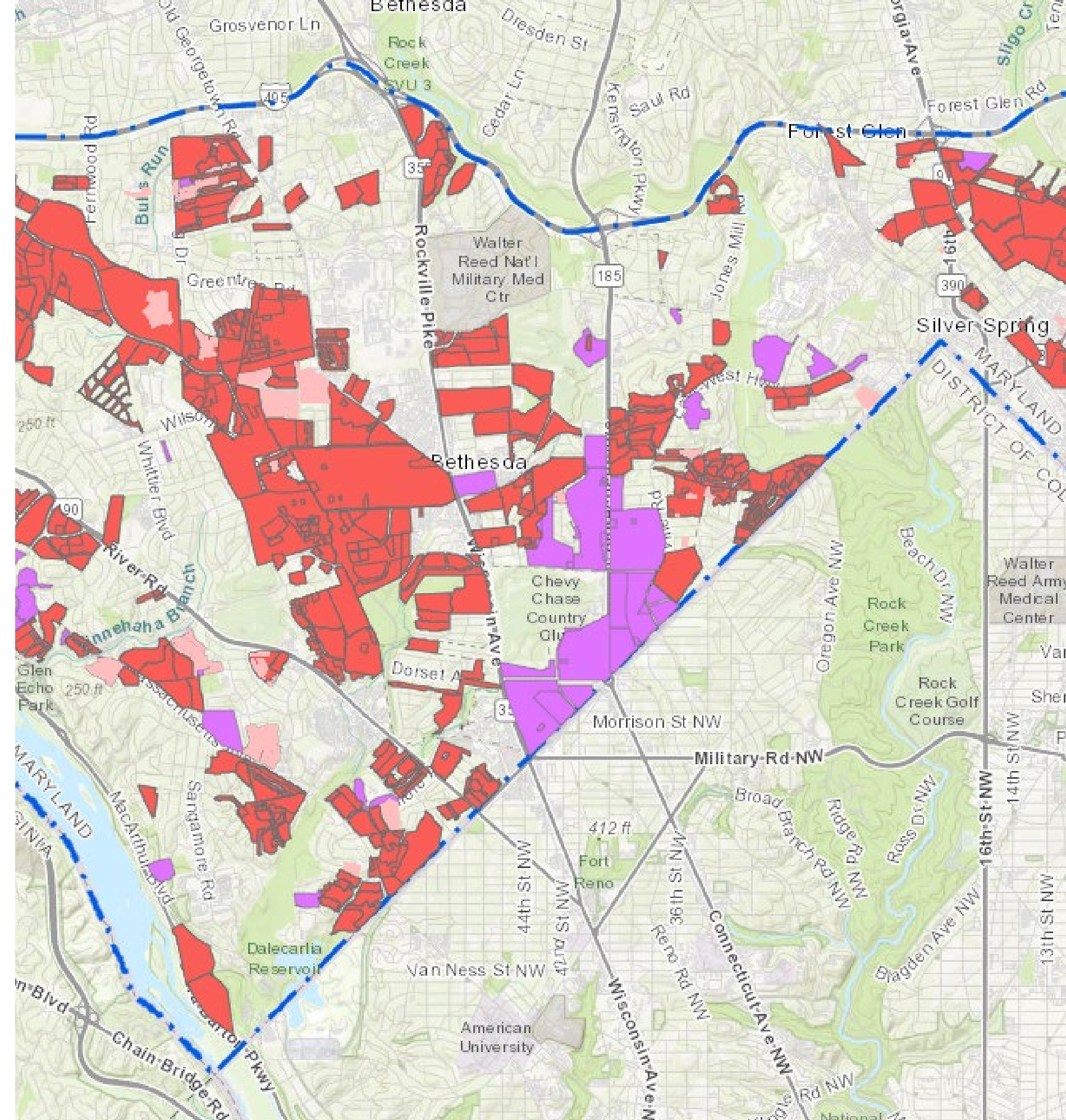


Montgomery Planning | Countywide Planning and Policy Division | Historic Preservation Section

Mapping Segregation Project

Scope of the Mapping Segregation Project

- Key Goal of Montgomery Planning’s “Equity Agenda in Planning” from 2020
- Document racial restrictive covenants to 1953, 5 years past the Supreme Court’s Shelley v. Kraemer decision that held such covenants unenforceable.
- Create new GIS maps and layers showing the covenants and restrictions at the subdivision level in the Downcounty Planning Area.

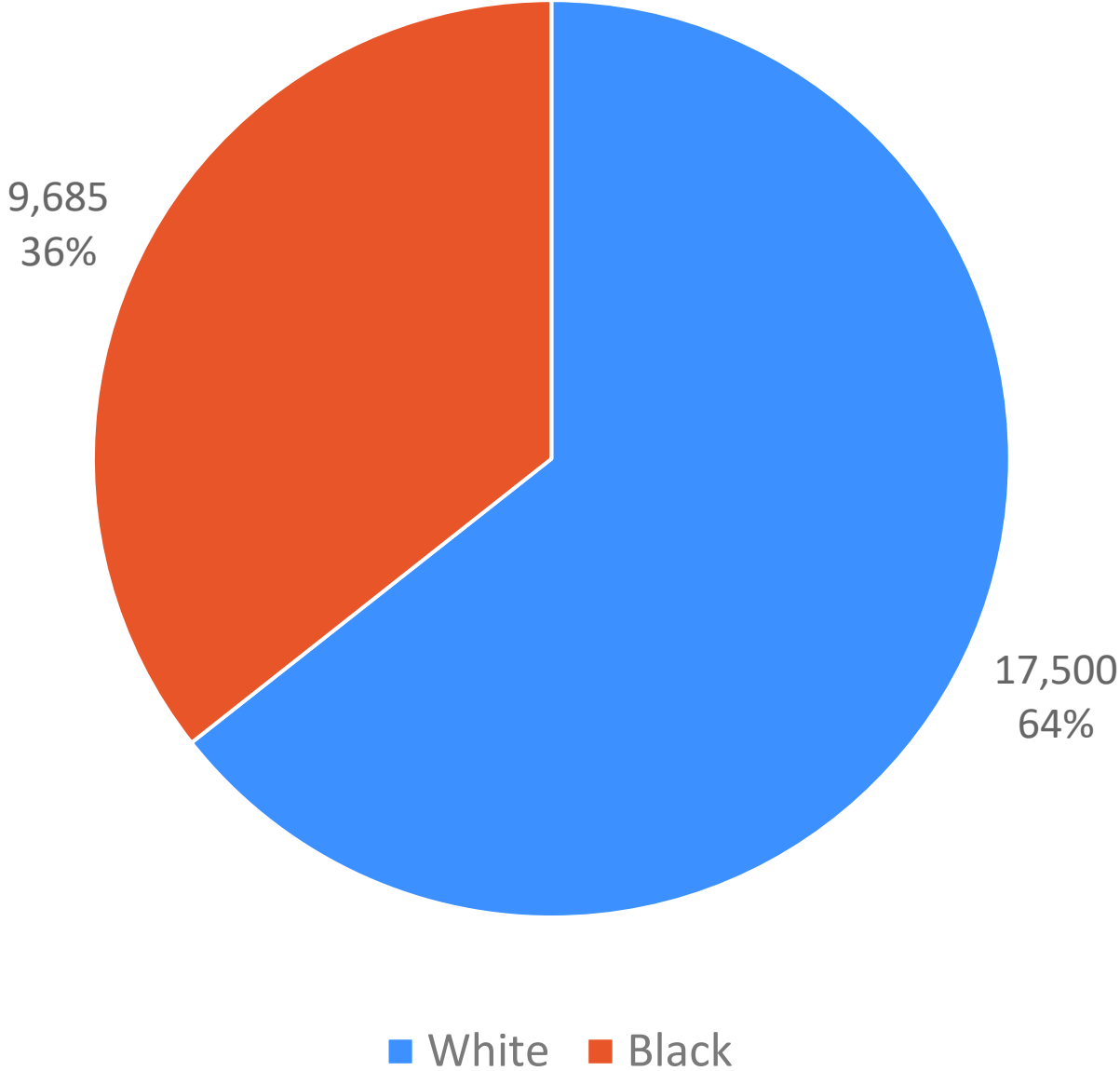


Outline

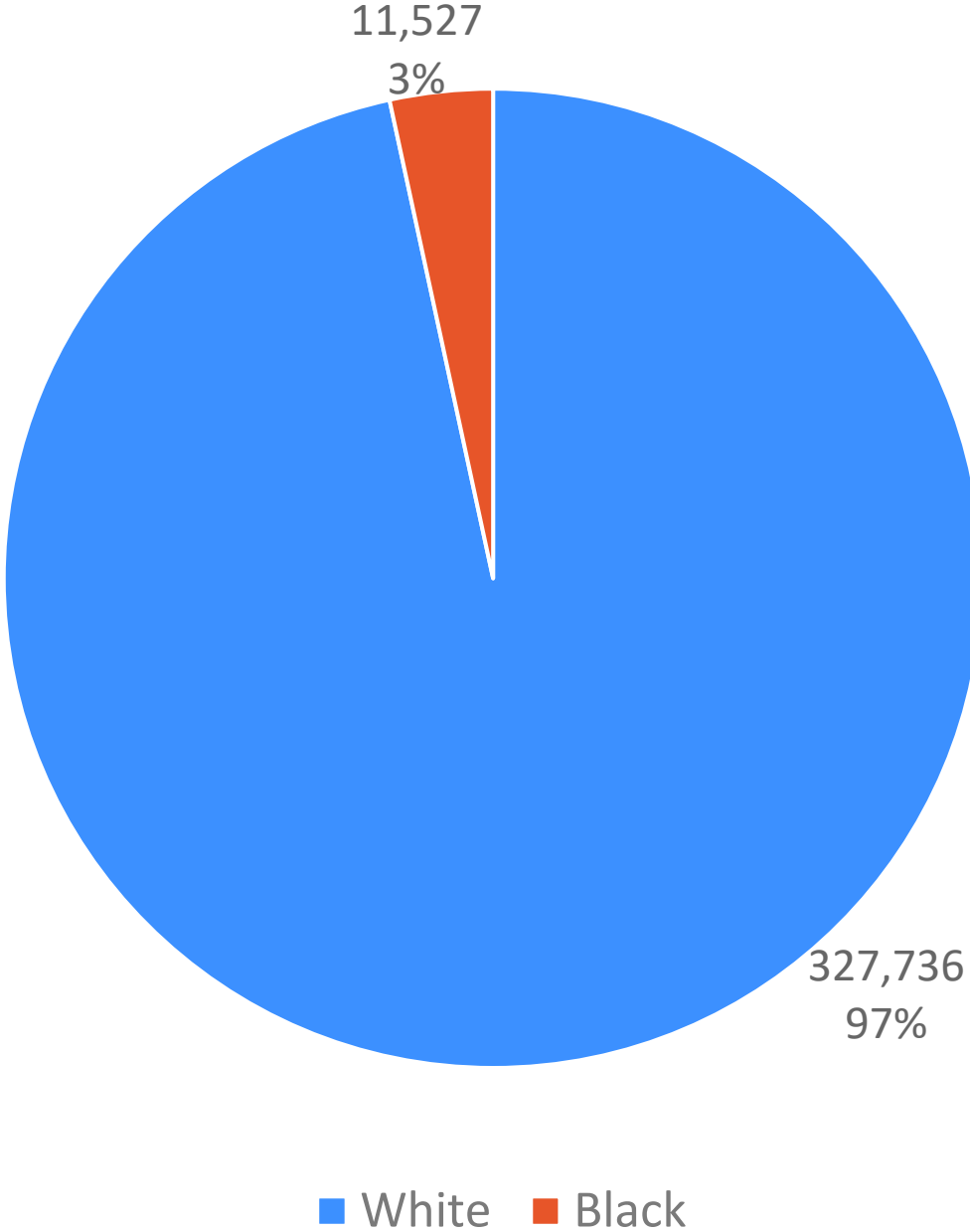
1. Discriminatory Housing Practices – The Home Owners' Loan Corporation, the Federal Housing Administration, and Redlining
2. Mapping the Racial Restrictive Covenants
3. The Tushin Case/Civil Rights Figures
4. Single-Family Housing Covenants
5. Case study: Takoma Park and Black Homeownership
6. Key Takeaways

Montgomery County Population Shift

Population in 1890

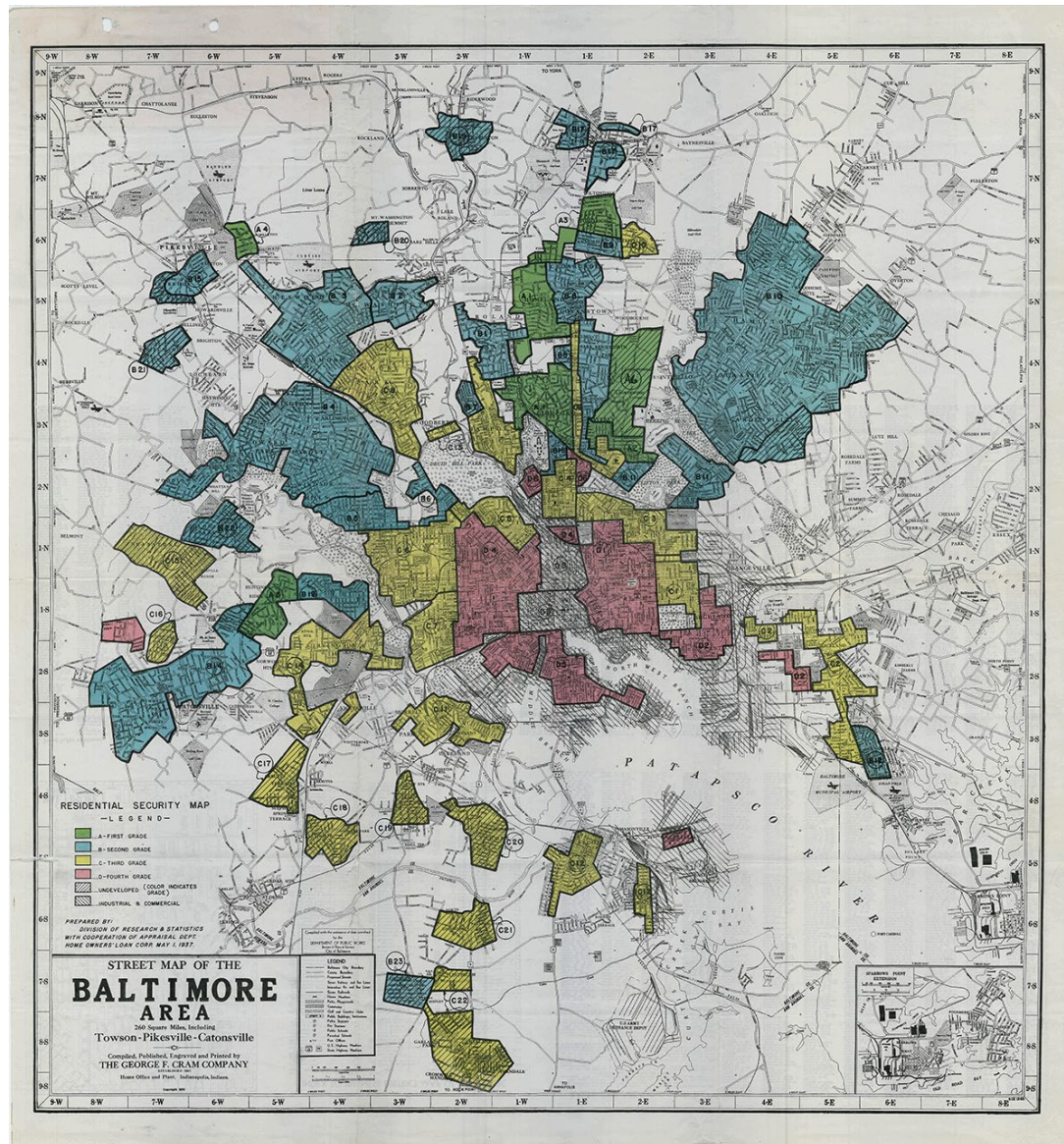


Population in 1960



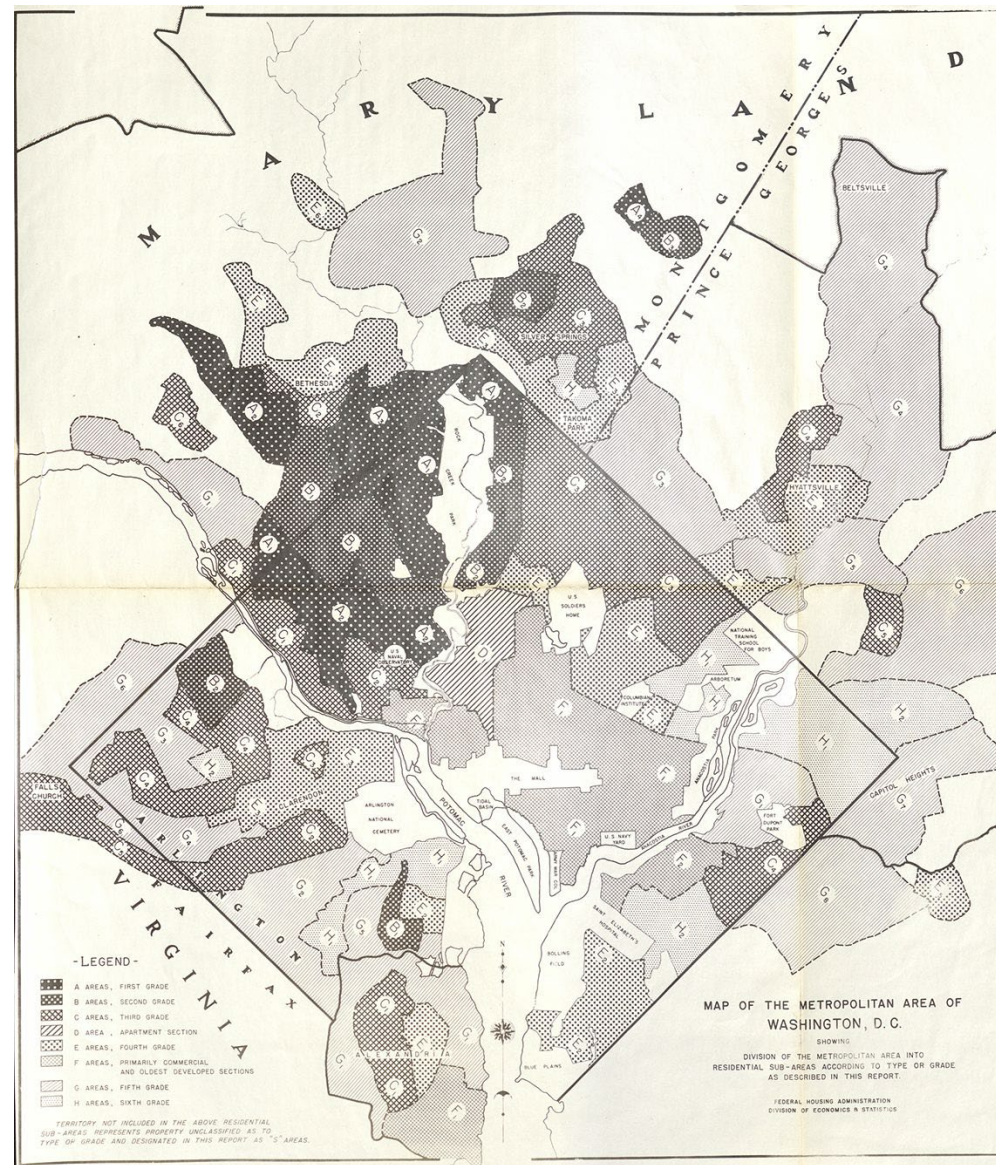
Discriminatory Housing Practices

Home Owners' Loan Corporation



Residential Security Map of Baltimore Area, 1937.
Source: Mapping Inequality,
<https://dsl.richmond.edu/panorama/redlining/>.

Federal Housing Administration



Map of the Metropolitan Area of Washington, D.C. Showing Division of the Metropolitan Area into Residential Sub-Areas, 1937.
Source: Mapping Segregation DC,
<https://mappingsegregationdc.org/>.

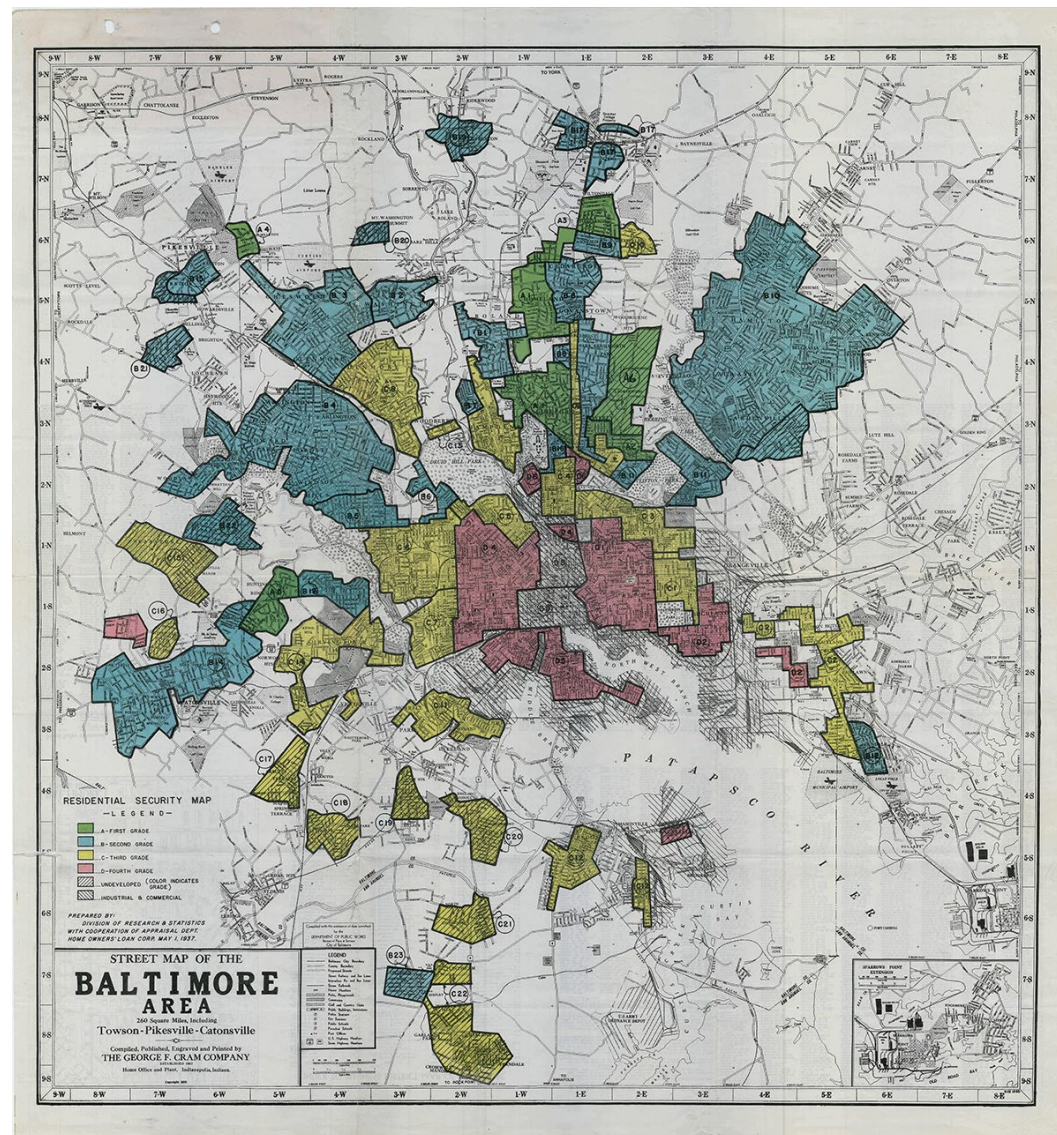
Restrictive Covenants



Example of deed books.
Source: BMI Imaging Services.

