

# **Excluded from the Start**

**How Intentional Segregation Shaped Our Neighborhood**

# a discriminating queen

2 THE WASHINGTON TIMES, SUNDAY, MAY 10, 1903.

## CLEVELAND PARK: QUEEN OF WASHINGTON SUBURBS



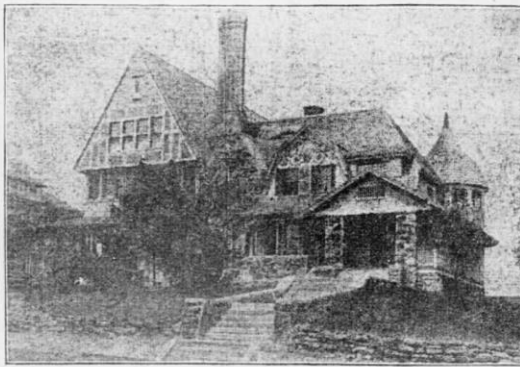
The Street Railroad Station.



A Street in Cleveland Park.

*Prettiest of All the Many Beautiful Spots Surrounding the National Capital Within the District Limits Is This Little Community of Palatial Homes Among the Foliage-Bedecked Hills.*

CLEVELAND PARK is the prettiest suburb of Washington. At this statement the reader may smile, and set its maker down for a real estate man tooning the place, or for an enthusiastic and partial suburbanite. But take a car yourself and ride from one to another of the towns that encircle Washington, compare their beauty carefully, and then you will admit that the statement is made in all justice and impartiality. Cleveland Park is not a separate town with a local government. It is within the District limits, and consequently enjoys every advantage which a downtown resident can claim, and in addition, it is as beautiful a spot and as free from the annoyances of the city as



Residence of Judge McComas.



Residence of Mrs. Gardiner Hubbard.

Chevy Chase, and a little to the north of the Library, the Postoffice directly in winter warmed for the convenience of 100 feet in length, is as comfortable and mansion once occupied by the

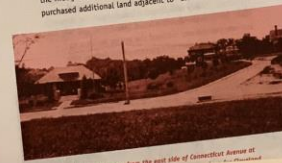
### DEVELOPMENT OF CLEVELAND PARK

The first real estate speculators to seize the development opportunity offered by the construction of Connecticut Avenue and the Rock Creek Railway was the team of Thomas Waggaman and John and Ella Sherman. In May of 1894 Thomas Waggaman purchased 400 acres of ground between Wisconsin and Connecticut Avenues, north of Woodley Road, with the idea of "transforming all that garden spot of the district into conveniently arranged building lots." Together, the partners formed the Cleveland Park Company with Thomas Waggaman as the principal financier and John Sherman as president. John Sherman's wife, Ella Sherman, an artist, was involved in the Cleveland Park Company from its inception, and was actively engaged in the design of a significant number of the suburb's houses after 1902.

The company's first subdivision, "Cleveland Park," proved to be a success. The first lot included Newark

and building community business center (the Lodge) Company erected a streetcar waiting station (the Lodge) and community center, a stable for residents' horses and carriages, and a Chemical Engine House (the station) on Newark Street, with space for the police.

Initial lot sales of "Cleveland Park" were high, and within the first year, John Sherman and Thomas Waggaman purchased additional land adjacent to "Cleveland Park."



Connecticut Avenue was just beginning. The Connecticut Avenue firehouse, built in 1916, was the first building constructed to face this stretch of the grand avenue, and as the city debated the future of zoning in the nation's capital over the next few years, would remain in isolated splendor. In 1920, four years after the first comprehensive zoning law in the U.S. was enacted in New York City, Congress passed legislation enabling the district to follow New York's lead. This first D.C. Zoning law, which provided for lot over height, area and use of buildings, specifically limited Connecticut Avenue as a mixed-use area. Avenue was zoned predominantly for residential purposes with four clearly designated shopping precincts, the first of which was Cleveland Park (Van Ness, Fessenden and Chevy Chase were the other named precincts).

Adoption of the city's first zoning law clearly shaped the future of the city. Soon to complement the plan in Cleveland Park were several apartment houses and shops. The future of the city was being shaped.

Most of the buildings in the Avenue, including the "The Colonial Revival-style" 1916 firehouse. The 34 different stylistic trees collection of homes on either side of the Uptown Street

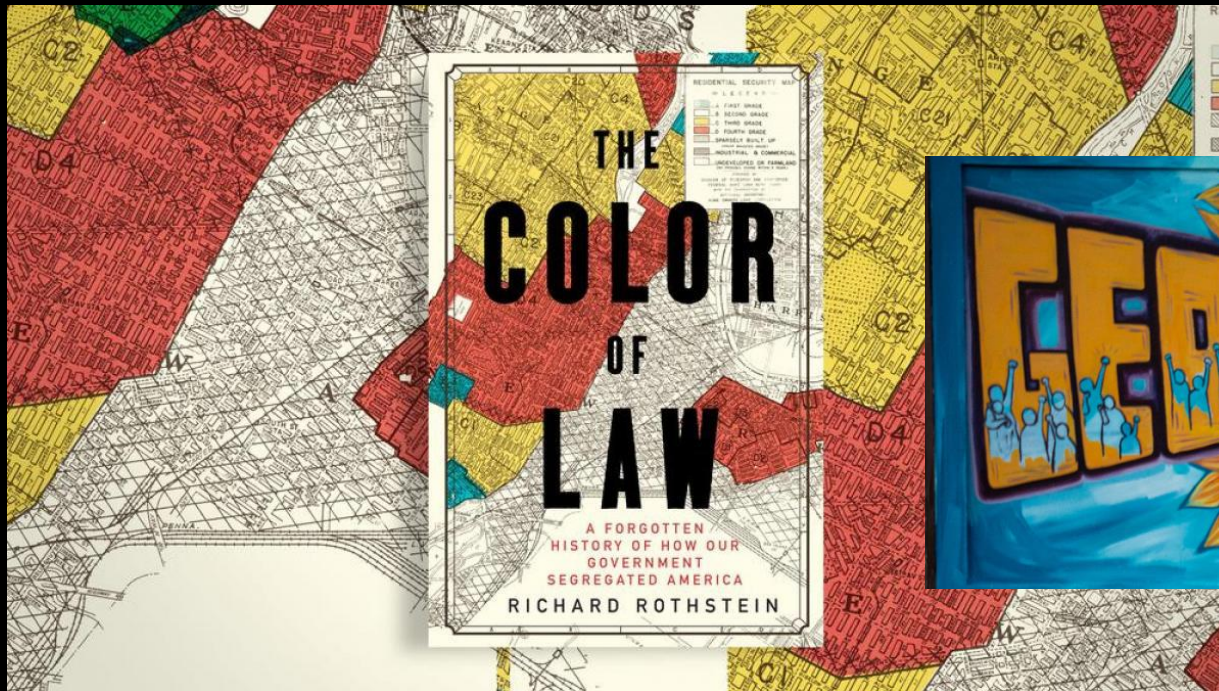


### Cleveland Park

Cleveland Park is unquestionably the handsomest and most desirable suburb of the National Capital, and in the section which has undoubtedly the greatest future, practically on the edge of the city—in the direct line of the best improvements, and lying on the celebrated Connecticut Avenue—in close proximity to that portion of the great northwest which is built up with the most costly improvements and most accessible. With the erection in the near future of the grand Connecticut Avenue bridge and the other vast improvements in this direction, this property, which is reached by two electric car lines in fifteen minutes from the Treasury Department, is sure to rapidly enhance in value.

Compare this beautiful section with that of Washington Heights ten years, when ground was selling for twenty-five cents per square foot and the same lot now, Cleveland

# Why Now?



[www.segregatedbydesign.com](http://www.segregatedbydesign.com)

# “restricted”

## Cleveland Park

If You Seek a Suburban Home  
You'll Find the Ideal of Such a  
Home in Cleveland Park.

NOTHING that could be said in praise of Cleveland Park, either from a standpoint of a home site or from that of an investment, could overreach the attractions and promises of this suburb. In the first place the location is unusually attractive—it's just near enough to town and just far enough away from it. 20 minutes' ride to Treasury Department. The improvements have been restricted to artistic homes, while the woods have been kept as much intact as it is possible. So far as lighting, sewerage, etc., are concerned Cleveland Park has every advantage that Washington has. We're exclusive agents for the properties here and consider them among the best on our long list.

