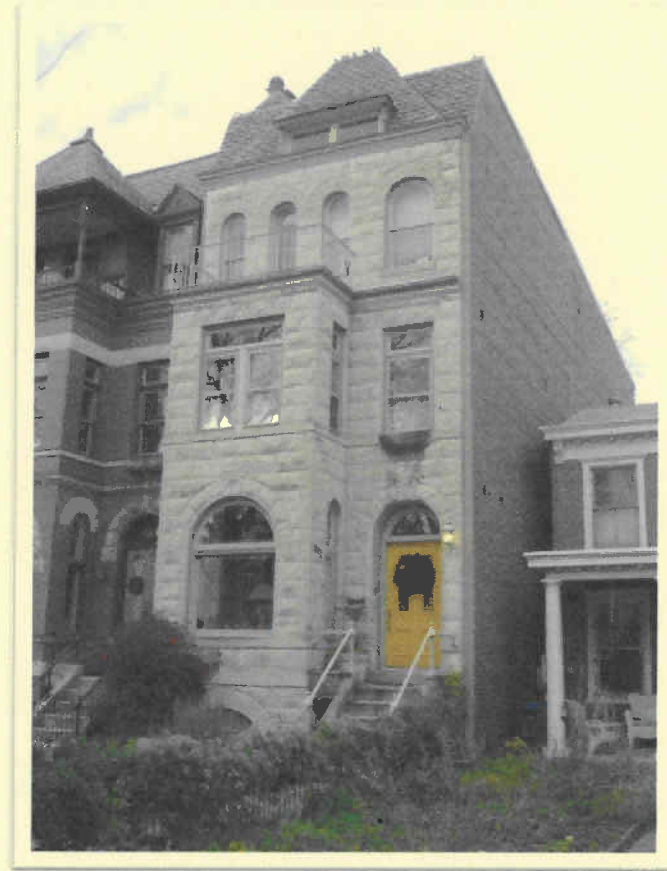


History
of
906
East Capitol



Historical Research
of
906 East Capitol Street, N.E.

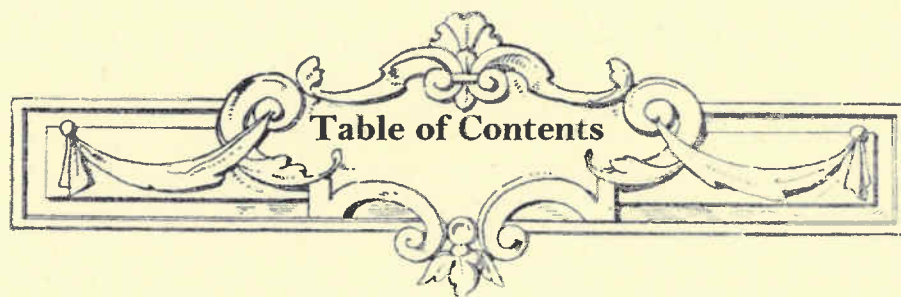


Kelsey & Associates, Inc.

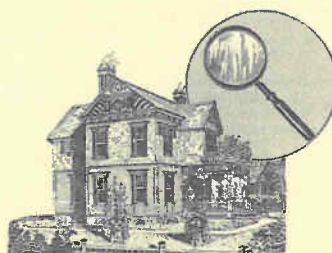
Paul Kelsey Williams
1929 13th Street, NW, Washington, DC 20009 (202) 213-9796
2629 Guilford Avenue, Baltimore, MD 21218
Paul@WashingtonHistory.com or visit WashingtonHistory.com
December 2009



Historical Research
of
906 East Capitol Street, N.E.



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Kelsey & Associates, Inc.

APPLICATION FOR PERMIT TO BUILD.
BRICK AND STONE.

Washington, D.C. *Mar. 28, 1894*

To the INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build according to the following specification:

1. State how many buildings to be erected *one*
2. Material *brick*
3. What is the Owner's name? *Thos. J. Hodgen*
4. Architect's name? *Robert C. Mangum*
5. Builder's name? *George W. Flather*
6. Location? *906 East Capitol St. N.E.*
7. Nearest street? *Capitol St. N.E.*
8. Name of the building? *House*
9. If a dwelling for how many families? *one*
10. Is there a store in the lower story? *no*
11. Will the building be erected on solid or filled land? *solid*
12. Size of lot. No. of feet front. *40* No. of feet rear. *40* No. of feet deep. *40*
13. Size of building. No. of feet front. *40* No. of feet rear. *40* No. of feet deep. *40*
14. No. of stories in height from sidewalk to highest point of roof. *3 1/2*
15. No. of feet in height from sidewalk to eaves. *14*
16. Size of base. *14 feet wide*
17. Material of foundation. *brick concrete layers*
18. Thickness of external walls. cellar or basement. *18"* 1st story. *18"* 2nd story. *18"* 3rd story. *18"*
19. Thickness of party walls. cellar or basement. *18"* 1st story. *18"* 2nd story. *18"* 3rd story. *18"*
20. What will be the construction of the roof? *tin and red clay tile*
21. Will the roof be flat, gable or mansard? *gable*
22. Are there any scuttles? *no*
23. What will be the height of scuttles in the roof? *no*
24. Are there any balconies? *no*
25. How is the building heated? *steam*
26. Are there any low windows? *no*
27. Are there any tower projections? *no*
28. Are there any stone chimneys? *no*
29. What will be the projection of stone from building line? *no*
30. Are there vaults? *no*
31. Will there be an arched? *no*
32. Is the design made to be used for business purposes of any kind? *no*
33. What is the estimated cost of the improvement? *\$6,500*
34. Have deposits been made as required by order of Commissioners? *yes*
35. Is there a sidewalk or pavement? *no*
36. Customer's receipt. No. *902* Date *Mar. 19/94*

Signature *Thos. J. Hodgen*
Address *906 East Capitol St. N.E.*

The Construction of 906 East Capitol Street, NE



THE OWNER of the vacant lots where 906 East Capitol Street was to be constructed, Thomas J. Hodgen, applied for and was granted an *Application for Permit to Build* numbered 1344 for its construction on March 28, 1894. Hodgen had

purchased lot C on which it was to be built from the Columbia Real Estate Company a year earlier, and then owned lots C, D, and E, which extended from today's 900 to 906 East Capitol Street.¹

The building permit indicated that the house was to be constructed on solid land atop a foundation composed of brick with concrete layers. It was to measure seventeen feet, six inches wide by forty-five feet

deep, with an adjoining back building measuring fourteen feet wide by fifteen feet deep. The three story house would feature a cellar, and a roof composed of tin and red clay tile, with access via a small scuttle. External walls of Indiana limestone were to be eighteen inches thick, and the rear and side brick walls thirteen inches thick. The house was to be heated by a steam furnace.