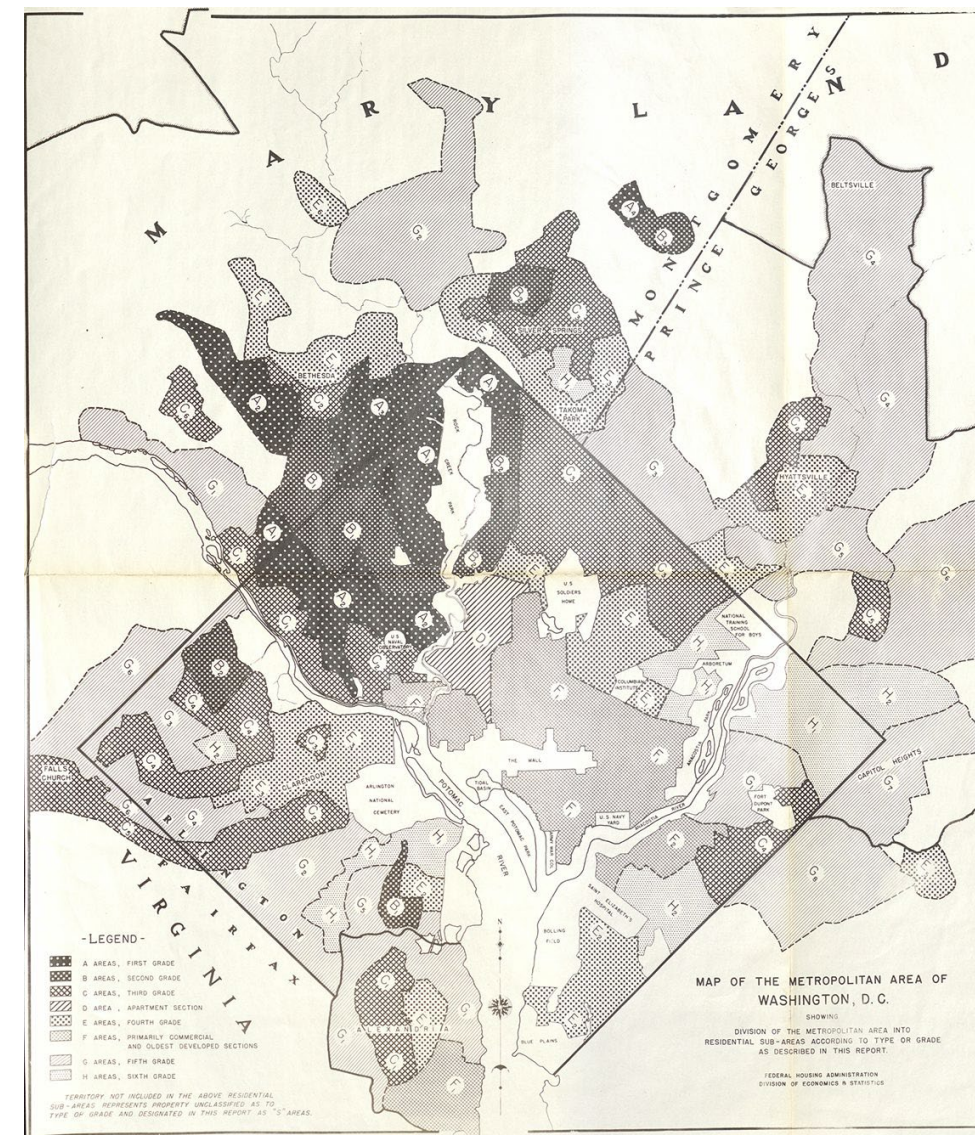
Why Study Racial Restrictive Covenants?

No Redlining Maps (HOLC)



Residential Security Map of Baltimore Area, 1937.
Source: Mapping Inequality,
<https://dsl.richmond.edu/panorama/redlining/>.

FHA Residential Sub-Area Map Limited



Map of the Metropolitan Area of Washington, D.C. Showing Division of the Metropolitan Area into Residential Sub-Areas, 1937.
Source: Mapping Segregation DC, <https://mappingsegregationdc.org/>.

Racial Restrictive Covenants

Racial Restrictive Covenants:

- Prohibit the sale, rent, lease or occupation to particular groups of people.
- Enforcement required affected party to take individuals to court.
- Ruled unenforceable by the Supreme Court in 1948.
- Individuals could write them into land records until passage of Fair Housing Act in 1968.

(f) No building costing less than \$5,000 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one story open porches and garages shall be not less than 630 square feet in the case of a one-story structure nor less than 450 square feet in the case of a one and one-half, two, or two and one-half story structure.

(g) All lots are intended for use by the Caucasian race. No race or nationality other than those for whom the premises are intended, shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or a tenant.

Example of a deed record with racial restrictive covenants.

Source: Montgomery County Land Records.

How to Find Covenants

Mapping Prejudice by the numbers

33,000	80,000	6,087
VOLUNTEER HOURS	DEEDS TRANSCRIBED	VOLUNTEERS

We need your help to map racial covenants. We are relying on volunteers to read deeds and create the database we need to plot these covenants.

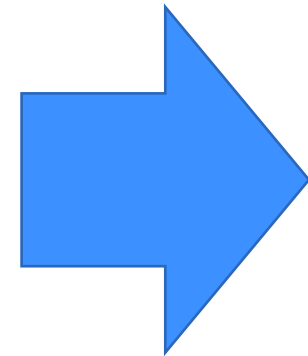
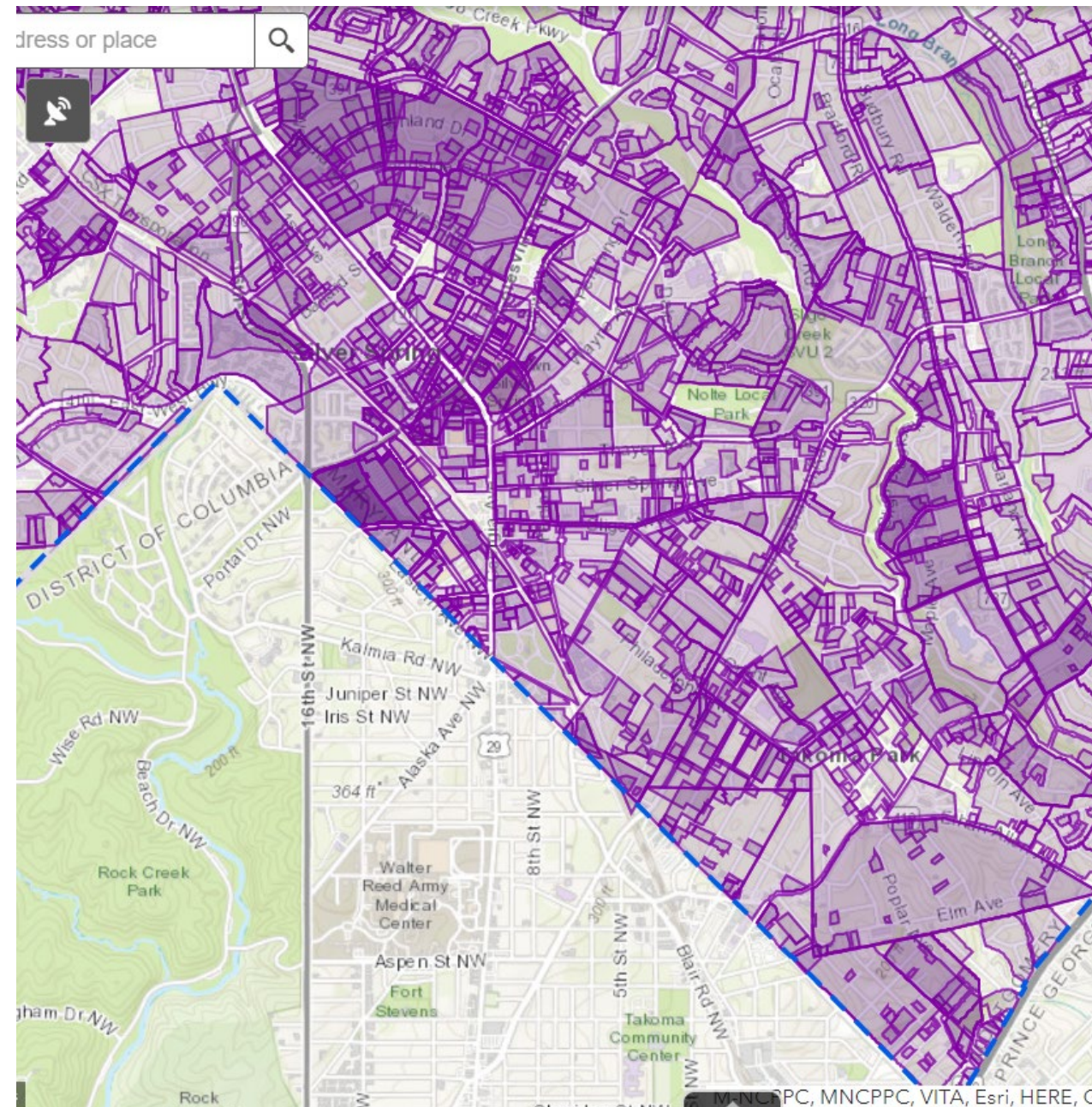
[Register to volunteer](#)

Mapping Prejudice, the most comprehensive analysis of racial covenants, started the project in 2016 and presently has an eight-person team.

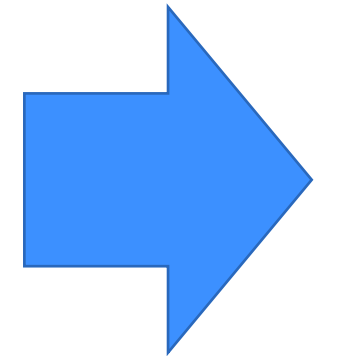
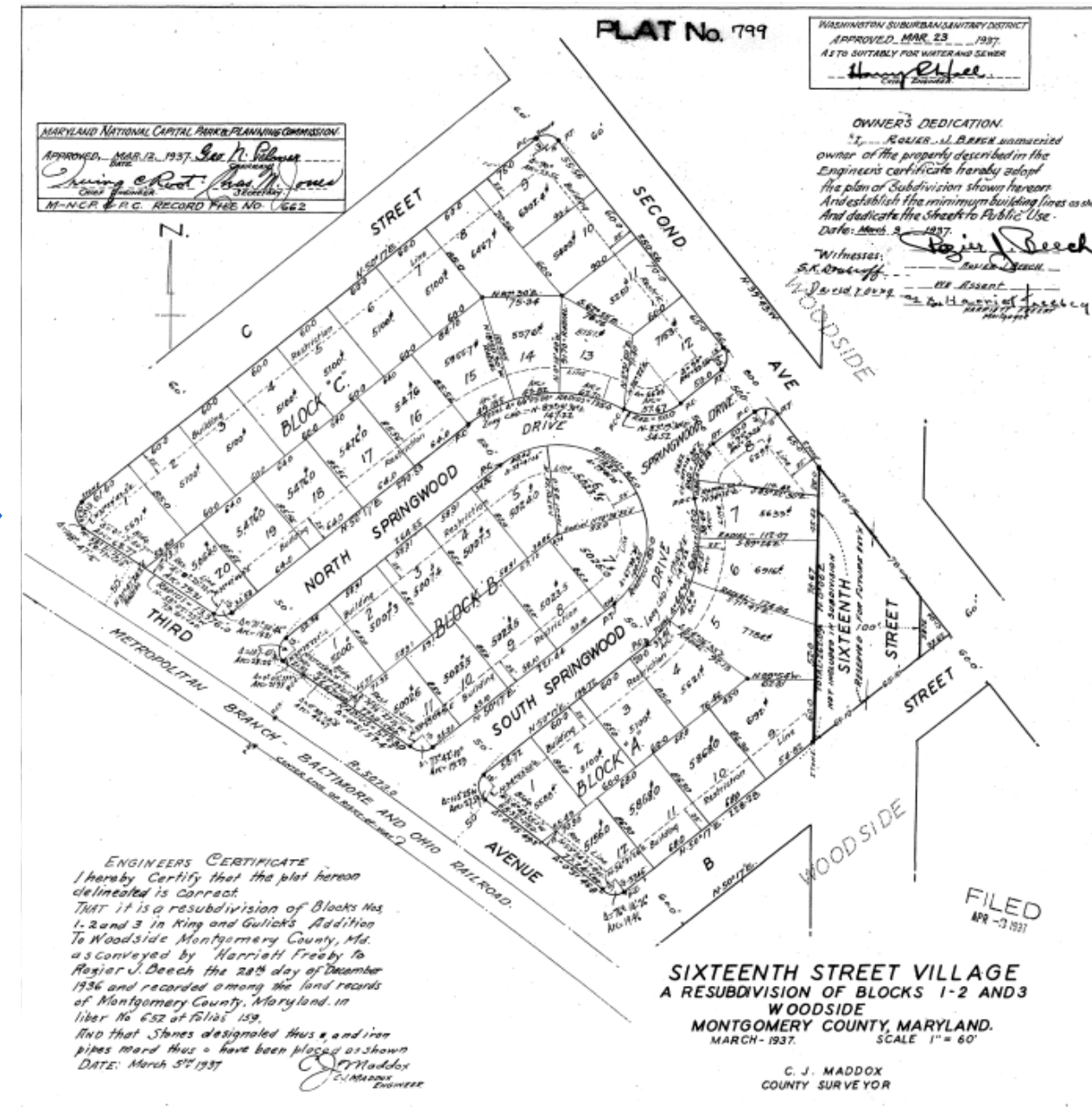
Source: Mapping Prejudice, <https://mappingprejudice.umn.edu/>.

