

713 D Street, NW (Commercial Building)
(D. C. Souvenirs)
Washington
District of Columbia

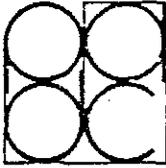
HABS No. DC-579

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DC,
WASH,
293-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20013-7127



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

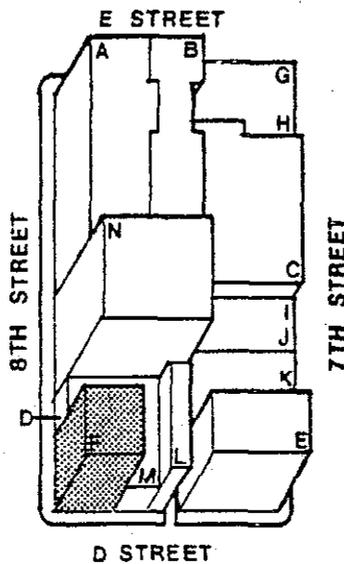
GENERAL CONSULTANTS

ANDERSON HOTTER/MARIANI
GENERAL PRESERVATION & CONSERVATION CONSULTANT
DEVROUAX & PURNELL
ASSOCIATE ARCHITECTS
DAVID MCLAREN HART & ASSOCIATES
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COST ESTIMATING CONSULTANT

HISTORIC PRESERVATION PROGRAM

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713 D STREET, N.W.
(D.C. Souvenirs)
Lot 4



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 431, within which this structure stands. For photographs, historical, and descriptive data on Square 431, see HABS No. DC-574.

GENERAL DESCRIPTION

713 D Street, NW, on the southwest corner of Square 431, is the site of the five-story "DC Souvenirs" building. Situated at the corner of Eighth and D Streets, the structure faces south on D Street, overlooking Market Space. To the west across Eighth Street lies an open-air parking lot. With approximate dimensions of 64' east/west by 75' north/south, and 68' high, the building is flanked on both sides by smaller two-story structures.

This Renaissance Revival building is characterized by a rusticated base, a mid-section of two stories unified by blind arches, and an attic level. The facades are of red brick laid in running bond. A parapet coped in sheet metal surrounds a flat roof.

Built as a warehouse, this structure retains an open interior on every floor. A souvenir shop occupies the remodeled ground level. The second and third floors are used for storage, while the top two floors are vacant.

ARCHITECTURAL SIGNIFICANCE

This five-story Renaissance Revival structure, designed by architect Glenn Brown and erected in 1904 by Richardson and Burgess, Inc. (Permit #1957, 6/15/1904), belies its intended function as a warehouse. Its variety of fenestration and rigid bay organization give it the outward appearance of an office building, in keeping with the surrounding urban fabric. More significant is the harmonious manner in which its scale, massing and bay articulation blend with those of the six-story Jenifer Building to the east. Together these two buildings, similar in size and style, reinforce each other to form a solid anchorage on the southern corners of the square.

SIGNIFICANT FEATURES

Facade: Clad in red brick laid in running bond, this turn-of-the-century structure has facades basically intact except for a marble facing on the ground level. Blocklike, symmetrical elevations, second story rustication, a flat roof and lack of major projections or recessions identify this building as a late example of Renaissance Revival period.

Although flush with the building line, the black marble storefront has covered the original facing of the first floor. The main or south storefront displays a centrally located entrance flanked by two show windows on either side. The plateglass panels are surrounded by convex limestone frames. Although unrelated to the upper level window locations, the ground level door and windows maintain the symmetry of the elevation above, and are possibly the original openings.

On the second floor the brickwork is rusticated. The square-headed windows here are recessed, emphasizing the thickness of the brick wall. The wooden window sash are one-over-one double-hung, as are all of the structure's operable windows.

The two stories of the mid-section of the building are visually unified through the incorporation of two-story blind arches which frame the recessed jack-arched windows of the third floor and the round-arched windows of the fourth floor. This composition of arches formalizes the interfenestration into a series of piers projecting upward from the second story to a stone impost course at the springline of the arches. The fifth floor inverts this pier motif through the recession of a rectangular panel between each bay of two jack-arched windows. An iron fire escape cuts a zig-zag pattern from the roof to just above the first floor entrance.