Hodgen listed a builder named George W. Flather on the application as responsible for its construction, who estimated a building cost of \$6,500 for the house, about twice the amount of a comparable brick townhouse being built in Washington at the time. Flather resided close by at 520 10th Street, SE. He listed Robert C. Mangum as responsible for the design of the house; he was listed as a builder in the 1892 City

PERMIT TO BUILD. *1344*

DISTRICT OF COLUMBIA,
OFFICE OF INSPECTOR OF BUILDINGS.

This is to certify, That

The undersigned hereby certifies that the building on lot *906 East Capitol St. N.E.* is in accordance with resolution No. *1344* as filed in this office, and subject to the provisions of the Building Regulations of the District.

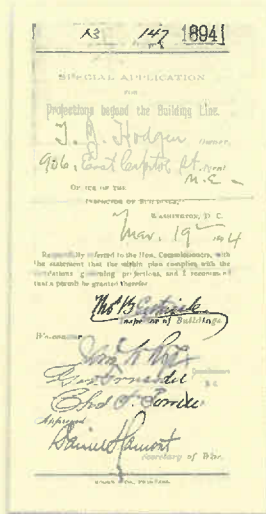
The right is reserved to examine the building as often as may be necessary in order to see that it is in accordance with the construction that may be deemed requisite to insure sufficient strength, safety and safety from fire.

If plans must be enclosed with brick walls nine inches thick or over with terra cotta or light weight concrete, exterior walls must be made of brick work not less than four and one-half inches thick. Permits are granted to lay a plank roadway across the lot.

By order of the Commissioners, D. C. *Wm. B. Smith*
District Engineer

¹ 906 East Capitol was built on the majority of lot C, with 904 East Capitol built on the remaining five feet of Lot C and lot D; 902 East Capitol was built lot D and 900 East Capitol was built on lot E. Today, 906 East Capitol is designed lot 805 on Square 941 for tax purposes. The Columbia Real Estate Company had offices located at 615 14th Street, NW, according to the 1892 City Directory.

Directory, with a residence at 1013 North Carolina Avenue, SE. Mangum had been born about 1859 in Maryland, and moved to Bladensburg, Maryland with his wife Edith by the time the 1900 census was enumerated, when he listed his profession as an architect.²



Earlier, on March 19, 1894, Hodgen applied for and was granted a *Special Application for Projections Beyond the Building Line* for the construction of the front bay window and steps leading to the front door. These projection permits were required when an owner desired a bay window, porch or staircase, all of which were originally prohibited in Washington's building codes first developed in the 1790s. In 1871, the building regulations were changed, allowing for projecting bays over building lines, which lay at the base of most townhomes in the district.

By the 1860s, it had become clear that the extreme width of L'Enfant's rights-of-way were excessive for the scale of the buildings that lined the streets, as well as for the amount of traffic on the avenues. In response to this reality, Congress passed the Parking Act in 1870, and in 1871 the Projection Act; both Acts allowed for the private use, with certain restrictions, of public space in front of buildings on exceptionally wide streets. It was coined the "Parking Act" because homeowners were supposed to maintain this space in the manner of parkland.³

No.	DESCRIPTION	PROJECTION	WIDTH	REMARKS
1	Bay windows	4'6"	5'6"	By Cons. off
2	Bay windows			6"
3	Tower			
4	Corner bay			
5	Oriel window			
6	Porch			
7	Open porch			
8	Colonnade			
9	Steps			
10	Vault			

² Architects during this period were mostly not trained in an academic setting, but rather apprenticed or learned their skills through the building trade.

³ Interestingly, after March 3, 1891, such projections had to have the approval of the "Secretary of War of such occupation of the streets and avenues of said city." As specified by law, the engineer commissioner was an officer of the Army Corps of Engineers and as such fell under the authority of the secretary of war.

T. J. Hodgen & Co., Brokers

AND
Dealers in Stocks, Cotton, Grain and
Provisions.

Rooms 10, 11, 12,	605 7th St.,
Corcoran Building,	Opposite
15th and F Sts.	Patent Office.

OFFICES:
Philadelphia, Baltimore, Washington.

Owner Thomas J. Hodgen

Thomas Hodgen built the houses from 900 to 906 East Capitol Street individually and as a real estate investment; he himself would briefly reside at 904 East Capitol Street, and following his death in 1897, his widow Mary would occupy 900 East Capitol; at the time of his death, it was reported that he had accumulated \$250,000 worth of Washington real estate, a vast sum for the time. The country experienced a financial panic in 1892,

followed by a depression between 1893 and 1897 that slowed or halted many building projects in the City and across the country, but Hodgen apparently had the wealth to continue building during this period.

Hodgen built the house at 906 East Capitol first, beginning in March of 1894; in January of 1895, he obtained the permit to construct 904 East Capitol Street, also designed by Mangum, and in January of the following year, in 1896, he obtained a permit to build both 900 and 902 East Capitol Street, which were designed by builder George Flather.

