

EXHIBIT C

Memorandum

Date: April 1, 2025

Subject: Examination of Historic Use for 2324 North Capitol Street, NW

The purpose of this memo is to briefly document the history of the site now occupied by 2324 North Capitol Street, NW to determine the past commercial use of the property. Based on the research conducted, which included reviewing maps, building permits, census records, city directories, certificates of occupation, and newspaper articles, EHT Tracerries has found that the building at 2324 North Capitol Street, NW has been utilized for commercial purposes almost continuously since its construction in 1920.

In addition to a brief historic narrative, this memo provides the following:

- Early building permits (including original building permit)
- List of Certificate of Occupancies issued
- Newspaper advertisements
- Map chronology
- Historic photo

Location

The two-story commercial/residential building addressed 2324 North Capitol Street NW is located within the Bloomingdale neighborhood of northwest Washington, DC on Square 3124 (historically Block 18 of C. W. Dobbin's Addition to the City of Washington, which was platted in 1887). Today, Square 3124 is bound to the north by Bryant Street, NW, to the east by North Capitol Street, NW, to the south by Adams Street, NW, and to the west by First Street, NW. The building in question occupies almost the entirety of Lot 143 in Square 3124. This lot was originally



Figure 1: North and east elevations of 2324 North Capitol Street, NW.

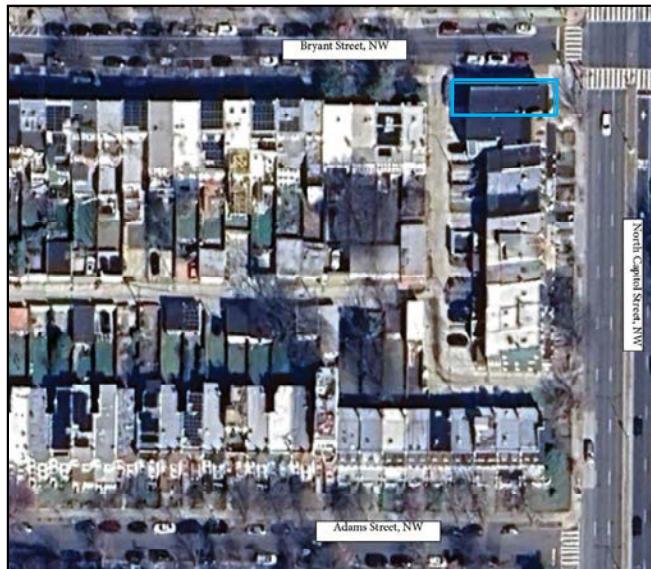


Figure 2: 2324 North Capitol Street, NW outlined in blue. Google Earth

lettered "A."

Historic Status

2324 North Capitol Street is a contributing resource to the Bloomingdale Historic District, which has a Period of Significance extending from 1891 through 1948. As described in the National Register documentation, the historic district is significant under National Register Criteria A and C:

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

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

The Bloomingdale Historic District meets Criterion A in the area of Ethnic History (Black) for its association with the 20th century Civil Rights Movement, particularly in its struggle to end racial restrictions in housing. It also meets Criterion A in the area of Community Planning and Development as it represents the transformation of Washington from rural to suburban as the city began to grow beyond its original city limits. Bloomingdale was one of the first residential subdivisions to be laid out in accordance with the 1887 Subdivision Act, an act that required all new streets platted and laid beyond the L'Enfant Plan to be aligned and configured to it.¹

As further described in the historic district documentation, Bloomingdale features a cluster of small-scale commercial buildings around the intersection of First Street and Rhode Island Avenue and another along North Capitol Street. The commercial establishments in Bloomingdale arose contemporaneously with the residential development, offering basic needs to residents of the burgeoning community. The stores range in date from 1902 to 1939 and architecturally follow the stylistic preferences of the period. The oldest examples, for instance, dating from the early 1900s, are corner buildings that mark the end of a late Victorian row of dwellings, feature corner bays and/or towers, and provide a store on the first floor and living quarters above.² Though 2324 North Capitol Street was constructed as a stand-alone building, the design of the building followed the prevailing design of a corner store, with a store occupying the first floor and a residential dwelling occupying the second floor. While the research presented below clearly establishes that this building was mixed-use commercial/residential, the historic district documentation designates the building as a rowhouse.

1 National Register of Historic Places, Bloomingdale Historic District, Washington, DC, NR #100003129, 7-5.
2 National Register of Historic Places, Bloomingdale Historic District, Washington, DC, NR #100003129, 7-14.