CALL FOR LIST OF ARTISTIC  
HOMES IN CLEVELAND PARK.

**At \$6,350**—We are offering two beautiful homes in Cleveland Park. Particularly handsome and well located near the Connecticut avenue entrance—convenient to Chevy Chase car line. At \$6,350 each they represent the best bargains in the park.

Our big list of Cleveland Park properties includes many desirable homes at \$8,000, \$8,850, \$10,000 and \$12,000. Send for list today.

**Moore & Hill (INC.)**

EXCLUSIVE AGENTS,

717 14th Street N. W.

NewsBank

Evening Star (published as THE EVENING STAR) - November 16, 1915 - page 3  
November 16, 1915 | Evening Star (published as THE EVENING STAR) | Washington (DC), District of Columbia | Page 3

## Woodley Park Homes

A New Colonial Row

On 28th Street, South of Cathedral  
Avenue Northwest

**The Most Restricted Neighbor-  
hood in Washington**

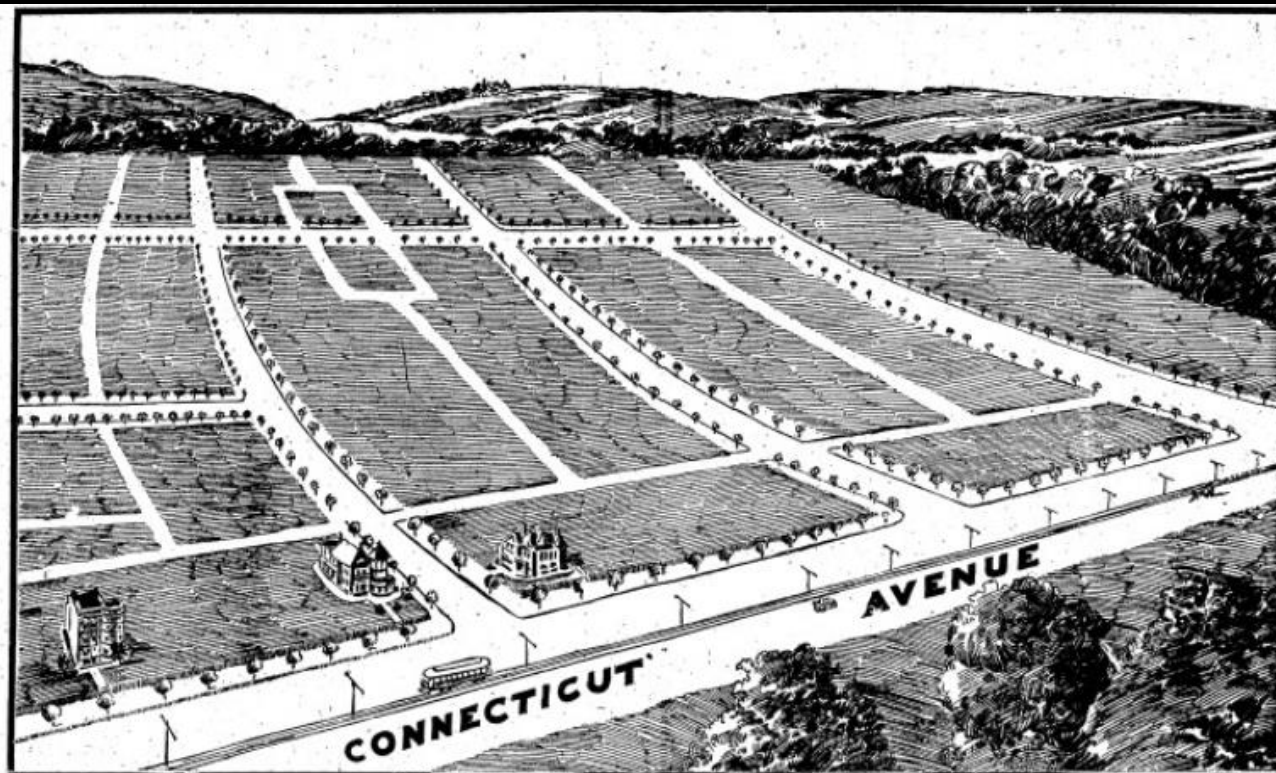
**\$7,750 to \$10,000**

**\$55 and \$70 Monthly**

No Speculative House Ever Offered  
Equals the Real Intrinsic Value  
We Have Put Into These Homes

Just Beyond the Connecticut Ave.  
Bridge. All High-class Homes.

**A.C. Moses Co.,** 810 N.Y. av.  
1st fl. St. 1031.



## PROSPECTIVE VIEW OF “CONNECTICUT AVENUE HIGHLANDS”

AS IT WILL LOOK AFTER ALL IMPROVEMENTS ARE MADE.  
Facing 1,600 FEET on CONNECTICUT AVENUE and adjoining Cleveland Park  
(Only 15 Minutes to the Treasury, Without Transfer.)

### IMPROVEMENTS.

All lots to be on established grade and to include water, sewer, gas, curbing, granite sidewalks, macadamized streets, etc., all free of cost to the lot purchaser.

### NEW CONNECTICUT AVENUE BRIDGE.

East Congress authorized the immediate construction of the Connecticut Avenue bridge across Rock Creek, to cost \$1,000,000. The plans are now practically completed, and the active construction of this magnificent bridge will begin in a few weeks. This will straighten Connecticut Avenue at this point and do away with the necessity of making a detour around by “Chevy Chase Loop,” saving fifty per cent of a mile in actual distance. When about with this lot on really values in our locality?

### RESTRICTED NEIGHBORHOOD.

Connecticut Avenue for a distance of five miles is restricted in this locality by covenants and the Chevy Chase Land Company against the erection of inferior houses. These conditions do not prevail in any other section of the city, so this is the only thoroughfare where for five miles on each side of the street the ground is almost exclusively owned and controlled by two or three parties.

### SCORES OF WASHINGTONIANS MADE WEALTHY.

Connecticut Avenue really holds the record for making more Washingtonians wealthy than any other residential section of the city. You can therefore invest with absolute assurance that property in this locality will never depreciate in value, but, on the other hand, will constantly increase, and in a few years will be on a par with Connecticut Avenue really “boom times,” as the city is now built up in solid blocks of magnificent residences and apartment houses to within about five blocks of this subdivision and is now building toward our property at the rate of 15% sales every ten years.

For an illustration of the wonderful growth of the city in this locality, as well as the wonderful advance in the price of realty, about twenty years ago Deposit Circle was considered “way out in the country” and the lots were selling at \$2 and 50 cents a square foot. The same ground today is worth \$10 a square foot, or \$10,000 for a lot 100 feet front.

**FULTON R. GORDON, 704 14th Street N.W., Telephone Main 508-M.**

Will Move November 1 to 613 14th Street, Ground Floor.

BROKERS, ATTENTION!

### YOUR OPPORTUNITY.

Never before in the history of Washington has property been offered on such liberal terms on Connecticut Avenue, the most fashionable thoroughfare at the national capital.

### SIZE OF LOTS, PRICES, TERMS, ETC.

Lots 25 to 100 feet front by 75 to 150 feet in depth.

### PRICES.

\$0 to 70 cents a square foot.

### TERMS.

On lots under \$1,500, \$100 cash and \$20 monthly;  
On lots over \$1,500, \$200 cash and \$25 monthly;  
Or one-third cash, balance in four annual payments.  
5% discount for cash. Money loaned to build.

The full particulars call at our office or drop postal for new, handsomely illustrated twenty-page booklet, plan, etc.  
On notice one of our salesmen will call at your residence in our automobile to convey you to see the property.

# “restricted”

## Restricted Neighborhood.

Dwelling houses costing less than \$5,000.00 will not be allowed. We will also restrict the erection of any building to be used for manufacturing or mercantile purposes. In fact, every necessary precaution will be taken to maintain the property as a strictly high-class neighborhood, so that it will be in keeping with the entire Connecticut Avenue neighborhood, which for a distance of five miles is almost exclusively owned and controlled by the Chevy Chase Land Company, and no building is allowed to be constructed on that company's property costing less than \$5,000.00. Connecticut Avenue Extended is the only thoroughfare in the District where for five miles the quality of the improvements are restricted. In every other section of the Northwest the land is owned in small parcels by numerous owners, without any restriction clause whatever, which is an absolute necessity in order to insure a high class neighborhood. **Persons who are surrounded by inferior houses and undesirable neighbors can appreciate in a very forcible manner the importance of our restriction clause.**

## Restricted Neighborhood.

Connecticut avenue for a distance of five miles is restricted in this locality by ourselves and the Chevy Chase Land Company against the erection of inferior houses. These conditions do not prevail in any other section of the city, as this is the only thoroughfare where for five miles on each side of the street the ground is almost exclusively owned and controlled by two or three parties.