Thomas Hodgen was a stocks and provisions broker who owned a business coined *The Hodgen Commission*, which maintained a suite of offices in the Corcoran Building and at 605 7th Street, NW, in addition to offices in Baltimore and Philadelphia, according to the 1896 City Directory. His advertisement in the May 11, 1896 edition of the *Washington Post* appears above. In addition to stocks and bonds, the business also took orders on the futures of cotton and grain and other subsidies, in what was called a "bucket shop" operation. These types of brokers did minimal actual trading of certificates on an open floor, with their operation stemming from the term "drop in the bucket," but instead hedged wagers with clients for the increase of future prices, where the client would win, or the decrease in prices, where Hodgen would make thousands of dollars in a single day. The legality of the operation was called into DC Superior Court in the 1890s several times for investigations into illegal gambling, but was found to be a legitimate form of business.

Before building the four houses along East Capitol Street, in 1893 the City Directory indicated that Hodgen lived at 1006 East Capitol Street, NE, and called his business *TJ Hodgen & Co*, a partnership with Samuel C. Heald, Jr. that had formed prior to 1891. Heald, in fact, had married Hodgen's daughter Catherine "Kittie" Mary Hodgen (b. 1860) and they themselves had five children together, one of whom, Catherine C., was born in 1895. They resided in Virginia by the time the 1900 census was enumerated.

Thomas Hodgen had been born in Pennsylvania about 1828, and his wife Mary had been born in November of 1833 in Virginia. They had a total of four children together, including a married daughter named Fannie Butler (b. December 1868), who resided with

Mary at 900 East Capitol Street in 1900, according to the census.⁴ Her husband, Ormond H. Butler, was a well known theater manager in New York City, and was apparently residing there when the 1900 census was taken at 900 East Capitol Street. Three years prior, Fannie Butler had inherited the house at 904 East Capitol Street upon her father's death, but sold it to an H. Butler in December of 1897.⁵

Thomas Hodgen died rather unexpectedly on June 26, 1897, while on a business call in the city. He was buried in Oak Hill Cemetery in Beech Tree Lot 2, along with several relatives in the years to come.⁶ He was 69 years of age; his obituary appears at right.

Incidentally, his son, Thomas J. Hodgen Jr., made headlines when he attempted a double suicide with his wife in 1936 in an apartment on Columbia Road due to their despair over the lingering Great Depression.⁷ That incident revealed that the Hodgen fortune had been completely lost during the Great Depression or before.

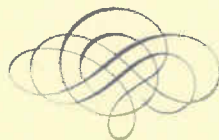
THOMAS J. HODGEN DEAD.

A Well-known Broker Fatally Stricken While Making a Business Call.

Thomas J. Hodgen, of the firm of T. J. Hodgen & Co., brokers and dealers, died suddenly yesterday afternoon of apoplexy. Mr. Hodgen, whose office is in the Corecoran building, was making a business call on Ninth street, when he was stricken. Physicians were summoned at once, but medical skill was unavailing, and he expired before he could be removed to the family residence, at Ninth and East Capitol streets. Mr. Hodgen was in his sixty-ninth year, but appeared to be hale and hearty, and the fatal attack gave no warning of its approach.

Mr. Hodgen was a Pennsylvanian by birth, and during the war was in the tannery business at Washington in that State. Afterward he removed to this city, and for the past twenty years has been engaged in the brokerage business. Latterly he has spent a good deal of his time on his farm, near Lewinsville, Fairfax County, Va. He was a man of affairs, very active in business, and accumulated property worth probably \$250,000. He owned considerable real estate in the District, beside the family residence and a fine farm in Virginia.

Mr. Hodgen leaves a wife and four children, three daughters and a son, all grown. The funeral will take place from the family residence to-morrow afternoon at 2 o'clock.



⁴ Unfortunately, the 1890 census for the country was destroyed by fire, and the Hodgen family cannot be located in the 1880 census, as its unknown where they resided that year. The 1880 census would verify other children not buried with them at Oak Hill cemetery in Georgetown.

⁵ No other first name was used on the deed transfer other than 'H.' It's likely it was her son.

⁶ Thomas J. Hodgen had a headstone that states his death date and the word "father." Unmarked graves surrounding the headstone include buries for his wife Mary (d. Sept 29, 1908), daughter Fannie Butler (d. Aug 27, 1907), son-in-law Ormond Butler (d. Nov 2, 1917), daughter Catherine Mary Hodgen Heald (d. May 24, 1947), son-in-law Samuel C. Heald (d. Nov 27, 1923), granddaughter Catherine C. Heald (d. Dec 30, 1974), and an infant named Mary Steele Hodgen (d. Feb 1, 1904), apparently the daughter of Thomas Hodgen, Jr., and his wife Dolly).

⁷ "Death Takes One in Suicide Tyrst," Washington Post, June 15, 1936, pg. 5. His wife Dolly died after being transferred to Gallinger hospital, but Thomas survived the tragic situation. He told investigators of his prior successful businesses, but their closure during the Depression mandated a move from "an exclusive neighborhood to a poorly furnished two-room flat" indicating that his father Thomas Hodgen's Sr.'s fortune had also disappeared by 1936.



Development of the 900 Block of East Capitol Street



LIKE many surrounding residential blocks, the 900 block of East Capitol Street was developed following the massive improvement of city streets and laying of sewers in the Territorial

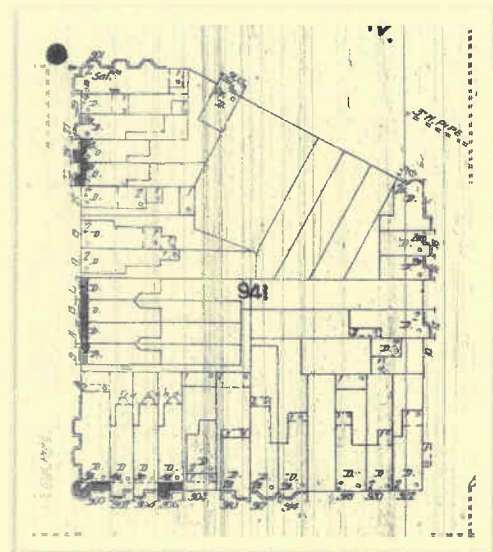
Government's civic campaign led by Alexander "Boss" Shepherd in the 1870s. Although it left the

city ultimately bankrupt, such improvements made many residential developments possible, and combined with the streetcar lines initiated in the early 1880s, the area around Capitol Hill boomed.

