

Bloomingtonale 
CIVIC ASSOCIATION

 Bloomingtonale **Village**
Square Initiative



SOCIAL & ARCHITECTURAL
HISTORY

of the

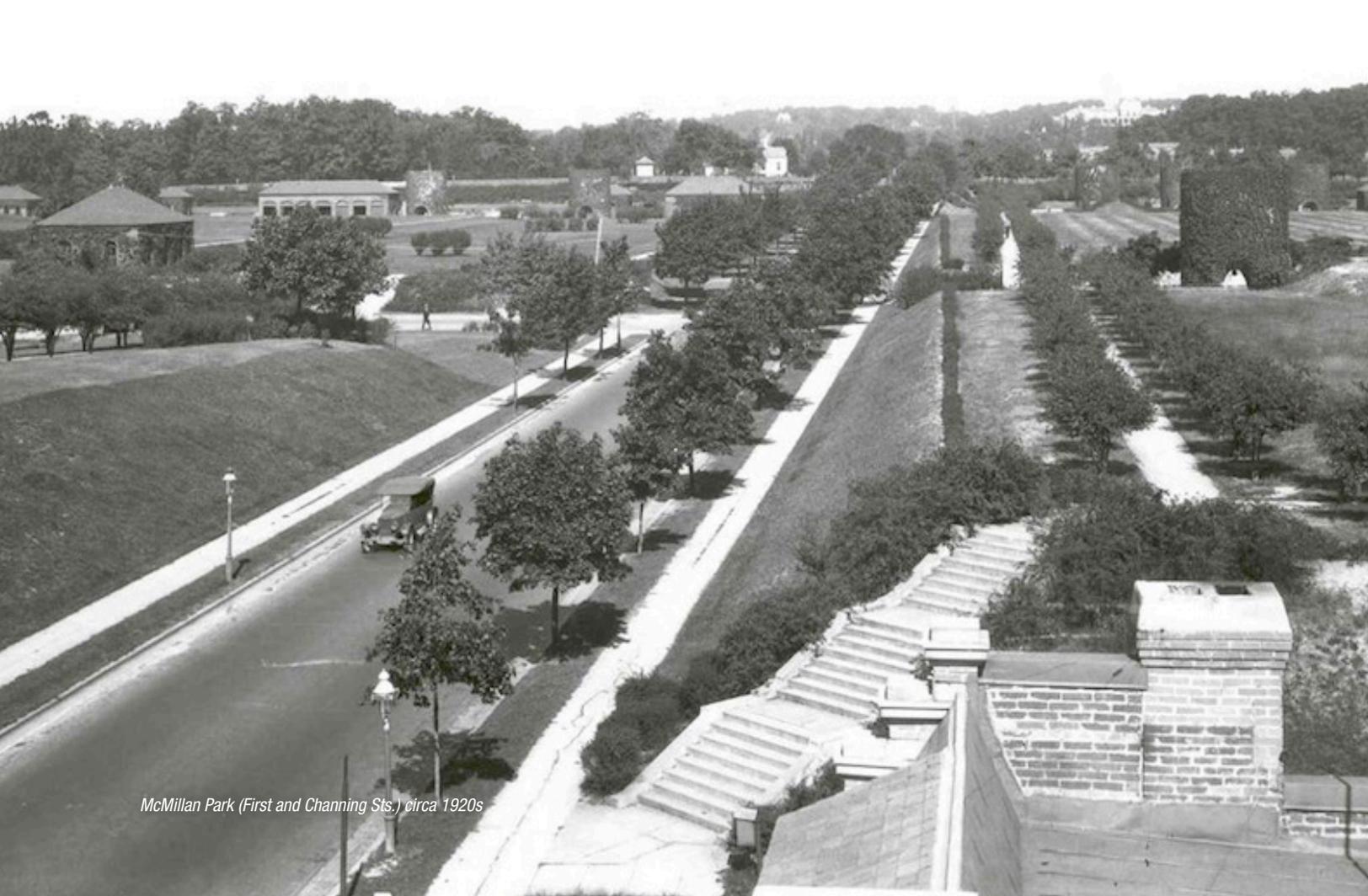
BLOOMINGDALE
NEIGHBORHOOD

Washington, DC

Second Edition

Compiled by **Bertha Holliday** and **Paul Cerruti**

© 2019 Bloomingtonale Civic Association. All rights reserved.



McMillan Park (First and Channing Sts.) circa 1920s



Bertha Holliday, Ph.D.



Paul Cerruti

Preface

The authors of the Bloomingdale History Timeline are neighbors who live across the street from each other. And although our ages differ by nearly 25 years, we chat about nearly everything, and fuss and fight about many things, and learn from each other. We are both passionate about Bloomingdale. And we have become good friends.

When we first discussed writing a brief history of Bloomingdale, we focused on developing an architectural history. But we could not quite envision how such a history would explicate the unique dynamism of Bloomingdale. We also perfunctorily explored other typical foci of neighborhood histories and reached a similar conclusion. And then we both read Schoenfeld, Cherkasky, and Kraft's brilliant work on Mapping Segregation in Washington, DC (Prologue, 2015)

– and lightbulbs turned on. We realized that Bloomingdale's distinctiveness rests not only in its architecture, but also in its land use, and their interactions ('points/counterpoints') with social/institutional factors.

Next we tackled the issue of presentation of information. The writing of a nuanced narrative essay seemed more than either of us was willing to tackle – and more than most people would take the time to read. At meetings of the BVS project's Architecture and Design group, we kept hearing declarations of, "As designers we are visual people and we need to include lots of visuals and graphics in our efforts". And this led us to consider presenting the history through use of the device of a Timeline that would visually and metaphorically suggest the witnessing of the evolution of history and change.

But how would a Timeline explicitly convey the interactions between the two major types of events that we desired to highlight? Our answer to this issue was a two-sided Timeline: One side presents architectural/land use events; the other side presents social/institutional events.

We then took to the internet, on which we intentionally heavily relied to ensure that cited information sources would be readily accessible to readers. Some of the historical issues that we researched were derived from existing histories of Bloomingdale. Others were issues of current

import whose histories we sought to better understand (e.g., the development and use of McMillan Park, flooding in Bloomingdale). Other issues were suggested by BVS Project Oral History interviews (e.g., proposed freeways, the widening of North Capitol Street and Rhode Island Avenue, the 1968 riots). Still other issues literally popped-up on our computers as we read sources, and tried to think of a 100 variations of the search term ‘Bloomingdale History.’

What emerged was a Timeline with numerous historical story lines – many of which are intertwined into mega-narratives. For example, one can’t help but take note of the extent to which Federal and local policies and practices on a broad range of issues, spanning more than 150 years, served to promote and reinforce ‘myth-making’—especially related to race. Many of these myths continue to be reflected in numerous challenges confronting Bloomingdale, including issues and tensions of ‘gentrification’ and related neighborhood development. Consequently, there are entries on the Timeline that may ‘turn lightbulbs on’ and momentarily take your breath away.

We wish to express our deepest appreciation to Anthony Teat, Creative Director of Masai Interactive, who readily grasped the intents of the Bloomingdale History Timeline effort, and masterfully transformed Timeline text into an engaging visual Timeline that tells a story through historical entries, factoids, photos and graphics.

The 2nd Edition

The Second Edition of this booklet was developed in consideration of:

- a) The positive response to its original version and its very limited distribution due to cost constraints;
- b) Bloomindale’s growth and continuous influx of new residents, demographic/ cultural change, and historic district designation during the past five years;
- c) The recent significant and long overdue improvements in the neighborhood’s infrastructure (e.g., sewer system) and streetscape; and
- d) Our desire to use this booklet as a primary text for informing students about Bloomingdale’s history.

In developing the second edition, we tell the stories of such changes by editing some of the booklet’s text and adding entries for significant events during the five-year period of 2015 – 2019. Thus the second edition is a first step towards ensuring Bloomingdale has a living written history. We hope to distribute the second edition to Bloomingdale residences and nearby schools and libraries. Funding for design and printing of the second edition was provided by Advisory Neighborhood Commission 5E, the DC Commission on the Arts and Humanities, and HumanitiesDC.



Architectural & Land Use Events



Social, Institutional & Organizational Events

Social and Architectural History of the Bloomingdale Neighborhood, Washington, DC

The following Timeline of Bloomingdale's history uniquely indicates various interactions between Bloomingdale's social, institutional, and organizational historical events, and its architectural and land use histories. Specifically, the Timeline highlights the following:

- The social, institutional and land use factors that influenced Bloomingdale's growth and development from a rural area populated by farmers and gentry, to a thriving diverse urban neighborhood.
- The critical and continuing roles of water, transit, and land/real estate speculation in Bloomingdale's growth and development.
- The significant, continuing, and sometimes contentious influences of race and architecture, land development/use (including the McMillan reservoir and sand filtration site) in shaping Bloomingdale's major challenges, opportunities, and character.
- The remarkable development, maintenance, preservation, and re-use of Bloomingdale's homes and buildings.
- The significant contributions Bloomingdale has made to the District of Columbia and the nation.



Tiber Creek, the main branch of which ran along the western boundary of what is now the Bloomingdale neighborhood, and the springs that fed it are the major source of water for the City of Washington (*HU, No Date*).

Area later known as the residential area of Bloomingdale is used for a variety of light industrial purposes, farming, orchards and private estates (*Brief History, No Date*)

George & Emily Truxton Beale (members of prominent Washington military families) purchase 10 acres for \$600 in what was then known as the County of Washington and establish their country estate, 'Bloomingdale', at what is now the SW corner of North Capitol and Randolph Place NW. The estate was later expanded to 50 acres and stretched from Florida Avenue to T Street (*Cultural Tourism DC, 2015; HU, No Date; Ghosts of DC, 2012; LeDroit Park Civic Assn, 2014; McDonald, 2014*)



1800 – 1850
Initial Development:
Bucolic & Rural

1823



Free Blacks tend to reside along the main roads (e.g., North Capitol and Lincoln Roads) of the area subsequently known as Bloomingdale, working in the area's industries, as farm workers, and as laborers and domestic workers on estates. Enslaved Blacks are mostly domestic servants and laborers.

Mr. Joseph A. Smith, owner of farm where present day McMillan Reservoir is sited, sells one acre parcel to Congress containing natural springs (*Smith Spring*) (*Sunday Star, 1933*)

1832

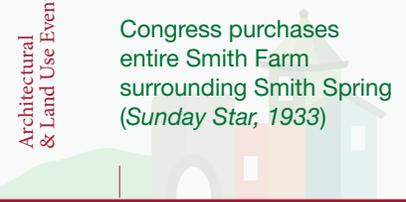
Congress has pipes constructed for carrying water two miles from Smith Spring to the US Capitol Building (*Sunday Star, 1933*)

1833

George Beale deeds land and right-of-way to springs for use as a water supply for the Capitol (*HU, No Date*).

1834





Congress purchases entire Smith Farm surrounding Smith Spring (Sunday Star, 1933)

Due to population growth, wells are increasingly dug, resulting in reducing Tiber Creek's water flow and promoting its pollution. Creek is paved over as sewer by the 1890s (HU, No Date).

DID YOU KNOW?

During the Civil War, 56 different facilities in Washington were used as hospitals for soldiers. The capacities of the larger hospitals ranged from 420 beds to nearly 2600 beds. By January 1, 1865, more than 18,000 Soldiers died in these hospitals. (Murray, 1996-97)

▶ 1835

1850s

1860s to 1890s Civil War & its Aftermath

Washington's population more than doubles as it experiences a large influx of workers, soldiers, refugees, and freedmen during and following the Civil War (Brief History, No Date; DC Office of Planning, 2014; Van Dyne, 2008).

Between 1860 and 1870, African Americans increase their representation in DC's population from 19% to 32% (Walker, 2005)

A 38-acre reservoir basin (the future McMillan Park reservoir) is excavated, and a round brick spring house tower with onion dome is constructed on top of Smith Spring. Reservoir basin, however, remains unused and devoid of water until 1905, following completion of the four mile tunnel to the Georgetown Reservoir and the McMillan Sand Filtration Plant.



1867

1885 -1888

1887

Howard University, a predominantly Black institution, is established in the neighboring LeDroit area as a private institution that is Federally chartered and funded in part by an annual Federal allotment, and named after General Oliver Howard, Commissioner of the US Freedman's Bureau. Many Howard U. professors, graduates and students reside in, and significantly contribute to, the evolution of Bloomingdale. (*BCA, No Date; Cultural Tourism DC, 2015; HU, History, No Date; Wikipedia [b], 2015*).

The North Washington Citizens Association is established serving Bloomingdale and other nearby neighborhoods.



DID YOU KNOW?

In Spring 1861, much confusion occurred when thousands of newly organized Union troops poured into DC, including more than 1750 Ohio troops who established a camp on the Bloomingdale farm (estate at North Capitol and Rhode Island). Hortense Prout, age 20 and 1 of 12 enslaved persons on the 56-acre John Little cattle farm located in what is now the Kalorama Park area, took advantage of this confusion to seek freedom. Dressed in men's clothes, Prout sought refuge in the Bloomingdale camp. Her owner went there, and

requested the camp's Colonel to return her. She was found in the camp and returned to her owner who took her to the City Jail for 'safekeeping'. After 10 days, she was released to her owner's custody. Ten months later, by Presidential Executive Order, slavery was abolished in DC and Prout was freed while her owner received \$526.60 in compensation from the U.S. government. In 2008, based on Prout's escape, Kalorama Park was nominated for inclusion on the National Underground Railroad Network to Freedom, which documents 'flights for freedom' The nomination was approved by the National Park Service (NPS). Later NPS awarded a \$13,000 grant for a historical wayside marker commemorating Prout's courage and DC's underground railroad. The marker was installed in Kalorama Park in 2018 (Cherkasky, 2015; Kramer, 2018)..

