

**SLEUTHING**  
**AN OLD HOUSE**

**JAMES M. OSBORN**

SLEUTHING AN OLD HOUSE

(228 East Capitol Street, N. E., Washington, D. C.)



By

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## PREFACE

This study reveals the history of an old house. Research required exhaustive digging into city records, personal recall, and close inspection of house and neighborhood in order to obtain a comprehensive story. The study was a gamble; the writer was warned of pitfalls and dead ends in sleuthing an old house but chose to tackle the job anyway. Research results will interest those who work or live on Capitol Hill, those who dote on old houses; also architects, realtors and historians. I hope that this work will encourage and guide others in similar efforts.

As historical facts were compiled about Capitol Hill, serendipitous thinking revealed the eastern sector of the city as a second Williamsburg. Even the U. S. Capitol Building is pointed in the correct direction for East Capitol Street to become a main historical thoroughfare!

The author acknowledges the assistance of: The Columbia Historical Society for providing in its short course the tools for making this investigation; U. S. Government and city historians and librarians; and Dr. Ruth H. Osborn for her research, suggestions and evaluative efforts.

James M. Osborn  
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## TABLE OF CONTENTS

	Page
The Beginning. . . . .	1
Washington City. . . . .	8
Capitol Hill . . . . .	11
Some Important Buildings on Capitol Hill . . . . .	12
A Second Williamsburg?. . . . .	16
East Capitol Street. . . . .	16
228 East Capitol Street, N.E. and Houses in its Immediate Vicinity . .	20
Descriptive Summary of 228 East Capitol Street, N.E., the House, Land, etc. . . . .	38

### Appendix

Legal Papers Pertaining to 228 East Capitol Street, N.E.

Selected Bibliography

## SLEUTHING AN OLD HOUSE

(228 East Capitol Street, N.E., Washington, D.C.)

### The Beginning

One night a little boy<sup>1</sup> and his father entered a strange old house on Capitol Hill. It was to be our home; Dad had just bought it. As I peered warily around a dark hallway and up a long staircase, Dad lit a gas hall lamp saying, "Stay here. I'll return in a little while." The house was really spooky and I was glad for a bit of light. When father returned we explored the premises. Three stories! Twelve rooms for three people! We had been living three in a room.

Bought almost sight unseen in 1922, few houses on Capitol Hill were on the market and their prices were astronomically high. Roomers had left the house in a great state of disrepair and many accoutrements of bygone days required replacement or renewal. I was overjoyed, not by the house, but by a large two-story "barn" to the rear of the property.

Dad replaced the rickety wooden front porch with a cement one. Next, down came the wooden window shutters, both front and back; some had hung precariously at all angles. Weathered wooden lap siding was fitted with metal lattice work, followed by liberal applications of stucco. Father replaced two severely cracked slate fireplaces with brick ones. Then he built living room bookcases. Lacking sufficient closets in the bedrooms he constructed two of them; a necessary chore in this old house for wardrobes were in style when the house was built. Dad said that our hot air furnace was burned out so we replaced it. Next, father constructed a brick coal bin. A few courses of loose brick in the cellar, leading to a chimney, indicated that a fireplace, stove or furnace had functioned there many years ago. Mother discarded the

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<sup>1</sup>The writer in the year 1922

kitchen's ponderous wood-burning cook stove, but not before I learned how it operated. Meanwhile, Dad became tired of emptying the pan containing waste water from our ice box. He merely bored a hole through the floor and piped the water to the cellar floor drain.

Prior to 1922 someone added a large bay window to the living room. With southern exposure, this feature caused sunlight to fill the living room in the winter time, a great joy to my mother. Gas light was another story. It turned a room yellow. Gas mantles needed frequent replacement as they were fragile. I can still hear Dad cursing as he accidentally ran his fingers through one. Electric lights were installed about 1926. An unusual feature of the house was pocket doors. They separated or united rooms in the house and were a delight to me for I often rolled them back and forth on their metal tracks. I developed a game of jumping downstairs, first one step, then two steps and so on. One day Dad had enough. He said, "Son, come with me." He led me to a cracked beam in the cellar. "See this? The next time you jump down the stairs, you'll land in the cellar."

In my youth I failed to recognize the age of our house even when I constantly ran splinters in my fingers from shooting marbles on the living room floor. I noted that the floor boards in the bay window failed to mesh with floor boards in the living room, but that observation failed to tell me a story.

Dad often remarked about our house having two entrance doorways. "Built for a doctor's office," he said. "Also, neighbors tell me that a doctor kept his horse and buggy in our 'barn.'"

One peculiarity of the house remains unexplained. A small cabinet is built into a chimney wall in a north second floor bedroom. What was its purpose? Was it a storage compartment to keep bedclothes warm or merely a place for medicinals?

Our bathroom was strictly old-fashioned with toilet flushbox overhead; flow of water was activated by pulling a chain. The bathroom mirror, rigged for adults, was hung so high that I had to climb upon a water pipe to see into it. Our Victorian bathtub, complete with fancy legs, was large size. "It will never wear out," Dad said.

The third floor was all mine most of the time. I managed to occupy all four rooms; one for ping pong, one for my collections, one for chemical experiments and one for sleeping. As a teen-ager I took sunbaths on the roof in full view of the U.S. Capitol and Library of Congress domes. The third floor possesses a few 6 over 6 windows, judged to be originals. Remarkable for their age and crude manufacture, all contain air inclusions, vary in thickness with bumps here and there.

Eager to try my hand at front yard landscaping, I "liberated" a small wild holly tree from woods in Randle Highlands. It is now over thirty feet tall. The forsythias? Kindly workmen who were re-landscaping the Library of Congress grounds gave them to me and I hauled them home in my express wagon. Flowers flourished in our backyard, the result of chicken keeping by prior residents.

The two-story "barn," twenty-six feet long and ten feet wide, was my playhouse. From the roof sprung a large cupola which cast much light on the second floor. Large rear entrance doors on both second and first floors

could readily admit hay, lumber or horse and carriage. But why five, large sliding windows and cupola in a "barn?" Research, sixty years later, indicates that the structure was initially a carpenter shop. The "barn" became "The George Washington Club" for neighborhood boys. From scrap lumber we made small boats, swords, daggers and shields. Dues were one cent a week. Mr. Cohen, our neighbor, asked what was happening to all the money. Years later we tore the "barn" down. The tin roof was attached to rafters by means of irregularly-shaped hand made nails. Tongue and groove joints held all heavy timbers together. We reduced the heavily-weathered sidewalls to kindling for starting furnace fires.

Across the street from our house stood stately Grant's Row. Built in 1871, the brownstone-brick three and four story structures appeared palatial, though past their prime. Victorian in style, costly and elaborate, the row brought its architect and builder financial ruin. Part of Grant's downfall can be attributed to his unwillingness to accomodate the British Ambassador who wished to locate his embassy in the development. The ambassador asked that doors be cut through partitioned walls so as to join two buildings. Grant reportedly responded, "No! One of those houses is big enough for anybody." The ambassador set a precedent by establishing his embassy in northwest Washington. Other embassies followed suit and Grant's Row languished. Nevertheless, Grant's Row remains indelibly marked on the minds of those who lived nearby. It was as if royalty once lived there.

One morning as I lay half-sleeping on the third floor of our home I heard a great commotion, loud shouting, fire engines. I thought, "Now I shall be roasted like a marshmallow." But our house was not on fire; it was Grant's Row. Smoke, flames, ladders, waterhoses and firemen were everywhere. The



result? Four large houses were gutted. It took half a day to control the fire and at least twenty-four hours before all fire trucks left the scene. In 1929 Grant's Row was sold for a reported \$300,000. The cause of much sales delays was a Mr. Newhouser who demanded \$50,000 for his house and finally got it.

A wooden fence was built entirely around Grant's Row as demolition commenced. Bricks were cleaned and then stacked for easy removal. All wood was burned on the spot, with no attempt at salvage. As steelwork rose for a new building, the Folger Shakespeare Library, neighbors wondered how it would finally appear and were initially disappointed. Lines were so simple. We saw a marble barn. Then artisans from Italy began sculpting large vertically-laid marble slabs. They worked with pneumatic chisels. A master sculptor and his apprentice copied plaster of Paris originals, carefully measuring depths to be cut out. The marble slabs, now bas-reliefs, seemed cameo in quality. I marveled at the details--fingernails, veins in arms, billowy clouds, lightning flashes. These sculpted scenes from Shakespeare's plays and other sculpted work saved the building architecture from being dull.

At 230 East Capitol Street, neighbor Al Peifer, a plumber, was my idol because he had huge muscles. Unfortunately, he was an alcoholic. "If you worked all day in \_\_\_\_\_ like I do, you'd never turn down a drink." From my third floor bedroom I could hear him fall down steps time after time. Al possessed the only outdoor privy in the neighborhood. He also had a collie dog, Peggy, who provided me with my first puppy. Peggy barked incessantly. When a neighbor, a roomer, complained, Al said, "What are you complaining for, you're just a squatter."

