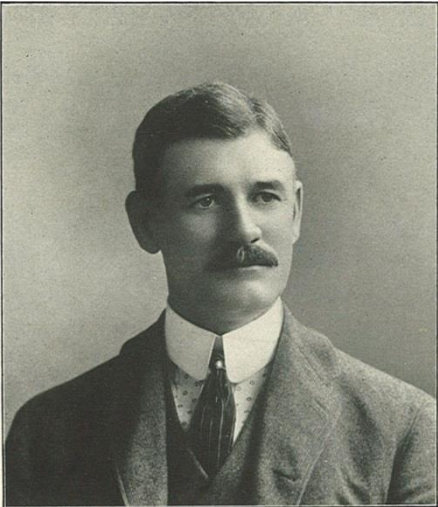


DC Builders & Developers Directory

| | | | | |
|---|------------------------------------|---|--|----------------------|
| <h1 style="margin: 0;">John H. Nolan</h1> | |  <p style="font-style: italic; font-size: small; margin-top: 10px;">Source: <i>A history of the city of Washington, Its Men and Institutions, 1903</i></p> | | |
| Biographical Data | | | | |
| Birth: 5/?/1861 | Place: Washington, D.C. | | | |
| Death: 2/17/1924 | Place: Washington, D.C. | | | |
| Family: father, James F. Nolan; first wife, Miss Williams (first name not known); second wife, Lida Anderson Nolan; sons, James and Charles M. Nolan; daughters, Helen R. and Bessie Nolan | | | | |
| Education | | | | |
| High School: St. John's College, Washington, D.C. | | | | |
| College: n/a | | | | |
| Graduate School: n/a | | | | |
| Career | | | | |
| Permit Database (through 1958) | | | | |
| As Builder | Earliest Permit: 1891 | Latest Permit: 1916 | Total Permits: 93 | Total Buildings: 258 |
| As Owner | Earliest Permit: 1893 | Latest Permit: 1913 | Total Permits: 19 | Total Buildings: 72 |
| <small>*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issues to the individual and any company with which he was affiliated.</small> | | | | |
| Practice | Position | Date | | |
| Robert I. Fleming | Apprentice | c.1880-1891 | | |
| Private Practice | Builder | 1891-1922 | | |
| John H. Nolan Construction Company | Trustee | 1913-c.1919 | | |
| Professional Associations | | | | |
| Societies or Memberships: St. Matthews Church Choir | | | | |
| Awards or Commissions: | | | | |
| Buildings | | | | |
| Building Types: Row houses, apartment buildings, office buildings | | | | |
| Styles and Forms: Late Victorian, Beaux Arts | | | | |
| DC Work Locations: Adams Morgan, Mount Pleasant, Columbia Heights, U Street, Trinidad, Capitol Hill | | | | |
| Notable Buildings | Location | Date | Status | |
| Luzon (Westover) Apt. Building | 2501 Pennsylvania Ave., N.W. | 1896 | <input checked="" type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site | |
| Westover (The Balfour) | 2000 16 th Street, N.W. | 1900 | Sixteenth Street Historic District | |
| Bond Building | 1404 New York Avenue, N.W. | 1900 | <input checked="" type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site | |
| Gladstone and Hawarden Apartment Buildings | 1419 and 1423 R Street, N.W. | 1901 | <input checked="" type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site | |

Significance and Contributions

John H. Nolan was a distinguished builder in Washington D.C. whose work in the city during the late nineteenth and early twentieth centuries ranged from row house to commercial construction. Following in his father's footsteps, Nolan began forging his career in the building industry around 1880 as an apprentice under local master-builder, Robert I. Fleming (1842-1907, see Builders Directory entry). Nolan's exposure to the trade at an early age paired with his work under Fleming equipped the young builder with the necessary training to start his own company as a contract builder in 1891. Nolan's career as a builder in the District spanned from the 1890s to 1916 and today, his buildings stand in some of the city's finest historic districts including Dupont Circle, Capitol Hill, and Mount Pleasant. His most notable works include the Luzon (Westover) Apartment Building (2501 Pennsylvania Ave., N.W.), the Bond Building (1404 New York Avenue, N.W.), the Gladstone and Hawarden Apartment Buildings (1419 and 1423 R Street, N.W.), and a series of row houses on the 1900 block of S Street, N.W. and 1400 block of U Street, N.W.

John H. Nolan was born in Washington, D.C. in 1861 to John and Mary Nolan, both of his parents were immigrants from Ireland. Nolan's father worked in the construction business and at an early age Nolan was exposed to the intricacies of the trade. Primed to enter the building industry after attending St. John's College, Nolan began an apprenticeship in the office of Robert I. Fleming, a prominent builder in the District. While working under Fleming, Nolan was exposed to all aspects of the trade including craftsmanship and financial operations. Nolan continued to work for Fleming for several years until 1891 when he decided to start his own building company. In the midst of developing his career as a

builder, Nolan married Miss Williams in 1885. His first wife died shortly after their marriage and according to 1900 census records, Nolan lived with his four children, James, Helen R., Bessie, and Charles M., at 1829 8th Street, N.W. Soon after the death of his first wife, Nolan remarried Lida Anderson in 1901.

Nolan experienced rapid success after going into business for himself in the 1890s. The first D.C. building permit on which Nolan is listed as the builder, was filed in 1891 and called for the construction of a two-story brick building located at 616 A Street, S.E. This row house located in the Capitol Hill area was designed by local architect Franklin T. Schneider (1859-1938, see Architects Directory entry). Nolan contracted with several other prominent architects in Washington over the course of his career including Nicholas T. Haller (1850-1917, see Architects Directory entry), George S. Cooper (1864-1929, see Architects Directory entry), and Wood, Donn and Deming (see Architects Directory entries). Nolan worked with Haller again in 1896 on the Luzon (Westover) Apartment Building located at the northwest corner of 25th Street and Pennsylvania Avenue, N.W.). This apartment building was the first of several prominent apartment buildings constructed by the emerging builder.

During the early years of his career as an independent builder, Nolan's work comprised of mostly contracted residential structures. By the late-1890s, Nolan expanded his practice and partook in speculative development in D.C. and by the turn of the century, Nolan worked equally on contracted projects and speculative undertakings. The first notable example of Nolan's speculative work is considered to be a six-story apartment building located at 2000 16th Street, N.W., constructed in 1900. Designed by George S. Cooper, the Balfour, was lauded in the *History of the City of Washington: Its Men and Institutions* of 1903 as "the handsomest apartment house in Washington." Nolan partnered again with Cooper on an office building for Charles H. Bond & John C. Davidson in 1900. Known as the Bond Building (712 14th Street, N.W.), this seven-story office building located just east of the White House, was constructed for an estimated cost of \$200,000.



