FAIRLAWN:
From the Flats to the Heights

The Fairlawn Community’s boundary starts at the eastern end of the Sousa Bridge on Pennsylvania Avenue, S.E. It continues to 25th Street, then uphill and southbound on 25th Street to Naylor Road. At Naylor Road, the boundary continues uphill and south, past the Skyland Shopping Center to Good Hope Road S.E. The boundary then turns west on Good Hope Road and continues all the way downhill to Martin Luther King, Jr. Avenue at the base of the 11th Street Bridge.
The Colonial Period

What we now refer to as Fairlawn, historically was part of the Nacochtank Native American settlement. Along the banks of the Anacostia River European explorers like John Smith interacted with the Native Americans and observed the rich and fertile land which was later used for producing crops that were traded around the world. By the mid-1600s, tobacco plantations were established in colonial Maryland area along the Anacostia River, which was then known as the Eastern Branch of the Potomac. With the early development of tobacco plantations, the growing importation of slaves and with the help of largely German tenant farmers and sharecroppers, increasing amounts of tobacco were shipped down the Potomac River and off to European markets. Many wharfs were built at this time along the banks of the Eastern Branch, which was then a deep body of water where large vessels were able to navigate as far inland as Bladensburg. But by the early 1800s a failed canal system intended to connect the Anacostia and Potomac rivers dashed the hopes of many Eastern Branch farmers for a very prosperous future.

Over the ensuing years tobacco cultivation exhausted the soil and land erosion washed silt from the hills into the river. The Anacostia River eventually became too shallow to attract ocean-going commercial vessels, and it became a kind of barrier separating the Anacostia village from the economic life of the rest of the developing city. By the early 1800s the descendants of Eastern Branch landholders like Colonel John Addison, Notley Young, and George Thompson still owned massive plantations and, living in their manor homes, had adopted the lifestyle of the landed aristocracy.

Little by little, however, these families sold their land and slaves to others who sought to make their fortunes along the Anacostia River. As the century progressed, these speculators discarded their expectation that the city would expand across the Anacostia River. They began to sell their massive holdings, subdividing their tracks into smaller plantations and farms of 200 to 500 acres.
The Countryside is Urbanized

In the late 1800s, Fairlawn was a suburb of spacious estates and gardens owned exclusively by whites, and mostly of German descent. Plat maps from 1894 name most of the large property owners, several of whom were well-known business people — Arthur Christie, Henry A. Linger, Hosmer Parsons, John C. Garden, Henry A. Griswald, Charles Hayes, Henrietta Smith, James White, Adolphus Gude, and Christian Ruppert, to name a few.

“Fairlawn” was the name of Dr. Arthur Christie’s estate. As described in the Washington Post, it stretched roughly from Harrison Road (Good Hope Road) and the Anacostia River to 16th Street. Christie, whose fortune was based upon real estate, was known to be one of the wealthiest property owners in the Anacostia area. He threw “fancy” dinner parties and his estate was described as having “pretty” tennis courts.

Wealthy landowner, Adolphus Gude, was a florist in business with his brother. Some say Gude was responsible for naming the area “Fair Lawn.” Gude’s estate, Gudemont, was adjacent to the German Orphan Asylum on Good Hope Road. Established in 1879 on 32 acres of land, the German Orphan Asylum was located approximately where the Marbury Plaza Apartment complex is today. The orphanage was supported by the federal government and well-to-do Washingtonians of German descent, including Adolph Cluss, prominent architect and designer of Eastern Market. It served white youth between the ages of 3 and 11.

Upon his death in 1891, wealthy businessman Christian Ruppert left $5,600 to the orphan asylum for the erection of a home for the elderly. It was to be named the Christian and Eleanora Ruppert Home for the Aged and Infirm. The home was built in 1902 on four acres of the asylum’s property, roughly at the center of today’s Fairlawn Estates at 22nd and T Place. Both institutions operated until the 1950’s.