**Persons owning fine homes and having shanties built in their immediate neighborhood, to say nothing of the undesirable persons who frequently occupy them, can appreciate the force of our building restriction clause.**

# restricted by price & use

Address: 3031 MACOMB STREET NW

Building  
Name

Contributing Yes

Square 2082

Suffix

Lot 0039

Year Built 1906

Source DC Historical Building  
Permits Database; DCGIS  
Building Permits

Permit # 1876

Original  
Owner Sherman, John

Architect Sherman, John

consideration of Ten (10) Dollars, the parties of the  
into the party of the second part, in fee simple, all  
l, together with the improvements, rights, privileges,  
e belonging, situate in the County of Washington,  
bed as follows, to wit: Part of Lot numbered Eight (8)  
John G. Ames of Lot numbered Four (4) in Square num-  
nty two (2082) of the subdivision made by John Sherman  
eland Park ", as per plat of first mentioned subdivi-  
of the Surveyor for the District of Columbia in  
9; the said part of lot having the full width of fifty  
Ross Place by the depth of that width of Ninety five

feet along Macomb Street; subject to the restriction that said property shall not  
be used for other than resident purposes; that any dwelling house erected thereon  
shall not cost less than \$4000.00, nor shall such dwelling or any fence be erected within  
Twenty five feet of Ross Place or Fifteen feet of said Macomb Street, such restriction how-  
ever, not to include automobile sheds or other out-buildings.

AND the said parties of the first part covenant that they will warrant specially the  
property hereby conveyed; and that they will execute such further assurances of said land  
as may be requisite.

WITNESS their hands and seals the day and year hereinbefore written.

In presence of	)	George W. Norris	(Seal)
Harold Keata	)	Ella Norris	(Seal)
Mary C. Herron.	)		



Maccomb St &  
Ross Place



# 1915 NIMBYs

## “no stores!”

### SUBURBANITES OPPOSE INVASION BY BUSINESS

Cleveland Park Community Association  
Will Fight to Bar Mer-  
cantile Houses.

The Cleveland Park School and Community Association voted against selling property near Macomb and Newark streets fronting on Connecticut avenue for the erection of business properties at a meeting last night at the John Eaton School, Thirty-fourth and Lowell streets northwest. Suits against persons who bought the property with intent to build stores were threatened in a resolution introduced by Frank Hogan and passed by the association. It was held the restrictions against business properties as applied to present owners in Cleveland Park were inviolate and that any proposed purchases for that purpose would be held likewise.

# restricted by race



3211 Macomb

appurtenances  
District of Columbia, namely: Lot Twenty-six (26) in Square Twenty hundred and seventy-nine (2079) in the subdivision made by Harry A Kite of part of the tracts of land now known as "Cleveland Heights", and "Cleveland Park", as per plat recorded in Liber 60 Folio 96 of the Records of the Office of the Surveyor of the District of Columbia.

S U B J E C T to the covenants that no building or structure ,other than bay windows or porches,which bay windows and porches shall conform in all things to the regulations governing projections beyond building lines within the City of Washington,shall be erected or constructed South of the South line of the building erected on said lot and no fence exceeding 4 ft. in height shall be erected on said lot, Subject to the further covenants that said lot shall never be rented,leased, sold, transferred or conveyed unto any negro or colored person or any person of negro extraction,that no building or buildings to be erected on said lot shall ever be used for manufacturing ,mechanical or business purposes, but solely for dwelling purposes, excepting private garages or out-buildings for the use of the main building.

Address: 3211 MACOMB STREET NW

Building Name

Contributing

Square

Suffix

Lot

Year Built

Source

Permit #

Original Owner

Architect

Builder

Material

Zoom to

Yes

2079

0026

1919

DC Historical Building Permits Database

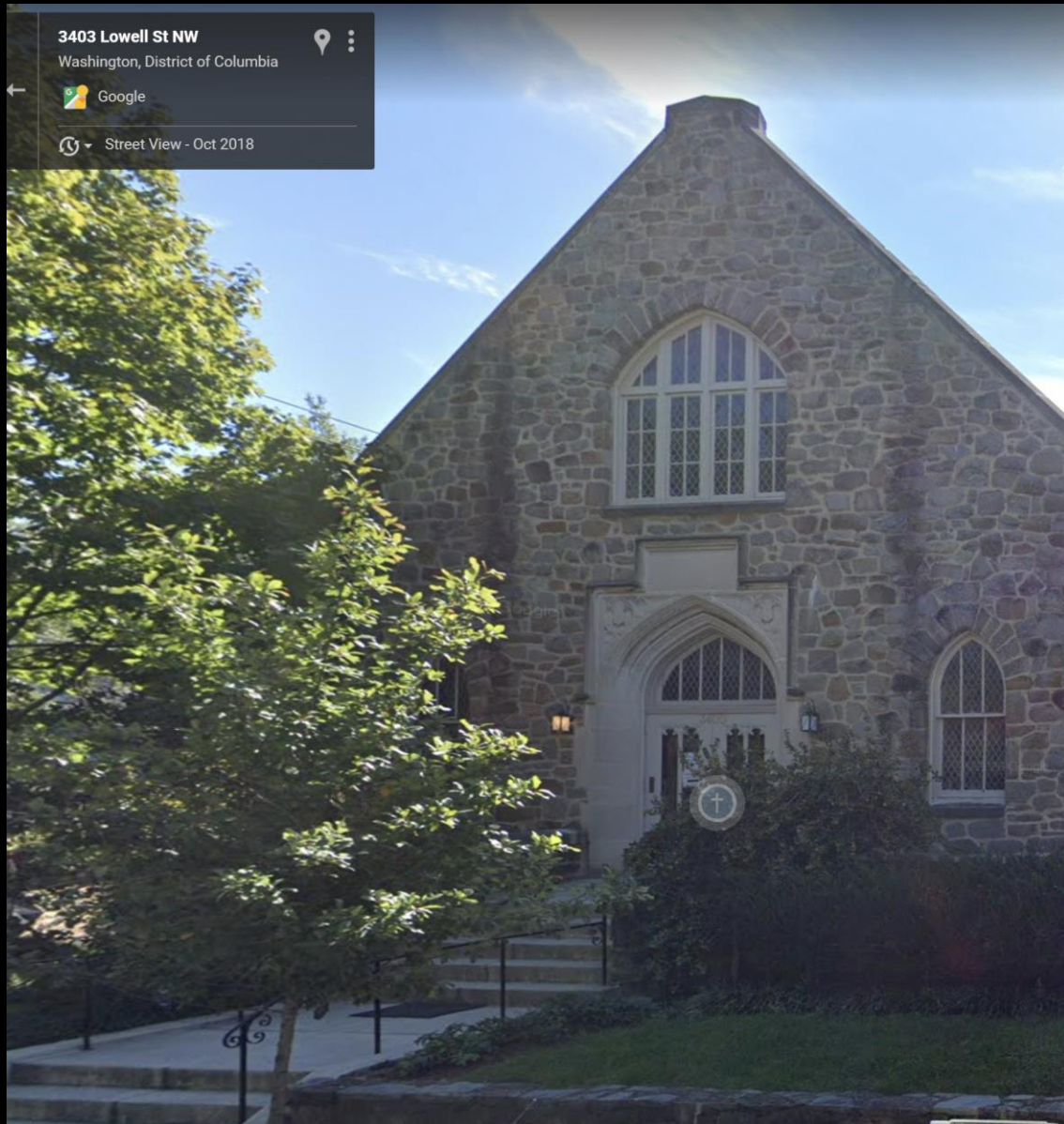
1312

Kite, Harry A.

Kite, Harry A.

frame

# God help us



Cleveland Park Cong'l Church.)  
of Wash., D.C. (Trs. of)

Agnes S. Barnard

Deed.