Congress passes legislation requiring that new streets in Washington City's growing suburbs follow the city's layout in order to simplify the extension of sewers, water mains, and streetlights into the suburbs Cherkasky & Shoenfeld, 2017; (HU, No Date; Wikipedia [a], 2015)

As a means to spur suburban home ownership, Congress charters the 2 ½ mile Eckington & Soldier's Home (E&SH) Railroad – the first electric streetcar railroad (established by Colonel George Truedell) in the Washington area (HU, undated).

1888

Bloomingdale estate is divided among Emily Beale's heirs who later sell most of the estate to real estate developers. (Cherkasy & Shoenfeld, 2017). (HU, undated)

The Bloomingdale suburban subdivision is established.

1889

The North Capitol & Eckington Citizens Association is established.

E & SH railroad is extended along North Capitol Street from New York Avenue to Soldier's Home, bringing streetcar service and residential development to Bloomingdale (DC Office of Planning, 2014; HU, No Date; History of Bloomingdale, No Date).

1890

Slater School opens for African American students (including those residing in Bloomingdale) and is immediately overcrowded. The proposal to add an adjoining school to relieve overcrowding is strongly opposed by the (White) North Capitol & Eckington Citizen Association, which results in delaying the construction of Langston School until 1902 (DC Office of Planning, 2014).

Congress purchases land from the Prospect Hill Cemetery (including land between V and Adams St. NW) for use in extending North Capitol Street (*McDonald, 2014*)

After the death of Emily Beale (owner of the Bloomingdale estate), her youngest son, George N. Beale, constructs the first group of rowhouses in Bloomingdale at 1700 -1712 First Street NW in 1891 (*Cherkasky & Schoenfeld, 2017; DC Historic Sites [a]*)

The 45 acre Moore estate, located north and west of the former Beale estate, is sold to private developers and incorporated into the developing Bloomingdale neighborhood (*Wikipedia [a], 2015*).

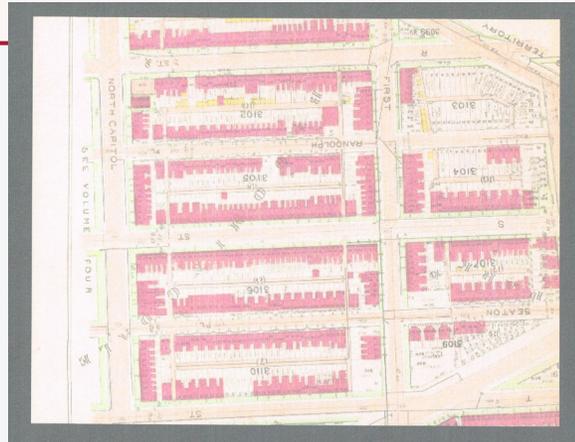
District begins to enact Jim Crow (de jure segregation) legislation. Prior to this, integrated neighborhoods were common in DC.

Restrictive racial housing covenants barring Black ownership and use, are incorporated into some Bloomingdale deeds (as a marketing strategy) by developers – most notably, Ray Middaugh of Middaugh & Shannon. (*HU, No Date; Prologue DC & Kraft, 2015*).

The entire Bloomingdale neighborhood has been divided into house lots and its street grid is paved (*DC Office of Planning, 2015; HU, undated; McDonald, 2014; Wikipedia [a], 2015*).

1890s Suburban Residential Development

1891



1894

DID YOU KNOW?

In the late 1890s, the cost of a lot in Bloomingdale ranged from \$75 (mid-block) to \$200 (corner) (McDonald, 2014).

1907 Plat of development of the former Bloomingdale (Beale) Estate

DID YOU KNOW?

The current Metro bus naming system is based on the route's historic use and/or ownership:

Numbered buses (e.g. the 80 & 90) originally were streetcar line routes that usually went around the city clockwise.

Buses with a letter and number (e.g., G8, P6) originally were bus routes of the former Capitol Transit Company that usually went around counter-clockwise, starting in SE.

Buses with a number and letter (e.g.. 5A) originally served Virginia. (Shannon, 2010)

The federal McMillan Commission is established to develop plans for a coordinated District park system, and identifies the reservoir and sand filtration plant site in Bloomingdale as a key linkage to the plan's system of parks, extending from Rock Creek to Anacostia (HU, No Date; Van Dyne, 2008).

1895 -1897

The (exclusively White) North Capitol & Eckington Citizens Association is established (*Eckington Civic Association – Narrative, No Date*).

The Old Engine Firehouse 12 (North Capitol & Quincy Streets NW) 'commissioned' by the North Capitol & Eckington Citizens Association, is constructed (*Old Engine 12... , No Date; DC Historic Preservation Office, 2014*).

1897

First horseless carriage comes to DC as "playthings of the wealthy". Subsequent mass production of autos necessitates improved roads (*Van Dyne, 2008*)

1901

St. Martin's Catholic Church holds its first mass in a Bloomingdale mansion (*Cultural Tourism DC, 2015*).



DID YOU KNOW?

Between 1903 and 1908, Harry Wardman built 180 rowhouses in Bloomingdale. He also was an active developer in Columbia Heights and Mt. Pleasant, and built apartments and hotels – including the Shoreham. He lost most of his estimated \$30 million fortune when the stock market crashed in 1929 and went bankrupt, but continued to build houses. He died in 1938 of cancer. (BloomingdaleDC, History, 2008; DC Preservation League, 2014; Fleishman, 2005; Van Dyne, 2008).

The McMillan reservoir and sand filtration system is built by the US Army Corps of Engineers and becomes fully operational (Cultural Tourism DC, 2015; HU, undated).



1st & Rhode Island Methodist; Mt. Bethel Baptist Church

1901

Construction begins on Armstrong Manual Training School – a vocational training facility for Blacks located at 1st and P Streets NW (DC Office of Planning, 2014)

The Bloomingdale, LeDroit Park, & Reservoir Heights Citizens Association is established, with an emphasis on advocating for paved streets and streetlights.

1902

The Rhode Island (aka Central) Methodist Protestant Church is constructed at First & Rhode Island Avenue, NW and is the first building on that block (Brief History, No Date; DC HPO, 2014; Kelsey & Associates, 2008).

The entire McMillan Site (i.e., reservoir and sand filtration facility) is named McMillan Park (Brief History, No Date).

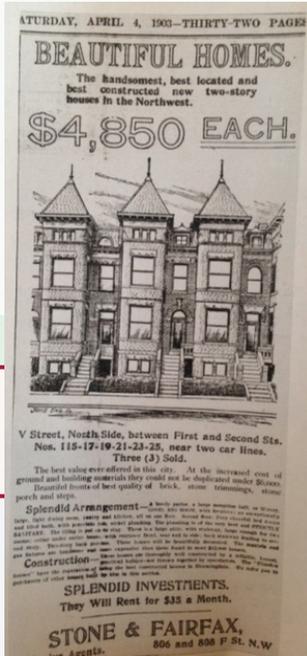
1903-1905

The Nathaniel Parker Gage School (2000 block of 2nd Street NW) is built – becoming the first (White) school located in Bloomingdale. This school is now part of the Parker Gage Condominium with historic landmark status granted in 2004. (Bloomingdale's History, 2008; Brief History, No Date; DC Historic Preservation Office, 2009)



*N.P. Gage School/
Parker Flats*

1904



1903 ad for new Bloomington houses on 100 block of V St, NW

Most Bloomington house lots have homes built on them. Many of these homes are designed by Thomas M. Haislip, Appleton P. Clark, George Schneider, Joseph Bohn Jr., William C. Blundon, N.R. Grimm, William C. Allard, A.H. Beers, Stanley Simons, Hunter & Bell, and others. Builders include Ray E. Middaugh, William Shannon, Lewis E. Brueninger, A.B. Mullett & Company, and William Freeman. Major developers are Harry Wardman, Francis Blundon, Thomas Haislip and S. H. Meyers. The homes' architectural styles reflect variations of the French Academic rowhouse, Queen Anne, Georgian, Colonial Revival and other styles, which serve to create what is described as an "architecturally vibrant" neighborhood (*Cherkasky & Schoenfeld, 2017*) ; *Culture Tourism, 2015*; *HU, No Data*; *Kelsey & Associates, 2008*; *Wikipedia [a], 2015*).

The McMillan Pumping Station (2nd & Bryant Streets NW) opens and begins distributing filtered water from the McMillan reservoir to the city (*Cultural Tourism DC, 2015*).

1904

The Memorial Church of the United Brethren (a Protestant and historically anti-slavery denomination) is built at 1712 North Capitol St., NW. Building is now occupied by Metropolitan Wesley AME Zion Church, a denomination historically associated with the Underground Railroad. (*Office of Planning, 2014*).

Construction begins on St. Paul's Methodist Episcopal Church (a white congregation) located at 150 S Street NW. Due to demographic neighborhood changes the congregation vacates the building in the mid-1920s.

Racial segregation of playgrounds begins in the District of Columbia (*Evening Star*, 1945).

1905

The District's most significant and least recognized land use struggle (who has access to what land, where, under what conditions, and for what purposes) begins. It is a 40-year battle over restrictive racial covenants -- pitting developers against realtors, realtors against homeowners, Blacks against Whites, and Whites against each other -- with Bloomingdale at its center.

1907

Harrison v. Smith (1907) is the first documented DC case of an African American purchasing a house (2206 First Street NW) with a racially restrictive deed covenant (placed in deed by developer Ray Middaugh in 1899). Smith, a Black civil engineer, is sued by Charles Harrison and other neighbors -- including Samuel Gompers, the Founder and President of the American Federation of Labor. Prior to going to court, neighbors buy the house from Smith (*Brief History, No Date; Prologue DC & Kraft*, 2015).

DID YOU KNOW?

Between 1907 and 1948, owners of at least 34 Bloomingdale homes were involved in at least 24 legal actions (including 22 formal lawsuits) related to enforcement of racially restrictive housing covenants (Prologue DC & Kraft, 2015).

Restrictive covenants in DC are also targeted to persons of Jewish, Mexican, American Indian, Persian, Armenian, and Syrian ancestry (Williams, 2008).

DID YOU KNOW?

When first built, Bloomingdale homes were known for their modern and upscale features such as plumbing, electric gas lighting, speaker tubes, satin finish wallpaper, and carved woodwork. And in contrast to prevailing real estate practices, the homes were also very affordable – requiring low down payments and monthly payments on the balance – thus enabling purchase by persons of relatively modest means (HU, No Date).

Construction begins on the granite approaches for McMillan Fountain in McMillan Park. The fountain will cost \$25,000 (exclusive of the foundation and approaches).

1910

Bloomingdale is an established, primarily White, upper and middle class, neighborhood with well-built, up-to-date houses, convenient streetcar transportation, and widespread home ownership. Many homes feature quarters for live-in servants, servant's staircases, and garages for the highly prized automobile (*DC Office of Planning, 2014; HU No Date; US Census, 1900, 1910, 1920*).

1911

The Detroit Free Press in reference to Senator McMillan's (MI) contributions to DC's water and park systems notes: "In public recognition of his services, the grounds which contain the big reservoir and all the filtration beds and auxiliaries were made into a public park and named McMillan Park." (*Detroit Free Press, 1911*)

1912

St Martins Catholic Church opens its school, which is staffed by Sisters of Notre Dame and a year later begins construction of a "basement" church at First and T streets, NW (*Cultural Tourism DC, 2015*)

McMillan Park's Bloomingdale Playground (Whites only) opens to the public on July 1. Amenities include six grass tennis courts, rock-a-bye swings (toddlers), baby hammocks (toddlers), Kindergarten Swings, Merry-Go-Round, Sandboxes, 24 Foot Long Slide, Basketball Courts, Volleyball Court, Croquet Court, Gymnastics Equipment and Sports Fields (baseball, soccer, football) (*Washington Herald*, 1913).

It is reported that a (white) Girl Scout Farm is being built at the McMillan Park Filtration Site where "upon completion it is anticipated another Girl Scout farm will be established on the Reservoir Plot...[which will be used] for [the cultivation of] late crops" (*Washington Times*, 1917).

DID YOU KNOW?

The American Theater, located at 104 - 108 Rhode Island, NW, is constructed in 1913 and opens in 1914 for use by Whites only, and in 1929 is renamed the Sylvan Theater. It becomes accessible to Blacks in 1950 and closes in 1965, followed by periodic use by various churches and organizations. In 1971-72 the theater is occupied by the acclaimed Black American

theater company as a 'theater of [black] identity'. In May 2017, the DC Preservation League submits an initial application for Historic Landmark designation for the Theater, which is approved in 2019. (DC Historic Preservation Office, No date)

1913

The population of the District of Columbia is 360,000 (*Washington Herald*, 1913)

North Washington Citizen's Association endorses McMillan Park playground location and asks Commissioners to provide funds to build a swimming pool and shelter house at McMillan Park playgrounds.