Another family of florists who were Scottish, John and Alexander Garden were also large landholders in Fairlawn. Their property stretched from Naylor Road, between the Christie property to Minnesota Avenue. In 1903, Henry, Charles and Edward Linger each resided on property they owned between 17th and 19th Streets along what is now Good Hope Road. The Linger family had been owners in the Fairlawn community since at least 1878. Their wealth came from manufacturing mattresses.

Fairlawn had only a few roadways in the late 19th century, indicative of its rural character. Among these were Burnt Bridge Road, Naylor Road, S Street, T Street, 16th Street, 17th Street, Harrison Street (Good Hope Road), and Anacostia Avenue (Minnesota Avenue). The area that is considered Fairlawn today incorporates a portion of Twining City, which had been subdivided by 1888. The streets of this neighborhood included – Prout Street, Carroll Street (later 22nd Street), Nicholson Avenue, and...
Pennsylvania Avenue. There was only one major church in Fairlawn during this time, the Garden Memorial Presbyterian Church at 17th Street and Minnesota Avenue, built in 1892.

On July 2, 1911, a *Washington Post* article announced “Fairlawn Cut Into Lots.” Over 120 acres of the Christie property were sold to Oscar C. Brothers, Jr. who carved the estate into building lots. Brothers was the nephew of Arthur Randle, the developer of Congress Heights. The article reported that trees and shrubs of the old country residence had been removed, and hundreds of new brick row-homes were being built. Two weeks later, on July 14th an advertisement in the *Washington Post* summoned “500 men” to buy homes at the newly subdivided Christie property. These new Fairlawn homes were projected to provide an economic stimulus to the as yet sparsely developed Anacostia.

![Garden Memorial Presbyterian Church, August 6, 1949 – Wymer Collection, The Historical Society of Washington, DC](image)

The Fairlawn of the 1930s was an all-white, economically prosperous and fairly self-sufficient neighborhood. By 1950, according to the *Washington Post*, Fairlawn Avenue was lined with modernized high voltage electric light poles which gave “outdoor luminosity to the community.” By then, additional roadways and streets had been formed such as: Young Street, R Street, 18th Street, 19th Street, 20th Street, 21st Street, 22nd Street, and Ridge Place. Also, streetcars and Capital Transit public buses were the major forms of public transportation.

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**LOTS FOR SALE**

500 MEN WANTED to pay for their homes in FAIRLAWN with the money they are now paying for rent. The beautiful old CHRISTIE PROPERTY is now subdivided, and is placed on the market. Dupont street car service to Capitol (13 minutes), Union Station (17 minutes), Center Market (17 minutes). Residential lots. Extraordinarily easy terms. $10. cash and $2 a week.

OSCAR C. BROTHERS, JR., OWNER.

Advertisement in *The Washington Post*, July 14, 1911
The Flats

Anacostia Park, formerly known as Fairlawn Park, was composed primarily of the “flats”. A 1919 Washington Post article asserts that the river park “flats” came about after the Army Corps of Engineers deepened the Anacostia River and raised the adjacent land by an average of four feet to build cover for the water pipes and channels to homes and businesses east of the river. Local officials and the Corps believed the wetland flats of the Anacostia River hosted disease and waste and that it would be better to dredge the contaminated material and create new park space for the District.

James Manion, Jr., who grew up in Fairlawn during the 1940s and 50s, recalls the name “Fairlawn” signifying the park and the “flats,” the lower portion or northern-most part of Fairlawn. Gerald Upright, who attended schools in the area during the 1950s and 60s, described the flats as the park and the two to three blocks from the park over to Minnesota Avenue.

Manion’s father told him stories of the Washington Redskins practicing at the park in the area where the swimming pool is now located. He went on to explain that Fairlawn Park had the No. 11 Police Boys Club, a golf course, and baseball diamonds, including what was then the best, if not one of the best, baseball diamonds in the city. He also recalled the crab apple trees, whose fruit he and his friends mostly used as projectiles. However, Mary Anne Upright, another former resident, noted the flowers of the trees were the inspiration for an annual Crab Apple Blossom Festival and father would drive the car carrying the Grand Marshal of the parade through the park on Anacostia Drive.

