

Square 432 (Commercial Buildings)
Seventh, D & Eighth Sts.
Washington
District of Columbia

HABS No. DC- 484

HABS
DC,
WASH,
331-

PHOTOGRAPH

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

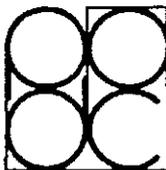
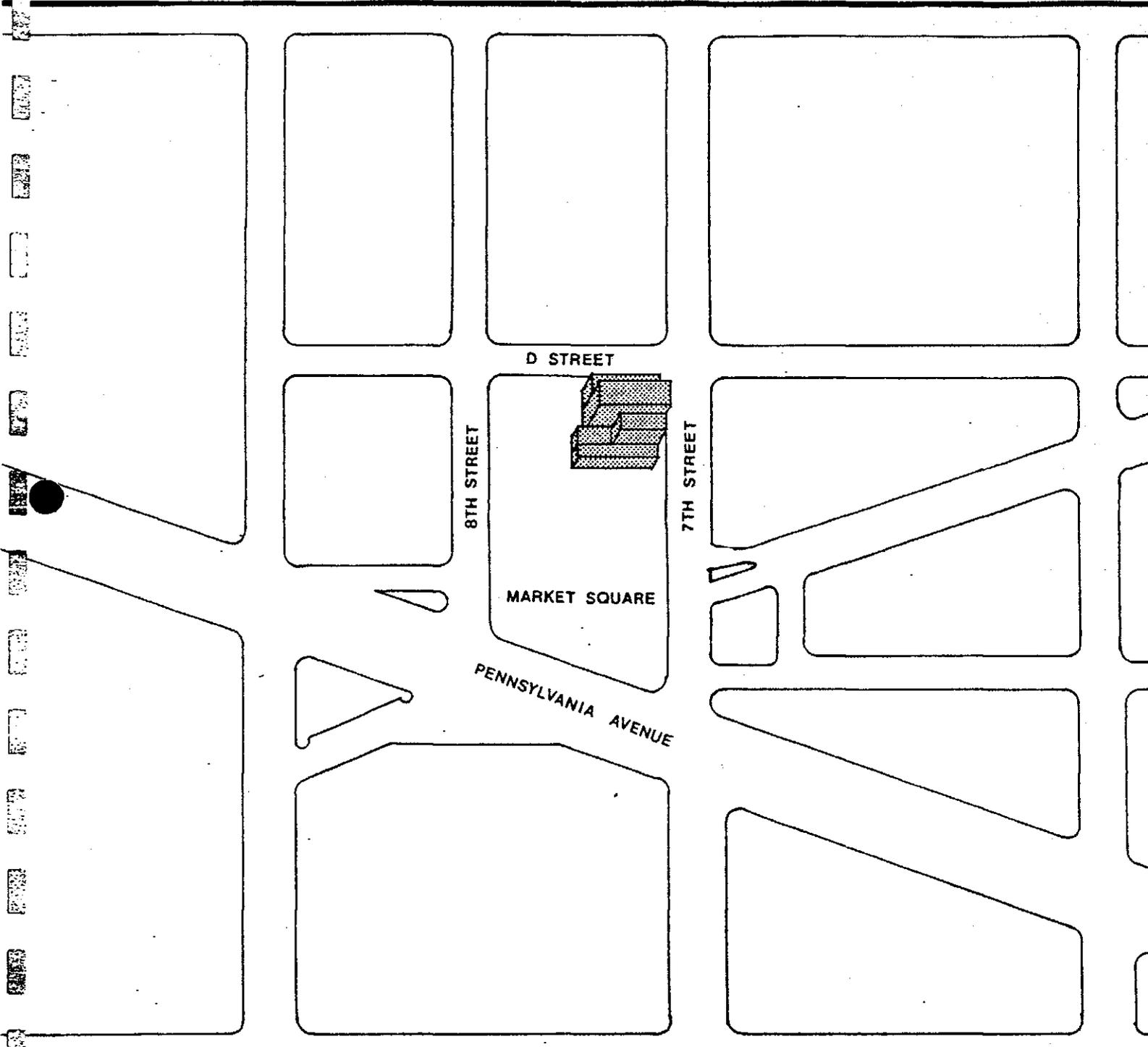
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331-