How to Find Covenants

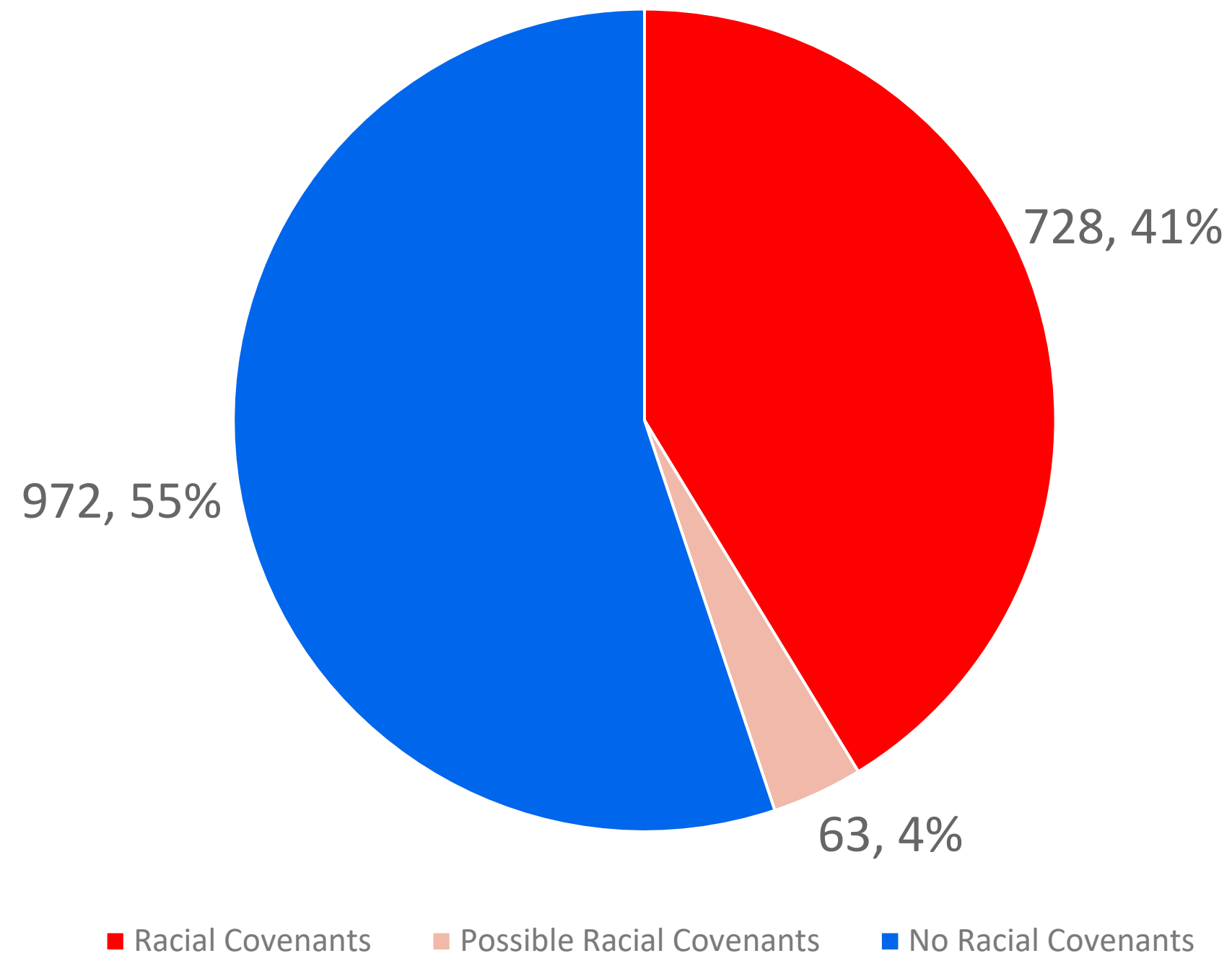
Plat Index



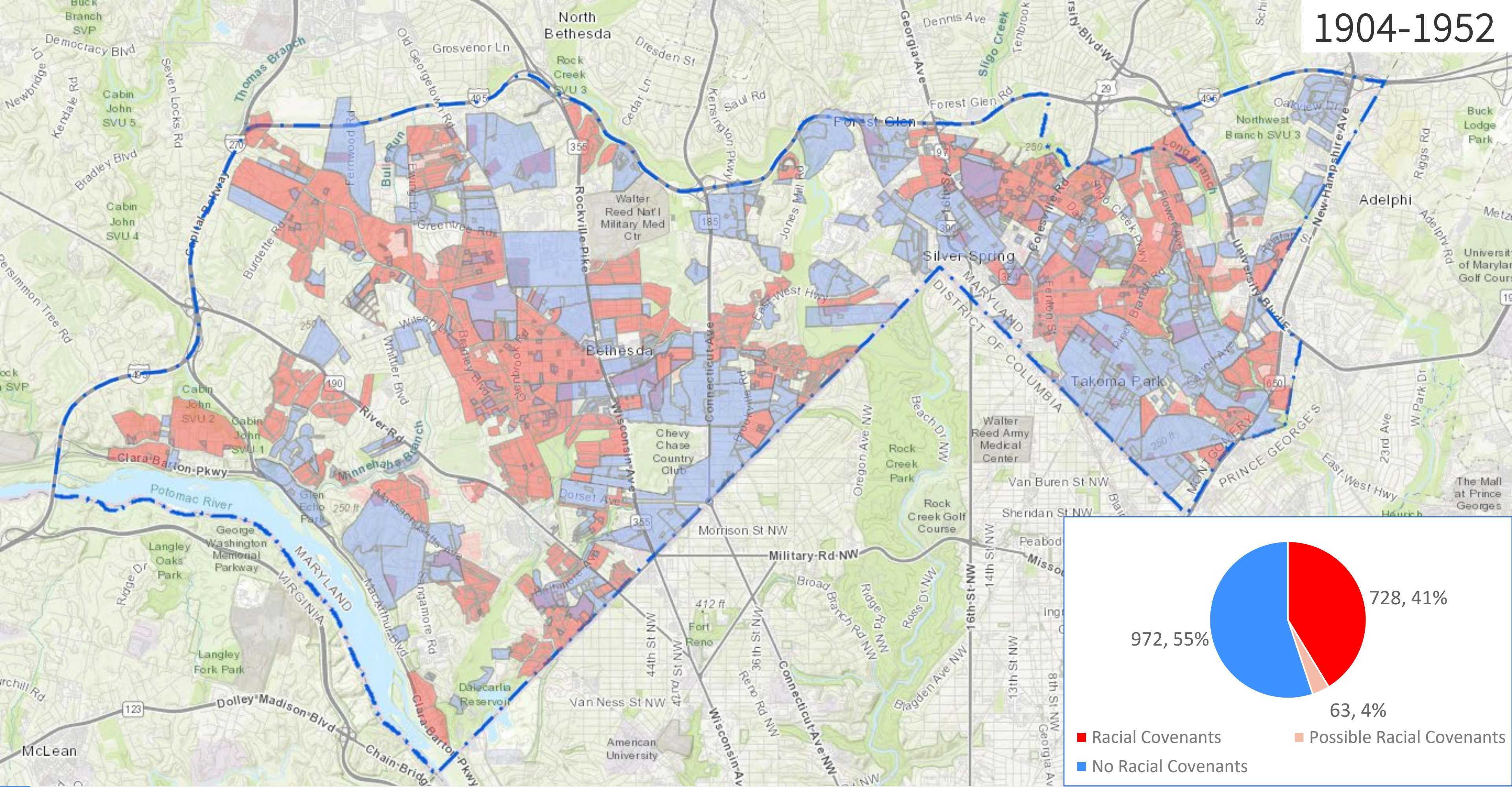
Recorded Plat

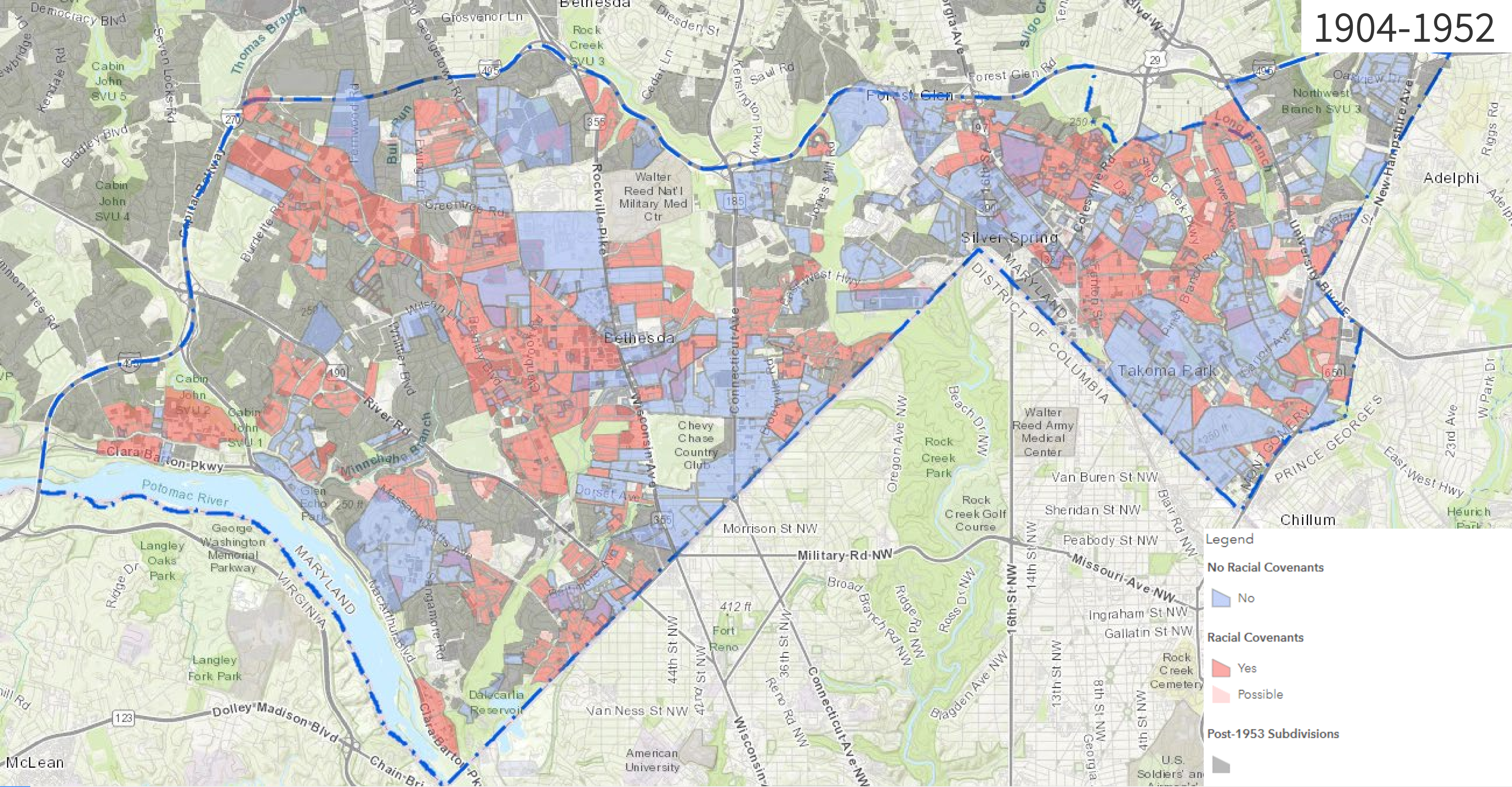


Downtown Record Plats



1904-1952

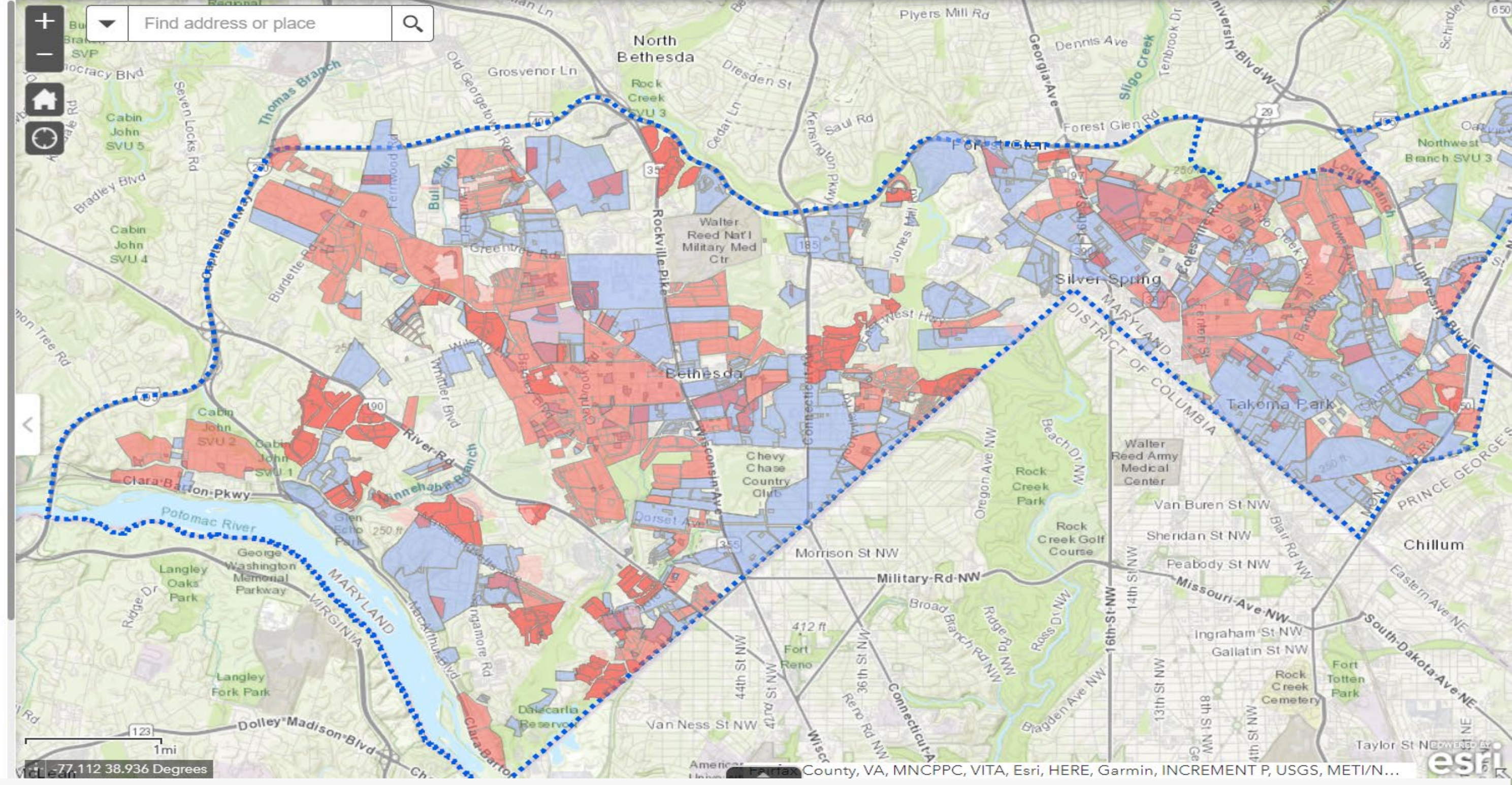




Legend

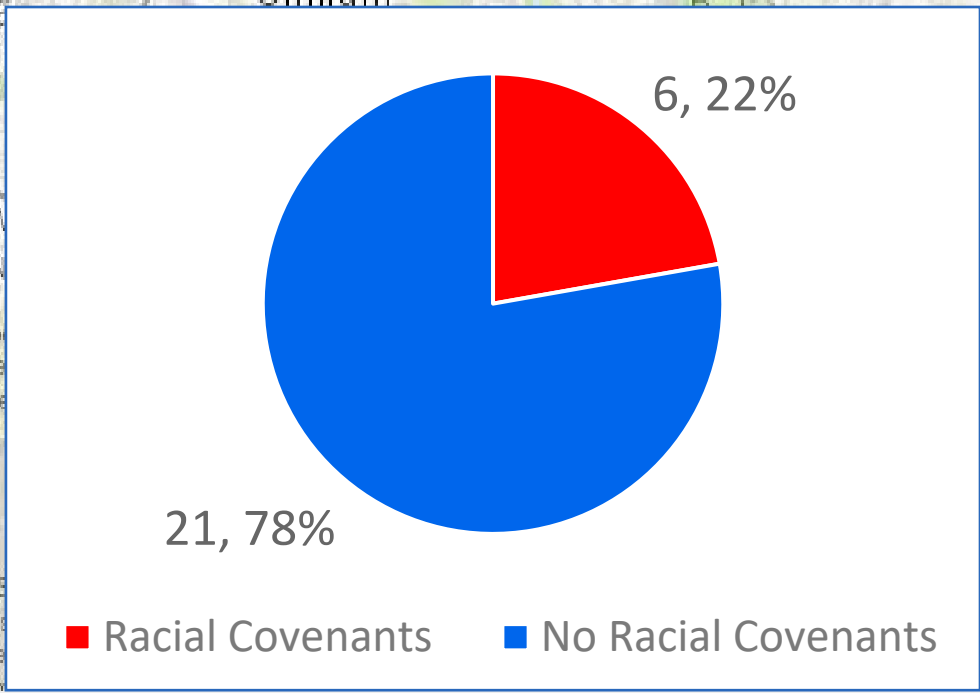
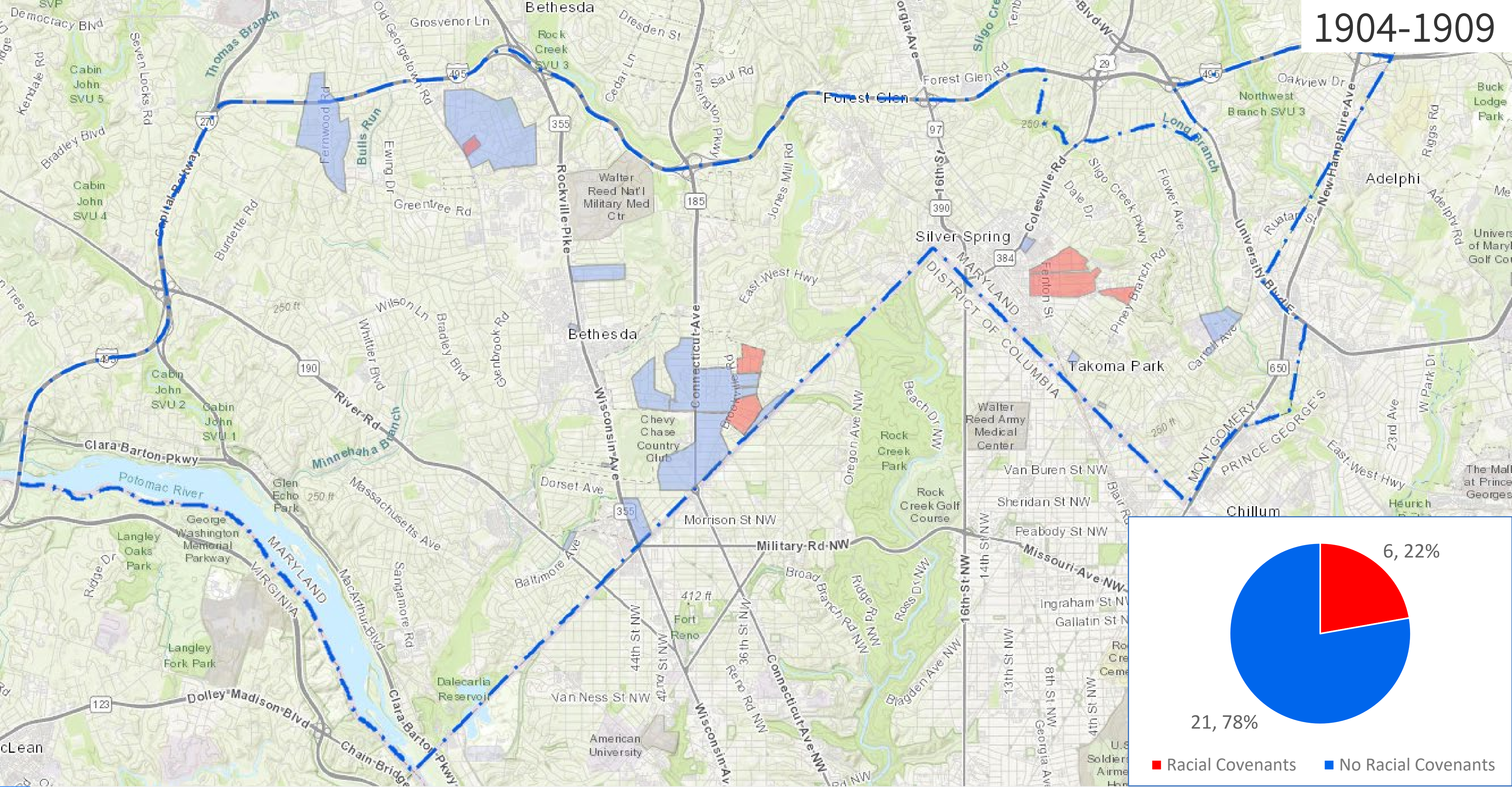
- No Racial Covenants
 - No
- Racial Covenants
 - Yes
 - Possible
- Post-1953 Subdivisions

- Layers**
- Historical Black Churches
 - Historical Black Cemeteries
 - Historical Black Benevolent Societies
 - Historical Black Schools (1914)
 - 1900 Black Homeowners (Takoma Park)
 - 1920 Black Homeowners (Takoma Park)
 - 1940 Black Homeowners (Downcounty)
 - 1950 Black Homeowners (Takoma Park)
 - Subdivisions with Racial Covenants
 - Subdivisions without Racial Covenants
 - Subdivisions with Racial Covenants against Jewish Residents
 - Subdivisions with Racial Covenants against Asian American Residents
 - Post-1953 Subdivisions (Not Analyzed)
 - Single-Family Housing Covenants (Possibly Active)
 - Single-Family Housing Covenants (All)
 - HOLC Loans to Black Homeowners
 - Equity Focus Areas



Covenant Text	The hereinbefore described land and premise shall not be rented, leased, sold or conveyed in any manner whatsoever to any colored person or one having the blood of the African race in him or her.
Covenant Year	1912
Prohibited Group	Black
Notes	N/A
Deed Record	More info

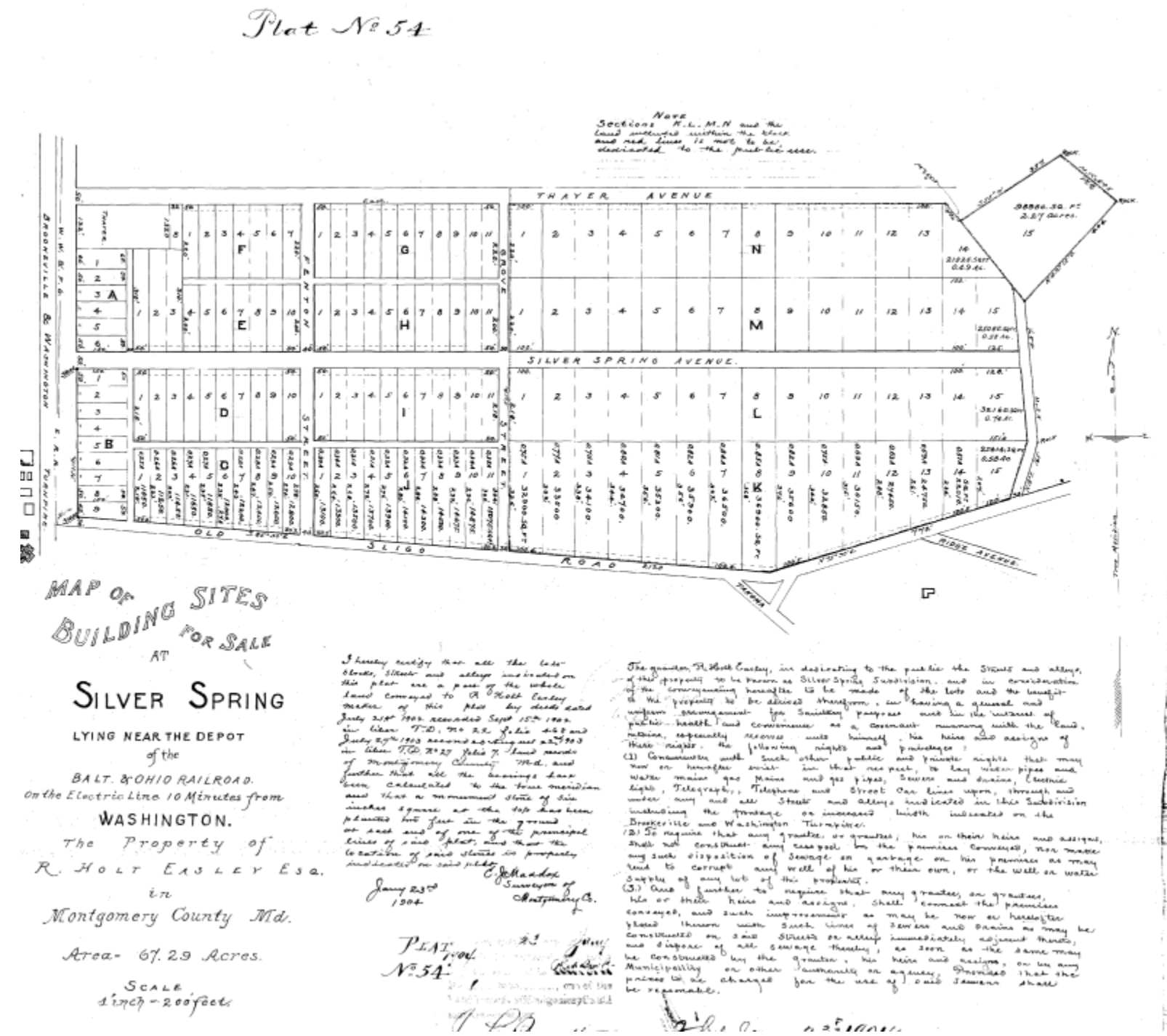
1904-1909



First Racial Restrictive Covenant (1904)

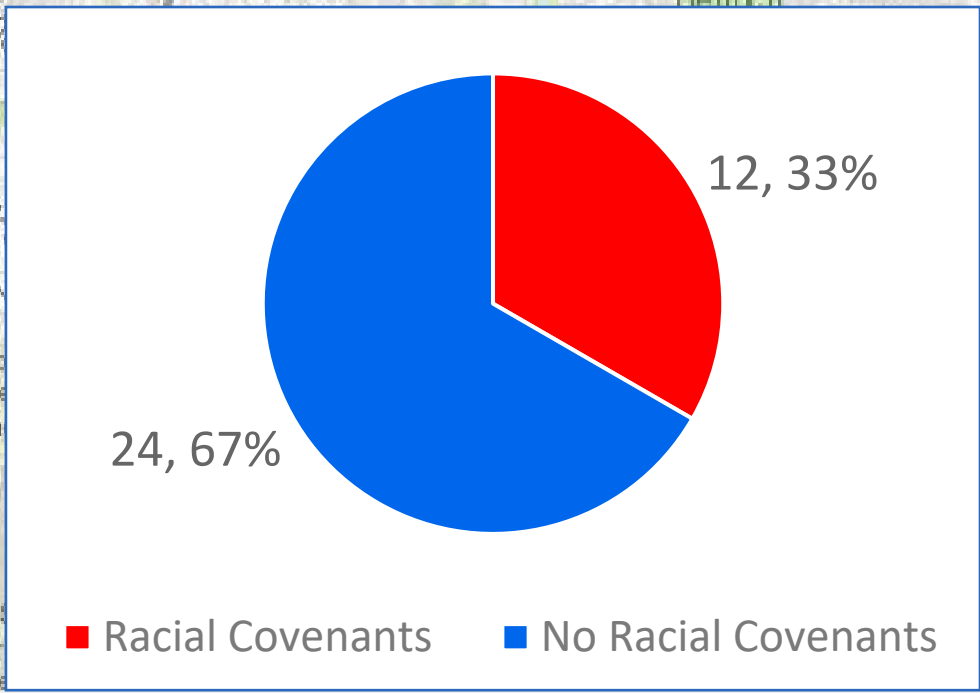
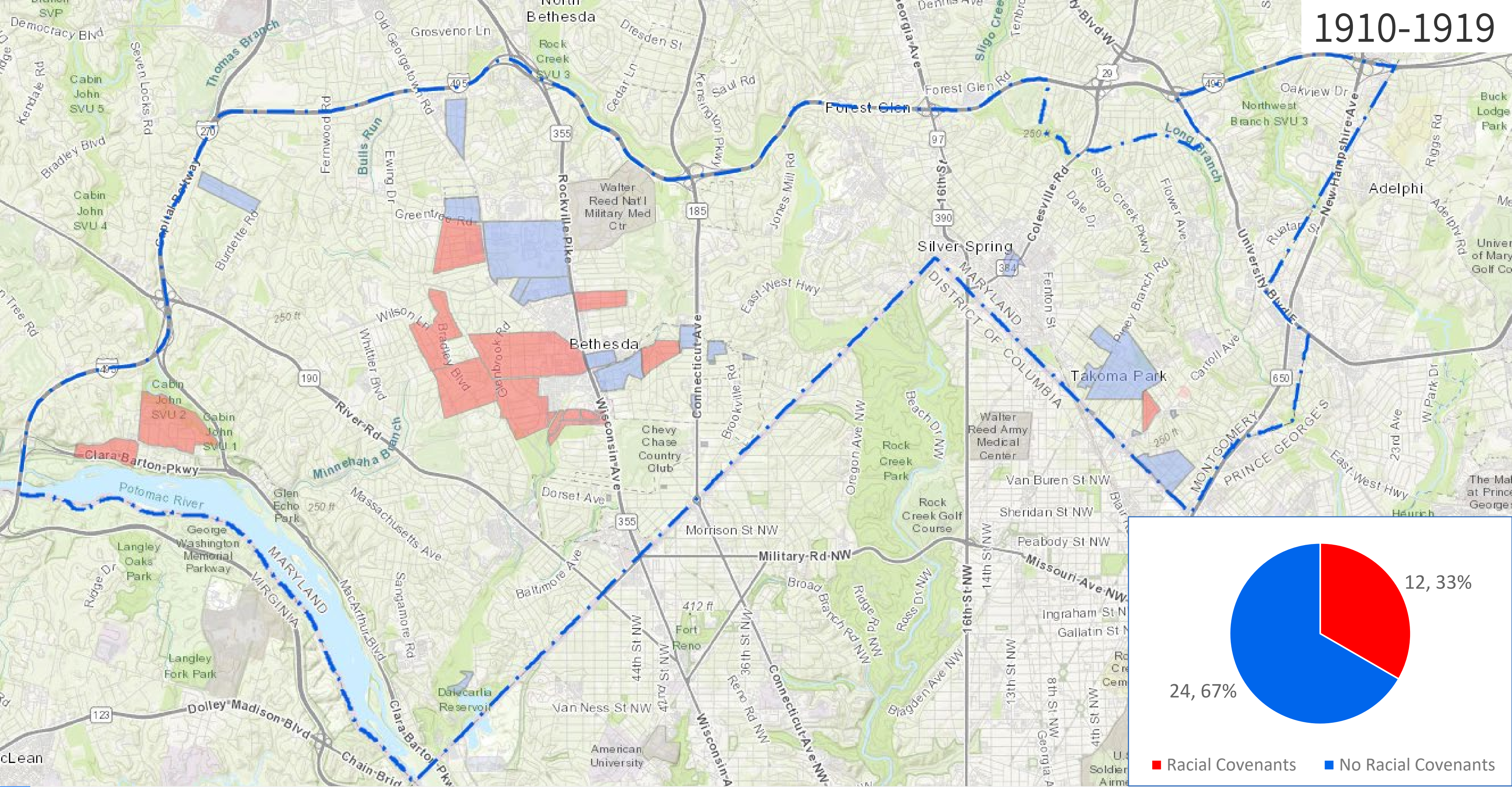
Robert Holt Easley in Silver Spring:

“And, whereas the death rate of persons of African descent is much greater than the death rate of the white race and affects injuriously the health of town or village communities, and as the permanent location of persons of African descent in such places as owners or tenants, constitute an irreparable injury to the value and usefulness of real estate, in the interest of the public health and to prevent irreparable injury to the grantor, his heirs and assigns, and the owners of adjacent real state, the grantee, his heirs and assigns hereby covenant and agree with the grantor, R. Holt Easley, his heirs and assigns, that they will not sell, convey or rent the premises hereby conveyed, the whole or any part of any dwelling or structure thereon, to any person of African descent”

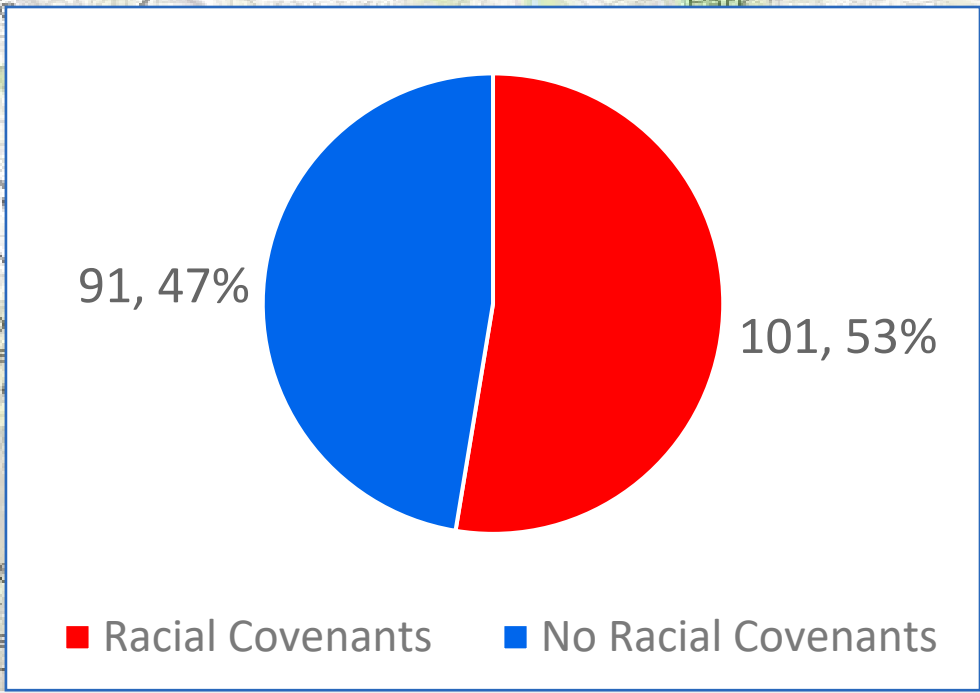
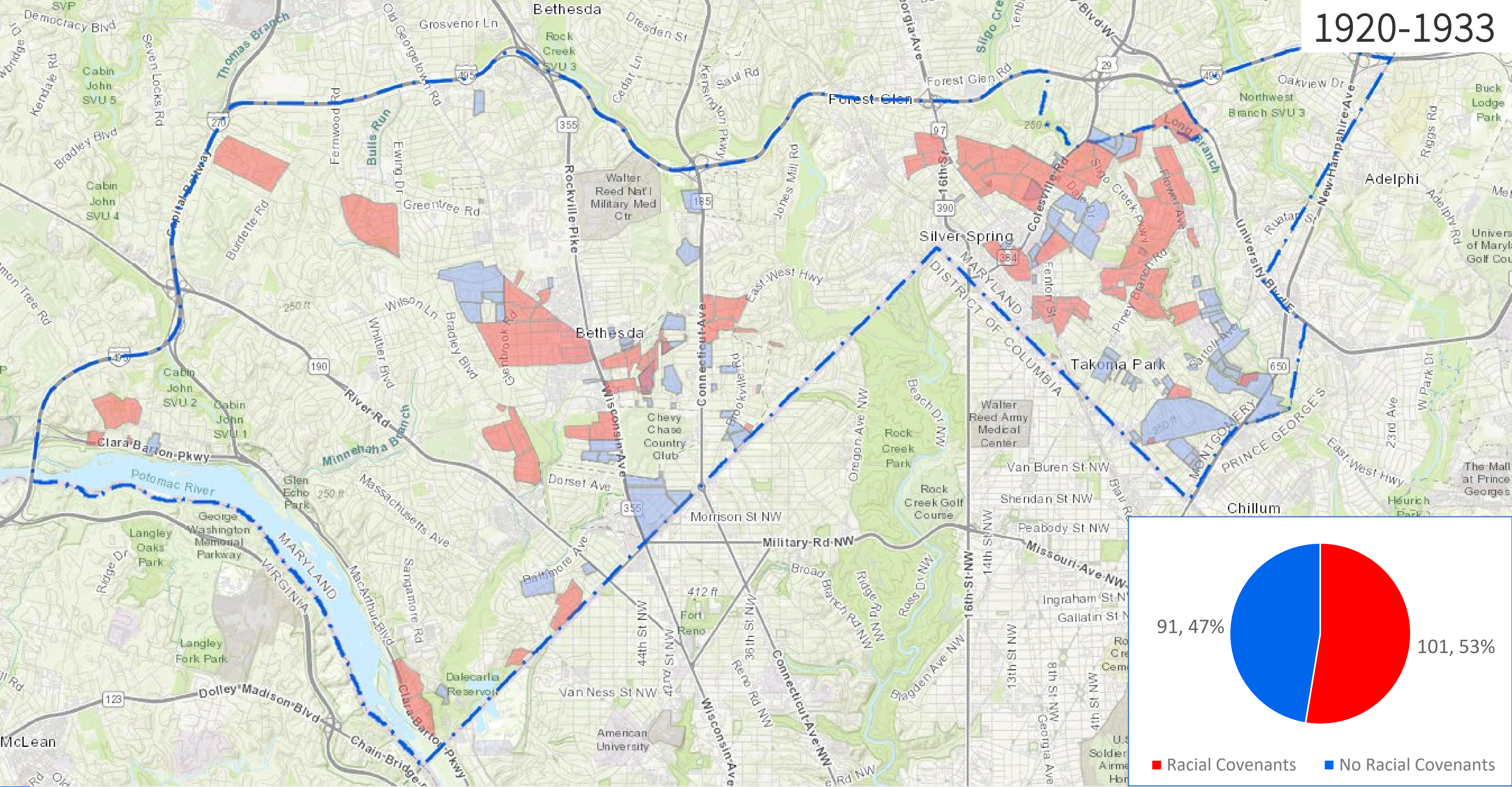


Plat of Silver Spring, 1904. Source: Maryland State Archives.