Development Summary -- 2324 North Capitol Street

Square 3124 was largely developed between 1904 and 1909, with construction concentrated along First Street, NW, and the western halves of Adams and Bryant streets, NW. A second development wave occurred from 1920 to 1925 along North Capitol Street, NW and along the eastern halves of Adams and Bryant streets, NW as a result of Prospect Hill Cemetery relinquishing the portion of its land to the west of North Capitol Street, NW. 2324 North Capitol Street, NW was the only mixed-use building to be constructed on Block 3124.³

Dr. Keen R. Forston, also spelled King or Keene, purchased lot A in Block 18 prior to 1920. He hired William C. Allard, a noted local architect, to design 2324 North Capitol Street, NW as a brick, two-story store and apartment building in July 1920.⁴ The building's design followed the prevailing corner-store typology as seen throughout the city, featuring a chamfered corner entry to the first floor commercial enterprise flanked by large show windows. It is uncertain what Dr. Forston used the building for in 1921, but *Boyd's Directory of the District of Columbia*, published in 1922, lists his address as the southwest corner of North Capitol and Bryant streets.⁵

Two ads placed in the *Washington Times* in August and October 1922 by the Sunbeam Pure Food Market indicate that the market occupied the property by at least August of that year. These ads refer to the property as "2320 N. Capitol St." (Figure 14) and "North Capitol and Bryant Sts." (Figure 15) respectively.⁶ Subsequent ads for Sunbeam Market correctly list the address as 2324 North Capitol Street. The Sunbeam Pure Food Market was also referred to as the Sunbeam Market and the Sunbeam Meat Market in various Washington, DC papers throughout the 1920s and 1930s.⁷ The Sunbeam Market was owned by Abraham S. Kay who, along with his wife Minnie, daughter Sylvia, and son Jack, had moved into the second-floor apartment of 2324 North Capitol Street, NW by 1930.⁸ By January 1936, Kay had started the Kay Construction Company which was headquartered at 2324 North Capitol Street, NW.⁹ (Figure 17) He sold the building to brothers Charles and Harry Sosnik by May that same year.¹⁰

The Sosniks reopened the building as a grocery under the name Sunbeam Market.¹¹ (Figure 18) Subsequently, Charles, his wife Dora, and daughters Seria, Adele, and Cecile, moved into the second-floor apartment. The 1940 census records the property address as 2 Bryant Street and Charles' occupation as storekeeper at a grocery store.¹² 2324 North Capitol Street, NW has been utilized as a commercial space since its construction in 1920, most often under the name "Sunbeam Market."

Historically, most of the Bloomingdale neighborhood has been zoned residential. The 1921 Zoning

3 Ibid. 9-124-126.

4 DC Permit for Construction, Permit #134, July 7, 1920, The People's Archive at DC Public Library.

5 *Boyd's Directory of the District of Columbia*, (Washington, DC: R.L. Polk & Co., Publishers, 1922), 670.

6 "Help Wanted-Male," *Washington Times* (Washington, DC), August 31, 1922. "Help Wanted-Male," *Washington Times* (Washington, DC), October 3, 1922.

7 "Meat Markets," *Washington Times* (Washington, DC), May 14, 1928. "Fall Food Fete Plans Set," *Washington Times* (Washington, DC), July 5, 1928. "Decoration Day Foods," *Evening Star* (Washington, DC), May 28, 1936.

8 National Archives and Records Administration, *US Federal Census 1930*, (Washington, DC: United States of America, Bureau of the Census, n.d.).

9 "Applications Filed To Erect 2 Large Apartment Houses," *Evening Star* (Washington, DC), January 18, 1936. "Permits," *Evening Star* (Washington, DC), February 22, 1936.

10 DC Permit for Sign, Permit #191590, May 26, 1936, The People's Archive at DC Public Library.

11 "Decoration Day Foods," *Evening Star* (Washington, DC), May 28, 1936.

12 National Archives and Records Administration, *US Federal Census 1940*, (Washington, DC: United States of America, Bureau of the Census, n.d.).

Commission Area Map for the District of Columbia and the 1937 Zoning Use Map for the District of Columbia both show the area in and around Square 3124 zoned for residential purposes. (**Figures 24 and 25**). However, as described in the National Register documentation, small commercial buildings were not uncommon within the Bloomingdale neighborhood. 2324 North Capitol Street, NW was not the first corner store building in Bloomingdale; however, it does follow the trends of earlier mixed-use buildings such as 1942 First Street, NW (built in 1903; **Figure 26**), and 2200 Flagler Place, NW (built in 1906; **Figure 27**). 1942 First Street, NW and 2016 First Street, NW are both corner stores like 2324 North Capitol Street, NW and also feature second floor apartments. Both buildings are still in use as stores today.

Analysis and Conclusion

The research conducted to prepare this memo definitively supports that 2324 North Capitol Street, NW has been utilized as a commercial space since its construction in 1920, most often under the name “Sunbeam Market.” The building was constructed by Dr. Keen Forston in 1920 as a store and apartment as stated on the building permit. Newspaper ads, census sheets, District directories, and Certificates of Occupancy all show that the building was used continuously commercially from 1920 to the present day.

As noted in the *Design Guidelines for Historic Commercial Buildings*, published by the DC Historic Preservation Office (HPO), “[i]n many ways, storefronts are the most dynamic aspect of a commercial building’s facade.” HPO defines a “storefront” as the ground-floor section of the façade of a commercial building that functions as a business’s public interface through the entryway, store display, and sign. Large display windows are the most prominent character-defining features of any storefront. For corner stores, chamfered corner entrances are also considered a character-defining feature.¹³ 2324 North Capitol Street retains both its corner entrance and large storefront windows. Therefore, it is likely that the Historic Preservation Office will require that these features be retained as part of any future proposal that contemplates rehabilitating the building.