No. 224. Recorded April 6, 1922,  
at 3:00 P. M.

*Del. to  
H. J. H. 1922*

T H I S D E E D, Made this 25th day of March, A. D. 1922, by and between William Knowles Cooper, Joseph P. Stephenson, Frank N. Grigg, Robert A. Wilson, Arthur W. Crawford, Arthur H. Kimball, Robert McClean, Trustees of the Cleveland Park Congregational Church, of Washington, D. C., of the District of Columbia, parties of the first part, and Agnes S. Barnard, of the same place, party of the second part.

W I T N E S S E T H, that for and in consideration of the sum of Ten (\$10) Dollars, the said parties of the first part do grant unto the said party of the second part, in fee-simple, the following described land and premises, situate in the District of Columbia, and known and distinguished as Lots numbered Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45) and Forty-six (46) in Square numbered Twenty hundred and Sixty-five (2065), in the re-subdivision of Blocks numbered Nine (9) and Ten (10) of Cleveland Park, as per plat recorded in County Book 24, page 16 in the Surveyor's Office of the District of Columbia, subject to the condition running with the land that no building erected thereon shall cost less than \$3500, except stables used in connection with such buildings, nor shall any buildings be erected thereon be used for manufacturing or mercantile purposes. nor shall

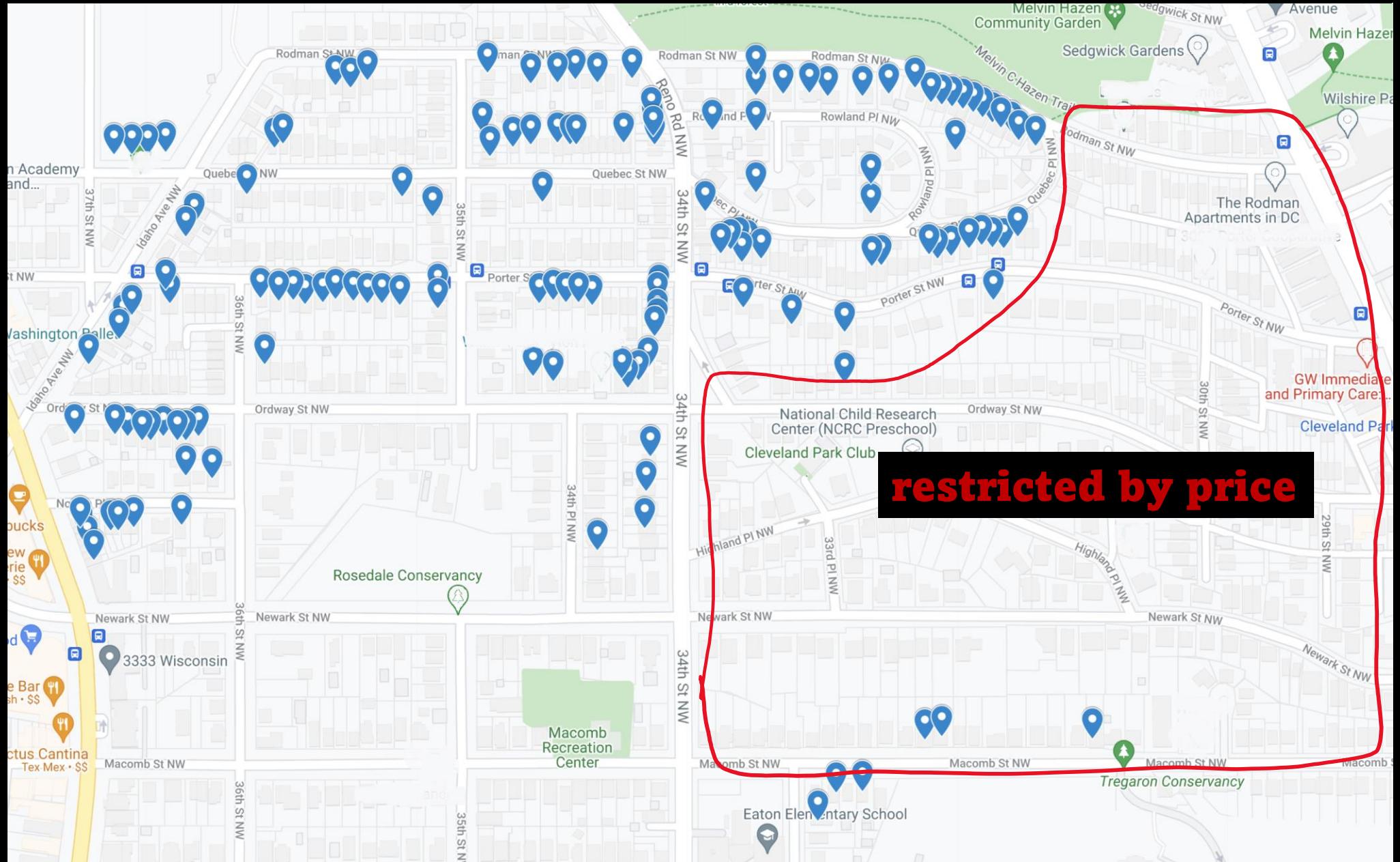
410

any building be erected thereon within 15 feet of the lines of Ordway Street, nor shall said real estate or any part thereof be sold or leased to persons of African descent; together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging or in anywise appertaining. This deed is made under authority of a resolution of the congregation of Cleveland Park Congregational Church, a copy of which is hereto attached.

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed, and that they will execute such further assurances of said land as may be requisite or necessary.

W I T N E S S their hands and seals the day and year first hereinbefore written.

