

History/Background of  
900 South Carolina Ave, SE (circa 1870)  
Washington, DC

*(Roy H. Mastaler & Kris Swanson)*

When we originally bought the house, the owner and the paperwork stated the house was built in 1928. Now for the whole/real story...

Year	Date	Information	Source	Notes
1796	30 Sep	Square 945 established; Lots 2-5 owned by Daniel Carroll of Duddington. We are in Lot 2	Record of Squares Book 3 (945)	1
1865	22 Sep	Lot 2 is subdivided into Lots 8-14 by William Nottingham, we are in Lot 11	Subdivision of Squares WF (148)	1
1870		House is built: (1) 1870 Thaddeus Bean pays taxes accessed at \$453, (2) 1871 Bean pays taxes accessment includes \$4800 in improvements, (3) 1874 "3 bricks" listed in Lot B with same tax base [Taxes would have been based on previous years improvements. "3 bricks" means three brick buildings which 3 row houses are]	Washington City Tax Book 1870 A-F, Washington City Tax Book 1871 A-F, Real Estate Directory of the City of Washington DC 1874	2
1870		John F. Van Horn(machinist) moves to '9th cor of S C av se'	City Directory 1870	3, 4
1870	8 Aug	John F. (32 - <b>grocer</b> ), Virginia (25), Roberta (2), Jeremiah (9mon) Van Horn live at "332 9th St, SE" [No 332 9th St exists, 332 would be located where 900 S Carolina exists. Also, shows no real estate (renter)]	1870 Census	2, 4
1870	21 Sep	Lot 11 is subdivided into Lots A and B by Thaddeus Bean, we are in Lot B	Subdivision of Square ChB (247)	1
1871		John F. Van Horn, grocer, lives at "900 S C av se"	City Directory 1871	3
1880	5 & 7 Jun	John F. (42 - grocer), Virginia (35), Roberta (13), Jeremiah (11), John E (2), Edna (10mon) live at "332 9th St, SE" [Error continues from 1870 Census]	1880 Census (ED 75)	2, 4
1887	14 Nov	Van Horns (Virginia E.) buys 900 S Carolina for \$3300	Liber 1262 Page 288	6
1887		Footprint of house is shown without a kitchen, a large wood building exist in the back (shed or stable?)	Hopkins Surveys and Plats 1887	3, 4
1887-1890		Van Horns also own Lots 10,12, and 38. Lot B is accessed to Virginia E Van Horn (W 22 Ave and S 102 9°) and Thaddeus Bean (E 41.42 Ave and N 4.4 9°) [House is still in the Van Horn family and the allew and the adjoining houses are in the Bean	General Assessment Washington City 1886-1887, 1889-1890,	2, 4
1890 - 1894		House size records increase from 1256 sq ft to 1932 sq ft. Improvements (\$900+\$1200) are made. House has a wood kitchen and a separate wood garage.	General Assessment Washington City 1893-1894, Hopkins Surveys and Plats 1893	3, 4

1892 - 1921		John F. Van Horn moves to 1015 E. Capital SE, house/store goes vacant or is rented: 92-95 vacant 96-99 Charles R. Hooper grocer/renter 00-04 vacant 05-16 Harry C. Rober(t)son (44 - retail grocer, renting house), Bessie (35), Helen (11) [1910 census] 17-21 Dominico Cuozzo grocer/renter (Tony is 6 yrs old)	City Directory(2)s 1892-1921; 1900, 1910(ED 101), 1920 Census; Verbal interview with Anthony (Tony) Cuozzo	2, 3, 4, 7
1905 - 1921		John F. Van Horn dies leaving property to children: Roberta (Philips), John E, and Edna (Williamson). Lot B is subdivided into Lots 803-805, we are in Lot 803.	Will of John F. Van Horn, Files for Square 945, General Assessment Washington City 1899-1922, PtSubLot B 803 (Inst #12 Liber 3402 Folio 6)	2, 5, 6
1921	26 Nov	Dominico Cuozzo buys 900 S Carolina	Files for Square 945, PtSubLot B 803 (Inst #12 Liber 3402 Folio 6)	6
1922	11 Apr	Brick garage added	Permit # 7154	2
1928	22 Mar	Framed kitchen stuccoed, Cellar added, 1st bathroom added	Permit # 6900	2
1969	19 Nov	Deed recorded in the name of the estate of Dominico Cuozzo	Files for Square 945, PtSubLot B 803 (Inst #12 Liber 3402 Folio 6)	6
1998	7 Jan	Deed recorded in the name of Houston and Mary Bigelow - "the speculators"	Files for Square 945, PtSubLot B 803 (Inst #12 Liber 3402 Folio 6)	6
2001	28 Feb	Deed recorded in the name of Roy Mustelier and Kris Swanson, the current owners and residents. The store area is Kris' studio.	Files for Square 945, PtSubLot B 803 (Inst #12 Liber 3402 Folio 6)	6

**Notes:**

1. DC Office of the Surveyor
2. National Archives
3. Washington Historic Society
4. Martin Luther King Library
5. DC Office of Public Records
6. DC Deed Office
7. Anthony (Tony) Cuozzo

**Final:**

The house was built in 1870 by Thaddeus Bean who initially rented and then sold the properties that make up Lot B (900, 902, 904 S. Carolina, SE). The first residents of 900 S. Carolina, SE were the Van Horns who moved into the house in 1870 and had an active grocery store; they bought the house in ~1889 and the property stayed in the family till 1921. The house/store was vacant or rented from 1892-1921 (Hoopers, Robertsons, and Cuozzos). The Cuozzos decided to buy the property in 1921. The store ceased being an active store in 1968 but was lived in by the Cuozzo family till 1995. The researchers and current residents are Roy Mustelier and Kris Swanson. Kris, a sculptor, uses the store area as her studio and an arts space.

**The Corner Store**