13 Kennedy Smith, *Design Guidelines for Historic Commercial Buildings* (Washington, DC: District of Columbia Office of Planning - Historic Preservation Office, 2010).

Works Cited

“Applications Filed To Erect 2 Large Apartment Houses.” *Evening Star* (Washington, DC), January 18, 1936.

Boyd’s Directory of the District of Columbia 1922, (Washington, DC: R.L. Polk & Co., Publishers, 1922), 670.

“Fall Food Fete Plans Set.” *Washington Times* (Washington, DC), July 5, 1928.

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“Meat Markets.” *Washington Times* (Washington, DC), May 14, 1928.

National Archives and Records Administration, US Federal Census 1930, 1940, (Washington, DC: United States of America, Bureau of the Census, n.d.).

National Register of Historic Places, Bloomingdale Historic District, Washington, DC, NR #100003129.

“Permits.” *Evening Star* (Washington, DC), February 22, 1936.

Smith, Kennedy. *Design Guidelines for Historic Commercial Buildings*. Washington, DC: District of Columbia Office of Planning - Historic Preservation Office, 2010.

Washington, DC Plat Book, Liber 1268, folio 376.

Building Permits

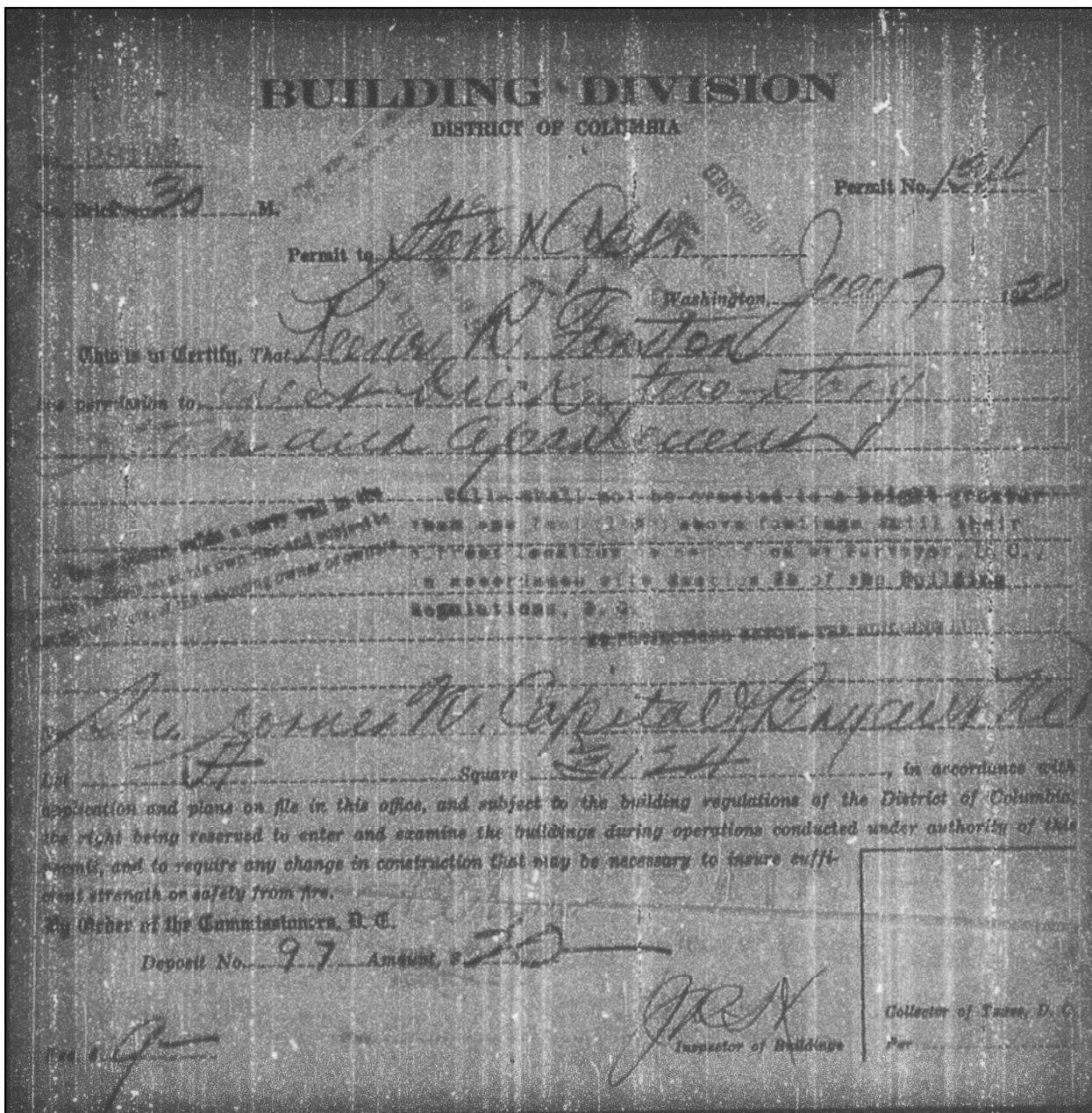


Figure 3: DC Building Permit #134, July 7, 1920. The People's Archive, Martin Luther King, Jr. Memorial Library.