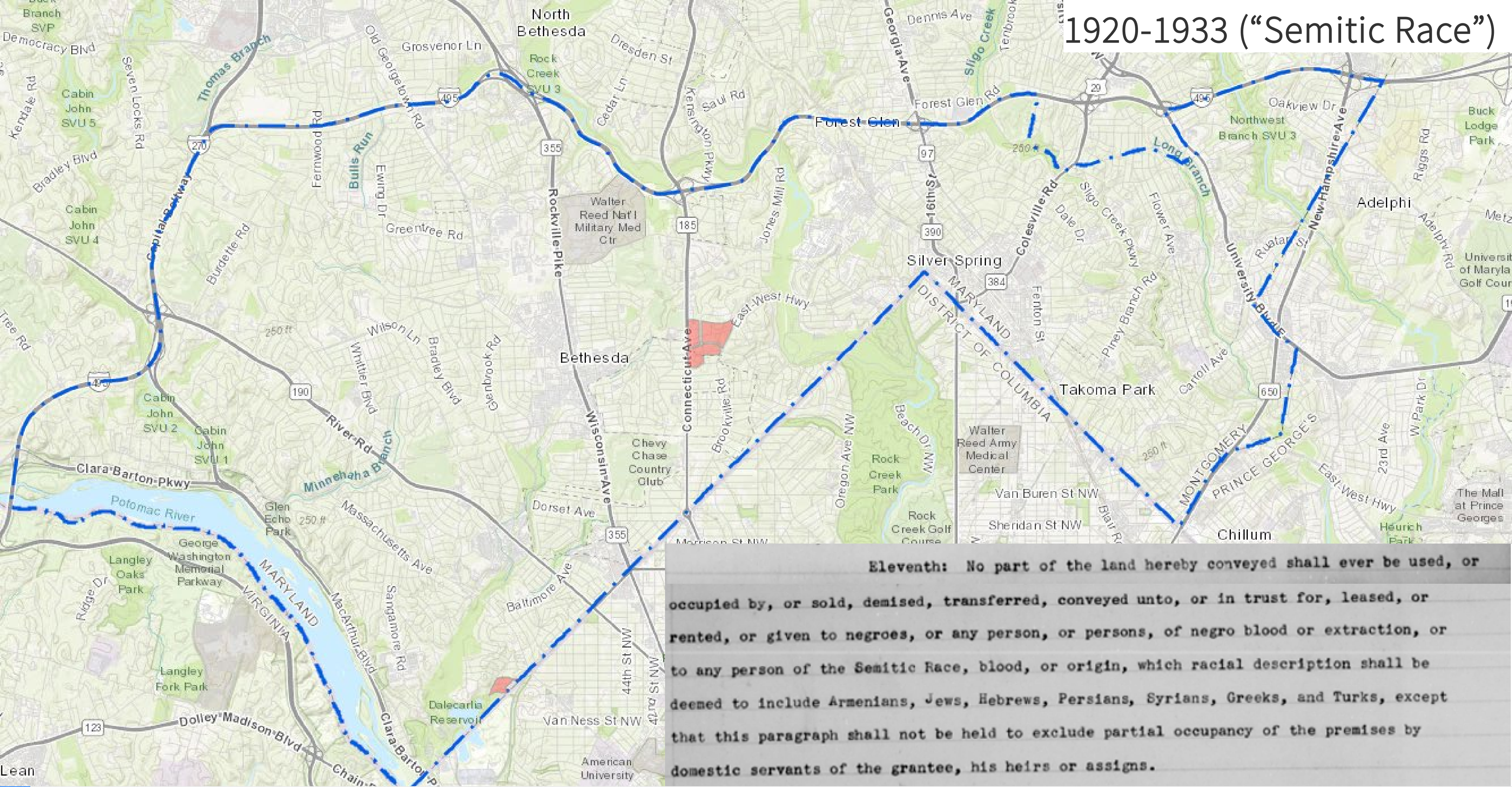
1910-1919



1920-1933

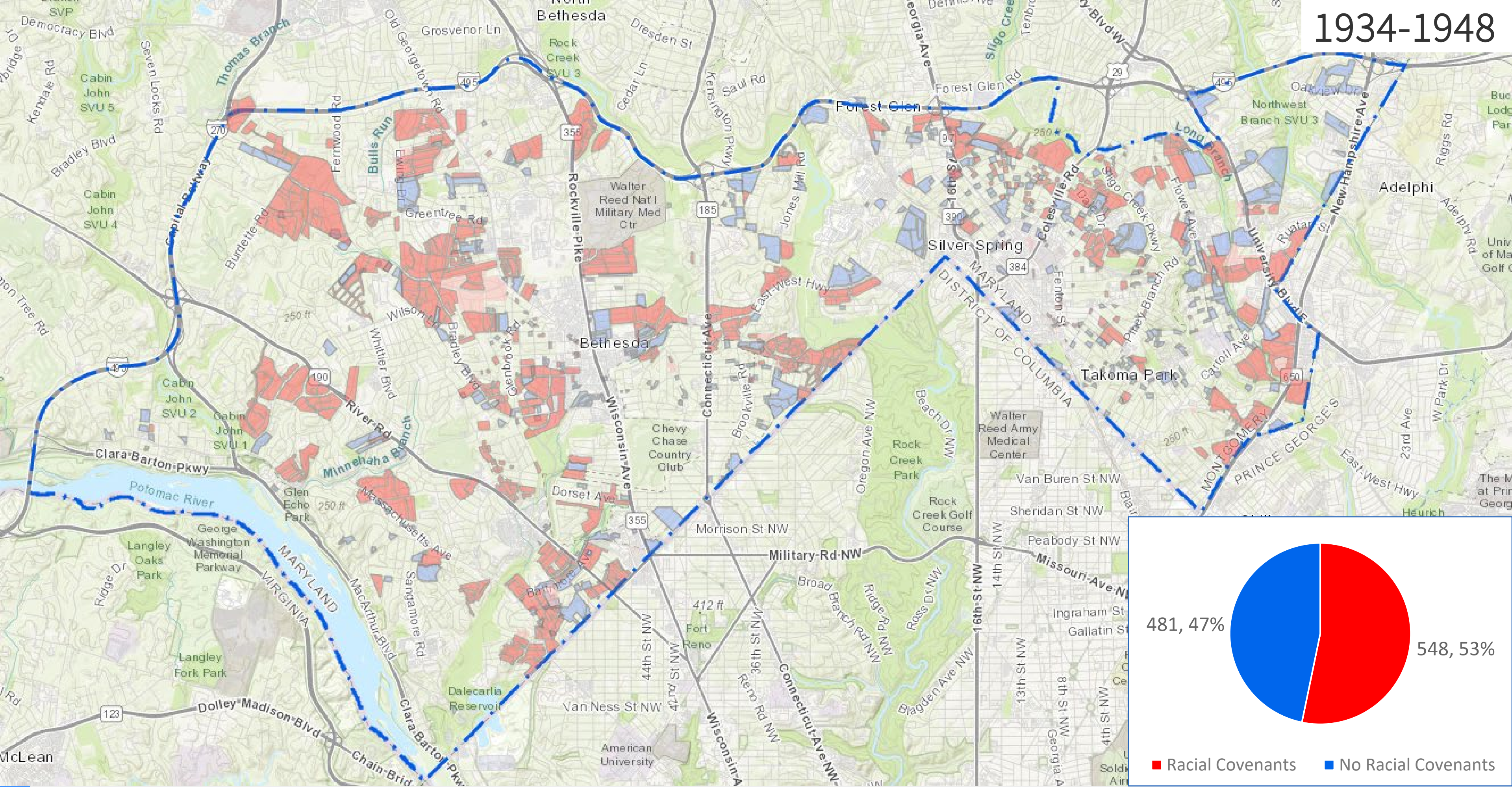


1920-1933 ("Semitic Race")

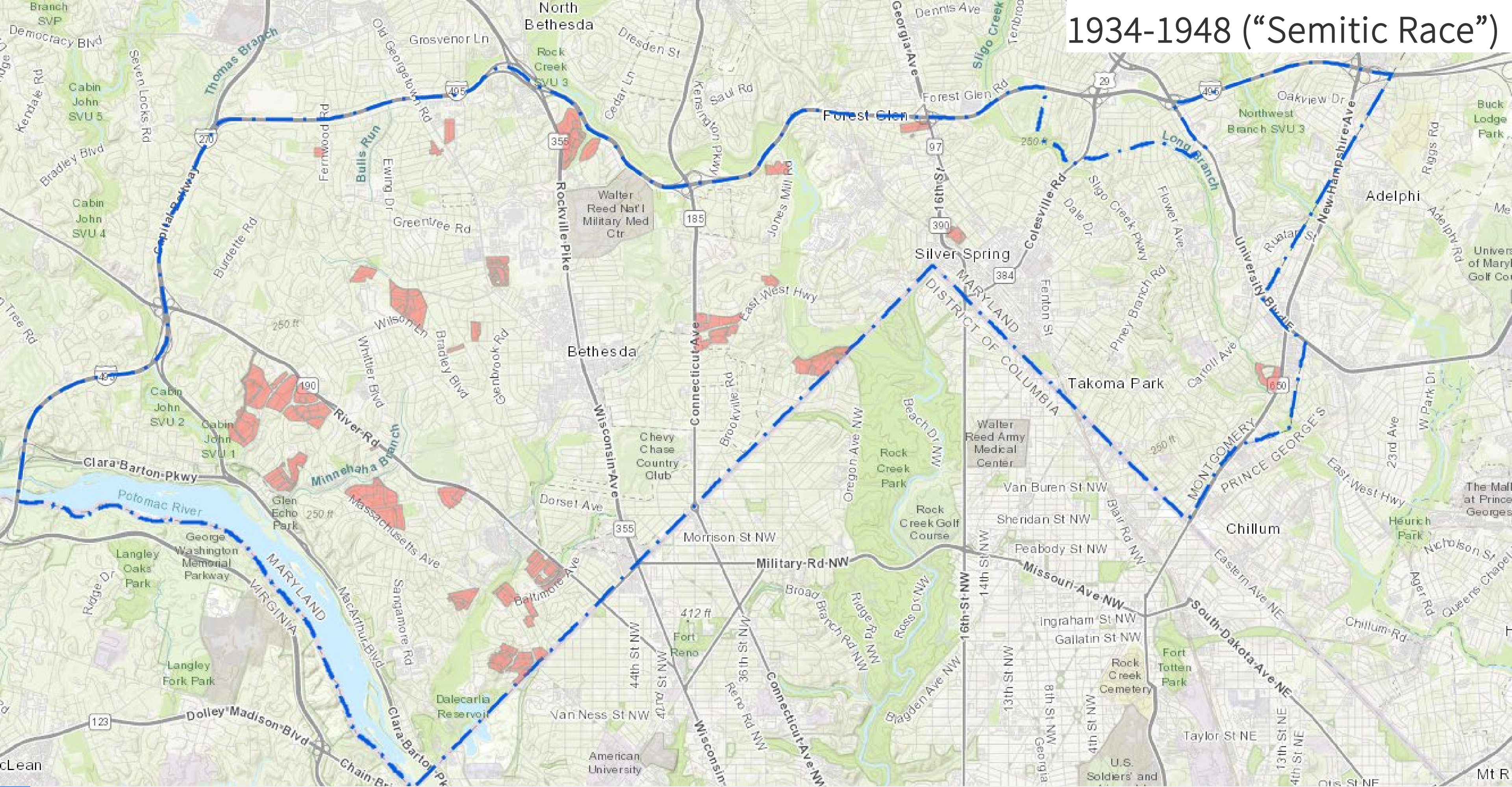


Eleventh: No part of the land hereby conveyed shall ever be used, or occupied by, or sold, demised, transferred, conveyed unto, or in trust for, leased, or rented, or given to negroes, or any person, or persons, of negro blood or extraction, or to any person of the Semitic Race, blood, or origin, which racial description shall be deemed to include Armenians, Jews, Hebrews, Persians, Syrians, Greeks, and Turks, except that this paragraph shall not be held to exclude partial occupancy of the premises by domestic servants of the grantee, his heirs or assigns.

1934-1948



1934-1948 ("Semitic Race")



Suit Seeks to Force Couple From Home In Restricted Area

A suit seeking to restrain Aaron Tushin from occupying his home at 6918 Wilson lane, Bannockburn Heights, Bethesda, contrary to a subdivision covenant is pending in Montgomery County Circuit at Rockville.

The action was brought by James M. Pugh, attorney for nine residents of the area, who claim in the suit that Mr. Tushin's occupancy is causing them "irreparable damage."

Mr. Paugh said it is the first test of a Jewish clause in a property covenant ever to be taken in a Montgomery County court. He added he will seek a hearing this month.

Covenant Quoted.

According to the attorney, the covenant, established by the Bannockburn Improvement Co. in 1936, reads in part:

"Said property shall never be used or occupied by * * * Negroes * * *, Jews, Persians and Syrians, except that this paragraph shall not be held to exclude partial occupancy of the premises by domestic servants of any of the owners of said property."

Declaring that Mr. Tushin, a Government employe, who is married and has three children, bought his home more than a year ago, the suit alleges that he has failed to move despite repeated demands and that the "continued violation is injurious."

Attempt to Oust Family On Property Covenant Denounced as Bigotry

Paul Richman, director of the Washington office of the B'nai B'rith Antidefamation League, today described as "un-American bigotry" a suit attempting to oust a Montgomery County employe from his Bethesda home because of an anti-Jewish property covenant.

The suit, pending in Montgomery County Circuit Court at Rockville, seeks an injunction to restrain Aaron Tushin from occupying his home at 6918 Wilson lane, Bannockburn Heights.

The complaint also asks the court to restrain Mr. Tushin's wife Lucille, who is not Jewish, from permitting her husband to occupy the property. The Tushins have three children. Plaintiffs are nine residents of the area.

In his statement, Mr. Richman said the suit "is one of the most shocking examples of un-American bigotry perpetrated in the shadow of the Nation's Capital."

Mr. Richman said the plaintiffs recently asked the Bannockburn Heights Citizens' Association, of which the Tushins' neighbors are members, to authorize the filing of a suit against the Tushins.

"The overwhelming majority of the members of the association were outraged by the proposal and turned it down," he declared. "It is significant that the plaintiffs have had no personal contact with the Tushins and are not immediate neighbors. * * *"

Mr. Richman claimed the immediate neighbors have come forward to "offer their support in court" to the Tushins.

J. Otis Garber and Esther C. Garber, his wife,
William H. Webb and Estelle H. Webb, his wife,
Paul B. Kern and Josephine H. Kern, his wife,
John W. Senour and Doris M. Senour, his wife,
and Mary Louise Rawlings, Plaintiffs,

vs.

Aaron Tushin and Lucille Dewing Tushin, his wife, Defendants

Source: Evening Star, September 12, 1947 (left); Evening Star, September 13, 1947 (center right)

SEEK TO EVICT JEWISH HUSBAND; SUIT DROPPED

Bannockburn Heights, Maryland, is a pleasant Washington, D. C., suburb similar to a dozen others ringing the nation's capital.

But the 52-house development received unwanted national notoriety when nine residents brought suit to evict Aaron Tushin, a patent attorney for the Department of Commerce, who with his Christian wife and three children had moved into the neighborhood one year ago.

The suit, which charged breach of a restrictive covenant that the "property shall never be occupied by Negroes, Jews, Persians and Syrians," was a stunner which brought most of Bannockburn Heights rallying to Tushin's defense.

"IRREPARABLE DAMAGE"

Ironically, since Mrs. Tushin, a part owner, was Christian, the plaintiffs asked the court to compel her to evict her Jewish husband.

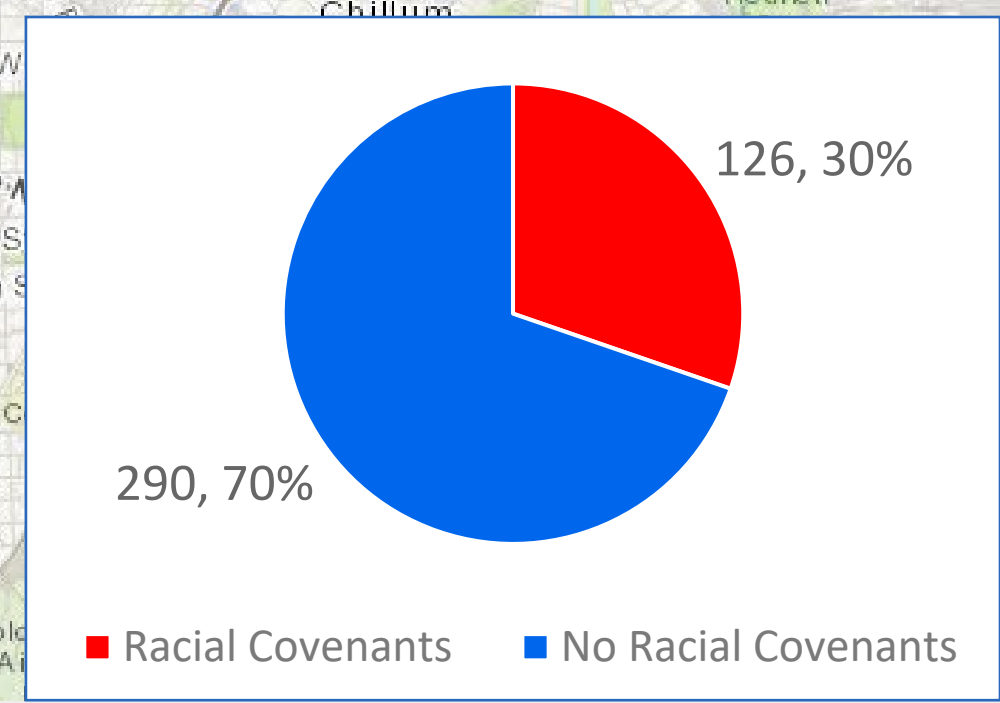
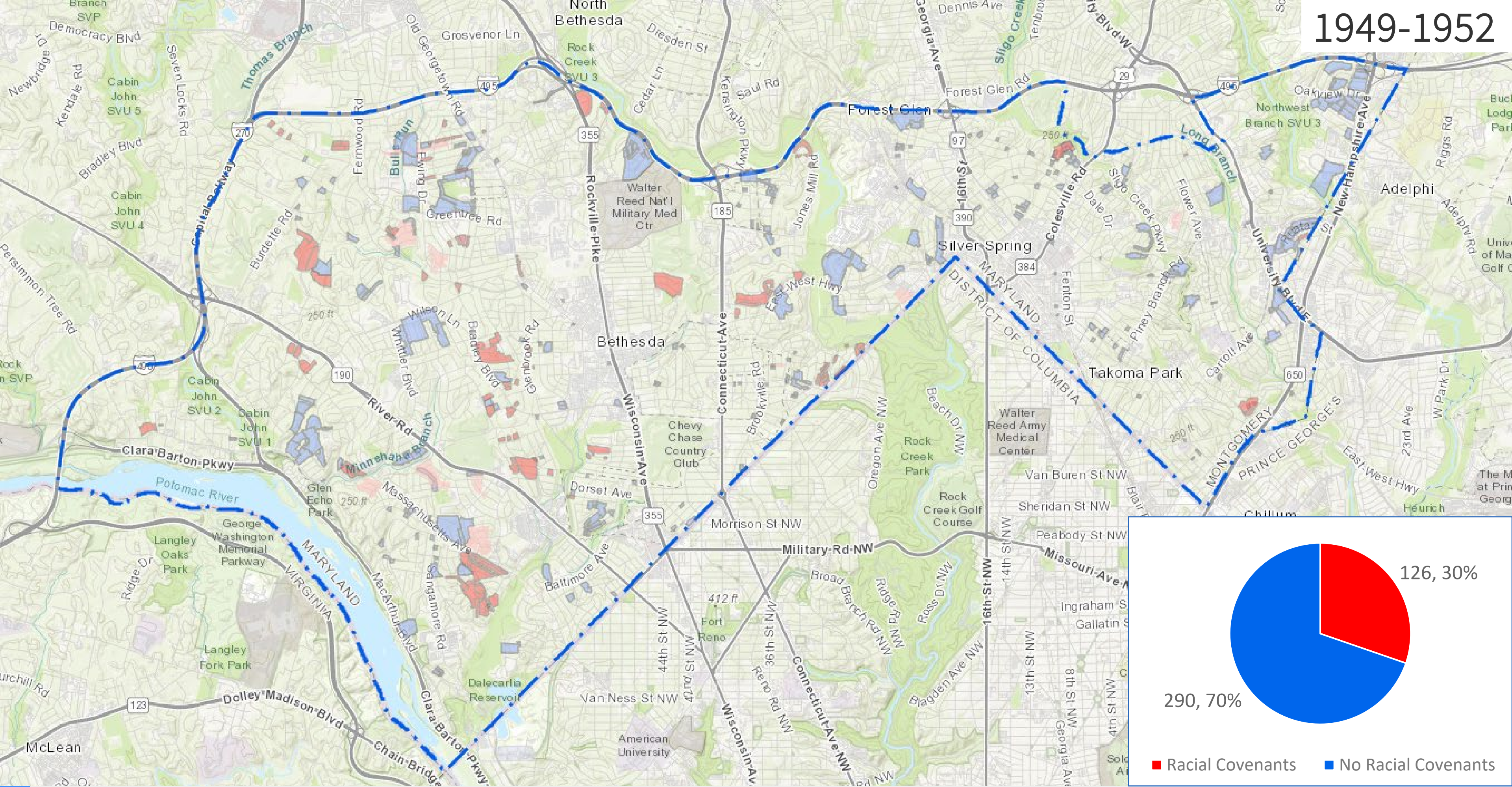
When the Tushins asked ADL aid in fighting the eviction suit, League cooperation resulted in focusing national attention on the bigoted few who pushed their suit against the Jewish home owner.

"... a victory for the good sense and good will of the Washington community. Despite this one encouraging incident, in 1947 there was wholesale indulgence in the restrictive covenant or in the use of unwritten rules to bar persons of the Jewish faith from purchasing or residing in certain properties in and around the nation's capital."

---Paul Richman, ADL Regional Office, Washington, D.C.

Source: [Anti-Defamation League Bulletin, October 1947](#) (right).

1949-1952



Civil Rights Movement: Segregation and Suburban Housing

Dr. James E. Roberts on moving to White Oak:



“The neighborhood was quite incensed at the whole thing. I got quite a number of nasty calls, and one woman said she couldn’t understand why a Negro would want to move into a white neighborhood

and cause a lot of violence. I told her I didn’t expect violence, and I was moving in. The problem was that the neighborhood had quite a few stereotyped ideas about Negroes. I put forth all my effort to change those ideas. ... I’ve been there almost 2 years now, and a great change has occurred. Most of my neighbors can see now that I am a human being, and not a creature with two heads. Although a few don’t speak to me, most do.”

James Roberts, Obstetrician, Dies at 80

Dr. James E. Roberts, 80, a physician who was a specialist in obstetrics and gynecology and who engaged in the private practice of medicine in Washington for 41 years before retiring in 1983, died of cancer June 29 at Howard University Hospital. He lived in Silver Spring.

Dr. Roberts, who was a native of Pennsylvania, moved here in 1927. He was a 1931 graduate of Howard University and earned a master’s degree in zoology two years later.

He was a 1937 graduate of Howard’s medical school. He was a long-time member of the staff at Howard University Hospital, where he had been a senior attendant in obstetrics and gynecology. In 1984, he was given the Hospital’s William Alonzo Warfield Award.

Long active in the American Cancer Society, he had served as president of both its Maryland state division and the Montgomery County unit. He was a recipient of the Society’s national divisional award and the Montgomery County unit’s special president award.

Civil Rights Movement: Segregation and Suburban Housing

Negro Teacher in Forefront Of Montgomery Racial Row

By DANA BULLEN
Star Staff Writer

A quiet, 30-year-old school teacher has plunged into the battle against racial discrimination in Montgomery County. She is Mrs. Mary Y. Williams, teacher at Arcola Elementary School and head of the county chapter of the National Association for the Advancement of Colored People.

In her own family, Mrs. Williams counts a number of victories in the desegregation fight. She says her husband is the only Negro dentist in the county. She is a Negro teacher in an all-white elementary school.

Children Her Reason

Her big concern, however, and the main reason she became active in the local NAACP are her two children, both students at formerly all-white West Rockville Elementary School.

"I want to set them an example. I don't want my children to grow up with a feeling of inferiority. They won't have that feeling if they can see that by fighting and working



MRS. MARY Y. WILLIAMS

together Negroes can make gains.

"I hope they will grow up with the same idea I have of not accepting second-class citizenship," she said.

Mrs. Williams came to the fore in the local NAACP as the

result of a racial incident at the Hi-Boy Restaurant, recently the scene of picketing against discrimination.

Shortly after the restaurant was built last year near her home at 708 Lenmor avenue, Rockville, Mrs. Williams took her children there for a snack.

"They wouldn't serve us and they wouldn't say why," she said. Mrs. Williams kept asking. Finally, an employe said, "We don't serve colored people." "My little girl cried."

Told Group Story

The mother told her story at the next meeting of the local NAACP. About two months later, she was elected president of the group.

Since then, Negroes in Montgomery County have made gains and are pressing for more.

After protests by the NAACP, a Woodward & Lothrop store in the county ended segregation at its tea room. In keeping with the pattern at Glen Echo amusement park and other places where segregation presently is being challenged, the NAACP had the support of some white customers.