Mrs. Araminta Chew, a widow, lived at 226 East Capitol Street. She took in roomers who enjoyed viewing the Osborn backyard, particularly the large blossoming apricot tree. From a window one roomer aired her feet in the sun. I was often tempted to fire away with my pea shooter.

In the mid 1920's, Washington, D.C. seemed like a sleepy little town. A peanut and popcorn vendor, with pushcart, always stationed himself at the Library of Congress on East Capitol Street. Banana peddlers and their carts were a common sight on Capitol Hill. Strawberry hucksters walked the streets with trays heavily laden. "Strawberries! Strawberries four quarts for a quarter! Strawberries!" Black hucksters with horsedrawn wagons cried their wares:

"Watahmelon! Watahmelon  
Ripe to de rine  
Buy 'em here  
An I plug 'm everytime."

I have been asked what a young boy did to amuse himself on Capitol Hill during the "dark ages." To the uninitiated, large nearby public buildings would seem to impede play and exploration and minimize experience. On the contrary. The U.S. Capitol and grey granite Library of Congress grounds were landscaped for exploration. I learned the names of trees for many bore name plates. Bushes provided kids with hiding places. Trees afforded climbing opportunities. Fresh air ventilators, at ground level, were placed there for our amusement. Acorns, horse chestnuts and bird nests, also various fruits and berries were collected religiously. Public Building guards seldom interfered with outdoor play. They drew the line at baseball and soccer. We kids often roamed the U.S. Capitol Building; peeked in at the sarcophagus, at one time designated to hold the body of George Washington; climbed the Capitol dome staircase; tried our skill at sending and receiving messages at

"acoustical" Statuary Hall. The Library of Congress was a magnet. We walked past the "No Admittance" signs and rode slow moving stack elevators. In the stacks we read books without having to order them. If these activities palled on us we visited the local blacksmith or tailor or shoe repair shops. The blacksmith gave us horseshoe nails. We hammered them into rings. A favorite was the ice man. He responded to ice signs posted in windows of houses. Sometimes he used an ice pick, sometimes a long-bladed hatchet to cut the ice to size. Here is where neighborhood kids benefited. They hopped on the back step of an ice wagon and appropriated small slivers of ice, a special treat. We shot marbles and flipped baseball cards for keeps. Another game we played was "Keep the Mill Going" in which several boys spun tops, the object being to keep at least one top spinning all the time.

Few events were more exciting than "Extra Papers" occasionally hawked by newsboys. "Extra paper read all about it!" This was the quickest means of learning the outcome of Jack Dempsey prizefights. In later years we kids from Peabody Elementary School stopped outside a house to listen to a radio - the first in our neighborhood. It was much better than the crystal set which my Dad made, for that one required earphones. For want of something better to do, we kids roamed the alleys. Surprisingly, some of the old backyard board fences remain. Attendance at the Avenue Grand's Saturday afternoon matinee, silent pictures, was a thriller. "Serials," added features, always stopped at the most exciting moment to insure subsequent attendance. An organist played prior to and during the movie. Other treats included drinking cold, fresh orange juice or cider at Dikeman's near the theatre and sometimes purchasing creampuffs and ice cream from Mr. Krahling's stand at Eastern Market.

Newly-built Stuart Junior High School, near Stanton Park, served us well, we children of the depression. The writer gives credit to teachers, particularly Miss Annie Lamborne, for kindly, much needed discipline.

As a boy my activities and interests centered on school and play. Little did I care about historical events occurring in my neighborhood. Moreover, I had little interest in 228 East Capitol Street until I inherited it. Then questions arose immediately. How old is the house? Who owned the property previously? Who lived there? What were their occupations? Legal papers in my possession failed to answer most questions. Suddenly, my wife and I were "hooked" by the prospects of research-- uncovering facts, then fitting the jig-saw puzzle together.

Although well acquainted with local sources of factual information, my wife and I decided that our search would be more thorough and less haphazard if we enrolled in a short course given by the Columbia Historical Society. To understand a house, we learned that an investigator must study not only the house but its city and neighborhood as well.

#### Washington City

Before white men stole or bartered for land, Capitol Hill served as a meeting place for Powhatan, Anacostan and Algonquin Indian tribes. An Indian village was located near Garfield Park. Tiber Creek, also known as Goose Creek, flowed from the north across the foot of Capitol Hill and into a canal which now comprises Constitution Avenue. The canal entered a bay near the Washington Monument grounds, thence into the Potomac River.

The area that is now Washington, D.C., including Capitol Hill, was part of an early 17th century grant from King Charles I of England to George Calvert, the First Lord of Baltimore. Such properties were later subdivided and known as manors.

Laid out in 1791 Washington City, a wilderness, became the seat of the U.S. Government in 1800. Workmen completed construction of the U.S. Capitol that same year, which consisted of two wings connected by a colonnade. Major Pierre Charles L'Enfant, city planner, had chosen Jenkin's Hill (Capitol Hill) as the site for the U.S. Capitol building and hoped that the city would grow east. He judged land east of the Capitol the most desirable for erection of public buildings. Instead, the White House was erected west of the Capitol prompting construction of other government buildings in a westerly direction.

In 1801 there were, near the Capitol, seven or eight boarding houses, one shoemaker, one tailor, one printer, a washingwoman, a grocery shop, a small drygoods shop, a pamphlets and stationery shop and an oyster house. Congressmen and senators began living in boarding houses near the Capitol building. The city, a rambling village from 1800 to the Civil War, possessed wretched living conditions.

By 1805 East Capitol Street extended from First to Sixteenth street. L'Enfant hoped that it would become the main street of Washington, possessing many stores, with tall trees draping limbs over the wide street.

On August 24, 1814 British soldiers, under General Robert Ross, burned the Capitol building, the nearby Sewall-Belmont House, and the White House. Reconstruction of the Capitol began in 1815 during which time Congress met in the Old Brick Capitol at A and First Streets, N.E. In 1827 the Capitol Building, renovated after British depredations, possessed a new centrally located, wooden, copper clad dome, separating House and Senate wings.

Washington City's population in 1840 included 30,657 white persons, 8,361 free colored persons and 4,674 slaves. During the 1840's oil lamps

were installed on Pennsylvania Avenue between the Capitol and White House. Streets and sidewalks, either muddy or full of dust, made walking difficult and carriage riding hazardous. The city spawned many untidy vacant lots. Brick kilns were a common sight near houses being constructed because the source of clay came from basements being excavated. Citizens preferred to stay home at night. Laborers worked for \$1.25 a day from dawn to dusk; common trades included coachmaking, horseshoeing, and caring for horses in livery stables. In 1844, Samuel B. Morse tapped, "What hath God wrought" from the Supreme Court chamber in the U.S. Capitol.

Washington City's population doubled during the Civil War, a boom period. Despite this, in 1862 Washington was classed as a third rate southern city. The Washington Canal, now Constitution Avenue, N.W., remained an open sewer and cesspool until 1873. In that year it was drained and filled and Tiber Creek was covered over. During and prior to the 1870's the Eastern Branch of the Potomac possessed marshes which were full of disease-bearing creatures. Pigs populated Pennsylvania Avenue. In 1879 the streets of Washington were dimly lighted by gas lamps which were turned off on clear moonlight nights to save expense.

Owners of northeast tracts of city land greedily held their properties in anticipation of "making a killing" but "Boss" Alexander Shepherd, real estate speculator, building contractor and governor, invested large sums of money in the northwestern sections of Capitol City. In the 1870's he inhibited eastern expansion through political pressure, preventing illuminating gas, plumbing and other amenities, including fire engines, to be used eastward. Hence the east, including Capitol Hill, was not developed until the 1880's and 1890's.

### Capitol Hill

Capitol Hill, first known as Jenkins Hill, was in the year 1550 covered with oak trees. West of the Hill, marshy land grew sycamores, silver poplars and alders. From the north flowed a nameless brook, proceeding westerly toward the Potomac River.

The first house build on Capitol Hill was a small section of the current Sewall-Belmont House, during the late 1600's. Peter Casanove, a Georgetown merchant, constructed a house, "Casanovia," in 1791, in square 688, located directly southeast of the U.S. Capitol grounds. Daniel Carroll built a mansion about 1792, located further south in square 736, directly across the street from where Old Providence Hospital was later built, Second and D Streets, S.E..

President George Washington urged capitalists to invest in Washington real estate. By 1812 nearly all had gone broke. Nearly 150 years elapsed before capitalists possessed enough nerve to gamble on Capitol Hill property again.

Jenkin's Hill was renamed "Bloody Hill" during the Civil War. Soldiers, casualties from the First Battle of Bull Run, slept in tents which covered the area. Old Providence Hospital aided the stricken soldiers.

In many respects Capitol Hill 1870-1890 was in the doldrums. Consider "Boss" Shepherd's abandonment of the area, its physical isolation and its reduced trade resulting from heavy silting of the Eastern Branch of the Potomac. The Hill, during this period, became the residence of U.S. government clerks and those possessing middle incomes. Nearly all prominent Washingtonians lived in northwest Washington and Capitol Hill society languished.