The Luzon (Westover) Circa 1915

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Following the completion of the Bond Building, Nolan's reputation as a builder greatly increased. Credited with on-time and quality construction, Nolan was contracted to construct several large-scale buildings including the following apartment and office buildings: the Davidson Building (formerly Nolan's office, 1899, 1413 G Street, N.W.), the Gladstone and Hawarden (1901, 1419 and 1423 R Street, N.W.), the Belmont (1904, 1821 Belmont Road, N.W.), and Airy View Apartments (1910, 2415 20th Street, N.W.). While Nolan's list of work included several large-scale projects, throughout the first decade of the twentieth century, Nolan also constructed several row houses and upscale dwellings in neighborhoods in the northwest and northeast quadrants. These dwellings included a series of row houses along the 1900 block of S Street, N.W. and the 1100 block of Staples Street, N.E.



The Balfour, 2000 16th Street, NW, Photo by EHT Traceries, August 2012

In 1913 following a series of successful construction projects, Nolan filed for bankruptcy after amassing \$380,000 worth of debt through real estate transactions. One year prior to filing for bankruptcy, Nolan invested heavily in the Columbia Heights neighborhood and constructed several row houses along the 1100 block of Columbia Road, N.W. Primed to start a new business with a clean slate, one month after claiming bankruptcy Nolan became a trustee of John H. Nolan Construction Company along with four other investors. Between 1914 and 1916, under his newly formed construction company, Nolan was listed on four building permits in D.C. These projects were some of Nolan's last projects in the city and consisted largely of residential structures in the Adams Morgan and Kalorama neighborhoods, including a three-story row house at 1918 S Street, N.W. (1915).

Nolan's work in D.C. came to a standstill around 1916; however he continued to work as a builder outside the city in Maryland in areas such as Forest Glen and Indian Head. Nolan died on February 17, 1924 in Walter Reed Hospital. According to his obituary published in the *Washington Post*, Nolan was taken to Walter Reed on a special order given by then Secretary of War, John Weeks. Referred to in the *Washington Post* as one of the District's "best known constructors of modern buildings," Nolan consistently provided the city with high-quality and prominent structures for over twenty-five years. Nolan's legacy remains in several neighborhoods throughout the city including: the downtown area, Adams Morgan, Mount Pleasant, U Street, Trinidad, and Capitol Hill.

| Sources | | |
|--|---------------------------------------|---|
| Vertical Files | <input type="checkbox"/> AIA Archives | <input type="checkbox"/> DC HPO |
| | <input type="checkbox"/> HSWDC | <input checked="" type="checkbox"/> MLK Library |
| Other Repositories: DC Building Permits Database, Ancestry.com, National Archives | | |
| Obituary: | Publication: <i>Washington Post</i> | Date: February 19, 1924 Page: 5 |
| Biographical Directories | Year/Volume | Page |
| <input type="checkbox"/> Who's Who in the Nation's Capital | | |
| <input checked="" type="checkbox"/> History of the City of Washington: It's Men and Institutions | 1903 | 315-16 |
| <input type="checkbox"/> Washington Past and Present | | |
| <input type="checkbox"/> Prominent Personages of the Nation's Capital | | |

DC Builders & Developers Directory

Other Sources:

National Register of Historic Places, Gladstone and Hawarden Apartment Buildings Nomination, Washington, District of Columbia, National Register #94001034.

Henry B.F., Macfarland, *American Biographical Directory*, (The Potomac Press: Washington, D.C., 1908), 346.

"A Leading Architect: The Creditable Work of John H. Nolan," *Evening Star*, Washington, D.C., December 16, 1902, 12.

"Licensed to Marry," *Washington Post*, Washington, D.C., June 6, 1901, 3.

"Identified with Capital's Growth," *Washington Post*, Washington, D.C., July 26, 1905, 3.

"Air View Apartment House, Just Completed," *Washington Post*, Washington, D.C., August 27, 1911, 13.

"John H. Nolan Files Petition in Voluntary Bankruptcy," *Washington Post*, Washington, D.C., October 18, 1913, 5.

"New Construction Company," *Washington Post*, Washington, D.C., November 14, 1913, 5.

"Legal Notices: Philip H. Lenderking vs. John H. Nolan Construction Company," *Washington Post*, Washington, D.C., May 6, 1919, 13.

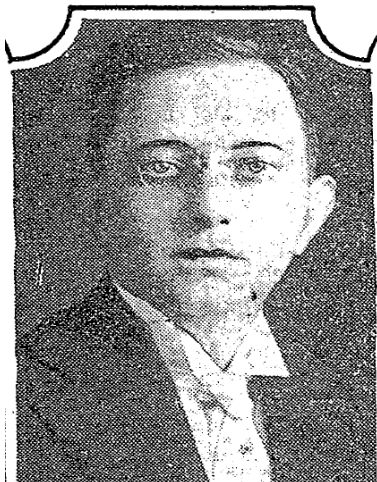
"Handsome Apartment Sold," *Washington Post*, Washington, D.C., May 23, 1920, 41.

"John H. Nolan Dead; Funeral Thursday," *Washington Post*, Washington, D.C., February 19, 1924, 5.



*The Bond Building at 14th Street and New York Avenue, NW.
Undated photo from the National Photo Co. via Streets of Washington blog.*

DC Builders & Developers Directory

| | | | |
|---|---|--|--|
| Herbert Glenn Phelps | |  <p><i>Source: Washington Post, August 28, 1927</i></p> | |
| Biographical Data | | | |
| Birth: 9/21/1879 | Place: Girard, Pennsylvania | | |
| Death: 5/29/1964 | Place: Washington, D.C. | | |
| Family: wife, Mae; son, Everett; brothers, George & Earl; sister: Edith | | | |
| Education | | | |
| High School: unknown | | | |
| College: Wood's Commercial College | | | |
| Graduate School: n/a | | | |
| Career | | | |
| Permit Database (through 1958) | | | |
| As Builder | Earliest Permit: 1916 | Latest Permit: 1942 | Total Permits: 125 Total Buildings: 624 |
| As Owner | Earliest Permit: 1916 | Latest Permit: 1942 | Total Permits: 136 Total Buildings: 656 |
| <p>*Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated.</p> <p>*As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877.</p> | | | |
| Practice | Position | Date | |
| Arms & Drury | Clerk | 1896–1901 | |
| Columbia Title Insurance Co. | Realtor/clerk | 1901–1904 | |
| Moore & Hill, Inc. | Settlement Clerk | 1904 –1907 | |
| Boss & Phelps, Inc. | Vice-President, President, Chairman of Board | 1907–1964 | |
| Professional Associations | | | |
| Societies or Memberships: Columbia Country Club, Columbia Historical Society, Director of District Title Insurance Co., Kiwanis Club of Washington, Director of Mt. Vernon Savings Banks, Pilgrim Lutheran Church, Racquet Club, Director of Realty Appraisal Title Co., Washington Real Estate Board | | | |
| Buildings | | | |
| Building Types: Row-houses, Apartments, Condominiums, Duplexes, Attached and Semi-detached Dwellings | | | |
| Styles and Forms: Tudor Revival, Colonial Revival, Vernacular | | | |
| DC Work Locations: Northwest quadrant: Foxhall Village, Cleveland Park, Colony Hill, Georgetown, Mt. Pleasant, Washington Heights; Northeast; Maryland: Chevy Chase | | | |
| Notable Buildings | Location | Date | Status |
| Gloucestershire Group | Westside of 44 th Street between Q and Greenwich Parkway | 1928–1930 | Foxhall Village Historic District |
| Row-houses | 1839–1843 Newton Street NW | 1922 | Mount Pleasant Historic District |
| Row-houses | 3720 & 3722 35 th Street NW | 1920 | Cleveland Park Historic District |
| Apartment | 320 Constitution Avenue NE | 1917 | Capitol Hill Historic District |

Significance and Contributions

H. Glenn Phelps, as founder and vice-president, then president, and chairman of the board for Boss & Phelps, Inc. actively worked in residential and commercial sales and property management in Washington, D.C. during the first half of the twentieth century. He was actively involved in the design, development and sales of dwellings within the District of Columbia and its immediate vicinity. His background was in business and finance, but his work experience and exposure to the building industry was gained through real estate and insurance companies.