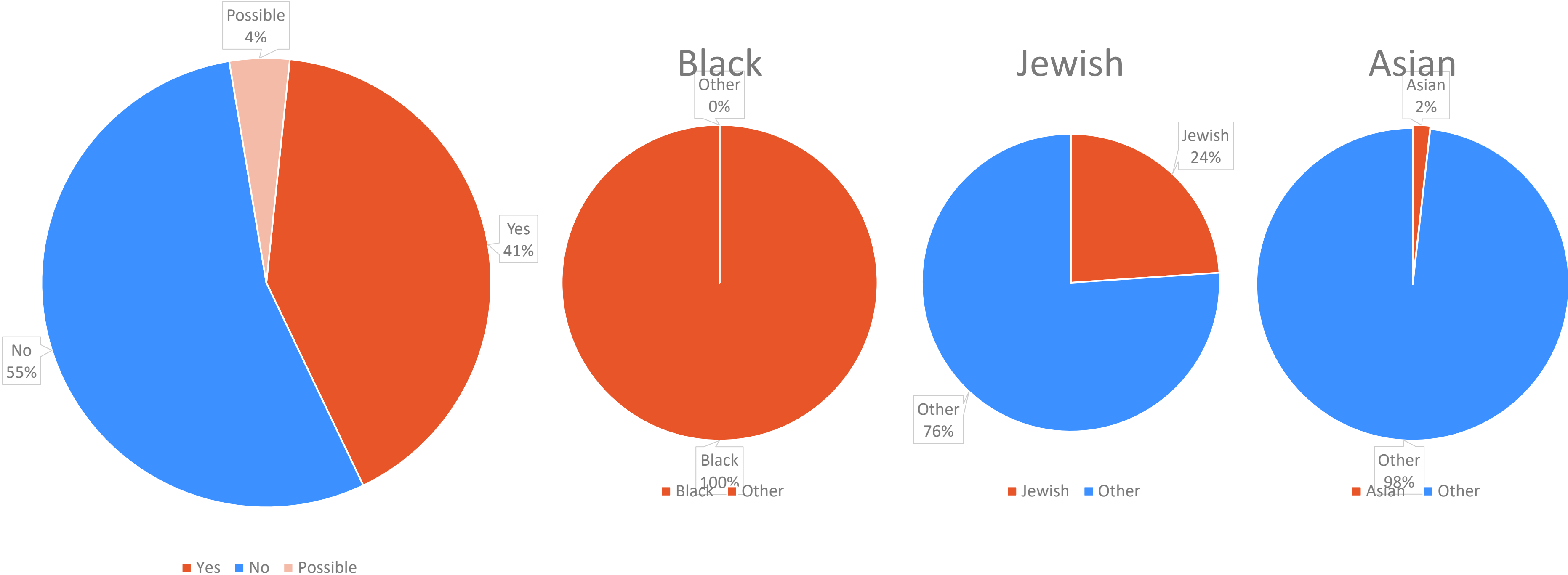
Mary Y. Betters (formerly Williams), President of the Local Chapter of the NAACP.

Source: Evening Star, July 17, 1960.

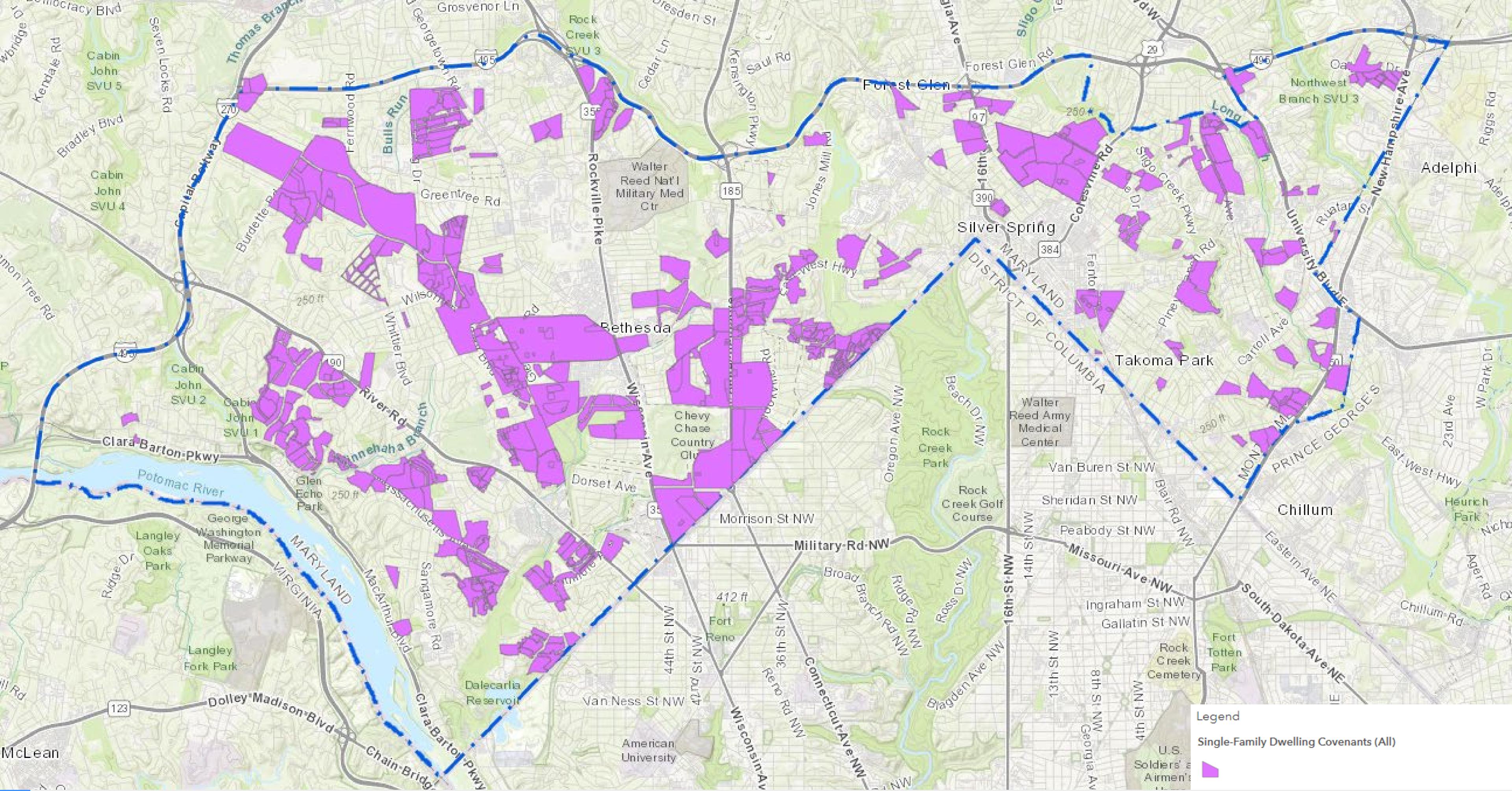
"On July 3 [1961] I found a hangman's noose on the windshield of my car. ... On July 4...we saw two police cars and several people standing outside of the house. ...In discussing the incident with a neighbor, we were told a large flaming cross had been placed against the wooden beam on the porch which would have set the roof on fire had a neighbor from next door not come over and knocked it away. A fire bomb was also found on the lawn. ...One night recently when the girls were home alone they answered the NAACP phone to be told by an anonymous caller that a bomb had been placed under the house and that they should leave immediately. ... We have received four threatening letters."

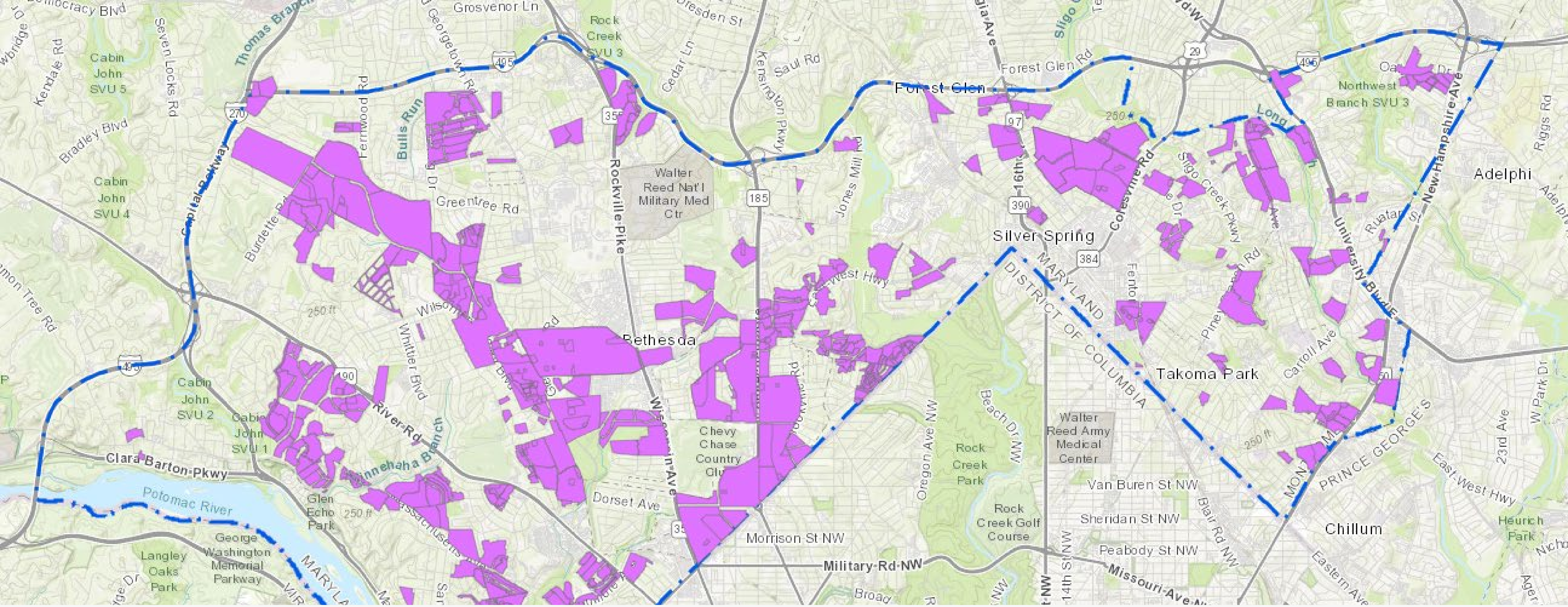
Downcounty Analysis

Racial Restrictive Covenants



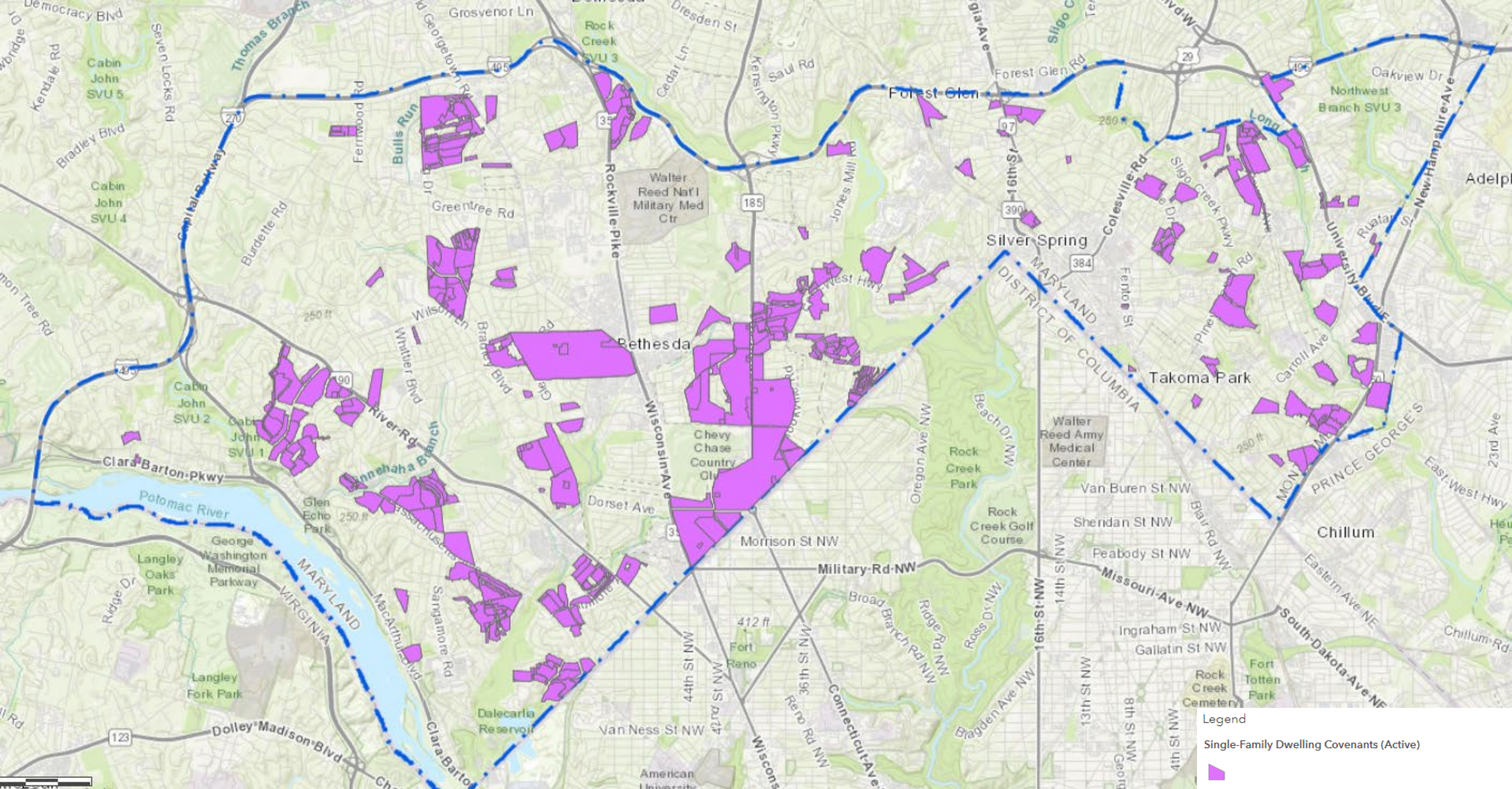
Single-Family Housing Covenants

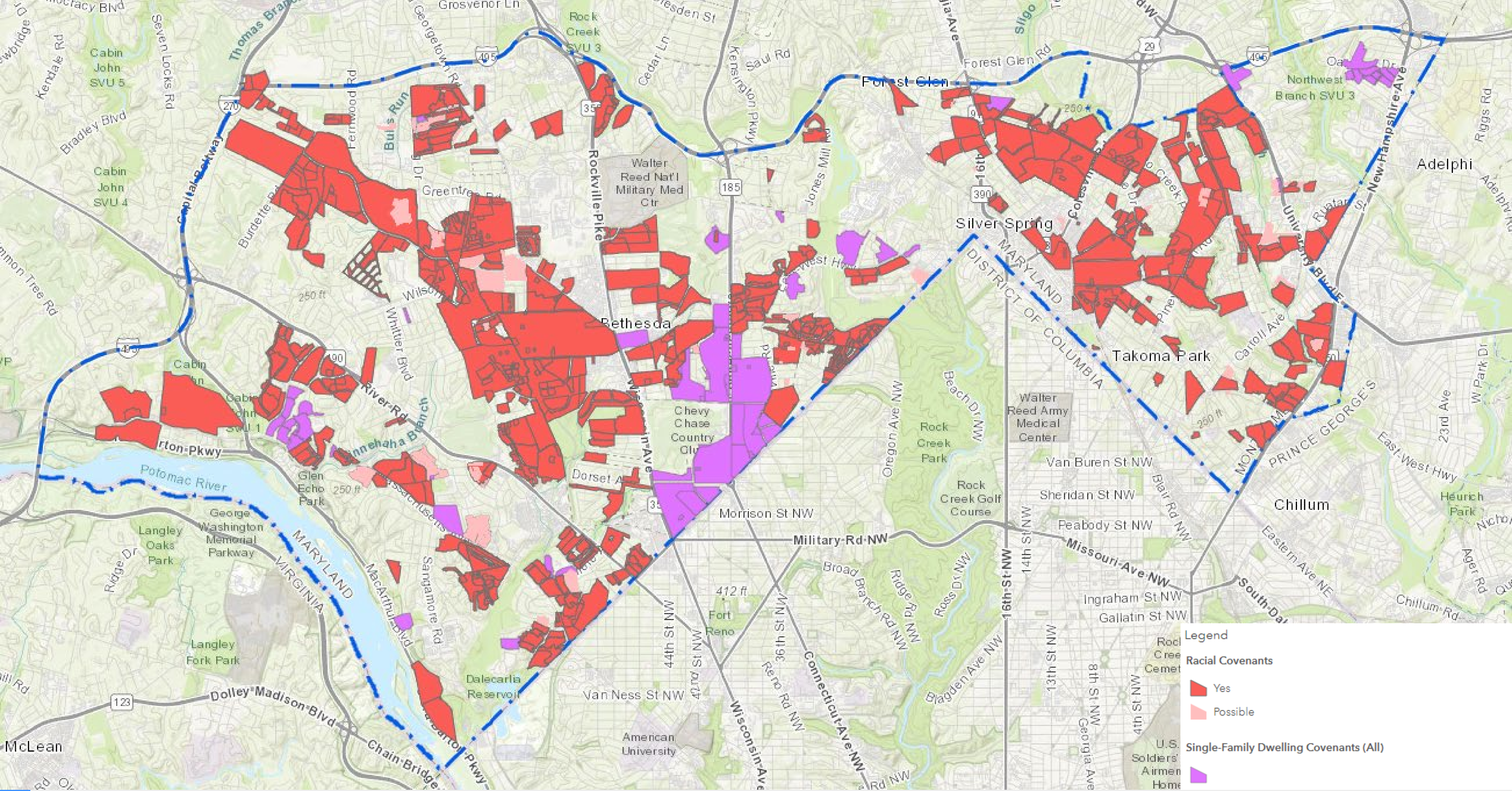




Woodside Park, Section 6 (Resubdivision)

Clerk_Number	358
Subdivision	Woodside Park, Section 6 (Resubdivision)
Single-Family Housing Covenant	Yes
Single-Family Housing Covenant Text	That neither the said party of the second part, nor his heirs or assigns, shall or will erect or permit upon any portion of said premises any building except a detached dwelling house for one family only, nor of less cost than eighty-five hundred (\$8500.00) dollars, unless plans be approved in writing by said party of the first part.
Expiration of Covenants	These covenants to run with the land and be construed as covenants running with the land until the first day of January, nineteen hundred and fifty, when they shall cease and terminate.

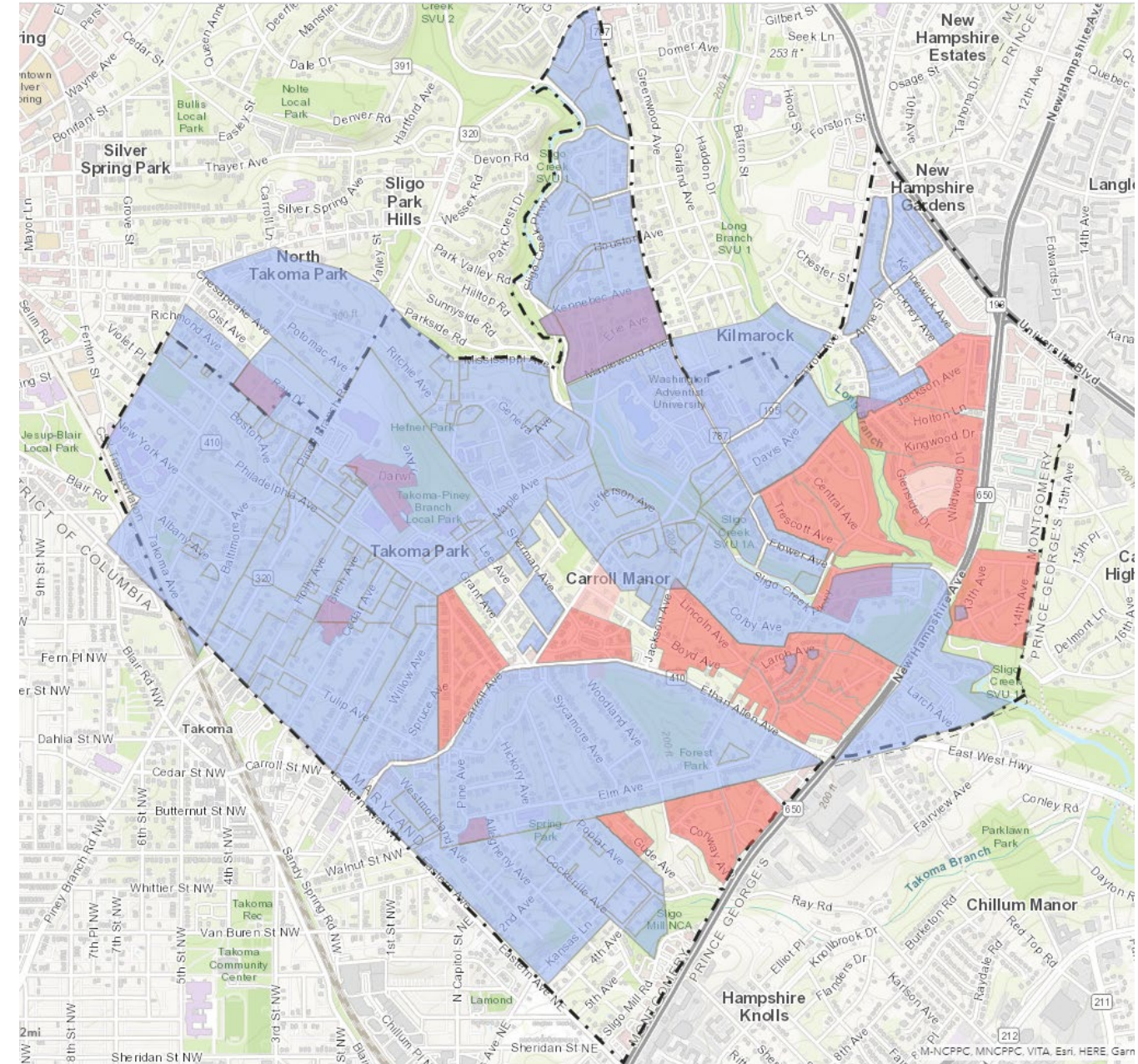
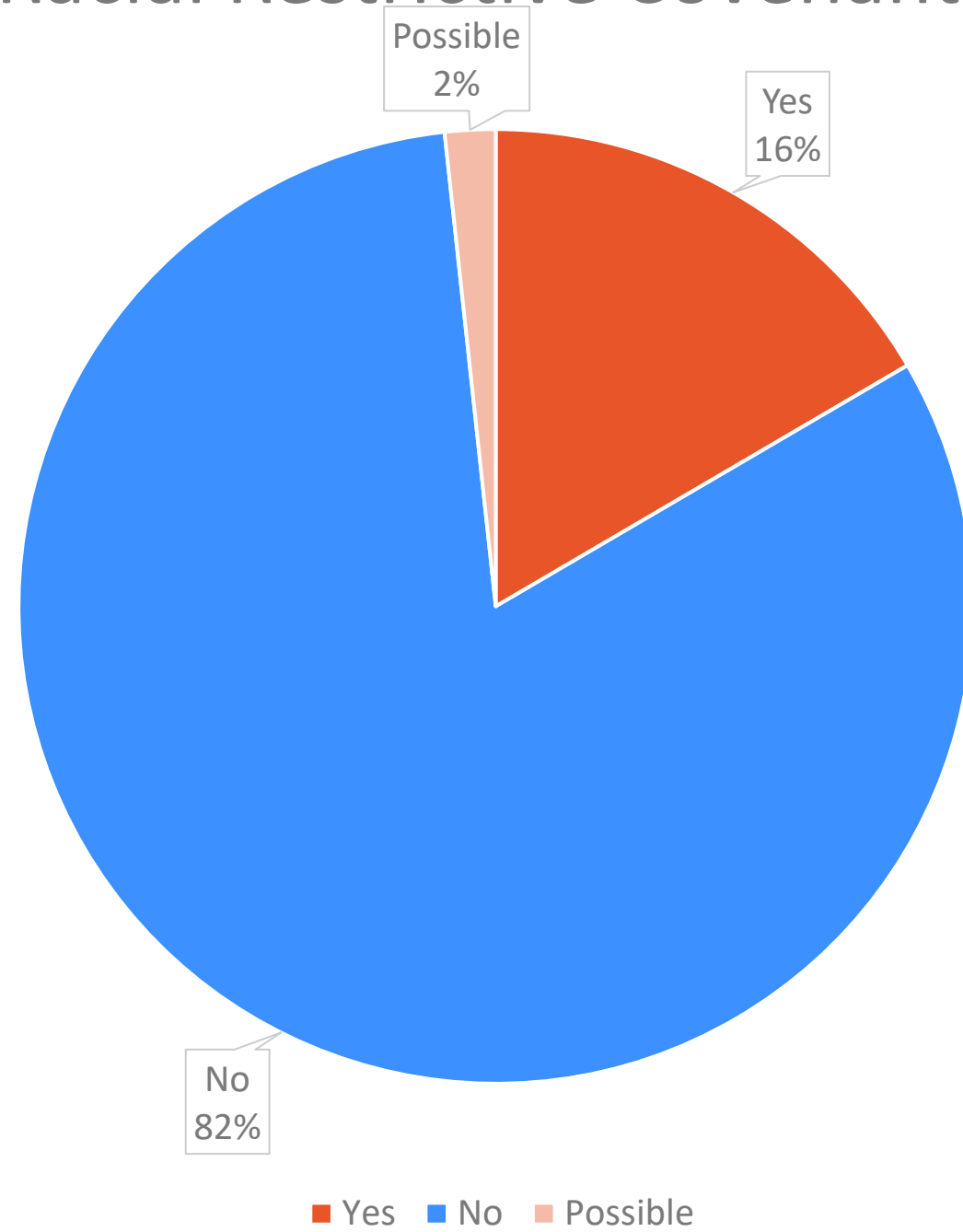




