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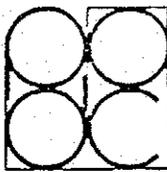
PMI Parking Garage
403-407 9th Street, N.W.
Washington
District of Columbia

HABS No. DC-523

PHOTOGRAPHS

WRITTEN 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

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COST ESTIMATING CONSULTANT

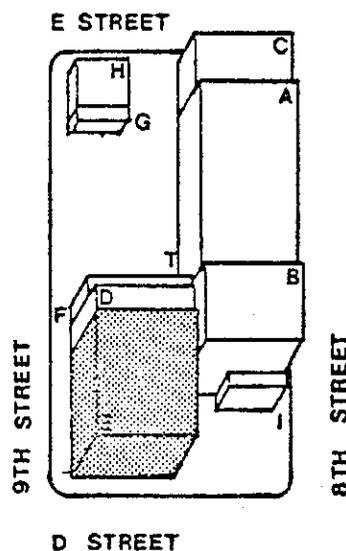
HISTORIC PRESERVATION PROGRAM

BUILDING DOCUMENTATION

HABS No. DC-523

HABS
DC,
WASH,
282-

PMI Parking Garage
403 - 407 Ninth Street, NW
Lot 801



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 407, within which this structure stands. For photographs, historical, and descriptive data on Square 407, see HABS No. DC-516.

GENERAL DESCRIPTION

Constructed of cast-in-place concrete, this mid Twentieth Century structure is situated on the southwest corner of Square 407. Completely occupying original lots 3, 4 and 5 of this square, the garage has dimensions of 126 feet by 100 feet. Standing four stories in height plus one level below grade and a rooftop terrace, this building has space for 325 cars. The five north-south structural bays are expressed in the west elevation. Steel-reinforced concrete columns spaced twenty-one feet on center support waffle slabs and create the five (Ninth Street) by two (D Street) structural bay formula. An arrangement of split ramps is employed in moving vehicles across the east-west split-level system, the latter being clearly expressed on the south facade. An open air concept on the street sides allows visibility of the structure and of cars on all levels.

Enclosure on the north side, ground level is formed by a painted brick party wall while the entire east elevation consists of unpainted brick wall, a remnant of the adjacent razed building. Two levels have been added to this wall and are constructed of concrete block. Along the west and south perimeter, low yellow brick walls separate the sidewalk from the inside parking areas.

Two symmetrical entrances are located on Ninth Street and one is situated on D Street. A fourth entrance provides ramped access to the basement level from the vacant lot to the east, (Building Permit No. B56552, 1-27-1960). An office pavillion in yellow brick is located in the center front bay on Ninth Street. Its metal and glass windows are shaded with a projecting white aluminum awning, (Building Permit No. A55433, 6-7-1954). Inside the building, a centrally located stairwell provides access to all levels. To its south stands a man lift providing a more rapid means of vertical circulation, (Building Permit No. A55433, 6-7-1954).

Automatic sprinklers are provided in the basement level, (Building Permit No. A55433, 6-7-1954).