The house at 908 East Capitol is the oldest along the block, having been built before the requirements of building permits which began in February of 1877; with its gable roof and wood frame, it was likely built shortly before the Civil War. The house at 914 East Capitol received a building permit in July of 1877 for its construction at a cost of \$2,100 to owner L. W. Folman. William C. Tolman obtained a permit to build 912 East Capitol in April of 1878 at a cost of \$2,600. Ten years later, in October of 1888, the house at 910 East Capitol was built at a cost of \$4,000 for owner Ray Beattie. It was designed by architect Edward Woltz.

Thomas J. Hodgen obtained permits to build the house located between 900 and 906 East Capitol: the first being 906, which began in March of 1894. It was designed by Robert C. Mangum, who also designed the house next door at 904, built beginning in January of 1895. 900 and 902 East Capitol were designed by George Flather and built beginning in January of 1896. The house at 922 East Capitol was designed by architect Julius Wenig for owner William Newland and built in 1913 at a cost of \$8,000. The Annie Donnelly estate built the apartment building at 916 East Capitol Street beginning in September of 1914.

A sanitation map dated 1894 indicated that the entire square had just 2 outhouses or privy's located within its borders; overall there were 8,959 outhouses citywide.⁸ Square 914 was nearly fully developed by the time the 1903 Sanborn Fire Insurance Map was delineated, seen at right.



⁸ The northern city boundary ended at today's Florida Avenue. Old Square 650 in SW Washington had the most privies recorded: 109. Washington County, the property north of Florida Avenue, had an additional 5,133 outhouses recorded that year. E. Norris Peters Company Lithograph Map, copyright Kelsey & Associates.

A photograph of a yellow door with a wreath, set in a stone archway with steps and a small light.

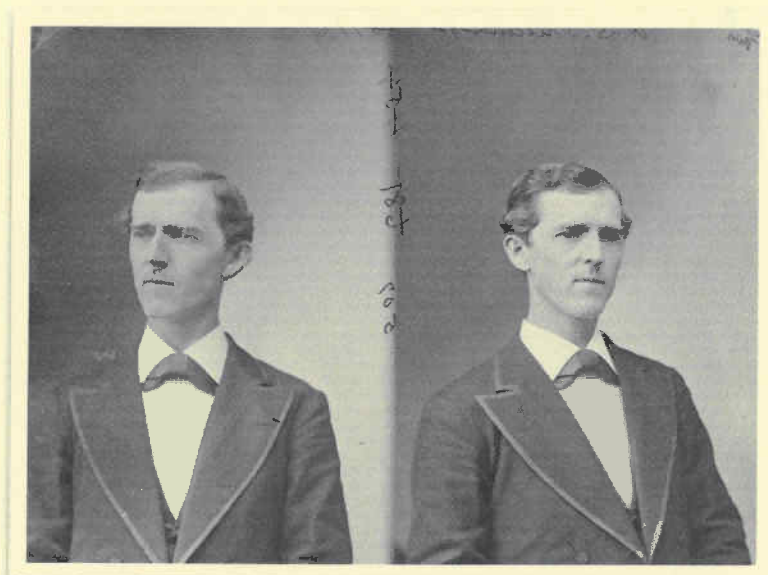


The 1900 census (below) reveals that the house was then rented to former Congressman William Shallenberger and his extended family.⁹ He had been appointed the 2nd Assistant Postmaster General of the United States in 1897 by his personal friend, President William McKinley, a position he held until 1907.

1	2	3	4	5	6	7	8	9	10	11	12
906	23	24	Shallenbarger Mary S	Son	M M May 1900	25					
			Shallenbarger M S	Wife	M M Nov 1901	11	M	36			
			Josephine	Wife	M M Mar 1904	5	M	36			
906	23	24	Shallenbarger Mary	Daughter	M M Sept 1894	25	S				
			John	Son	M M Mar 1897	29	S				
			Mathew	Daughter	M M Mar 1899	13	S				
			Barbara Elizabeth	Daughter	M M Aug 1892	21	M	5	1	1	
			Miss	2-daughter	M M Dec 1894	18	S				
			May	3-daughter	M M May 1899	29	S				
904	23	24	Rebecca Peter	Wife	M M May 1855	21	M	41			

¹⁰ Photograph courtesy Library of Congress, Prints and Photographs Division, LC-BH832- 507.

Mount Pleasant Academy and graduated from Lewisburg University (now Bucknell University), Lewisburg, Pennsylvania, in 1862.



William Shallenberger married Josephine Power on December 1, 1864, the daughter of Gen. Thomas J. Power of Rochester, Pennsylvania. She had been born March of 1841 in Pennsylvania. They had a total of eight children together, but only seven of whom were alive by the time the 1900 census was taken, and four of whom resided with them at 906 East Capitol Street that year. They included daughter Mary (b. Sept 1874), son William (b. April of 1877), a clerk, daughter Josephine (b. January of 1879), and daughter

Elizabeth (b. August of 1872).¹¹ Elizabeth indicated in the census record that she was married about 1895, and had a daughter of her own named Helen, who had been born a year later; her husband, Mr. Barber, did not reside at 906 East Capitol when the census was enumerated on June 9, 1900. In addition, Josephine Shallenberger's niece, May Power, a 29-year-old government clerk, also resided at the home that year.