H. Glenn was born in Girard, Pennsylvania in 1879. He was one of four children born to James O. and Mary E. Phelps. The family moved to Northeast Washington, D.C. when Phelps was ten and James ran the Phelps & Co. store located at 1001 H Street NE. Enrolled in local District of Columbia schools, Phelps graduated from Wood's Commercial College in Washington, D.C. with a business degree in 1896. Having received an honorable mention award from the College in arithmetic, Phelps began his career as a clerk immediately following graduation, working for Arms & Drury real estate, loans and insurance company on the 800 block of F Street NW. Five years later, Phelps then transferred jobs to the Columbia Title Insurance Co. on 500 5th Street NW, where he remained until 1904.

In 1904, Phelps began work as a settlement clerk for Moore & Hill, Inc. It was through Moore & Hill that Phelps met Harry K. Boss, and together the two left the company and formed their own partnership, Boss & Phelps, Inc. in 1907. The new firm was announced in the *Washington Post* on September 1, 1907 and the article predicted a “prosperous career” for the experienced businessmen.

The earliest years of the firm specialized in general real estate and sales, but by 1914 the firm began purchasing lots with the intent to develop the land themselves. Examples of these early Boss & Phelps development projects are 2324 & 2326 California Street NW (1914) and 1784 & 1786 Lanier Place NW (1915). Both of these projects were A. H. Sonnemann's designs, an architect Boss & Phelps repeatedly employed along with Harvey Baxter, James E. Cooper, Albert E. Landvoight, Horace W. Peaslee and George T. Santmyers. The venture was a financial success, and the company soon outgrew their initial office located at 1910 14th Street NW. Eventually expanding to include mortgage, financing and fire insurance services, the company moved multiple times before relocating to 1417 K Street NW in 1923.

The scope of Boss & Phelps's developments included row-houses, duplexes, condominiums, and both detached and semi-detached dwellings. Typically working in the Northwest quadrant, the firm developed brick row houses such as 1109–1175 3rd Place, NE and a number of single-family dwellings like 26 West Irving Street (1920) and 4004 Thornapple Street (1926) in Chevy Chase, Maryland. Their development in Chevy Chase was most likely a result of Phelps relocation to the area with his wife Mary Louise Smith and son Everett as the family lived at 1 Primrose Street Chevy Chase, Maryland from 1929 until the early 1940s. Most famously, the firm is associated with the development of Foxhall Village, the 29-acre community bounded by Reservoir road to the north, Glover-Archbold Park on the east, P Street to the south, and Foxhall Road to the west. Boss & Phelps's efforts with Foxhall Village were a result of Harry Boss's visit to England in the early 1920's, where he was inspired by English Tudor-style architecture.



1719 Hoban Road NW, received the award of merit in the meritorious building contest conducted by the Washington Board of Trade, Photo by EHT Tracerics, August 2012

The middle-class row-house neighborhood of Foxhall Village offered clusters of charming “old-world” houses of stone, brick, half-timber, and stucco finishes on high tracts of land, away from the bustling noise of the City Proper.

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After selling their first group of houses, designed by James E. Cooper in 1925— Foxhall Village, in continuous construction phases, became one of the largest development undertakings in Washington, D.C. with several hundred row-houses. Boss & Phelps' success with Foxhall Village attracted other developers to encroach on the area, inspiring the firm to construct Colony Hill of Foxhall Village, designed by Horace W. Peaslee in 1931. Most significantly, Foxhall and Colony Hill marked the transition from independent speculative row-houses to planned residential neighborhoods.

In order to expand their clientele, while maintaining their current reputation among middle class and upper middle class clients, the firm created a side company named Madison Building, Co. in 1933 to handle simpler and less detailed projects. Phelps served as the vice-president and under the Madison Building, Co. name, erected apartments, row-houses, and attached and semi-detached dwellings. Harvey P. Baxter served as the architect for most Madison Building Co.'s projects, the majority of which consisted of two-story apartment houses, such as 921 Aspen Street NW, 4020–4034 Calvert Street NW 3918–3932 W Street NW.

In addition, the real estate firm was in the business of restoring older dwellings. *The Washington Post* reported in 1941 that Boss & Phelps restored and then resold twenty-two houses in Georgetown for that year alone. With the addition of this enterprise, Boss & Phelps successfully partook in all aspects of the building industry. In 1942, on their 35th anniversary, the *Washington Post* reported the firm's involvement amounted to over a quarter of a billion dollars in sales. Interestingly, 1942 is the last year the permit database lists Boss & Phelps as either owners or builders of projects, though both partners remained active in the company until their deaths.



4020–4034 Calvert Street NW. Photo by EHT Traceries, August 2012

It is hard to separate Phelps's individual accomplishments from that of the firm's, since the two were deeply entwined. However, it can be said that Phelps offered the understanding of finances and knowledge of business operations to Boss & Phelps, Inc. Within financial circles, Phelps had an esteemed reputation, serving as director of the Mount Vernon Savings banks, director of the District Title Insurance Co., and director of the Realty Appraisal Title Company. Phelps' involvement in these organizations and his knowledge of all financial matters of the real estate business earned respect for the firm. Additionally, it was recorded in *Washington Past & Present* that he was "an abled supporter of all campaigns and projects of community progress and welfare."

In 1958, Phelps became president of Boss & Phelps, Inc. when Harry K. Boss died at age 76— one year after the firm celebrated their half century anniversary. Phelps remained president until his retirement in 1961, when his son Everett, who had begun working for the firm in 1931, took over the helm of the company. Phelps died just three years later in his home of 4500 Connecticut Avenue NW at the age of 84.

Boss & Phelps's real estate firm which included property management, insurance and loans continued for 74 years. As a result of the real estate market's decline in the early 1980's and an uncovered bank fraud scheme, the company closed operations in 1981. Although the firm's reputation may have been damaged by subsequent owners of Boss & Phelps, the company's founders established one of the longest running and leading firms paramount in the early to mid-twentieth-century development of the District of Columbia.

