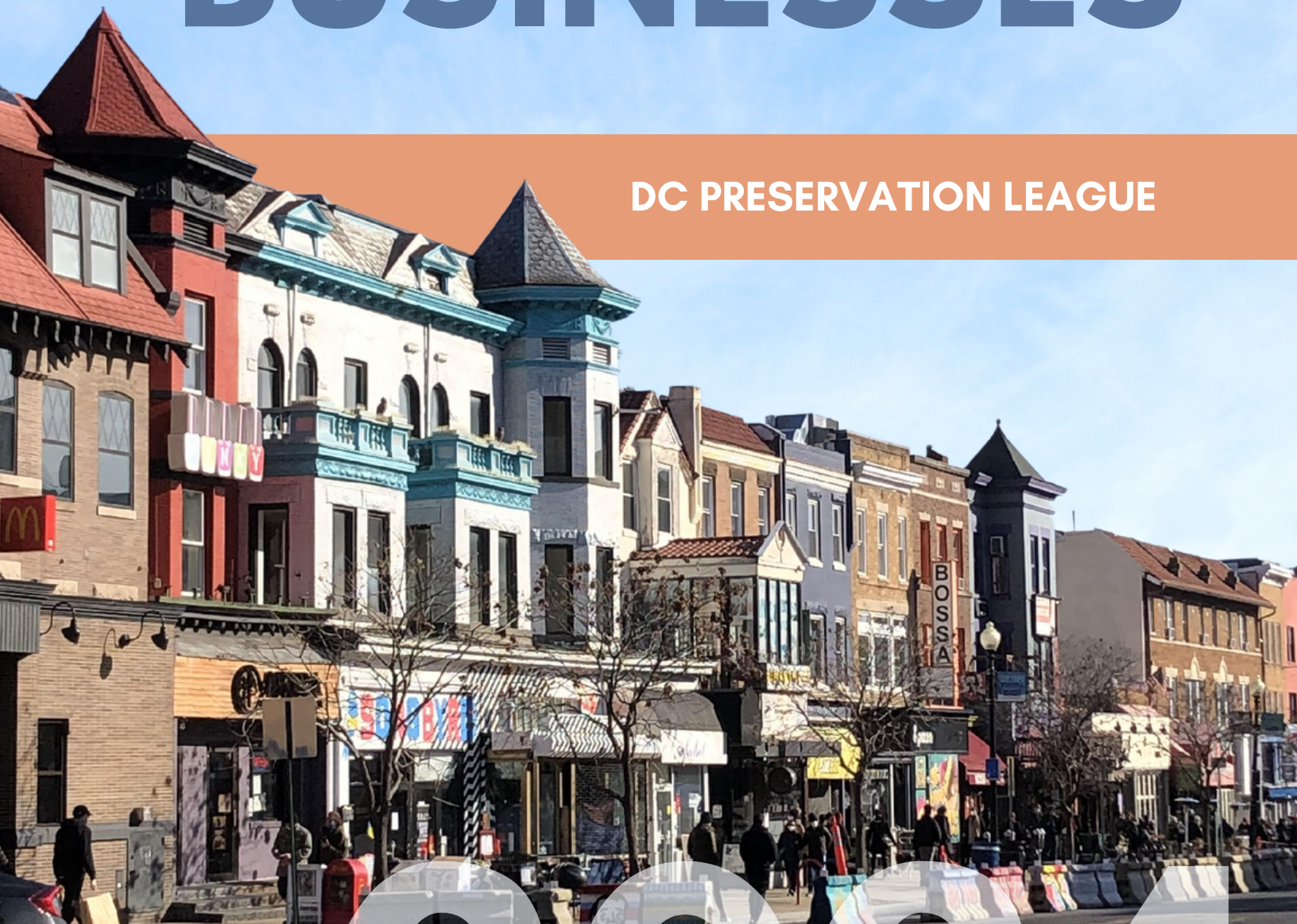




# LEGACY BUSINESSES

DC PRESERVATION LEAGUE



# 2024



# TABLE OF CONTENTS



**01** Defining Legacy  
Businesses

**02** State Programs & Options  
for Business Support

**03** Featured Businesses:  
Histories of Ownership

**04** DC Business Inventory: 100+  
Longstanding Businesses

**05** What's Next?  
Ongoing Projects

# DEFINING LEGACY BUSINESSES

# 2024

The term “legacy business” is generally defined as a long-standing business that has contributed to a city's community history and cultural identity in a significant way. The standardized concept of a “legacy business” is a relatively new term, not only for preservationists, policy makers, and developers, but for most of the American population.

In 2015, San Francisco was the first city in the United States to develop a legacy business program based off of community work by preservation nonprofit San Francisco Heritage (SFH). The impending loss of a beloved neighborhood bar, The Gold Dust Lounge, acted as the impetus for SFH to get involved in business preservation. After a failed attempt at historically designating the property, the bar’s owners were ultimately evicted to make way for a national chain.

Staff members at SFH realized that protecting properties like The Gold Dust Lounge could not be accomplished solely through traditional preservation channels. To raise awareness about the importance of longstanding businesses, SFH developed a digital guide of “Legacy Bars & Restaurants,” which highlighted businesses that were over forty years old and contributing to San Francisco’s “cultural identity.” SFH’s program was entirely promotional, producing pocket guides and maps, and issuing stickers to individual legacy businesses.