The flats were also the scene of some less pleasant memories. In May 1932, amidst the Great Depression, approximately 20,000 jobless black and white veterans and their families descended on Washington hoping to persuade Congress to pay them their promised World War I bonuses some 14 years early. Self titled Bonus Expeditionary Force but popularly known as the Bonus Marchers or Bonus Army, set up several camps on Capitol Hill, however, their primary camp was on the flats of Anacostia Park. “Camp Marks”, as it was called, housed almost 15,000 men, women, and children. The camp, located between the Sousa and 11th Street Bridges, became a small shanty town of small shacks and hovels created from tents and materials salvaged from a nearby dump. Some campers slept in cardboard boxes or metal barrels, or on mats or the muddy ground. The camp had streets, music and daily marches or parades. In Camp Marks, black and white veterans coexisted in unity. The men ate together, sang together, and rallied together despite Jim Crow laws. They even performed Vaudeville-type shows for their morale and the audiences often included nearby neighborhoods, curious about the life of the veterans at the camp.

In July 1932, after Congress failed to pass legislation to compensate the veterans, President Herbert Hoover ordered the veterans evicted from their sites on Capitol Hill. A brigade of six hundred specially trained troops led by then Army Chief of Staff Douglas MacArthur rousted the Bonus Marchers from sites along Pennsylvania Avenue. Then to the surprise of eye witnesses, the brigade paused to regroup before charging on Camp Marks, launching tear gas grenades and setting fire to the camp until
the Bonus Marchers retreated and dispersed. In the end, four people were reported dead, 54 injured, and 135 arrested.

While the efforts of these veterans failed, this and other events led Congress to override President Theodore Roosevelt’s veto in 1936 to give WWI veterans their promised bonus 10 years early. Just eight years later, the general disapproval of the treatment of veterans would contribute to the passage of the GI Bill of Rights in 1944, which thereafter provided support for veterans of wars.

Another noteworthy event that perhaps heralded future racial tensions occurred on the flats in June 1949, when reportedly about 50 local black children attempted to enter the previously all-white Anacostia swimming pool. The manager responded by closing the pool an hour after it had opened. Two days later a group of allegedly 30 black youths went to the Anacostia pool. A fight began in the shower room and one black boy’s nose was broken and another youth of unspecified race received a cut over his eye. After the U.S. Park Police arrived and broke up the fight, the black youngsters left the pool. Department of the Interior Secretary Julius Krug ordered the pool closed until further notice. The pool was reopened to all citizens in 1950.
Six years later, on October 5, 1954, white Anacostia High School students held an organized march through the streets of Fairlawn, protesting the integration of DC public schools. A Washington Post article titled “Integration Protested by Some Pupils” noted that students from the nearby all-white Kramer Junior High School climbed school fences at recess to join the high school marchers. The demonstration continued to the Anacostia Park flats until police arrived on horseback to control the protesters.

Homes, Schools and Commerce

While the song “Home Sweet Home” was alleged to have been partially composed on George Washington Talburt’s property just south of the Navy Yard (11th Street) Bridge, homes in Fairlawn have been a source of pride and respite for many owners over the years. In spite of the early sparsely developed setting, Fairlawn quickly became densely populated. Homes surviving today were built from 1894 into the 1940s, the majority built between 1910 and 1930.

There are many home designs in Fairlawn, from single detached to triplex and multi-unit apartment buildings, one of the most commonly used architects was the prolific George T. Santmeyes whose work in the 1920s is evident in the 1300 through 1600 blocks of Ridge Place and S Street among other locations in Fairlawn.
Ironically, in this all-white enclave was found the work of DC’s most productive African American architect, Lewis W. Giles, Sr. His 1930s designs are throughout Fairlawn, but concentrated on the 1400 block of 18th Place, and the 1600 block of Minnesota Avenue.

Harvey Baxter was the architect for the subdivision called Fairlawn Village. Constructed between 1938 and 1940, as one of the largest FHA-insured low cost single family housing projects in the Washington area. These homes are found mostly along Good Hope, S, T, U, 18th and 19th Streets in the 1800, 1900 and 2000 blocks.

