Cassie Cundiff**
- 4. Gregory Julius Ferrell**
- 5. Obie Stanley Gambrell**
- 6. Mason Norris Grier**
- 7. Rev. Bennie Johnson**
- 8. John Robert Jones, Jr.**
- 9. Nannie W. Pleasant**
- 10. Lorraine Raglin**
- 11. Louise Raglin**
- 12. Gilbert Williams**

Name of Property

County and State

Greater Mount Pisgah Baptist Church

13. **Paris L. Anderson**
14. **Pat Tardy Aryamanesh** (lived at 436 20th St. N.E.)
15. **Pauline F. Broadus** (lived on Rosedale St. N.E.) sister to Cornelius Burke
16. **Cornelius V. Burke**
17. **Gertrude H. Burke** (500 block 21st St. N.E.)
18. **Pearl Grayson** (714 19th St. N.E.)
19. **Evelyn T. Grayson**
20. **Kathryn F. Grayson** (Gales St. NE)
21. **Raymond Grayson** (deacon at GMPBC)
22. **Reginal V. Grayson**
23. **Beulah Greene** 2000 block of E. St. N.E.)
24. **Hubert Humphrey**
25. **Wilbur T. Hyson** (440 20th St. N.E.)
26. **Eula M. Johnson**
27. **Deloris Key** (lived on Gales St. N.E.)
28. **Emma Jean Key** (lived on Gales St. N.E.)
29. **James Taft Leggett** – Spingarn graduate
30. **Shirley Samuel Martin, Sr.**
31. **Rev. James A. McKinnon**
32. **Margaret Mary Miles** (2000 block C St. N.E.)
33. **Frank Simpson Miles** (2000 block C St. N.E.)
34. **Louise Moore** (500 block 21st St. N.E.)
35. **Earl Charles Skrine, Sr.** (Gales St. NE)
36. **Marion C. Skrine**
37. **Geraldine L. White** (2041 Gales St. N.E.)
38. **Sema Charlena Young**

St. Benedict the Moor Catholic Church

39. **Agnes C. Cephas**
40. **Anna Bryant Chase**
41. **Thomas “Mickey” Colvin**
42. **Maggie L. Daniels**
43. **Marguerite Theresa Berry Ellis**
44. **Robert Hamilton Ellis**
45. **Louise Turks Garner**
46. **Marquette Glover**
47. **Reginal L. Hayes, Sr.**
48. **Beverly Fredroy Jones, Jr.**
49. **Mildred Beatrice Butler Jones**
50. **Robert Anthony Jones**
51. **Charles Edward Lancaster**
52. **Moretha C. Lancaster**

Name of Property

County and State

53. **William Maultsby, Jr.**
54. **Mary "Mae" McCall**
55. **Maurice "Skip" McCall**
56. **Shirley Theresa McCall**
57. **Lloyd Titus McCottry, Sr.**
58. **Frances M. Proctor**
59. **Frances Louise Queen**
60. **Odessa Alberta Saunders**
61. **Bessie F. Savage**
62. **Norma Yvonne Spriggs**
63. **David Augustine Thomas, Sr.**
64. **Bernice E. "Tyre**

St. Luke's Catholic Church

65. **Doris Phillis Frost**

Florida Avenue Baptist Church

66. **Susie S. Walton**

FAMILIES

The Anderson Family (Professor Jean-Marie A. Miller) 504 24th St. NE; **The Quander Family** (422 24th St NE); **The Jacob Family** (431 23rd Pl. NE), **The Chase Family** (419 23rd Pl. NE); **Dr. and Mrs. Spiller** (400 block 23rd Pl. NE); **The Bruce Family** (400 block 23rd Pl. NE), **The Tates** (500 23rd Pl. N.E.); **Dr. Vernon Wilkerson and family** 500 block 23rd Pl. NE; **Walter Johnson** (businessman) 400 block 23rd Pl. NE, **The Fenwick Family** (500 block 24th St NE); **Dr. Joseph Fenwick, dentist**; **Henry Christine Dove**; **John and Willie King** 2123 & Eye St NE; **Yvonne Anderson, Karen Walker; Larenna Savoy; Ollie and Andrew Johnson, Reginal and Lorraine Washington; McGruders; Marty Tapscott; Mr. & Mrs. Greer; Lester Hicks; Tuxton, Brisco; Walter Lucas (E St), Chiller Chichester; Lauren Lancaster; Webber Vets Choice and Constance Clark.**

SOME OF THE FAMILIES FROM THE EARLY 1940's through 1960's

1. **Henry & Christine Dove**
(daughter Phyllis Dove-Hines - educator)
2. **John & Willie King (1st family at 2123 I and 21st St., NE)**
3. **Janice Hannah (family) – worked in D.C. Police Dept.**

Name of Property

County and State

4. **Yvonne Anderson (family) members of Peace Baptist Church**
5. **Karen Walker (family) members of Peace Baptist Church**
6. **L. Savoy (family)**
7. **Ollie & Andrew Johnson (basketball players)**
8. **Walter Lucas (family) (1800 blk. E Street, NE)**
9. **Reginald & Lorraine Washington (Washington Bros. Store)**
10. **Dinkins (Nathan and Silas) Family**
11. **Marty Tapscott & family (D.C. Police Dept.)**
12. **Mr. & Mrs. Grier. (21st St. N.E.).**
13. **Lester Hicks (family)**
14. **Farrell/Joseph and Al Powell (family)**
15. **Briscoe family (Pilgrim Baptist Church)**
16. **Chichester family (21st St. N.E.)**
17. **Moreatha Lancaster & family (Lauren, Charlyne)**
18. **Joseph Family (1909 D Street, N.E.)**
19. **Choice family (25th Place)**
20. **Beatrice Sewell (Chambers) teacher who lived on Benning Rd.**
21. **Ms. Banks (25th Place) (cooked for church)**
22. **Constance Clark (need to get maiden name)**
23. **David/ Gwendolyn Mackey Family**
24. **Johnson (Walter, Jr., Sr., and Joan) Family (20th St. N.E.).**
25. **Raglin (Lenwood, Louise, Veronica, Cora, Lorraine, Muriel) Family (21st St. N.E.).**

Name of Property

County and State

26. **Alma Jackson Family (19th St. N.E.).**
27. **Walton (Frazer, Sr., and Susie) Judy, Sheila, Frazer, Twana (D. St. N.E.).**
28. **Ballard (Kenneth) Family**
29. **Lucille Wells/ Maurice Washington Family**
30. **Frost (Doris, Darrell) Family**
31. **Reeves Family**
32. **Griffin (Lloyd & Eric) Family (D. St. N.E.**
33. **Bowers (James and Maggie) Family (20th St. N.E.)**
34. **Stewart (Raymond) Family**
35. **Colvin Family (20th St. N.E.)**
36. **Larry Owens Family**
37. **Hamilton Family**
38. **Hoyles Family**
39. **Dunmore Family**
40. **Fowler (James) Family**
41. **Chambers (Kenny) Family**
42. **Cooper Family**
43. **Hunt Family**
45. **Ford (Gregory) Family**
46. **Troller (William) Family**
47. **Cundiff (Cassie) Family**
48. **Jones/Greene (Regine, Stevie) Family**