Case Study: Takoma Park and Black Homeownership

Takoma Park Map of Racial Covenants

Racial Restrictive Covenants



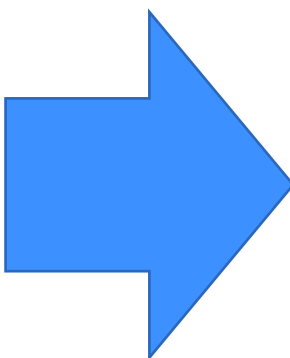
How to Find Black Homeowners in Records

United States Census

Deed Index

State Maryland Incorporated place Saboma Park Ward of city _____ Unincorporated place _____
 County Montgomery Township or other division of county Electors 12 Block No. _____ Institution _____
 DEPARTMENT OF COMMERCE-BU
 SIXTEENTH CENSUS OF THE U
 POPULATION SC

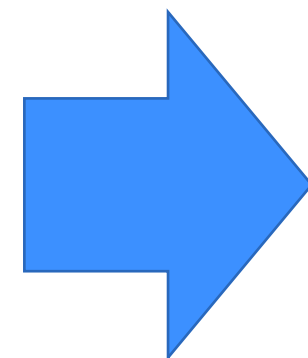
LOCATOR	HOUSEHOLD DATA	NAME	RELATION	PERSONAL DESCRIPTION	EDUCATION	PLACE OF BIRTH	INDUSTRY, APRIL 1, 1900	PROPERTY VALUE	RENT VALUE	RENT RECEIVED	RENT PAID	RENT RECEIVED	RENT PAID	RENT RECEIVED	RENT PAID
41	187 45	McKohl, Thomas C.	father	77 2 62 77 7/8 1	77	Maryland	same house								
42		— Williams	brother	5 2 57 77 7/8 2	77	Virginia	same house								
43		— Franklin	brother	77 2 52 77 7/8 2	77	D.C.	same house								
44		— Margaret	niece	3 2 8 2 7/8 1 1/2	77	D.C.	same house								
45	117 46 Q 7200	McKohl, Thomas C.	head	77 2 57 77 7/8 2	77	Ship	Washington								
46	115 46 Q 7200	— Lee, Albert	head	77 2 44 77 7/8 2	77	England	same place								
47		— Mary	wife	9 2 41 77 7/8 1	77	England	same place								
48		— Albert Jr.	son	77 2 16 2 7/8 2	77	Maryland	same place								
49		— Edna	daughter	9 2 7 2 7/8 1 1/2	77	Caroli	Washington								
50	44 R 46 76	Hilman, James H.	head	77 2 40 77 7/8 2 1/2	77	Ohio	Washington								
51		— Thelma C.	wife	3 2 38 77 7/8 2	77	Virginia	Washington								
52	113 50 R 72	— Young, Edward S.	head	77 2 33 77 7/8 2	77	New York	Washington								
53		— Alice	wife	3 2 21 77 7/8 2 1/2	77	D.C.	Washington								
54		— Jane	daughter	9 2 8 2 7/8 2	77	D.C.	Washington								
55	51 Q 3520	Bayles, Frederick	head	77 2 44 77 7/8 2	77	England	same place								
56		— Mary	wife	3 2 40 77 7/8 2 1/2	77	England	same place								
57		— Alfred B.	son	77 2 18 2 7/8 5	77	D.C.	same place								
58		— Jennifer L.	daughter	3 2 10 2 7/8 2	77	Maryland	same place								
59	111 52 R 50	Cook, Lucie Evans	head	77 2 43 77 7/8 2 1/2	77	New York	Bronx, New York								
60		— Uvalde L.	wife	3 2 39 77 7/8 2 1/2	77	New York	Bronx, New York								
61		— Susan	daughter	3 2 12 2 7/8 2	77	New York	Bronx, New York								
62		— Carol	daughter	3 2 8 2 7/8 2	77	New York	Bronx, New York								
63	31 Q 53 Q 5200	Lammy, Louise	head	77 2 51 77 7/8 2 1/2	77	Maryland	same house								
64		— Lucille Clarence	daughter	77 2 46 77 7/8 2 1/2	77	Delaware	same house								
65		— Mary E.	daughter	3 2 34 77 7/8 2 1/2	77	D.C.	same house								
66	111 54 Q 7100	Balden, H. H.	head	77 2 72 77 7/8 2	77	Virginia	same house								
67		— Rebecca C.	wife	3 2 62 77 7/8 2	77	Virginia	same house								
68		— Goldwyn	son	77 2 40 2 7/8 2 1/2	77	D.C.	same house								
69		— William	son	77 2 38 2 7/8 2 1/2	77	D.C.	same house								
70	306 45 Q 2700	Beaman, William L.	head	77 2 77 77 7/8 2	77	Maryland	same house								
71		— Beane M.	wife	3 2 52 77 7/8 2	77	Maryland	same house								
72		— Caldwell, Willie M.	nephew	77 2 24 77 7/8 2	77	North Carolina	Washington								
73		— Beulah	niece	3 2 7 77 7/8 2 1/2	77	Maryland	same house								
74	382 56 Q 1000	James, Verda	head	77 2 44 77 7/8 2 1/2	77	D.C.	same house								
75		— Emma	wife	3 2 16 77 7/8 2 1/2	77	Mid	same house								
76		— David Thomas	wife	77 2 77 77 7/8 2	77	Mid	same house								
77		— Williams, Stealy	daughter	77 2 77 77 7/8 2	77	North Carolina	same house								
78		— Annie	daughter	3 2 7 77 7/8 2	77	North Carolina	same house								
79	202 57 Q 5350	Francis, William B.	head	77 2 52 77 7/8 2 1/2	77	Florida	same place								
80		— Mary H.	wife	3 2 35 77 7/8 2 1/2	77	D.C.	same place								



GRANTEES AND MORTGAGEES

1720
3

DATE OF RECORD	GRANTEE OR MORTGAGEE	GRANTOR OR MORTGAGOR	KIND OF INSTRUMENT	RECORDED
Month Day Year				Liber Page
Jan 9 1909	Beaman William L	al Katherine C Beale	vir Deed	202 175
Aug 13 1910	Beaman William L	Thomas Steward	D of Part	214 341
Feb 23 1911	Beaman William L	al Thomas Steward	al D of Part	218 149
Oct 19 1918	Beaman William L	Hyattsville Bldg Assn	Rel	275 460
Mar 10 1855	Bowman William By Trus	al Richard Bowman	D in T	JGH 4 221
Mar 22 1856	Bowman William H	Thomas Clagett	ux Deed	JGH 6 487
Aug 6 1867	Bowman William C	al William H Poole	B of S	EBP 4 210
Mar 9 1869	Bowman William H Trus	al John W Miles	ux Deed	EBP 6 143
Aug 22 1870	Bowman William	Margaret A Donougho	al Deed	EBP 7 455
Mar 17 1873	Bowman William C	Francis A Bowman	B of S	EBP 10 443
Oct 30 1875	Bowman William C	Oliver T Watkins	ux Deed	EBP 14 79
Aug 4 1877	Bowman William C	Jonathan Sibley	ux Deed	EBP 16 477
Nov 25 1891	Bowman William H	Fannie G Watkins	al Mtg	EBP 25 190
Dec 24 1895	Bowman William C (or) W C	Hezekiah Barber	ux Deed	JA 1 138
May 8 1898	Bowman William H	Samuel Darby	ux Deed	JA 9 411
Jan 20 1891	Bowman William C	Joseph F Williams	ux Deed	JA 23 317
Dec 27 1893	Bowman William C	H Maurice Talbott Atty	Deed	JA 40 460
May 3 1895	Bowman William U	al Elizabeth M Blunt	Deed	JA 49 72
Apr 17 1899	Bowman William U	al Eldridge Z Bowman	Deed	TD 8 163
Aug 31 1899	Bowman William U	Harry W Blunt	al Deed	TD 12 54
Nov 28 1902	Bowman William U	Clara J Bowman	vir Deed	TD 24 179
Aug 30 1904	Bowman William C	Collie M Gue	ux Deed	178 414
Aug 10 1910	Bowman William C (or) W C	Godfrey C Snyder	ux Mtg	215 487
Jan 12 1911	Bowman William U	al Joseph A Sponceller	ux Deed	216 470
Dec 21 1912	Bowman William Columbus	Rufus G Ward	ux Mtg	232 408
Aug 25 1919	Bowman William U	al John H Nicholls	Deed	282 486
Nov 29 1919	Bowman William H	Charles H Wilburn	Deed	288 346
Jul 8 1920	Bowman William T	ux Howard S Craver	Deed	294 217
Aug 9 1921	Bowman William T	ux Forrest P Beall	ux Deed	308 258
Apr 3 1923	Bowman William H	Sampson M Kemp	ux Mtg	331 416
Jun 22 1923	Baughman Walter F	ux Maddux-Marshall & Co Inc	Deed	334 114
May 13 1926	Baughman Walter F	ux Maddux-Marshall-Moss & Mallory	Rel	400 425

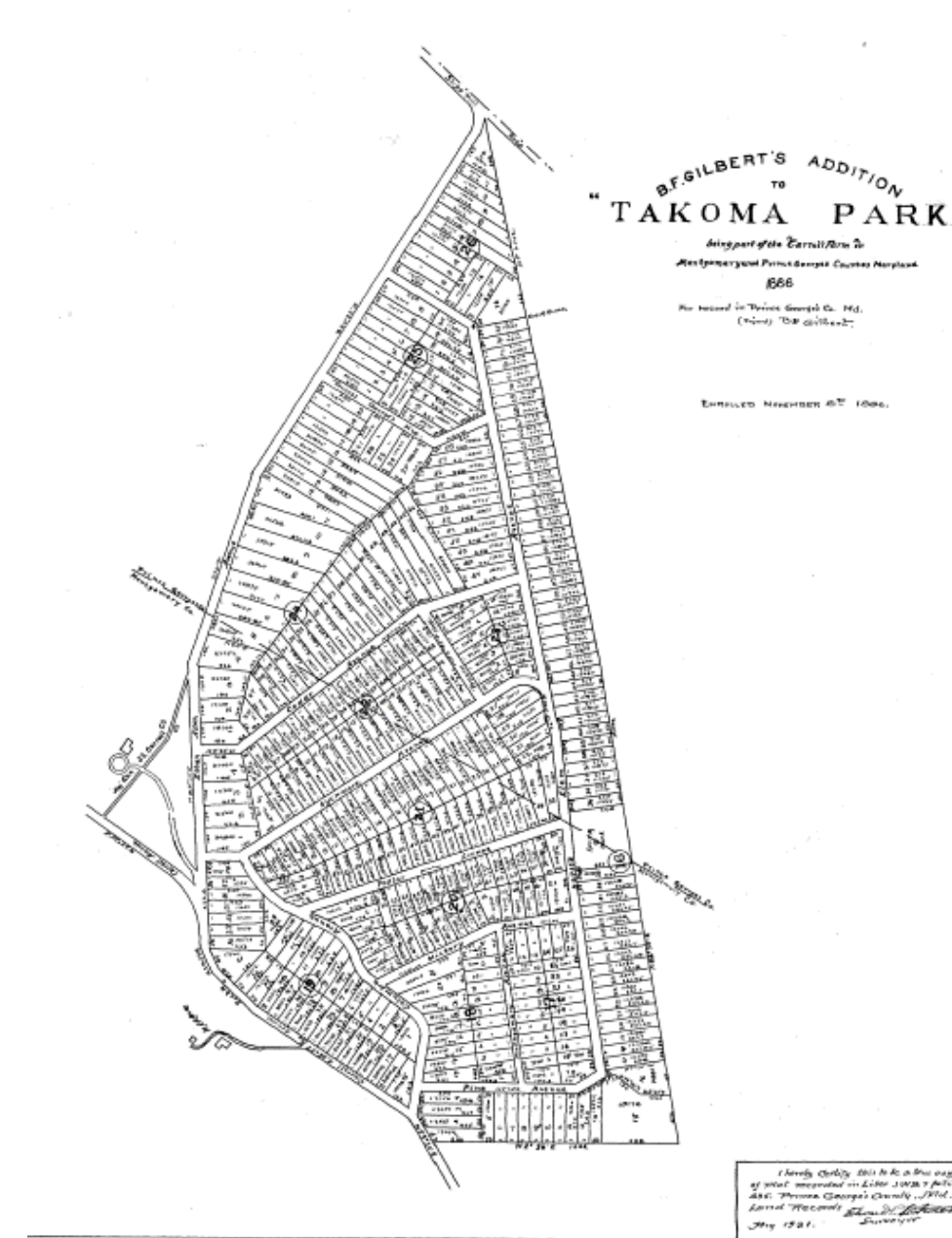
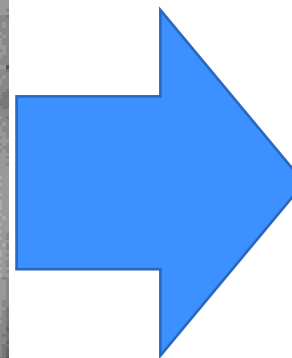
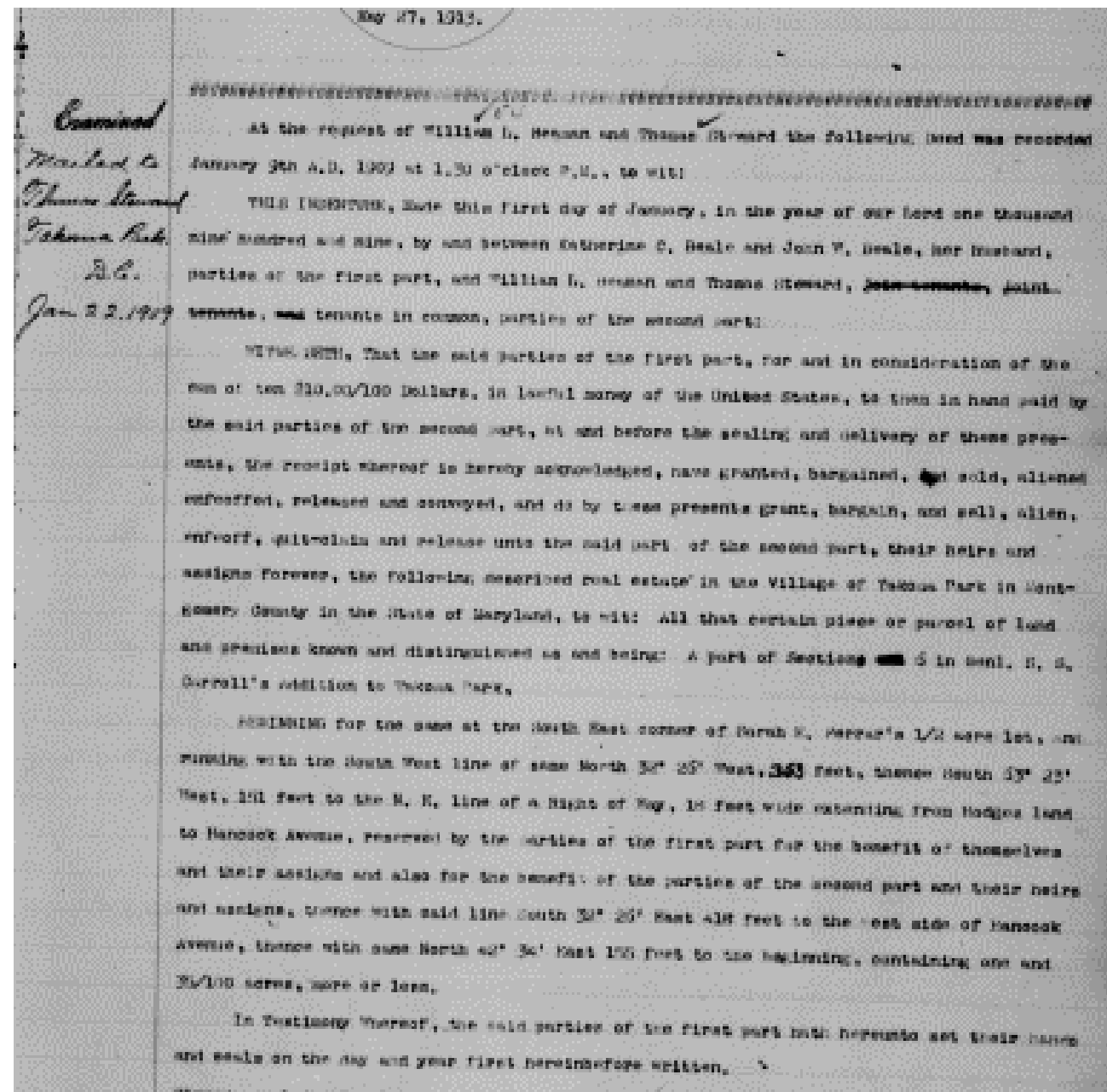


Records, Grantee Index, Original B, given names K-Z, Corporations, p. 1720b, M&A, CE217, 3, Date

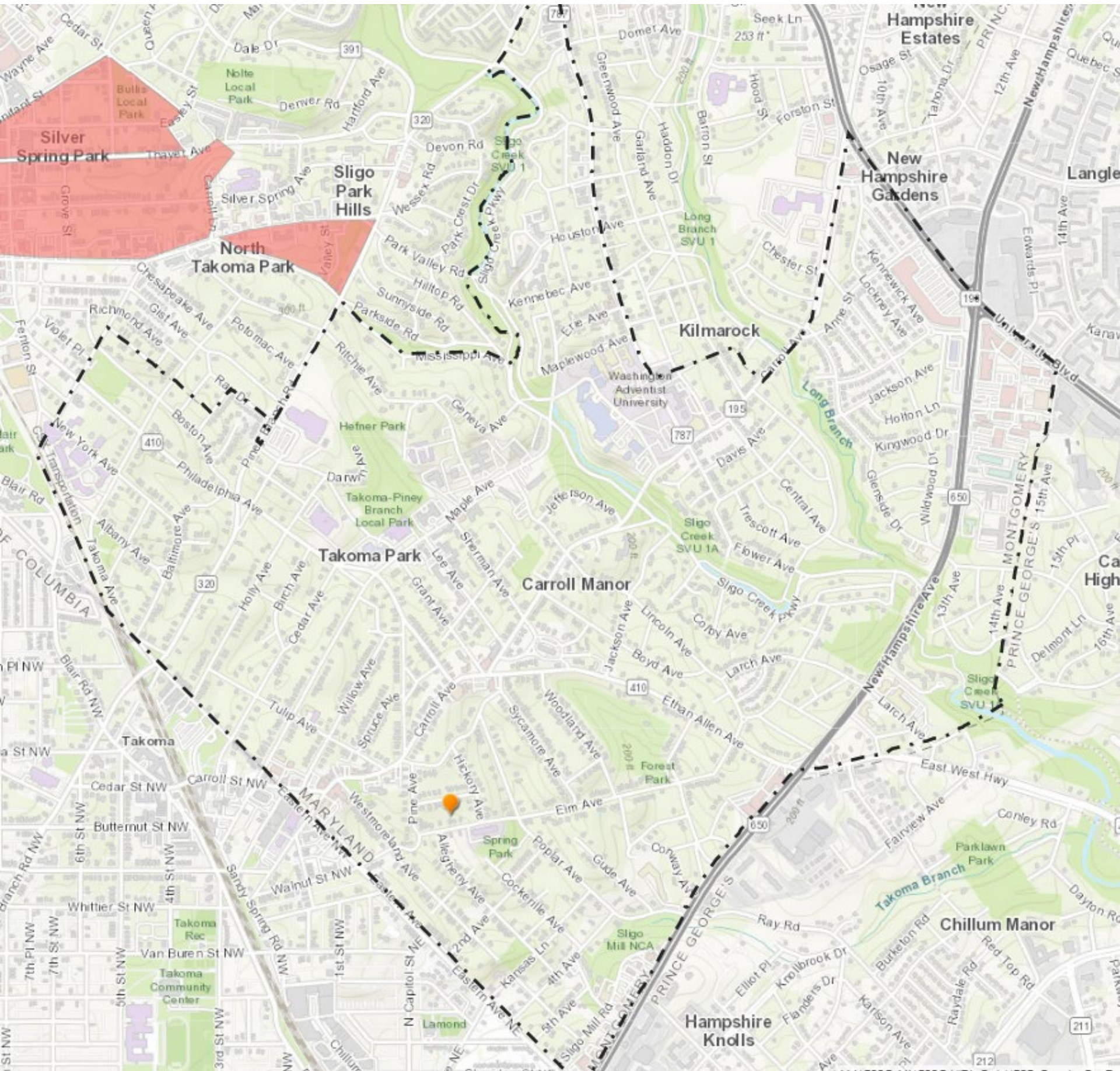
How to Find Black Homeowners in Records

Deed Record

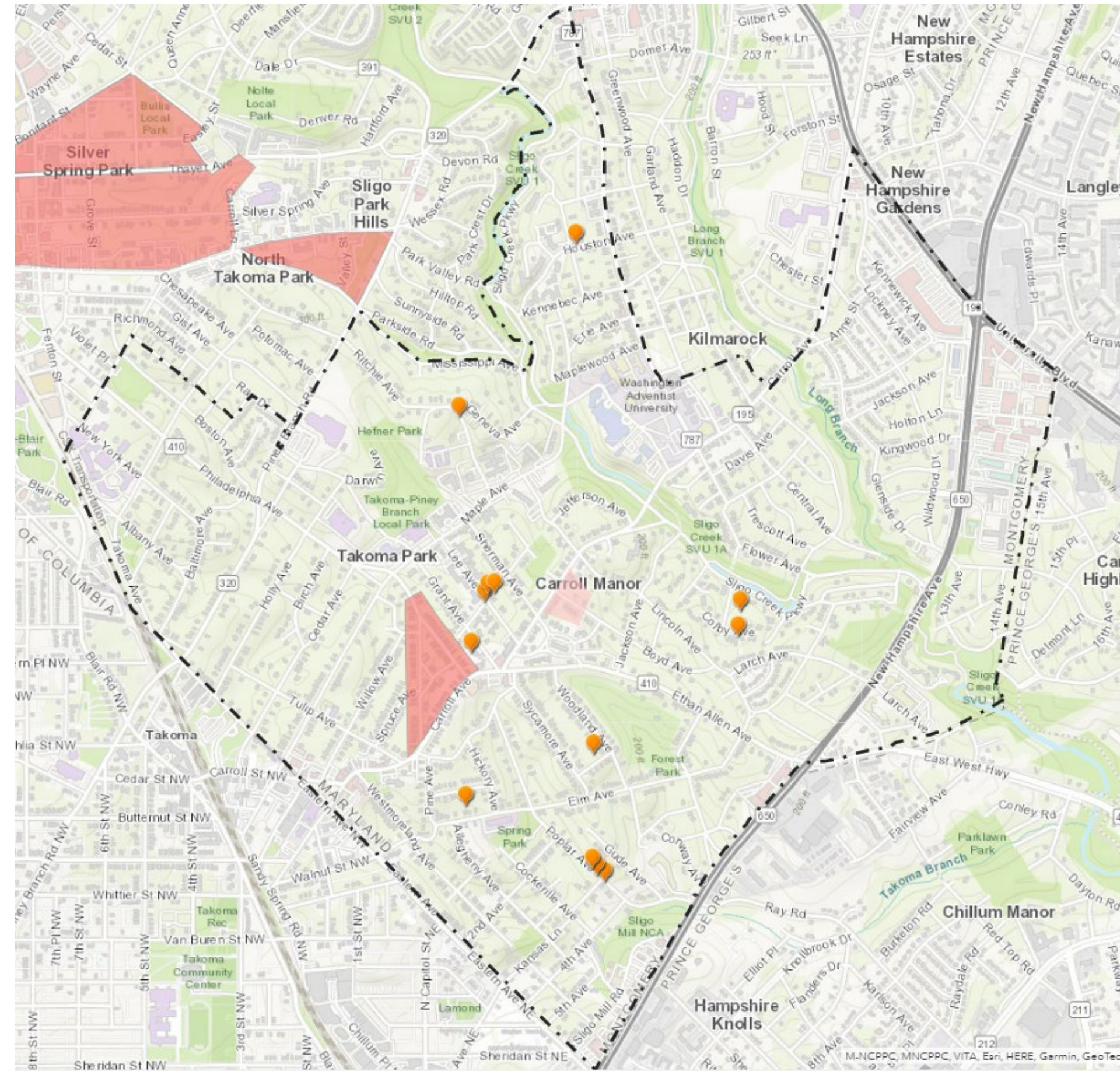
Plat Record & MCAtlas



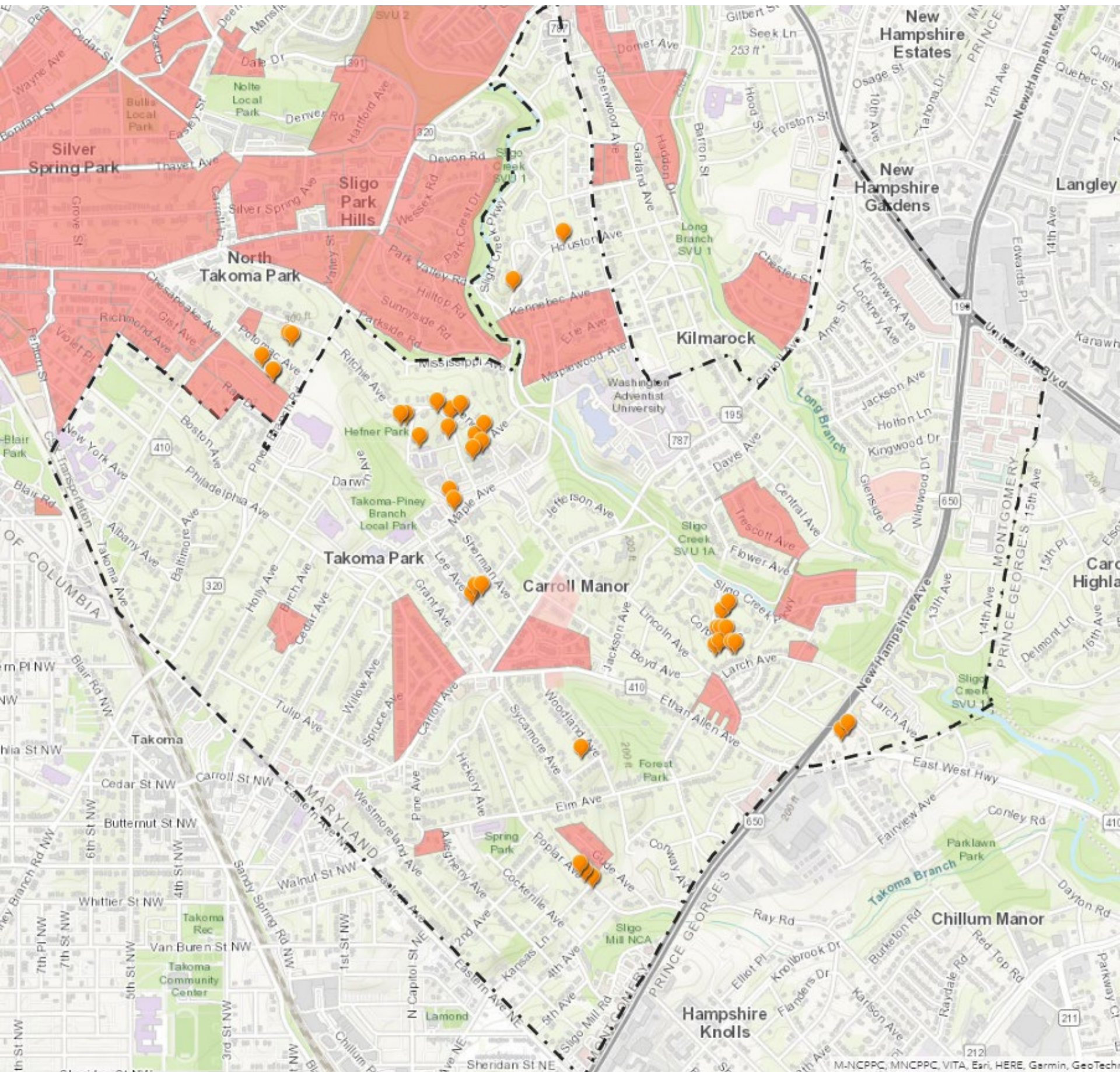
Black Homeownership and Racial Covenants — 1900