The Eighth Street facade duplicates the arrangement of the main facade with some minor variations. The ground level's organization is erratic; its openings bear no relation to those of the upper stories. At the south end are two show windows, identical to those on the south facade. To the north of these are three randomly located door openings. A small window covered with metal grating sits to the right of the northernmost door.

Windows on the second floor, as on D Street, are deeply recessed. The adjacent bay to the north, though unchanged in panel width, carries noticeably wider windows on the second, third and fourth stories.

By far the most pronounced irregularity of the Eighth Street facade is the addition of a sixth bay of windows at the northern end. The sixth bay of each floor, second through fifth, has two small ventilation windows with one-over-one sash and stone sills.

On both facades, the subtle juxtaposition of longitudinal and latitudinal members effects a measured balance between the structure's horizontal and vertical elements. Two metal belt courses span the building's width above the second and fourth stories. An impost course cuts across the facade at the springline of the arches on the

fourth floor. A third belt course runs above the fifth floor windows, broken only by an eight-foot gap on the western end of D Street where it has been torn off. A foot above runs a simple metal cornice accented with block modillions, over which rises a three-foot parapet.

Structure: The original design of the building as a warehouse remains evident in the open-spaced interiors and the solid construction. The structure consists of load-bearing brick perimeter walls, interior steel columns supporting steel I-beams, and wood joists spanning these beams east to west. The structure is completely exposed on the upper two stories. There is an elevator shaft on the west wall and an enclosed, straight-run stair against the north wall.

The ceiling of the fifth floor is considerably higher than the others and the joists are spaced farther apart. A thick wooden girder spans the ceiling below the joists on a diagonal from northeast to southwest. Steel I-beam lintels are visible above the windows of this floor, which have been boarded over.

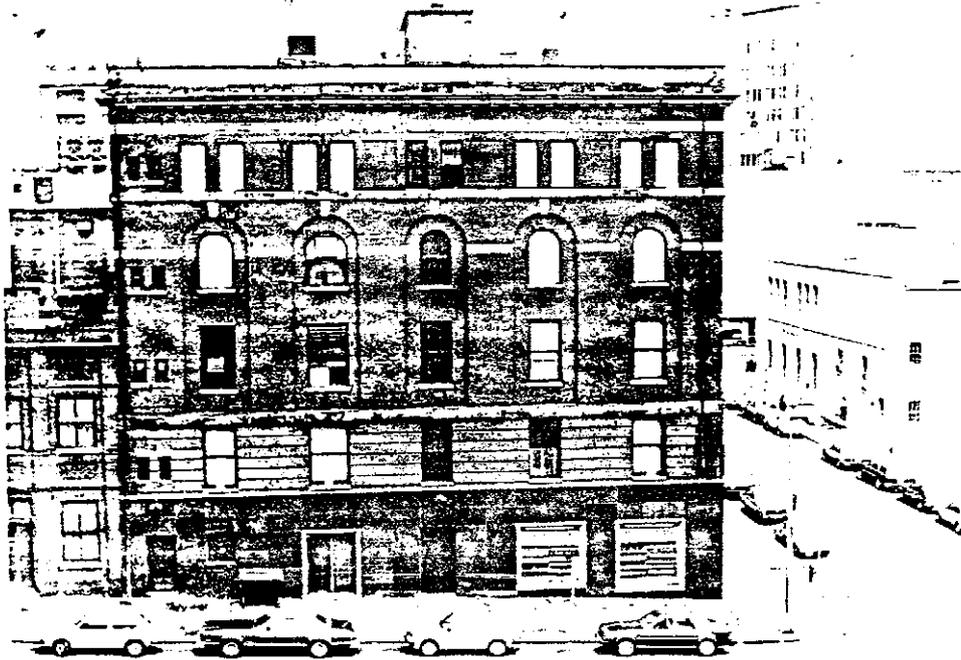
Interior: The first floor retail area is an open space with modern finishes and a terrazzo floor. On the second level the floor has been carpeted and the ceiling clad in acoustical tile. Extant partition walls indicate that part of this floor was once used as office space.