Name of Property

County and State

49. **Willis (Harry) Family**
50. **Willams (James, Alice, James, John, Carolyn, Margaret) 404 21st St. N.E.**
51. **Daniels Family**
52. **Hill Family**
53. **Lee Family (420 21st St N.E.)**
54. **King Family (422 21st St. N.E.)**
55. **Chisholm Family (424 21st St. N.E.)**
56. **Jones Family (425 and 426 21st St. N.E.)**
57. **Tyler Family**
58. **Killens Family**
59. **Niles Family**
60. **Solese Family**
61. **Blackman Family (429 21st St. N.E.)**
62. **Savage Family**
63. **Burke Family**
64. **Moore Family**
65. **Williams Family (614 21st St. N.E.)**
66. **Reggie and Ronnie Smith Family (2000 Blk C St. N.E.)**

Name of Property

County and State

9. Major Bibliographical References

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Name of Property

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Name of Property

County and State

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Barbara Ellerbe, Oral Interview, June, 2015.

Dennis Bobo, Oral Interview, June, 2015.

James R. Wiggins, Sr., Oral Interview, May, 2015.

Joan Johnson, Oral Interview, May, 2015.

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 # _____

Name of Property

County and State

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Smithsonian Anacostia Community Museum; Washingtonian Room – Martin Luther King Library; Records of the Kingman Park Civic Association

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 25_____

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: 38.903068 | Longitude: -76.976216 |
| 2. Latitude: 38.904604 | Longitude: -76.972438 |
| 3. Latitude: 38.889860 | Longitude: -76.977250 |
| 4. Latitude: 38.890112 | Longitude: -76.974158 |
| 5. Latitude: 38.893384 | Longitude: -76.977276 |
| 6. Latitude: 38.889743 | Longitude: -76.963703 |

Name of Property

County and State

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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

200-800 Blk 19th Street, NE on the West

Anacostia River on the East

19th – 22nd M & Maryland Avenue, N.E. on the North

19th – 22nd East Capitol Street (RFK Stadium) on the South

Boundary Justification (Explain why the boundaries were selected.)

During the past 60 years Kingman Park's western boundary began at M Street on the north, East Capitol Street on the south, 15th Street on the west and the Anacostia River on the east.

However, the boundaries in this application were selected based upon the interaction between the families, homes, businesses and educational institutions within Kingman Park. The African American residents and families that resided from 12th & D Street, N.E., (on the west) shopped at the Sears and Roebuck Store and Hechinger Store, which was located at 15th & Bladensburg Road, N.E. They also shopped at the stores along Benning Road from 15th to 25th Streets. The school students residing at 12th & D Streets all attended the schools on the Spingarn, Browne, Phelps and Young Educational Campus prior to integration in 1954. The most cohesive blocks within Kingman Park began at 19th Street, N.E. and ran to Oklahoma Avenue, N.E., and the Anacostia River. The architectural structure of the homes is very similar and the current political boundaries of Ward Seven (7) begin or end at 19th Street, N.E. 19th & Maryland Avenue on the north and 19th & East Capitol Street on the south share and shared the same cohesiveness, and civic and political compactness as the remainder of Kingman Park on the eastside. In addition, voting precinct Eighty (80) begins at 19th Street and ends at Oklahoma Avenue. This is considered the political geography of the neighborhood.

Name of Property

County and State

11. Form Prepared By

name/title: Frazer Walton, Jr., President / Veronica Raglin,
Secretary/Treasurer

organization: Kingman Park Civic Association

street & number: 1913 D Street, N.E./ 408 21st Street,
N.E.

city or town: Washington, D.C.

state: D.C. zip code: 20002

e-mail Frawalton@verizon.net

telephone: (202) 398-8920/ 202 396-7653

date: June 15, 2016, Second Amendment July 20, 2016.

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
 1. "Kingman Park Civic Unit Runs Co-op Grocery," Washington Post, Dec. 6, 1940.
 2. Mayor Dave Bing's Letter to D.C. Preservation Review Board, Nov. 15, 2012.
 3. Monumental Core Framework Plan – National Capital Planning Commission.
 4. Annual Spring Festival Presenting Eliot Jr. High School, Apr. 26, 1964.
 5. Anacostia Watershed Society/KPCA Community Clean-up, Apr. 26, 1997.
 6. Kingman Park C.A., AWS, Spingarn HS, ANC V. Raglin Stenciling/Clean-up.
 7. "Is SEED school worth the money," The Common Denominator, May 1-14, 2006.

Name of Property

County and State

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:

Photographer(s):

- | | |
|------------------------------------|--------------------------------------|
| 1. Charles Young Elementary School | 1. Veronica Raglin and Frazer Walton |
| 2. Browne Junior High School | 2. Veronica Raglin and Frazer Walton |
| 3. Spingarn High School | 3. Veronica Raglin and Frazer Walton |
| 4. Phelps Vocational School | 4. Veronica Raglin and Frazer Walton |
| 5. Robert F. Kennedy Stadium | 5. Frazer Walton |
| 6. Eliot Junior High School | 6. Frazer Walton |
| 7. Eastern High School | 7. Frazer Walton |
| 8. Anacostia River | 8. Charlie Murray and Frazer Walton |
| 9. D.C. Armory | 9. Frazer Walton |
| 10. Hechinger Mall | 10. Charlie Murray and Frazer Walton |
| 11. Langston Terrace | 11. Charlie Murray and Frazer Walton |
| 12. Langston Golf Course | 12. Charlie Murray and Frazer Walton |
| 13. Bladenburg Road | 13. Charlie Murray and Frazer Walton |
| 14. 15 th Street | 14. Charlie Murray and Frazer Walton |
| 15. 16 th Street | 15. Charlie Murray and Frazer Walton |
| 16. 17 th Street | 16. Charlie Murray and Frazer Walton |
| 17. 18 th Street | 17. Charlie Murray and Frazer Walton |
| 18. 19 th Street | 18. Cheryl Howard |
| 19. 20 th Street | 19. Cheryl Howard |
| 20. 21 st Street | 20. Cheryl Howard |
| 21. 23 rd Place | 21. Cheryl Howard |
| 22. 24 th Street | 22. Cheryl Howard |
| 23. 25 th Place | 23. Cheryl Howard |
| 24. C Street | 24. Cheryl Howard |
| 25. D Street | 25. Charlie Murray and Frazer Walton |
| 26. E Street | 26. Cheryl Howard |
| 27. Gales Street | 27. Cheryl Howard |
| 29. Oklahoma Avenue | 29. Frazer Walton |
| 30. Rosedale Street | 30. Cheryl Howard |
| 31. Saint Benedict The Moor Church | 31. Cheryl Howard |
| 32. Trinidad Baptist Church | 32. Charlie Murray and Frazer Walton |