DC Builders & Developers Directory

| Sources | | | |
|--|-------------------------------------|---|----------|
| Vertical Files | <input type="checkbox"/> HSWDC | <input checked="" type="checkbox"/> MLK Library | |
| Other Repositories: DC Building Permits Database, Ancestry.com | | | |
| Obituary: | Publication: <i>Washington Post</i> | Date: 5/30/1964 | Page: B3 |
| Biographical Directories | Year/Volume | Page | |
| <input checked="" type="checkbox"/> Who's Who in the Nation's Capital | 1926-7; 1929-30; 1934-5; 1938-9 | 457; 567; 722; 674 | |
| <input type="checkbox"/> History of the City of Washington: It's Men and Institutions | 1903 | | |
| <input checked="" type="checkbox"/> Washington Past and Present | 1932 | 769 | |
| <input type="checkbox"/> Prominent Personages of the Nation's Capital | c. 1924 | | |
| Other Sources: "\$35,000 Estate Left By Emma M. Gillet," <i>Washington Post</i> , July 19, 1927, Proquest Historical Newspapers. "Boss & Phelps Marking 60 th Anniversary," <i>Washington Post</i> , September 2, 1967, Proquest Historical Newspapers. "Boss & Phelps to Mark 35 th Anniversary in Outing Friday," <i>Washington Post</i> , August 23, 1942, Proquest Historical Newspapers. "Boss-Phelps Reach Half Century Mark," <i>Washington Post</i> , August 27, 1957, Proquest Historical Newspapers. "Boss & Phelps, Real Estate Firm 20 Years In Field," <i>Washington Post</i> , August 28, 1927, Proquest Historical Newspapers. Thomas M. Cahill, "Trustees Rechosen By Title Insurance," <i>Washington Post</i> , December 22, 1931, Proquest Historical Newspapers. "Colony Hill Home Wins Award of Merit," <i>Washington Post</i> , April 30, 1933, Proquest Historical Newspapers. "Everett Phelps, Ex-President of Boss, Phelps Realty Firm," <i>Washington Post</i> , April 4, 1980, Proquest Historical Newspapers. "Everett G. Phelps Names Sales Chief," <i>Washington Post</i> , October 31, 1943, Proquest Historical Newspapers. "Fitted For Business Life: Medals Won by the Graduates of Wood's College," <i>Washington Post</i> , May 28, 1986, Proquest Historical Newspapers. "Foxhall Village Celebration Sunday," <i>Washington Post</i> , September 20, 1979, Proquest Historical Newspapers. "H. Glenn Phelps Dies; Head of Realty Firm," <i>Evening Star</i> , May 30, 1964. "H. G. Phelps, 84, District Realtor," <i>Washington Post</i> , May 30, 1964, Proquest Historical Newspapers. "Madison Builds Selected Group of Apartments," <i>Washington Post</i> , February 9, 1936, Proquest Historical Newspapers. National Register of Historic Places, Foxhall Village Historic District, Washington, District of Columbia, National Register #357166 "New Boss-Phelps Head," <i>Washington Post</i> , June 26, 1958, Proquest Historical Newspapers. "New Realty Firm Start: Boss & Phelps Formerly of Moore & Hill, Announce Their Entry," <i>Washington Post</i> , September 1, 1907, Proquest Historical Newspapers. Joe Pichirallo, "Realty Firm Owners Draw 6-Month Prison Terms," <i>Washington Post</i> , October 29, 1981, Proquest Historical Newspapers. "Sales By Boss & Phelps; Firm Reports Unusual Activity in Handsome Residence Properties," <i>Washington Post</i> , September 24, 1916, Proquest Historical Newspapers. "These Permanesque Homes Have Been Completed, Sold and Occupied Within the Past 60 Days," <i>Washington Post</i> , February 23, 1936, Proquest Historical Newspapers. "Trustees Rechosen By Little Insurance: District is Fourth on List of New Policies; Aid in Recovering Losses," <i>Washington Post</i> , December 22, 1931, Proquest Historical Newspapers. | | | |
| Prepared by: EHT Tracerics | | Last Updated: August 2012 | |

DC Builders & Developers Directory

| | | | | | |
|--|--|-----------------------------|---------------------|-------------------|---|
| Franklin T. Sanner | | | No Image Available | | |
| Biographical Data | | | | | |
| Birth: ca. 1853 | | Place: Baltimore, Maryland | | | |
| Death: 10/15/1916 | | Place: Washington, D.C. | | | |
| Family: wife, Laura; daughters, Bertha, Edna, Laura | | | | | |
| Education | | | | | |
| High School: unknown | | | | | |
| College: n/a | | | | | |
| Graduate School: n/a | | | | | |
| Career | | | | | |
| Permit Database (through 1958) | | | | | |
| As Builder | | Earliest Permit: 1884 | Latest Permit: 1916 | Total Permits: 80 | Total Buildings: 238 |
| As Owner | | Earliest Permit: 1884 | Latest Permit: 1916 | Total Permits: 87 | Total Buildings: 259 |
| *Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. | | | | | |
| *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877. | | | | | |
| Practice | | Position | | | Date |
| Barr & Sanner | | Founder | | | 1889–1897 |
| Sanner & Hill | | Founder | | | 1909–1916 |
| Moore & Hill, Inc. | | Affiliate/Builder | | | 1909–1916 |
| Professional Associations | | | | | |
| Societies or Memberships: Washington Centennial Lodge, No. 14; F. A. A. M; Washington Arch Chapter, No. 2; Columbia Commandery, No. 2; Knights Templar; Almas Temple of the Mystic Shrine; Board of Trade; Commercial Club | | | | | |
| Buildings | | | | | |
| Building Types: Apartments, Duplexes, Garages, Semi-Detached & Attached Dwellings, Row-houses, Stores, Offices | | | | | |
| Styles and Forms: Multi-story brick structures; Queen Anne, Colonial Revival | | | | | |
| DC Work Locations: Northwest Quadrant: Columbia Heights, Dupont Circle, Georgetown, LeDroit Park | | | | | |
| Notable Buildings | | Location | | Date | Status |
| Multi-story brick dwelling | | 1230 4 th Street | | 1885 | Mount Vernon Square Historic District |
| Allendale Apartments | | 2101 N Street NW | | 1909 | Dupont Circle Historic District |
| Sanner & Hill Brick Dwelling | | 1709 New Hampshire Ave, NW | | 1910 | Dupont Circle Historic District |
| Condominiums | | 1525 Q Street NW | | 1911 | Greater Fourteenth Street Historic District |
| Apartment House | | 1930 New Hampshire Ave, NW | | 1914 | Striver’s Section Historic District |

Significance and Contributions

Franklin T. Sanner operated as a builder and real estate businessman for over forty years in Washington, D.C. He began his career as a carpenter/bricklayer and gradually rose to the position of contractor, before partnering with prominent entrepreneurs in the building industry such as Lester A. Barr and William A. Hill. Sanner, both individually and through his association with Barr & Sanner, Sanner & Hill, and Moore & Hill, Inc. was involved in the purchasing, development, and sale of hundreds of properties in the Northwest quadrant of the City.