The National Register of Historic Places, Volume II, designates the Capitol Hill historic district as bounded roughly by: Virginia Avenue, S.E., South Capitol Street, F Street, N.E., and Fourteenth Street, S.E. and N.E. The majority of dwellings within this area were built between 1876 and 1900. The sector retains much of its 19th century character today, brick architecture predominating. Elaborate structures were rare on Capitol Hill and tended to appear only on fashionable East Capitol Street.

#### Some Important Buildings on Capitol Hill

Robert Sewall constructed the main portion of the Sewall-Belmont House in 1800. In 1814 it was partially destroyed by British troops as they marched from Bladensburg to the U.S. Capitol. Patriots fired from either inside or outside the house killing General Ross' horse and several British soldiers. The House, located at 144 Constitution Avenue, N.E., has been headquarters of the National Woman's Party since 1929.

Duddington, a manor house, was demolished in 1886. The manor, owned by Daniel Carroll and later by grandson, Notley Young, extended from approximately L Street to the north of the U.S. Capitol to N Street on the south; between Third Street on the west and Third Street on the east. Like other manors, it produced chiefly tobacco and corn.

The U.S. Capitol was built on land acquired from Daniel Carroll of Duddington Manor. Its architect was Benjamin Latrobe. President George Washington laid the cornerstone on September 18, 1793. A covered wooden passageway connected the two wings of the Capitol prior to 1814. After the British burned the Capitol during the War of 1812, Congress moved to the Old Brick Capitol. Architect Charles Bulfinch reconstructed the U.S. Capitol and Congress moved into the building on December 7, 1819. The Capitol attracted



professionals who purchased housing as close as possible. A statue of George Washington, dressed in Roman toga, sculpted by Horatio Greenough, was installed on the east lawn of the Capitol grounds in 1843. Nude to the waist, one arm outstretched, a humorist reported that he was reaching for his clothes on exhibition at the Patent Office. The statue is a permanent exhibit in the Smithsonian Institution. The U.S. Capitol grounds were expanded 1872-1873 to include squares 687 and 688.

The Old Brick Capitol and Carroll Row yielded grudgingly to research. The former, located at First and A Streets, N.E., faced the U.S. Capitol. Its cornerstone was laid July 4, 1815. Walker's or Tunnicliffe's Hotel lay east of the building. The Old Brick Capitol housed: Congress 1815-1819; Circuit Court of the District of Columbia 1819-1824; still later Hill's Boarding House. Several dignitaries lived in the latter, including Vice President John C. Calhoun of South Carolina whose friend, Senator Daniel Webster, came to cheer him in his final days (1850). Used for a time as a school, it was converted to a federal military prison, known as Old Capitol Prison (1861-1868). Notorious southern spies, Rose O.M. Greenhow and Belle Boyd, were imprisoned there. Captain Henry Wirz, former Commandant of Andersonville Military Prison, was hanged there November 10, 1865 to avenge the deaths of northern soldiers at Andersonville. After war use, the prison was converted to three large row houses, four stories high. Known as Trumbull Row, numbers 21, 23 and 25, it was the site of the National Woman's Party 1921-1928; then demolished to make way for the U.S. Supreme Court Building.

Carroll Row or Carroll's Long Row was located on First Street, S.E., facing the U.S. Capitol, approximately beneath the facade of the grey granite Library of Congress' Jefferson Building. When completed, the Row consisted of

five houses, three stories high, with dormer windows in the roof. Located on a rise, ten feet above street level, steps led to each house. The two houses to the north were named the Capitol Hill Tavern (1796) later known as Stelle's Hotel. In 1810 Dr. Thomas Ewell opened an apothecary shop in the house nearest A Street, S.E. Senator and Mrs. Daniel Webster of New Hampshire lodged in one of the middle houses, 1816-1817; as did Representative and Mrs. Abraham Lincoln and son, Robert, 1847-1848 at Mrs. Benjamin Spriggs Boarding House. Speaker of the House of Representatives, Robert C. Winthrop, lived in Carroll Row after 1839. During the Civil War Carroll Row was used as an annex to the Old Capitol Prison. Twice Belle Boyd was imprisoned there, as well as conspirators to the assassination of Abraham Lincoln, including Mrs. Mary Surratt. Later Carroll Row became known as Duff Green Row and in 1862 housed approximately four hundred run-away slaves. The Row was demolished 1886-1887 to make way for the Library of Congress' Jefferson Building.

Albert Grant, a Milwaukee architect, bought Square 760 on which the Folger Shakespeare Library and Library of Congress' Adams Building stand. In 1870 he completed construction of sixteen buildings facing A Street, S.E. The following year he built a row of very costly and ornate houses facing East Capitol Street, known initially as Grant's Capitol Block, later changed to Grant's Row. Among those who lived in Grant's Row were General Charles Ewing, Senator W. Blair of New Hampshire, and Senator James K. Kelly of Oregon.

A sculptress, Adelaide Johnson, with studio at 230 Maryland Avenue, N.E., is best known for creating a group of suffragists on display at the U.S. Capitol. Close by at 122 Maryland Avenue, N.E., "Parkington" was for many years the home of Senator and Mrs. Hiram Johnson of California. The house was probably build in 1840 or earlier. John Philip Sousa, "The March King,"

and leader of the U.S. Marine Band was born at 636 G Street, S.E. on November 6, 1854. After marriage he lived at 318 Independence Avenue (formerly B Street, S.E.). The Museum of African Art at 316 A Street, N.E., a comparative newcomer to Capitol Hill, occupies the former residence of Frederick Douglass who lived there from 1871 to 1877. In 1874 his occupation was listed as lecturer. Peggy O'Neal, gorgeous beauty, best known during Andrew Jackson's administration, resided at 200 First Street, N.E. Senator Joseph R. McCarthy lived at 20 Third Street, N.E. during the 1950's.

The eastern section of Washington City possessed many alleys and alley homes. In square 759, as in nearby squares, alley houses were owned by working class whites prior to the Civil War; in 1897 and 1922, mostly by blacks. In recent years these houses have become expensive and highly sought after residences for affluent Washingtonians. The most notorious and infamous alley near the Capitol building was Schott's Alley. Early in its existence it was peopled chiefly by artisans who came to America to ornament marble and tile at the Library of Congress' Jefferson Building. In later years it housed the poor and criminal elements.

At least two food markets were located east of the U.S. Capitol Building. In 1813 the Capitol Hill Market opened for business in the middle of East Capitol Street between First and Second Streets. It was in operation until at least 1845. Better known, Eastern Market at Seventh and K Streets, S.E., thrives to this day.

During the 1970's land and buildings east of the U.S. Capitol increased greatly in value. Formerly "stepchildren" compared to properties in northwest Washington; poor relatives of Georgetown and "Foggy Bottom" the sleepy

eastern section of the city has awakened. Rich in history, advantageously located, rich in public buildings, and target of persistent house renovators, Capitol Hill properties should have a bright future.

#### A Second Williamsburg?

Research has uncovered a potential Williamsburg: East Washington, D.C.

Comparisons of East Washington, D.C. with Williamsburg, Virginia, are inescapable. Both possess or have possessed: U.S. Capitol Buildings, notable churches, shops, courthouses, taverns, prisons, apothecaries, theatres, antiquated dwellings, public records offices or libraries, old schools, and beautifully landscaped grounds. Both are noted for their statesmen.

Could not East Capitol Street rival Williamsburg's Duke of Gloucester Street?

I see historically valuable bits and pieces in East Washington, D.C. Who will be sufficiently motivated to put them together?

#### East Capitol Street

East Capitol Street, extending from the U.S. Capitol to the eastern branch of the Potomac, has a special type of beauty. The street is wide and a canopy of stately old elms softens contrasting residence styles. Looking westward from Third and East Capitol Street, the Capitol dome dominates the scene, a very imposing sight. In contrast with the grey granite Library of Congress, the white marble Folger Shakespeare Library, Supreme Court Building and other Libraries of Congress Buildings brighten the view. Congressmen, senators and other dignitaries frequently walk East Capitol Street, as do Congressional pages.

A famous house, 122 East Capitol Street, was built about 1750; the only building constructed in Square 728 by 1800. Captain William Easby owned the property for many years. The building was demolished to make way for the Supreme Court Building.

On East Capitol Street, near the U.S. Capitol, numerous small businesses existed.

TABLE I

Small Businesses and Businessmen, Western Sector of East Capitol Street, 1862		
<u>House Designation <sup>a</sup></u> <u>East Capitol Street</u>	<u>Type of</u> <u>Business</u>	<u>Proprietor</u>
3	Hair dresser	
5	Variety Store	
15	Grocer	Michael Sherman
32	Grocer	Nicholas Keese
62	Baker	John E. Cheney
76	Fancy Goods and Trimmings	Nicholas Phelan
85	Boarding House	W. M. Hanson
86	Baker	John C. Wagner
Cor 4th East	Grocer	Douglas Tolson
105	Boot and Shoemaker	Henry Flading

<sup>a</sup> The Washington Directory (business) of 1862 reveals that East Capitol Street had a different numbering system for houses than the current one. Nicholas Phelan, for example, had a fancy goods and trimmings shop at 76 East Capitol Street, later designated as 232 East Capitol Street; 228 East Capitol Street, in early years, was designated as 70 East Capitol Street.