1914 - 1920
WWI & Urbanization

Pushed by the South's rabid Jim Crowism and pulled by renewed industrialism spurred by WWI needs, the Great Migration of rural southern Blacks to urban centers in the North, Midwest, and West begins (*Gotham*, 2000; *Jones-Correa*, 2000-2001).

Due to the rapid growth of DC associated with WWI's increased need for government workers, Bloomingdale comes to be viewed as an urban, rather than suburban community, triggering the neighborhood's first major out-migration of residents to more rural suburbs – thus providing increased opportunity for Black home ownership in Bloomingdale (*HU*, undated).

Fourteen major urban race riots (1917-1921) occur throughout the U.S. due to increased racial competition for housing and jobs, especially between Black migrants and European immigrants -- resulting in the establishment of various institutionalized practices for containing such conflicts –many of which served to increase racial segregation (*Gotham*, 2000; *Jones-Correa*, 2000-2001).

1917

DID YOU KNOW:

In DC under Jim Crow, most exclusively White neighborhood associations were called Citizens Associations, while most Black neighborhood associations were called Civic Associations. Although membership to these Associations is now open to all, to this day there exist two separate city-wide Federations of Citizen and Civic Associations -- legacies of DC's historical patterns of residential racial segregation (DeBonis, 2013).

An open air dancing pavilion is constructed in McMillan Park's Bloomingdale Playground, which is used during the day for Red Cross instruction, and various children's activities, and in the evenings for organized dances for adults (*Washington Herald, 1917 and July 1918*).

Battles on the 100 block of Adams Street NW -- At least 5 homes with restrictive covenants (placed by Middaugh & Shannon in 1899) are bought by Blacks; neighbors sue; courts enforce covenants and nullify deeds; Black homeowners are forced to vacate (*Prologue DC & Kraft, 2015*).



Covenant auction in Bloomingdale

1917

Federal courts in deference to the principle of 'denying property rights without due process' strike down State and local governments' designation of specific urban neighborhoods ('districts'/'zones') as limited to ownership/occupancy by specific racial groups (*Jones-Correa, 2000-2001; Kaplan and Valls, 2007*).

**1920's
Neighborhood
Covenant Battles**

Earmarked by realtors as a neighborhood appropriate for Black professionals, Blacks begin buying homes in the southern and western parts of Bloomingdale, sold by both Black and White realtors who are "highly selective about Blacks to whom they sell property... investigating their income, profession and characteristics" – thus fostering the development of stable, middle-class Black home ownership (*BCA, No Date; HU, No Date*).

1921

The (exclusively White) North Capitol Citizens Association is established through merger of the North Washington Citizens Association (Bloomingdale) with the North Capitol and Eckington Citizens Association (*Washington Post, 1940*).

The Bloomindale Civic Association (BCA) is established, organized from the interests of a group of Black residents on Quincy Place NW (*Bloomingdale Civic Association, No Date*).





40 Randolph Place (Torey v. Wolfes)

Racial restrictive 'covenants by petition' are initiated in DC whereby neighborhood associations gather signatures on petitions, which when filed with the City, serve to place covenants on the property of signers (*Prologue DC & Kraft, 2015*).

Congress establishes the National Capitol Park Commission (NCPC) to oversee development of DC's parks, parkways, and playgrounds.

Torey v. Wolfes (1925) relates to the attempt of Earl and Minnie Torey, a White couple, to sale their home (40 Randolph Place NW) to Sereno Ivy, an African American – although the house has a racial covenant placed on the deed in 1904 by developer Middaugh & Shannon. Neighbors sued the Toreys. The DC appellate court rules the sale as illegal, noting: “when they ... subjected themselves to the restrictive covenant, not only for their own protection, but upon the assurance that a similar restriction would rest upon all other property embraced in the Middaugh and Shannon Development on Randolph Place” - thus establishing a legal precedent of a rationale for enforcing restrictive racial covenants (*Prologue DC & Kraft, 2015*).

DID YOU KNOW?

In 1924, the National Association of Real Estate Boards (NAREB), amended its Code of Ethics and added the following provision: “A Realtor should never be instrumental in introducing into a neighborhood a character of property or occupancy, members of any race or nationality, or any individuals whose presence will clearly be detrimental to property values in that neighborhood”, with compliance by ostracism or expulsion from local realtor boards. In 1927, NAREB developed a model racial covenant for its local boards, and encouraged them to establish homeowner associations to sign onto covenants. In 1950, the 1924 amendment was modified to exclude only the language related to race, nationality and other individuals (Jones-Correa, 2000-2001; U.S Commission..., 1962)

1923

1924

1925

1927

DID YOU KNOW?

In November 1923, more than 500 white Bloomingdale residents gathered at a black church on First and U Streets NW for a march to three nearby black families' homes without racial covenants, and presented a letter that noted that the marchers “...invested all we have in our property, and ... we will not sit quietly by while all we have is threatened”, and stoned at least one of the houses. At least two of the families refused to leave including that of Dudley W. Woodard, a dean at Howard University, who resided at 127 W Street NW (DC Historic Sites [d]).

The Church Extension Society of the Presbytery of Washington DC buys the vacated St. Paul's Methodist Episcopal Church at 150 S Street NW for occupancy by the African American congregation of Tabor Presbyterian Church. This activist church becomes a center of black civic engagement hosting Bloomingdale Civic Association meetings and other activities. The Tabor congregation vacates the church in 1977 and merges with the Northeastern Presbyterian Church. The S Street building is then occupied by a series of congregations. In 2017, the building is sold to a developer who razes it to build 8 townhouses (*Cherkasky & Schoenfeld, 2017*).

DID YOU KNOW?

This is a tale of a boy's lived experience and its later impact on the nation. In the late 1920's, the boy, Edward Brooke, and his family (his father was a VA attorney) moves to 1730 First Street NW, which was then the "Negro" side of the block with the other side reserved (by deed covenants) for White residents. Brooke graduates from Dunbar High School and at age 16, enters Howard University where he earns a BA in sociology, and then he enlists in the Army and serves in the WWII Italian Campaign in an all-black Combat Infantry Regiment where he defends men at military tribunals. After the War, he enters law school and obtains Bachelors (LLB) and Masters of Law degrees from Boston University. In 1966 Brooke becomes the first African American elected to the U.S. Senate (MA) since Reconstruction. As a freshman Senator, he co-authors the 1968 Fair Housing Act and the next year, pushes through legislation limiting rent for public housing to 25% of a tenant's income. (DC Historic Sites [b]; The History Makers [No Date]).



*Edward Brooke
Massachusetts U.S. Senator (1966-1978)
Former Bloomingdale Resident*

1929

The Bloomingdale Civic Association submits petition to the Federation of Civic Associations for the White's only N.P. Gage School to be used by Black children in Bloomingdale.

The Bloomingdale Civic Association (BCA) petitions the Federation of Civic Associations to allow it to include within its boundaries, the east side of 2nd Street NW, reflecting the demographic change of that street to majority African American (US Census, 1920, 1930))



Despite court rulings in support of racial covenants, the costs and slowness of the legal adjudication process result in the inability to prevent large numbers of Black home buyers from moving into Bloomingdale homes (HU, undated; BCA, No Date).

District superintendent of playgrounds announces immediate construction of the Bloomingdale Playground field house in McMillan. The field house is part of a \$22,000 Civil Works Administration project. The project also includes four tennis courts, tournament horseshoe courts, a wading pool, playground equipment of various types, a baseball/soccer diamond, and a nursery for children of elementary age.

1930s The Great Depression

1934

The years of the Great Depression and the Great Black Migration to the North serve to promote Bloomingdale's transition from a White middle-class to a Black middle-class neighborhood, with many houses rented with less screening than that afforded prospective home owners (HU, undated; BCA, No Date).

The development and use of restrictive covenants by petition (in contrast to covenants in deeds) increases dramatically throughout DC. Such covenants are frequently written by neighborhood (citizen) associations. However, a few blocks organize to nullify restrictive covenants (Prologue DC & Kraft, 2015).

DID YOU KNOW?

The Civil Works Administration (CWA) was a national New Deal program of the F.D. Roosevelt Administration that created temporary manual labor construction jobs during the Great Depression. CWA existed for less than five months (November 1933 thru March 1934). During that time, CWA spent \$200 million per month and provided employment to 4 million persons. CWA workers laid 12 million feet of sewer pipe and built or improved 255,000 miles of roads, 40,000 schools, 3,700 playgrounds, nearly 1,000 airports, and 250,000 rural America outhouses (Wikipedia [c], 2015).



DID YOU KNOW?

Prior to 1934 and establishment of the Federal Housing Administration (FHA), home mortgages often were limited to less than 50% of the home's appraised value, and limited to 5 years, with a large balloon payment of remaining principal due at its end. FHA, by insuring mortgage loans and shifting financial risk from lenders to the Federal government, ushered in the 20% or less down payment, the 20-year or more home mortgage, homeownership as a major source of wealth, and revolutionized mortgage and realtor industries (Kaplan & Valls, 2007).

Grady v. Garland (1937) focuses on 8 rowhouses (1737 – 1747 First Street NW), but fundamentally is about an intra-block struggle among 7 White homeowners over the utility of enforcing restrictive covenants in a racially changing (White to Black) neighborhood. Grady and 5 other homeowners wish to nullify their covenants, while the Garlands and 1 other homeowner desire to maintain the covenants. The Court upholds the covenants noting the 8 homes effectively create “a barrier against the eastward movement of colored population into the restricted area” (*Prologue DC, 2015*).

VA/FHA mortgage loans often are not extended to Blacks – thus blocking their path to home ownership and wealth accumulation –and setting the stage for many problems of 1960s/70s (*Demos, No Date; Kaplan & Valls, 2007*).

1937

1939



St. Martins Catholic Church builds its main church building at North Capitol and T Streets NW.

*'The Barrier' 1737 - 1747 First St. NW
Grady v. Garland*

DID YOU KNOW?

Until the 1960s, FHA and VA loan policies, consistent with extant national realtor and lending practices, explicitly promoted housing segregation and the growth of White suburban housing, while minimizing investment in Black and racially mixed neighborhoods, through use of such strategies as: (a) using loan risk criteria that gave White non-immigrant neighborhoods the highest ratings and predominantly Black neighborhoods the lowest ratings; (b) encouraging ‘economic stability’ and ‘homogeneity’ of neighborhoods by promoting (prior to 1948) use of racial covenants in suburbs; (c) using ratings of neighborhood (not of individuals) ‘credit worthiness’ that served to exclude most Black individuals for loans. Conventional lenders progressively adopted similar practices (Goering & Wienk, 1996; Kaplan & Valls, 2007; Leadership Conference..., 2005)

The entirety of McMillan Park is fenced by the federal government with access denied to the public due to security threat posed by “the risk of Nazi sabotage” of the DC water supply; Park re-opens after the war.

1940’s WWII and Its Aftermath

1940

1942

During the latter part of this decade, after nearly 50 years, racial covenants in Bloomingdale begin to expire, thus allowing its later transition to a predominantly Black neighborhood (DC Office of Planning, 2014; HU, undated).

In *Washington Post* article, the North Capitol Citizens Association identifies its priorities as: improved facilities at the intersections of North Capitol & Florida, and Florida & Eckington Place NE; drives to keep property values up; and securing national suffrage in DC. It is also noted the Association sees no need for more schools, playgrounds or libraries (*Park View DC*, 2015)



First Lady Eleanor Roosevelt (sitting) with Barnett-Aden Gallery owners Alonzo Aden (left) and James V. Herring (right) at Gallery's opening.

Mays v. Burgess (1945). Clara Mays, an African American, buys and occupies a house (2213 First Street NW) with a restricted covenant. White neighbors sue, demanding enforcement of the covenant. The covenant is upheld by both the DC Court and the US Court of Appeals (twice); the US Supreme Court refuses to review the case. Mays refuses to vacate due to her inability to locate another property suitable for her household of nine. Consequently, her eviction is court-ordered. Mays subsequently relocates to 2131 First Street NW—a house with an expired covenant (HU, No Date; Prologue DC & Kraft, 2015).

The National Capitol Park Commission approves taking a portion of McMillan Park playground for enlargement of the District's fire-alarm headquarters because the area allegedly was made unsuitable for play due to the expansion of McMillan Reservoir during the war (*Evening Star*, 1945).



2213 First St., NW

1943

The now historic landmarked Barnett-Aden Gallery (127 Randolph Pl. NW) opens in 1943 as the first Black-owned gallery in the U.S. (*DC HPO*, 2014; *Wikipedia* [a], 2015).

1944

VA/GI mortgage loan program is established, which reduces down payments to as low as 0% for returning WWII vets (*Kaplan & Valls*, 2007).

1945

Georgetown Day School is established by seven Washington families as DC's first racially integrated school (*Lindsay*, 2004; *Wikipedia* [L], 2019)

1946

North Capitol Citizen's Association requests the "immediate transfer" of McMillan Playground from the Federal Government (which supports integrated playgrounds) to the District Recreation Board (which operates racially segregated playgrounds), and District. District Commissioners make a similar request to the Engineer's Office of the War Department. (*Evening Star*, 1945)



McMillan Park Playground (Whites-only) is restored to District Recreation Board.