Historic Preservation Program Task 3.4.1

Square

BUILDING DOCUMENTATION

432



**PENNSYLVANIA
AVENUE
DEVELOPMENT
CORPORATION**
425 13TH STREET, N.W.
WASHINGTON, DC 20004

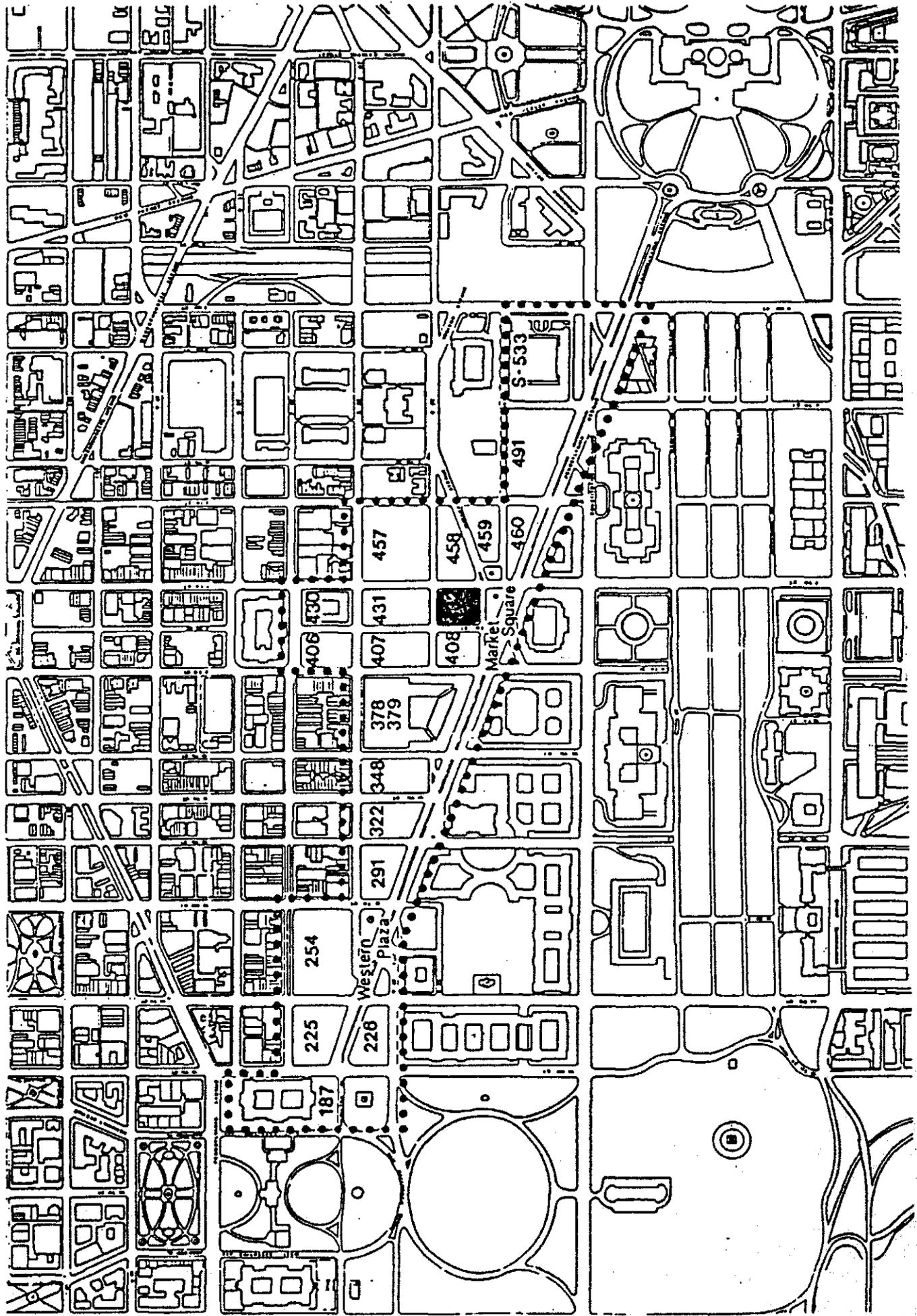
GENERAL CONSULTANTS

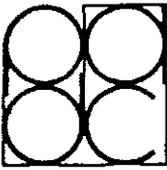
ANDERSON NOTTER/MARIANI
GENERAL PRESERVATION & CONSERVATION CONSULTANT
DEVROUAX & PURNELL
ASSOCIATE ARCHITECTS