# Racial Covenants - DC Recorder of Deeds >Aug 1922



# CP exported its racism

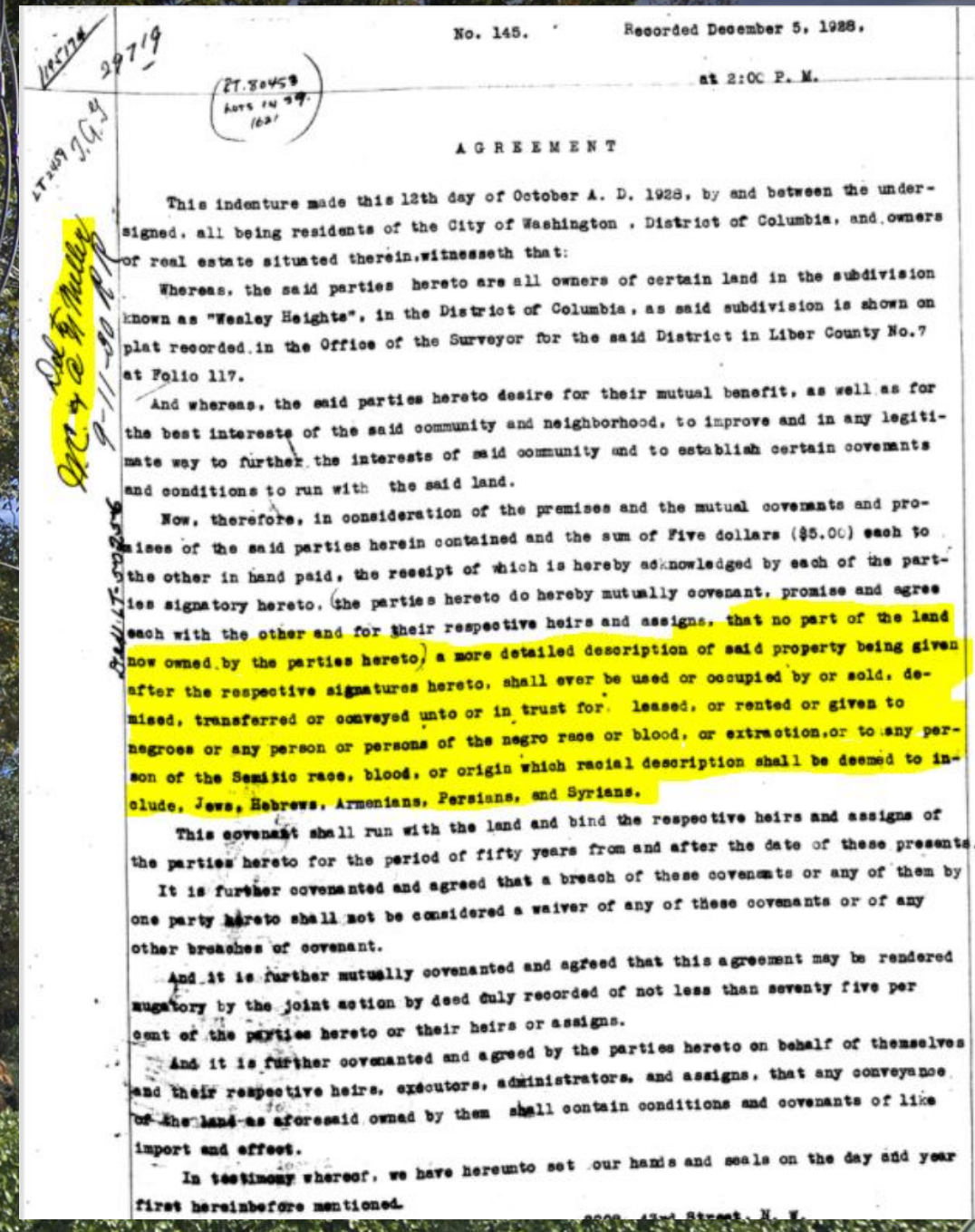


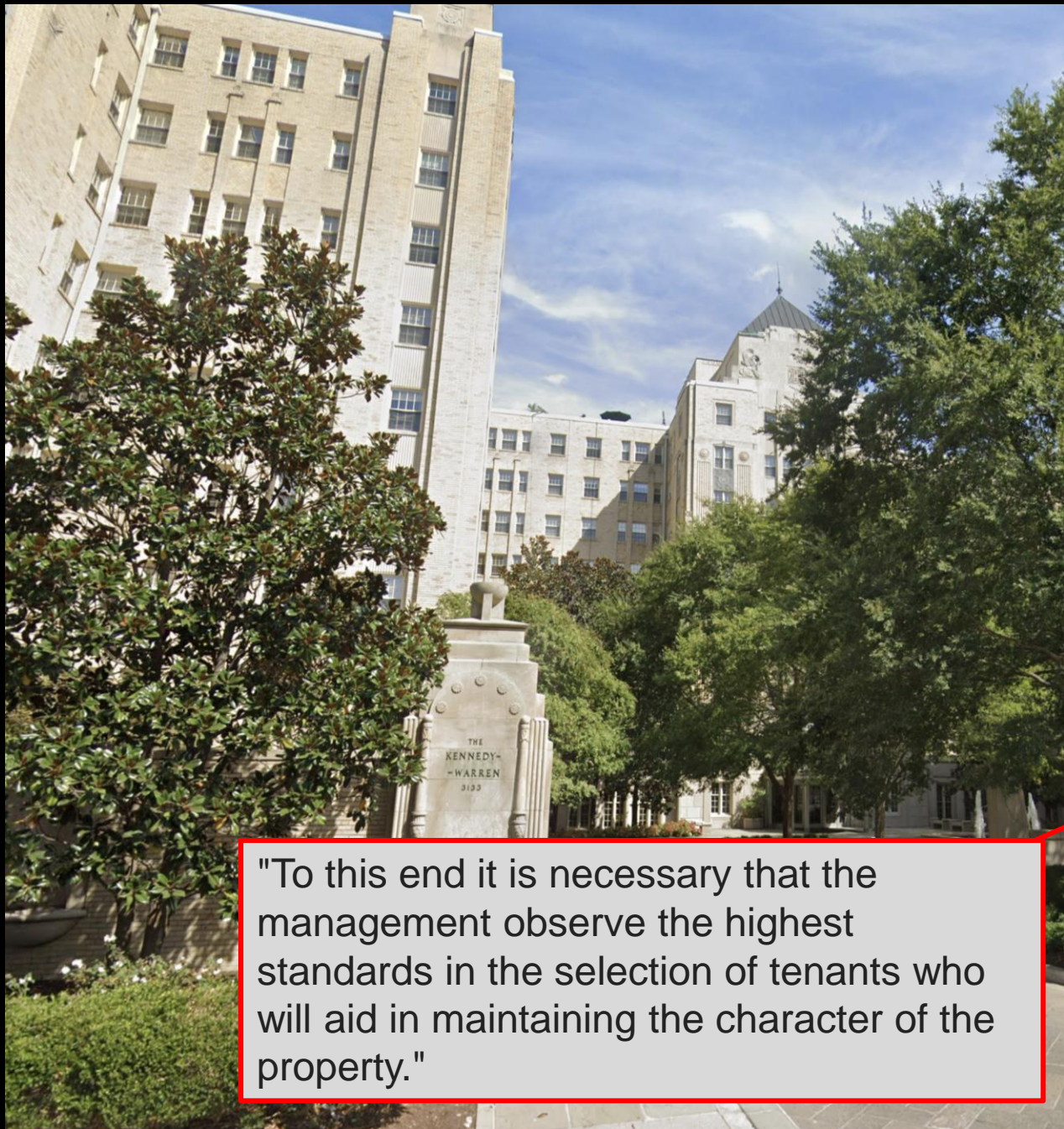
William C. Miller



Allison N. Miller

"Racially restrictive covenants did not disappear overnight because the Supreme Court's 1948 ruling prohibited only judicial enforcement; it did not prevent private parties from writing and voluntarily abiding by them. In D.C.'s Spring Valley neighborhood, for example, the real estate company W.C. and A.N. Miller continued to include racial restrictions in deeds for its houses." DC Policy Center





"To this end it is necessary that the management observe the highest standards in the selection of tenants who will aid in maintaining the character of the property."

**The KENNEDY-WARREN**  
*Washington's First Air Cooled Apartment*

**SURROUNDED** on three sides by Government parks, The Kennedy-Warren, Washington's newest and largest apartment building, is located on Connecticut Avenue at Klinge Road, in one of the most important residential sections of the city. The exterior of the building, with its classic lines, is most impressive. It is constructed of a warm shade of gray face brick with limestone ornamentation. The architectural style received the approval and commendation of the Fine Arts Commission.

In planning The Kennedy-Warren, the owners and builders had one thought uppermost in mind: To erect an apartment building for those who require the type of service and the facilities to be had only in a large ultra-modern building; and then to so operate and maintain the establishment that each family will desire to remain permanently.

To this end it is necessary that the management observe the highest standards in the selection of tenants who will aid in maintaining the character of the property. The permanence of these policies is assured by the fact that The Kennedy-Warren has been planned, designed and built, and will be managed and retained by the Owners, AS AN INVESTMENT.

The Kennedy-Warren is most imposing, by reason of its great size, rising eight stories on Connecticut Avenue, and eleven stories and three basement floors on the park side. Due to the sharp drop from Connecticut Avenue, all floors below Connecticut Avenue are actually above ground level. The structure fronts 478 feet on Connecticut Avenue, with a maximum depth of over 350 feet, and contains over 8,000,000 cubic feet.