Hurd v. Hodge (1948). James and Mary Hurd of 116 Bryant Street NW win their appeal to the US Supreme Court related to the 1944 purchase of their house, which neighbors' claimed was illegal as it was subject to a racial covenant. Neighbors also sue the Hurd's realtor Raphael Urciolo (Urciolo v. Hodge). District Court upholds the covenant and orders the Hurds (and other Blacks who had recently moved to the block) to vacate their homes. Both cases are heard by the US Supreme Court as part of a group of four restrictive covenant cases (including Shelley v. Kraemer), and argued by Charles H. Houston and Thurgood Marshall of Howard University and the NAACP. The Court's decision invalidates enforcement of all racial and religious restrictive covenants across the nation (*BCA, 2013; Cultural Tourism DC, 2015; Prologue DC & Kraft, 2015; Williams, 2008*).

DID YOU KNOW?

Prior to the Supreme Court's 1948 decision outlawing the enforcement of restrictive housing covenants, African American home purchasers in Bloomingdale often paid up to TWICE the market value for a home without a covenant (Prologue DC & Kraft, 2015)

1947

DC Recreation Committee issues a report that finds: DC has only 1,234 total acres in its play system, i.e., 50% of the playground area and 20% to 25% of the play facilities required by National Standards for a city of 950,000. The committee report details recommendations for what it calls an absolute minimum of facilities by 1955: 1,200 acres of minor neighborhood playgrounds and 1,200 acres of larger community play areas or centers (*Evening Star, 1947*).

1948

U.S. Supreme Court invalidates the enforcement of restrictive covenants.

The 47-acre Washington Hospital Center (First & Michigan NW) is established through the merger of three existing hospitals (*DC Office of Planning, 2014*).

DC Catholic schools and parishes are integrated (*Cultural Tourism DC, 2014*).

During the late 1940's in the face of increased legal challenges to segregated schools, DC Public Schools converts 21 under capacity White schools to use as Black schools (*Lindsay, 2004*)

Representative Arthur G. Klein (D., NY) calls on the District Recreation Board to “abolish segregation on all areas under its control”. The National Capitol Park & Planning Commission votes 6-to-2, with two members abstaining, to remove all racial designations from its recreation system map.

DC government responds to Black displacement associated with urban renewal by: (a) implementing zoning changes permitting conversion of single family homes to apartments for 2 or more families, tourist hotels, and other commercial establishments; and (b) disinvestment including reductions in city services (HU, undated).

The intersection of Rhode Island Avenue and First and T Streets, NW is, by custom, a racial north/south dividing line (re real estate sales and public accommodations).

FHA and VA loan policies promote White flight to suburbs and discourage mortgage loans in predominantly non-White and racially mixed neighborhoods, such as Bloomingdale. Private sector mortgage lending practices also reflect such policies (Kaplan & Valls, 2007).

Of the District’s eleven high schools, eight are Whites-only and contain 7,577 unused student spaces, while the three Black high schools have 1,063 more students than student spaces. The average acreage for a black high school is 2 acres compared with the average White high school site of 10 acres. Curricula in the high schools also are vastly different based on race: 29 subjects available to White students are unavailable to Black students. Whites only McKinley High School, serving Bloomingdale, has 1,401 empty student spaces (Evening Star, February 1950).

The District integrates its playgrounds.

The McMillan Bloomingdale Playground in McMillan Park is permanently closed.



1949

1950s & 1960s Urban Renewal and Desegregation of Parks & Schools

1950

1952

Due in part to Black displacement associated with massive urban renewal projects in other parts of DC (especially in DC’s SW quadrant), many working-class and poor Black residents seek refuge in already over-crowded predominantly black DC neighborhoods including Bloomingdale (HU, No Date; U.S. National Park Service, No Date; Whose downtown..., No Date).

Black DC homeowners begin moving to suburbs – especially to Prince Georges County (MD), which is now more than 2/3 Black and the richest predominantly Black suburb in the US (Van Dyne, 2008).

Bloomingdale’s average income declines relative to the city average, while the percentage of tenants increases (HU, undated).

White flight from Bloomingdale.

DC population exceeds 900,000.

BCA representative Walter B. Sanderson, argues before a District Recreation Department hearing that Langley School Playground (serving Bloomingdale) should not be made ‘Blacks only’, but ‘interracial’ (Washington Post, March 1952).

Southwest Urban Renewal Area, 1955



Congress authorizes the Interstate Highway Act to create a 40,300 mile national road system over 13 years at an estimated cost of \$30 billion, with States determining routes (costs and miles later increase substantially). The Act also serves to promote urban policies that link highways with slum clearance and urban redevelopment (*Gale Encyclopedia...*, 1999; *Mental floss*, 2015; *Molh*, 2005).

In the case of *Berman v. Parker*, the U.S. Supreme Court rules that a public entity has the right to seize the heart of DC's SW quadrant so that developers can build a waterfront office, residential and hotel complex (*Allen*, 2005).

DID YOU KNOW?

The urban renewal of DC's SW quadrant (1950s - 1960s) involved razing 99% of its buildings, and displacement of 1500 businesses and 23,000 persons of whom 69% were Black. However, despite such massive displacement, as of 1962, DC had "used sparingly" FHA's Section 221 relocation housing program, and had not established a central relocation service. Consequently, displaced SW persons often found themselves socially isolated – e.g., 25% of such persons reported not making a single friend in their new neighborhood. The SW quadrant is seemingly DC's laboratory for urban renewal with yet another major massive redevelopment/displacement project initiated in the early 2000's. (U.S. Commission, 1962; Van Dyne, 2008; Whose downtown?, No Date).

1953

Preparations underway for desegregation of DC public schools – BCA submits recommendation to Schools Superintendent Hobart M. Corning, to create inter-racial extracurricular activities and inter-school student visits.

1954

DC public schools are desegregated and many Whites transfer to private schools or move to suburbs (*Cultural Tourism DC*, 2015; *Van Dyne*, 2008)

1957

DC becomes majority African American.

With the leadership of Rev. Leamon White, Mt Bethel Baptist Church, a Black congregation, purchases and occupies the Rhode Island Methodist Episcopal Church at First & Rhode Island NW. Rev. White, a civil rights activist, is active in desegregation efforts and helps plan the 1963 March on Washington, including shepherding the assembly at Mt. Bethel of the March's signs. (*BCA 2015*; *LeDroit Park Civic Association*, 2014; *Cultural Tourism DC*, 2015).

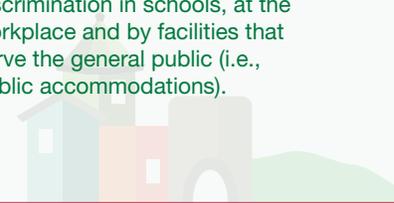


DC Freeway Coalition Leaders - S. Abbott & R.H. Booker



Through use of its public space authority, DC widens both Rhode Island Avenue NW and North Capitol Street and creates the North Capitol underpass in Bloomingdale, resulting in improved traffic flow from suburbs to DC, a changed amputated streetscape/ landscape of abutting properties, and reduced connectivity between commercial and residential areas on the east and west sides of North Capitol. (*Bridge Statistics.., No Date; DC Office of Planning, 2014*).

Congress passes the Civil Rights Act of 1964, which outlaws discrimination based on race, color, religion, gender, or national origin; ends unequal application of voter registration requirements; and bans discrimination in schools, at the workplace and by facilities that serve the general public (i.e., public accommodations).



1960 – 61

Marion Barry is the first national chairman of the Student Nonviolent Coordinating Committee (SNCC), a civil rights organization best known for direct action (e.g., sit-ins) and community mobilization in support of desegregation and voting rights in the South (Wikipedia [h], No Date, Student Nonviolent Coordinating Committee).

1961 – 63

In response to growing concerns about the mass displacement associated with building of interstates in urban areas, Congress passes the Highway Act of 1962, requiring States to: a) engage in urban highway planning that includes ‘multimodal’ transportation and land development planning in coordination with local officials, and b) provide relocation assistance to displaced residents and businesses (Mohl, 2002).

1964



The Voting Rights Act of 1965 is enacted, resulting in the mass enfranchisement of U.S. minorities by: regulating election administration at State and local levels including banning: literacy tests; providing nationwide protections for voting rights; mandating certain 'special requirements' on some jurisdictions, e.g., (a) providing bilingual ballots and election materials, and (b) receiving preclearance from federal officials prior to implementing any changes in election procedures.

SIGNING OF THE 1968 FAIR HOUSING ACT:
Edward Brooke (co-author of the Act) is to the immediate left of President L. B. Johnson; Thurgood Marshall is to the far right.
(Source: University of Texas LBJ School).



During the King riots, President Johnson signs the Fair Housing Act (Title VIII of the Civil Rights Act of 1968), requiring HUD and other federal agencies to "affirmatively further" fair housing, but through use of enforcement primarily dependent upon individual plaintiffs (in contrast to class action plaintiffs or Federal government enforcement) and provision of very limited monetary awards (*Kaplan and Valls, 2007; Leadership Conference..., 2005; Wikipedia [d], No Date*).

1965

1968 - 1980
Chaos & Change



After the 1968 Riots in Bloomington

Riots occur in DC following the assassination of M.L. King, Jr., requiring the deployment of Federal troops and the National Guard. Thirteen persons die in DC. (*HU, undated; Van Dyne, 2008*).

Many Bloomington small businesses are destroyed by fire. Many of these businesses and others subsequently close, leaving Bloomington with inadequate commercial services (*HU, undated*).



After the 1968 Riots in Bloomington



Marion Barry, 1970

Congress passes 'Home Rule' for DC (Van Dyne, 2008).

Due to a successful referendum effort, DC establishes Advisory Neighborhood Commissions (ANCs) – elected entities that advise DC government on such issues as planning, zoning, streets, recreation, and social/health/sanitary.

The Bloomingdale/Eckington/Edgewood community is reported to be both the number 1 most disinvested area of the City's 36 Advisory Neighborhood Commissions (ANCs) and the number 3 among the ANCs in potential for reinvestment (HU, undated).

1970

1973

1974

Mid 1970s - Mid 1990s Dis-Investment

DID YOU KNOW?

Marion Barry moves to DC in 1965 to open the DC Office of SNCC at 107 Rhode Island, NW. He focuses on community organizing and the 'Free DC Movement'. But in 1967, Barry who is committed to nonviolent action, quits SNCC when its national leadership develops a close alliance with the Black Panther Party. Barry then establishes PRIDE, Inc., which later serves as a template for his highly acclaimed Mayor's Youth Summer Employment Program. Residents of Bloomingdale report that Barry organized the neighborhood's youth, gave them brooms and rakes, and led their efforts to clean the streets of Bloomingdale. Later, Barry serves four terms as DC Mayor (DC Historic Sites [c]; Wikipedia (h&i); Bloomingdale Civic Association, 2015)

Bloomingdale homeowners are increasingly pressured to sell their homes; tenants are displaced by zealous housing code enforcement; exceptionally high estimated utility bills increasingly result in loss of services; increasing unemployment is evidenced among Bloomingdale youth (HU, undated).

The "S Street Club" of Bloomingdale is organized primarily by residents of the 100 block of S Street NW to address crime, lack of policing, irregular and unpredictable garbage pickup and removal, and other community issues; the Club lobbies District commissioners to have highway street lights installed on troubled blocks as a crime deterrent.



1975 – 1980

Metro opens. The subway is built in part as an alternative to proposed freeway systems through DC neighborhoods, but also to meet the transit needs of the suburbs.

1976

The abandoned Chesapeake & Potomac Company site (now Crispus Attucks Park) is conveyed to a community group (incorporated as 'NUV-1') for use as a community center and training site. The following year, with the assistance of the Hyman Construction Company, the Crispus Attucks Park of the Arts begins operation with DC government funding (Crispus Attucks Park, 2015; DC Office of Planning, 2014; Wikipedia [a], 2015; Williams, 2008).

1977

U.S. vs American Institute of Appraisers (re discrimination in real estate appraisals) – Court rules that defendants (AIA, and 4 other associations focused on real estate appraisal) violated the Fair Housing Act due to their promulgating discriminatory standards and instructional materials wherein race and national origin are viewed as negative factors in determining the value of dwellings and the soundness of mortgage loans. Subsequent settlement agreement with HUD and DOJ requires that race, religion and ethnicity homogeneity of a neighborhood or property cannot be used as a requirement for maximum appraised value (Goering & Wienk, 1996; Leadership Conference..., 2005).

Recognizing the threat of speculative reinvestment (and its associated resident displacement), Bloomingdale/Eckington/Edgewood leaders form the 'Thrust-plus Committee' – an informal planning coalition that adopts a 'communitarian approach' strategy focused on increasing community and public/private involvement in 'greenline' or revitalization/stabilization efforts (HU, undated).

DID YOU KNOW?

The 1971 final study on planning DC's freeways involved an inner loop around the center of the city within DC, and included a proposal for a 6 to 8 lane (Inner Loop East Leg/I-295) that would run north from 11th St .SE in Capitol Hill to near Florida Avenue where it would turn west to T Street NW and proceed on T Street NW to above Dupont Circle where it would turn south to Georgetown and proceed to Virginia. Another 10-lane leg (I-95/North Central Freeway) would proceed east from 3rd St, NW along New York Avenue to the CSX (B & O Railroad) corridor and then follow that corridor northeast through Brookland (where there would be a major interchange of 3 freeways) and Fort Totten Park and proceed to Maryland (Kozel, 1997/2007, Wikipedia, 2013).