Fairlawn’s first public school was Benjamin G. Orr Elementary School. Named after the fourth mayor of Washington, DC and built for white students in 1902, it was located on Prout Street, at the corner of 22nd Street. It was later demolished and replaced. The new Orr, erected in 1974 to accommodate the increased student population, was constructed at the corner of 22nd and Minnesota Avenue.
In 1935, Anacostia Senior High School became the second public school in Fairlawn and the first public high school east of the river. Built at 1601 16th Street, Anacostia Senior High School, with 247,000 square feet, provided new public education opportunities to its white-only student body. In 1953, just two years before integration, Anacostia High School made national news for being the first public high school to have a “night-long” prom. There were, of course, parental and faculty chaperones. The prom lasted until midnight, which was rare at the time. The students ended the night at the Anacostia Theatre on Good Hope Road. The event proved successful and began a new trend in high school proms.

Kramer Junior High located at 1700 Q Street was built in 1943 for grades 7 through 9 and like Anacostia Senior High School was exclusively white. Kramer was named after an influential assistant superintendent of DC public schools, Stephen E. Kramer. He spearheaded a program for junior high school boys that incorporated periods of exercises, military drill maneuvers without guns, and hygiene training to prepare the young boys for military drafts.

Despite demonstrated resentment, January 7, 1955 marked the beginning of the desegregation of Anacostia High School as the *Washington Post* heralded, “Integration Begins Today for D.C. Highs”. Five years later, in 1960, it was reported that Kramer Junior High School was 15% over capacity. In 1964, Kramer submitted a request to transfer some students to other, less crowded junior high schools. By 1970, like Fairlawn, Orr, Anacostia, and Kramer schools were all majority black schools.

In 1920, Good Hope Road was lined with “mom and pop” shops. There was Allen Thomas’ Feed, Sam Franzier’s Coal, J.H. Miller Barber, Frank Campbell Hardware, and Pumphrey and Mays Soft Drinks, along with warehouses and other small shops. The Sanitary Grocery Company stood alone as a large commercial business retailer on the Good Hope Road corridor at the time.

However, by 1950, Good Hope Road was booming with businesses. Taverns and restaurants like The Shanty, the Green Derby, and Little Tavern were at the foot of the 11th Street Bridge where according to local residents, military personnel from the Anacostia Naval Air Station and the Washington Navy Yard would mingle. At the 1100 block of Good Hope Road businesses like, Peoples Drug Store, the Anacostia Post Office, the Anacostia Lunch Restaurant, Pyles J. Raymond Grocery, and the Family Barber Shop, were among many other businesses. The 1200 block housed F.W. Woolworth, Ourisman-
Mandell Chevrolet, Keystone Restaurant, Paramount Shoes, Thompson Brothers Furniture, John Trible’s Appliance & Service, Sarah McCavett’s Beauty Shop, and nearly twenty other businesses.

Howard’s Cleaners and Launderers, Safeway, District Home and Auto Supply Stores, Acme Market, and the Fairlawn Theatre were located in the next block along with a host of supply companies, the offices of a lawyer, doctor, and dentist, and shoe repair shops. In the 1500 block of Good Hope Road were the Anacostia Public Library, the Charles Berry Ice Cream Shop, and L N Burch & Sons Florists. Established in 1904, the Columbian Iron Works at 1402 - 22nd Street was a major business in the Fairlawn community. According to local residents, it was known throughout the city for making decorative ornamental iron stairs, porches, gates and fences.

Gerald and Mary Anne Upright, remember shopping at the DGS (District Grocery Stores, a largely Jewish-owned chain of cooperative grocers) on Minnesota Avenue, and at Kat’s Market near Prout Street. They also recall viewing movies all day at the Anacostia Theatre for 60 cents. Manion, as well as long term Fairlawn resident Janice Larsen-Tyre, recall the Hi-Ho Restaurant that featured a soda fountain and ice cream that was very popular amongst the kids. It was located on Good Hope Road right across from Minnesota Avenue.