Franklin T. Sanner was born in Baltimore, Maryland, around 1853 to parents James and Maria Sanner. James, a local Baltimore carpenter trained and employed his son Franklin as a carpenter. Sanner moved to Washington, D.C. in 1878, where the city directory identifies the 25-year old as a bricklayer living next door to his older brother Thomas W. Sanner (clerk) at 1310 6th Street NW.

Sanner remains listed as a bricklayer in city directories until 1889, when he becomes a contractor. However, his first venture as an owner and builder of a project was in 1884 with the construction of a single brick row-house at 441 Q Street NW. After that initial development, he went on to develop five more dwellings between 1885 and 1888 including 405–411 Richardson Place NW. He then joined efforts with Lester A. Barr, also from Baltimore, Maryland, in 1889.



405–411 Richardson Place, NW 1887–1888. Architect & builder, F. T. Sanner. Photo by EHT Traceries, August 2012.

During the 1890s, the partnership of Barr & Sanner made some of the largest real estate deals in the history of the City, purchasing hundreds of thousands of dollars in property. Barr & Sanner, predominately working in Northwest, D.C., developed and built over 150 multi-story masonry dwellings from Connecticut Avenue, N.W. to 4th Street, NE. The majority of their row-houses were designed by B. Stanley Simmons, a noted Washington architect who later continued to work on numerous projects with Sanner. The firm was also known to use architects T. Franklin Schneider and Nicholas T. Haller (the architect Sanner used for his first project). While appreciated for the semi-detached brick row-houses, Barr & Sanner was one of the first firms to develop the new urban building type, called the apartment house, in the District of Columbia. The now demolished Mount Vernon Apartment House at Ninth Street and New York Avenue, N.W. was constructed in 1893 and was considered one of the duo's earliest achievements.

The partnership of Barr & Sanner, one of Washington's most successful development companies, ended by the late 1890s. Examples of Barr & Sanner projects are 2910–2916 Olive Street NW (Georgetown Historic District) and 522 & 524 T Street NW (LeDroit Park Historic District). Their last collaborative project was a development of row-houses on Harvard Street in 1897. Sanner continued as an independent builder, working on a number of projects with B. Stanley Simmons and architect A. H. Beers.



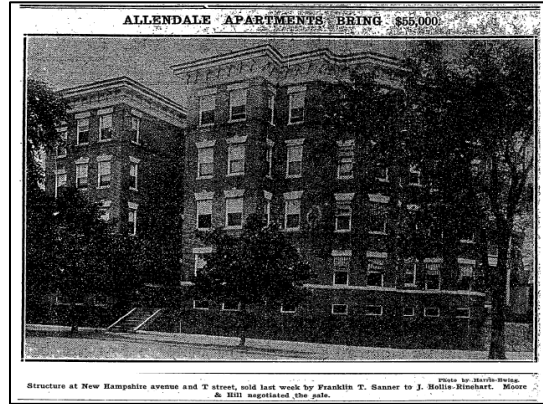
1773 Lanier Place, NW. Builder, F. T. Sanner. Architect, A. H. Beers. 1908. Photo by EHT Traceries. September 2012.

Simultaneous with his independent endeavors, Sanner teamed with William A. Hill, president of the reputable real estate company Moore & Hill, Inc. to form Sanner & Hill. According to Sanner's funeral announcement published in the *Washington Post*, Sanner and Hill began working together in 1906, although the earliest record of a Sanner & Hill project are the no longer extant semi-detached dwellings on Connecticut Avenue constructed in 1909. It is hard to separate Sanner & Hill's accomplishments from that of Moore & Hill, as the success of both firms was reliant on the other. Sanner & Hill purchased and developed properties which then Moore & Hill advertised and sold. It is also hard to separate the accomplishments of Sanner in the later years of his career from that of Moore & Hill, as it was rare for a Moore & Hill sale to be published in the *Washington Post* without Franklin T.

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Sanner's name mentioned alongside it as the builder. In a 1912 *Washington Post* article, Sanner was directly mentioned in regards to his direct contribution to Moore & Hill's success with high-priced residences. An example of the upper-class clientele which Sanner's projects attracted can be seen with the sale of 1709 New Hampshire Avenue NW. The fifteen room, five bath, four-story brick dwelling was sold to L.F. Ruth, a Pittsburgh Millionaire for \$40,000 in 1911.

On the morning of Sunday, October 15, 1916, Sanner died suddenly at the age of 63 at his 1808 Adams Mill Road NW residence. Sanner's legacy as a prolific builder remains visible today with his extant buildings contributing to multiple historic districts within Washington, D.C. Ultimately, Sanner's buildings shaped the identity of an expanding Northwest Washington and his career was propelled by the great housing boom at the turn of the twentieth century.



Advertisement for apartments on New Hampshire and T Street, *Washington Post*, September 17, 1911. Builder, Franklin T. Sanner. Example of collaborative project with Moore & Hill.

Sources

Vertical Files ☐ HSWDC ☐ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

Obituary: Publication: Baltimore Sun Date: 10/17/1916 Page: 6

Biographical Directories


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| <input type="checkbox"/> Who's Who in the Nation's Capital | | |
| <input type="checkbox"/> History of the City of Washington: It's Men and Institutions | 1903 | |
| <input type="checkbox"/> Washington Past and Present | 1932 | |
| <input type="checkbox"/> Prominent Personages of the Nation's Capital | c. 1924 | |

Other Sources:

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- "Buys Washington Home: Pittsburgh Millionaire Pays \$40,000 for New Hampshire Avenue House," *Washington Post*, May 21, 1911, Proquest Historical Newspapers.
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- "Moore & Hill, Inc.: Real Estate, Loans, and Insurance, 1420-1422 H Street Northwest," *Washington Post*, June 12, 1912, Proquest Historical Newspapers.
- "Mortuary Notices," *Baltimore Sun*, October 17, 1916.
- "Mrs. McCallum Buys Home: Gives \$40,000 for Four-Story Residence on Massachusetts Avenue," *Washington Post*, June 29, 1913, Proquest Historical Newspapers.
- "Peculiar Case of Mr. Sanner," *Washington Post*, April 19, 1904, Proquest Historical Newspapers.
- "Sanner Buys H Street Plot: Plans to Build Business Building Across from Shoreham," *Washington Post*, October 20, 1912, Proquest Historical Newspapers.
- "Sanner Buys Real Estate: Improved Property at Fourteenth and Corcoran Streets Changes Hands," *Washington Post*, October 13, 1912, Proquest Historical Newspapers.
- "Two Fine Residences: Sanner & Hill Erect Homes for Person Who Entertain," *Washington Post*, May 11, 1913, Proquest Historical Newspapers.