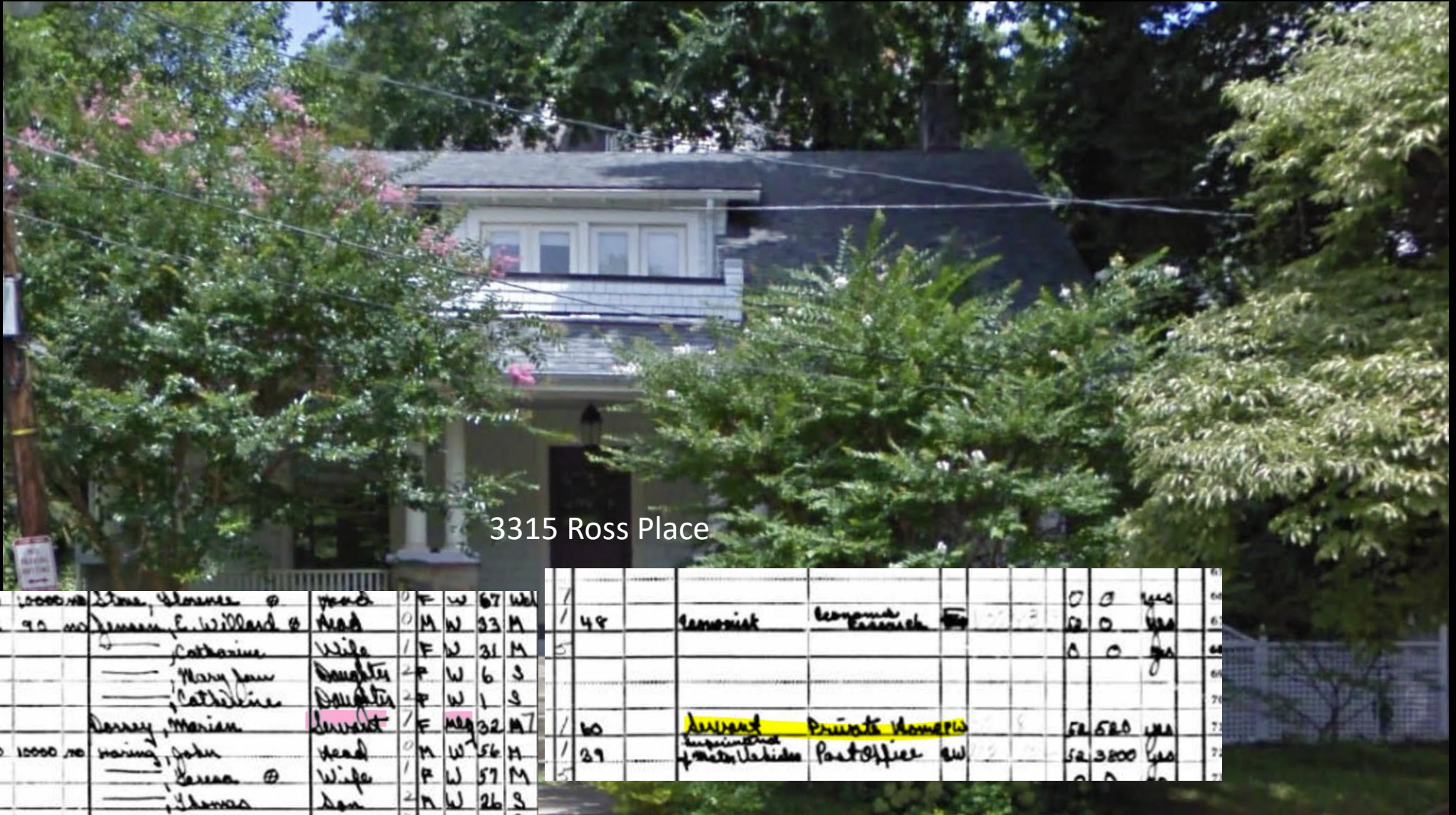
When completed, The Kennedy-Warren will contain over 2,000 rooms and 600 baths, comprising apartments of one room and bath to six rooms and three baths. There will also be a spacious two-story main lobby with a mezzanine floor, four smaller lobbies at subordinate entrances, promenades, lounges and parlors, a large dining room, and completely equipped kitchen, assembly room, news stand, and space for a drug store—all on the lobby floor. On the floor below will be the ball room, a large recreation room, and space for a beauty parlor, barber shop, grocery store, laundry agency, valet service, etc. Of special interest is the cool-air circulating system.

**READY FOR OCCUPANCY OCTOBER 1st—RESERVATIONS NOW BEING MADE**  
*Electric Refrigeration, Electric Current, and Gas for Cooking are all included in the very reasonable rentals.*

ERAS R. KENNEDY, President  
3133 Connecticut Avenue—Telephone Adams 9600

MORRIS WARREN, Secretary-Treasurer  
Rental Office on Property Open Until 9 P.M.

# 1940 census: exclusion was successful



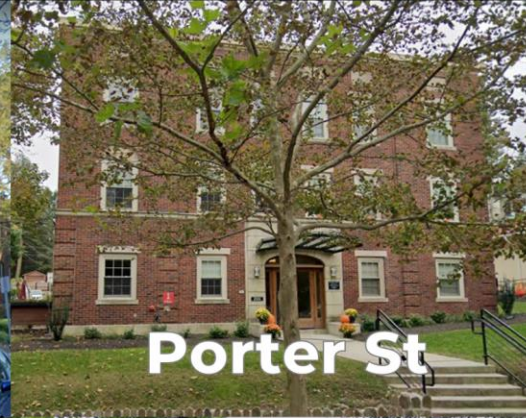
3315 Ross Place

[illegible]

# 1940 census

[illegible]

# 1920's apartments – illegal if built today



## HEARING ON BANNING APARTMENT HOUSES SET FOR SEPT. 27

Citizens' Societies Favor Restrictions for Five Areas in Northwest.

OTHER BUILDINGS SPOIL  
RESIDENTIAL SECTIONS

Other Proposed Changes Also to Be Studied by Zoning Commission.

**LAND OWNERS OPPOSE  
APARTMENT HOUSE BAN**

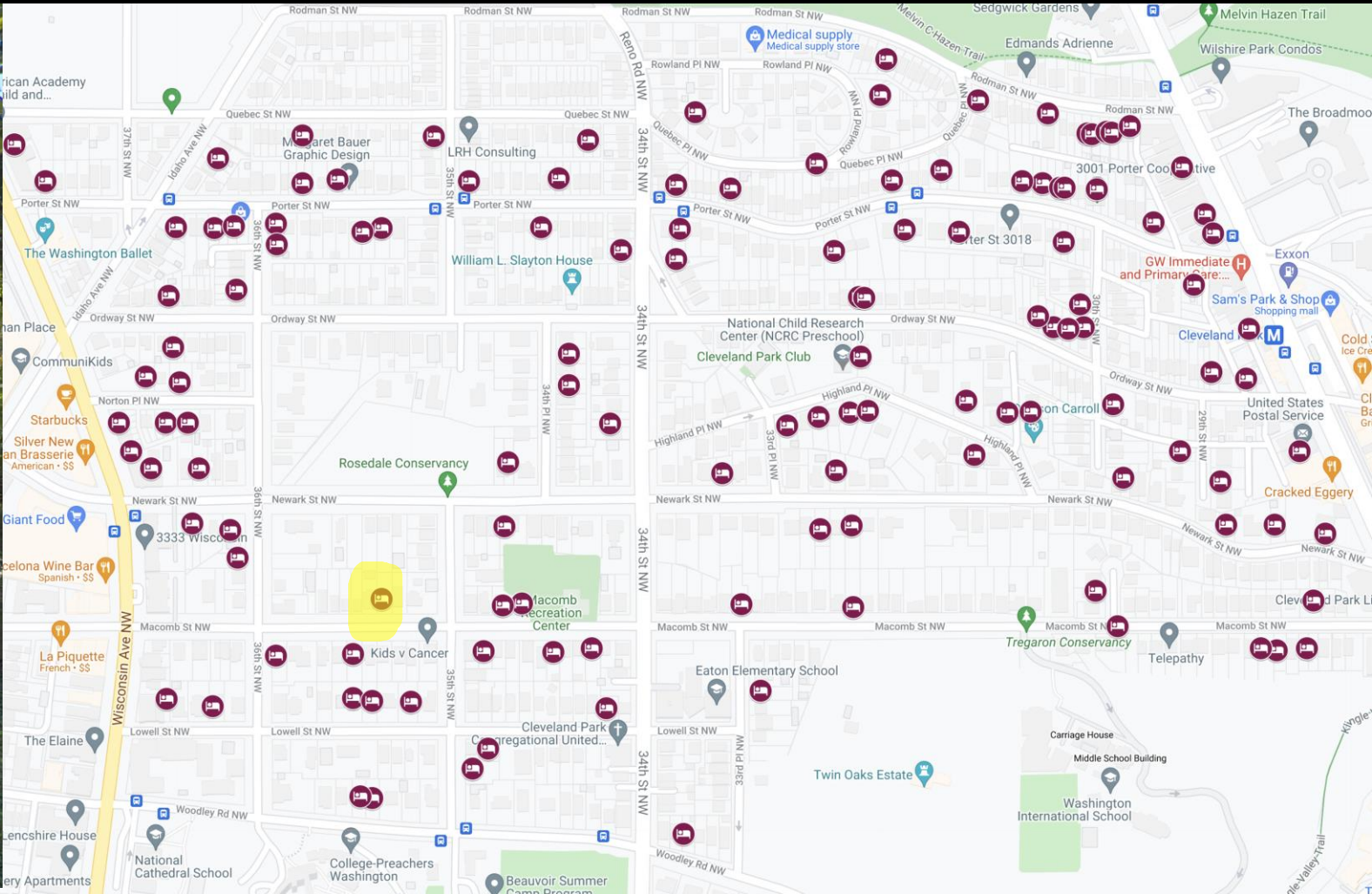
**Buildings Needed, They Argue, to Provide for Small Salaried Class.**