According to an 1882 biography by Phineas Headley, Shallenberger "at the age of 15 had made a complete set of buggy harnesses; and by his labor had prepared himself for teaching the common branches of education, and in October 1855, when not quite 16 years of age, accepted an offer to teach a school in Washington County for four months. He succeeded admirably, and thenceforth by teaching and working alternately, prepared himself for entering Lewisburg University. In college, he was a hard-working student, ambitious to stand first at any cost of time and labor. Intense application broke down his health and he was compelled, after repeated efforts, to abandon study altogether without graduating and seek light, out-door work."¹²

He engaged in mercantile pursuits and during the Civil War enlisted in the Union Army in 1862 in the One Hundred and Fortieth Regiment, Pennsylvania Volunteer Infantry, and soon afterward was appointed adjutant of the regiment. His commission was as a 2nd Lieutenant, and records show he rose through the ranks to become a Lt. Col. Some records

¹¹ Other children included: Thomas P., Laura (b. 1868), Francis (b. 1870), and another child whose name is unknown.

¹² Phineas Camp Headley, *Public Men of To-day: Being Biographies of the President and Vice-president of the United States, Each Member of the Cabinet, the United States Senators and the Members of the House of Representatives of the Forty-seventh Congress, the Chief Justice and the Justices of the Supreme Court of the United States*. Published by S. S. Scranton & Company, 1882.

state he was a prison warden. According to the *History of Beaver County Pennsylvania and its Centennial Celebration* in 1862: ¹³

"(He) served under Generals Mills and Hancock in the First Division, Second Army Corps. He was several times wounded, the last wound being in the thigh and caused by a minnie ball, which could not be removed for more than two years, necessitating his discharge in 1864."

Headley writes that "He was at once made Orderly Sergeant and, on the organization of the regiment, appointed Adjutant in recognition of clerical ability and proficiency in tactics. His record in the Army was highly satisfactory. In the battle of Chancellorsville, Mr. Shallenberger received a wound which did not interrupt his military service. He was severely wounded at Gettysburg, and also in the terrible conflict in the Wilderness, May 1864. In consequence of the last wound, he was discharged, and not until the summer of 1866 was the minnie ball extracted from his thigh at the risk of his life. He had the confidence of every man of every officer in his regiment, and was highly complimented by Generals Miles and Hancock for his gallantry and efficiency."

The following testimonial from the commanding officer of the Regiment, Colonel John Fraser, is especially poignant due to the fact that it was unsolicited. He wrote in January of 1864: ¹⁴

"Wm. Shallenberger has been Adjutant of my Regiment since its organization, September 9, 1862, when I first became acquainted with him. From that hour to the present I have had many opportunities of closely observing his conduct in the office, in drill, on the march and under fire. In the office he has been very systematic and untiring in his industry, habitually prompt in his attention to all orders, and always successful in making the books which he kept and the papers which he wrote models of accuracy and neatness. Moreover, in the many trying duties that devolved upon him he has uniformly displayed good temper, combined in an unusually happy degree with great judgment and firmness.

On drill and on the march I have ever found him a very intelligent and efficient aid, in whose cordial sympathy I could always depend in my attempts to instruct and discipline my command. In action he is considered by all his associates as a cool, efficient and brave officer.

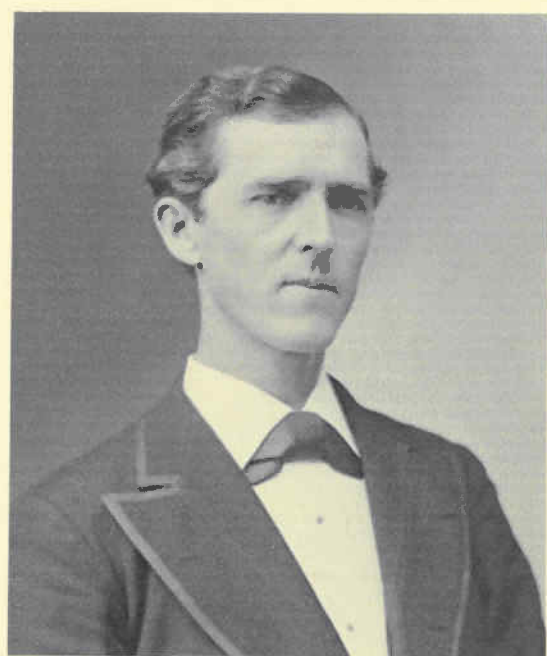
To naturally good talents, which he has very much improved by a good education, he adds a refined taste and a high-toned morality unsullied by a single bad habit.

¹³ Joseph H. Bausman, Vol. I, Chapter VI., The Knickerbocker Press, New York, 1904, pages 223-224.

¹⁴ Letter obtained from Mike Reid, via ancestry.com. Reid descends from William's brother Aaron Torrence Shallenberger (1825-1901).

Having for a long time and in a high degree enjoyed the esteem and confidence both of the officers and men of my command, and having acquired a more than ordinary knowledge of tactics and of the forms of military business, he has, in my opinion, proved himself to be abundantly competent to fill any field office in a Regiment. From my intimate knowledge of his character and talents, I feel confident that, in whatever position he may be placed, he will discharge his duties with great fidelity and ability. As an act of justice to Lieutenant Shallenberger, whom I have not had hitherto a chance of helping to the promotion which he richly deserves, I, in the foregoing statement, spontaneously put on record the high place which he has earned for himself in my affection and esteem."

(Signed) **John Fraser,**
Colonel, 140th Pennsylvania Regiment.
Canonsburg, Washington Co., Pa.
January 26, 1864.



Shallenberger was mustered out of the service in October 1864 and again engaged in mercantile pursuits in Rochester, Pennsylvania. He served as the chairman of the Beaver County Republican committee in 1872 and 1874 and was elected as a Republican to the Forty-fifth, Forty-sixth, and Forty-seventh Congresses (March 4, 1877-March 3, 1883). He represented the 24th District of Pennsylvania, composed of Washington, Beaver and Lawrence counties. During his third term in the House, Shallenberger chaired the Committee on Public Buildings and Grounds, but spent much of his time on study of proposed tariffs. His speech on the tariffs proposed for the production of wool, given April 15, 1882, was widely circulated.