Name of Property	County and State
33. Pilgrim United Methodist Church	33. Charlie Murray and Frazer Walton
34. Benning Road	34. Cheryl Howard
35. Spingarn 1955 Class 60 th Anniversary	35. Unofficial 1955 Class Picture
osedale Street	30.
31. Saint Benedict The Moor Church	31. Cheryl Howard
32. Trinidad Baptist Church	32. Charlie Murray and Frazer Walton
33. Pilgrim United Methodist Church	33. Charlie Murray and Frazer Walton
34. Benning Road	34. Cheryl Howard
35. Spingarn 1955 Class 60 th Anniversary	35. Unofficial 1955 Class Picture

**KINGMAN PARK HISTORIC DISTRICT AMENDED PHOTOGRAPHS
ON CD-R PHILIPS DISK**

Picture	Photographer
1. 19 th & Bennett Place NE South View	Frazer Walton
2. 19 th & Gales Street NE View West	Frazer Walton
3. 22 nd & M & Maryland Ave. NE Part 2	Frazer Walton
4. 22 nd & Maryland Ave. NE	Frazer Walton
5. 22 nd Street NE Intersection of M & Maryland Ave.	Frazer Walton
6. 300 Blk 20 th Street NE Second Picture	Frazer Walton
7. 300 Blk 20 th Street NE	Frazer Walton
8. 400 Blk 19 th Street NE Westside of St.	Frazer Walton
9. 400 Blk 19 th Street NE Westside of St. Part 2	Frazer Walton
10. 400 Blk 19 th Street NE Eastside	Frazer Walton
11. 400 Blk 19 th Street NE	Frazer Walton
12. 400 Blk 20 th Street NE North View	Frazer Walton
13. 400 Blk 20 th Street NE South View	Frazer Walton
14. 400 Blk 21 st Street NE South View	Frazer Walton
15. 500 Blk 21 st Street NE South View	Frazer Walton
16. 500 23 rd Place NE	Frazer Walton
17. 500 24 th Street NE	Frazer Walton
18. 500 25 th Place NE	Frazer Walton
19. 500-600 Oklahoma Ave. NE	Frazer Walton
20. 800 Blk 21 st Street NE North View	Frazer Walton
21. 800 Blk 21 st Street NE Northwest View	Frazer Walton
22. 800 Blk 21 st Street NE Southwest View	Frazer Walton
23. 800 Blk 21 st Street NE	Frazer Walton
24. 1900 Blk D Street NE West View	Frazer Walton

Name of Property	County and State
25. 1900 Blk E Street NE West View	Frazer Walton
26. 1900 Blk Gales Street NE View East	Frazer Walton
27. 1900 Blk Rosedale Street NE Eastern View	Frazer Walton
28. 1900 D Street NE	Frazer Walton
29. 2000 Blk Bennett Place NE West View	Frazer Walton
30. 2000 Blk E Street NE	Frazer Walton
31. 2000 Blk H Street NE West View	Frazer Walton
32. 2100 Blk I Street NE Near Golf Course	Frazer Walton
33. 2100 Blk I Street NE	Frazer Walton
34. Funeral 2 St. Benedict The Moor Catholic Church	Frazer Walton
35. Funeral St. Benedict The Moor Catholic Church	Frazer Walton
36. Historic Spingarn High School	Frazer Walton
37. 19 th & Maryland Ave. NE East View	Frazer Walton
38. 19 th & Maryland Ave. NE West View	Frazer Walton
39. 500 Blk 25 th Place NE	Frazer Walton
40. Anacostia River near Benning Road NE	Frazer Walton
41. Historic Brown Junior High School	Frazer Walton
42. Historic Charles Young Elementary School	Frazer Walton
43. Howard C Historic Pictures 6	Cheryl Howard
44. Howard C Historic Pictures 1	Cheryl Howard
45. RFK Stadium Part 2	Frazer Walton
46. St. Benedict The Moor Roman Catholic Church	Cheryl Howard
47. Langston Terrace Dwellings & Bennett Pl NE Interior	Frazer Walton
48. Langston Terrace Dwellings & Bennett Pl. NE South V	Frazer Walton
49. Langston Terrace Dwellings 21 st & Bennett Pl NE West	Frazer Walton
50. Langston Terrace Dwellings 21 st St. Bennett Pl NE	Frazer Walton
51. Langston Terrace Dwellings 21 st St. Interior V North	Frazer Walton
52. St Benedict Church Front Door	Cheryl Howard
53. St Benedict The Moor Catholic School	Cheryl Howard

City or Vicinity: Washington DC

County: State: District of Columbia

Photographer: Cheryl Howard, Charlie Murray and Frazer Walton

Name of Property

County and State

Date Photographed: December 20, 2015 and April 3, 2016

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

See above descriptions.

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.

HISTORIC PRESERVATION REVIEW BOARD

APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation X Historic District

Amendment of a previous designation _____

Please summarize any amendment(s) _____

The boundaries of the Kingman Park neighborhood including 15th Street on the West, the Anacostia River on the East, M Street on the North, and East Capitol Street on the South.

Property name _____
If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

All of the streets, buildings (including schools, churches, store parks, alleys, river and other sit.

Address _____
Square and lot number(s) All squares and lots within the above

Affected Advisory Neighborhood Commission 5B, 6A and 7D

Date of construction _____ Date of major alteration(s) _____

Merrel Coe, Municipal Arch/Nathan Wyeth, Architect 19th and 20th Century Colonial Revival Architect(s) and Charles Sager. Architectural style(s) _____

Public Schools and homes and businesses Public Schools

Original use _____ Present use Same

Homeowners, and D.C. Government

Property owner _____

Properties in Kingman Park 1350 Pennsylvania Avenue, N.W.

Legal address of property owner _____

Kingman Park Civic Association

NAME OF APPLICANT(S) _____

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

Frazer Walton - 1913 D Street, N.E. DC 20002 (202) 398-8920

Address/Telephone of applicant(s) _____

Veronica Raglin 408 - 21st Street, N.E., DC 20002 (202) 396-7653

Frazer Walton, President & Veronica Raglin, Chair - Executive Board

Name and title of authorized representative _____

Signature of representative [Handwritten Signature] 1-5-2016

Frazer Walton (202) 398-8920 [Frawalton@verizon.net]

Name and telephone of author of application _____

Date received 8/11/16
HPO staff [Signature]

#16-19

United States Department of the Interior
National Park Service

562960

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: Kingman Park Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. Location

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

City or town: Washington, DC State: DC County: _____

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

 national statewide X local

Applicable National Register Criteria:

X A B X C D

D. J. Maloney DAVID MALONEY / DC SHPO

8/2/2018

Signature of certifying official/Title:

Date

DC HISTORIC PRESERVATION OFFICE
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Returned

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>517</u>	<u>14</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>517</u>	<u>14</u>	Total

Number of contributing resources previously listed in the National Register 26

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling/Multiple Dwelling

COMMERCE/TRADE/Specialty Store

EDUCATION/School

RECREATION AND CULTURE/Sports Facility

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling/Multiple Dwelling

COMMERCE/TRADE/Specialty Store

EDUCATION/School

RECREATION AND CULTURE/Sports Facility

Returned

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7. Description

Architectural Classification

(Enter categories from instructions.)