The following figures depict an East Capitol Street neighborhood in 1888, 1904, circa 1922, and 1985, ranging from First to Sixth Street.



SIXTH STREET

840  
WOOD AND COAL  
YARD

841  
CARPENTER SHOP

840  
WOOD AND COAL  
YARD  
UPHOLSTERY SHOP

841

S T R E E T

FIFTH STREET

816  
CABINET SHOP  
TIN SHOP  
UPHOLSTERY SHOP

817

816  
PAINTS AND OILS

817

S T R E E T

FOURTH

STREET

786

787  
CHINESE LAUNDRY

786  
LAUNDRY  
TIN SHOP

787

C A P I T O L

THIRD

Figure 2

STREET

759  
CARPENTER SHOP  
BAKE SHOP  
CANDY FACTORY  
DRY GOODS

760  
PAINT SHOP

759  
CARPENTER SHOP  
"NOTIONS"

760

C A P I T O L

SECOND

STREET

728

729

728  
LIVERY

729

E A S T

E A S T

FIRST

STREET

U.S. CAPITOL GROUNDS

Figure 1

SMALL BUSINESSES, EAST CAPITOL STREET NEIGHBORHOOD, YEAR 1888

Numbers represent city squares. Shaded areas represent the cluster of houses selected for special detailed historical study including 228 East Capitol Street.

Figure 3  
SMALL BUSINESSES, EAST CAPITOL STREET NEIGHBORHOOD, YEAR 1922

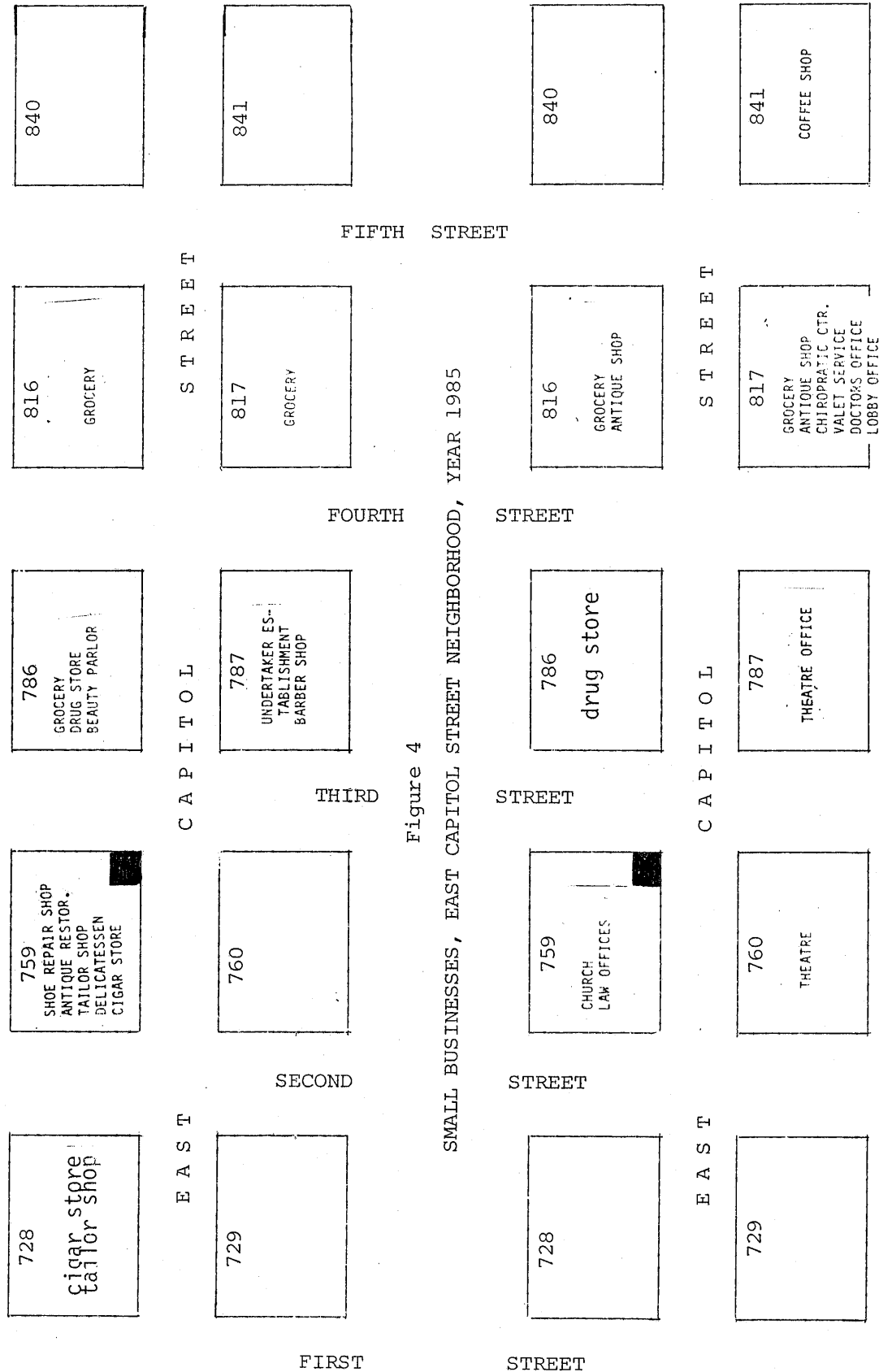
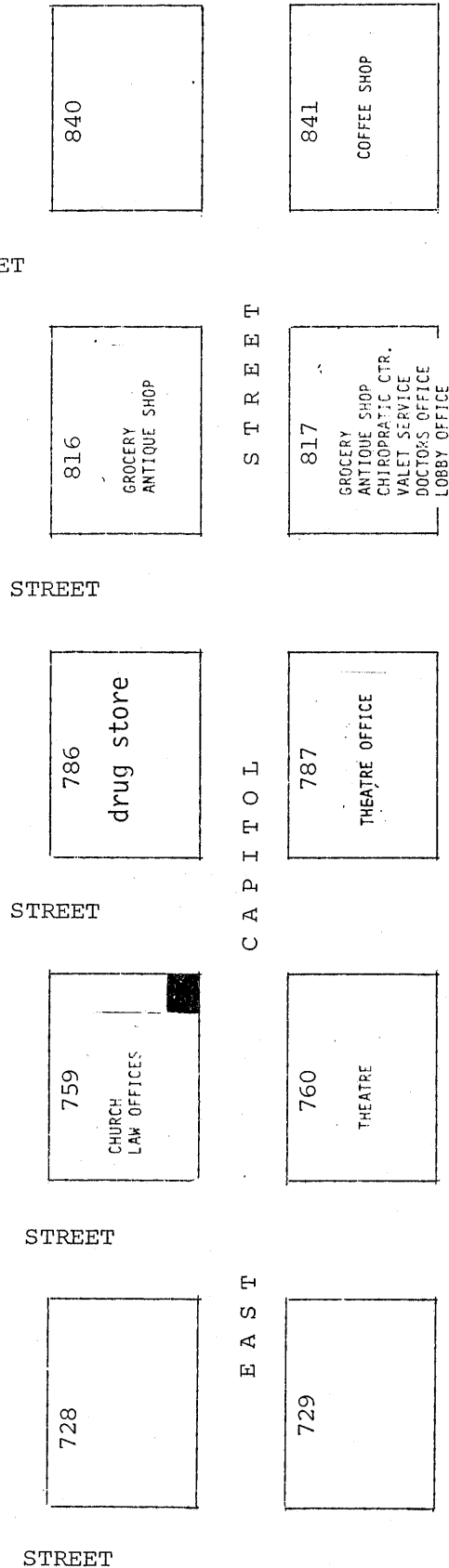


Figure 4  
SMALL BUSINESSES, EAST CAPITOL STREET NEIGHBORHOOD, YEAR 1985



Numbers represent city squares. Shaded areas represent the cluster of houses selected for special detailed historical study including 228 East Capitol Street.

The number of small businesses, 1888-1985, remained relatively constant in the five blocks farthest west on East Capitol Street. Increased construction of public buildings have moved small businesses east.

