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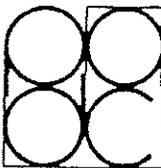
309-319 Seventh Street, NW
(Hub Furniture Store)
Washington
District of Columbia

HABS No. DC-590

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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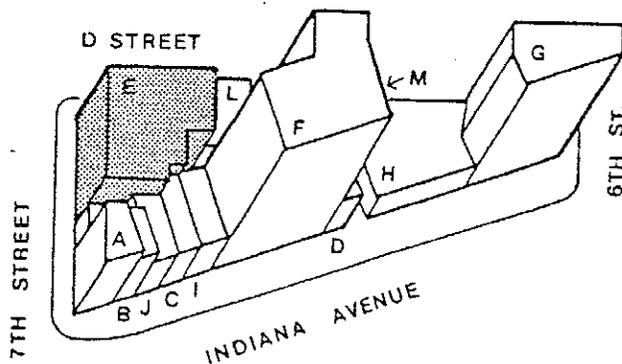
HISTORIC PRESERVATION PROGRAM

BUILDING DOCUMENTATION

HABC No. DC-590

HABS
DC,
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304-

Hub Furniture
309-319 7th Street, N.W.
Lots 7, 8, 807, 808, 809, 810, 811



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 458, within which this structure stands. For photographs, historical, and descriptive data on Square 458, see HABS No. DC-618.

GENERAL DESCRIPTION

The Hub Furniture Store at 311-315 Seventh Street is the result of the gradual integration of several Nineteenth and Twentieth Century buildings into a single four-story structure. Sited on 6 lots (7, 8, 808, 809, 810 and 811) the building is on the northwest corner of Square 458 at Seventh and D Streets. The lots are rectangular and adjacent to each other, but diminish in length from north to south. On the east it is adjacent to a four-story Italianate structure that has been functionally but not formally integrated to the Hub facilities. To the south is a two-story contemporary structure of no particular stylistic denomination.

As it presently stands, the building's two facades are expressed as a three-story monolithic mass of white brick over an almost continuous projecting strip of show windows at the base. The transition between these two elements is accomplished through a fascia band of corrugated metal that is used as a commercial sign. The storefront system turns the corner, but stops short at each end of the building to allow for recessed fire exits on the south and east.

The building's structure responds with six north-south structural bays to the original six buildings on adjacent rectangular lots. The three northern structural grid lines consist of bearing walls through which openings have been made to integrate the areas into the large show room that characterizes all floor plans. The remaining structural grid is made up of columns, some reinforced concrete, some apparently in steel, furred out to equal the dimensions of the former. Few of the original finishes are extant, and except for the existing level changes in each floor between the once-independent structures and some considerable area of pressed metal ceilings on the north bays, the fragmentary origins of this structure would be hardly detectable.

The main entrance to the building occurs on the fourth bay from the north, along Seventh Street. Farther east, on the same bay is an elevator. New fire stairs of very ample proportions with a skylight at top, are located on the building's northeast corner. Along its eastern edge, the building communicates with the one adjacent to it. The considerable level changes between the corresponding floors of these two structures are resolved with open stairs. Other fire stairs occur on the southwest building corner.

The basement is the only level where the space is fragmented into service areas of different types.