Washington Post, Sept 16, 1923

# 1940 census: many lodgers

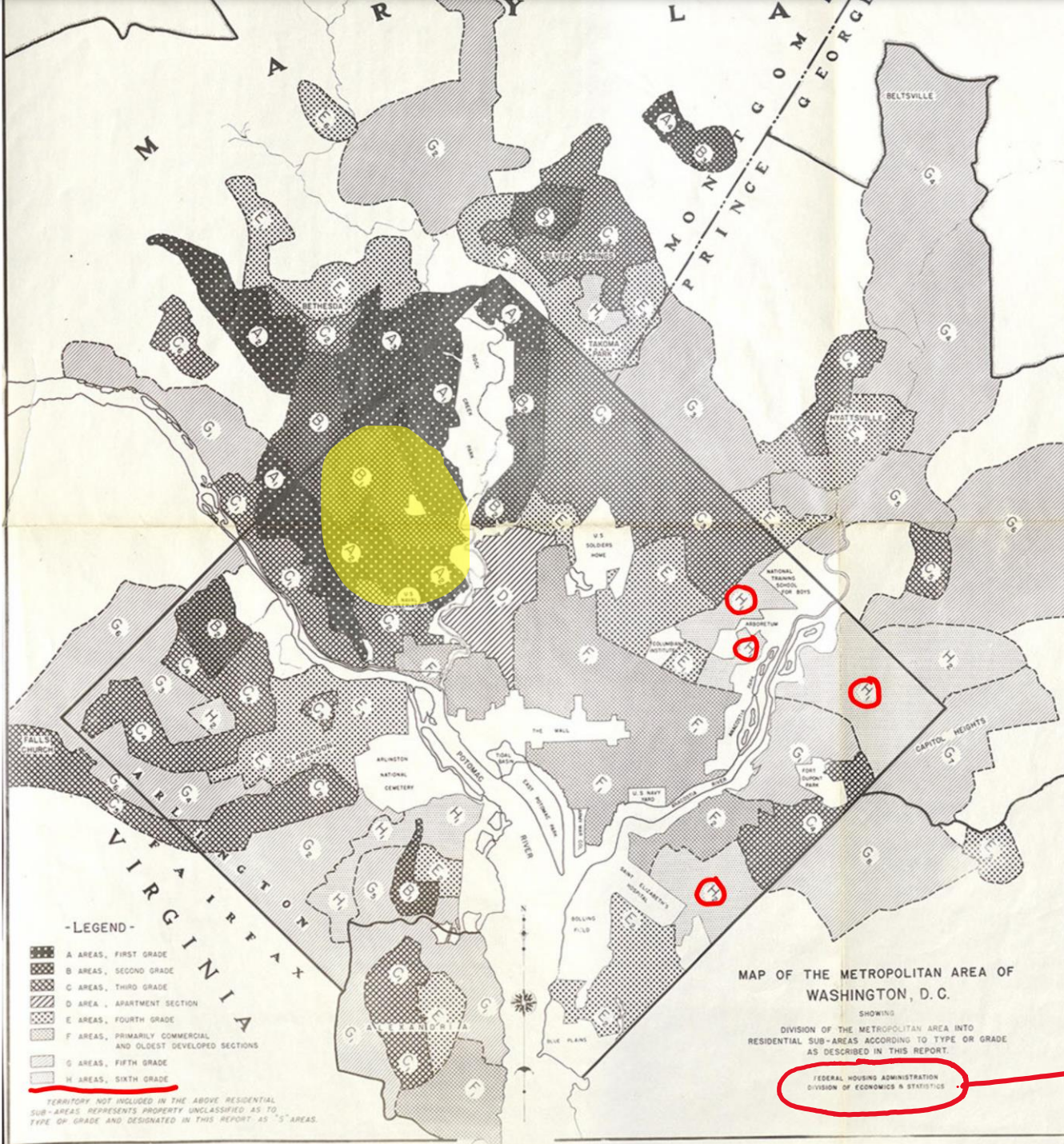


3507 Macomb St



44	3507	23	0	25	05	70	John W. Jr.	Don	M	W	15	S	Jun	4	Indiana	1.0	Samson	70	70	70	70	5	6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
----	------	----	---	----	----	----	-------------	-----	---	---	----	---	-----	---	---------	-----	--------	----	----	----	----	---	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

# redlining



## Type B Residential Sub-Areas

"... These areas are composed of the newer subdivisions of better class homes, representing a high degree of **protection** from adverse influences..."

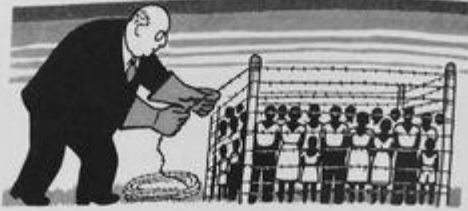
## Type H Residential Sub-Areas

"The property in residential areas with this designation represents the **negro developments** and the lowest grade of residential area in the Washington Metropolitan Area. ...

"...The only possible future for properties in these areas is that the present scattered structures may be razed and new planned subdivisions instituted in their place..."

Source: *Housing Market Analysis, Washington, D.C., July 1937, Federal Housing Administration, Division of Economics and Statistics, August 5, 1937*

FEDERAL HOUSING ADMINISTRATION  
DIVISION OF ECONOMICS & STATISTICS



### Segregation, Inc.

Race segregation here is a "natural state", and certain groups which agitate against it are "unscrupulous" and "un-American".

President of Federation of Citizens Association  
Washington Post, Oct. 15, 1947

#### Is Segregation American?

It might surprise the people we liberated from Nazi ghettos to know that race segregation is defended as both "natural" and "American" by the business and property interests that dominate the Nation's Capital.

But the fact is that the leaders who call segregation "natural" are the ones who enforce it. There is no reason to suppose the practice is American.

The situation can be expressed most briefly by setting side by side the Federal statute recently cited by the Supreme Court in holding restrictive covenants unenforceable,<sup>1</sup> and the present rules of practice of the Washington Real Estate Board, representing the principal business enterprise of the city.

#### Act of Congress,

April 9, 1866<sup>2</sup>

All citizens of the United States shall have the same right, in every State and Territory, as is enjoyed by white citizens thereof to inherit, purchase, lease, sell, hold, and convey, real and personal property.

#### The Real Estate Board

Among the active members of the real estate board, and subscribing to its "code of ethics", are twenty-five banks, insurance and title companies, and building and loan associations. Because of the absence of heavy indus-

#### Washington Real Estate Board Code of Ethics, 1948<sup>3</sup>

No property in a white section should ever be sold, rented, advertised, or offered to colored people. In case of doubt, advice from the Public Affairs Committee should be obtained.\*

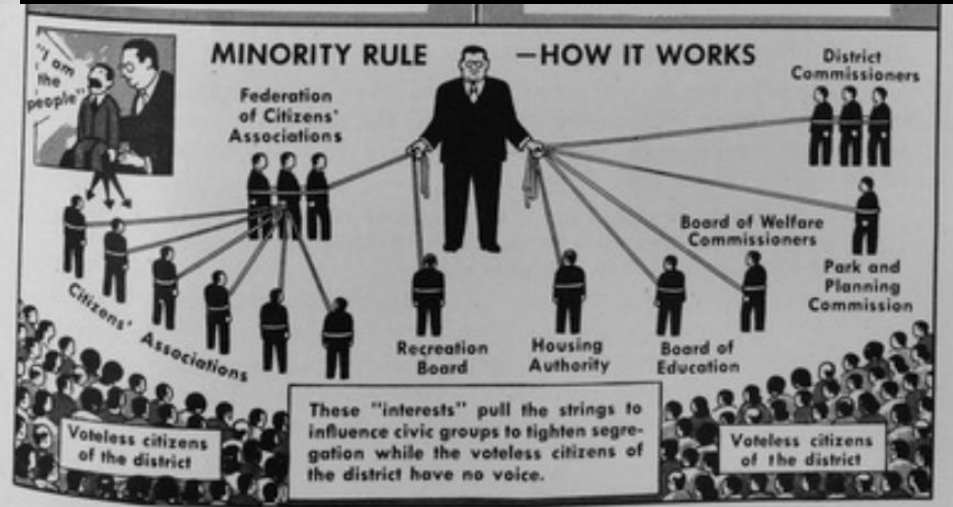
<sup>1</sup> *Hard, et al., v. Hodge, et al.*, (1948), 68 Supreme Court Reporter 847.