HISTORIC PRESERVATION PROGRAM

DAVID MCLAREN HART & ASSOCIATES
PRESERVATION & CONSERVATION CONSULTANT
MONK DUNSTONE ASSOCIATES
COST ESTIMATING CONSULTANT

Square Identificatio● Plan





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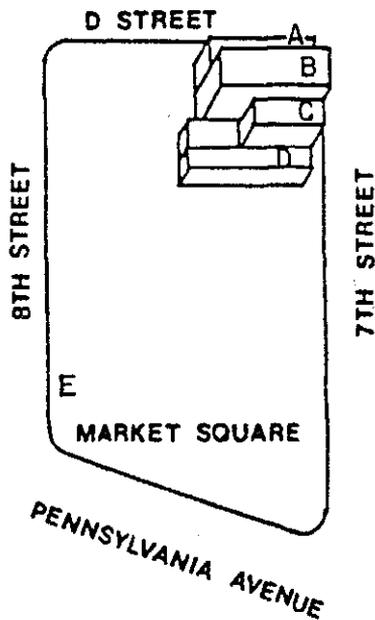
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BUILDING DOCUMENTATION
CODE IDENTIFICATION MAP
SQUARE 432

For documentation of individual buildings within Square 432, see:

- | | | |
|---|---|-----------------|
| A | Riggs National Bank, 7th and D Streets Office, 318 7th Street | HABS No. DC-496 |
| B | 314-316 Seventh Street, NW (Morton's) | HABS No. DC-495 |
| C | 312 Seventh Street, NW (COMMERCIAL BUILDING) | HABS No. DC-494 |
| D | 310 Seventh Street, NW (COMMERCIAL BUILDING) | HABS No. DC-587 |
| E | Kann, S. and Sons, Market Space, between 7th and 8th Streets | HABS No. DC-365 |



HISTORIC AMERICAN BUILDINGS SURVEY

Square 432 forms the eastern portion of the northern edge of Market Square. It is bounded on the north by D St., on the west by the Eighth St. axis that runs between the National Portrait Gallery and the National Archives, and on the east by the busy commercial Seventh St. Indiana Avenue intersects Seventh Street and Market Square opposite the southeast corner of Square 432.

The only structures extant on the square are four contiguous commercial buildings facing Seventh St. on the northeast quadrant of the square. They vary in age and facing materials and range from one to four stories in height. Along the west face of the buildings is a narrow public alley from D Street. The remainder of the square, until recently the site of Kann's Department Store has been sodded. It features two rows of park benches, street lights, and a rectangular concrete pad. To the south is a large paved area punctured by an (incomplete) subway entrance.

The original lot divisions, as evidenced by the 1872 Bastert Plat, favored street fronts on D Street and Market Square. As the square developed, however, Market Square and Seventh Streets became the primary orientations. The 1857 Boschke plan shows deep buildings lining these two streets, with the "Dexter House" at the corner. Somewhat smaller buildings lined Eighth and D Streets. In the following decades, what little vacant mid-block building space existed was gradually built-up.

The lot at the northeast corner, currently the Riggs National Bank, has housed a bank at least since 1887, according to the 1887 Hopkins and subsequent Baist's maps. The southeast corner was occupied by the Saks Company during the 1920s, while Kann's Department Store occupied the western half of the side (in several buildings) since early in this century. The configuration of buildings on the square remained stable until the Kann's fire and demolition.