DID YOU KNOW?

After the outlawing of racial covenants, housing racial segregation in DC continued through use of 'redlining', e.g. geographically based discriminatory appraisal, mortgage lending and Realtor practices that severely restricted Blacks' access to mortgage funds, (Goering and Wienk, 1996; Kaplan & Valls, 2007; Ladd, 1998).

District government purchases the McMillan Sand Filtration site for mixed use development for \$9.3 million after rejecting the Federal government's purchase offer of \$1 if used as a park.

1978

DC Council passes legislation protecting historic sites and neighborhoods (Van Dyne, 2008)

1980s

Crack cocaine comes to Bloomingdale.

Gentrification begins in Bloomingdale

1987

DID YOU KNOW?

Between 1970 & 2000, DC's population declined from 760,000 to 570,000 of whom more than 200,000 were Black. This decline along with services to a large number of impoverished residents resulted in City financial deficits. In 1995, the U.S. Congress appointed a 5-member DC Financial Control Board to manage DC's finances. In 2001, Alice Rivlin -- economist and then head of the DC Control Board and economist Carol O'Cleireacain, published a research report that proposed two solutions for DC's economic woes -- one of which involved attracting & retaining middle- and upper-income persons in their 20s & 30s without children to the City. This would result in further increasing the ratio of adults to children & whites to blacks, raise the proportion of people with upper middle incomes, make the city more livable and attractive, and increase the number of restaurants, shops and entertainment venues. and related city tax revenues. By 2010, DC's net population (in-migration minus out-migration) had increased by 30,000 persons (Gilmore, 2018; Ross, 2017).

Fair Housing Amendments Act of 1988 increase the federal government's role in enforcement of non-discrimination in housing and lending, increases penalties, and shifts enforcement burden from individual plaintiffs to Federal Government (*Kaplan & Valls, 2007*).

Federal Bureau of Prisons attempts to construct a new \$80 million prison on McMillan Sand Filtration Site and is met with strong community opposition.

McMillan Park is listed in the D.C. inventory of Historic Sites as the McMillan Park Reservoir Historic District and is recommended for listing in the National Register (*Bloomingdale's History, 2008; Brief History, No Date*).

DID YOU KNOW?

Federal court records reveal that the Chevy Chase Federal Savings Bank, the largest savings institution based in the DC metro area: (a) established in 1980 a 'redlining' policy to not seek financial transactions secured by DC properties located south of Calvert Street NW or east of Connecticut Avenue NW (including Bloomingdale), and (b) during 1976 -1992, 97% of its 29,846 new mortgage loans (totaling \$3.7 billion) in the DC metro area were in predominantly White census tracts (Goering and Wienk, 1996).

1988

BCA sponsors 'Picnic in the [McMillan] Park'. This event highlights the fact that Bloomingdale has been waiting for a playground for 43 years. (*Washington Post, 1988*).

1989

St Martins School ceases operation (*Cultural Tourism DC, 2015*)

1990

U.S. Census reports Washington DC's population is 65.1% Black, of whom 90.3% live in majority Black census tracts (*Goering & Wienk, 1996*).

1991

Crispus Attucks Park Art Center is destroyed by fire resulting in it becoming a site for homeless people, drug dealing, and abandoned vehicles (*Crispus Attucks Park, 2015*).

U.S. vs Chevy Chase Federal Savings Bank [CCFSB] and B.F. Saul Mortgage Company [subsidiary] -- First case to focus solely on a bank's refusal to market its services in minority neighborhoods. Court rules that defendants are in violation of Fair Housing Act and Equal Credit Opportunity Act by 'redlining' African-American neighborhoods for mortgage lending and refusing to offer its services in these neighborhoods (*Goering & Wienk, 1996*).

New businesses occupy Bloomingdale's vacant commercial spaces e.g., Windows Café & Market, Big Bear, Rustik Tavern, Yoga District, Aroi Thai Sushi Bar, Bacio Pizzeria, Field to City, Boundary Stone, Red Hen Restaurant, El Camino, Showtime Lounge, Costa Brava, Old Engine 12 Firehouse Restaurant, Grassroots Gourmet Bakery (*Wikipedia [a], 2015; Old Engine 12 Restaurant*).

Bloomingdale experiences a growing trend of conversions of single-family houses to multi-family condos, pop-ups and pop-backs -- and residents increasingly file complaints about these.

U.S. Census reports Bloomingdale is 59% African American, 30% White, 11% other (Hispanic, Asian, and other national origins) (*Wikipedia, 2015*)



1994

2000 to 2015 Revitalization, Re-Development & Gentrification

2000

DID YOU KNOW?

The 2010 U.S. Census reports on Bloomingdale: Re families with children: approximately 45% are female headed; 9% of births are to teen mothers; total poverty rate is 17%. Re education and employment: About approximately 6.5% of residents lack a high school diploma; unemployment rate is 9%; 75.5% of residents age 16+ years are employed. Re income: 2008-2012 average family income is approximately \$125,000. Re Housing: 2292 housing units are occupied (vs.1673 in 2000); the rental vacancy rate is about 10%; homeownership rate is 68%; median sales price (2013) of a single family home is \$697,000; 79% of households have a car. Re crime rates (approximate): Violent - 8/1000 persons (vs. DC average of 12/1000; Property - 38/1000 persons (vs DC average of 40/1000) (Urban Institute (b),2015)

DID YOU KNOW?

Beginning in 2000, residents throughout Bloomingdale and DC, become acutely aware of GENTRIFICATION and its accompanying increases in:

- a) density (e.g., creation of mixed-use 'districts' such as NOMA, rental/condo units in formerly single family homes, & reclamation of formerly vacant land and structures),*
- b) housing costs and property values,*
- c) neighborhood businesses, and*
- d) cultural displacement marked by the influx of millennial professionals & displacement of a significant number of Black residents.*

Such changes are due in part to shifting investment priorities of a local government seeking increased revenues, and increased activity of speculative developers that often are incentivized by City amenities such as PUDs, and tax credits. Gentrifiers often bring higher incomes and wealth, broader skill sets, and greater political influence.

Some long-term homeowners choose to sell or rent their homes for a variety of reasons such as loss of a sense of connectedness (identity) with neighborhood changes, loss of the sense of one's place in the neighborhood, loss of social support systems, aging issues, inability to perform necessary house repairs or pay rising property taxes, etc. Also, there is the reality that many displaced residents are tenants who have very little 'say-so' in matters related to the sale/razing of their abodes. (Gowen, 2011; Mueller, 2014; NCRC, No Date; Wikipedia (k), No Date).

DC Council passes legislation that returns full control of Crispus Attucks Park to CADC (a nonprofit resident-controlled corporation), forgives all past unpaid taxes and liens, and re-establishes the Park's tax-exempt status (*Crispus Attucks Park, 2015*).

2003

2004

North Capitol Main Street (NCMS) is established by community volunteers with the primary purpose of serving as a catalyst for neighborhood commercial revitalization, in conformity with the National Trust Historic Preservation's Main Street approach – especially on North Capitol Street (New York to Rhode Island Avenues) and in the First & Rhode Island area. Later NCMS becomes a formally designated DC Main Streets program – enabling NCMS to receive funding from DC government (*NCMS, No Date*)



*Crispus Attucks Park
Alley Between U & V, 1St and North Capitol NW*

The Bloomingdale community divides politically on the McMillan Sand Filtration Site Development Planned Unit Development zoning application of Vision McMillan Partners (VMP) & the DC Deputy Mayor of Planning and Economic Development (DMPED). *(continues)*



2010

US Census reports DC population is 601,723 of which 51% are Black, 35% are White, 9.1% are Hispanic, and 4.2% are Asian/Pacific Islander (Urban Institute (a), 2015).

U.S. Census reports that Census tracts 33.01 (North Bloomingdale) and 33.02 (South Bloomingdale) have population totaling 5332, of whom approximately 62% are Black, 30% are White, 5.5% are Hispanic, and 2.6% are Asian/Pacific Islander. Children are about 12.6% of the population and seniors are 6.8% (Urban Institute (b), 2015).

2012-2015

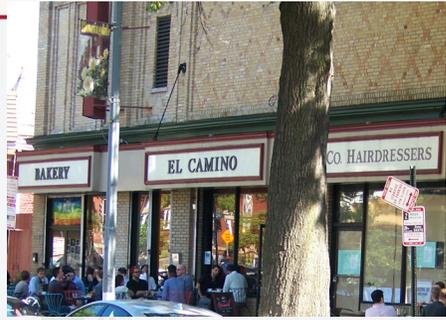
McMillan Sand Filtration Site Development

DID YOU KNOW?

There is a big racial disparity in where people who are born in DC end up living. In 2015, 32% of Blacks born in DC (Black Washingtonian) still lived here, compared to only 4% of Whites. Whites first evidenced a significant outmigration in 1940. Between 1940 & 1960, 42% of White Washingtonians moved to Maryland and 17% moved to Virginia. But Black Washingtonians did not evidence significant outmigration (due in part to suburban covenants and mortgage lending practices) until 1970 when less than 10% had moved to Maryland AND Virginia, and progressively increased over time. In 2015, 44% of Black Washingtonians lived in Maryland including 33% who lived in Prince Georges County, with much smaller percentages living in Virginia and North Carolina. Between 1970 & 2010, the Black population of Prince George's county increased from 91,000 (14%) to 525,000 (63.5%)(Dickerson-Prokopp, 2015; Ross, 2014)

- ANC 5C/5E submits resolutions/testimony to DC’s Historic Presentation Review Board (HPRB) and Zoning Commission (ZC) that support the McMillan proposal—often without qualification.
- The Bloomingdale Civic Association (BCA) submits resolutions/testimony to HPRB, ANC, and ZC expressing reservations, concerns, and/or absence of confidence related to such McMillan issues as: ANC and ZC decision-making processes; density, absence of known specific use and associated financial viability of healthcare buildings; insufficient attention to, and remedies for traffic impacts in Bloomingdale; insufficient community benefits and related benefit monitoring and enforcement procedures. *(continues)*

2012-2015



'New' Bloomingdale Businesses



McMillan Fountain

- The McMillan Advisory Group (MAG), which is formally sanctioned by DMPED and comprised by representatives of all affected ANCs and civic associations, submits resolutions/ testimony/letters to HPRB, ZC, Mayor's Agent, and DMPED expressing concerns/reservations similar to those expressed by BCA, as well as other concerns such as: park size; number of affordable units; need for a comprehensive traffic study; density of the overall development; preservation of more underground structures and historic views; re-use of above ground historic structures.
- Friends of McMillan Park (FOMP), a community-based group with a long history of advocacy in support of the preservation of the site as a park including securing its DC historic designation, gains 'party status', hires a lawyer, partners with a historic preservation organization, initiates a 'Save McMillan' signage campaign, provides formal comment/testimony to HPRB, ZC, Mayor's Agent, and eventually pursues legal appeal of ZC's Final Order. *(continues)*

2012-2015

McMillan Park (First and Channing Sts.) circa 1920s



Friends of McMillan Protest

- 
- Fontaine & Company, (a firm initially hired by VMP through use of DC funding) develops a strategy to “provide continuous political cover to local elected officials...” , to promote the overall impression of local community support, and to form a grassroots group, Neighbors for McMillan, with the purpose to “neutralize the opposition” (*Friends of McMillan, March, 2015*)
 - Neighbors for McMillan, which is loosely organized and funded by Fontaine & Co., sponsors a ‘Create McMillan’ signage campaign, and provides nearly uniformly unqualified support for the Project at HPRB and ZC hearings. (*ANC 5E, No Date; DC Zoning Commission, 2014-15; Friends of McMillan, No Date; McMillan Advisory Group, No Date; Neighbors for McMillan, No Date; Vision McMillan Partners, 2015*).



2012-2015

2012

Due to its low-lying topology, century old sewer lines and growing population, Bloomingdale floods four times, sparking community outrage. Subsequently, a Mayor’s Task Force on the Prevention of Flooding in Bloomingdale and LeDroit issues a report with 25 recommendations for flood mitigation. BCA President Teri Janine Quinn is a Task Force member (*DC Water [a], 2015; DC Water, August 2017*)

DID YOU KNOW:

During 2015 thru 2016, McMillan Park is again contributing to solutions for DC's water quality problems and Bloomingdale's flooding problems as the site for the First Street Tunnel Project, an underground storm water storage facility with a capacity of 3.1 million gallons. Other major components of this project include: a 2800 foot tunnel with a capacity of 8 million gallons; an underground pumping station; and First Street sewer in-line diversion/ storage chambers with a total capacity of 500,000 gallons (DC Water [a] & [b], No Date).

Based on Mayor's Task Force Report, work is accelerated and initiated on the First Street Tunnel Project (part of the Clean Rivers Project), at an estimated cost of \$158 million with an expected completion at the end of 2016 (DC Water [a] & [b], No Date).