20th CENTURY REVIVALS/Tudor Revival/Colonial Revival

20th CENTURY AMERICAN MOVEMENTS/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

Narrative Description

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

Summary Paragraph

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

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

The Kingman Park Historic District consists of 517 contributing resources not previously listed in the National Register and 26 resources previously listed. The previously listed resources include the Young, Browne, Phelps, Spingarn Education Campus Historic District (4 contributing buildings, 1 non-contributing); Langston Terrace Dwellings (listed as a site with 15 contributing buildings and five contributing objects); and Langston Golf Course (one site). The Langston Golf Course includes one contributing building (the club house) that was not counted in the previous National Register nomination, but which is included in the count of 517 here. In total, the historic district thus includes 542 contributing resources (536 buildings, one site (Langston Golf Course) and five objects.

There are 14 non-contributing buildings within the Kingman Park Historic District. Eleven of these are out-of-period buildings. Three others (2101 Benning Road NE; 2417 Benning Road NE; and 400 21st Street NE) were built within the period of significance, but no longer retain sufficient integrity to be considered contributing.

Narrative Description

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

Kingman Park Residential Core

The multi-block area between 21st Street and Oklahoma Avenue and D Street and Benning Road consists of approximately 20 cohesive rows ~~collection~~of rowhouses~~and flats~~, built ~~primarily~~ between 1928 and 1941, ~~along with a small number of flats and small-scale apartment buildings, constructed~~ during the mid-1940s until 1951. ~~The rowhouse buildings, developed. Built~~ speculatively by several different developer-builder-architect teams, ~~during that timeframe, the houses~~ are all two-story brick ~~rowhouse~~ dwellings articulated with Craftsman, Colonial and Tudor Revival~~style treatments~~ popular at the time of construction. The first and most prolific of the Kingman Park developers, Charles Sager worked with ~~his~~ architect, George Santmyers to set the tone for the neighborhood. The team ~~deliberately~~ employed a variety of stylistic treatments in their block-long rows to add architectural intrigue to the new residential neighborhood~~development~~.

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

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

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

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

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inspired and Tudor Revival-style examples, the bricks on the houses in Kingman Park vary in color from buff to deep red. Many of the buff colored ones feature variegated and tapestry brickwork that adds greater character to the dwellings.

In a matter of just a few years, several hundred rows of dwellings filled the streets from D Street to Benning Road between 23rd and 25th Streets NE. While Charles Sager dominated the scene in these first years, and is credited with dubbing the new neighborhood Kingman Park, another developer, James N. Hughes followed his lead and engaged George Santmyers to design several attached rows of houses on the west side of 25th Street. Another developer, James N. Hughes, followed Sager's lead on 25th Place NE, south of Benning Road. Using George Santmyers as his architect as well, Hughes built several attached rows of two-story buff brick dwellings with Craftsman detailing. Like those on 24th Street, Santmyers designed these rows with full-width front porches and stepped parapet roofs with inset detailing similar to those he designed for Charles Sager. As an added flourish, Santmyers used red brick in the diamond and rectangular insets to contrast with the buff brick walls.

~~Over the next two years, Sager and Santmyers continued to work together following the established typology for the rows of dwellings along 23rd Place between D Street and Benning Road, while introducing some design variety. In the pent roof rowhouses, Santmyers introduced dormer windows and replaced exposed rafters with more robust modillions, and grouped the single windows together in pairs or sets of three. On the east side of 23rd Place, they deviated further, adding gable roofs with plaster bas-relief detailing, and parapet roofs rising above projecting cornices and decorated with roundels. In some cases, the gables featured half-timbering giving the row a Tudor Revival style character and feel. Throughout, the bricks on the houses in Kingman Park vary in color from buff to deep red with many of the buff colored ones featuring variegated and tapestry brickwork that adds greater character to the dwellings.~~

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

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Small Apartment Buildings and Flats:

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

Rosedale-Isherwood Residential

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

Early Rowhouses of Rosedale-Isherwood: Two blocks of late nineteenth and early twentieth-century rowhouses stand in the two-square area of the Rosedale-Isherwood subdivision that are included within the historic district boundaries: the 2000 block of Gales Street and the 600 block of 20th Street NE. These two blocks, forming the intersection at 20th and Gales Street NE, are modest, two-story, two-bay dwellings. They are mostly wood frame structures (one exception to this is the group of five brick rowhouses from 2035 to 2043 Gales Street) and vernacular in style with limited architectural ornamentation. However, some features, such as bracketed and corbelled cornices, and round-arched windows, recall the Italianate and Queen Anne styles of the late Victorian era. The rowhouses are all covered with flat roofs with projecting cornices and some of them feature front porches with wooden posts supporting sloped roofs. Many of these rowhouses have siding over the historic weatherboarding, replacement windows and doors. The

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houses front directly on the sidewalk with no yards between giving them a distinctly urban feeling that contrasts with the suburban nature of the Kingman Park rowhouses.

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

Flats

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

Benning Road

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

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individual losses and the introduction of visual intrusions, two blocks—the 2400 and 2500 blocks of Benning Road—remain intact and provide an important visual and cultural connection to the neighborhood.

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

The other group of five from 2411 to 2419 Benning Road are all two-story pent roof examples, but here the pent roofs have dormer windows in the front slope, and modillions rather than exposed rafters at the overhanging eaves. The center building in this row has been altered by the addition of a third story. The east end building at the corner of 25th and Benning Road (566 25th Street) is a two-story, buff brick residential building with a pent/mansard roof with overhanging eaves supported by robust modillions. The building faces Benning Road but extends along 25th Street with an arched entry on the side elevation. A retail establishment--essentially a brick enclosure that filled in the area below the front porch--has been introduced into the building at street level. The entrance to the retail space is located near the corner on the 25th Street side of the building. At the west end of the block, a 1937 store and apartment building forms the corner of 24th Street and Benning Road. It is a two-story red brick building with a two-bay end elevation facing Benning Road and a longer elevation extending along 24th Street. A former retail establishment with an entrance on the corner and store windows on both Benning Road and 24th Street elevations, occupies the first-floor level of the apartment building.

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

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

Young, Browne, Phelps and Spingarn Education Campus

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

The primary entrance to the campus is at the intersection of 26th Street and Benning Road NE. Lined with mature trees, 26th Street extends northward from Benning Road and bisects the campus, separating the educational buildings to the west from recreational facilities to the east. The four school buildings face east to the river and are sited in a staggered fashion. Spingarn High School (1952) is the southernmost school, with Young Elementary (1929) to its north and set back from it. Phelps Vocational (1934), set back even further from 26th Street, is just west of and behind Young Elementary School. Browne Junior High School (1932), located north of Young Elementary and partially in front of Phelps Vocational, has a setback similar to that of Spingarn High School. This layout serves to visually define the space around each building as there is no campus square or open space shared between them. Each building is fronted by a grassy slope, which in the case of Young Elementary School and Phelps Vocational School, was originally terraced.