ARCHITECTURAL SIGNIFICANCE

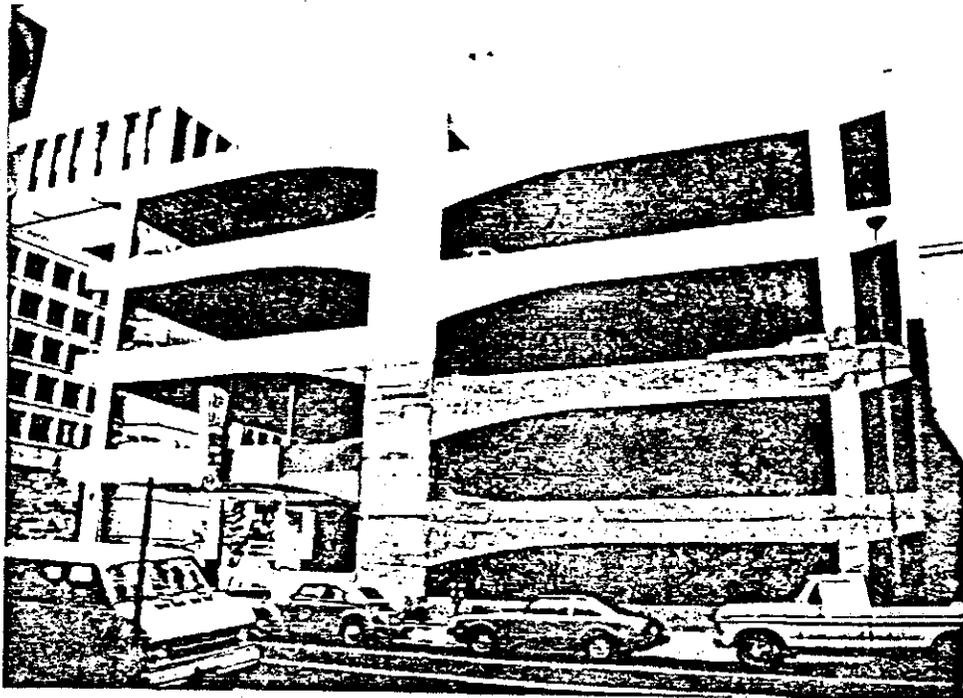
Information gathered from the Tax Records shows that this parking structure was constructed in 1954. As the building permit has not been located, the name of the architect is unknown. (The building permit number, however, is known: A49286, 6-15-1954.) A commemorative stone on the southwest corner of the building with the inscription "1954" confirms this date.

While its height is compatible with neighboring structures, its stark elevations overpower adjacent, more sensitively articulated facades. The brutalist expression of the strong structure coupled with the use of a non-traditional exterior materials is exemplary of modern architectural trends of the mid-Twentieth Century. However, it clashes severely with the careful articulation and more human scale characteristic of older buildings in the Pennsylvania Avenue Development Corporation District.

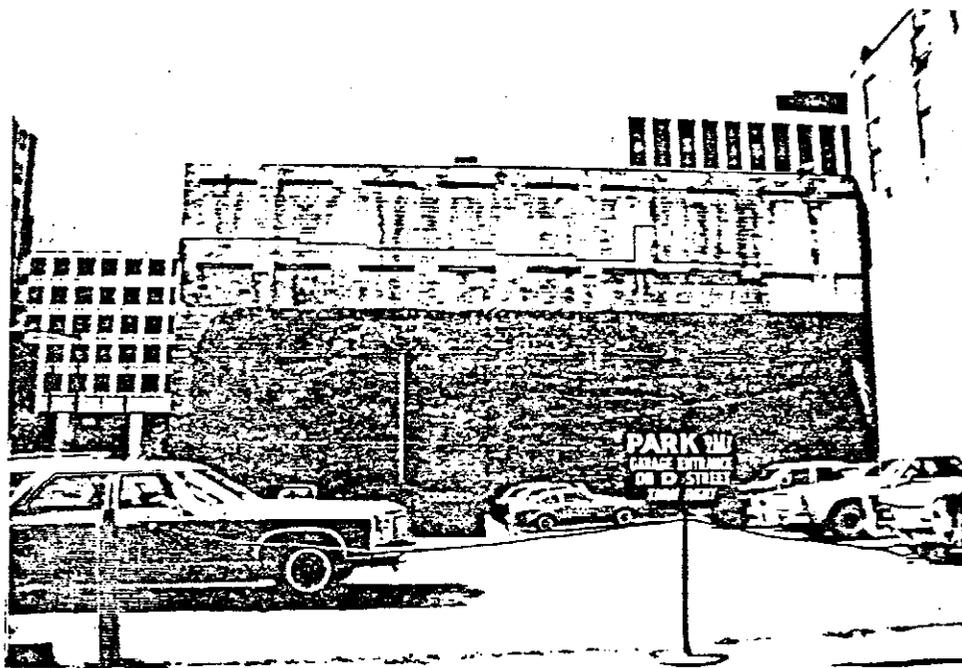
November 1980



NINTH STREET FACADE (WEST)



D STREET FACADE (SOUTH)



EAST ELEVATION

Lot 3 (Sublot 801)
811-813 D Street

Lot 3 was originally platted as a rectangular lot, 50' x 100', with frontage on D Street. By 1892 its western and northern borders had been removed, thus integrating lots 3, 4 and 5 in the southwestern corner of the square (Hopkins Plat Map).