Inspired by this program, the city ultimately established a “Legacy Business Historic Preservation Fund.” Coordinated by San Francisco’s Office of Small Business, the fund provides financial assistance through grants and loans for businesses over thirty years old. The city program also provides technical assistance (trainings in business planning, social media, and marketing) and recognition through an official public registry. [1] Over the past nine years, the program has inspired similar work across the United States.



DCPL COMMUNITY OUTREACH & GRANTS MANAGER ZACHARY BURT OUTSIDE OF DIEGO'S HAIR SALON, 2023

In 2023, DCPL launched a promotional and educational legacy business program designed to raise awareness of longstanding businesses in the District. One of the most challenging aspects of developing a legacy business program is selecting an appropriate definition. Each legacy business program across the United States creates its own definition based on the individual city's population, geography, and history.

DCPL originally defined "legacy business" under the following criteria:

1. Business must be currently operating and located within the boundaries of the District of Columbia
2. Business has operated and contributed to its community's history and/or identity for 20 or more years
3. Business is not franchised by or affiliated with a national, corporate chain
4. Business has had no more than four years of closure

In using this definition, DCPL's educational program successfully completed the following:

- **Publication of a Digital Report:** Designed a 36-page digital report discussing the history and prevalence of legacy businesses in the District, including interviews with business owners.
- **Inventory:** Developed a crowd-sourced inventory of 70+ businesses that was ultimately made public through the organization's website.
- **Public Events:** Hosted three public events showcasing legacy businesses, including a walking tour, informational webinar, and panel discussion.
- **Speaking Engagements:** Presented legacy business research both for the Coalition for Nonprofit Housing & Economic Development and at the Small Business Anti-Displacement Network academic conference.





BELOVED POTTER'S HOUSE COOK "BIG MARY" WORKING BEHIND THE COUNTER

Through continued research and analysis of DC's legacy businesses, DCPL staff slightly revised the definition to expand the number of eligible businesses in 2024:

1. Business must be currently operating and located within the boundaries of the District of Columbia
2. Business has operated and contributed to its community's history and/or identity for 20 or more years
3. Business is not franchised or affiliated with a national, corporate chain; local franchises are acceptable if original location was established within the District and remains operational within the District's borders

This new definition resulted in an expanded inventory of 100+ businesses, with individual locations representing all eight wards. [2] One of the most common questions DCPL staff received about the legacy business definition is related to the clause requiring contributions to community history and identity. **How can an organization measure community history? Who gets to define a community's identity?**

The answer is simple: the community defines its identity, which in turn shapes its history. The only true measure that DCPL takes into consideration is the longevity of the business. At twenty or more years old, the majority of these businesses are deeply intertwined with their neighborhoods. They often provide services that are intimate, familiar, and necessary for the ongoing cultural preservation of the city. Advocates for business retention cite the preservation of intangible cultural heritage as one of the key functions of legacy business programs. According to UNESCO, intangible cultural heritage is a broad term that encompasses the "living expressions" of a community's culture, both traditional and contemporary. [3] It is community-driven and community-recognized—only the individuals within the community itself can determine what constitutes their cultural heritage.



IMAGE OF HANGING DECORATIONS INSIDE OF SANKOFA VIDEO, BOOKS & CAFE

Intangible cultural heritage goes beyond traditional historic preservation channels that focus on architectural aestheticism, historic materials, and building integrity. However, it is possible and often necessary to pair intangible cultural heritage with the physical landscapes that inform the community's existence. Legacy business preservation efforts pair the intangible elements of businesses—such as the local events, the face-to-face interactions, the art shows, the relationships—with the physical buildings, people, and neighborhoods.

UNESCO states that “an understanding of the intangible cultural heritage of different communities helps with intercultural dialogue, and encourages mutual respect for other ways of life.”[4] In a city with rapidly changing demographics, the importance of preserving and supporting diverse businesses becomes a matter of urgency. When businesses close, the loss cannot be measured solely by the building—it is measured in the neighbors, the family owners, and the cultural gap left behind.

There are many challenges facing local business owners across the city, as rising rents, changing neighborhoods, and skyrocketing inflation have altered the daily expenses and routines of business owners. In BIPOC neighborhoods that have experienced systemic disinvestment, segregation, redlining, real estate speculation, racially restrictive covenants, and historic bias for loans, the challenges are becoming overwhelming and are forcing many businesses to permanently close. [5]

According to Willow Lung Amam, a professor of urban studies at the University of Maryland, this trend is not restricted to the District. She states that “across the U.S., small businesses owned by immigrants and people of color have borne some of the worst impacts of the pandemic. In the early months of Covid-19's spread, Black businesses closed at a rate twice the national average, with a 41% drop in active business owners, while Latinx businesses saw a 32% drop. In a survey of businesses conducted in November 2020, about a fifth of Black and Latinx business owners said they expected to close by mid-2021.” [6]





VINTAGE PHOTOGRAPHS FOR SALE AT MISS PIXIE'S

While businesses are not traditionally viewed as intrinsic to community stability and neighborhood vibrancy, recent trends in gentrification have revealed how important local businesses are to the culture of a city. Often used as a buzzword in the media, gentrification can be used as a positive adjective, a negative threat, or a lukewarm conclusion to a long battle between neighbors. But gentrification is a process, a verb, a series of actions that accumulate over time and change based on a variety of factors.