Headley wrote in 1882 that "Mr. Shallenberger is scrupulously attentive to his public duties, rarely out of his seat in the House, faithful in committee work, extremely courteous and genial in his relations with his colleagues, severely practical and never obtrusive or out of place in his conduct of legislation. He has had remarkable success in securing the favorable action of Congress upon bills which he has had in charge. In the present Congress, he is Chairman of the Committee on Public Buildings and Grounds. His official relations with the several Departments are highly complementary. He is quick to perceive the methods best calculated to win, and reads human nature readily, so as to adopt the right method at the right time. Mr. Shallenberger is a firm believer in the policy as well as duty of building up rather than tearing down. In his family relations he is very happy. His wife, the daughter of Gen. Thomas J. Power of

Rochester, Penna., is a lady of great worth, and the mother of six children, five of whom are living. Their modest home is as happy as kind words and chaste affection can make it. He is an ardent Republican and especially loyal to the industries of the country which he thinks should be fully protected by a high tariff. His record is clear on the financial question in favor of a sound currency based on coin and absolute good faith in all dealings as a nation with our creditors. His personal integrity is above suspicion."

After retiring from Congress, Shallenberger worked as a cashier at the First National Bank of Rochester, and was treasurer of the Rochester Tumbler Works. After his personal friend, William McKinley, was elected president, Shallenberger was appointed 2nd Assistant Postmaster General and served from 1897 to 1907.

During Beaver County Pennsylvania's Centennial Celebration in 1900, when he was a renter of 906 East Capitol Street, Shallenberger sent a cablegram to the event's executive committee, from London, England. As the 2nd Assistant Postmaster General of the US, he was then on his way to Berne, Switzerland, where he would represent the US at the International Postal Congress.¹⁵

Shallenberger died in Washington, D.C., April 15, 1914, and was buried in Arlington National Cemetery.¹⁶

Owner Thomas J. Hodgen sold 906 East Capitol Street in 1902 to a widow named Sophia Graff, a successful grocer who operated a delicatessen in stall number 40 at the Eastern market. She then resided at 222 7th Street, SE, according to the City Directory. Her ownership of the house was brief, however, as she sold it the following year, on February 10, 1903 to William P. Burch, who resided close by at 910 East Capitol Street. He neglected to provide any occupation in the yearly Directories.

Just two years later, he sold the house on November 22, 1905 to an individual named Herbert Wamaling and others. Wamaling was unmarried, and was listed in the City Directory as a resident of 509 E Street, NW, along with his sister Emma, who ran the premises as a boarding house, and his brother Matthew, who was an inspector. His intention may have been to run 906 East Capitol Street as a boarding house, but just two years later, it was sold to Kennedy F. Rea, on March 8, 1907.

Kennedy Rea and his wife, Mary Belle, would own and occupy the house from 1907 to 1914, free and clear of any mortgage. He was a clerk in the US Senate, and later indicated that he was the clerk for the Senate Appropriations Committee. He had been born about 1869 in Indiana, according to the 1910 census that was enumerated at the house. It was also the birthplace of both of his parents. His wife Mary Belle had been born about 1872 in Indiana, but both of her parents were natives of Kentucky. Rea and Mary Belle had married about 1890, and had three children together, two of whom were at the house in 1910: son

¹⁵ The message read: "Hail to Beaver County, my own cherished home, as she enters upon the second century of marvelous opportunities! Hail to the superb courage and patriotism of her citizens, personified in her guest of honor, Lt. Gen Nelson A. Miles, the ideal volunteer soldier of the Republic! And hail to 'Old Glory, the Flag of the Free,' symbol of Power, prophet of Peace! May her message be hope to the isles of the sea!" -William S. Shallenberger

¹⁶ Section 3, Grave 1322: www.arlingtoncemetery.net/shallenberger.htm.

Everett F., born about 1893, and daughter Virginia B., born about 1905. The 1910 census appears below.

Total 24	946 24 30	Rea, Kennedy, P.	Head ^H	On 44 41	19120				
		May Beck	Wife	49	4	38	721	20	3 3
		Everett F.	Son	16	4	17	5		
		Virginia B.	Daughter	5	4	5	5		
	37	Carver, Henry C.	Head ^H	47	4	47	721	18	
		Mary E.	Wife	48	4	48	721	18	R. 2.

The Kennedy family also rented a room in the house to a married couple named Henry C. and Mary E. Carver. Age 47 and 48, respectively, they were both natives of Maryland, and Henry indicated that he worked as a molder at the Navy Yard. They had married about 1892, but indicated that they had no children together.

On November 18, 1914, the Kennedy's sold the house to Anna L. Lukei.

She was the wife of architect Reece F. Lukei, who along with his brother Andrew, a builder, constructed several modest housing developments mostly in northwest DC. Reece Lukei and Anna Lelia Meacham had married in 1895.¹⁷ Reece first appeared in the 1888 City Directory, when he indicated that he owned a milk business at 1915 Pennsylvania Avenue, NW. He switched his occupation to real estate in 1893, a contractor in 1897, and an architect in 1898.

Lukei apparently purchased the house as a quick real estate investment that her husband could upgrade and resell, or she was used to buffer the sale of the house from a white family to one that was enumerated as mulatto: Just two months later, she sold the residence to Charles E. Cornell, on January 23, 1915. He and various members of his family would continue to own the house until 1964.

At the time of the sale, the Cornell family resided at 215 3rd Street, SE. He indicated that he manufactured cigars at 751 8th Street, SE, and sold them at an outlet located at 113 B Street, SE. The 1920 census that was enumerated at 906 East Capitol Street revealed that Cornell and his wife Georgiana resided at the house along with their eight children, all of whom were recorded as mulatto.¹⁸

Charles Egbert Cornell had been born in Washington, DC in January of 1868, and his wife Georgiana had been born in the city in July of 1873; both sets of their parents were native Washingtonians. They resided at 906 East Capitol along with their son Charles Egbert Jr. (b. Nov 1894), a printer for the government; son Raphael (b. Jan 1898), a clerk in a

¹⁷ 1900 census; the family then lived at 812 5th Street, NW.