1819.....E. Reynolds and B. Browne owned Lot 3.

1824.....The lot, assessed for \$700.00, was now titled to the Baptist Church.

1829/33...The church was assessed \$900.00 for the land.

1840/43...Jonathan P. Van Ness was listed as owner. The lot value was \$1,250.00.

1859.....The property was retitled to Hudson Taylor. The lot assessment substantially increased to \$5,000.00.

1878/79

and

1883/84...The lot value had risen to \$8,750.00 in the name of the Young Men's Christian Association. F.E. Hamilton, plumber, occupied the building at 811 D Street between 1879-1880.

1892.....Lots 3, 4 and 5 merged through the removal of the western and northern party walls. The Academy of Music was listed between 1892-1904.

1889/

1900.....The owners were unchanged. The lot assessment decreased to \$13,750.00.

1910.....A November 5 permit (#2280) allowed the removal of piers and partition columns. Owner: Lincoln Hall Association. Contractor: Appleton P. Clark. Value of improvement: \$535.00.

1912.....At 409 9th Street an oil cloth sign, 52" x 36", was erected for the Garden Theater Company. It was flat against the building and secured with irons (Building Permit #2030, 10/19/1912).

1914.....Tom Moore, leasee, was granted a building permit to erect one wood sign at 405 9th Street (Building Permit #1207, 9/16/1914).

- 1919.....The Strand Theater occupied the building until 1939.
- 1920.....A building permit called for the alteration of steps in the balcony by removing five steps, bringing the floor to the level of the landing.
Owner: Moore's Orpheum Theater Company (Building Permit #24, 7/1/1920).
- 1936.....A May 2 building permit (#190,668) was issued to the Hodges Restaurant (407 9th Street). It allowed the removal, then replacement of show windows. Cost: \$300.00.
- 1937.....Building Permit #199,208 was issued to Issac Notes, restaurateur. The February 2 permit granted the erection of one sign on front of the building line, and to include electric lights: "The American Restaurant". Projection: 3'-6".
- 1947.....A November 14 permit (#300,898) to Markus Notes. The permit granted the building of five show windows and non-bearing partitions. Value improvement: \$3,000.00. Contractor: Bernard Lyons.
- 1953.....Building Permit #A49286, November 6: permit to build one five and a half-story concrete parking garage as per plans. Estimated cost: \$200,000.00.
- 1954.....Building Permit #A57063, January 14: Permit to install two basins, 14 floor drains, one fire system, two water closets. Estimated cost: \$6,000.00.
- Building Permit #A55433, June 7: Permit to install one electric man-lift elevator as per plans. Estimated cost: \$5,700.00.
- 1981.....PMI Parking utilizes the area for public parking use.

Lot 4 (Sublot 801)
813 D Street, 401-407 9th Street

Initially platted, Lot 4 occupied a corner site; 50' x 100'. This configuration remained unchanged until 1892 when the lot merged with Lots 3 and 5 (Hopkins Plat Map, 1892).

1819.....The lot was owned by George W. May.

1824.....May's property was assessed \$745.00 with \$350.00 in improvements.

1829/33...The assessment records showed values of \$968.00 (lot) and \$3,000.00 (improvements) to May.

1940/43...Lot 4 was owned by Joseph Gales Lum. his improvements totalled \$1,118.00.

1859.....Now titled to Hudson Taylor, the lot was assessed \$5,625.00.

1870.....No ownership or assessment listing was recorded. Starkweather and Plowman, architects, were established at 401 9th Street.

1878/79...The Young Men's Christian Association was assessed \$16,875.00 (lot).

1880
to

1882.....Fire insurance companies (Imperial & Northern of London, National of NY, Howard of NY, Peoples of Trenton, Peoples of Newark, Virginia of Richmond and Queen of Liverpool) occupied the 401 9th Street building.

1883/84...The Association's assessment decreased to \$11,250.00.

1892.....Lot 4 had merged with Lots 3 and 5 through the removal of the eastern and northern party walls. The area covered a 100' x 75' expanse.*

1893/94
and
1889/

1900.....The lot was transferred in Title to John Gammriack and Benjamin F. Leighton, Tr. Assessments were \$21,563.00 (lot); \$5,000.00 (improvements).