The Urban Displacement Project based in San Francisco, defines gentrification as "a process of neighborhood change that includes economic change in a historically disinvested neighborhood - by means of real estate investment and new higher-income residents moving in - as well as demographic change - not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents." [7]

Gentrification is a complex issue that will continue to affect local businesses over the upcoming decades. In the close quarters of DC, with limited land to live and work in, gentrification is a process that is seen, felt, and experienced by all city residents. Yet this experience is incredibly unequal. Historically and presently, minority-owned businesses face more challenges and are at higher risk for closure due to gentrification. When a neighborhood's original population is displaced, their community businesses are often lost as well.

Understanding the historical, economic, and racial realities of Washington, DC, is essential in beginning a legacy business program. Defining the often-overused terms of legacy business, cultural heritage, and gentrification is an important step to facilitate constructive discourse between non-profits, policy makers, and the general population. As is often the case, one must point to the problem so that it can be fixed.

# CITY PROGRAMS & OPTIONS FOR LOCAL BUSINESS SUPPORT

The term “legacy businesses” applies to a diverse array of establishments that have significantly contributed to the cultural, historical, and economic fabric of a particular city. American legacy business programs follow international precedents set in Paris, London, Barcelona, and Buenos Aires. Defining a legacy business and measuring its impact can be challenging. For researchers, this fluidity of definition can complicate nationwide studies on the impact of legacy businesses. As of April 2024, there is no comprehensive study of legacy business programs in the United States.

In lieu of national statistics, this section of the report will highlight various U.S. programs and their business support models.







## SAN FRANCISCO, CALIFORNIA

Established in 2015 and often heralded as the country's first legacy business program, San Francisco's program is administered by the city government's Office of Small Business.

Minimum Age of Businesses: 30 Years (20 if at risk of displacement)

Requirements: Must have had no more than two years of closure, must have contributed to neighborhood history/identity (can be rejected by the Historic Preservation Commission if it has not contributed), and must be "committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms."

Nomination: Each business must be nominated by the Mayor or a member of the Board of Supervisors, with no limit on how many recommendations can be made a year.

Type of Program: Educational, Promotional, Financial & Technical

San Francisco hosts an impressive legacy business website with an interactive map that publicizes business histories. The city also provides promotional products for legacy businesses, such as bronze plaques, decals and stickers, and official letterhead stationery. Financial support comes through grant funding for rent stabilization and for business activities that support longevity. Technical assistance is provided through toolkits for social media and transitions to employee ownership.

## CAMBRIDGE, MASSACHUSETTS

Established in 2019, the legacy business program in Cambridge is administered by the city government's Community Development Department.

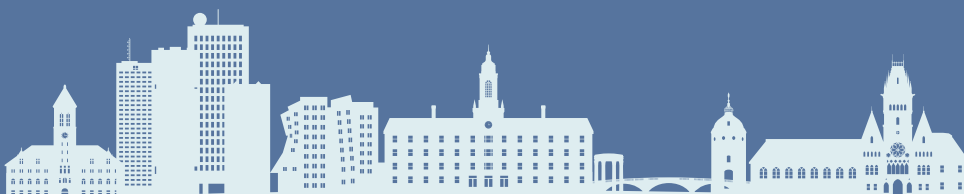
Minimum Age of Businesses: 25 Years (no breaks longer than one year)

Requirements: Business owner must submit a written history of the business and its ownership to be considered for certification. Submission form also includes a section where nominator has to describe "how the business maintains its physical features (e.g. its storefront or interior design) and/or traditions that define the business, including craft, services, culinary, or art forms."

Nomination: Each business must be nominated by a member of the Cambridge community or the business owner themselves.

Type of Program: Educational & Promotional

As of 2024, the program is functionally educational and promotional, featuring businesses on a digital Story Map, hosting an awards ceremony, featuring businesses on social media, and offering sticker decals.





## MISSOULA, MONTANA

Established in 2019, Missoula’s legacy business program has one of the strictest age requirements for legacy businesses in the country, as only businesses over 100 years old were considered for the registry. In the second year of existence, Missoula’s program included three businesses over 50 years old. After 2020, the program seems to have stalled. Originally launched by the city’s Historic Preservation Commission, the purpose of the program was educational and promotional, with the idea to “to call out longstanding, community-serving local businesses that so often serve as valuable cultural assets.”

Minimum Age of Businesses: 100 Years, 50 Years

Requirements: Unstated

Nomination: Unstated if the nomination process is public, although it appears to be an internal government process.

Type of Program: Educational & Promotional

## SAN ANTONIO, TEXAS

Established in 2020 through the city’s Office of Historic Preservation, San Antonio’s program is intended to “keep San Antonio authentic,” and invites “boot makers and hat shops, piñata-makers and sellers, restaurants, ice-houses, saloons and cantinas, schools of ballet folklórico, butchers and bakers and candlestick-makers” to apply.

Minimum Age of Businesses: 20 Years

Requirements: Business must meet at least one of the following criteria to be eligible: owned by generations of the same family, provides authentic goods or services, cultivates tradition and culture, located in a landmark building or historic district, eligible and willing to be a landmark.

Nomination: Public nomination process reviewed by government employees and must include written history of business in nomination form.

Type of Program: Promotional & Educational

San Antonio’s program is primarily promotional and educational, offering awards ceremonies, promotion of businesses on social media, and maintaining an online map of registered businesses.







## LOS ANGELES, CALIFORNIA

In 2019, the historic preservation non-profit Los Angeles Conservancy launched LA's first Legacy Business program, ultimately partnering with Wells Fargo to provide \$5,000 grants to longstanding businesses. The Los Angeles Conservancy developed a story map, promoted businesses, and provided educational programming for the community. In July of 2022, the LA city government launched a legacy business program.