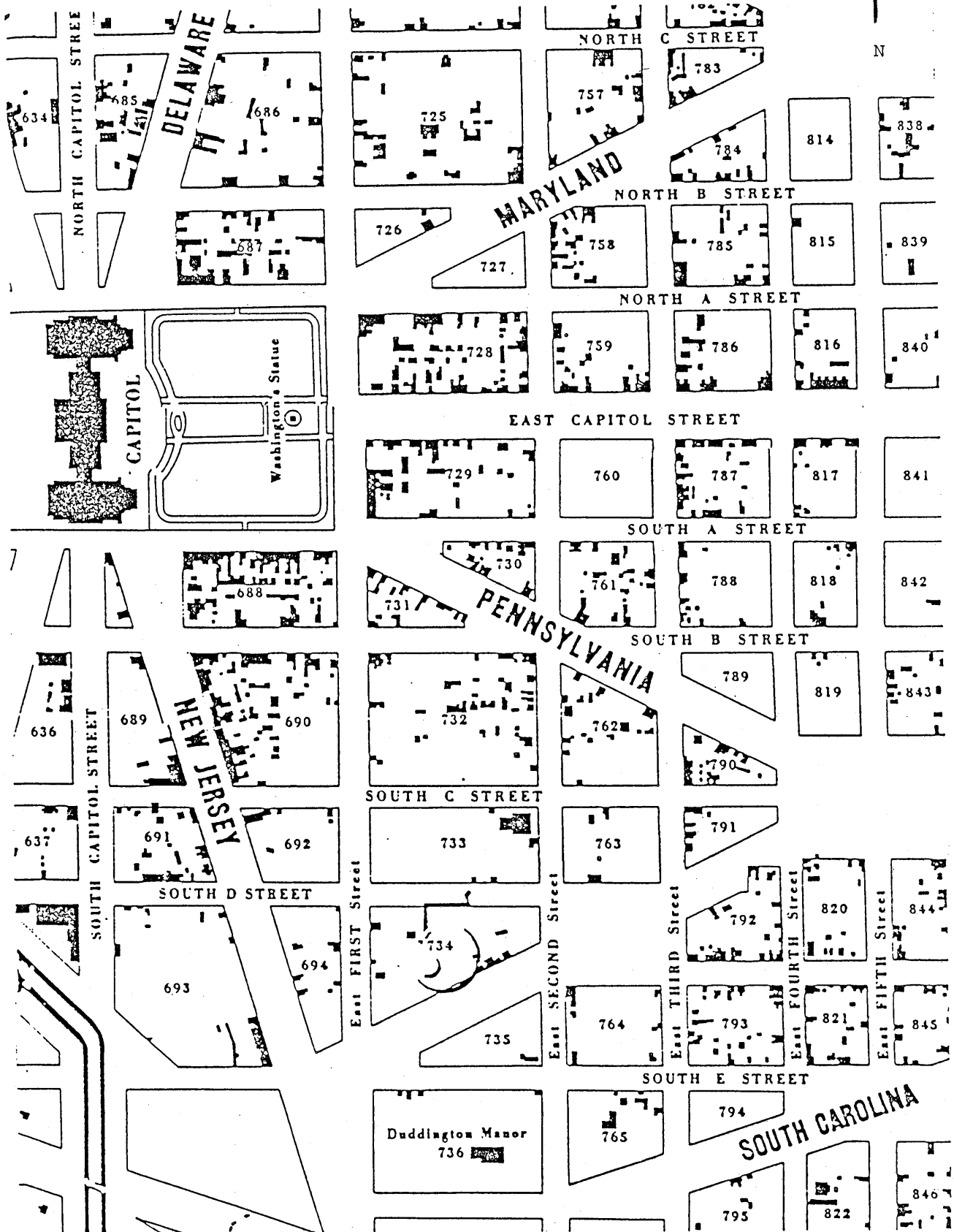
In 1985 the area five blocks east of the U.S. Capitol, particularly East Capitol Street, thrives with human activity. U.S. Government employees dominate the scene abetted by those engaged in church activities and those attending plays at the Folger Shakespeare Theatre.

228 East Capitol Street N.E. and Houses in its Immediate Vicinity

The "1857 Map Showing Capitol Grounds," Figure 5, shows orderly streets, squares, and avenues. Notice that at that date, in the southeast corner of Square 759, where 228 East Capitol Street is located, several shops and houses existed. Compare Figure 5 with Figure 6. Notice how private dwellings have given way to large public buildings.



Figure 5

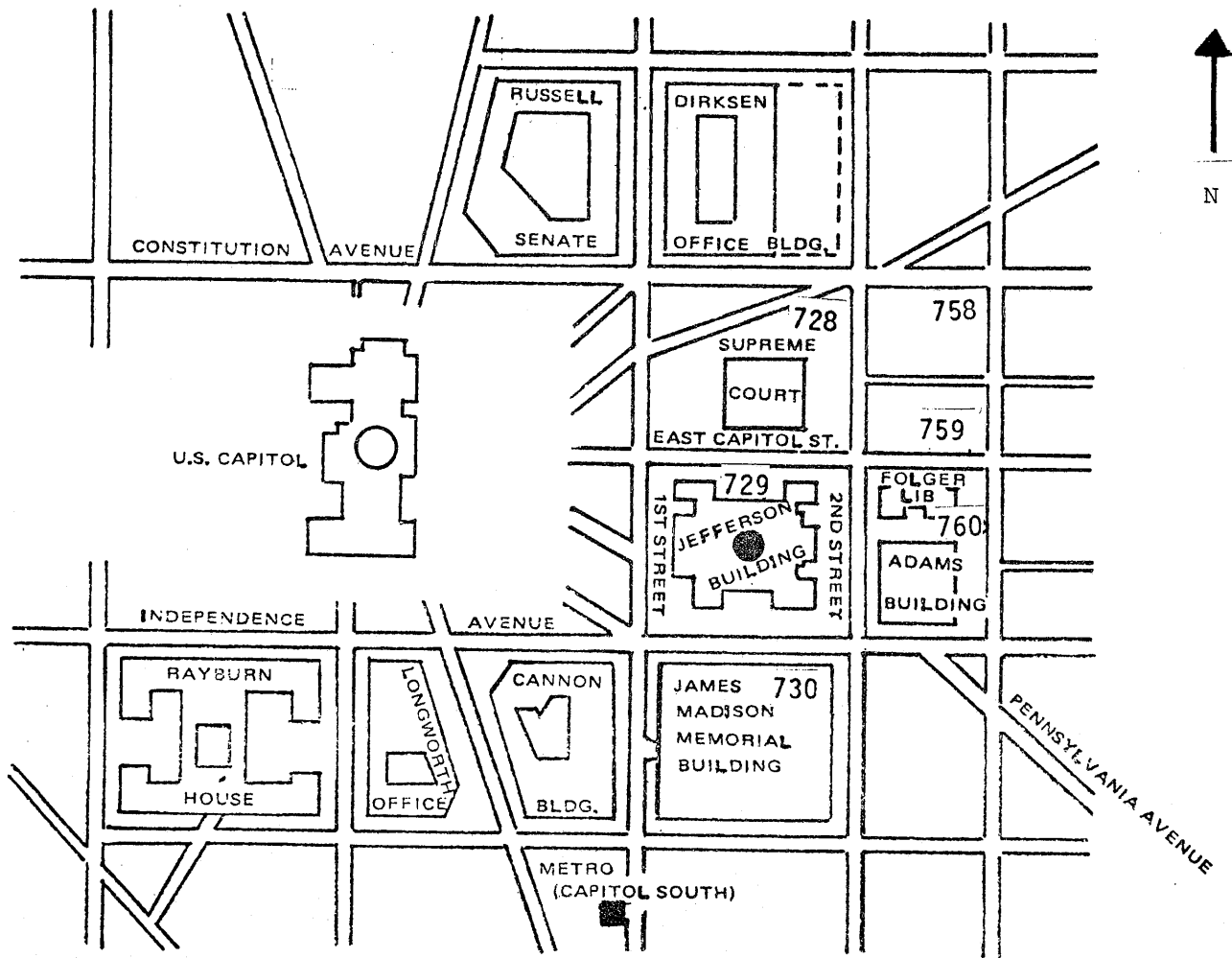


1857 Map Showing Capitol Grounds

Source: S.E. Citizen's Association of Washington, D.C., Places and Persons on Capitol Hill 1960.

Figure 6

Public Building Encroachment on Residential Dwellings



Source: Library of Congress

Numbers refer to city squares

To trace the history of a plot of land is no easy matter, particularly if it has had numerous owners who decided to subdivide and/or change designations of their properties. Figure 7 shows how a small area within square 759 was subdivided over the years and the reason lot 0802 (228 East Capitol Street N.E.) has a peculiar L-shaped configuration. Notice that lot 0802 consists of part of old lot 1 and part of old lot M.

Figure 7

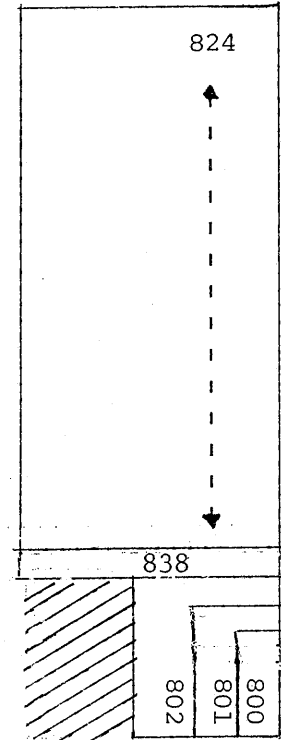
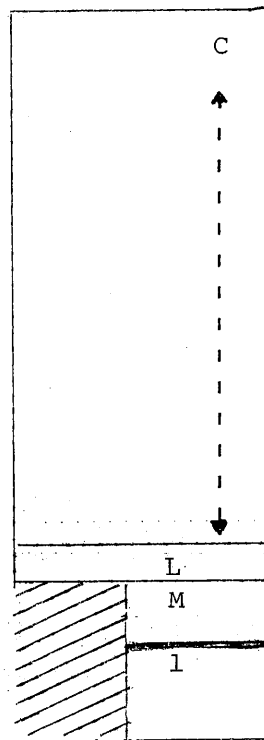
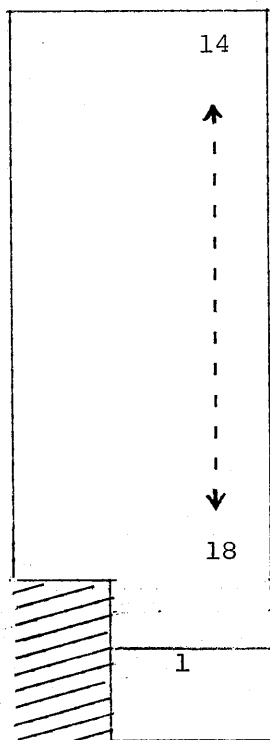
HISTORY OF LAND SUBDIVISIONS OR DESIGNATIONS IN THE SOUTHEAST CORNER  
OF SQUARE 759 AT THIRD AND EAST CAPITOL STREET, N.E.