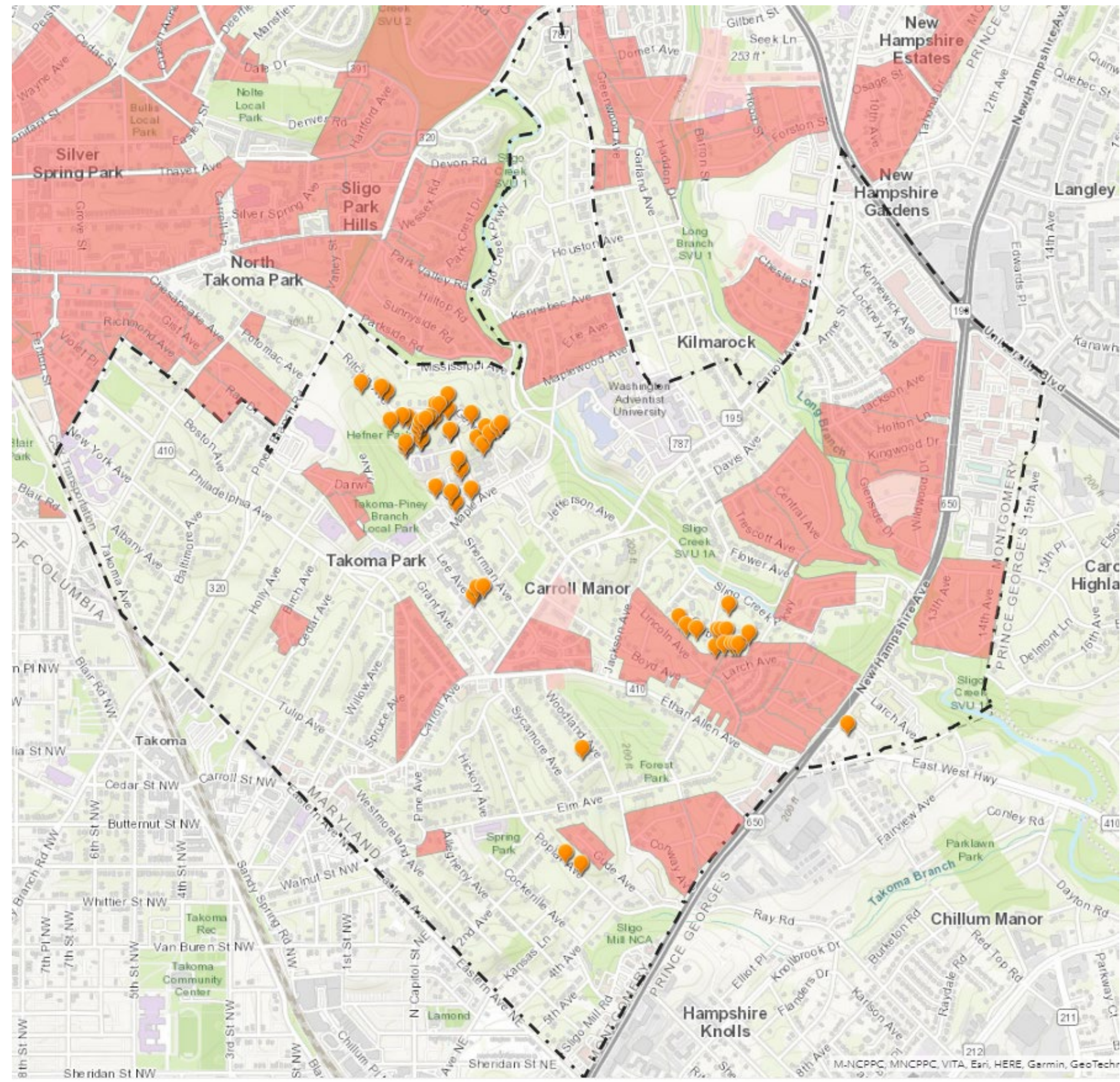
Black Homeownership and Racial Covenants — 1920



Black Homeownership and Racial Covenants — 1940



Black Homeownership and Racial Covenants — 1950



Information Provided in Pop-Ups

William L. Beaman, Bessie M. Beaman

Census Year	1950
Current Address	7416 Hancock Avenue
Historic Address	306 Hancock Avenue
Primary Residents	William L. Beaman, Bessie M. Beaman
Household Size	2
Occupations	None
Year Acquired	1909
Mortgage Providers	Hyattsville Building Association (1911, 1931)
Standing or Demolished	Standing
Notes	N/A
Photograph	More info

House



Earl Starke, Dorothy Starke

Census Year	1950
Current Address	104 Geneva Avenue
Historic Address	Geneva Avenue
Primary Residents	Earl Starke, Dorothy Starke
Household Size	7
Occupations	Letter Carrier (Post Office)
Year Acquired	1945
Mortgage Providers	First Federal Savings and Loan Association of Washington, Bruno A. Grock (1945)
Standing or Demolished	Standing
Notes	N/A
Photograph	More info

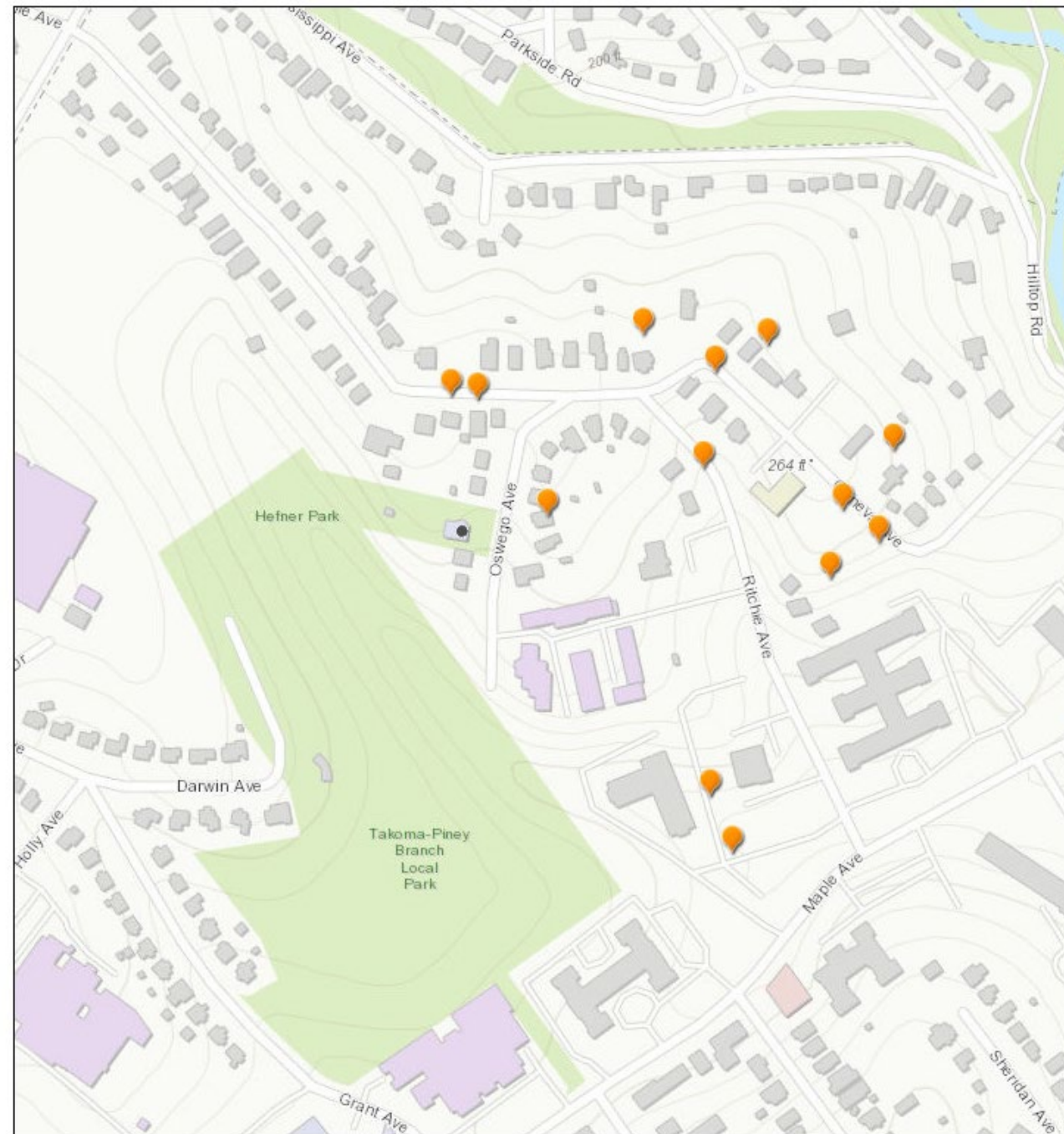
House





Heffner Park Community Center – 42 Oswego Ave. (MIHP# M:37-61)

“The Hill”



Orange pins represent Black homeowners in the 1940 U.S. Census

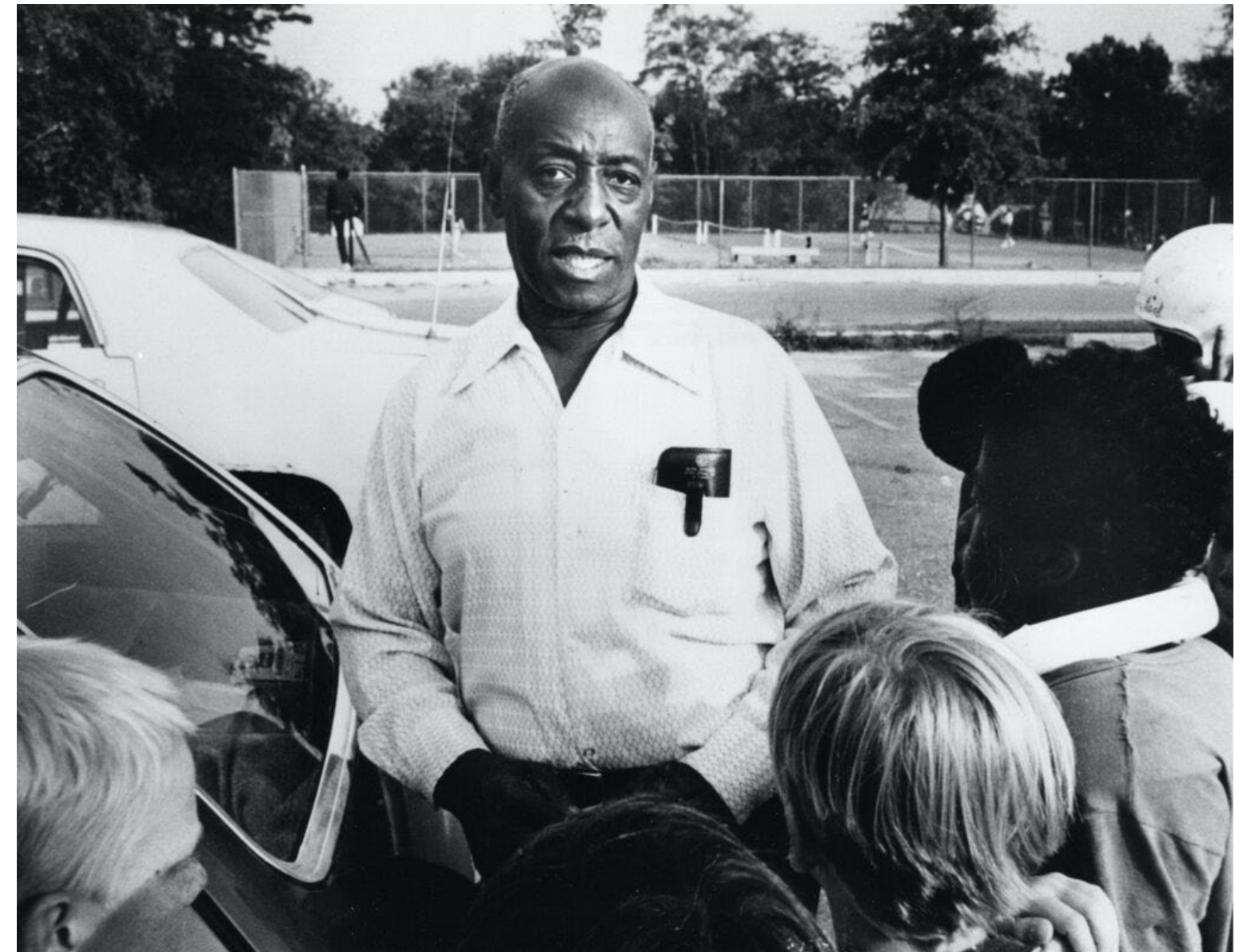


African American community leaders established the Parker Memorial Baptist Church (L) and the Takoma Park Rosenwald School (R) to provide social support and community services in the Jim Crow era.
Image Source: Historic Takoma, Inc.

Lee Jordan and the Colored Citizens Association

Takoma Park's Colored Citizens Association (CCA) formed in the 1920s to advocate for fair provision of public services to Black communities, including street paving, regular garbage pickups, utility connections, and funding for the Takoma Park Rosenwald School.

Lee Jordan was elected President of the CCA in 1948.



Lee Jordan, undated. Source: Historic Takoma, Inc.

“There was a time she said that the [white] Rec Center wasn’t open to her. But she would go at night and watch the dancers from the parking lot, the bands that would come and play for the white kids... They would be in the darkness at the parking lot dancing in the parking lot, watching over the hill, unseen by those who were down below.”

Dolly Davis, b. 1958, on her mother’s experience growing up in segregated Takoma Park.
African American Oral History Project – Historic Takoma, Inc.

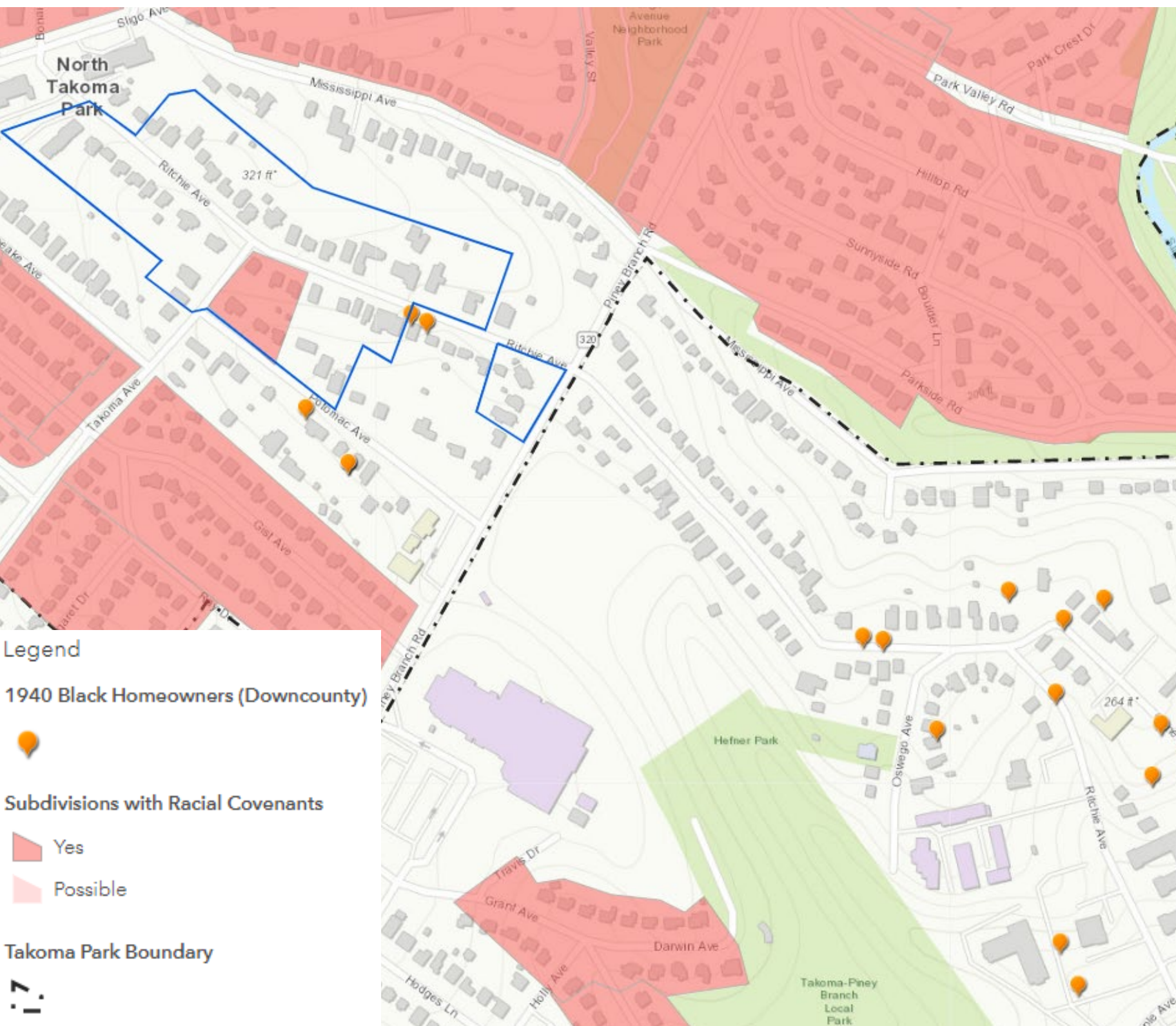
“Until we got the Teen Club we didn’t have much for youth to do for dances and things like that... For children 14, 15, and 16, there really wasn’t any place where we could go to be teenagers. Then when Heffner Park came and they put the building down there then that was where we all gathered. Teens from other neighborhoods came there like the teens from Linden, [they] came to do activities there.”

Dale Jones, b. 1945, on what the Teen Club meant to his peers.
African American Oral History Project – Historic Takoma, Inc.

Reactive Racial Covenants

March 3, 1947:

“...the parties hereto do mutually agree, promise and covenant, each with the other and for their respective heirs and assigns, that no part of the land now owned by the parties hereto shall ever be used or occupied, or sold, conveyed, leased, rented or given to Negroes or any person or persons of the Negro race or blood.”



Lincoln Valley Citizens Association

CONSTITUTION AND BY-LAWS
OF THE
LINCOLN VALLEY CITIZENS ASSOCIATION
TAKOMA PARK, MARYLAND

CONSTITUTION

ARTICLE I - NAME

This organization shall be called the Lincoln Valley Citizens Association.

ARTICLE II - OBJECT AND JURISDICTION

Sec. 1. The object of this Association shall be to advance the educational, recreational, social, moral, physical, economic, and civic interests of the community.

Sec. 2. The boundaries of this Association shall primarily be, but shall not be limited to, that section of the City of Takoma Park as follows:

North: South side of Sligo Creek Parkway

East: Elm Avenue

South: North side of Ethan Allan Avenue

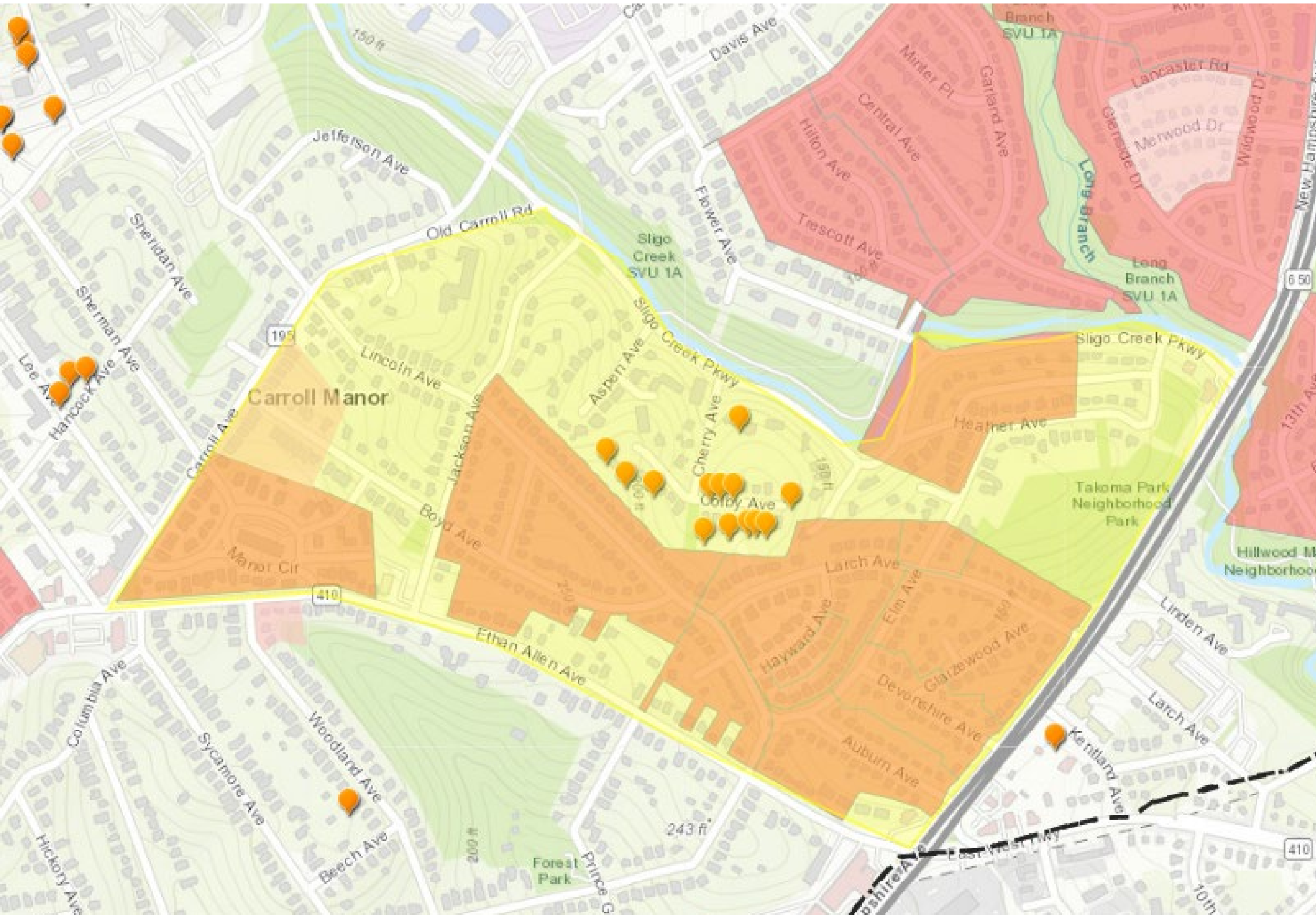
West: East side of Carroll Avenue

ARTICLE III - MEMBERSHIP

Sec. 1. Any adult of the Caucasian race who is the owner of real property in, a resident of, or who has a community of interest in, the Lincoln Valley area shall be eligible for admission to, and continuation of, membership in the Association upon his or her application for membership being favorably acted on by the Association: Provided, That he or she is not a member of any organization declared subversive by law or by any governmental agency duly authorized by law to make such determination.