SEVENTH STREET: BETWEEN O STREET AND MARKET SQUARE:

314-316 Morton's (432-H):

- 3/30/1914 #3885: Permit to construct two vaults under sidewalk: 17'-6" x 6'-0". Architect: Donn and Deming; Builder: James L. Parsons.
- 4/15/1914 #4200: Erect one four-story building of brick and steel with pitch roof. Architect: Donn and Deming; Builder: Boyle - Robertson Construction Company. Cost: \$13,000.00 (314 Seventh Street).
- 4/15/1914 #4201: Erect one four-story brick and steel building with a pitch roof. Architect: Donn and Deming; Builder: Boyle - Robertson Construction Company. Cost: \$11,000 (316 Seventh Street).
- 8/14/1924 #1761: Application to reconstruct show windows. Architect: A.8. Mullet. Value of improvement: \$1100.00.
- 8/29/35 #183933: Application to repair brick building by building a stairway from first floor to basement. Value of improvement: \$75.00.
- 9/6/35 #184160: Change location of stairs to mezzanine. Value of improvement: \$432.00.
- 2/25/37 #199750: Permit to dig pit to serve as basement. Value of improvement: \$100.00.
- 8/22/46 #288229: Request to repair damage from fire.

312 Commercial Building (432-I):

- 9/29/1880 #435: Build one-story addition on rear covered with tin. Present building 3 stories, brick, with flat tin roof. Occupied as store. Cost: \$300.00
- 6/26/1891 #2690: Make general improvements inside; add projecting store windows. Brick building. Co. Builder: George W. Corbett.

310 Commercial Building (432-J):

- 4/29/1881 #969: Permit to repair the brick building. Cost: \$1500.00. Co. Builder: Dearing and Johnson.

- 8/14/1886 #502: Permit for reconstruction. Remodel two present show windows on 40'-8" wide, 3 story high building. Cost: \$1500.00.
- 12/9/1918 #1633: Repair show window after fire. Cost: \$500.00.
- 8/16/1934 #173722: Change show windows in three-story building.

318 Riggs National Bank (432-K):

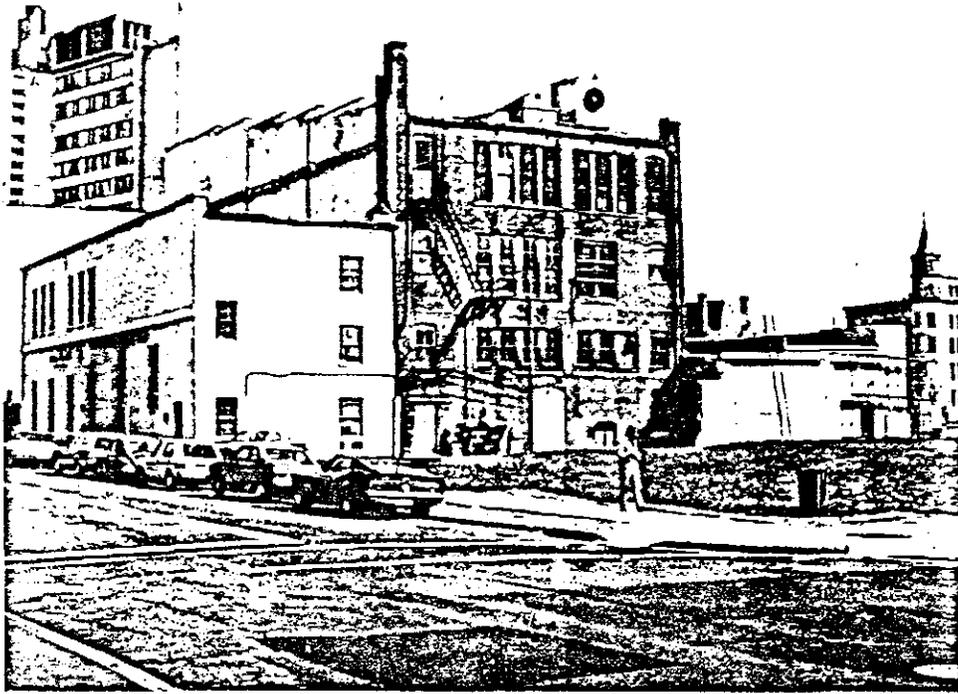
- 1/8/1943 #258124: Excavate part of basement and replace vault doors. Four-story bank building.
- 7/11/1944: Enlarge existing toilet rooms. Architect: E. H. Marshall.
- 6/11/1945 #278225: Steam clean side wall of building.
- 2/15/54 #A-51305: Pre-work.
- 2/25/54 #A-51594: Barricade.
- 5/3/54 #A-54067: Sign.