FILL OUT APPLICATION IN INK

APPLICATION FOR PERMIT TO BUILD

Washington, D. C. *June 24, 1920*

To The INSPECTOR OF BUILDINGS:

I, the undersigned owner/builder, apply for a permit to build according to the following specifications:

1. What is the owner's name? *Robert W. Bryant*

2. What is the architect's name? *W. H. L. Johnson*

3. What is the building's name? *Capitol Building*

4. What is the house number? *3, W. 20th St. NW*

5. Has a plot been obtained from the Surveyor's Office and Building Permit Board, therefore as required by Sec. 18? *Yes*

6. What is the number of plot? *9* Date *21-24*

7. State how many families are to be served. *2*

8. Number of stories to be built. *3* Material *Brick*

9. Total height of building *12' 0"* project beyond front wall of other buildings in block *7' 6"*

10. Total width of building *22' 0"* distance from front of my building to front of my neighbors *22' 0"*

11. Size of lot front *62'* rear *63'* depth *60'*

12. Size of main building. Width of front *20'* Max. rear depth *60'*

13. Size of back buildings. Total of feet wide *28'* Total of feet long *27'* No. of feet high *60'*

14. Size of lot in feet in height from level of sidewalk to highest part of roof or trim. *23'* (over rear) *25'*

15. No. of feet or height from sidewalk to eaves or bays. *23'* (over rear) *25'*

16. What is the purpose of the building? *Residence* for how many families? *2*

17. Will there be a store in the lower story? *No* Nature of business to be conducted? *None*

18. Will the building be erected on solid or filled land? *Solid* material of foundation *Concrete*

19. Width of foundation *10' 0"* dimensions *10' 0" x 13' 0"*

20. The height of exterior walls. To first floor level *12'* above *12'* above *13'* above *13'* above

21. 1st story *12'* 2nd story *12'* 3rd story *12'* 4th story *12'*

22. Thickness of party walls. To first floor level *13'* above *13'* above *13'* above *13'* above

23. 1st story *12'* 2nd story *12'* 3rd story *12'* 4th story *12'*

24. What will be the material of the front? *Brick* If more, what? *None*

25. Will the roof be flat, pitch, or mansard? *Pitch* material of roofing *Lead* roof in roof *Flat*

26. Will there be any projections beyond the building line? *Yes* Have they been approved? *No*

27. Projections or masts, etc. from building line. *None* If any, what? *None* how protected? *None*

28. Are there any bay windows? *Yes* height *8'* width *8'* protection *None*

29. Are there any oriel windows? *None* height *8'* width *8'* protection *None*

30. Are there any lower porches? *None* height *8'* width *8'* protection *None*

31. Are there any side porches? *One* height *8'* width *12'* projection *3'*

32. Are there radial? *None* depth *8'* length *8'* width *8'*

33. Will there be an area? *None* width *8'* protection *None* how protected? *None*

34. Are there any exterior stairs? *None* how protected? *None*

35. How will the building be heated? *Gas* Will the heating be forced? *No* Will the heating be forced for electric lights? *No*

36. What is the height of roof above street level? *12'*

37. Has the back ground been obtained from Surveyor of Streets? *Yes*

38. Has all other grades been obtained? *Yes* If any grades have not been obtained, has it been arranged for? *Yes*

39. Has a certificate for parking been obtained from Superintendent of Trees and Parks? *Yes*

40. Is there a sidewalk, curbing, or improved roadway in front of proposed structure? *No*

41. Does driveway *None* as required by order of Commissioner of Streets and Parks? *No*

42. Contains a garage for above deposit. No *None* date *None*

43. What is the estimated cost of the improvement? *1000.*

A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings. Application must be signed by owner of property.

Signature of Owner *Robert W. Bryant*

Address *3, W. 20th St. NW*

Date *June 24, 1920*

Figure 4: DC Building Permit #134, July 7, 1920. The People's Archive, Martin Luther King, Jr. Memorial Library.