Sec. 2. Upon certification by the Membership Committee of the Association that a member shall have failed to comply with the requirements and qualifications for membership in the Association, notice thereof shall be given in writing to said member. If said member shall fail to meet the requirements and qualifications for membership within sixty (60) days after such notification, the Association may by a three-fourths (3/4) vote of the members present and voting, expel such member.

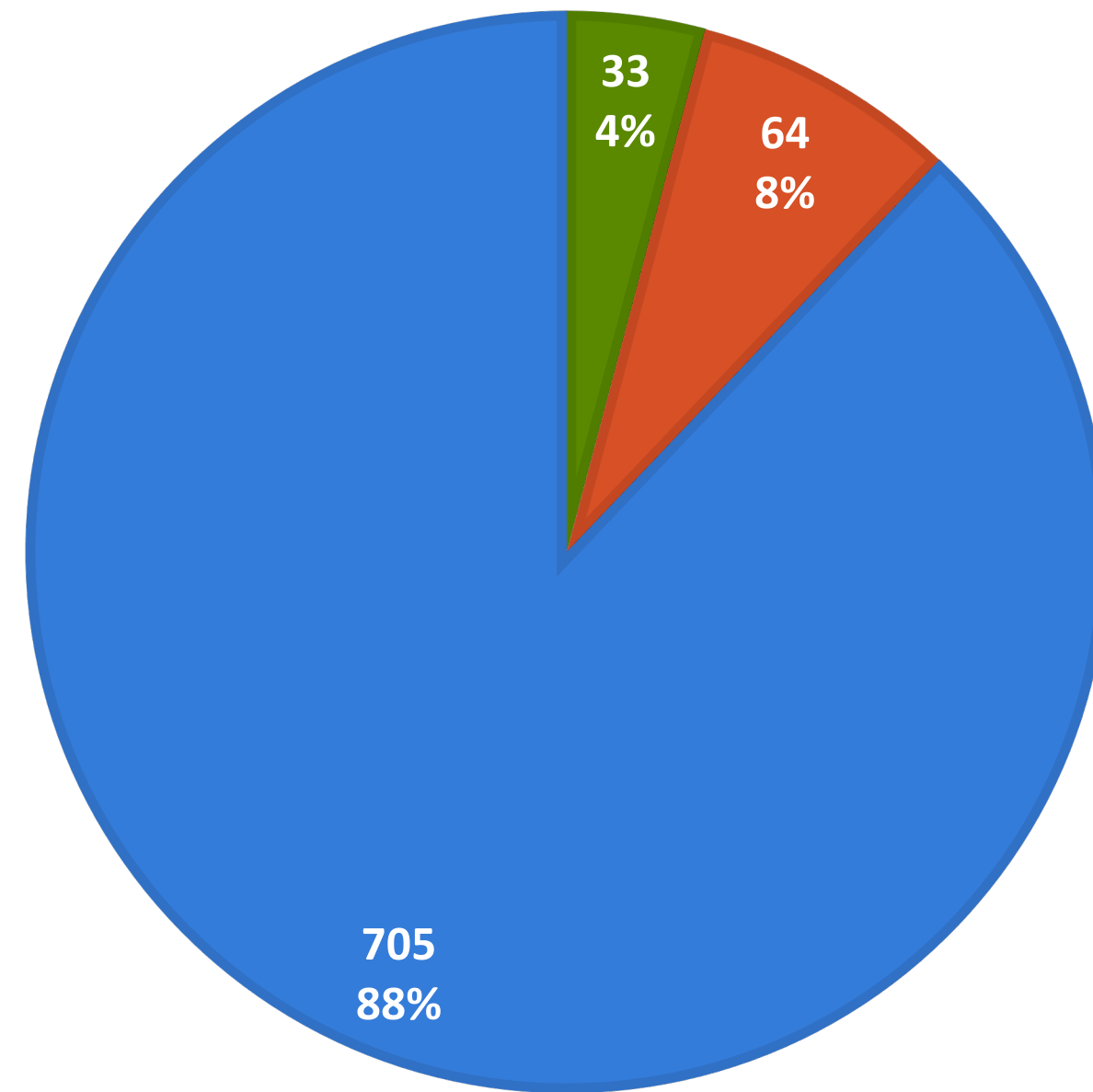
By-laws of the Lincoln Valley Citizens Association, undated.
Source: Historic Takoma.

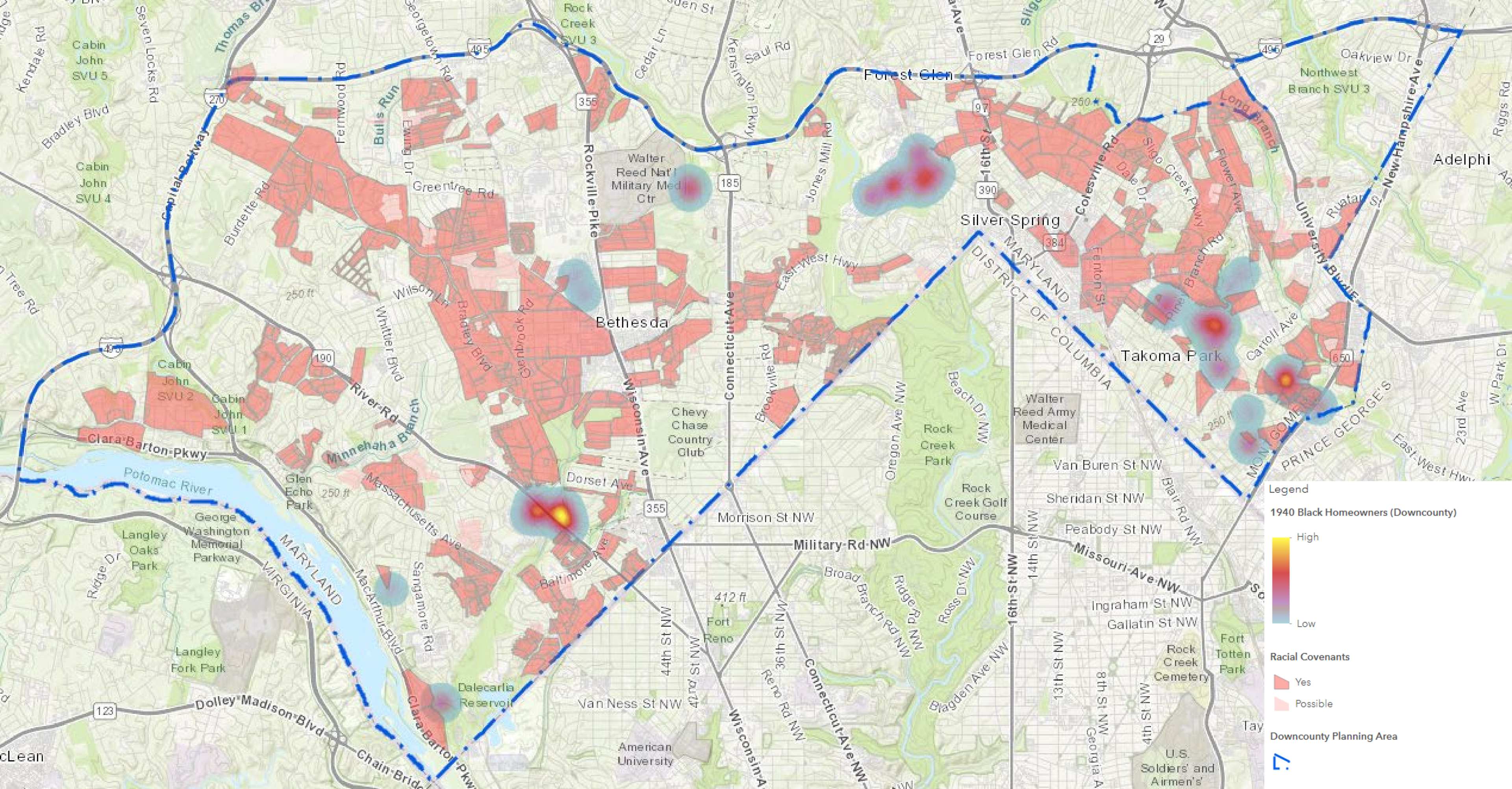


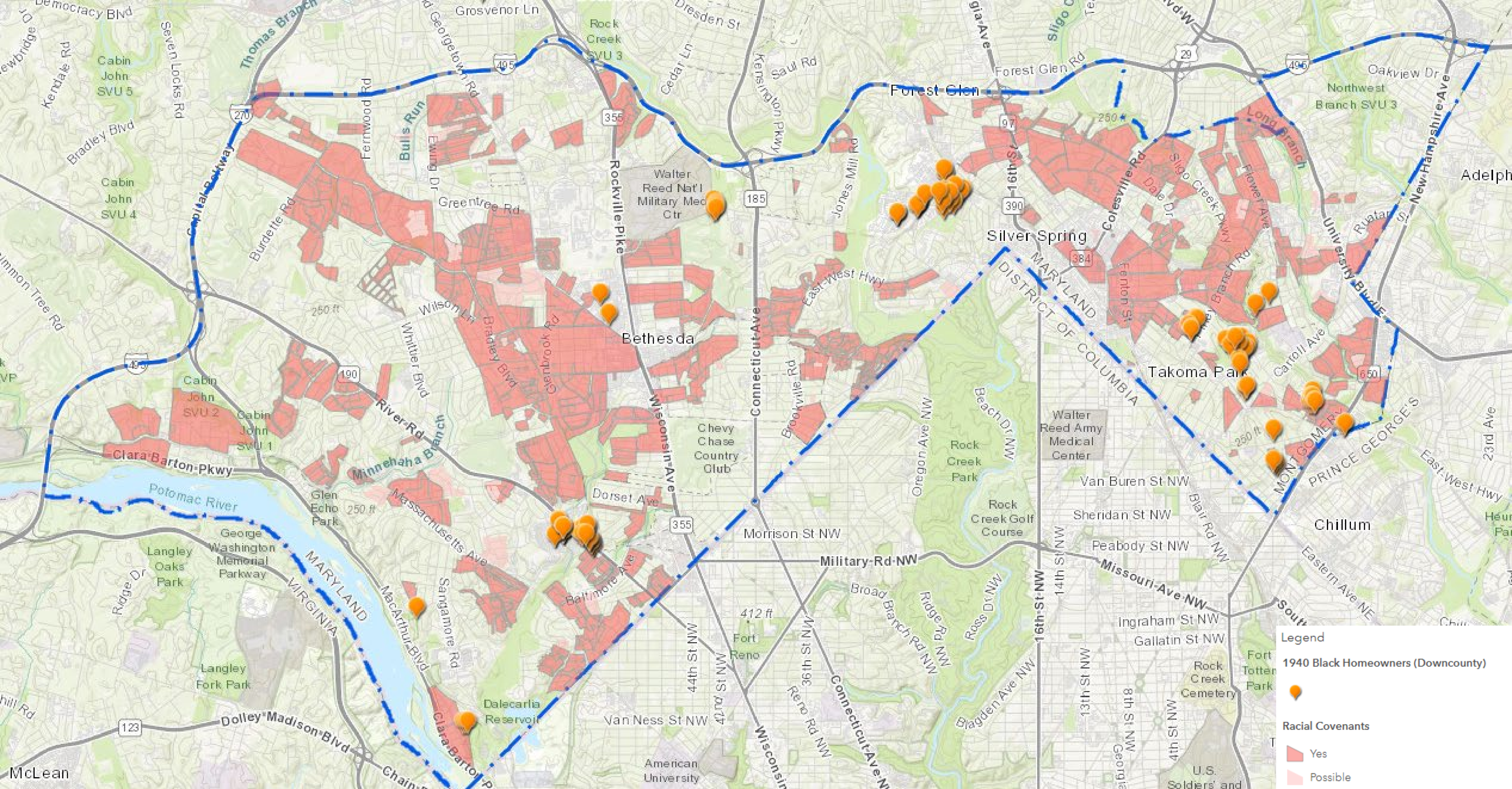
Expansion of Black-Owned Homes Data to Downtown Planning Area

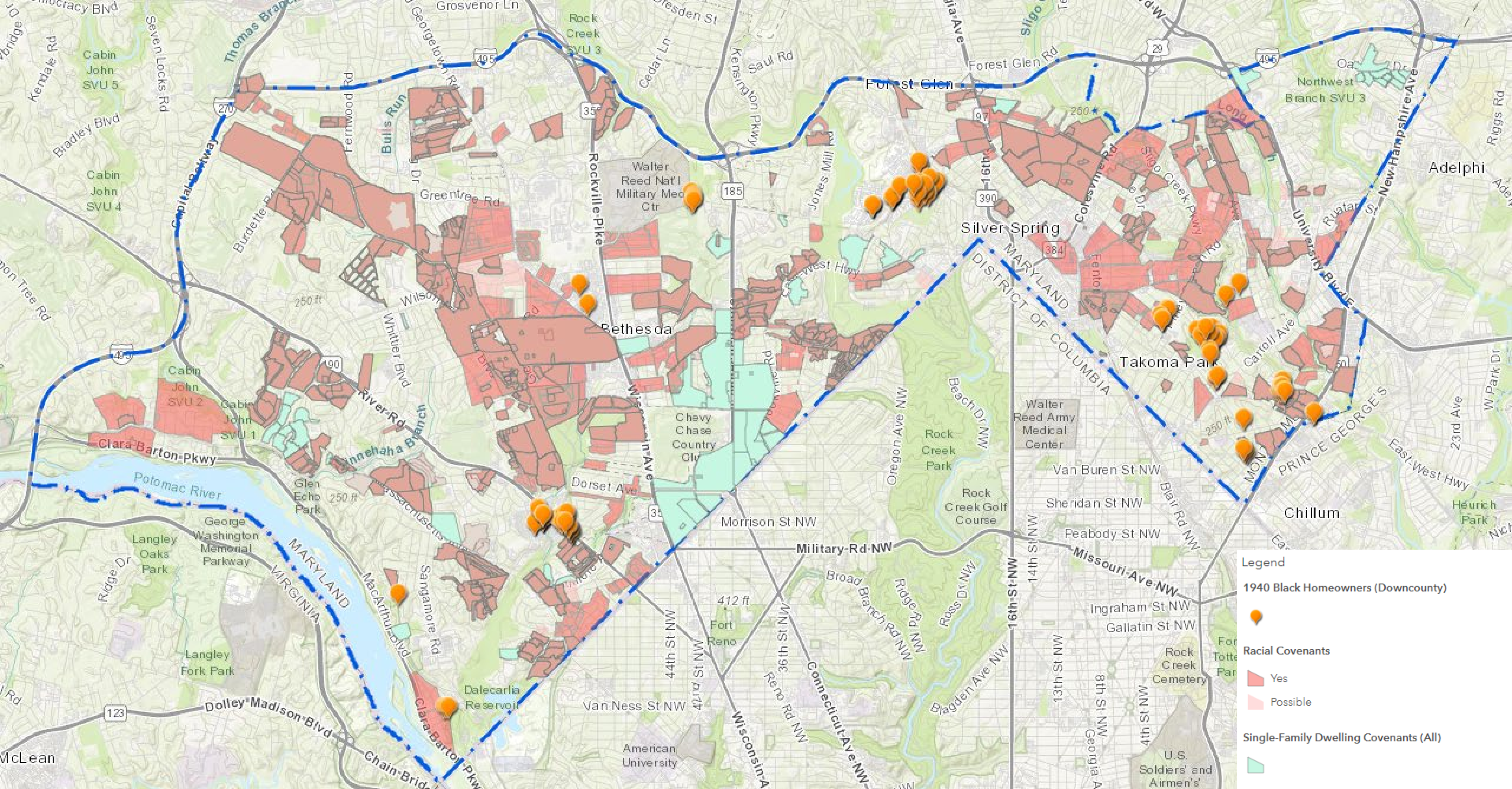
BLACK OWNER-OCCUPIED HOMES IN 1940

■ Takoma Park ■ Remainder of Downtown ■ Midcounty and Upcounty









Outreach, Feedback, Engagement

- National newspaper and local interest articles
- Conference panels and lectures
- Neighborhood meetings and focus groups
- Museum panels and interpretation

The Washington Post
Democracy Dies in Darkness

D.C., MD. & VA.

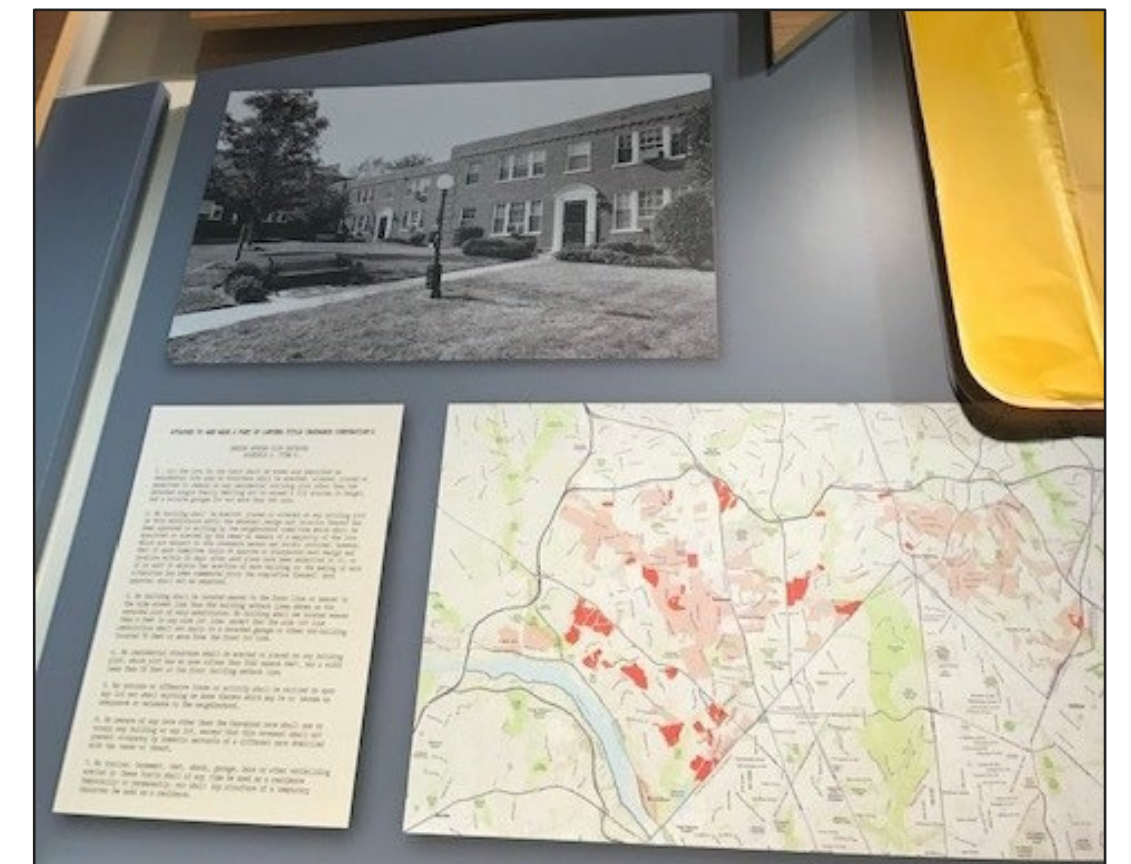
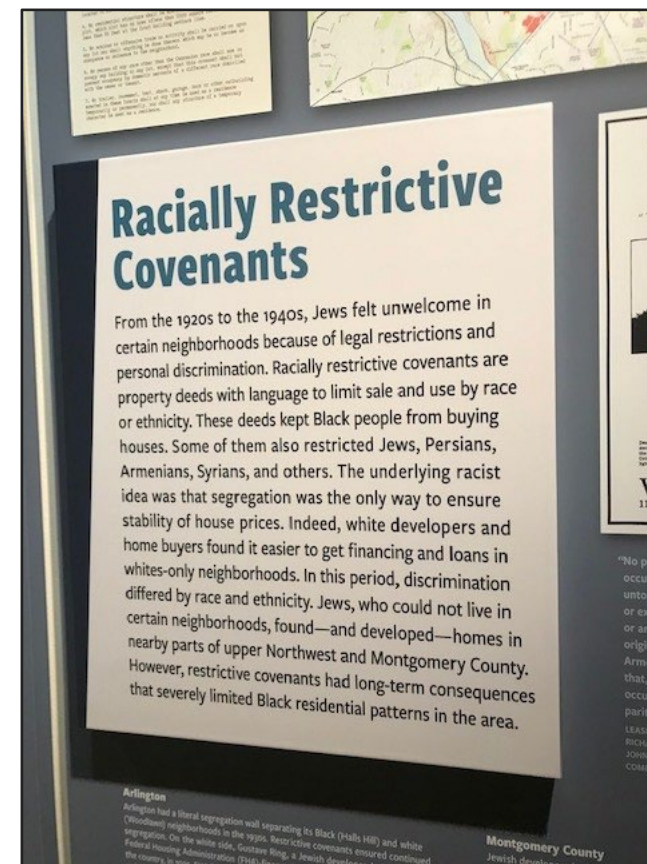
Was your home once off-limits to non-Whites? These maps can tell you.

Urban planners and historians are mapping racial covenants to analyze the legacy of segregated neighborhoods across the United States



By Katherine Shaver

Updated December 19, 2022 at 6:43 p.m. EST | Published December 19, 2022 at 6:00 a.m. EST



State of Maryland Restrictive Covenant Modification Intake Sheet

1. Fill out the form

<https://www.courts.state.md.us/sites/default/files/court-forms/cc087.pdf>

2. Submit the form, in person, to the Land Records Department:

50 Maryland Ave.

North Tower 2nd Floor, Rm 2120

Rockville, MD 20850

3. Their office will review it and send it to a county attorney with the original deed containing the restrictive language.

4. The attorney signs off on the new language and returns it to the Land Records Department to be recorded and indexed.

Recording Requested By or Contact Person Return to Contact Person
Name _____ Hold for Pickup
Firm _____ Return Address Provided
Address _____
City, County, State, Zip _____ Name _____
Telephone _____ City, State, Zip _____ Address _____
City, State, Zip _____

STATE OF MARYLAND RESTRICTIVE COVENANT MODIFICATION INTAKE SHEET
(Real Property § 3-112)
 Baltimore City County: _____

_____ hold(s) an ownership interest in the real property
at _____
Record Owner(s) of Property _____
Location / Address of Property _____
which is covered by the recorded document described below. The attached complete copy of the original instrument contains an unlawfully restrictive covenant based on race, religious belief, or national origin. The language of the unlawfully restrictive covenant is stricken in the document.

This document is being recorded to eliminate the restrictions in the unlawfully restrictive covenant on page(s) _____ of the document and recorded on _____ at book _____ and page _____, or as instrument number _____ of the official records of _____.

INDEXING INSTRUCTIONS: Index this Restrictive Covenant Modification in the same manner in which the attached original instrument was indexed.
The effective date of the terms and conditions of this modification document shall be the same as the effective date of the original instrument referenced above.

SIGNATURES:
 THIS DOCUMENT IS FILED BY THE UNDERSIGNED RECORD OWNER(S) OF THE ABOVE PROPERTY:

Date _____ Signature of Record Owner of the Property _____

Printed Name _____

Date _____ Signature of Record Owner of the Property _____

Printed Name _____

OR
 THIS DOCUMENT IS FILED BY A NON-PROFIT ENTITY CHARGED WITH ENFORCEMENT OF THE ABOVE REFERENCED RESTRICTIVE COVENANTS:
The undersigned hereby certifies that a majority of the governing body of _____, a non-profit entity charged with enforcement of the referenced restrictive covenants, has agreed to this restrictive covenant modification.

Date _____ Signature of Officer/Agent of Non-Profit Entity _____

Title of Officer/Agent of Non-profit Entity _____ Printed Name _____

COUNTY / CITY ATTORNEY RESTRICTIVE COVENANT MODIFICATION DETERMINATION
I have determined after a review of the restrictive covenant modification and the copy of the original instrument:
1. The original instrument does does not contain an unlawfully restrictive covenant; and
2. The restrictive covenant modification correctly incorrectly strikes through only the language of the unlawfully restrictive covenant.
Modification is is not appropriate.

Date _____ Signature of County / City Attorney _____ Attorney Number _____

Printed Name _____

CC-087 (07/2021)

Key Takeaways

1. Legal, systemic and institutional discriminatory housing practices were pervasive in Montgomery County. The project provides a better understanding of the geography of racial exclusion by researching these legal discriminatory practices in the Downcounty Planning Area.
2. Newly available data and maps can be utilized to help inform future policy and planning efforts.
3. Publicly accessible data and maps will allow new lines of inquiry by historians and the public, including information that can expand upon and honor the history of Black property ownership and activism; and help understand trends in housing discrimination against racial and religious minorities.

Contact

- John Liebertz, Cultural Resources Planner III
John.Liebertz@montgomeryplanning.org
- Rebeccah Ballo, Historic Preservation Supervisor
Rebeccah.Ballo@montgomeryplanning.org
- Jason Sartori, Countywide Planning and Policy Division Chief
Jason.Sartori@montgomeryplanning.org

<https://montgomeryplanning.org/planning/historic/research-and-designation/mapping-segregation-project/>