Prepared by: EHT Traceries

Last Updated: September 2012

| Herbert Thompson Shannon | | | |  |
|---|---|-------------------------|----------------------|---|
| Biographical Data | | | | |
| Birth: 3/18/1883 | | Place: Washington, D.C. | | |
| Death: 10/31/1946 | | Place: Leonardtown, MD | | |
| Family: wife, Ethel Louise Foster; sons, William Edward and Herbert, Jr., Foster; daughters, Marylou and Lillian; brothers, William Edward and J. Preston | | | | |
| Education | | | | |
| High School: unknown | | | | |
| College: n/a | | | | |
| Graduate School: n/a | | | | |
| Career | | | | |
| Permit Database (through 1958) | | | | |
| As Builder | Earliest Permit: 1913 | Latest Permit: 1932 | Total Permits: 90 | Total Buildings: 524 |
| As Owner | Earliest Permit: 1913 | Latest Permit: 1941 | Total Permits: 90 | Total Buildings: 601 |
| *Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. | | | | |
| *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877. | | | | |
| Practice | | Position | | Date |
| Shannon & Luchs, Inc. | | President | | 1906-1946 |
| Shannon & Luchs Construction Co. | | President | | 1918-Present |
| Professional Associations | | | | |
| Societies or Memberships: President of Washington Investment and Transactions Co., Director of the National Metropolitan Bank, Founder of the Home Builder's Association of Washington, Governor of the Columbia Country Club, Member of the City and Racquet Clubs | | | | |
| Awards or Commissions: | | | | |
| Buildings | | | | |
| Building Types: Single-Family Dwellings, Row houses, Commercial Buildings | | | | |
| Styles and Forms: Colonial Revival, Modern Movement | | | | |
| DC Work Locations: Burleith, Chevy Chase | | | | |
| Notable Buildings | | Location | Date | Status |
| Burleith | Development North of Georgetown | 1923-1928 | In Cleveland Park HD | |
| Park and Shop | 3501 Connecticut Avenue, NW | 1930 | | |
| Wrenwood | Quesada Street, Rittenhouse Street, Broad Branch Road, and 6000-6010 34th Place, NW | 1928-1931 | | |
| Shannon & Luchs Building | 1435 K Street, NW | 1926- | Demolished 1974 | |
| Capital Garage | 1320 New York Avenue, NW | 1926 | | |

Significance and Contributions

Herbert Thompson Shannon was the founder and president of one of the most influential development firms of the 20th century, Shannon & Luchs. Since 1906, this firm has contributed significantly to the area's built environment as well as introduced innovative real estate concepts and significant residential developments to the Washington, D.C. area.

Shannon, a native Washingtonian, was born on March 18, 1883, to James and Mary Louise (Preston) Shannon. Little has been recorded about Shannon's early life, however, sources indicate that he attended school in Washington, D.C. By the early twentieth century, Shannon was employed as a homebuilding foreman. During a chance encounter, while on a job site, Shannon met Morton J. Luchs, a real estate agent. Shannon and Luchs found that they both shared a similar vision for future real estate development in Washington. Soon after this encounter, Shannon and Luchs formed a company, appropriately named, the Shannon & Luchs Company. Officially opening their doors for business in March of 1906, their offices were located at 704 13th Street, N.W. At the start of their business, the partners found themselves faced with a burgeoning housing market in Washington, D.C. While many other developers were simply flooding the market with new construction, Shannon and Luchs saw the need for a more holistic approach to the management of real estate in the city. The company added new services to the real estate business including: property appraisal, sales, leasing, and property management.



*Shannon & Luchs' First Office at 704 13th Street, NW, 1906.
Jewish Historical Society of Greater Washington.*

As housing market demands continued to grow during the 1920s, Shannon and Luchs engaged in the construction of several residential subdivisions. One of their most notable subdivisions was Burleith, constructed in 1923-28. This development broke the standard row house mold and consisted of two-story townhouses that sold for \$7,500. Architects Arthur B. Heaton (1875-1951, see Architects Directory entry) and W. Waverly Taylor, Jr. supplied the designs for over five-hundred single-family homes constructed as part of the Burleith subdivision. Subsequently, they went on to design many of the firm's buildings between 1917 and 1932. Other architects working for Shannon & Luchs were Harvey P. Baxter (1892-1950?), E. Burton Corning, and Harry Edwards (1902-1958). In 1923, Shannon & Luchs also started working on a series of detached homes along the 5200 and 5300 blocks of 14th Street, N.W. In addition to their subdivision developments during this time, the company was also involved with residential construction in Maryland within Rollingwood and Chevy Chase. The company also developed the subdivision of Wrenwood in the District in 1931. This innovative cul-de-sac development consisted of small Colonial Revival style houses located just off of Rittenhouse Street, N.W. While still directing their construction projects, Shannon & Luchs also pushed for changes in lending practices. Seeing the need for extended loan terms, the company worked with lenders to make this vision a reality. Their efforts eventually resulted in the widespread use of 15-year-30-year amortize loans.



3604-3610 T Street, NW in Burleith. EHT Traceries, August 2012.

In addition to their residential developments, Shannon & Luchs were also responsible for the construction of

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commercial buildings. One of the company's most notable commercial buildings was the Connecticut Avenue Park and Shop constructed in 1930. Constructed during a time when the city was transitioning from trolleys to the When the Great Depression hit in 1929, the company's holistic approach to real estate paid off as their property management division revenues kept the company afloat during this period. Ten years later, Shannon & Luchs stopped constructing new houses and instead focused on bolstering and fine-tuning their brokerage services. That same year, in 1938, Morton Luchs was succeeded by his son Frank and became the executive vice president of the company. The firm remains in existence today as Polinger Shannon & Luchs Company and Shannon & Luchs Insurance Agency, Inc.



Park and Shop, Connecticut Avenue between Ordway and Porter Streets, NW. 1931, Library of Congress, Prints and Photographs Division.

Herbert Shannon died in November of 1946 while on his farm in St. Mary's County, Maryland. Through his company and role as a founding member and first president of the Home Builders Association of Washington, Inc., Shannon greatly contributed to the city's real estate practices and its suburban developments.

Sources

Vertical Files ☐ HSWDC ☒ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com, Library of Congress,

Obituary: Publication: *Evening Star* Date: 11/24/1964
Washington Post 11/24/1964

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| <input type="checkbox"/> Washington Past and Present | 1932 | |
| <input checked="" type="checkbox"/> Prominent Personages of the Nation's Capital | c. 1924 | 159 |

Other Sources:

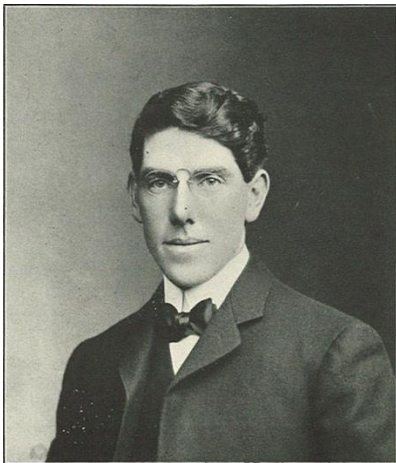
James Goode, *Capital Losses* (Washington, D.C.: Smithsonian Institution Press, 2003).
 "Influence of Burleith Felt Throughout Nation," *Washington Post*, September 18, 1927. ProQuest Historical Newspapers.
 Clare Lise Kelly, "Architects and Builders," *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring, MD: Maryland-National Capital Park and Planning Commission, 2011), 322-335.
 Richard Longstreth, "The Neighborhood Shopping Center in Washington, D.C.," *Journal of the Society of Architectural Historians* (51.1, March 1992) 5-34.
 Crispin McDaniel, "An Industry—A City: A First-Hand Perspective of Washington Real Estate," *Washington Area Realtor*, July 1986.
 Edgard Farr Russell, *A Short History of Burleith* (Washington, D.C.: Courant Press, 1955).