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

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

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

Spingarn High School (1952), the last school to be completed on the campus is a monumental Colonial Revival-style building designed by D.C. architects, Nathan C. Wyeth and Merrel Coe.

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

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

Langston Terrace Dwellings

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

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

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

Kingman Park Historic District
Name of Property

Washington, D.C.
County and State

Langston Golf Course

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

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

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

INTEGRITY

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

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

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

Kingman Park Historic District
Name of Property

Washington, D.C.
County and State

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

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

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

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

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

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

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	0086	566	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0036	567	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0085	568	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0037	569	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0084	570	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0038	571	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0083	572	23rd Place NE	dwelling	8/20/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0039	573	23rd Place NE	dwelling	6/28/1929	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	206	580	23rd Place NE	substation	1899				NC
	0073	500	24th Street NE	dwelling	7/24/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0072	502	24th Street NE	dwelling	7/24/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0071	504	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0070	506	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0069	508	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0068	510	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0067	512	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0066	514	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0065	516	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C
	0064	518	24th Street NE	dwelling	6/25/1928	Sager, Charles D.	Santmyers, George T.	Sager, Charles D.	C

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

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

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

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

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

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

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

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

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County and State

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

Returned

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

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

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	0012	546	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0011	548	Oklahoma Avenue NE	dwelling	6/24/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0010	550	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0009	552	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0008	554	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0007	556	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0006	558	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0005	560	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0004	562	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0003	564	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0002	566	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C
	0001	568	Oklahoma Avenue NE	dwelling	4/7/1938	Foxcroft, Inc.	Dillon & Abel	Central Building Co.	C

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

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Name of Property

County and State

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

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

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

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

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

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

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

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

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	16	1913	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
	17	1917	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
	18	1921	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
	19	1925	Rosedale Street NE	flat	5/26/1941	Sager, Charles D.	Volland, Chas.		C
Square 4528									
	32	1901	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	33	1903	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	34	1905	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	35	1907	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	36	1909	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	37	1911	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	38	1913	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	51	1913 REAR	Gales Street NE	garage	1936-1959				NC
	39	1915	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	40	1917	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	41	1919	Gales Street NE	dwelling	1/22/1926	Davis, Paul A.	Hostetler, G.M.		C
	42	1921	Gales Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	43	1923	Gales Street NE	dwelling	5/24/1928	Moore, D. W.	Moore, D. W.		C
	44	1925	Gales Street	dwelling	5/24/1928	Moore, D.	Moore, D.		C

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

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

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

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	0062	428	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0061	430	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0060	432	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0059	434	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0058	436	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0057	438	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
	0056	440	21st Street NE	dwelling	12/20/1939	Sager, Charles D.	Volland, David H.	Sager, Charles D.	C
Square 4558									
	33	320	21st Street NE	church-school	1967	St. Benedict the Moor	Locraft, Charles		NC
	33	320	21st Street NE	church	7/22/1959	St. Benedict the Moor			C
Square 4486									
Charles Young Elementary School					00/00/1931				C
Hugh M. Browne Junior High School					00/00/1932				C
Seth Ledyard Phelps Vocational School					00/00/1934				C
Joel Elias Spingarn High School					00/00/1952				C
D.C. Streetcar Car barn					00/00/2015				NC
Parcel 160 Lots 35, 36, 37, and 38									
Langston Terrace Dwellings (15 buildings, 5 objects)					00/00/1935				C

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Langston Golf Course (site)			1939-55				C
Langston Golf Course Club House			1955				C

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ETHNIC HERITAGE-BLACK
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1928-1960

Significant Dates

1928; 1931; 1938; 1939; 1948; 1954

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Hilyard Robinson
George T. Santmyers

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

The Kingman Park Historic District, located at the northeastern end of today's Capitol Hill, was principally developed during the late 1920s through 1940s as a residential neighborhood for African Americans. The district was part of a larger area that until that time, was underdeveloped due to a lack of basic infrastructure and to unhealthy and insanitary conditions caused by the tidal flats along the Anacostia River. As the city expanded its infrastructure services easterly beyond 13th Street NE, and as the reclamation of the Anacostia River undertaken by the Corps of Engineers reached the section of the river bordering today's Kingman Park in the late 1920s, the area became ripe for speculative real estate development. Real estate developers such as Charles Sager who was the first and most prolific builder and developer of Kingman Park housing, seized the opportunity to build rows of residences for middle-class homebuyers on previously undeveloped or underdeveloped land. Sager named the area Kingman Park after Kingman Lake which was being carved out of the Anacostia River for recreational purposes, and which was itself named for the chief engineer at the U.S. Army Corps of Engineers in charge of the Anacostia reclamation efforts.

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

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

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

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

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

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

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

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

Early History of Kingman Park

Pre-European Settlement

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

Cool Spring and the City of Washington

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

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

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

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

Improvements to City Infrastructure

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

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

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

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

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

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

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

Rosedale and Isherwood Subdivision

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Although the early residents of Rosedale and Isherwood were in the majority white, individual African American residents can be found throughout the subdivision, such as the Hawkins family and their neighbors, the Burnetts, on Gales Street. Several African Americans lived along Benning Road, including the bridge tender, while a clustering of African Americans lived along the 700 block of 19th Street, sharing the block with white residents. German-born, white butcher Thomas Elah headed the block at 700 19th Street, while African Americans occupied the group of houses from 702 to 722 and the house at 729 19th Street, and whites lived in those numbered 730 to 746. Over time, this block as well as the adjacent blocks at the intersection of 20th and Gales Street would become exclusively black-occupied.

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

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

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

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

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

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

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

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

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

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

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

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

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

East Side Park

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

The Anacostia Flats

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

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

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

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

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

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

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

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

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

¹⁷ Langston Golf Course CLI, p. 30.

¹⁸ Langston Golf Course CLI, p. 33.

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

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

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

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

Establishment of Kingman Park

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

²¹ United States Census, 1930 and 1940.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A Community Grows

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

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

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Benning Road Business

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Young, Brown, Phelps and Spingarn Educational Campus

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

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

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

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

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

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

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

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

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

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

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

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

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

Langston Golf Course

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

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

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

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

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

Langston Terrace Dwellings

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

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

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

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

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

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

The Fight to End Segregation

Browne Junior High School

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Rosedale Playground

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

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

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

Spingarn High School

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

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

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

Expanding Neighborhood

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

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

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

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

Kingman Park Residents

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

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

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

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

Desegregation and Integration

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

⁵⁰ Chocolate City, p. 302.

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

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

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

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

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

⁵² *Chocolate City*, p. 316.

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

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

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

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

Returned

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9. Major Bibliographical References

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

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

Returned

10. Geographical Data

Acreage of Property 315 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.905555 | Longitude: -76.973199 |
| 2. Latitude: 38.908071 | Longitude: -76.957576 |
| 3. Latitude: 38.897351 | Longitude: -76.962927 |
| 4. Latitude: 38.893376 | Longitude: -76.976182 |

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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

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

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

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

Boundary Justification (Explain why the boundaries were selected.)