The third floor is similar in plan to the second, though the floor has been covered in linoleum. Partitions rising approximately two-thirds of the room's height and a series of ceiling light fixtures indicate that this floor too was once subdivided and used for offices.

The fourth floor is an open space, save for the enclosed staircase, elevator shaft and a small bathroom in the northwest corner. The interior walls are whitewashed brick and the windows have been boarded from inside. The flooring is of narrow tongue-and-groove hardwood boards, overlaid with newer flooring in certain areas. The joists, visible on this level, are 3" x 14".

The fifth floor is open in plan. A wood-framed loft of recent construction runs the length of the east wall of this otherwise unpartitioned space.

Mechanical Equipment: The lower three stories feature exposed ductwork for HVAC. Radiators, possibly originals, occur on the fourth floor. The cellar extends under the southern half of the building. A bulkhead and stairway open up to the street on the west wall. Surprisingly, this low-ceilinged room contains no boiler. The building, owned for many years by Kann's Department Store, was supplied with heat and electricity from a second Kann's structure across D Street via underground cables and steam pipes. Presently, the building is unheated, as it does minimal business during the winter months.



Eighth Street Facade (West)



D Street Facade (South)



Detail of Window Bay

Lot 4
715-717 D Street

Lot 4, as originally platted, was 64'-4" in its east-west dimension (D Street), and 75' in its north-south dimension (8th Street).

1819.....Owen McGlue owned Lot 4.

1824.....An assessment of \$965.00 for the lot, and \$2,300.00 for improvements to Owen McGlue's heirs.

1829/33...The lot assessment rose to \$1,206.00, while improvements were valued at \$700.00.

1844.....McGlue's ownership was transferred to Patrick Kavanaugh. The lot was assessed at \$1,920.00.

1859.....Kavanaugh's assessment had risen significantly to \$8,444.00.

1872/73...Again, P. Kavanaugh's assessment increased to \$15,681.00.

1878/79...A decrease in lot value of approximately \$2,000.00 was recorded. The owner was unchanged.

1882.....Building Permit #399 for 717 D Street indicated the construction of show windows projecting 32". (9/19/1882).

1883/84...I. Friedman & Co., a clothier, was established at 715 D Street until 1896.

The assessment had decreased to \$4,000.00 to Kavanaugh.

1884

to

1886.....John J. Peabody was listed at 717 D Street.

An April 12 permit (#1842) granted the erection of a store window projecting 2'-8" from the building line, and to make minor interior repairs at 715 D Street. Cost: \$100.00.

1892.....The Hopkins Plat Map shows Lot 4 as divided east-west, with further (rear) divisions to both areas.

1893/94
and
1899/

1900.....Kavanaugh's assessment had risen sharply, \$18,094.00 for the lot, \$6,000.00 for improvements.

1904.....A June 15 permit (#1957) granted Glenn Brown, Architect, and Richardson & Burgess, Builders, to construct one brick and wood building to be used as a warehouse, 64'-4" x 75' x 68'-6". Cost: \$20,500.00.

1909.....Building Permit #541, July 27 stated to remove present ice cream room from the basement of store under Market Space and to place the same in the first story of warehouse. Also, to build partition 10' x 30', build ice box within said room and move motor for freezer, etc. Contractor: James L. Parsons. Cost: \$600.00.

1915
to

1937.....During these years, S. Kann & Sons Co. used the 715 D Street building as a storehouse.

Building Permit #173,164, 7/25/1934, granted the repair of wood show windows at the base. Cost: \$15.00.

1940.....The Sanitary Grocer Company was tenant at 715 D Street.

1942.....Another grocery store, Safeway, was established at 715 D Street.

1948
to

1967.....S. Kann & Sons again listed in the City Directories as tenant. According to City Directory information the 715-717 D Street address was changed to 713 D Street in 1954.

1981.....Presently the structure is occupied by DC Souvenirs.

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