Notes:

Prepared by: EHT Tracerics

Last Updated: August 2012

DC Builders & Developers Directory

| | | | | |
|---|---|---|---|----------------------|
| William Edward Shannon | |  <i>Source: History of the City of Washington</i> | | |
| Biographical Data | | | | |
| Birth: 4/22/1875 | Place: Baltimore, Maryland | | | |
| Death: 1930 | Place: Fort Myers, Florida | | | |
| Family: wife, Lillian; brothers, Herbert T. and J. Preston | | | | |
| Education | | | | |
| High School: unknown | | | | |
| College: Spencerian Business College, Washington, D.C. | | | | |
| Graduate School: n/a | | | | |
| Career | | | | |
| Permit Database (through 1958) | | | | |
| As Builder | Earliest Permit: 1900 | Latest Permit: 1925 | Total Permits: 151 | Total Buildings: 855 |
| As Owner | Earliest Permit: 1900 | Latest Permit: 1925 | Total Permits: 155 | Total Buildings: 912 |
| *Note: In many instances, the subject is both the builder and owner. The permit counts also include permits issued to the individual and any company with which he was affiliated. | | | | |
| *As a part of nineteenth century building regulations, building permits were required for the first time in 1872 and were often not archived until 1877. | | | | |
| Practice | | Position | | Date |
| Middaugh & Shannon, Inc. | | Vice-President and Treasurer | | 1900-1910 |
| Middaugh & Shannon, Inc. | | President | | 1910-1930 |
| Professional Associations | | | | |
| Societies or Memberships: housing committee of Washington Society of Fine Arts, Washington Board of Trade, Chamber of Commerce, National Association of Real Estate, Director and Vice-President of the Rotary Club, Director and Governor of Columbia Country Club, City Club, Racquet Club, Talbot Country Club, Old Commercial Club, Capital Yacht Club, Royal Palm Tarpon Club, Harmony Lodge, Columbia Historical Society | | | | |
| Buildings | | | | |
| Building Types: Row Houses, Semi-Detached Houses, Single-Family Dwellings, Duplexes | | | | |
| Styles and Forms: Colonial Revival | | | | |
| DC Work Locations: NW Quadrant—Woodley Park, Bloomingdale, Park View, Mt. Pleasant | | | | |
| Notable Buildings | Location | Date | Status | |
| Row Houses | 1612- 1620, 1714-1744, 1824-1844 N. Capitol Street, NW | 1900-1901 | <input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site | |
| Row Houses | 2300-2330 and 2301-2333 1 st Street, NW; 100 Bryant Street, NW | 1902 | <input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site | |
| Row Houses | 431-453 Newton Place, NW | 1911 | <input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site | |
| Row Houses | 1844-1864 Park Road, NW | 1909 | In Mt. Pleasant Historic District | |
| Dwellings | 3000-3110, 3101-3105 Cathedral Road, NW | 1923-1924 | <input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site | |
| Dwellings | 3101-3111 Garfield Street, NW | 1925 | <input type="checkbox"/> NRHP <input type="checkbox"/> DC Historic Site | |

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|------------|---|------|--------------------|
| Row Houses | 2820-2828, 2846-2852 Connecticut Avenue, NW (only 2820-2822 and 2850-2852 still extant) | 1922 | In Woodley Park HD |
|------------|---|------|--------------------|

Significance and Contributions

William E. Shannon was a partner in the prolific development firm of Middaugh & Shannon. Together with Raymond E. Middaugh (1870-1910), Shannon constructed over 900 dwellings in Washington, D.C. The team was instrumental in developing the neighborhoods of Bloomingdale, Park View, Woodley Park, 14th Street Terrace, Petworth, Michigan Park, and part of Saul's Addition.

William Edward Shannon was born in Baltimore, Maryland in 1875 and came to Washington, D.C. in 1881 at the age of six. He attended Washington, D.C. public schools and Spencerian Business College in Washington, D.C. His first job was as a page for the United Press, stationed on the floor of the Senate and House. Later, he worked as a messenger at the *Evening Star*, a printer, and then a real estate broker. He married Lilian A. Walingford in 1899.

Shannon began working with Ray E. Middaugh in 1896 and the two formed the real estate firm of Middaugh and Shannon in 1900. Their first development project was the construction of row houses in Bloomingdale within the area bounded by R Street, North Capitol Street, Bryant Street, and 2nd Street, NW. From 1900 to 1901, architect B. Stanley Simmons (1872-1931, see Architects Directory entry) designed 47 of these row houses for Middaugh & Shannon. Beginning in 1902, however, the firm relied exclusively on Joseph Bohn Jr. (1877-1910, see Architects Directory entry) as its architect.

Middaugh & Shannon pioneered the development of Bloomingdale. The *Washington Post's* 1903 *History of the City of Washington* reported that as a result of Middaugh & Shannon's initial development in the neighborhood, there were 869 houses, accommodating 3,484 people, by 1903. As advertised in the newspaper, their houses were built to embody their ideals of what housing should be, not only of construction, but also of arrangement, i.e., their copyrighted plan for the perfect lighting of the dining room.

In 1906, the firm began developing the Park View neighborhood immediately west of the Old Soldiers Home. Joseph Bohn designed the row and semi-detached dwellings in this development, including virtually all the dwellings constructed in the two squares (3044 and 3036) between Park Place and Warder Street, N.W. and bounded by Newton Place on the north and Lamont Street on the south. Bohn's final works (1909) for Middaugh & Shannon were two rows in Mt. Pleasant at 19th Street (3201-3215) and Park Road (1844-1860) and a row of Colonial Revival dwellings along Cathedral Avenue in Woodley Park (2228-2242). Shannon & Luchs were the selling agents of many of Middaugh & Shannon's developments. Herbert T. Shannon (1884-1946, see directory entry), co-founder of Shannon & Luchs, was the younger brother of William E. Shannon.



1102-1106 Monroe Street, NW (1908).

Photo by EHT Traceries, May 2007.

Middaugh & Shannon were the most prolific developers of the Woodley Park neighborhood during the first decade of its construction as well. In 1908, they purchased two large tracts of land along 27th Street and Cathedral Avenue, NW and began to build two-story row houses. They also constructed a group of two-story semi-detached houses along Cathedral Avenue, advertising the innovative features of yards on three sides and a "living room" on the first floor.

Shortly after construction began in Woodley Park, Middaugh & Shannon published a promotional brochure that

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2236 Cathedral Avenue, NW (1909).

Photo by FHIT Traverses, May 2007

Corporation of Labor Department. He was a director and member of the advisory board of the American Security and Trust Co. and was in the directorate of the American National Bank.