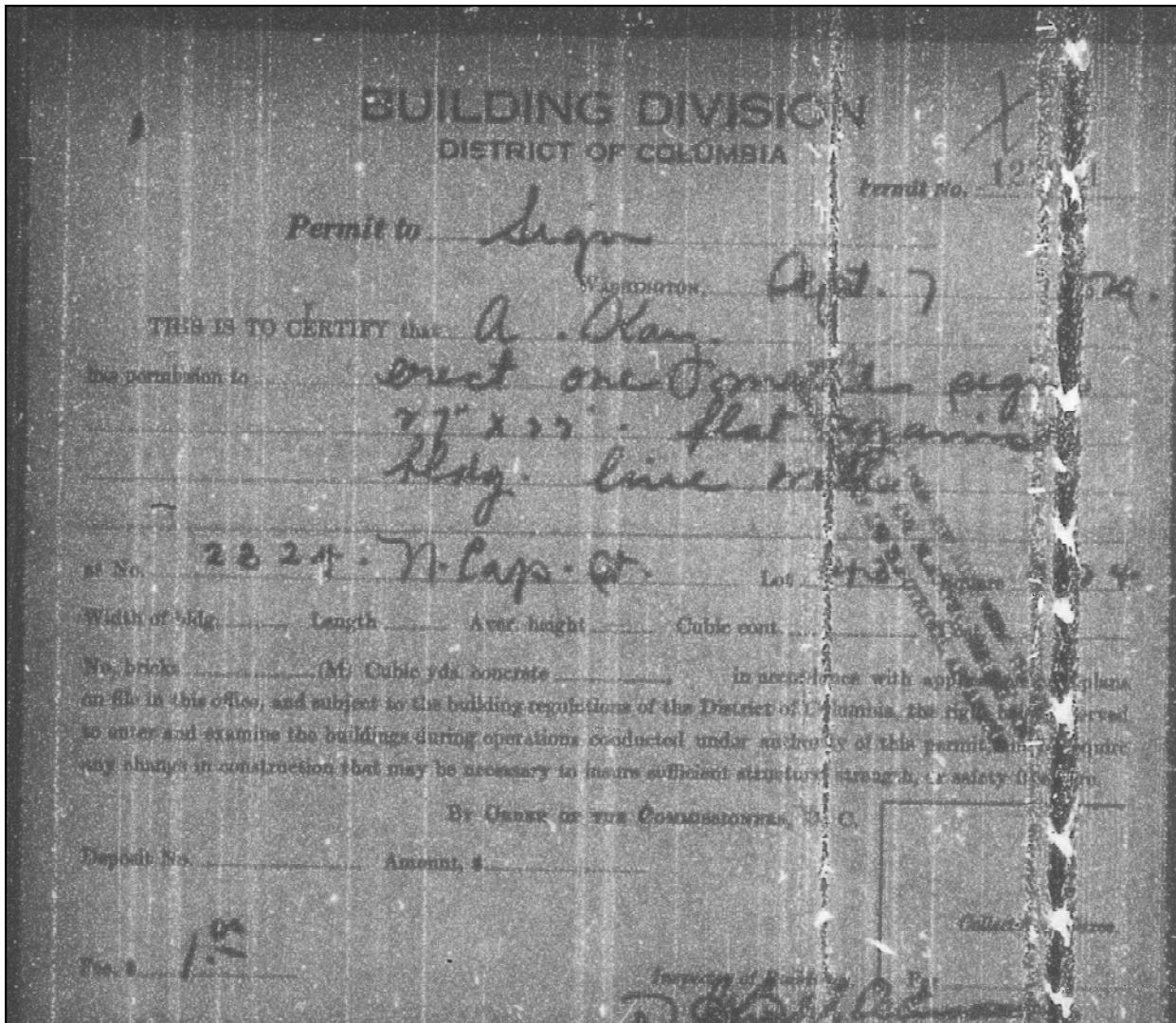


Figure 5: DC Signage Permit #127031, September 7, 1929. The People's Archive, Martin Luther King, Jr. Memorial Library.

APPLICATION FOR PERMIT TO ERRECT SIGN

Name of owner of building Alfred L. Key

Premises No. 2324 N. Capitol St. Col. 143 Square 31x41

No. to be erected 1 Material metal Size 25x22x6

Applicant is required to show, in space below, the wording, etc., of proposed sign or signs:

DISTRICT GROCERY STORES

Will sign be flat against the building line wall? yes

Will it be erected at an angle to wall? no If so, extent of projection none

Will it be erected on any part of building beyond building line? no

If so, where? _____ Extent of projection _____

Will it be a repainted sign? new Will it be placed on roof? no

Height of sign above sidewalk 12 ft How fastened? rocks

Will sign advertise a business conducted on premises? yes Occupancy permit No. 1511C

Will lights be used in connection with the sign? yes

Number of lights to be used _____ Candlepower _____
(Use of bulb "Open" is subject to order of inspe

Name of electrical contractor _____

Name of sign painter Spiegel's Sign Service

Give approximate size of each sign now on building 1 x 2 x 6 ft

If a dentist's sign, will it comply with the Act of Congress of June 7, 1924, regulating the practice of dentistry?

NO SIGN WILL BE PERMITTED TO EXTEND MORE THAN 12 INCHES BEYOND BUILDING LINE.

A PERMIT MUST BE OBTAINED FOR EACH SIGN THAT EXCEEDS 144 SQUARE INCHES IN AREA.

IF LIGHTS ARE TO BE USED, APPLICATION MUST BE MADE IN DUPLICATE. APPROVAL OF THE ELECTRICAL DEPARTMENT MUST BE OBTAINED BEFORE APPLICATION IS SUBMITTED TO THE INSPECTOR OF BUILDING.

I hereby certify that proposed sign has not yet been erected.

Signature of owner Alfred L. Key

Address of owner 2324 N. Capitol St. Col. 143

Figure 6: DC Signage Permit #127031, September 7, 1929. The People's Archive, Martin Luther King, Jr. Memorial Library.