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

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

11. Form Prepared By

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

Additional Documentation

Submit the following items with the completed form:

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

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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

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

Photo Log

Name of Property: Kingman Park Historic District
City or Vicinity: Washington, D.C.
County: State:

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

Date Photographed: May 2018; August 2018

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

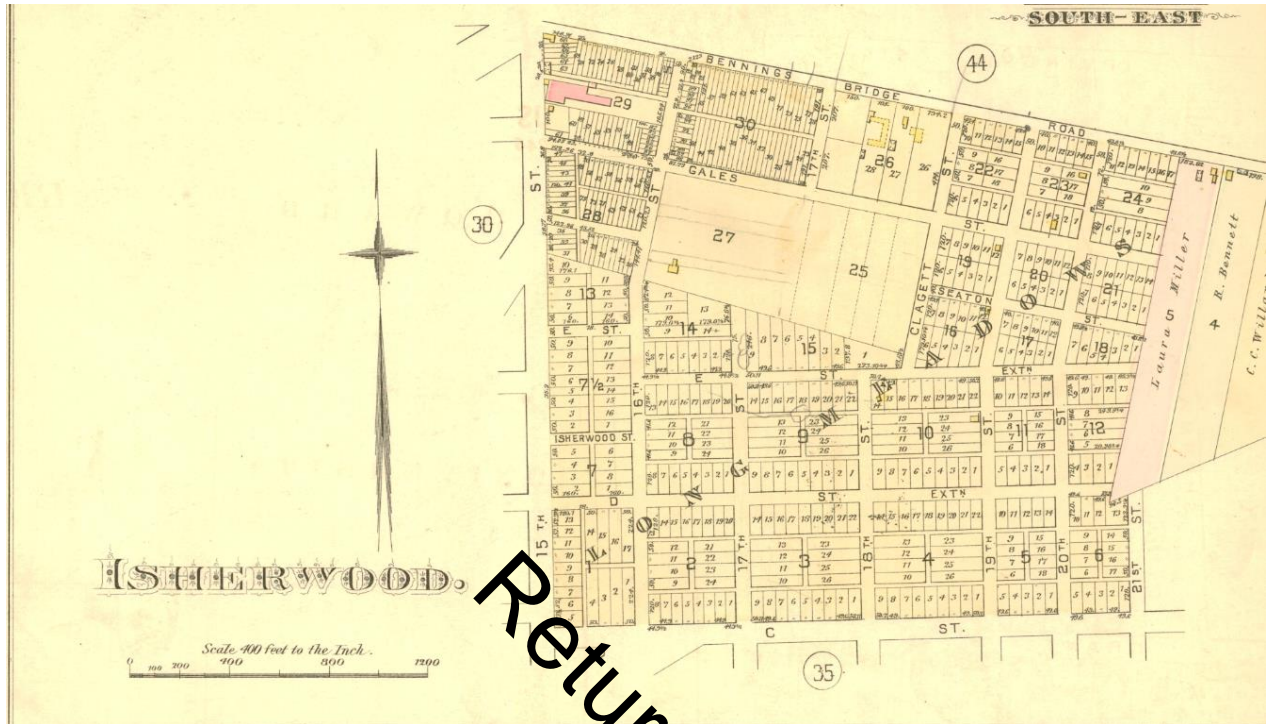


Image 3: Detail of the plat of Rosedale and Isherwood *Surveys and Plats of Properties within the City of Washington, District of Columbia*, G.M. Hopkins, 1887.



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



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



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

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

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Strictly Modern Homes In A Most Desirable Environment



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

KINGMAN PARK HOMES

Construction of brick from cellar to roof.

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

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

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



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

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

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

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

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



View of 24th Street Looking South to Government Property

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

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

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

KINGMAN PARK

The "In-Town Suburb"

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

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

SCHOOLS
Excellent schools are assured by the recent purchase of 42½ acres of ground located on the North side of Benning Road and extending from 24th Street to the Park, for the purpose of locating three new schools, (Junior High, Health School and Platoon Grade School) all of which will be of most improved design.

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

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

ANOTHER SAGER OPERATION

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

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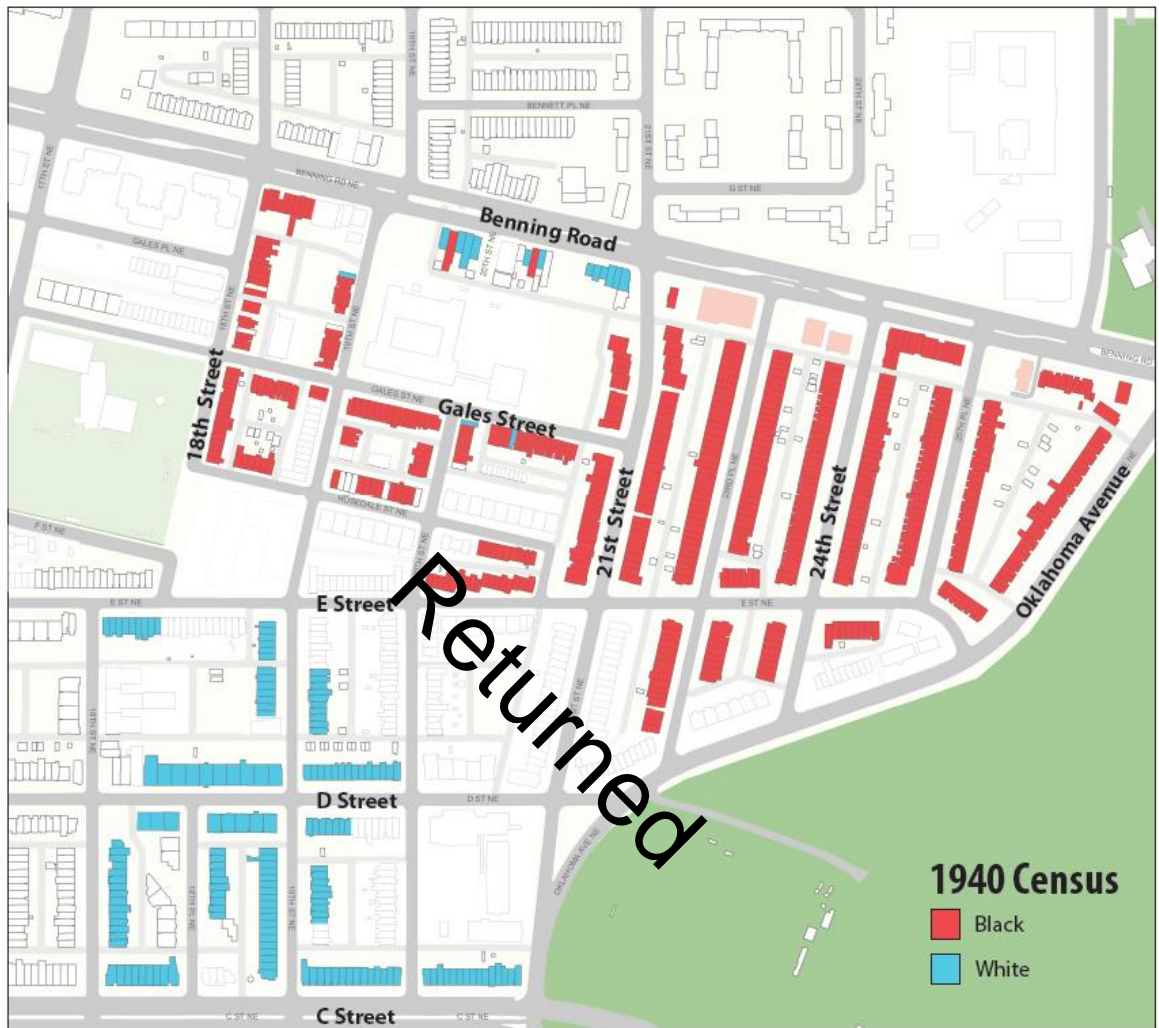