By 1970, along with the white exodus, there was a change in the mix of businesses. Many more vacancies existed along the Good Hope Road commercial strip. The new mix of businesses included the Washington Technical Institute, the Anacostia Citizens & Merchants Non-Profit, Anacostia Center for Medical Services, F.W. Woolworth, a self service laundry, a Sunoco gas station, and several other auto-related businesses. This era also ushered in the proliferation of social service agencies such as an office of the D.C. Department of Public Welfare and a U.S. Army Recruiting Station.

Angela Simpson, a resident of Fairlawn since the mid-1960s, fondly remembers that on 14th Street, in the old Carroll Laundry building, there was Linens of the Week where, as a child, she would buy snacks from the vending machines. However, the idyllic memories of Simpson, Mary Brown and other residents are marred by their recall of the crack cocaine epidemic that swept through Fairlawn in the 1980s. The scourge drastically impacted the fabric of the community. It was the ensuing open air drug sales, robberies, burglaries and prostitution that led to the formation of the Fairlawn Coalition, also known as the Orange Hats. Neighbors became engaged in civilian patrols and stood watch on certain ‘hot spot’ intersections and blocks to protect their treasured homes, streets, and community.
Because We Live Here: Origins of the Fairlawn Citizens Association

While he is not a member of the Fairlawn Citizens Association, it is not unusual to see Stephen Tweedy or any of his neighbors throughout the community near S Street or Ridge Place sweeping the sidewalk or alley. Tweedy remembered a neighborhood youth once asking him why he was sweeping the street. Tweedy stopped, looked at the child and repeated what his father had once said to him, “Because we live here, that’s why we sweep.”

In the latter part of 1966, a few residents from the area of 16th Street and Ridge Place formed a Beautification Block Club, to work together at keeping their street clean and at beautifying the community. According to Ora Glover, who compiled a brief history of the Association for the program bulletin of its First Community Luncheon, the founding members of the association were: Margaret Darden, Helen Desperate, James Desperate, Frances Jackson, Juanita Jefferson, William Lauray, Booker Tolbert, Clois Tolbert, and William Willis. Their first meeting was held in the home of William Willis on Ridge Place. Frances Jackson was elected the first president and she served from 1966 to 1971. In 1969 the Beautification Club members tried to join the existing Fairlawn Civic Association but they were not welcomed. As more Fairlawn residents, mostly black and relatively new to the area, joined the Beautification Club, its members decided to rename themselves the Fairlawn Citizens Association (FCA). After several meetings in different homes, the membership increased so rapidly that it became necessary to hold the meetings at a larger location – Bethlehem Evangelical Lutheran Church at 1600 T Street.

Later in 1969, the meetings were moved to the Anacostia Neighborhood Library but due to the early closing of the library, the meeting location was changed to the Garden Memorial Presbyterian Church at 1720 Minnesota Avenue. Rosa Hart was elected the Association’s second president and she held that post from 1971 to 1976. In 1975, the FCA was incorporated as a non-profit organization, and in 1980, it joined the D.C. Federation of Civic Associations, Inc. and held its First Community Luncheon as a fundraiser. Other members of the community who have served as president of the FCA are Ernest Darling, Carol Burnett, Edward Stewart, Thelma Jones, James Davis, Calvin Gurley, Joseph Carter, and Diane Fleming.