DC Office of Planning issues its Mid-City East Small Area Plan (includes Bloomingdale), which calls for preserving neighborhood architecture and character; commercial revitalization including storefront improvements, more retail, and greater mixed use; development of vacant lots; re-establishing the street grid to allow connectivity across North Capitol Street; installation of public art at neighborhood nodes; more affordable housing (Neibauer, 2014; DC Office of Planning, 2014),

2014-2018:

A Cure for Flooding in Bloomingdale



Bloomingdale Floods - 2012

2014



First Street Tunnel (Source: DC Water, No Date)

DC Department of Transportation issues its Mid-City East Livability Study, which calls for inking communities across the major arterials; reconnecting communities to the larger city; reclaiming minor streets and corridors from commuters and restoring their community use and character, and increasing resiliency to flooding (DDOT, 2014).



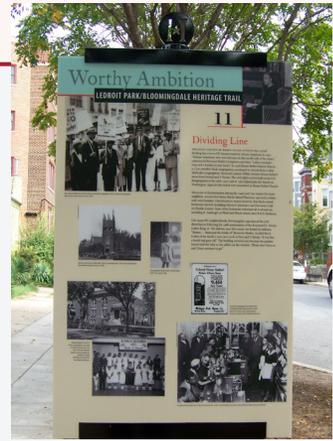
2014



Pop-up in Bloomingdale

2015

Cultural Tourism DC launches its LeDroit Park/ Bloomingdale Heritage Trail themed 'Worthy Ambitions' (Bennett, 2015).



A sign on the LeDroit Park/ Bloomingdale Heritage Trail

DC Zoning Commission issues its Final Order approving application 13-14, a Planned Unit Development of the McMillan Sand Filtration Site (DC Zoning Commission, 2014-15; Anderson, 2015)



BCA Bloomingtondale Village Square Banner



2015

In consideration that more than 46% of recommendations of the Mid-City East Small Area Plan identify neighborhood property owners/ organizations as “lead” or “supporting” organizations for recommendation implementation, BCA establishes the Bloomingtondale Village Square Initiative (with initial funding from the DC Humanities Council) as a means for encouraging implementation in Bloomingtondale of those aspects of the Mid-City East Small Area Plan related to increasing ‘neighborhood identity’ and ‘sense of place’.



Friends of McMillan Park (FOMP) seek appeal of the 2015 DC Zoning Commission (ZC) and Mayor's Agent for History Preservation (MAHP) decisions of approval of the McMillan development. In 2017, the DC Appeals Court responds and overrules the ZC & MAHP decisions and requires both entities to hold hearings and respond to specific questions posed by the Appeals Court (Vining, 2019).

SELECTED INDICATORS OF THE IMPACT OF GENTRIFICATION IN BLOOMINGDALE: 2000 -2016

INDICATORS	2000*	2016**
Total Population	4537	6135
Population by Race/Ethnicity		
Black/ African-American	90.0%	44.0%
White, Non-Hispanic	5.1%	42.4%
Hispanic	3.6%	6.6%
Foreign-Born	7.0%	10.0%
% Children	21%	10%
Average Family Income	\$ 86,000	\$152,500
Median Household Income by Race/Ethnicity		
Mixed Race		\$208,000
Hispanic		\$167,000
White, Non- Hispanic		\$155,000
Black/ African-American		\$87,000
Educational Attainment (persons age 25 or more)		
Postsecondary		76.5%
High School Diploma		19.0%
No High School Diploma	26%	4.5%
Housing		
# of Occupied Units	1643	2435
Homeownership Rate	63%	60%

* 2000 U.S. Census data for Tracts 33.01 (North Bloomingdale) & 33.02 (South Bloomingdale)
 ** American Community Survey 2012-2016 sample data

*Table Sources:
 Demographic
 Statistical Atlas
 Urban Institute;
 Wikipedia (K). (c)*

2015-2018: Neighborhood Discussion on Historic District Designation 2016 - 2017

DID YOU KNOW?

In 2016, zip code 20001 (in which Bloomingdale is located) is reported as the 2nd most gentrified zip code in the USA based on its percentage increases since 2000 in median housing value (297%), household income (165%), and persons with a least some higher education (212%). As a result, increased racial inequality also is evidenced in zip code 20001 during the 2000-2016 period, as suggested by increasing racial differences on such indicators as income, education and poverty rates (Carter, 2018; Ross, 2014).

The DC Preservation League on behalf of the Bloomingdale Historic Designation Coalition (BHDC), files an application with the DC Historic Preservation Review Board for designation of Bloomingdale as a historic district. Four neighborhood groups are involved in various related informational and advocacy efforts (e.g., community postcard survey, flyers, informational forums, research, fundraising, creation of websites on historic preservation/designation, etc.). Two of the groups are/become pro-designation (Bloomingdale Historic Designation Coalition and Bloomingdale Civic Association) and two are anti-designation (Advisory Neighborhood Commission [ANC] 5E and Bloomingdale for All). Historic designation is unquestionably a vigorously discussed neighborhood issue. (*ANC 5E, 2018; BCA, 2018; Bloomingdale For All, 2017; DC Office of Planning, 2018; Sementelli, N., 2017*)

DC Zoning Commission (ZC) and Mayor's Agent (MAHP) hold hearings as required by the Appeals Court and issue Final Orders in support of development of the McMillan site. FOMP again seeks appeal of these decisions. In May & July 2019, the DC Appeals Court rules in support of the McMillan development, but with the condition that MAHP's recommended site demolition may not be initiated or issued a demolition permit until the District provides DCRA proof of financial ability to complete the project. A demolition permit is issued in August 2019 and FOMP goes to the DC Superior Court asking for a preliminary injunction on demolition as there is no evidence that required proof of financial ability has been provided. As of November 2019, the injunction issue has not been resolved (Vining, 2019).

2017



2015 Bloomingdale Historic Designation Coalition Fundraiser
(Source: Jim Myers)

2018



BCA votes on Bloomingdale Historic Designation

Action begins on the boldest recommendation of BCA's Bloomingdale Village Square's Architecture & Design Recommendations Report. BCA enters into a pro bono contract with ZGF Architects, LLP (an international architecture and interior design firm specializing in sustainable design) for preliminary engineering study and renderings of the BVS-proposed North Capitol Street Deck-Over Park. As proposed, the Park will be located from V Street NW to Seaton Place NW over the existing North Capitol underpass. The lead architect on the contract is Christopher Soma, a Bloomingdale resident.

In July 2018, the DC Historic Preservation Review Board unanimously approves Historic District designation status for the Bloomingdale neighborhood. Consequently, the DC Historic Preservation Office deems 1,696 Bloomingdale buildings/homes as 'contributing historic resources' and only 8 buildings as 'non-contributing'. The locations of the 'contributing historic' buildings are listed on the National Register of Historic Places in November 2018. The Bloomingdale Historic District, with a 'period of significance' of 1891-1948, is the largest neighborhood stock of historical structures in the City with a greater concentration of historic residences than 99.6% of all U.S. neighborhoods (*Golden, T.B.; Neighborhoodscout.com; DC Office of Planning, 2018*).

► 2018



Amphitheater And Splash Fountain In 'Gathering' Area Of Proposed North Capitol Deck-Over Park (Source: ZGF Architects, LLP)

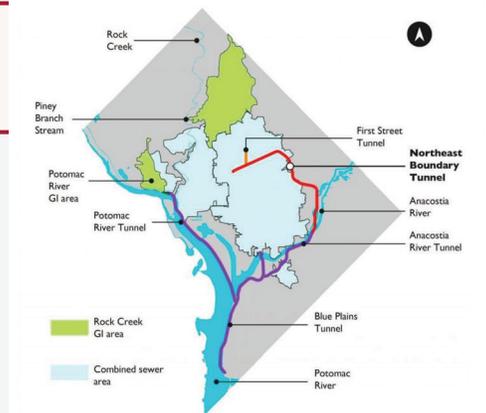
With the initiation in 2018 & 2019 of construction of DC Water's Northeast Boundary Tunnel (NEBT), Bloomingdale once again is involved in solving its own and DC's problems of flooding and the quality of major waterways (i.e., the Anacostia & Potomac Rivers, & Rock Creek). NEBT is part of DC Water's Clean Rivers Project. This project is required by a 2005 Consent Decree signed by DC Water with the U.S. Environmental Protection Agency and the U.S. Department of Justice. NEBT specifically addresses inadequacies in DC's combined (sewage & storm water) sewer system to ensure adequate system capacity for DC's growing population, mitigation of sewer flooding in Bloomingdale and other sites, and dramatic reduction of sewage discharge to the Anacostia River. The NEBT is 26,700 feet (approximately 5 miles), with a diameter of 23 feet, and positioned 50 to 100 feet below ground – all of which will require approximately 5 years to build at a cost of at least \$583 million. (*DC Water, No date; DC Water, 2017*)

DC Zoning Commission (ZC) and Mayor's Agent (MAHP) hold hearings as required by the Appeals Court and issue Final Orders in support of development of the McMillan site. FOMP immediately seeks appeal of these decisions. In May & July 2019, the DC Appeals Court rules in support of the McMillan development, but with the condition that MAHP's recommended site demolition may not be initiated or issued a demolition permit issued until the District provides DCRA proof of financial ability to complete the project. A demolition permit is issued in August 2019 and FOMP goes to the DC Superior Court asking for a preliminary injunction on demolition as there is no evidence that required proof of financial ability has been provided. As of November 2019, the injunction issue is not been resolved unresolved. (*Vining, 2019*).

2019

DID YOU KNOW?

There are 5 major Northeast Boundary Tunnel (NEBT) construction sites in Bloomingdale and abutting neighborhoods: 1) a Diversion Facility at 4th St. NE immediately north of Rhode Island Avenue NE that will convey sewer flow to NEBT; 2) the First Street Pumping Station at 1st and Thomas Streets NW where combined water stored in the First St. Tunnel is pumped to the existing sewer system; 3) a Diversion Facility at T St. & Rhode Island Avenue NW that will convey surface water to the NEBT; 4) a Diversion Facility at the triangle park bounded by R St., 6th St. & Rhode Island NW that will convey flow from the existing sewer system to the NEBT; 5) a Diversion Facility at 3rd St. & Florida Avenue NW that will convey flow from the existing sewer system to NEBT. Unlike now, all NEBT flow will go to DC Water's Blue Plains Advanced Wastewater Treatment Plant, with the goal of reducing direct sewer system overflows to the Anacostia River by 98%. Increased sewer capacity of the NEBT will reduce the chance of flooding in a given year from 50% to 7%. (*DC Water, 2017 & 2019 [a&b]*)



Map of NEBT : Tunnel ends south of RFK Stadium, extends north to Rhode Island Avenue and proceeds to its termination point at the triangle park bordered by Rhode Island Avenue NW, 6th St. NW, and R St. NW. (Source: DC Water, 2017A)



*'CHRIS' - THE NEBT TUNNEL BORING MACHINE
(Source: Lane Construction Co., No date)*

More Construction at McMillian?? U.S. Army Corps of Engineers submits a requested proposal to the National Capitol Planning Commission (NCPCC) for construction & associated site improvements of a new Backwash Equalization Basin & Pumping Station at McMillian Reservoir that will improve drinking water quality. Backwash water (associated with cleaning of filters that remove solids from future drinking water with solids falling to bottom of a cove) currently returns to the Reservoir and subsequently pumped to the McMillian water treatment plant. After construction, during dry periods, Backwash will be pumped directly into DC Water's combined sewer system [via 1st St. Tunnel???], thereby reducing the volume of solids discharged to the Reservoir by approximately 90% (U.S. Army Corps, 2019).

DC Ward 5 Councilman Kenyan McDuffie requests \$40 million in his proposed Ward 5 FY20 budget for the BVS North Capitol Street Overpass – but the request is not included in the Mayor's FY20 budget proposal.

► 2019

DID YOU KNOW?

Some urban experts have noted that gentrification sometimes is associated with increases in house sale prices that are unsustainable. But since about 2015, it was not unusual for Bloomingdale house sale prices to be subject to bidding wars -- resulting in short periods of time on the market and sale prices that exceed asking prices, with renovated 3-bedroom rowhouses selling for approximately \$1.2 to \$1.4 million in 2018. But in 2019, potential Bloomingdale buyers began seeing some sellers reduce their initial asking prices, and homes on the market for longer periods. This might be a harbinger of Bloomingdale's housing prices approaching the 'unsustainable' point, and the beginning of housing cost and property tax stabilization.

BCA's Bloomingdale Village Square Initiative secures a second grant from the DC Humanities Council for development of a project titled "Taking Village History to Our Youth". The project seeks to cultivate increased knowledge of Bloomingdale's history and advocacy/leadership skills of middle-school and high school youth who either live in Bloomingdale and/or attend nearby schools.

A growing, changing and vibrant Bloomingdale continues its legacy of activism and civic engagement.