Minimum Age of Businesses: 20 Years

Requirements: Business must be over twenty years old and must meet three of the four following requirements to be considered: It contributes significantly to its community's history or identity, it sustains and cultivates distinctive cultural traditions or practices, the business is not franchised or affiliated with a national corporate chain, and/or it provides vital goods and services in a language and manner that is culturally accessible to the community.

Nomination: Public application open to business owners or community members.

Type of Program: Technical & Financial

The LA program provides grant funding, marketing assistance, and government connections to local business owners who may have difficulty navigating the government systems.

## BIRMINGHAM, ALABAMA

Established in 2020 through the city's Office of Business Diversity and Economic Opportunity, Birmingham's program mission is to support businesses that "have contributed to the historic and cultural fabric of Birmingham and are committed to maintaining culinary, art, and/or craft heritage that braid the history and progression of Birmingham."

Minimum Age of Businesses: 25 Years (continuous operation, no lengthy closures)

Requirements: Business must have less than twenty employees on average and is physically located within Birmingham's borders.

Nomination: Public nomination process reviewed by government employees.

Type of Program: Promotional, Technical & Financial

Birmingham's program offers registered businesses social media toolkits, decals, promotion on city government websites, specialized trainings, and access to grant funds.



# FEATURED BUSINESSES: HISTORIES OF OWNERSHIP

Storytelling is the connective tissue in the body of a thriving community. Sharing stories can inspire empathy, promote change, and forge bonds between diverse groups. Stories capture and express emotions, challenge long-held beliefs, and introduce new perspectives. In 2023, DCPL staff interviewed five legacy business owners at Diego's Hair Salon, Miss Pixie's, Ben's Chili Bowl, Annie's Paramount Steakhouse, and The Potter's House. In 2024, DCPL staff again had the privilege to speak with business owners at Jessie Taylor's Seafood, Zorba's Cafe, Sankofa Video, Books & Cafe, and The Hitching Post. In this section, read about the histories, families, and legacies behind these local businesses.



# JESSIE TAYLOR SEAFOOD

## ESTABLISHED 1939



The oldest continuously-operating open air fish market in the United States can be found between the Potomac River and the National Mall, marked by signs labeled “Jessie Taylor Seafood” and the smell of shrimp in the air. Originally known as the Municipal Fish Market, the space has been used to sell freshly caught fish to District residents since 1805.

While many vendors have come and gone over the past two centuries, Jessie Taylor Seafood has conducted business on the property since 1939. It was around this time that the Evans brothers bought a handmade boat called Jessie Taylor, which was named after the boat maker’s son. The two men, Chelton and Fillmore Evans, would sail up the Chesapeake Bay, fishing as they went, and arrive at the Municipal Fish Wharf with a boat full enough to sell for three days. The men would sleep in the bow of the boat, getting rocked to sleep by the water.

Over time, the Evans family business evolved along with the city, resulting in a final iteration of the business being hosted on barges in the Potomac. “There used to be around ten other businesses down here, across from us,” Stanley Evans Jr. recalls, pointing across the plastic tables to the other side of the dock. “But now we’re the only ones left.”

Jessie Taylor Seafood now occupies both sides of the dock, so their main competitor is the weather. Rain, cold temperatures, and storms tend to keep customers away from the business, which is entirely outside. The barges are covered with colorful awnings to keep the sun and damp off of the myriad of fish, shellfish, and crustaceans for sale. Translucent shrimp, fleshy pieces of shark, and bright orange cuts of salmon lay flat on beds of ice that gets refilled often. Live crabs pinch at their captors with beautiful blue claws.





"We're really at the mercy of nature in a lot of ways," Stanley says, looking down the aisles of fish. "Supply and demand is constantly changing. We even have to close if the tide is high, because the water comes up over the edge of the barge." He points to the thin gap between the barge and the concrete dock. "I've had to shove my hand down there to get an iPhone out." He laughs, but that's good customer service.

The Evans family has a unique work-life balance, one that has been in their family for generations and is reminiscent of sailors. "We work seven days on, and seven days off." Stan walks down the barge and opens a small door to a small, wood-paneled room with old photographs on the wall and business papers lining the shelves.

"I sleep back there, I have a bed, and we eat all of our meals together as a family." By family, Stan means his biological family (his uncle and his mother were both on the barge on the day of the interview), and his work family (the staff members, many of whom have worked on the barge for decades). Working seven consecutive days builds a strong bond between staff members, many of whom sleep on site in a well-kept building barely visible behind the barges. "We're a fishing family," Stan shrugs. "I love what I do."

Long-time customers and seasonal tourists show up rain or shine to the fish market, which stays connected to the community nearly every day. With consistent business hours, there's only a few days each year where you won't find fish for sale. Whenever the market is open, you'll find a member of the Evans family aboard the barge, waiting to help whoever is next in line.





# ZORBA'S CAFE

## ESTABLISHED 1984



TINA GEORGE STANDING OUTSIDE OF SKENDERIS IMPORTS IN THE 1970S

In 1963, Despina and Dino Skenderis opened a gift shop called “Skenderis Greek Imports” in a Dupont Circle row house. Within the first few years of opening, customers could buy colorful dresses, dolls in Greek costumes, and vases--as well as order feta or Greek olives straight from the barrel. The couple attended Saint Sophia Greek Orthodox Cathedral on Massachusetts Ave. & 36th Street NW, raised their children, and connected to the surrounding Greek community.