Image 10: Map showing racial composition in Kingman Park based on 1940 Census

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

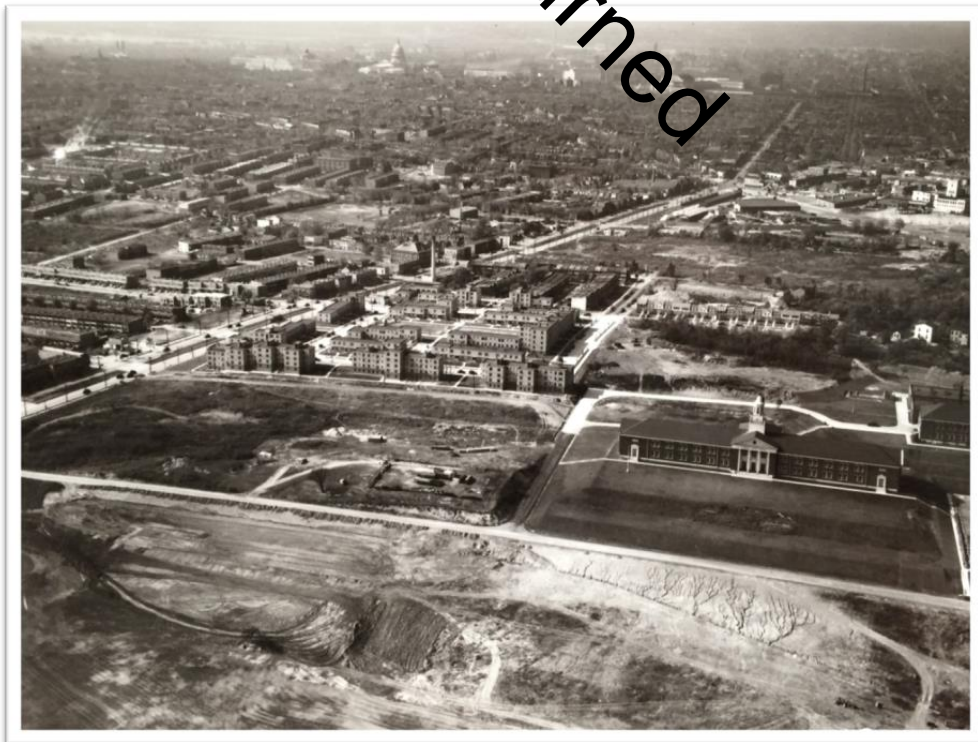
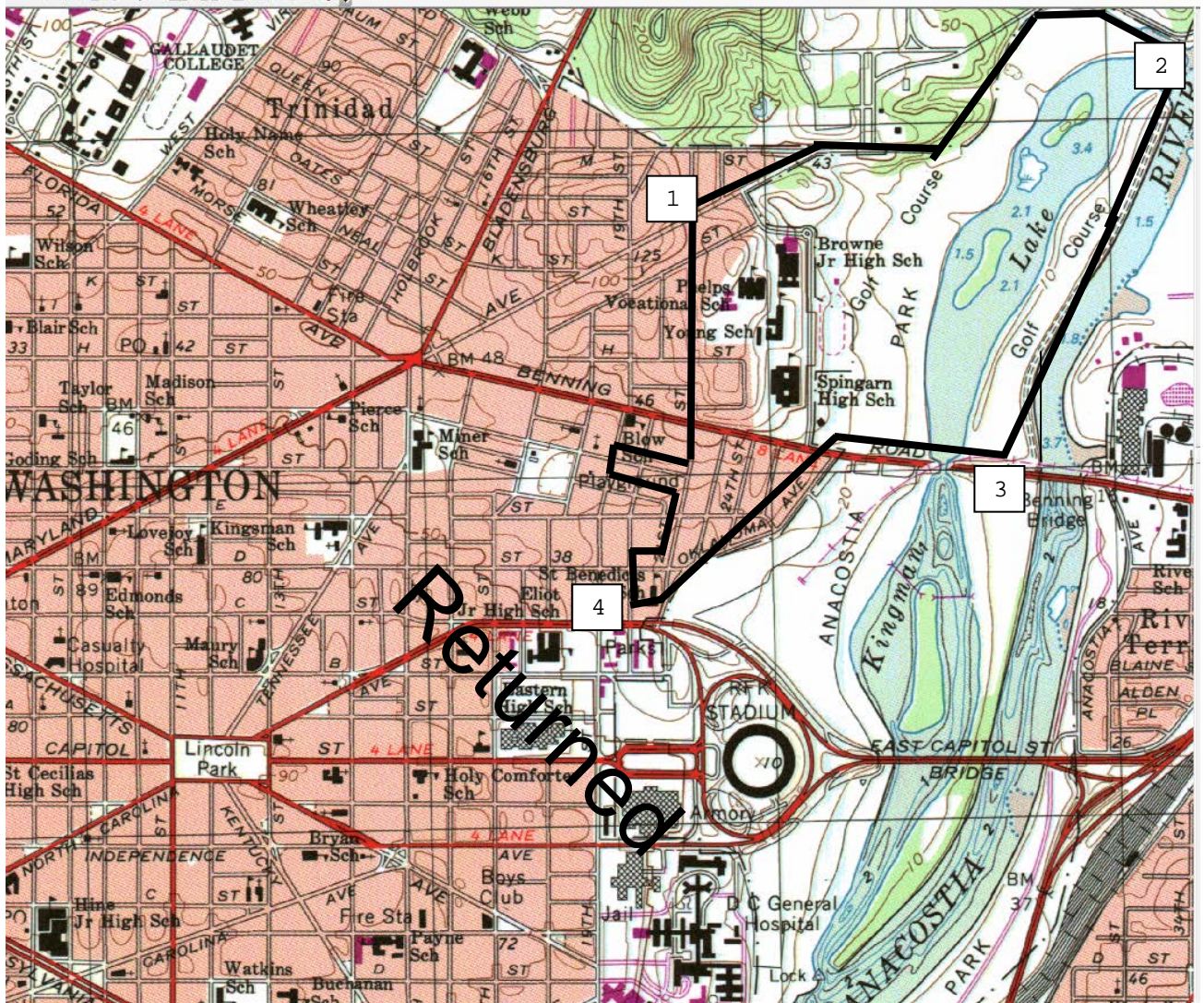


Image 12: Aerial view southwesterly over Young Elementary School and the future site of Spingarn High School with Langston Terrace Dwellings in center of photo, ca. 1938 (Historical Society of Washington).