NORTHEAST CORNER OF SQUARE 432 WITH VIEW OF SEVENTH STREET
LOOKING SOUTH



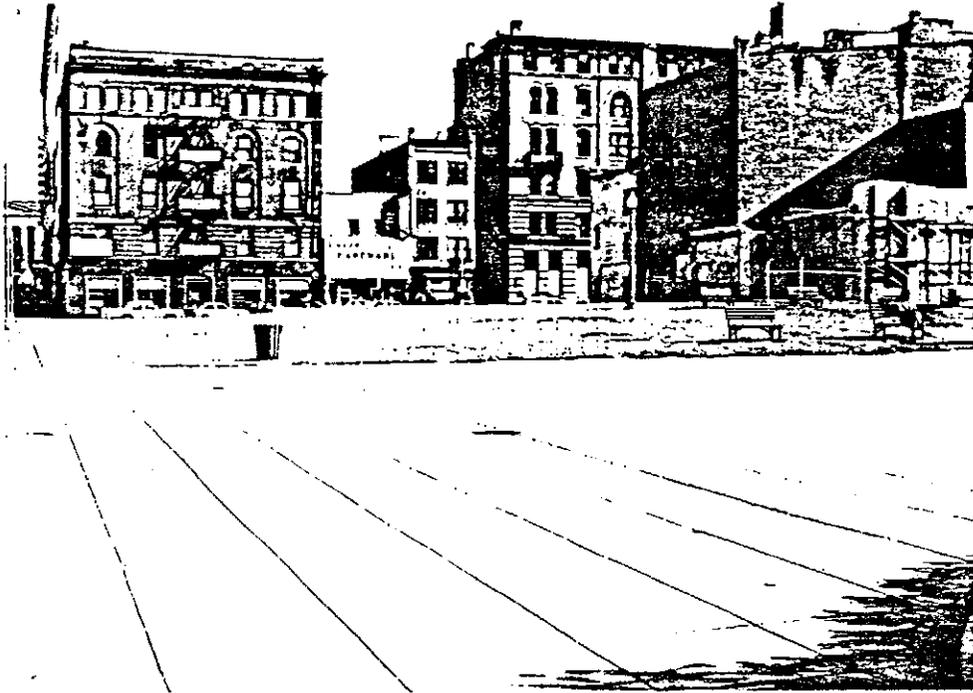
NORTHEAST CORNER OF SQUARE 432 WITH VIEW OF D STREET
LOOKING WEST



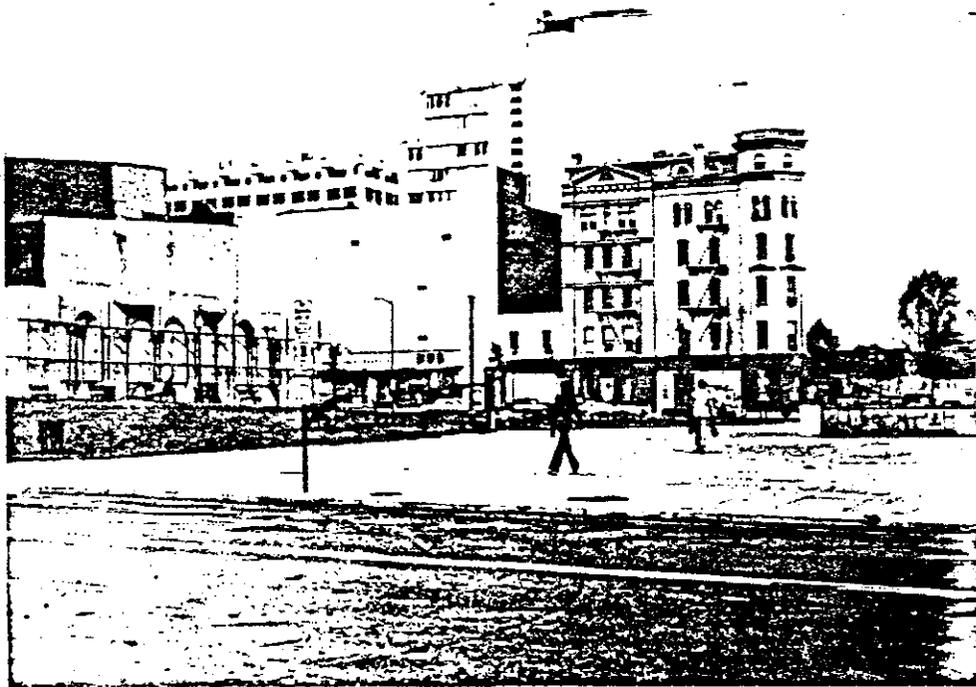
NORTHWEST CORNER OF SQUARE 432 WITH VIEW OF D STREET
LOOKING EAST



NORTHWEST CORNER OF SQUARE 432 WITH VIEW OF EIGHTH STREET
LOOKING SOUTH



SOUTHWEST CORNER OF SQUARE 432 WITH VIEW OF EIGHTH STREET
LOOKING NORTH



SOUTHWEST CORNER OF SQUARE 432 WITH VIEW OF MARKET SQUARE
(FORMER C STREET) LOOKING EAST



SOUTHEAST CORNER OF SQUARE 432 WITH A VIEW OF MARKET
SQUARE (FORMER C STREET) LOOKING WEST



SOUTHEAST CORNER OF SQUARE 432 WITH VIEW OF SEVENTH STREET
LOOKING NORTH



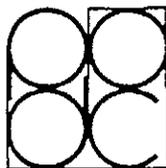
NORTHEAST VIEW OF EXTANT STRUCTURES, ACROSS FORMER SITE
OF KANN'S DEPARTMENT STORE, FROM SOUTHWEST CORNER OF
SQUARE 432

CHRONOLOGICAL LIST OF PUBLIC DOCUMENTS

1792	(October 5) Washington first platted
1813	First TAX ASSESSMENT record
1819	Tax Assessment
1822	First CITY DIRECTORY
1824	Tax Assessment
1829	Tax Assessment
1834	City Directory
1839	Tax Assessment
1840	Tax Assessment
1843	City Directory
1844	Tax Assessment
1846	City Directory
1850	City Directory
1853	City Directory
1855	City Directory - first time house numbers were used as part of addresses
1858	First MAP of DC - Baschke
1858	City Directory
1859	Tax Assessment
1862	City Directory - Directories published annually hereafter
1864	Tax Assessment
1869-1871	Tax Assessment
1870	New street numbering system instituted; many early addresses in PADC site changed
1872	Plat Map (Bastert)
1878	First recorded building permit
1878-1879	Tax Assessment
1883-1884	Tax Assessment
1887	Plat Map (Hopkins)
1892	Plat Map (Hopkins)
1893-1894	Tax Assessment