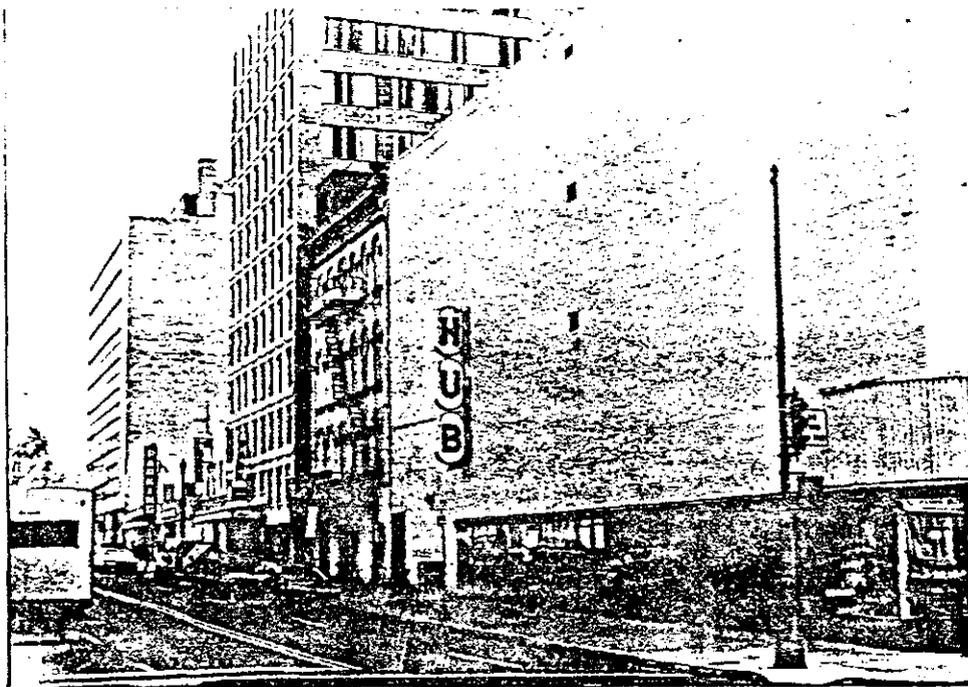
The metamorphosis of this building is partially recorded in its building permit log. The final integration of these buildings by a homogenous facade accompanied by major structural work did not occur until 1958. According to the building's owner, the original facades of the buildings were removed and replaced with new construction.

ARCHITECTURAL SIGNIFICANCE

The inherent architectural values of this building's facade are few. The impact of its exterior on its environment lies totally in its massiveness rather than in any aesthetic consideration. The bulk lacks articulation and, therefore, scale. Its materials and "color" stand neutral in a neighborhood that is already heterogeneous in its architectural composition. In summary, it is a bland, undistinguished building that appears oversized in a neighborhood characterized in part by a more human scale.



Oblique View of Seventh Street Facade (West)



Oblique View of D Street Facade (North)

Lot 6 (Sublot 8)
311 Seventh Street, N. W.

1792.....David Burnes owned the property (Liber A, Folio 1).

1799.....William Whetcroft bought lot six.

1809.....William Whetcroft, Jr. inherited the property.

1829/33...Alexander Kerr was assessed \$816.00 for the land and \$400.00 for the improvements made on the property.

1844.....Property was assessed to George Lowry at \$1,633.00.

1872/73...The property was still assessed in the name of George Lowry at a value of \$9,798.00.

1878

to

1885.....William H. Dunn a furniture dealer was listed as the occupant according to the City Directories.

1893/94...Christopher Dickson was assessed \$11,431.00 for the lot and \$6,000.00 for the improvements to the property.

1900.....The property, still in the name of Christopher Dickson was assessed at \$11,431.00 for the value of the ground and \$5,000.00 for the value of improvements.

1891

to

1899.....A permit to cut an opening in the party wall between 311 and 313 Seventh Street was issued on April 6th (Permit #1306).

1924

to

1928.....H. H. Butler Stores, Inc. a ladies clothing store, was situated at 311 Seventh Street according to the City Directories.

1930

to

1937.....The City Directories list the Chicago Market Company as the occupant of the property.

1943

to

1981.....The HUB Furniture Store now occupies the building.

1958.....A permit dated June 17 was granted to the HUB Furniture Company to build a four story brick addition over the basement level covering Lots 7', 8', 9' and 12' of Lots 6 and 7. At this time, the existing facade of the building situated on Lots 10' and 11' were removed and a brick facade was built in order to unite the building into one whole (Permit #B 36545).

Lot 7 (Sublot 9, 808)
313 Seventh Street

1829/33..The lot was assessed to Alexander Kerr for \$922.00 with the improvements valued at \$1,100.00.

1944.....The lot was assessed at \$1,845.00 to Ann Benning.

1859.....William H. Harrover was assessed \$10,148.00 for the property.