Through its meetings, newsletter and website, the FCA seeks to keep the residents of Fairlawn informed of community events and activities, as well as city activities that affect them. At each meeting, lawmakers and/or service providers are guest speakers to enlighten the community and to respond to concerns. Law enforcement officials may also attend the meetings to discuss crime reduction and prevention. Each month, the Fairlawn Informer newsletter is published and delivered to residents via their Block Captains and other delivery persons, such as students earning community service hours. The newsletter features the speaker for the upcoming meeting, announcements, news from the neighborhood and other useful information. The names of new and renewing members, the month’s birthday celebrants, get-well wishes, and expressions of sympathy are also reported. In the early 1990s, Patricia Jones created the current FCA newsletter and in 1995, she received, on behalf of FCA, the Washington Post Award for Outstanding Community Newsletter from the DC Federation of Civic Associations.
Every year, FCA either sponsors or co-sponsors several community events. Past events included the annual Easter Egg Roll on the Saturday before Easter, initially held at the DC WASA, Anacostia Facilities Yard, at 18th Street and Minnesota but later moved to the Anacostia Neighborhood Library at 1800 Good Hope Road. Children up to age 12 are invited to hunt for eggs, play games, and have refreshments. Thelma Jones, as well as, Patricia and Fred Jones recalled the annual spring parades the Friends of the Library would have with the support of the FCA. One year, there was a float decorated as a big book. Florence Powell, who lived at 17th and T Streets, used to get the Anacostia Chrysler Plymouth car dealership to put their old classic cars in the parade. The vintage cars, school bands, and the local National Park Service staff led by Burnice Kearney, would join in the parade as it traveled down Martin Luther King, Jr. Avenue and up Good Hope Road to the library. Afterwards, punch and hot dogs would be served to all the parade participants.

Overnight trips to Atlantic City and cruises have been also been used as social activities and fundraisers. The annual Christmas Tree Lighting Ceremony is held on the first Saturday in December in Fairlawn Park at Minnesota Avenue and Good Hope Road. At the ceremony, residents exchange holiday greetings, sing carols, and enjoy holiday treats, including hot apple cider and soup. The December FCA meeting is devoted to a potluck holiday dinner where residents share their culinary delights with their neighbors and friends. In 1998, the FCA held its first Annual Harvest Ball, a dinner and dance to raise money for the FCA Scholarship Fund. And, in recent years, in cooperation with the Metropolitan Police Department’s Sixth District Police Service Area 607, the FCA has sponsored a National Night Out gathering at Fairlawn Park on the first Tuesday of August. National Night Out is designed to heighten crime and drug prevention awareness, and to generate support for and participation in local anti-crime programs.

**Optimistic About the Future**

“Optimism is alive in Southeast D.C. neighborhood of Fairlawn.” So ran the title of a special article by Amanda Abrams in the *Washington Post* real estate section on October 23, 2010. Despite some feelings that there are forces at work that are beyond their control, Fairlawn residents are optimistic for a vibrant future. There is really nowhere to go but up. The recent and planned new developments in and around Fairlawn all portend a vibrant future for its residents. These include the Anacostia Economic Development Corporation Building which houses the DC Office of Housing and Community Development, and a branch of the Industrial Bank of Washington; the new Anacostia Neighborhood Library; the Yes! Market; the modernization of Anacostia Senior High School; the rebuilding of the 11th Street Bridges to separate the interstate and local traffic; the Anacostia Waterfront Initiative’s River Walk bringing increased access to Anacostia Park; the Department of Homeland Security moving to the St. Elizabeth’s west campus; and, the planned new retail and residential development at Skyland. But these developments don’t just happen automatically. They happen because of residents who take ownership in the future - residents who articulate what they want and what they don’t want, building a consensus and staying the course to see things through.
For this project, in addition to library and private collection research, we interviewed 14 people in 11 sessions. The interviewee were black and white, including three couples; past and current residents, people who could recall life in Fairlawn going back to the 1940s, as well as, people who moved into Fairlawn during the 1960s and 70s. They all, pretty much, spoke of a close knit community, where they knew their neighbors, often because of their children and school or church activities. But there were also concerns about unsupervised young people needing positive things to do, neighbors who didn’t care about the appearance of their yards, and disrespectful youth loitering on the sidewalks. Overall, however, people were, in a word, optimistic.

There was a lot more information, subjective and anecdotal, collected for this project, far more than could be used. However, this information was helpful in guiding some of the research and in steering the direction of the project. The Project Director, Graylin Presbury, welcomes all questions, comments and suggestions please email: info@fairlawndc.org. For more information about the Fairlawn Citizens Association, please visit: www.fairlawndc.org.

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Heritage Quest. Genealogy: Online Database, 1790-1930. Online/Print.


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Star Collection, DC Public Library; © Washington Post

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