References

- Advisory Neighborhood Commission 5E (ANC 5E). (No Date). Minutes: 2013 -2015, Retrieved from <http://anc5e.org/Minutes.html>
- Advisory Neighborhood Commission (ANC) 5E. (2018). ANC 5E resolution no. 2018-004: In opposition to Bloomingdale being designated a historic district. Retrieved 9/5/19 at https://planning.dc.gov/sites/default/files/dc/sites/op/page_content/attachments/ANC%205E%20Resolution%20No.%202018-004.pdf
- Allen, C. (2005). A wreak of a plan. Washington, Post (Sunday Outlook). Retrieved from www.washingtonpost.com/wp-dyn/content/article/2005/07/15/AT2005071502100.html
- Anderson, J. (February 2015). McMillan development arrives at a crossroads. Mid-City News. Also available at <http://friendsofmcmillan.org/2015/02/>
- Bennett, M. T. (2015, October 9). Long awaited LeDroit/Bloomingdale Heritage Trail now open. The InTowner. Retrieved from <http://intowner.com/2015/10/09/long-awaited-ledroit-parkbloomingdale-heritage-trail-to-be-unveiled/>
- Bloomingdale Civic Association (BCA). (No Date.) History of the Bloomingdale Civic Association. Retrieved from <http://www.bloomingdalecivicassociation.org/about/bcahistory/>
- Bloomingdale Civic Association (BCA). (2015). Bloomingdale Village Square Oral History Video. Available at www.bloomingdalecivicassociation.org/villagecenter
- Bloomingdale Civic Association (BCA). (2018) BCA letter (to HPRB) in of support of Bloomingdale Historic District Designation. Personal files of Bertha Holliday
- BloomingdaleDC, History: Wardman Homes. (2008). Harry Wardman built homes in Bloomingdale. Retrieved from <http://www.bloomingdaledc.org/wardman.htm>
- Bloomingdale for All. (2017). Quick List: Downsides to Historic Designation for Bloomingdale. Retrieved from bloomingdaleforall.org
- Bloomingdale's history (2008). Retrieved from <http://www.bloomingdaledc.org/history.htm>
- Brief History. (No Date). A brief history of Bloomingdale. Retrieved from http://www.bloomingdaledc.org/history_brief.htm
- Bridge statistics for Washington, DC. (No Date.) . Retrieved from <http://www.city-data.com/bridges/bridges-Washington-District-of-Columbia.html>
- Carter, S.M. (March 5, 2018). This LA neighborhood is the most gentrified in the US – and these other zip codes made the top 10. Retrieved on 11/9/18 from the BloomingdaleDC listserv #3944
- Cherkasky, M. (Prologue DC). (2015). Kalorama Park: HPRB application for historic landmark designation. Retrieved from <http://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/Kalorama%20%20Park%20nomination.pdf>
- Cherkasky, M. & Shoenfeld, S.J. (2017). Bloomingdale Historic District Nomination. Retrieved August 10, 2019 from <https://planning.dc.gov/publication/bloomingdale-historic-district>
- Crispus Attucks Park. (2015). History. Retrieved from <http://crispusattucksparkdc.org/about/history/>
- Cultural Tourism DC. (2015). Coming soon: The LeDroit Park/Bloomingdale Heritage Trail. Retrieved from <http://www.culturaltourismdc.org/portal/992>
- DC Department of Transportation (DDOT). (2014). Mid-East City Livability Study. Retrieved from <http://ddot.dc.gov/page/mid-city-east-livability-study>
- DC Historic Preservation Office (HPO). (No date). American Theater: Historic landmark nomination application. Retrieved from <https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/Historic%20Landmark%20Nomination%20Staff%20Report%20American%20Theater%20104%20108%20Rhode%20Island%20Avenue%20NE%20Case%2017%2013.pdf>
- DC Historic Preservation Office. (2009). DC inventory of Historic Sites. Retrieved August 10, 2019 from <https://planning.dc.gov/node/924472>
- DC Historic Preservation Office (HPO). (2014). Ward 5 heritage guide: A discussion of Ward 5 cultural and heritage resources. Retrieved from <http://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/Ward%205%20Heritage%20Guide%20FINAL.pdf>

DC Historic Preservation Office . (2018) Staff report and recommendation, Historic District Report no. 17-17, Bloomingdale Historic District; Retrieved 9/5/19 at https://planning.dc.gov/sites/default/files/dc/sites/op/page_content/attachments/Historic%20District%20Nomination%20Staff%20Report%20%20Proposed%20Bloomingdale%20HD%20Case%2017%2017.pdf

DC Historic Sites (a). (No Date). Prologue DC. The campaign against covenants in Bloomingdale: 1700 First Street NW. Retrieved August 9, 2019 from Retrieved August 9, 2019 from <https://historicsites.dcpreservation.org/items/show/894>.

DC Historic Sites (b). (No date). Prologue DC. The campaign against covenants in Bloomingdale: 1730 First Street NW. Retrieved August 9, 2019 .from <https://historicsites.dcpreservation.org/items/show/896>

DC Historic Sites (c), (No date). Prologue DC. The campaign against covenants in Bloomingdale: 107 Rhode Island, Nw. Retrieved August 10, 2019. Retrieved August 10, 2019 from <https://historicsites.dcpreservation.org/items/show/900>.

DC Historic Sites (d). (No Date). Prologue DC. The campaign against covenants in Bloomingdale: 101 U Street NW. Retrieved August 10, 2019 from <https://historicsites.dcpreservation.org/items/show/901>

DC Office of Planning (OP). (2014). Mid-City East Small Area Plan. Retrieved from <http://www.scribd.com/doc/232927804/Midcity-East-14-Final>

DC Office of Planning. (2018). Bloomingdale Historic District. Retrieved from <https://planning.dc.gov/node/1346706>

DC Preservation League. (2014). Wardman's Washington. Retrieved from <http://wardmanswashington.com/>

DC Preservation League. (2019). District awards for excellence in historic preservation: Bloomingdale historic district. Retrieved 9/5/19 at <https://www.youtube.com/watch?v=iFtt-sNDaF8>

DC Water (2015a). History of the First Street Tunnel project. Retrieved from https://www.dewater.com/workzones/projects/first_street_tunnel/history.cfm

DC Water (2015b). Tunnel overview. Retrieved from https://www.dewater.com/workzones/projects/first_street_tunnel/summary.cfm

DC Water (No Date). First Street tunnel project. Retrieved 9/11/19 from <https://www.dewater.com/projects/first-street-tunnel-project>

DC Water. (2017, July). DC Water awards \$580M contract for Northeast Boundary Tunnel. Retrieved 9/5/19 at <https://dewater.com/whats-going-on/news/dc-water-awards-580m-contract-northeast-boundary-tunnel>

DC Water. (2017, August). The battle continues. Retrieved from <https://www.dewater.com/whats-going-on/blog/battle-continues>

DC Water (2019a). Clean rivers project, Northeast Boundary Tunnel, Construction kickoff meeting. Retrieved 9/5/19 at https://dewater.com/sites/default/files/NEBT%20Construction%20Kickoff%20Presentation%20011719_FINAL.pdf

DC Water (2019b). Everything you need to know about the Northeast Boundary Tunnel and how it will affect... Retrieved on 9/5/1 at <https://www.dewater.com/nebp>

DC Zoning Commission. (2014-15). IZIS Case 13-14, Planned Unit Development application for the McMillan Sand Filtration Site. Retrieved from <https://app.dcoz.dc.gov/content/search/Search.aspx>

DeBonis, M. (2013). In 'one city', two D.C. civic federations. Washington Post (March 3, 2013). Retrieved from https://www.washingtonpost.com/local/dc-politics/in-one-city-two-dc-civic-federations/2013/03/03/a7b23be6-8213-11e2-a350-49866afab584_story.html

Demographic Statistical Atlas. (No Date). Bloomingdale Demographics. Retrieved 8/21/19 from <https://statisticalatlas.com/neighborhood/District-of-Columbia/Washington/Bloomingdale/Population>

Demos (Policyshop). (No Date). How the GI Bill left out African Americans. Retrieved from <http://www.demos.org/blog/11/11/13/how-gi-bill-left-out-african-americans> Detroit Free Press Newspaper. (1911).

Dickerson-Prokopp, C. (2015) There's a big racial disparity in where people born in DC end up moving (or not moving), Greater Greater Washington. Retrieved from <http://greatergreaterwashington.org/post/26938/theres-a-big-racial-disparity-in-where-people-born-in-dc-end-up-moving-or-not-moving/>

Eckington Civic Association-Narrative. (No Date). Retrieved from <http://www.eckingtondc.org/narrative.html>

Evening/Sunday Star Newspaper. (1930 [January], 1933, 1934, 1937, 1941, 1945, 1947, 1949, 1950)

Fleishman, S. (2005). Wardman's World. Washington Post (October 15, 2005). Retrieved from <http://www.washingtonpost.com/wp-dyn/content/article/2005/10/14/AR2005101400789.html>

Friends of McMillan Park (FOMP). (No Date). Website. Retrieved from <http://friendsofmcmillan.org/>

Friends of McMillan Park(2012). Survey. Available at <<http://.org/links/survey/>

Friends of McMillan Park [FOMP]. (March, 2015). DC Councilmembers criticize efforts to neutralize McMillan development opponents. Retrieved from <http://friendsofmcmillan.org/2015/03/> Also see FOMP Archives on the FOMP website at <http://friendsofmcmillan.org/>

Gale Encyclopedia of U.S. Economic History. (1999). Interstate highway act. Retrieved from <http://www.encyclopedia.com/doc/1G2-3406400461.html>

Ghosts of DC. (2012). Why is it named Bloomingdale? Retrieved from <http://ghostsofdc.org/2012/10/22/why-is-it-named-bloomingdale/>

Gilmore, M. (2018). District of Columbia Population History. Retrieved 9/11/19 from <https://matthewbgilmore.wordpress.com/district-of-columbia-population-history/>

Goering, J. and Wien, R. (1996). Mortgage lending, racial discrimination, and federal policy. Washington, DC: The Urban Institute Press. Retrieved from <https://books.google.com/books?id=dX2RvO-KqCMC&pg=PA630&lpg=PA630&dq=rACIAL+DISCRIMINATION+IN+VA+MORTGAGE+LOANS&source>

Golden, T.B. (2018, August), Bloomingdale bites: Bloomingdale deemed historic. MidCityDC News (August 15, 2018). Retrieved 9/5/19 at <https://midcitydcnews.com/2018/08/15/bloomingdale-bites-9/>

Gotham, K. F. (2000), Urban Space, Restrictive Covenants and the Origins of Racial Residential Segregation in a US City, 1900–50. International Journal of Urban and Regional Research, 24, 616–633. Retrieved from <https://tulane.edu/liberal-arts/upload/RestrCovenants.pdf>

Gowen, A. (2011, March 24). In D.C.'s Bloomingdale neighborhood, population changes welcomed and resented. Washington Post. Retrieved 8/28/19 at <https://www.washingtonpost.com/local/in-dcs-bloomingdale-neighborhood-population-changes-welcomed-and-resented/2011/03/24/AB4gd6QB>

History Makers. (No date). The Honorable Edward Brooke. Retrieved from <https://www.thehistorymakers.org/biography/honorable-edward-brooke>

Howard University [HU] (No Date). Bloomingdale – Historical background section (This document further notes: "Most of this historical data in this section is taken from an historical background of Bloomingdale in an unpublished document prepared by University of Maryland students in 1978, under the supervision of Dr. Anatole Senkevitch, Jr. ,Associate Professor, School of Architecture, University of Maryland, College Park.")

Howard University [HU] History. (No Date). Retrieved from <https://www2.howard.edu/about/history>

Jaffee, H. (2015, October). The insane highway plan that would have bulldozed DC's most charming neighborhoods. Washingtonian. Retrieved from <http://www.washingtonian.com/blogs/capitalcomment/history/the-insane-highway-plan-that-would-have-bulldozed-washington-dcs-most-charming-neighborhoods.php>

Jones-Correa, M. (2000-2001, Winter). The origins and diffusion of racial restrictive covenants. Political Science Quarterly, 115 (4), 541-568. Retrieved from <http://suburbanization.wikispaces.com/file/view/RacialCovenants.pdf>

Kaplan, J. and Valls, A. (2007, July). Housing discrimination as a basis for Black reparations. Public Affairs Quarterly, 21 (3), 255 – 273. Retrieved from <http://people.oregonstate.edu/~kaplanj/Reparations.pdf>

Kelsey & Associates. (2008). The development of the unit block of Rhode Island Avenue. Retrieved from http://www.bloomingdaledc.org/history_rhodeisland.htm

Kramer, K. (March, 2018). 'Doubled honors' for Hortense Prout: Underground Railway marker in Kalorama Park. Retrieved 8/9/2019 from <<https://currentnewspapers.com/doubled-honors-for-hortense-prout-underground-railroad-marker-in-kalorama-park/>>

Kozel, S. (1997/2007). Roads to the future: Washington DC interstates and freeways. Retrieved from http://www.roadstothefuture.com/DC_Interstate_Fwy.html

Ladd, H.F. (1998). Evidence on discrimination in mortgage lending. *Journal of Economic Perspectives*, 12(2), 41-62. Retrieved from <http://www.jstor.org/stable/2646961>

Lane Construction Company, (No Date). Photo of NEBT tunnel boring machine. Retrieved 9/5/19 at <https://www.laneconstruct.com/portfolio/northeast-boundary-tunnel-nebt> [Portfolio]

Leadership Conference on Civil and Human Rights. (2005). How we got here: The historical roots of housing segregation. *The Future of Fair Housing: Report of the National Commission on fair housing and equal opportunity*. Retrieved from <http://www.civilrights.org/publications/reports/fairhousing/historical.html>