In 1976, the American Bicentennial was expected to bring in massive amounts of business to the city. Despina made a few items to sell including flaky spanakópitta, souvláki, and honey-soaked baklavá, using memories of her grandmother’s Greek cooking. The bicentennial ended up being a bust, but the neighborhood and the surrounding Greek community had gotten a taste of Despina’s family recipes. In 1984, Despina decided to move the imports to the second floor and open Zorba’s Café on the ground floor of the rowhome.

Originally, Despina was the only one cooking in the kitchen. “She never hired a chef, and she never wrote anything down,” says her granddaughter, Maria. “She trains people step by step, showing them how to do it.” She rolled dolmathákia by hand, kneaded dough for bread and pastries, and approved each dish by taste. Over the years, Despina personally trained several cooks, with each mastering a certain number of dishes. “The staff always sees me going into the kitchen with my handful of spoons to try everything! The foods have to be the best a customer can have. You can tell so much through taste, and that’s your judge!” Despina laughs, recalling a tasting tradition that goes back decades.





DESPINA SKENDERIS (CENTER) WITH HER DAUGHTER TINA GEORGE (LEFT) AND GRAND-DAUGHTER MARIA BAJIS (RIGHT), WITH TWO GREAT GRAND-CHILDREN.

At 82 years old, Despina continues to come into the restaurant nearly every day to help with the lunch crowd, chat with customers, and supervise the kitchen. She works closely with all of the staff, many of whom have been working at Zorba's for decades. Several employees, including Raul, Hugo, and Bernardo, have worked at Zorba's since they were teenagers. They are now in their 50s. "I adopted them," Despina shrugs, as if there isn't any other way to run a business. The entire family is still involved with the business—to varying degrees. All of them work other jobs, but they've all come through the restaurant and still contribute to various aspects of the business—social media, bookkeeping, advertising, and always discuss thoughts and ideas about the business with each other.

"You know the movie *My Big Fat Greek Wedding*? That was my childhood. Literally! We had the shop, a travel agency, and then the restaurant. And of course, we went to Greek School. That's how I grew up," says Despina's daughter Tina. The whole family gathers on Sundays after church to eat lunch in the upstairs dining room with two babbling babies making up the fourth generation present at the table. "It's always been a family place," Despina explains, as her two great-grandchildren toddle around the table in their Sunday best.

Forty years after opening, Zorba's Café has made a lasting impression in the collective memory of Dupont Circle. "This is where I had my first baklavá when I was six," says a diner with now graying hair. Zorba's has been asked to cater office parties, host wedding rehearsal dinners, and even provide in-flight food for national sports teams coming to play in the capital region. Despina is deeply involved with the surrounding Greek community. She has taught Greek School at Saint Sophia Greek Orthodox Cathedral, has worked at the Greek Service of the Voice of America for many years, supported the origins of the Hellenic Center in the 1970s, and has been active with the Hellenic Society "Prometheas" in the DC Metropolitan Area since it was founded in 1978. Despina has been a columnist for Greek newspapers, hosted her own show on Antenna TV in Athens interviewing high US officials and foreign dignitaries, and works as an MC at Greek community events.

"She's a force of nature," Despina's son-in-law says, and the whole family—maybe even the whole community—agrees.



# SANKOFA VIDEO, BOOKS & CAFE

## ESTABLISHED 1998



SHIRIKIANA GERIMA & ELLA FLOTTMAN-MULLEN OUTSIDE OF SANKOFA VIDEO, BOOKS & CAFE

In 1997, filmmaking couple Shirikiana and Haile Gerima bought a building on Georgia Avenue NW to make movies in. Both had individually moved to DC in the 1970s, attracted to Howard University and the surrounding neighborhood. Opening a video and book store made sense, as the couple wanted to be able to sell their own films and create an inviting space for the local community. They believed in the value of their work and knew that there was an interested audience—their neighbors.

Sankofa Video, Books & Café utilized Black publishing houses and primarily featured works by Black authors, poets, musicians, and filmmakers. It was entirely community sourced, as the Gerimas worked with various companies and individuals to fill their shop with pan-African materials. Over the years, as VHS tapes, DVDs, and CD-ROMs grew increasingly less popular, Sankofa shifted its focus to providing high quality books sourced from and for the Black community.

The name Sankofa stems from the movie of the same title, directed by Haile Gerima and released in 1993. The movie follows a modern-day model named Mona as she is transported through the past into enslavement. The film explores themes of the African diaspora and highlights the culture, resistance, and pain of enslaved communities. The word sankofa comes from the Asante Twi language of the Akan tribe located in West Africa, in what is now Ghana. The term itself means “to return and fetch” something, and is commonly symbolized by a bird looking backward but forward, sometimes with an egg in its mouth. The sankofa bird is used to illustrate the concept of looking to the past and remembering its lessons to move forward and have a successful future.





“Look at these books, look at all those beautiful images,” Shirikiana gestures towards a wall of books with their covers facing outwards, all depicting Black individuals in different states of being—relaxed, strong, agitated, dancing, mothering. “I’m a filmmaker, and I get to create my own image.”

Sankofa is a meeting place for great minds—a comfortable oasis for neighbors, Howard University students, and visiting readers. Many individuals come to write books here, kids grow up in the aisles, and Shirikiana often chats with students as they study or work from the tables. As the neighborhood changes, Shirikiana is noticing a “sterilization of culture” in the surrounding areas. “My comfort level has changed,” she notes, describing demographic changes in the city.