<sup>2</sup> 14 Stat. 27, 8 U. S. C. No. 42.

<sup>3</sup> Code of Ethics, Section 5, Article 15.

\* As a general rule, the Board takes the position that any neighborhood is white if 50 per cent or more of its inhabitants are white. (Document No. 109)

# segregation inc.



From Neil Flanagan's Greater Greater Washington article "Here's how real estate professionals in 1948 perpetuated segregation in DC" reviewing the 1948 report called *Segregation in Washington* (November 12, 2015)

# 1954: DC schools, including John Eaton, desegregate

## Increasing Diversity

Following the historic Supreme Court decision in *Brown v Board of Education* in May 1954, the District issued its plan to integrate the public schools. School Superintendent Hobart Corning proposed a one-year implementation plan listing Eaton as one of 18 white schools that would open its doors to area African American students who then traveled an “excessive” distance to school. Integration in the District was of such significance that DC Commissioner Samuel Spencer forwarded Corning’s proposal to the White House at President Eisenhower’s request.



Washington Post, June 14, 1957

*Eaton students on the last day of school*

Eaton’s journey toward diversity began slowly. In Fall 1954, just ten of its 347 students and none of its teachers were African American. But its international diversity, established decades earlier, would ease the way.

# midcentury shift in social mores

“Together they rally round the flag to fight off high rise developers...

“A generation after New Dealers refused to sign racially restrictive covenants... there are only a handful more Negroes living in Cleveland Park than when FDR was president.”

*Carl Bernstein, Sept 1, 1969*

**Better Neighbors**  
*The Washington Post, Times Herald (1959-1973); Nov 28, 1962;*  
ProQuest Historical Newspapers: The Washington Post  
pg. A22

## ***Better Neighbors***

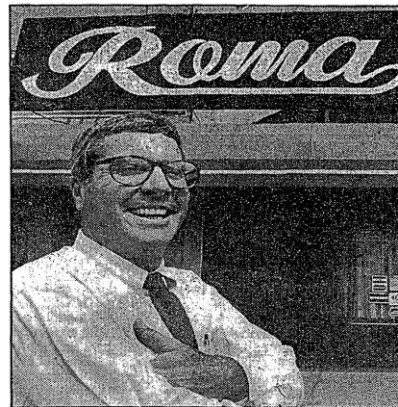
The decision of the Cleveland Park Citizens Association to delete racial qualifications for membership was a welcome change that came the same day, appropriately, that President Kennedy announced his housing order. Cleveland Park now joins the Lamond-Riggs and Friendship Heights Citizens Associations in removing the objectionable and outdated clause from its constitution. The whole purpose of the citizens associations is to encourage a spirit of neighborliness and community responsibility—a purpose that is impaired by restrictive clauses based on racial bigotry.

Other citizens associations have fought out the same issue without a decision for lifting the walls (it takes a two-thirds vote to alter the constitution in most cases). But the 74-to-21 vote in Cleveland Park should add to the momentum and hasten the day when all citizens associations practice an open door policy that comports with the times. It is in neighborhood decisions like this that the larger battle against restrictive housing practices will be won.

# Metro opens 1981



Cleveland Park residents Tilford Dudley, Kathy Wood and Terah Boasberg.



Bobby Abbo, owner of Cleveland Park's Roma restaurant.

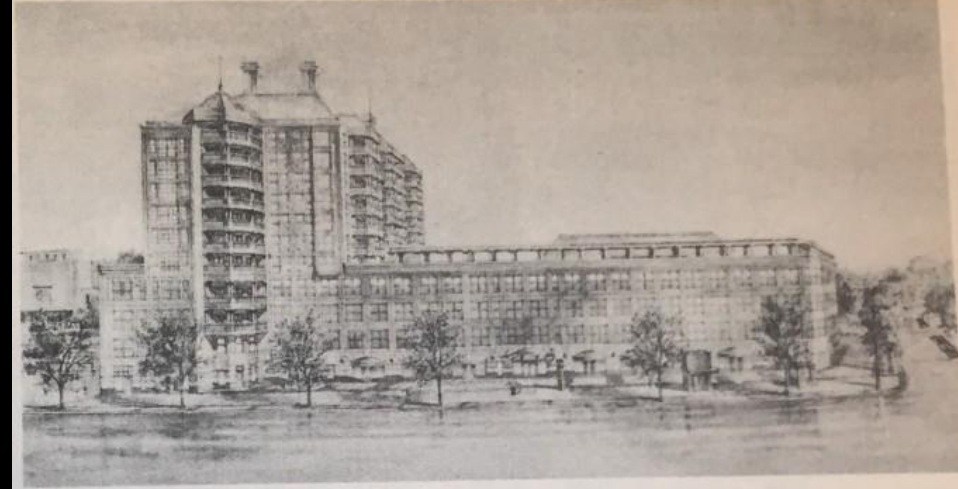
## The Panic in Cleveland Park

It's Residents Versus Developers,  
And the Battle Lines Are Drawn  
At the Park and Shop

"I think the central question is, 'Can an urban neighborhood control what happens to it, or is development inevitable?'" says Boasberg. "I think if the community can get organized everything that is commercial need not be developed."

THE UPTOWN CITIZEN

Thursday, January 28, 1988



Provisions for proposed project at 3501 Connecticut Avenue, the Park and Shop site, include:

- Neighborhood-oriented retail shops with no theaters, no hotels and no restaurants. Responsive to the needs of the neighborhood.
- 254 underground parking spaces, including public parking. Underground loading docks accessed from alley.
- Design sensitive to neighboring buildings on Connecticut Avenue. Commercial/retail, representing 75 percent of the building footprint, is under 50 feet in height. Residential tower is designed to be in proportion to its Connecticut Avenue residential neighbors and represents 24 percent of the building footprint.
- 4000 square feet of well-designed landscaping, providing easy, well-lighted flow around the METRO stop—and including a neighborhood information kiosk.
- A 1000 square-foot area in the commercial portion of the building donated for a community related use.
- 20 percent of housing available to low and moderate income elderly people and others.

contact  
Patricia L. Daniels  
the Urban Group



FIND OUT WHAT YOU CAN DO TO PREVENT  
THE HOSSLYNIZATION OF YOUR NEIGHBORHOOD. COME TO A

# TOWN MEETING

When: Saturday afternoon, JAN. 16, at 2 pm.  
Where: Cleveland Park Library Aud.  
Who & What: Councilman Jim Mathanson, CPHS Pres. Terah Boasberg & Save Our Supermarket Chair Margaret Hare will report on developer's plans to change the quality of our neighborhood, and our plans to fight back.  
Cleveland Park Historical Society, Exec. Dir. [Name]

# 1986: historic district

“enlightened and  
benevolent  
developer”

NPS Form 10-900  
(Rev. 8-85)

OMB No. 1024-0018

RECEIVED  
MAR 19 1987  
NATIONAL  
REGISTER

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

**1. Name of Property**

historic name CLEVELAND PARK HISTORIC DISTRICT

other names/site number N/A

**2. Location** Roughly between Wisconsin Ave. on the west, Connecticut Ave. on the east,

## STATEMENT OF SIGNIFICANCE

The Cleveland Park Historic District embodies the distinctive characteristics of an electric streetcar suburb and is a significant example of this type of community planning and development in Washington D.C. including significant examples of all the most popular domestic architectural styles of that period. Cleveland Park was created by John Sherman, an enlightened and benevolent real estate developer, who hired individual architects to design one-of-a-kind houses, provided amenities to enhance and unify the neighborhood and fostered a sense of pride in the community. The district has a distinctive core of architect-designed late Victorian frame houses built between 1894 and 1901 which is unique in Washington D.C. (Criteria C; Areas of Significance: Community Planning and Development and Architecture)

**Why does this  
matter?**

# Take-Aways

1. Let's correct our history
2. Recognize exclusion is still happening even if it's no longer racism
3. Inability to change our built environment means fewer and fewer can afford to live here
4. How can we keep good architecture, while adding less expensive and subsidized housing?