Lots, Prior to Year 1871

Lots, Year 1871

Lots, Year 1978

A STREET N.E.



EAST CAPITOL STREET

Lot 802 is 228 East Capitol Street

801 is 230 " " "

800 is 232 " " "

838 is #10 Third Street, N.E., previously known as Lot L

Shaded areas approximate locations of 224 and 226 East Capitol Street, N.E.

Note: Figures and letters represent lots

Diagrams not drawn to scale

For owners of old houses who seek detailed histories of their homes, consider the following booby traps: (1) District of Columbia Assessor's Office possesses hopelessly inaccurate figures on the age of old houses and could care less because its chief criterion for assessment is the condition of the house rather than age (2) Missing volumes of source material caused by fires or otherwise (3) Approximate location of houses provided in early literature, rather than street numbers (4) Subdivisions and resubdivisions of land (5) Splitting and coupling of subdivisions (6) Changes in house addresses (7) Non-alphabetical listings of house owners (8) Misspelled or variously spelled names of owners and rentors and (9) Insufficiently detailed maps. Sometimes these difficulties can be eased by digging into a wide variety of source material.

Three houses that abut one another deserve special detailed study. They are: 228,230, and 232 East Capitol Street. All are of frame construction, therefore judged older than neighboring brick dwellings. Also, they are interrelated structurally. A few houses near Third and East Capitol Streets will be mentioned briefly.

Number 10 Third Street N.E., a three story brick house, was erected in 1885 at a cost of \$2,750. Built on land designated as Lot L, it abuts Lot 0802, possessing an ingress-egress easement on a ten foot strip of land. The owner, Mrs. Lester P. Taylor, also owns a two story brick garage at the west end of the property.

In 1888 a frame dwelling, a candy factory, and a stable comprised 224 East Capitol Street. Later a tailor shop and still later law offices, the property belongs to Mr. E. Fulton Brylawski.

Erected in 1887 by Dr. Thomas I. Chew for \$8,000, 226 East Capitol Street abuts Lot 0802. The Church of the Reformation owns this brick building.

An L-shaped piece of property, 230 East Capitol Street consists of part of old lot 1 and part of old lot M. About 1921 the house was extended northward by a brick addition, a kitchen below, an open sleeping porch above. About 1925 owners Mr. and Mrs. Albert Peifer dug a cellar beneath their house, using a bucket brigade. Al, a plumber, was responsible in part for constructing a fence made from iron pipes which separated his backyard from adjacent 228 East Capitol Street. This two story house is very similar in appearance to 232 East Capitol Street. Mr. and Mrs. Floyd Rose, current owners, point out that the two frame houses which abut theirs (228 and 232 East Capitol Street) had at one time open-ended crawl space and attic respectively such that they had clear unobstructed views from their attic. This is good evidence that the three houses were constructed at the same time. Mr. Rose extended his house northward and enclosed his second floor sleeping porch in recent years.

The Columbia Historical Society considers 232 East Capitol Street historically significant because its style is typical of the pre-Civil War era.<sup>2</sup> Owned by the Giancoli family for many years and serving as a delicatessen, it is the only corner property in this study. It possesses a wooden shed to the rear. Thoroughly renovated in 1978, it is now owned by Donald L. Wallace Et-Ux.

The writer, James M. Osborn, is the owner of 228 East Capitol Street. I have been associated with this house in many ways since 1922. Its chief

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<sup>2</sup>Records of the Columbia Historical Society of Washington, DC 1973-1974 "Capitol Hill 1870-1900 The People and Their Homes."

asset is its location. The U.S. Capitol Building, viewed from the front yard, looms large and overpowering. The Library of Congress' Jefferson Building can be readily seen from "228's" windows. Beautifully landscaped Folger Shakespeare Library is directly in front of the house. Bas reliefs, depicting scenes from Shakespeare's plays can be seen in high relief from the writer's window and are beautifully illuminated at night. A host of U.S. Government Buildings lie in the immediate vicinity, including the Senate, House, and Supreme Court. Many famous men and women have lived within a radius of a few blocks.

To begin a description of 228 East Capitol Street, observe it from East Capitol Street. It is a row house, three stories, Federal style, facing south. Possessing a flat front facade, it is decorated with a dentil roof cornice. Lap siding has been covered with stucco. The exterior wood trim is original. The house possesses a solid concrete front porch; a large bay window admits copious light to the living room. Exterior steps lead to the basement whose door is below grade.

The house possesses a full basement which is entirely brick walled, a floor drain, gas furnace, hot water heater, and coal bin. Two windows below grade lead to a long window well which is situated at the rear of the house. Part of the east basement wall might have included a fireplace. Large horizontal wooden beams, some three inches thick by nine and one half inches wide indicate that wood was not a scarce material when the house was built.

The outside door of 228 East Capitol Street possesses an antiquated lock patented in 1869. Non-functional for over sixty years, this lock was

recently restored to use. A front vestibule leads to two front doors, one of which leads to a front hall; the other door leads to a room possibly used as a reception room by doctors of medicine. From the first floor hall extend stairs to the second and third floors, complete with walnut newel post, walnut hand rails, and attractively carved pine balusters. Living room, dining room with antiquated closet, kitchen, and rear vestibule complete the description of the first floor. The first floor area totals 798 square feet. Door knobs and doors throughout the house are miscellaneous; some are probably originals. Woodwork is wide and handsome. Floor boards are wide and of varying widths. Plaster throughout the house consists of a rough coat held together with animal hair and a white finish coat. Lath, like wooden trim, is attached to beams by means of hand-made nails.

From the second floor stairwell, it becomes apparent that the adjacent bathroom was added to the house many years ago--two "out of place" steps lead to the bathroom; a small section of the molding appears to take a nosedive nearby. To confirm suspicions that additions to the house were made many years ago, a map of Capitol Hill, dated 1887, was examined. It shows an indentation at the rear of the house. Sanborn Fireman's Insurance Map of 1888 shows a similar irregularity. Double checking the first floor rear vestibule and third floor back porch, the prevalence of exterior type lap siding indicates that further rear additions to all floors were made many years ago.

On the second floor, there are three bedrooms and a storage room in addition to the bathroom. In two of the bedrooms, two old-fashioned slate fireplaces provided heat. They are thought to be originals. These same two bedrooms can be made one, or separated by means of sliding pocket doors.

The third floor comprises four bedrooms, two with old-fashioned closets, and an unenclosed porch. From this porch a trapdoor leads to the tin roof, which slants about five degrees south to north. The house possesses three brick chimneys.

From the backyard it is apparent that shingles cover all exterior lap siding. Landscaping includes roses, peonies, hydrangeas, spot of gold japonicas, iris, and blackberry bushes. Soil is fertile, the result of many years of chicken keeping.

The land on which 228 East Capitol Street is situated, Lot 0802, is on grade with abutting streets. A ten foot wide strip of land extends eastward to Third Street N.E.; a twenty-six foot wide strip of land fronts on East Capitol Street. Both a fence and locked gate at Third Street, belonging to the Osborns, keep unwanted visitors from the property. Holder of an ingress-egress easement, the owner of number Ten 3rd Street northeast possesses a duplicate key to the easement area. For the privilege of holding this easement, the Taylors pay one-fifth of the land taxes on the entire ten foot wide area. Lot 0802 comprises 2837 square feet. It is zoned R 4, although in the past doctors of medicine have had their offices in this building.

Affectionately known as "The Barn" this structure, now demolished, was twenty-six feet long and ten feet wide. From it one could enter both the backyard and the easement area. Doctors of medicine were said to stable their horses in the barn. Originally this building was a carpenter shop and was so designated on city maps. A large cupola on the roof and numerous windows substantiate the fact that the structure was built to house artisans



in a shop. I recall that the interior walls were well insulated with newspapers. The shop was torn down about 1928. Only then did the beauty of the structure appear. Massive timbers were joined entirely by mortise and tenon joints. Extensively weathered siding was one inch thick by eleven inches wide.