Despite these ongoing shifts, the Gerimas are dedicated to maintaining their space as a Pan-African sanctuary for education, community, and the arts. Their monthly programs keep them intimately connected to the rest of the city, and their dedication to community is paramount. “The purpose has always been to make space for community to grow,” Shirikiana shrugs, as if it’s obvious—and it is, from the Howard University students crocheting behind her, to the older gentleman laughing over coffee, to the impassioned individual waving to a staff member as if they’re sisters—this is a community space, and always will be.

INTERIOR SHOTS OF SANKOFA THAT DEMONSTRATE THE SHOP'S COMMITMENT TO PAN-AFRICAN CULTURE AND COMMUNITY





# THE HITCHING POST

## ESTABLISHED 1967



PHOTO OF ORIGINAL FOUNDERS ALVIN & ADRIENNE CARTER DEPICTED ON ONE OF THE OLD HITCHING POST MENUS

In 1967, Alvin and Adrienne Carter opened a restaurant in the lower floor of their Petworth home, serving up Southern comfort in the form of fried whiting, collard greens, and perfectly smoked ribs. In a segregated city, the Carters' restaurant initially played host to civil rights meetings, Howard University staff members, and their Chocolate City neighbors. Over time, as the city has changed and integrated, more and more people have come to sit in the maroon booths to eat spoonfuls of macaroni and cheese, chomp on crispy fried chicken, and pick up forkfuls of fresh potato salad.

As the Carters grew older, they began to think about the future of their business, as many owners do. After putting so much work into their business, their customers, and their space, they couldn't just leave the restaurant to anyone. With their daughter uninterested in taking over the business, they were at a loss. Yet in a stroke of luck for the long-time business owners, an enterprising neighbor was interested in taking over.

Barry Dindyal had lived in the Petworth neighborhood for years when he chose to take over the Hitching Post. Having successfully worked in the restaurant business for years, Barry acquired the Hitching Post in 2012. After making some alterations to the space, including building tables by hand and upgrading the porch for outdoor seating, Barry re-opened the restaurant after only two months of closure. To the great delight of long-time customers, Barry kept most of the menu intact. He even kept one of the original cooks onboard, to learn the exact process for certain recipes handed down through years of experience. A natural chef, Barry added fusion dishes inspired by his Guyanese heritage, many of which became new crowd favorites.





The Hitching Post’s most loyal customers come from the Old Soldier’s Home, which is just across the street, and the surrounding Petworth neighborhood. Most of these old timers have been coming for decades, and know each other from eating together at the restaurant. “They sing along to old music, they watch sports together, it’s really a fun thing to watch. Some customers come back here after being gone from the neighborhood for years. They moved away and when they come back to the neighborhood they want to come eat here. It reminds them of home.”

The customers aren’t the only ones who continue to feel at home in The Hitching Post despite its change of ownership—owners Alvin and Adrienne Carter still live upstairs, occasionally coming down to eat. Barry has become incredibly close with them over the years, driving them to doctor’s appointments and checking in on them. “He’s the son they never had,” says Barry’s wife Ana Quinones, who also works at the restaurant. “It’s a lot of passion, a lot of work,” Barry smiles. Behind him, a plaque given to him by devoted customers glints in the sun, with three words etched in silver: *Congratulations Barry Dindyal*.



ANA QUINONES (LEFT) AND BARRY DINDYAL (RIGHT) WHO CURRENTLY RUN THE HITCHING POST





# Legacy Business Directory

## DC Preservation League

DCPL's directory is a compilation of legacy business submissions crowdsourced from the local community and it is available as a reference for the general public. The directory is not yet complete and the page for submissions will remain open indefinitely. Inclusion of a business in this directory does not constitute endorsement by the DC Preservation League or the DC Historic Preservation Office. This is not an "approved" list. Please direct questions to [info@dcpreservation.org](mailto:info@dcpreservation.org). Note: Some legacy businesses have more than one location. Please check individual business websites for the most up-to-date information.

DCPL last updated this list in April 2024.

Name	Address	Year Established
A. Litteri Inc.	517 Morse Street NE	1926
Al's Famous Delicatessen	1003 8th Street SE	1975
Ammathar Thai Cuisine	1326 14th Street NW	2001
Annie's Paramount Steakhouse	1609 17th Street NW	1948
Atomic Billiards	3427 Connecticut Avenue NW	1993
Bagels Etc.	2122 P Street NW	1986
Baked & Wired	1052 Thomas Jefferson Street NW	2001
Ben's Chili Bowl	1213 U Street NW	1958
Besson's Cleansing Inc.	1329 14th Street NW	1890
Bistrot Du Coin	1738 Connecticut Avenue NW	2000
Black Cat	1811 14th Street NW	1993
BlueBoy Document Imaging	214 L Street NE	1989
Blue Nile Botanicals	2826 Georgia Avenue NW	1977
Blues Alley	1073 Wisconsin Avenue NW	1965
Bombay Club	815 Connecticut Avenue NW	1988
Bua Thai	1635 P Street NW	1989
Cactus Cantina	3300 Wisconsin Avenue NW	1990
Calvert Woodley Wines & Spirits	4339 Connecticut Avenue NW	1982
Capitol Hill Books	657 C Street SE	1991
Capitol Supermarket	1231 11th Street NW	1976
Catania Bakery	1404 North Capitol Street NW	1932
Christopher Kim Custom Tailor	2000 M Street NW	1977
City Lights Chinese Restaurant	2443 18th Street NW	1987