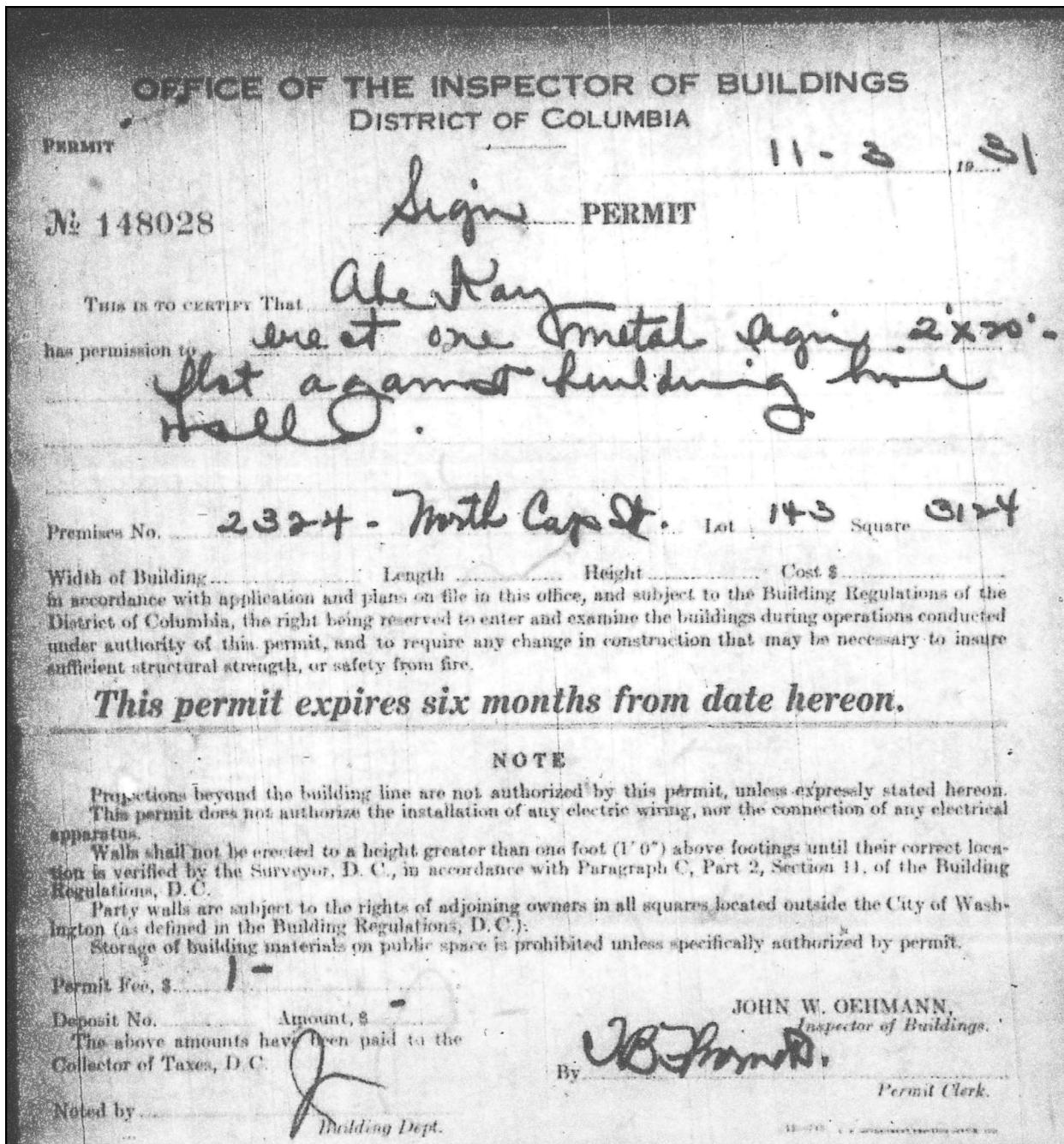


Figure 7: DC Signage Permit #148028, November 3, 1931. The People's Archive, Martin Luther King, Jr. Memorial Library.

2324
11/3/31
Form No. 1
Issued

APPLICATION FOR PERMIT TO ERECT SIGN

Name of owner of building Abe Kay

Premises No. 2324 NORTH CAPITOL Lot 442 Square 212.4

No. to be erected (1) Material Cast Iron Size 3' x 30'

Applicant is required to show, in space below, the wording, etc., of proposed sign or signs:

UNITED FOOD STORE INC.

FOR CLERK

Use None
Height 10
Area 10
Date 11/3/31
Signature Abe Kay

District grocer sign to come down.

Will sign be flat against the building line wall? YES

Will it be erected at an angle to wall? NO If so, extent of projection None

Will it be erected on any part of building beyond building line? NO

If so, where? None Extent of projection None

Will it be a repainted sign? NO Will it be placed on roof? NO

Height of sign above sidewalk 12' How fastened? SAFETY RODS

Will sign advertise a business conducted on premises? YES Occupancy permit No. 1437C

Will lights be used in connection with the sign? NO

Number of lights to be used 0 Candlepower None
(Size of bulb "Spiral" in incandescent matter is prohibited)

Name of electrical contractor CAPITOL SIGN SHOP

Name of sign painter C. G. Reed

Give approximate size of each sign now on building

If a dentist's sign, will it comply with the Act of Congress of June 7, 1924, regulating the practice of dentistry? NO SIGN WILL BE PERMITTED TO EXTEND MORE THAN 42 INCHES BEYOND THE BUILDING LINE.