To discover the habits of former occupants and possibly get some hints as to the age of 228 East Capitol Street, the writer resorted to amateur archeology. In the digging process a brick walkway was uncovered running east and west in the center of the backyard. Soil diggings ran an average of twelve inches in depth. Undisturbed areas were heavy yellow clay. Judging from the large quantity of debris collected, about four bucketsful, it appears that prior occupants merely threw their junk out the windows. Perhaps trash collection in the old days was minimal or non-existent. Included in the debris were: lumps of coal, animal bones, bricks, clusters of oyster shells, unrecognizable metal objects, except for hinges and a brass water spigot, pottery, china, glass, slate, various white opaque buttons, glass bottles and stoppers, and sections of a clinical thermometer. A small blue graduated cylinder popped up in its entirety, with the words, "This cup holds a dose," impressed on the bottom. The only recognizable evidence of debris age was a section of a glass cookie jar, possessing a cabbage and rose design, probably manufactured in the late 1860's.

The best evidence of the age of 228 East Capitol Street, before comprehensive research of Washington, D.C. records, came from two sources. A conversation between the writer's father and a stranger, about 1925, began, "That your house young man?" "Yes it is." "Well I danced in it sixty-five years ago." A very knowledgeable appraiser in 1979 stated, "I believe that

this house was built before the Civil War."

The following tables were synthesized from material collected at the National Archives, the Columbia Historical Society, the Martin Luther King Library, Recorder of Deeds office, Libraries of Congress. Old tax records and antiquated city directories were particularly helpful in this search.

TABLE II

Historical Facts/Statistics Re 230<sup>a</sup> East Capitol Street, N.E., Washington, D.C.

Year	Owner, Business or Profession	Square Feet	Lot Assess- ment \$	Improvement Assessment \$
1859	Jos. McGucken <sup>b</sup> messenger	1,063	213	600
60	Jos. McGuckian		213	600
61	do			600
62	do			600
63	Jos. McGuigan watchman			
64	Jos. McGuicken watchman, grocer	1,063	266	
65	do, War Dept.			
66	do, War Dept.		332	
67	do, watchman			
68	n.a. <sup>c</sup>			
69-72	Jos. McGuckian police, U.S. Senate	1,063	266	
72	do	1,074	744 of "1" 425 of "M"	
73	do	1,074	744 Lot 1 425 Lot M	
74	do, police			
75	do, Police, Capitol			
76-77	do, special police			
78-79	do, special police U.S. Senate	1,074 Lot 1 376 Lot M		
80-88	n.a.			
89-90	Jos. McGuckian	1,074 Lot 1 376 Lot M	1,181 Lot 1 376 Lot M	700
93-94	do	1,074 Lot 1 376 Lot M	1,450 Lot 1 414 Lot M	700
1915-16	J. Barton Co. furniture repairs			
19-20	Jas. M. Wickman owner			
22-40	A. Peifer plumber			
41	A. Peifer plumber	1,450	3,625	1,700
72	Anna and L.A. Peifer owners Helen and Floyd Rose owners			
85	Helen and Floyd Rose	1,450		

<sup>a</sup> Designated as 72 East Capitol Street until about 1872; statistics for 230 East Capitol Street 1819-1858 same as 228 East Capitol Street; see Table IV

<sup>b</sup> McGucken spelled various ways; McGuckian, McGuigan, McGuicken

<sup>c</sup> Statistics for 1868, 1880-1888 not available

TABLE III

Historical Facts/Statistics Re 232<sup>a</sup> East Capitol Street, N.E., Washington, D.C.

Year	Owner, Business or Profession	Square Feet	Lot Assess- ment \$	Improvement Assessment \$
1858 <sup>b</sup>	Phelan, Mary A. dry goods			
59	Horatio R. Maryman <sup>c</sup>	1,106	221	600
60	police official			
	do			
61	do		489	600
62	H.R. Maryman, owner			
	Nicholas Phelan			
63	Nicholas Phelan, fancy goods, dry goods			
64	H.R. Marryman, owner	1,106	332	
	Nicholas Phelan, owner			
65	Nicholas Phelan			
66	Nicholas Phelan, dry goods		332	600
67	do			
68	do	1,106		
69	do	1,106	387	
70	Mrs. Nicholas Phelan fancy goods			
71	Mary Phelan wid Nicholas, dry goods			
72	do			
73	do	1,095	829 498	
74	do	1,095		
75	do	1,095	829 498	
76-77	do			
78		1,095	876	1,500
79	do	1,095	876	1,500
80-81	do <sup>d</sup>			
82-83	n.a.			
84-88	Mary Phelan, dry goods			
89	do	1,095	1,369	900
93-94		1,095	1,643	800
1901	Mary Phelan, notions			
14-18	Sparks, Chas. W.			
19-20	Ballard, Flora E.			
21	Zuraff, Louis, confectioner			
22	Giancoli, Sam, delicatessan			
41	Giancoli, Pete and Geo. delicatessan	1,095	3,504	1,400
85	Donald L. Wallace, et ux lobbyists	1,095		

<sup>a</sup> Designated as "C. 3rd East Cap." and "76 E. Cap." until 1871

<sup>b</sup> Statistics for 232 East Capitol Street 1819-1858 same as 228 East Capitol Street;  
See Table IV

<sup>c</sup> Maryman also spelled Marryman and Merryman

<sup>d</sup> Statistics 1882-1883 not available

Joseph McGuckian owned 230 East Capitol Street from 1859 to at least 1894. In 1915-1916, J. Barton Co. repaired furniture at that address. Subsequent owners include James M. Wickman, Albert Peifer, Anna Peifer, Lawrence Peifer and currently Mr. and Mrs. Floyd Rose. A portion of Lot M was added to a portion of Lot 1 to form Lot 0801 known as 230 East Capitol Street.

Horatio R. Maryman, spelled various ways by ledger and directory writers, owned 232 East Capitol Street from 1840 until 1864 (see Table III); whereupon Nicholas Phelan and/or his wife were its owners until 1889. Charles W. Sparks owned or rented the property from 1914 through 1918 setting up a cigar store. Flora E. Ballard ran a cigar store on the premises 1919 through 1920. In 1921 Louis Zuraff, a confectioner, either had a confectionery store on the premises or lived there. In 1922 Sam Giancoli bought the property and ran a delicatessen. His boys, Pete and George, took over the business and ran it for many years. In recent years the building was renovated and used as business offices.

TABLE IV

Historical Facts/Statistics Re 228<sup>a</sup> East Capitol Street, N.E., Washington, D.C.

Year	Owner, Business or Profession	Square Feet	Lot Assess- ment \$	Improvement Assessment \$
1819	Daniel W. Carroll land proprietor	4,287 <sup>b</sup>		
24	do	4,128	124	
28	do	4,128	124	
38	Francis Hanna		123	
39	do	4,128	248	
40	Horatio R. Maryman <sup>c</sup> police official	4,128	248	400 <sup>d</sup>
41	do	4,128	248	400
42	do	4,128	248	400
43	do	4,128	248	400 <sup>e</sup>
				2,000 <sup>e</sup>
44	do	4,128	248	2,000
45	do	4,128	248	2,000
46	do	4,128	248	2,000
47	do	4,128	248	2,000
48	do	4,128	248	2,000
49	do	4,128	248	1,800
50	do	4,128	248	1,800
51	H.R. Merryman police official	4,128	248	2,000
52	do	4,128	248	2,000
53	H.R. Maryman police official	4,128	248	2,000
54	do	4,128	248	2,000
	Volumes of Tax Assessment 1855-1858 destroyed			
59	do	1,959	392	600
60	do		400	800
	John Bohn, boarder, cartman			
61	H.R. Maryman		800	800
62	do			
63	n.a. <sup>f</sup>			
64	H.R. Marryman	1,959	489	
65	do	1,959	489	
66	do		489	800
	(Home Pa. Ave. n3D East)			
	John L. Crouse, physician			
67	John L. Crouse, physician		489	800

<sup>a</sup> Designated as 70 East Capitol Street until 1871

<sup>b</sup> Lot boundaries unknown; Lot's square feet area varies markedly over the years; 228 East Capitol Street once part of Lot 1; in 1871 part of Lot M added to form Lot 0802 (228 East Capitol Street)

<sup>c</sup> Spelled variously: Maryman, Marryman, Merryman

<sup>d</sup> Improvement likely represents construction of one or more carpenter shops

<sup>e</sup> Improvement represents construction of 228, 230 and 232 East Capitol Street