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Name	Address	Year Established
Cleveland Park Valet	3303 Connecticut Avenue NW	1979
Copenhaver Stationery	1621 Connecticut Avenue NW	1896
Cornrows & Company	5401 14th Street NW	1980
Crown Bakery	5409 Georgia Avenue NW	2000
Crown Pawnbrokers	1726 14th Street NW	1935
Dean Avenue Cleaners	4309 Nannie Helen Burroughs Avenue NE	1974
Debonair Cleaners	2612 Connecticut Avenue NW	1934
Diego's Hair Salon	1901 Q Street NW	1968
Don Juan	1660 Lamont Street NW	1989
Dupont Optical	1509 Connecticut Avenue NW	1990
Duccini's	1778 U Street NW	1988
Eddie's Hair Creations	1718 Florida Avenue NW	1991
El Tamarindo	1758 Florida Avenue NW	1982
Everard's Clothing	1802 Wisconsin Avenue NW	1999
Fahrney's Pens	1317 F Street NW	1929
Field English Custom Tailors	511 Seward Square NE	1968
Filomena's Ristorante	1063 Wisconsin Avenue NW	1983
Florida Avenue Grill	1100 Florida Avenue NW	1944
Flowers on Fourteenth	1712 14th Street NW	1948
Frame Mart Gallery	3307 Connecticut Avenue NW	1968
Georgetown Hair Styling	1329 35th Street NW	1913
Georgetown Tobacco	3144 M Street NW	1964





# Legacy Business Directory

## DC Preservation League

DCPL's directory is a compilation of legacy business submissions crowdsourced from the local community and it is available as a reference for the general public. The directory is not yet complete and the page for submissions will remain open indefinitely. Inclusion of a business in this directory does not constitute endorsement by the DC Preservation League or the DC Historic Preservation Office. This is not an "approved" list. Please direct questions to [info@dcpreservation.org](mailto:info@dcpreservation.org). Note: Some legacy businesses have more than one location. Please check individual business websites for the most up-to-date information.

DCPL last updated this list in April 2024.

Name	Address	Year Established
Georgetown Valet	2446 Wisconsin Avenue NW	1984
Georgia Brown's	950 15th Street NW	1993
Gospel Spreading Bible Bookstore	2002 Georgia Avenue NW	1995
Greek Deli	1120 19th Street NW	1990
Guild International	2700 Georgia Avenue NW	1949
HaadThai Restaurant	110 New York Avenue NW	1995
Haydee's Restaurant	3102 Mount Pleasant NW	1990
Henry's Soul Cafe	1704 U Street NW	1968
Hitching Post	200 Upshur Street NW	1967
Hunan Dynasty	215 Pennsylvania Avenue SE	1980
Jessie Taylor Seafood	1100 Maine Avenue SW	1939
Jimmy T's Place	501 East Capitol Street SE	1969
JR's Bar	1529 17th Street NW	1986
Justina's Hair Gallery	4001 Gault Place NE	1987
La Chaumiere	2813 M Street NW	1976
La Tomate	1701 Connecticut Avenue NW	1987
Larry's Homemade Icecream	1633 Connecticut Avenue NW	1985
Larry's Lounge	1840 18th Street NW	1987
Las Placitas	1108 8th Street SE	1990
Lebanese Taverna	2641 Connecticut Avenue NW	1979
Lee's Flower Shop	1026 U Street NW	1945
Linea Pitti Custom Tailoring	2128 P Street NW	1989



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Name	Address	Year Established
Logan Tavern	3125 Mt. Pleasant Street NW	1935
Lovely Lady Boutique	6213 3rd Street NW	1982
Madams Organ	2461 18th Street NW	1992
Mangialardo's	1317 Pennsylvania Avenue SE	1953
Martin's Tavern	1264 Wisconsin Avenue NW	1933
Magruder's Grocery	5626 Connecticut Avenue NW	1875
Mama Ayesha's	1967 Calvert Street NW	1960
Miss Pixies	1626 14th Street NW	1997
Old Ebbitt Grill	675 15th Street NW	1856
Old Europe	2434 Wisconsin Avenue NW	1948
Oohhs & Aahhs	1005 U Street NW	2003
Perry's	1811 Columbia Road NW	1984
Pizzeria Paradiso	3282 M Street NW	1991
PJ's Barbers & Stylists	2410 Martin Luther King Junior Avenue SE	1992
Rajaji Indian Cuisine	2603 Connecticut Avenue NW	1969
Raven Grill	3125 Mount Pleasant Street NW	1935
Rodman's Discount Gourmet	5100 Wisconsin Avenue NW	1955
Ronald Taylor II Funeral Home	1722 North Capitol Street NW	1988
Sankofa Video, Books & Cafe	2714 Georgia Avenue NW	1998
Schneider's of Capitol Hill	300 Massachusetts Avenue NE	1949
Scogna Custom Tailor & Formal Wear	1214 31st Street NW	1920
Second Story Books	2000 P Street NW	1974
Spices Asian Restaurant	3333A Connecticut Avenue NW	1994
Steak N' Egg Diner	4700 Wisconsin Avenue NW	1993
Stewart Funeral Home	4001 Benning Road NE	1900
Stoney's on P Street NW	1433 P Street NW	1973