*The City Directories listed additional commercial enterprises after this date. They were possibly located in a basement or upper level space and have, therefore, been included in this listing.

1900

to

1940.....A variety of businesses were established at 401-403 9th Street: dentists, a jeweler, a loan agent, notary publics, a printer and a short-hand reporter.

1906.....Stiehl's Spencerian Business College was located at 403 9th Street. It had become Draughon's Spencerian Business College in 1908.

1913.....The City Directories listed the Academy of Music on the corner of 9th and D Streets.

1915

to

1921.....Moore's Strand Theater was listed at 403-405 9th Street.

1922

to

1943.....Moore's Strand Theater was listed at 403-405 9th Street. It became the Strand Theater in 1922 (401-405 9th Street).

1900

to

1981.....Refer to Lot 3 (Sublot 801) for further building permit and City Directory information.

Lot 5 (Sublot 801)
409-411 D Street

Lot 5, 409-411 D Street, was an "L-shaped" area located in the lower, western corner of the square. An alley interrupted the property at the rear (Hopkins plat map, 1887), but by 1892 the lot had returned to its original configuration and had merged with Lots 3 and 4, becoming 409-411 D Street.

1819.....The southern and northern areas of the lot were owned by Thomas Parsons and William McMurray, respectively.

1824.....Parson was assessed \$281.00 (lot), \$350.00 (improvements). McMurray's value was \$293.00 (lot), \$750.00 (improvements).

1829/33...\$374.00 (lot) and \$300.00 (improvements) were Parson's assessments. \$312.00 (lot) and \$2,000.00 (improvements) were the assessments to McMurray.

1840/43...Parsons property was titled to Jonathan Boyle. There was no change in the lot assessment. McMurray's lot value increased to \$390.00.

1859.....The southern property was titled to Hudson Taylor, the northern to Jane Woodruff. Their land assessments were approximately \$2,850.00.

1878/79...The lot (south) was valued at \$6,175.00 to the Young Men's Christian Association. The northern lot, owned by William A. Cunningham, was valued at \$4,388.00.

1870
to

1890.....409 9th Street had been a transient location for a diversity of businesses during the late 1800's. William Moore, tailor, Hamilton & Shedd plumbers, Howard University Law School, Albert M. Tubman, paper hanger, Lincoln of DC Insurance Co. and Mathewson & Co., butter/cheese/egg dealers, were intermittently established in the building.

1883/84...The lot value (south) decreased substantially to \$4,275.00. Cunningham's assessment was unchanged.

1892.....Lot 5 had been joined to Lots 3 and 4 through the removal of party walls (Hopkins Plat Map).*

*The City Directories listed additional commercial enterprises after this date. They were possibly located in a basement or upper level space and have, therefore, been included in this listing.

1893/94

and

1889/

1900.....John Gammack and Benjamin F. Leighton, Tr. owned the entirety of Lot 5.
The lot was assessed \$13,475.00.

1900

to
1940.....Fruit dealers and restaurants occupied the structure at 407-409 9th
Street.

1900

to
1981.....Refer to Lot 3 (Sublot 801) for further building permit and City
Directory information.

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

ARCHITECTURAL DATA FORM

STATE Washington, D.C.		COUNTY	TOWN OR VICINITY
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) none			HABS NO. DC-573
SECONDARY OR COMMON NAMES OF STRUCTURE PMI Parking Garage			
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 403-407 9th Street, N.W.			
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1954 (Tax Records and datestone)		ARCHITECT(S) (INCLUDE SOURCE) not known	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) none (original and continuing use as parking garage)			
STYLE (IF APPROPRIATE) none			
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) reinforced concrete. Small brick office (for garage) on first floor.			
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) One hundred and twenty-six feet by one hundred feet. Four stories and roof terrace above ground, one level below ground.			
EXTERIOR FEATURES OF NOTE none			
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) none			
MAJOR ALTERATIONS AND ADDITIONS WITH DATES none			
PRESENT CONDITION AND USE parking garage			
OTHER INFORMATION AS APPROPRIATE none			
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) PADC SURVEY (November 1980) by Anderson Notter/Mariani and David McLaren Hart & Associates			
COMPILER, AFFILIATION Bill Lebovich, consultant to Square 407 Limited Partnership			DATE May 31, 1989