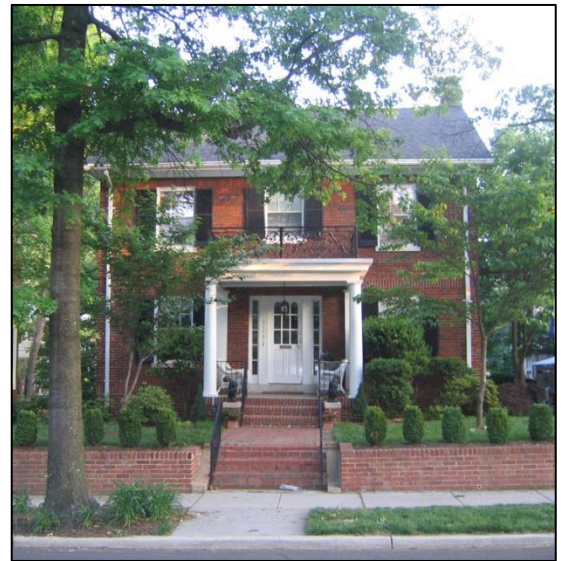
Shannon continued to build in Woodley Park until 1922, building 2711-2725 Connecticut Avenue (a row of eight buildings constructed in 1918 of which two are extant); 2727-2737 Connecticut Avenue (constructed in 1921), and 2820- 2828 Connecticut Avenue (a row of five buildings of which two are extant). Some of these dwellings were designed by prolific architect George T. Santmyers (1889-1960, see Architects Directory entry), who constructed 34 dwellings for the company.

William Shannon died in 1930 after a brief illness. Upon his death, the firm of Middaugh & Shannon was dissolved. Middaugh & Shannon was one of the most successful building firms in Washington, D.C. in the first quarter of the 20th century. Their construction in Bloomingdale helped the neighborhood to thrive, and their influence in Woodley Park is still evident today.

boasted that, besides being a good financial investment, "here is one spot in the city where a man who is able to purchase a fine house closed in between a succession of brick walls can afford, at no greater cost, a comfortable 'home', surrounded by a comfortable lawn and the beautiful things of nature that make life worthwhile." These homes were praised in newspaper advertisements for the innovation of "hundreds of ideas" which would make them copied throughout the city.

Ray E. Middaugh died in 1910, but Shannon continued working under the name Middaugh & Shannon, as the company had developed such an esteemed reputation. In 1911, prominent architect Claughton West (1885-1978, see Architects Directory entry) designed 41 row houses, like those at 431-453 Newton Place, NW for the firm.

During World War I, Shannon served as vice-director of the war savings stamps campaign in D.C. He was always very active in clubs and associations, as his obituary in the *Washington Post* states: "Held Many Important Posts, and Served U.S. in War Time. Prominent in Clubs." During his lifetime, he was a member of the Executive Committee of the D.C. Red Cross finance committee and the Liberty Loan Committee. He was manager of the real estate and commandeering division of the U.S. Housing and Transportation Bureau and director of the U.S. Housing



3108 Cathedral Avenue, NW (1922).

Photo by FHIT Traverses, May 2007

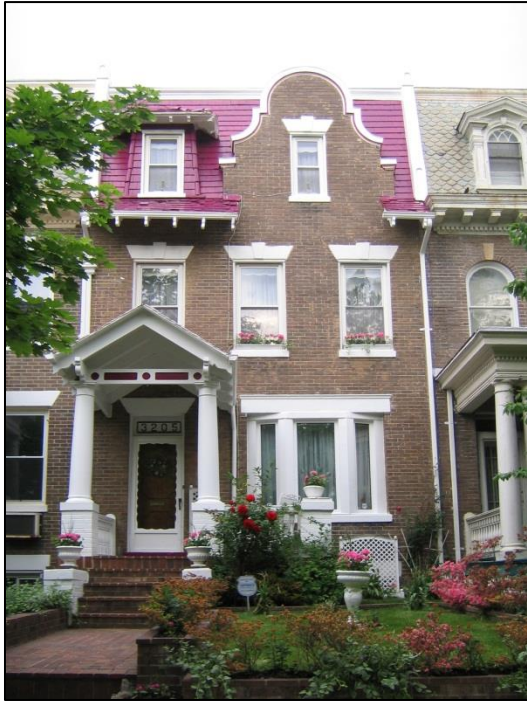
Sources

Vertical Files ☐ HSWDC ☒ MLK Library

Other Repositories: DC Building Permits Database, Ancestry.com

| | | | |
|------------------|--|------------------------------|------------|
| Obituary: | Publication: <i>Washington Post</i> <i>Evening Star</i> | Date: 12/9/1930 12/9/1930 | Page: 24 & |
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| <input type="checkbox"/> Washington Past and Present | 1932 | |
| <input type="checkbox"/> Prominent Personages of the Nation's Capital | c. 1924 | |
| <p>Other Sources:</p> <p>"Brookland to Get Thirty New Homes," <i>Evening Star</i>, February 28, 1920.</p> <p>"Buy 2 Tracts of Land," <i>Washington Post</i>, June 27, 1920. ProQuest Historical Newspapers.</p> <p>"Good Eyesight," <i>Washington Post</i>, January 14, 1912. ProQuest Historical Newspapers.</p> <p>"Herbert T. Shannon, Head of Real Estate Firm Here, Dies," <i>Evening Star</i>, November</p> <p>"Local Financial: To Build Eight Houses," <i>Washington Post</i>, September 27, 1911. ProQuest Historical Newspapers.</p> <p>Melissa McLoud, <i>Craftsmen and Entrepreneurs: Builders in late 19th Century Washington D.C.</i> Dissertation to Graduate School of Arts and Sciences of George Washington University, 1988.</p> <p>Middaugh and Shannon, Inc., Promotional Brochures, 1909-1910, Vertical files at the Martin Luther King Jr. Public Library.</p> <p>"New Houses on Capitol Hill," <i>Washington Times</i>, October 18, 1908, 7.</p> <p>National Register of Historic Places, Old Woodley Park Historic District, Washington, District of Columbia, National Register #414314.</p> <p>"Real Estate Market: Important Plans for Suburban Development Afoot," <i>Washington Post</i>, December 30, 1900. ProQuest Historical Newspapers.</p> <p>"Sudden Death of Mr. Bohn," <i>Washington Herald</i>, June 20, 1910. ProQuest Historical Newspapers.</p> <p>Allan B. Slauson, ed. <i>A History of the City of Washington, Its Men and Institutions</i> (Washington, D.C.: The Washington Post, 1903).</p> <p>"Two Recently Completed Buildings," <i>Washington Times</i>, March 12, 1909.</p> <p>Paul Kelsey Williams, <i>Historic Survey of Shaw East</i> (Washington, D.C.: Kelsey & Associates, 2001-2002).</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><i>3205 19th Street, NW. EHT Traceries, May 2007</i></p> | | |
| Prepared by: EHT Traceries | | Last Updated: August 2012 |