A PERMIT MUST BE OBTAINED FOR EACH SIGN THAT EXCEEDS 144 SQUARE INCHES IN AREA.

IF LIGHTS ARE TO BE USED, APPLICATION MUST BE MADE IN DUPLICATE AND APPROVAL OF THE ELECTRICAL DEPARTMENT MUST BE OBTAINED BEFORE THIS APPLICATION IS SUBMITTED TO THE INSPECTOR OF BUILDINGS.

I hereby certify that proposed sign has not yet been erected.

C. G. Reed Abe Kay
Signature of owner
Address of owner 2324 - N. Capitol St. NW

Applicant C. G. Reed

Figure 8: DC Signage Permit #148028, November 3, 1931. The People's Archive, Martin Luther King, Jr. Memorial Library.

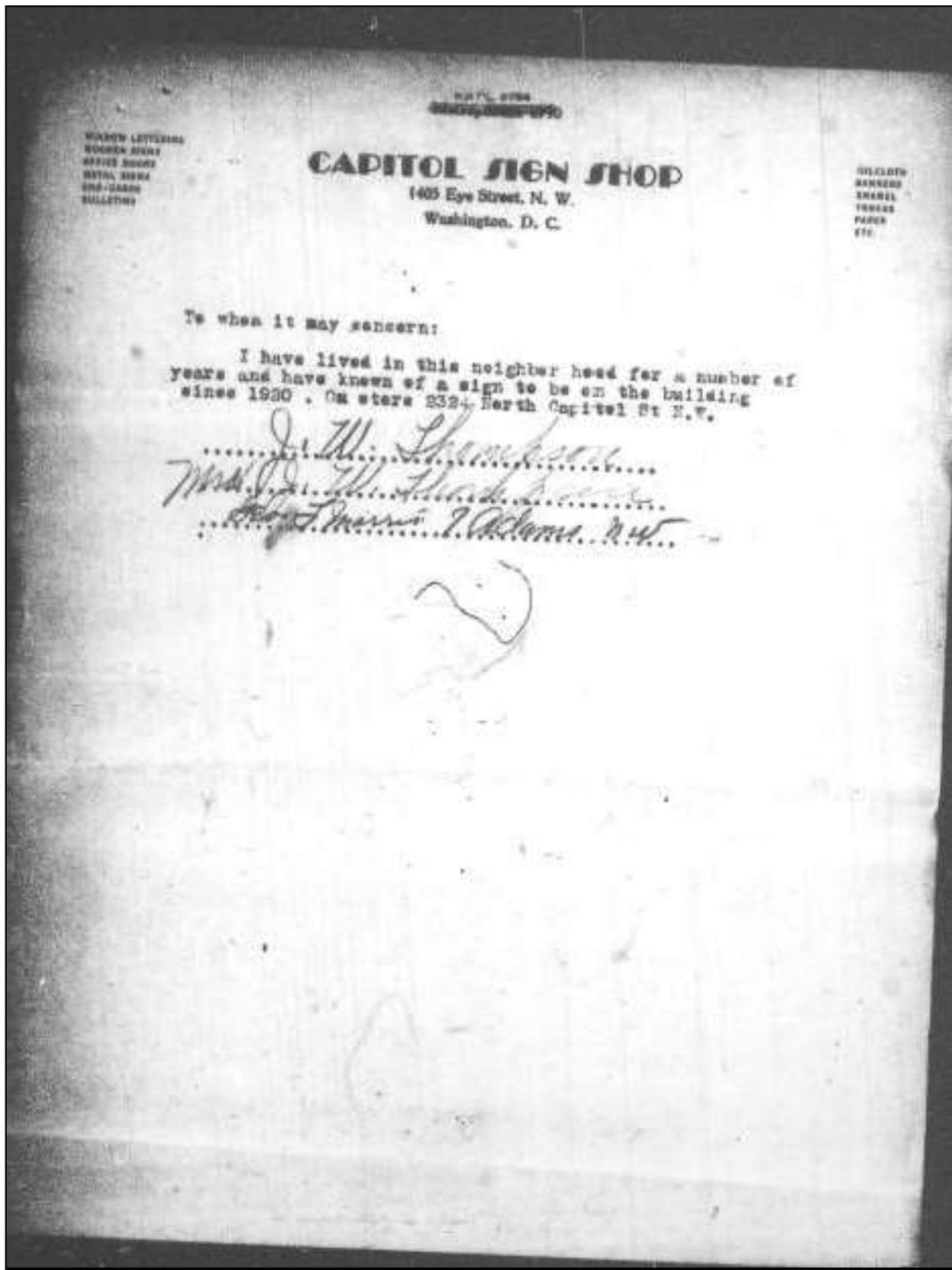


Figure 9: DC Signage Permit #148028, November 3, 1931. The People's Archive, Martin Luther King, Jr. Memorial Library.