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

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

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

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

Returned

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Kingman Park Historic District

Multiple Name:

State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received:
8/7/2018

Date of Pending List:
8/27/2018

Date of 16th Day:
9/11/2018

Date of 45th Day:
9/21/2018

Date of Weekly List:

Reference number: SG100002960

Nominator: State

Reason For Review:

Accept Return Reject 9/21/2018 Date

Abstract/Summary

RETURN - SEE ATTACHED COMMENTS

Comments:

The Kingman Park Historic District nomination is being returned for technical and substantive reasons. Upon completion of revisions to the documentation and formal federal notification, the nomination can be reconsidered by the National Register.


Format: The documentation provided was a draft version of the nomination as it contained all of the editing markups and changes. Please provide a new, clean copy .pdf

Federal/State Certification: The nomination form was marked "Federal" under ownership. The documentation provided with the nomination, however, did not contain either the signature of the appropriate federal preservation officer, or a copy of your letter to the FPO providing them with an opportunity to comment or certify the nomination, as per our guidelines. (see Inclusion of Federal Building in a Historic District.) While the correspondence provided between the SHPO and NPS Regional office supports the eligibility of the district, the regulations require formal FPO review and certification. In notifying the FPO you should provide them a requested response deadline and send them a copy of the Region's letter.

Geographical Data: The maps provided with the nomination were fine for providing an overview of the district, its boundaries and the lat/long points, but there was no evidence of a map containing information regarding the specific contributing and non-contributing status of each property, address/location citations, or the location of the photographic views, as per our standard district requirements. (NR Bulletin 16, pp. 61-64)

Recommendation/ RETURN

Criteria

Reviewer Paul Lusignan 

Discipline Historian

Telephone (202)354-2229

Date 9/21/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



MEMO

DATE: November 5, 2018
TO: Paul Lusignan
FROM: Kim Williams *[Signature]*
RE: Transmittal Letter for Re-submission of Kingman Park Historic District National Register Nomination in Washington, D.C.

Please find enclosed one disk for the re-submission of the Kingman Park Historic District National Register. The enclosed Disk 1 (of 2) contains the true and correct copy of the nomination with revisions, including a key to photographs, and a contributing/non-contributing map. The disk also contains the notice sent to the FPO, a letter from the FPO, and a revised cover sheet with the FPO signature. Disk 2 (of 2) with photographs was included with the original August 2018 submission and has thus not been included with this re-submission.



September 25, 2018

Dr. Turkiya L. Lowe
Acting Federal Preservation Officer
Chief Historian
NPS Park History Program Office
1849 C Street NW
Washington, D.C. 20240

Re: **Kingman Park Historic District National Register Listing**
(Including Federal Reservations 343F and 343G)

Dear Dr. Lowe:

On May 3, 2018, the District of Columbia Historic Preservation Review Board held a public hearing on an application for historic designation of a Kingman Park Historic District. Based upon the application, written and oral testimony taken at the hearing, the Board designated a Kingman Park Historic District to the D.C. Inventory of Historic Sites according to boundaries shown on the attached map. The Board recommended that a nomination reflecting these boundaries and associated historic context be prepared and forwarded to the National Register of Historic Places for listing under Criteria A and C at the local level of significance with a period of significance of 1928 to 1960.

The boundaries of the Kingman Park Historic District consist of a large residential, commercial and institutional area that developed as an African American community during a period of intense segregation in housing, education, commerce and recreation in the District. Included within the boundaries are Federal Reservations 343F and 343G. Reservation 343F comprises part of Anacostia Park and Reservation 343G consists of Langston Golf Course in Section G of Anacostia Park. Both reservations are under U.S. Ownership. Langston Golf Course was listed in the National Register of Historic Places in 1991.

In November 2018 the Historic Preservation Office sent a Notice of Public Hearing to the National Capital Parks-East office, a unit of the National Park Service which manages Langston Golf Course and Anacostia Park regarding the Kingman Park Historic District and the inclusion of the federal reservations within its bounds. In response, National Capital Parks-East sent a letter (see attached) in support of the Kingman Park Historic District. In that letter, Superintendent Tara D. Morrison, noted that the site of Langston Golf Course (which was open to African Americans) was specifically selected because it was located in Kingman Park, an area of the city that was recognized for its



concentrated population of African Americans who had limited other housing opportunities available to them at that time.

Since the May 2018 designation of the Kingman Park Historic District, the D.C. Historic Preservation Office has completed the National Register Nomination form for the Kingman Park Historic District. The completed nomination is included here for your review and comment.

Given that the National Parks-East has already reviewed the historic district application and submitted a letter of support for the boundaries of the Kingman Park Historic District, the Historic Preservation Office would greatly appreciate a timely review (within 30 days) of the nomination on the part of the FPO. Should you have any comments or questions, please submit them to Kim Williams, National Register Coordinator with the D.C. Historic Preservation Office at kim.williams@dc.gov or by phone at 202 442-8840.

Sincerely,

David Maloney
D.C. State Historic Preservation Officer



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

H32(2261)

Mr. David Maloney, SHPO
Historic Preservation Office
1100 4th St, SW, Suite E650
Washington, DC 20024

Re: Kingman Park Historic District National Register Nomination

Dear Mr. Maloney:

On October 1, 2018, the National Park Service Federal Preservation Office (FPO) received the National Register nomination for the Kingman Park Historic District. As the district boundaries include Federal Reservations 343F and 343G, part of Anacostia Park and National Capital Parks-East, part of the National Park Service system, this nomination constitutes a concurrent nomination according to National Register Regulations 36 CFR 60.10.

After careful review of the documentation, I am writing in support of this nomination as written. As the location of a neighborhood developed for African Americans during a period of intense segregation in the District of Columbia and of Civil Rights demonstrations and activities that would lead to the desegregation of the city's facilities in the 1950s, the district is eligible for the National Register with local significance under Criteria A and C, with a period of significance of 1928-1060. The thoughtfully prepared nomination will aid the cause of resource management as well as promote a better historical understanding of this important period in the District's history.

The NPS appreciates the opportunity to review the documentation. Please direct any questions to Kelly Spradley-Kurowski, Historian and FPO Reviewer, at (202) 354-2266 or kelly_spradley-kurowski@nps.gov.

Sincerely,

Stephanie Stephens,
Acting Deputy Federal Preservation Officer
Acting Deputy Associate Director, Park Programs and Heritage Areas
National Park Service

Enclosure