¹⁸ Census enumerators that year were instructed "to be particularly careful in reporting the class mulatto. The word here is generic, and includes quadroons, octoroons, and all persons having any perceptible trace of African blood." Importantly, it was up to the census taker to observe and determine race, not the subject being interviewed, often resulting in a multitude of errors.

406	76	76	George M	Son	M W	71	8
			Leosnell Charles	Head	M W	51	M
			George	Wife	2 W	45	M
			Charles	Son	M W	25	8
			Robert	Son	M W	21	8
			William	Daughter	2 W	18	8
			Merlin	Son	M W	16	8
			Guendolyn	Daughter	2 W	13	8
			Maxine	Daughter	2 W	10	8
			Stevenson	Son	M W	5	8
			Byrd	Son	M W	1	8

“Cornell & Burch” with a store at 113 B Street, SE. His partner was Harry E. Burch, who lived at 606 E Street, SE.²⁰ Son Charles Cornell Jr., who had previously worked as a printer at the Bureau of Printing and Engraving, indicated that he had opened a restaurant next door to the cigar shop at 109 B Street, SE.²¹ Daughter Elizabeth U. indicated that she was employed as a teacher in the DC public schools.

Others at the house that year included son Raphael Cornell, single and age 32, who had apparently lost the cigar business during the onset of the Great Depression that had begun a year earlier, in 1929; he indicated that he was employed as a mechanic at an auto garage. Son John M. and his new wife Gertrude, who had married in 1929, worked as a life insurance salesman and stenographer at a lawyer's office, respectively. Daughter Madeline worked as a school teacher, and Edward and Francis were both at school. The 1930 census appears below.

82	V	gray, square &	gray w			M W 56	Wt	No Yrs	Nativity Columbia
83		906 46 106 barrel, by rigina E	Hood H/O 16 yrs R			F W 56	Wt	No Yrs	Nativity Columbia
84		— Raphael B	Son			M W 37	S	No Yrs	Nativity Columbia
85		— John M	Son			M W 76	M 78	No Yrs	Nativity Columbia
86		— Madeline H	Daughter			F W 21	S	No Yrs	Nativity Columbia
87		— Edward L	Son			M W 18	S	No Yrs	Nativity Columbia
88		— Francis G	Son			M W 11	S	No Yrs	Nativity Columbia
89		— Beatrice M	Daughter in law			F W 72	M 22	No Yrs	Nativity Columbia
90						M W 51	Wt	No Yrs	Nativity Columbia

²² Detailed census information is sealed for a total of 72 years; the 1940 details will be released in 2014.

Son Charles E. Cornell lived above his restaurant at 109 B Street, SE. As the effects of the Great Depression continued throughout the decade, Georgiana refinanced the house in January of 1940, to obtain a loan for \$5,000, payable in monthly installments of just \$100 at 5% interest, with the full balance due in 1942.

Georgiana died on February 26, 1954, and the house title passed from her various children and their spouses to Charles E. Cornell, Jr.²³ Interestingly, it was revealed through her Will that the family had retained ownership of the two buildings where the cigar shop and restaurant had been located in the 1920s at 109 and 113 B Street, which were also transferred to Charles, along with the former manufacturing building at 751 8th Street, SE.

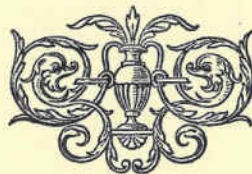


Charles Cornell sold 906 East Capitol Street after 49 years of family ownership to Frederic and Dorothy Kent Solomon in 1964. They obtained a mortgage in the amount of \$15,000, and would own the house until 1973. They rented the house to John W. and Thelma Roberts, who indicated that he was employed in the hauling business.

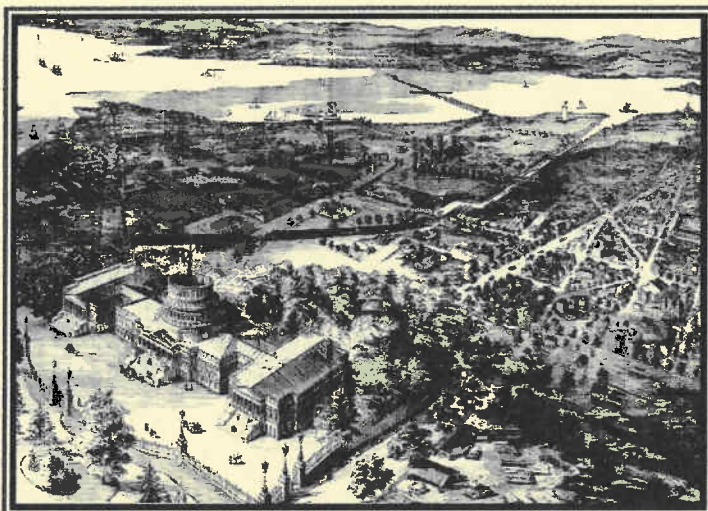
The Solomon's refinanced the house several times throughout their short tenure: for a \$40,000 loan in March of 1965; for \$8,900 in 1966, for \$48,500 in May of 1966, and again for \$60,000 in 1971. In 1973, they sold the house to William Lasley Jr. and his wife Joyce B. Lasley for \$69,800.

Washington City Directories were no longer used after 1980, when the Haines Directory became popular. The Haines Directories lists the owners of the house, but did not list their occupations, with few exceptions.

On January 1, 1978 the house was sold to John E. Shore.



²³ Married children and spouses included Ullaine Murray, Mary Gwendolyn Emerson and her husband Colen H. Emerson, H. Madeline Cornell Carroll and her husband Charles T. Carroll.



Capitol Hill: A Brief History



WHILE the Capitol Hill neighbor-hood undoubtedly derives its name from its proximity to the United States Capitol, it is not in fact actually located on a Hill. The Capitol building is situated on the highest point of land between the

Anacostia and Potomac rivers, hence the name "Capitol Hill" for the campus surrounding the main building for the legislative branch of the government. The *neighborhood* known as Capitol Hill was developed on the high plateau extending east from the crest of the hill.