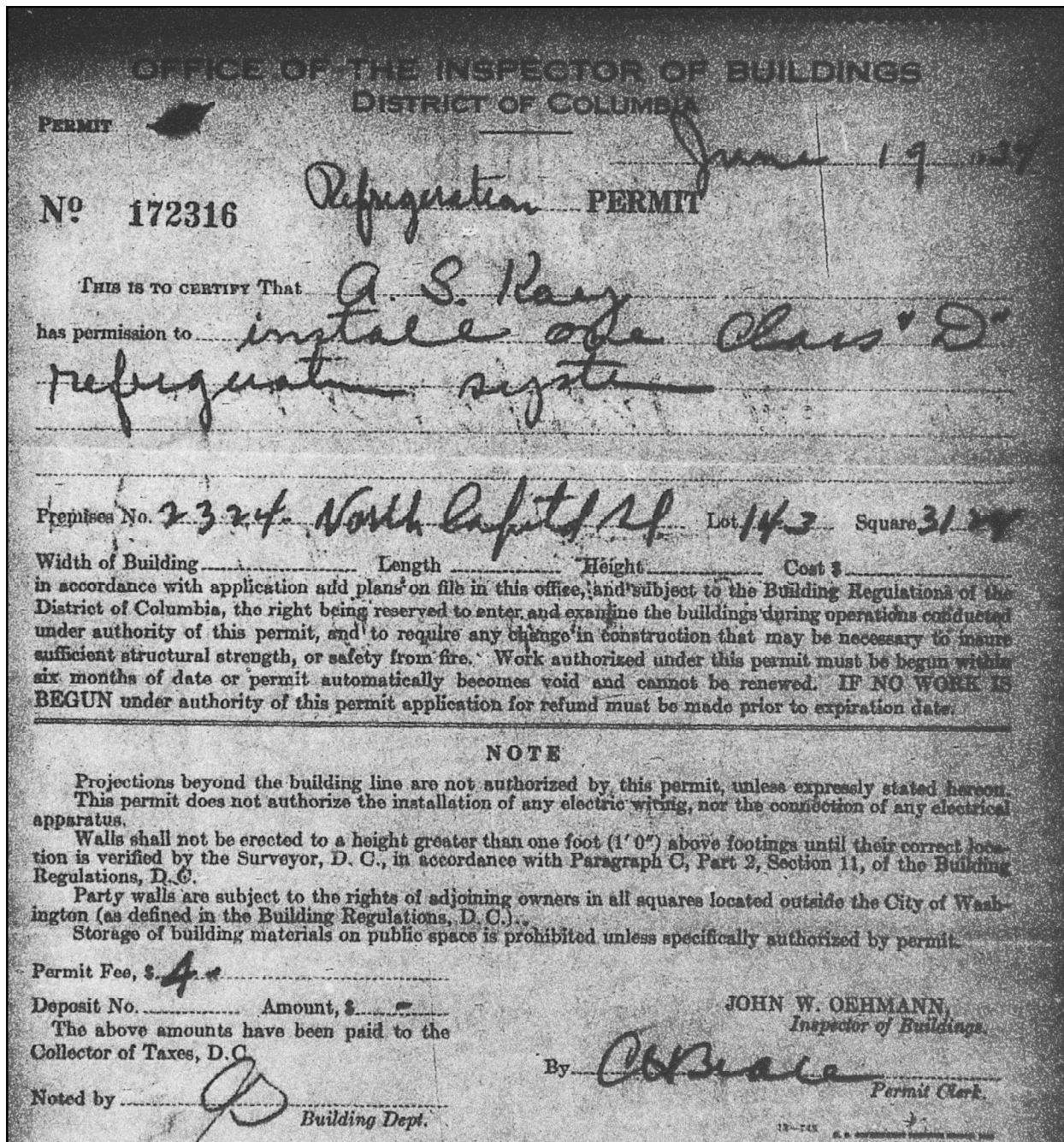


Figure 10: DC Refrigerator Permit #172316, June 19, 1934. The People's Archive, Martin Luther King, Jr. Memorial Library.

1645 U.C.

Name of owner of building	A. J. King				
Previous number	1645 N. Capitol St.				
Lot number	143	Room number	3124	Building no.	Four
Number of stories to be heated	1	Number of stories above	0		
Material used	Brick		Number of entrances used	1	
Kind of refrigerating used	Direct		Number of entrances used	1	
System	Refrigerator		Refrigeration	None	
Kind of pipe	Welded tin pipe				
Where compressor is located	Ground				
Who will work be ready for inspection	A. King				
Purpose for which building is used	Storage				
Kind of business	Storage				
Material of building	Brick	Stories	1		
Is any new electrical wiring to be done?	No				
Name of contractor	A. J. King				
Name of refrigerating machinery contractor	Washington Refrigerating Co.				
Air cooled	Water cooled	None			
The owner of this application has read and understood the contents of the above, and has signed and certified same to be true and accurate to the best of his knowledge.					
Recommended for permit	Signature of owner for authorized agent				
Address of owner	1645 N. Capitol St.				
Name of applicant	A. J. King				
Address of applicant	1645 N. Capitol St.				

Figure 11: DC Refrigerator Permit #172316, June 19, 1934. The People's Archive, Martin Luther King, Jr. Memorial Library.