1870

to

1898.....William H. Harrover sold stoves and tinware at this location for twenty-eight years

1883/84..The property, still in the name of William H. Harrover, was assessed for \$11,040.00.

1899/

1900.....William H. Harrover's assessment rose to \$12,454.00 for the value of the ground and \$3,700.00 for the value of the improvements.

1899

to

1907.....J. W. N. Redmond, a furniture dealer occupied the building for eight years.

1900.....On June 4th a permit was issued to build a one story concrete block house for the amount of \$14,000. The permit describes the building as the original sherriff's estate occupied by the Potomac Electric Power Company (Architect: F. B. Pyle, builder: Fisrell and Wagner).

1908

to

1912.....J. W. Eiseman sold cloaks and suits at this location.

1916

to

1981.....From 1916 to the present the Hub Furniture Store has occupied the lot.

Lot 7 (Sublot 10., 809)
315 Seventh Street

- 1792.....The lot was owned by David Burns (Recorder of Deeds, Liber A, Folio 1).
- 1819.....Lot 7 was assessed to Alexander Kerr, Josias W. King, Edward DeKraft, John Shindle, William A. Bradley and Sam Eliot.
- 1824.....This year the tax assessment books referred to the southern portion of Lot 7 as Lot 7, and the northern portion of the original Lot 7 as Lot 8. The southern portion of the lot, i.e. Lot 7, was assessed to Alexander Kerr for a total of \$940.00 and to Josias W. King for a total of \$2,016.00.
- 1829/33..Lot 10' was assessed to Raphael Jones at a value of \$922.00 for the ground and \$1,700 for the improvements.
- 1844.....C. Miller was assessed \$1,845.00 for the value of the lot.
- 1859.....The lot was assessed for \$5,074 to Mathew G. Emery.
- 1870.....Samuel Fowler took over the lot and was assessed \$9,000.00.
- 1871
to
1873.....The City Directory lists H. F. Zimmerman, a furniture dealer as the tenant of 315 Seventh Street, N. W.
- 1872/73..The assessment, still in Samuel Fowler's name rose to \$12,915.00.
- 1878/79..The assessment this year went back to Mathew G. Emery at \$10,148.00
- 1882.....On February 24, Julius Lansburgh was issued a permit to connect the Polkinhorn building located at 638 D Street with 315 Seventh Street via an iron bridge 4 feet wide (Permit # 805, cost: \$350.00).

1883

to

1888.....The City Directory lists Julius Lansburgh, a carpet dealer as the occupant of the building.

1883/84..Mathew G. Emery's assesement rose slightly to \$11,070.00.

1892

to

1894.....Washington B. Williams, also a carpet dealer was listed as the tenant of 315 Seventh Street.

1899/

1900.....The assessment, now in the name of Washington B. Williams, was \$14,299.00 for the lot and \$8,000.00 for the improvements.

1901.....On March 23, a permit granted Mathew G. Emery authority to remove the present show window and replace it with a new one. The permit listed the occupants as Atha and Cunningham (Permit # 1303, value: \$300.00).

1904

to

1912.....J. W. Eiseman, a prominent clothier, was listed as the tenant for nine years.

1907.....Sarah A. Duncanson was issued a permit to change the construction of the present show window and to remove a party wall between 313 and 315 Seventh Street. The permit stated that columns and girders would be used for carrying the floors and walls above. The building was described as a four-story brick structure with a tin roof (Permit # 250, Architect: A. P. Clark, Jr., Builder: S. J. Prescott, cost: \$4,500.00).

On October 14 of the same year a permit to erect a sign was issued to Mary A. Emery. The sign read "The Underselling Stores, 315 J. W. Eiseman 313".

Lot 7 (Sublot 12, 811)
319 Seventh Street

1792.....The property was owned by David Burns (Recorder of Deeds, Liber A, Folio 1).

1819.....Lot 7 was assessed to Alexander Kerr, Josias W. King, Edward DeKraft, John Shindle, William A. Bradley, and Sam Eliot.