Originally, at the time that the Capitol City was designated in 1791, it was hoped that the deep waters of the Anacostia River would eventually become host to a significant seaport. Pierre Charles L'Enfant, the architect of the original plan for the Capitol City, designed East Capitol Street to be 160 feet wide, with the expectation that it would accommodate a major commercial strip, deriving its traffic from a series of ports to be developed along the shoreline. However, the Anacostia seaport never materialized; sediment churn in the water, from early urban development, caused the river to become marshy, and by the time the McMillan Plan of 1901-1902 was implemented, plans for a major seaport had long been abandoned in favor of filling in the shoreline to create much needed parkland.

By the 1920s and 1930s, the newly formed parkland had mostly been built upon, due to increasing pressures for housing. (This explains the fact that the building stock closer to the present-day edge of the river is all more recent than the stock further inland.)

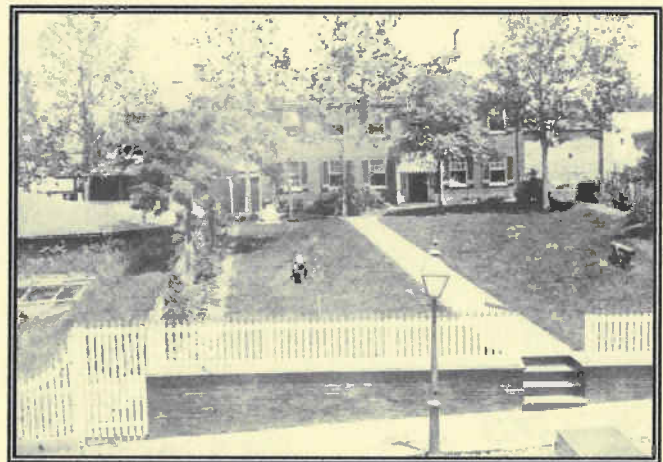
At the midpoint of East Capitol Street, L'Enfant also designed a park (now Lincoln Park) to house a "historic column from whose station, [a mile from the Federal House], all distances of places through the Continent, are to be calculated." While the landmark column never materialized, the park that served as the outer boundary of the neighborhood in 1876 did receive Thomas Ball's Emancipation Monument, which was designed, built and erected solely with contributions from freed slaves.

The first neighborhood called "Capitol Hill" was a small cluster of homes located at First and Second streets along New Jersey Avenue, S.E., around 1800. Few Congressmen preferred to establish permanent residence in the city during the early years of the Republic and chose instead to rent rooms in one of the numerous boarding houses located within walking distance of the Capitol. This cluster remained the primary residential area of the neighborhood for the first several decades of the 19th century. Two houses from this period still stand, at Nos. 20 and 22 Third Street, S.E., dating back to around 1820.



Other areas began to witness development shortly thereafter, including the streets around the Navy Yard and the nearby Marine Barracks. The illustration above, from an 1834 drawing by George Cooke depicting the Navy Yard, shows the sparse development beyond. In addition to the formal military architecture, many lower-quality homes were constructed in the surrounding areas to house skilled and unskilled construction laborers. The image below shows a wood frame officer's quarters at the Navy Yard in 1866.

Construction in southeast Washington remained slow during the first half of the 19th century, however. The boarding-house quarter close to the Capitol began expanding somewhat by 1850, and several merchants had begun to construct stores to serve the growing residential population around the Marine Barracks. A few of the homes dating from this period remain standing, perhaps the best known of which is located at 326 A Street, S.E. Built around 1850, it was the home of Constantino Brumidi, an Italian artist responsible for most of the decoration of the U.S. Capitol, including the large frescoes in the main rotunda.





During the Civil War, when new construction was all but completely halted, many homes on Capitol Hill doubled up as hospitals and boarding houses. Following the war, builder Captain Alfred Grant attempted to develop an area of the Hill into a lavish and highly desirable residential neighborhood. In 1871, Grant speculatively constructed a row of 16 mansions along A Street and 14 mansions on East Capitol Street. Illustrated above, they were designed to sell for an outrageous \$75,000 each

and were leveraged, as was much of the speculative development at that time. The project failed, and the mansions were eventually demolished and replaced beginning in 1928 by the Folger Shakespeare Library.

That spectacular failure notwithstanding, Capitol Hill, along with the rest of Washington, experienced tremendous growth following the Civil War, as workers and freed slaves poured into the city to work for a rapidly expanding Federal Government.

Notorious vice president of the Board of Public Works, Alexander "Boss" Shepherd, illustrated at right, proposed a civic improvement scheme for Washington in 1871 that had a budget of \$6 million and stimulated new construction all over the city (before it ultimately failed under numerous allegations of scandals and kick-backs). Local building associations advertised the need for masons to gather and construct new housing as quickly as possible.



Federal employment spiked in 1883 with the passage of the Pendleton Act, which replaced the earlier method of hiring by appointment with a system based on competitive merit. With this shift, the quality and social stature of the federal workforce increased sharply, and the top salary for government employment increased to \$4,000, a substantial sum for the time.

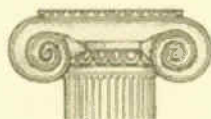
Even with the brisk pace of development, however, the housing market could not keep pace with the influx of new workers, and many Capitol Hill homeowners built additions or rented rooms throughout the 1880s.



The area now known as the Capitol Hill Historic District was primarily built up on a speculative basis in the 1880s and 1890s. Several developers and architects collaborated to construct homes often one entire block at a time. These included such men as Diller B. Groff, Nicholas T. Haller, Nicholas Grimm, J.T. Walker, T. Franklin Schneider and countless others.

Ever a highly residential area of the city, Capitol Hill has seen commercial development in small waves through the years. Most of all, Capitol Hill is known for its placid residential streets and family-friendly atmosphere. More than any other part of the city, it enjoys a certain immunity to economic ups and downs, as it is so densely residential and positioned so closely to the United States Capitol.





Kelsey & Associates
Historical Research
of

906 East Capitol Street, N.E.

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