LeDroit Park Civic Association. (2014). Worthy Ambition: The LeDroit Park/Bloomingdale Heritage Trail preview. Retrieved 10/20/19 from <http://www.ledroitparkdc.org/2014/09/worthy-ambition-the-ledroit-parkbloomingdale-heritage-trail/>

Levey, B. and Levey, J.F. (2000). The End Of The Roads. *Washington Post/Washingtonpost.com* (November 25, 2000). Retrieved from <http://www.washingtonpost.com/wp-srv/metro/endofroads.pdf>

Little, B. (2015). Secret history: Uncovering the story of white-only neighborhoods in D.C. Retrieved from http://dcist.com/2015/06/uncovering_the_history_of_white-onl.php

Lindsay, D. (May 2004). The decision that changed everything. *Washingtonian*. Retrieved 10/10/19 from <https://www.washingtonian.com/2004/05/01/The-decision-that-changed-everything/>

McDonald, A. (2014). Bloomingdale|Wardman's Washington (blog). Retrieved from <http://wardmanswashington.com/bloomingdale/>

McMillan Advisory Group (MAG). (No Date). Website. Retrieved from <https://mcmillanadvisorygroup.wordpress.com/>

Mental_floss (2015). 10 things you might not know about the U.S. Interstate system. Retrieved from <http://mentalfloss.com/article/67990/10-things-you-might-not-know-about-us-interstate-system>

Mohammed, V. (2011). Thompson Restaurant case: Special to the NNPA from the Washington Afro-American. Retrieved from <http://h-net.msu.edu/cgi-bin/logbrowse.pl?trx=vx&list=h-dc&month=1106&msg=RgnpeDs%2BpNvt7skF1cT/tg>

Mohl, R.A. (2002). The interstate and the cities: Highways, housing, and the freeway revolt. Research report of the Poverty and Race Action, University of Alabama at Birmingham. Retrieved from www.pca.org/pdf/mohl.pdf

Mueller, G. (2014). Liberalism and gentrification [in DC]. *Jacobiin Magazine* (Sept. 26, 2014). Retrieved 9/6/19 at <https://www.jacobinmag.com/2014/09/liberalism-and-gentrification/>

Murray, M.F. (1996-97). Traveling with the wounded: Walt Whitman and Washington's Civil War Hospitals. *Washington History: Magazine of the Historical Society* (1996-19). Retrieved from <http://www.whitmanarchive.org/criticism/current/anc.00156.html>

National Community Reinvestment Coalition (NCRC). (No Date). Shifting neighborhoods: Gentrification and cultural displacement in American cities. Retrieved from <https://ncrc.org/gentrification/>

National Park Service (No Date). Southwest Washington, DC urban renewal area (HABS No. DC-856). Retrieved from www.swdc.org/wp-content/uploads/2015/08/HABS-Southwest-Washington-Urban-Renewal-Area.pdf

Neibauer, M. (2014). Here's the plan to preserve, update DC's Mid-City East. *Washington Business Journal* (July 7, 2014). Retrieved from http://www.bizjournals.com/washington/breaking_ground/2014/07/heres-the-plan-to-preserve-update-d-c-s-mid-city.html

Neighborhoodscout.com. (No date). About Washington DC (Bloomingdale). Retrieved from <https://www.neighborhoodscout.com/dc/washington/bloomingdale>

Neighbors for McMillan. (No Date). Facebook page. Retrieved from <https://www.facebook.com/Neighbors-for-McMillan-461253307311969/>

North Capitol Main Street (NCMS). (No Date). About North Capitol Main Street. Retrieved from <http://northcapitoldc.com/about-ncmc/>

Old Engine 12 Firehouse... (No Date). Our history. Retrieved from <http://www.oldengine12restaurant.com/about/>

Park View DC (2015). Historic Neighborhood Groups – North Capitol Citizens Association. Retrieved from <http://parkviewdc.com/2015/02/24/historic-neighborhood-ning-points: Moments in DC'groups-north-capitol-citizens-association/>

Prologue DC, (2018). Mapping Segregation in Washington: Legal challenges to racially restrictive covenants, Retrieved on August 9, 2019 from <https://www.arcgis.com/apps/MapJournal/index.html?appid=58c3e00881374a7b8acddade025ade64>

Prologue DC and Kraft B. (2015). Mapping segregation in Washington DC: Legal challenges to racially restrictive covenants. Retrieved from <http://jmt.maps.arcgis.com/apps/MapJournal/?appid=061d0da22587475fb969483653179091>

Ross, D. (2013), Separate and unequal in D.C.: A story of race, class & Washington politics. Retrieved 9/11/19 from <https://nextcity.org/features/view/separate-and-unequal-in-D-C> NCRC

Rowlands, D.W. (2018). Here's the primer you need to understand Prince George's extraordinary diversity. Greater Greater Washington. Retrieved 10/15/19 from <https://ggwash.org/view/67566/prince-georges-county-demographics-vary-a-lot-by-region>

Schoenfeld, S. & Cherkasky, M. (2017), 'A strictly white residential section': The rise and demise of racially Restrictive Covenants in Bloomingdale. Washington History, 29(1), 24-41. Retrieved from <http://www.jstor.org/stable/90007372>

Sementelli, N. (2017). Why I oppose historic designation in Bloomingdale. Greater Greater Washington. Retrieved from <https://ggwash.org/view/65890/designating-bloomingdale-as-historic-could-deepen-inequality>

Sementelli, N. (2019, October). After a fight, Bloomingdale gets better traffic calming infrastructure. Greater Greater Washington. Retrieved from <https://ggwash.org/view/74076/curb-extensions-are-finally-coming-to-bloomingdale>

Shannon. (2010, October 7). DC mythbusting: A bus by any other name. WeloveDC. Retrieved from <http://www.welovedc.com/2010/12/07/dc-mythbusting-a-bus-by-any-other-name/>

Striner, R. (No Date). The history of the Committee of 100: Its history and its service to the nation's capitol. Retrieved from <http://committeeof100.net/who-we-are/history> Sunday Star Newspaper. (1906, 1933).

Tach, L.M. (2014), Diversity, inequality, and micro-segregation: Dynamics of inclusion and exclusion in a racially and economically diverse community. Cityscape: A Journal of Policy Development and Research, 10 (3), 13 – 41.

University of Texas LBJ School, 2018, March). LBJ School faculty and students commemorate 50th anniversary of Fair Housing Act Retrieved 8/10/19 from <https://lbj.utexas.edu/lbj-school-faculty-and-students-commemorate-50th-anniversary-fair-housing-act-throughout-april>

Urban Institute (a). (2015). NeighborhoodinfoDC, City profile – population. Retrieved from http://neighborhoodinfodc.org/city/nbr_prof_city.html

Urban Institute (b). (2015). NeighborhoodinfoDC, Neighborhood profiles: Census tracts 33.01 and 33.02. Retrieved from <http://neighborhoodinfodc.org/censustract10/census.html>

Urban Institute (c) - Greater DC. (No Date). Neighborhood data Retrieved 8/27/19 from <https://greaterdc.urban.org/data-explorer>

U.S. Army Corps of Engineers (2019). Building Construction and Site Improvements for the McMillan Backwash Discharge to Sewer Project at the Washington Aqueduct, Washington, D.C.: Preliminary project report [to National Capitol Planning Commission]. Retrieved 10/20/19 from https://www.ncpc.gov/files/projects/2019/8042_McMillan_Reservoir_Backwash_Equalization_Pumping_Station_Submission_Materials_Mar2019.pdf

U.S. Census Bureau Reports. (1900, 1910, 1920).

U.S. Commission on Civil Rights. (1962). Civil Rights U.S.A./Housing in Washington, D.C. Washington, DC: U.S. Government Printing Office. Retrieved from <https://www.law.umaryland.edu/marshall/usccr/documents/cr12h81.pdf>

Van Dyne, L. (2008). Turning points: Moments in DC's history. Retrieved from <http://www.washingtonian.com/articles/people/turning-points-moments-in-dcs-history/>

Vining, K. (2019). Personal Correspondence: K. Vining to B. Holliday dated November 11, 2019.

Vision McMillan Partners (VMP). (2015). McMillan Website. Retrieved from <http://envisionmcmillan.com/>

Walker, E. (2005). Alley dwellings in Washington, DC. Retrieved from [http://www.brynmawr.edu/\(dcities/archx/05-600/proj/p2/ew/index.htm](http://www.brynmawr.edu/(dcities/archx/05-600/proj/p2/ew/index.htm)

Washington Herald Newspaper. (1913, 1917, 1918).

Washington Post Newspaper. (1940, 1953 [March], 1988).

Washington Times Newspaper. (1917).

Whose downtown southwest DC? (No Date). Urban renewal: The story of southwest DC. Retrieved from <https://whosedowntown.wordpress.com/urban-renewal-the-story-of-southwest-d-c/>

Wikipedia. (2013). North Central Freeway (Washington, DC). Retrieved from [https://en.wikipedia.org/wiki/North_Central_Freeway_\(Washington,_D.C.\)](https://en.wikipedia.org/wiki/North_Central_Freeway_(Washington,_D.C.))

Wikipedia (a). (2015). Bloomingdale (Washington, DC). Retrieved from [https://en.wikipedia.org/wiki/Bloomingdale_\(Washington,_D.C.\)](https://en.wikipedia.org/wiki/Bloomingdale_(Washington,_D.C.))

Wikipedia (b). (2015) Howard University. Retrieved from <https://www2.howard.edu/about/c/history>

Wikipedia (c). (2015). Civil Works Administration. Retrieved from https://en.wikipedia.org/wiki/Civil_Works_Administration

Wikipedia (d). (No Date). Mary Church Terrell. Retrieved from https://en.wikipedia.org/wiki/Mary_Church_Terrell#Activism

Wikipedia (e). (No Date). McMillan Fountain. Retrieved from https://en.wikipedia.org/wiki/McMillan_Fountain

Wikipedia (f). (2015). McMillan Reservoir. Retrieved from https://en.wikipedia.org/wiki/McMillan_Reservoir

Wikipedia (g). (2015). McMillan Sand Filtration Site. Retrieved from https://en.wikipedia.org/wiki/McMillan_Sand_Filtration_Site

Wikipedia (h), (No Date). Student Non-Violent Coordinating Committee. Retrieved 8/10/19 from https://en.wikipedia.org/wiki/Student_Nonviolent_Coordinating_Committee#cite_note-2

Wikipedia (i). (No Date). Marion Barry. Retrieved 8/10/19 from https://en.wikipedia.org/wiki/Marion_Barry

Wikipedia (j). (2019). Advisory Neighborhood Commission. Retrieved 10/10/19 from https://en.wikipedia.org/wiki/Advisory_Neighborhood_Commission

Wikipedia (k). (No Date). Gentrification. Retrieved 9/11/19 from <https://en.wikipedia.org/wiki/Gentrification>

Wikipedia (L). (2019, October). Georgetown Day School. Retrieved 10/15/19 from https://en.wikipedia.org/wiki/Georgetown_Day_School

Williams, P. (2008). The House History Man: Hurd v. Hodges, DC racial covenants: 50th anniversary. Retrieved from <http://househistoryman.blogspot.com/2008/06/hurd-v-hodge-dc-racial-covenants-50th.html>

Winston, B. (2017). The impact of gentrification in Washington, DC. Retrieved 9/1/19 from <https://sites.psu.edu/benwinston/2017/12/12/soc573-final-paper-the-impact-of-gentrification-in-washington-dc/>

The 2nd edition of *The Social & Architectural History of the Bloomingdale Neighborhood* is one of the products of the 'Taking Village History to Our Youth Project', which is conceived and operated by the Bloomingdale Village Square (BVS) Initiative of the Bloomingdale Civic Association. The project received major funding from the Humanities Vision Partnership grant program, which is supported by the DC Commission on the Arts and the Humanities and administered by HumanitiesDC. Additional funding for the production of this booklet was provided by the District of Columbia's Advisory Neighborhood Commission (ANC) 5E. The contents of this publication do not necessarily reflect the views of HumanitiesDC, the DC Commission on the Arts and the Humanities, or ANC 5E.

Teri Janine Quinn, Esq. is the President of the Bloomingdale Civic Association. Bertha Holliday, PhD and Zach Sherif Co-Chair the Bloomingdale Village Square Initiative. More information on BVS is available at www.bloomingdalecivicassociation.org/villagecenter



ON GENTRIFICATION IN ZIP CODE 20001

“Over time the neighborhood’s revitalization engineers a rigid caste system eerily reminiscent of pre-1965 America. You see it in bars, churches, restaurants and bookstores. You see it in the buildings people live in and where people do their shopping. In fact, other than public space, little is shared in the neighborhood. Not resources. Not opportunities. Not the kind of social capital that is vital for social mobility. Not even words.”

Dax-Devron Ross, 2013 – Writer/ Urban Observer

**The BCA Bloomingdale Village Square (BVS) Initiative Seeks, with Intentionality, an Alternative Future:
A STABLE, DIVERSE, MULTICULTURAL/MULTIRACIAL AND INCLUSIVE NEIGHBORHOOD
THROUGH USE OF NEIGHBORHOOD HISTORY, ARCHITECTURE & DESIGN,
AND CIVIC ENGAGEMENT**

BE PART OF THE JOURNEY!

Bloomingdale 
CIVIC ASSOCIATION



Bloomingdale **Village Square** Initiative