1899-1900	Tax Assessment
1903	Plat Map (Baist)
1919	Plat Map (Baist)
1920	Plat Map (Baist)
1923	Plat Map (Baist)
1924	Plat Map (Baist)
1939	Plat Map (Baist)
1948	Plat Map (Baist)
1957	Plat Map (Baist)

SOURCES

Baist Real Estate Atlas
Bastert and Enthoffer Plat Maps
Boyd's City Directories
District of Columbia Building Permits
District of Columbia General Assessment Records
District of Columbia Recorder of Deeds
District of Columbia Surveyor's Office Records
District of Columbia Tax Records
Hopkins Real Estate Atlas
Polk's City Directories
Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment Land Agency
Sanborn Insurance Map



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RELATED DOCUMENTS

FOR RELATED HISTORIC DOCUMENTS AND PHOTOGRAPHS, SEE:

J. M. Goode Collection, Library of Congress
photograph captions include:

Square 432, Kann's Department Store
Square 432, Eighth Street, facade of second building south of D Street corner
Square 432, C Street, facade at corner of Eighth Street
Square 432, Eighth Street, facade at corner of C Street
Square 432, C Street, facades at mid-block
Square 432, SW corner: Eighth and C Streets
Square 432, south or C Street side: full facade row
Square 432, Seventh and C Streets

Martin Luther King Library Collection

Negative No. 8611

Square 432, D Street public alley between Seventh and Eighth Streets

Negative No. 8092

Seventh Street looking north, with Square 432 at left

PADC Files

photograph captions include:

Square 432, corner of Eighth and C Streets
Square 432, corner of Seventh and C Streets

* The Washington Post, Metro Section, Page C-1: 1 April 1979.

* The Washington Post, Metro Section: 6 April 1979.

* These contain photographs and descriptions of the fire at Kann's Department Store.