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Name	Address	Year Established
Sushi Taro	1503 17th Street NW	1986
Tabard Inn	1741 N Street NW	1922
The Dubliner	4 F Street NW	1974
The Grill from Ipanema	1858 Columbia Road NW	1992
The Monocle Restaurant	107 D Street NE	1960
The Phoenix	1514 Wisconsin Avenue NW	1955
The Tombs	1226 36th Street NW	1962
Torchinsky Hebrew Funeral Home	254 Carroll Street NW	2001
Town Jewelers	3305 Connecticut Avenue NW	1976
Transcendence--Perfection--Bliss of the Beyond	3428 Connecticut Avenue NW	1986
Trio Bistro	1537 17th Street NW	1950
Tune Inn	331 1/2 Pennsylvania Avenue SE	1947
Vace Italian Deli	3315 Connecticut Avenue NW	1976
Vegas Lounge	1415 P Street NW	1971
Wingo's	2218 Wisconsin Avenue NW	2002
W. Curtis Draper Fine Tobacconist	699 15th Street NW	1887
W.M. Fox & Co.	1427 G Street NW	1965
W.S. Jenks & Son	910 Bladensburg Road NE	1866
Yes! Organic Market	3425 Connecticut Avenue NW	1970
ZAWADI	1524 U Street NW	1992
Zorba's Cafe	1612 20th Street NW	1984

Since April 2023, DCPL knows of two legacy business closures. Both Indique and Monarch Novelties are no longer in business. There are likely more legacy business closures that have occurred in the past year, however, this study is not complete and will continue to track businesses to the best of our organizational capacity.

# WHAT'S NEXT?

## UPCOMING PROJECTS



The DC Preservation League actively pursues people-focused preservation work, where individuals and their communities are not only included as part of the history of a place, but are recognized as providing the history of a place. Legacy businesses enhance the District's character, contribute to historic districts, and often reside in historic buildings. In 2024, DCPL will continue to research legacy businesses in DC. The following projects will be explored in the upcoming year.

### 1) Mapping Legacy Businesses

DCPL is currently working on mapping the legacy businesses that have been identified through the crowd-sourced inventory. With ArcGIS technology, viewers will be able to see the geographic orientation of legacy businesses across the District's eight wards. This resource has the potential to benefit researchers, city officials, and the general public.

### 2) Legacy Business Newsletter

In lieu of limiting the promotion of businesses to the month of April, DCPL is working on creating a "legacy business newsletter" which will share business histories, documentation efforts, and report closures of longstanding businesses throughout the year. This will expand the reach of business promotional efforts and has the ability to reach a broader audience.

### 3) Business Documentation

The DC Preservation League's new projects will increase documentation of existing buildings through photography and research. Housing this documentation in its organizational files will contribute to future preservation efforts and has the ability to provide additional resources for researchers who contact the organization.



# ENDNOTES

1. For further information on state programs and the benefits they offer, see Section Two.
2. It should be noted that this inventory is primarily crowdsourced and does not represent all existing legacy businesses in the District. Submissions are continually being added to the list throughout the year.
3. UNESCO. n.d. What is Intangible Cultural Heritage? <https://ich.unesco.org/en/what-is-intangible-heritage-00003>
4. Ibid.
5. Many resources indicate this shift and its exacerbation due to the COVID-19 epidemic. See Robert W. Fairlie's *The Impact of COVID-19 on "Small Business Owners: Evidence of Early-Stage Losses from the April 2020 Current Population Survey,"* published by the National Bureau of Economic Research, June 2020. Also see *"The COVID Pandemic and Its Impacts on Culturally-Significant Businesses: Baltimore, MD and Washington, DC,"* published by the National Community Reinvestment Coalition; research conducted by Sabiyha Prince, Ph.D., Jad Edlebi, Bruce C. Mitchell, Ph.D., Jason Richardson.
6. See Willow Lung-Amam's *"Small Businesses are Victims of Gentrification, Too,"* published by Bloomberg in May 2021. <https://www.bloomberg.com/news/articles/2021-05-19/small-businesses-are-victims-of-gentrification-too?embedded-checkout=true>
7. The Urban Displacement Project has a myriad of resources on gentrification in the United States. For the definition of gentrification quoted in this report, see *"What Are Gentrification and Displacement?"* n.d. <https://www.urbandisplacement.org/about/what-are-gentrification-and-displacement/>

## Additional Resources

Elizabeth S. Morton's PAS Memo, *"Legacy Business Programs: Emerging Directions,"* published by the American Planning Association.

*"Mapping Gentrification in Washington, D.C.: Assessing Public and Private Investment,"* Story Map created by Tanya Golash-Boza, Patrick Coldivar-Valencia, Carmen Salazar, Louis Perz in October 2022.

*"Keeping Small Businesses in Place: Voices From The Field, Case Studies of Communities Fighting Commercial Gentrification,"* published by the Small Business Anti-Displacement Network. <https://antidisplacement.org/wp-content/uploads/2023/10/Keeping-Small-Businesses-in-Place-SBAN-case-studies-2023.pdf>

**Need information not listed here? Email DCPL's Programs Manager, Shae Corey, for assistance ([shae@dcpreservation.org](mailto:shae@dcpreservation.org)).**

# ACKNOWLEDGMENTS

## Interviews

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The project would not be completed without the efforts of Lead Researcher Shae Corey, Assistant Researcher Zachary Burt, and DCPL's 2024 Spring Intern Ella Flottman-Mullen.

## Photography

All photographs courtesy of Shae Corey, excluding the cover photograph taken by Zachary Burt. Please give credit to the photographer in any reproductions.



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