<sup>f</sup> Data not available

<u>Year</u>	<u>Owner, Business or profession</u>	<u>Square Feet</u>	<u>Lot Assess- ment \$</u>	<u>Improvement Assessment \$</u>
1868	John L. Crouse, physician H.R. Maryman		489	800
69	John L. Crouse, physician	1,959	484	
70	do			
71	Louisville Twitchell do (Agreement March 17, 1871; Twitchell to pay Crouse for easement right at Liber 639 Folio 444). Until 1871 228 East Capitol Street listed as 70 East Capitol Street.			
72	John L. Crouse	1,959	1,371 Lot 1 784 Lot M	
	do	1,959	1,371 Lot 1 784 Lot M	
73	do	1,959 1,254	1,371 Lot 1 784 Lot M	
74-75	do			
76	do		1,273 Lot 1 351 Lot M	2,000
77	do		1,273 Lot 1 351 Lot M	2,000
78	John L. Crouse Edward A. Newman, attorney		1,273 Lot 1 351 Lot M	2,000
79	Edward A. Newman <sup>g</sup> Albert Brown	1,959 Lot 1 878 Lot M	1,371 395	1,800
80	Albert Brown, owner John W. Bayne, renter and physician			
81-83	Albert Brown (lived at 310 East Capitol St. with Flora Brown, wife real estate and Mary E. Dulin, daughter) died 1883			
84-88	Flora A. Brown			
89-90	do	1,959 Lot 1 878 Lot M	2,155 878	1,200
91-92	Flora A. Brown			
93-94	do	1,959 Lot 1 878 Lot M	2,945	1,200
95-99	do			
1900	Flora A. Brown (died 1900, Mary E. Dulin only heir)			
01-12	Mary E. Dulin			
13	Rawley A. Doome; Mary E. Dulin renter, conductor			
14	Mary E. Dulin Rawley A. Doome, renter, conductor <sup>h</sup> Anna M. Georgensen, renter		2,939	1,200

<sup>g</sup>Property sold to Albert Brown 4/26/70 Liber 910 Folio of Land Records  
of the District of Columbia

<sup>h</sup>This name spelled various ways: Georgensen, Jorgensen, Jorgenson

<u>Year</u>	<u>Owner, Business or Profession</u>	<u>Square Feet</u>	<u>Lot Assess- ment \$</u>	<u>Improvement Assessment \$</u>
1915	Mary E. Dulin Anna M. Georgensen renter	1,959	2,939	1,200
16-17	do			
18	Mary E. Dulin Anna & Alfred Jorgenson electrician			
19-20	Henry W. & Bessie S. Jaeger, physician Anna Jorgenson, renter			
21	do		3,830	1,300
22	Henry W. & Bessie S. Jaeger (owners) Anna M. Jorgensen renter	2,837	3,830	1,300
	Herbert M. Osborn & <sup>i</sup> Annie E. Osborn (owners)			
23	Herbert M. and Annie E. Osborn	2,837	5,107	2,000
24	Herbert M. (attorney) and Annie E. Osborn (secretary) owners	2,837	5,107	2,000
41	do	2,837	6,100	2,000
63-76	Annie E. Osborn, owner	2,837		
77	do	2,837	42,952	22,048
78	do	2,837		
79	do	2,837	62,414	42,988
80	James M. Osborn, owner (chemist)	2,837	65,535	78,023
81	do	2,837	110,217	57,746
82	do	2,837	104,146	72,215
83	do	2,837	99,976	69,331
84	do	2,837	99,976	69,331
85	do	2,837	106,983	74,175
*86	do	2,837	116,601	80,361

<sup>i</sup> Henry W. & Bessie S. Jaeger sold 228 East Capitol Street to Herbert M. Osborn and Annie E. Osborn June 21, 1922 Liber 4767 Folio 80.  
Herbert M. Osborn died in 1963; Annie E. Osborn died in 1979.

Tax records indicate that Daniel W. Carroll, prominent landholder, owned all of Lot 1, Square 759, from 1819 to 1838, during which time it contained no improvements (buildings). In 1838 Francis Hanna bought the tract but constructed no buildings. Horatio R. Maryman, a police official, constructed a shop or shops on Lot 1 in 1840. By 1843 three dwelling were built on Lot 1, in early years referred to as 70, 72 and 76 East Capitol Street. Their ages were the primary information sought in this investigation.

\* Addition to report 7/1/86



These same three frame houses now designated as 228, 230 and 232 East Capitol Street were all built about the same time and not later than 1843; worth a total of \$2,000. Beginning in 1859, lot and building assessments were made on each individual house, rather than all three buildings as a group. Extrapolating backward to 1843, I reason that since the value of improvements, i.e., building assessments for Lot 1 was \$2,000 on that date it necessarily meant that buildings 228, 230 and 232 were constructed, therefore, taxed, on that date. In 1859 assessments for the three buildings were \$600, \$600 and \$600 a total of \$1,800, close approximations of the 1843 \$2,000 figure.

In 1873 the northern portion of Lot M was added to Lot 0802 on which 228 East Capitol Street was previously built. Presumably at the same time the remainder of Lot M was added to 230 East Capitol Street (Lot 0801).

Horatio R. Maryman owned Lot 0802 from 1840 to 1866 a total of 26 years; John L. Crouse 10 years; Albert and Flora Brown 21 years; Mary Dulin 19 years and the Osborn family a total of 63 years. The only individuals who owned and lived at 228 East Capitol Street for prolonged periods of time were John L. Crouse and Herbert and Annie Osborn.

Descriptive summary of 228 East Capitol Street, N.E., the House, Land, etc.

Federal style row house facing south; 3 stories and crawl space; 12 rooms and bath; frame, lap siding covered in front by stucco, in back by composition shingles; full basement with floor drain; first floor bay window; concrete front porch; third floor back porch; tin roof; 2 vestibules; hallways on all floors; 3 chimneys; gas hot water heat; 4 "fireplaces"; first floor building area 798 square feet.

House constructed prior to 1843; wide handsome molding throughout; wide floorboards of varying width; pocket doors; Victorian style bathtub with fancy legs; 2 front entrance doors; staircases with attractive balusters and newel post.

Land consists of Lot 0802 of Square 759; a total of 2,837 square feet, greater in size than the normal dwelling lot; 26 foot frontage on East Capitol Street, depth of 97.79 feet; 10 foot frontage on 3rd Street, N.E., depth approximating 29 feet, gated by owner, owner receives 1/5 of land tax payment on 10 foot strip as compensation for ingress-egress rights of owner #10 3rd Street; Lot is L shaped, level and on grade with abutting streets; Land is zoned R-4.

Front yard landscaping: 30 foot high American holly, mature spirea, mature forsythias, ivy, pachysandra.

Back yard landscaping: pink peonies, hydrangeas, rosebushes of various colors, spot of gold japonicas, purple iris, blackberry bushes.

Prior owners of note (228 East Capitol Street, N.E.):

- Daniel W. Carroll, land proprietor
- John L. Crouse, physician
- Edward A. Newman, attorney
- John W. Bayne, physician
- Henry W. Jaeger, physician
- Herbert M. Osborn, attorney

Famous men who lived nearby:

- Congressman Abraham Lincoln
- Senator Daniel Webster
- Vice President John C. Calhoun
- Senator Hiram Johnson
- John Philip Sousa
- Frederick Douglass

Notorious spies and conspirators imprisoned nearby:

- Belle Boyd
- Rose O.M. Greenhow
- Mary Surratt

Famous buildings nearby:

- U.S. Capitol
- U.S. Senate and U.S. House Office Buildings
- Libraries of Congress
- U.S. Supreme Court
- Folger Shakespeare Library
- Sewall-Belmont House
- John Philip Sousa Home
- Adelaide Johnson Studio
- Parkington - Senator Hiram Johnson's Home
- Museum of African Art - Frederick Douglass' Home

## APPENDIX

Legal papers pertaining to 228 East Capitol Street, N.E.

1. Liber 639 Folio 444 dated March 15, 1871, contract recorded March 17, 1871 between Louisville Twitchell and John L. Crouse; Lot M in square 759 sold by Twitchell to Crouse, easement right agreed upon etc.
2. Liber 849 Folio 324 of Land Records, dated April 26, 1879; Edward A. Newman deeded 228 East Capitol Street to Albert Brown April 24, 1879.
3. Liber C.H.B. Folio 251, Records of the Office of the Surveyor of the District of Columbia; plat.
4. Liber 910 Folio 297 of the Land Records of the District of Columbia; Albert Brown died 1883, Flora Brown died 1900, only heir Mary E. Dulin.
5. Deed, June 19, 1922, Henry W. Jaeger and Bessie S. Jaeger, grant to Herbert M. Osborn and Annie E. Osborn land and improvements thereon (228 East Capitol Street) Liber 4767 Folio 80.
6. Certificate of Title, April 21, 1923, Herbert M. Osborn and Annie E. Osborn, part of Lot 1 and part of Lot M in Square 759 (228 East Capitol Street).
7. Liber 5709 Folio 176 Deed of Trust Herbert M. Osborn and Annie E. Osborn, to George M. Emmerich and Melvin F. Bergmann dated March 8, 1926.
8. Liber 7609 Folio 554, Instrument 14225 dated May 2, 1941.
9. Superior Court of the District of Columbia, Civil Division, C A 180-78, Osborn vs. Taylor, September 21, 1978. Defendant has ingress-egress rights only to easement area.

Sunday Star, Washington, D.C. September 5, 1948. p. 34.

The Washington Directory, City of Washington, 1830-1942.

Washington Gas Light Company. Growing With Washington. Washington, D.C., 1948.

Washington Past and Present. U.S. Capitol Historical Society, 1983.

The Washington Post, Washington, D.C. Weekend October 24, 1980, p. 32.