1829/33..Lot 12' was assessed to Jonathan Donoho at \$1,170.00 for the ground and \$3,500.00 for the improvements.

1844.....The lot was assessed to G. A. Donoho at \$1,845.00.

1859.....Lot 12' was assessed to Samuel Fowler at \$5,534.00.

1870.....Samuel Fowler's assessment rose to \$9,000.00.

This year the City Directory listed Greene and Williams under furniture dealers as the occupants of 319 Seventh Street, N. W.

1877

to

1835.....Washington B. Williams was listed in the City Directory as the tenant.

1871/79..The tax assessment records list Washington B. Williams as the proprietor . These years he was assessed \$12,915.00.

1878.....On July 18 Washington B. Williams was issued a permit to put a door between 317 and 319 Seventh Street, and to alter the show windows (Permit # 930, cost: \$25.00).

1884

to

1891.....The City Directory lists Parker Robinson and Company, clothiers, as the tenants of the lot.

1893/94..Washington B. Williams was assessed \$14,299.00 for the ground and \$8,500.00 for the improvements.

1899/
1900.....The assessment remained the same.

1904.....A permit was issued on July 7th to L. C. Williams, et. al. to rebuild the show windows in 317 and 319 Seventh Street (Permit # 45, cost: \$100.00).

1906.....A July 18 permit granted Sarah A. Whitmore of the Hub Furniture Company, to cut a brick arch 8'-6" wide by 10'-0" high in a partition wall (Permit # 188½).

1916
to
1981.....The Hub Furniture Company took over 313-319 Seventh Street and continues to occupy the building to the present.

1958.....A permit date June 17th was granted to the Hub Furniture Company to build a four-story brick addition over the basement level to the portion of the building covering Lots 7', 8', 9' and 12' of Lot 6 and 7. At this time, the existing facade of the building situated on Lots 10' and 11' were removed and a brick facade was built in order to unite the buildings into one whole (Permit # B 36545).

ARCHITECTURAL DATA FORM

STATE D.C.	COUNTY	TOWN OR VICINITY Washington
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) HUB Furniture Store		HABS NO. DC-590
SECONDARY OR COMMON NAMES OF STRUCTURE Same		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 315 7th Street, N.W., Washington, D.C. (SE corner of 7th and D Streets, N.W.)		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1958 facade encloses remnants of late 19th and earlier 20th century buildings. (Permit B36442)	ARCHITECT(S) (INCLUDE SOURCE) Not known. (D.C. Permit Office could not locate Permit B36545 for new construction.)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) The HUB Furniture Store is an example of the influence of suburban shopping mall architecture on urban retail buildings. Its present monolithic facade, constructed in 1958, encloses six smaller 19th and early 20th century buildings that have been interconnected for furniture store use since the 1930s.		
STYLE (IF APPROPRIATE) Commercial International Style		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Iron columns have replaced load bearing walls of earlier structures. Present brick facade appears to be structurally independent.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Trapezoidal. Approximately 110 ft. along D Street and 122 ft. along 7th Street.		
EXTERIOR FEATURES OF NOTE Roof lines of some of the earlier buildings are visible from above the HUB Furniture Store.		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) Open plan, position of columns and changing floor levels on upper floors provide evidence of consolidation of earlier buildings on site. Pressed tin ceilings in places may be remnants from earlier buildings. No other early fabric visible. Building opens to HUB Annex at east.		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES Internal consolidation of smaller buildings was underway by 1904 (Sanborn Map).		
PRESENT CONDITION AND USE Good condition; furniture store.		
OTHER INFORMATION AS APPROPRIATE Physical evidence and statement of HUB Furniture Store manager indicate that facades of earlier buildings were demolished when the present facade was constructed.		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Located within Pennsylvania Avenue National Historic Site and locally designated Downtown Historic District. Sources not previously cited include the abstract of D.C. Building Permits for Square 458, survey material in Pennsylvania Avenue Development Corp. files, and Sanborn Maps.		
COMPILER, AFFILIATION Betty Bird, Architectural Historian, Consultant to Owner	DATE February 1986	