

Lansburgh's Department Store  
Southeast corner of E and 8th Streets, NW  
Washington  
District of Columbia

HABS No. DC-355

HABS  
DC,  
288-

PHOTOGRAPH

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

ADDENDUM  
FOLLOWS...

ARCHITECTURAL DATA FORM

STATE District of Columbia		COUNTY	TOWN OR VICINITY Washington
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Lansburgh's Department Store			HABS NO. DC-355
SECONDARY OR COMMON NAMES OF STRUCTURE			
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) Southeast corner of E and 8th Streets, NW			
DATE OF CONSTRUCTION (INCLUDE SOURCE) Late 19th to early 20th centuries		ARCHITECT(S) (INCLUDE SOURCE)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) One of several large department stores built in this area of the city in the early 20th century.			
STYLE (IF APPROPRIATE)			
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Main Building: Steel frame with white terra-cotta facing East building: Brick			
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Main building: 120' (7 bays) by 275' (36 bays); 6 stories; flat roof East building; 8-bay front; central 2 bays project; 6-story; flat roof			
EXTERIOR FEATURES OF NOTE Main building: delicate moulded ornament; rectangular inset panels under windows; decorative cornice and roof cresting East Building: decorative string courses; round arched windows; corbeled cornice; moulded pediment over central bay			
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED)			
MAJOR ALTERATIONS AND ADDITIONS WITH DATES			
PRESENT CONDITION AND USE			
OTHER INFORMATION AS APPROPRIATE			
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Schwartz, Nancy B. <u>Historic American Buildings Survey District of Columbia Catalog, 1974.</u>			
COMPILER, AFFILIATION Druscilla J. Null, HABS			DATE 7/11/83

Addendum to  
Lansburgh Department Store  
415-423 Eighth Street, NW  
Washington  
District of Columbia

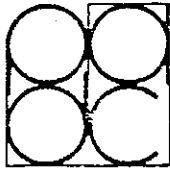
HABS No. DC-355

HABS  
DC,  
WASH,  
288-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

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



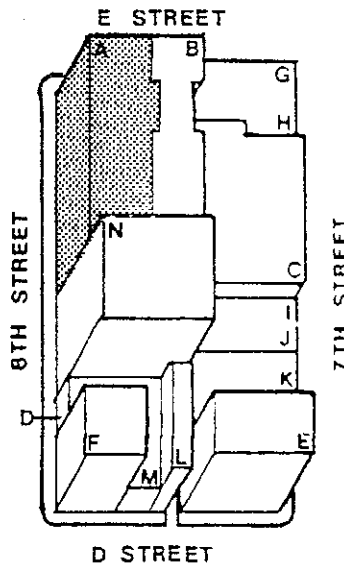
PENNSYLVANIA  
AVENUE  
DEVELOPMENT  
CORPORATION  
425 13TH STREET, N.W.  
WASHINGTON, DC 20004

GENERAL CONSULTANTS  
ANDERSON NOTTER / MARIANI  
GENERAL PRESERVATION & CONSERVATION CONSULTANT  
DEYROUX & PURNELL  
ASSOCIATE ARCHITECTS  
DAVID MCLAREN HART & ASSOCIATES  
PRESERVATION & CONSERVATION CONSULTANT  
MONK DUNSTONE ASSOCIATES  
COST ESTIMATING CONSULTANT

HISTORIC PRESERVATION PROGRAM

HABS  
DC,  
WASH,  
288-

LANSBURGH'S DEPARTMENT STORE  
415-423 EIGHTH STREET, N.W.  
LOT 804



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

This building is located at the intersection of Eighth and E Streets, NW. It was once the most prominent structure of the Lansburgh's Department store complex on Square 431. This six-story building (plus basement) is constructed of brick, concrete and steel with a reinforced concrete slab system. The wall fabric is brick faced with glazed terra-cotta. Built in three stages, Lansburgh's has an L-shaped plan and is abutted at the south east by other Lansburgh buildings. The central portion of the structure was built on Lot 821 in 1916 (Building Permit #5084, 5/20/1916) and measures approximately one hundred two feet by one hundred fourteen feet. In 1924 an addition was built immediately to the north on Lot 804 (Building Permit #7231, 3/12/1924) which measures approximately fifty-four feet by one hundred twenty-seven feet. Finally in 1941, an addition was built on Lot 819 immediately to the south of Lot 821 (Building Permit #242626, 4/18/1941) which measures approximately twenty-five feet by one hundred and four feet.

The Eighth Street facade is divided by a five story arcade into two bays. The elaborate glazed terra-cotta facade is repeated on the E Street elevation where there are two five-story, arcaded bays. The street level facades on both Eighth and E Streets are continuous show windows built upon a granite base.

On the interior, the floor plans vary slightly on the basement, first and second levels. However, all floors are basically open plans, (except for the vertical circulation areas). There are banks of elevators in the northernmost bay and in the southeast corner, and fire stairs along the west wall and at the southeast corner of the building.

## ARCHITECTURAL SIGNIFICANCE

The building was constructed to expand the Lansburgh's Seventh Street Department Store. The Lansburgh's complex functioned as a store until 1973. It is currently used for a mixture of functions that includes offices and artist studios

Both the 1916 and the 1924 portions of the building were designed by the architectural firm of Milburne & Heister & Co. The 1941 addition was designed by the architect, Clifton B. White. The 1916 and the 1941 portions were built by the contracting firm of James L. Parsons, Jr. The 1924 addition was built by Parsons & Hyman.

The graceful articulation of the terra-cotta ornamentation on the facades makes Lansburgh's one of the finest commercial style facades in the entire Washington downtown. The full height arched bays create a strong, rhythmic composition on the facades. In spite of its significant height, Lansburgh's scale is compatible with its neighbors and presents a strong architectural image on its prominent corner location.

#### SIGNIFICANT FEATURES

Facade: The Eighth Street facade of this building has an intricately patterned, white terra-cotta facing. It consists of twelve bays of full-height segmental arches with prominent keystones in the form of consoles. Each arch opening has a surround consisting of alternating paterae and honeysuckle ornaments. This repetitive motif descends through the pilasters at each bay. The surround is doubled at the juncture of the 1916 and 1924 structures and again at the 1916 and 1941 structures. Spandrels of the arcade have a floral pattern with a central raised disc above the centerline of the pier.

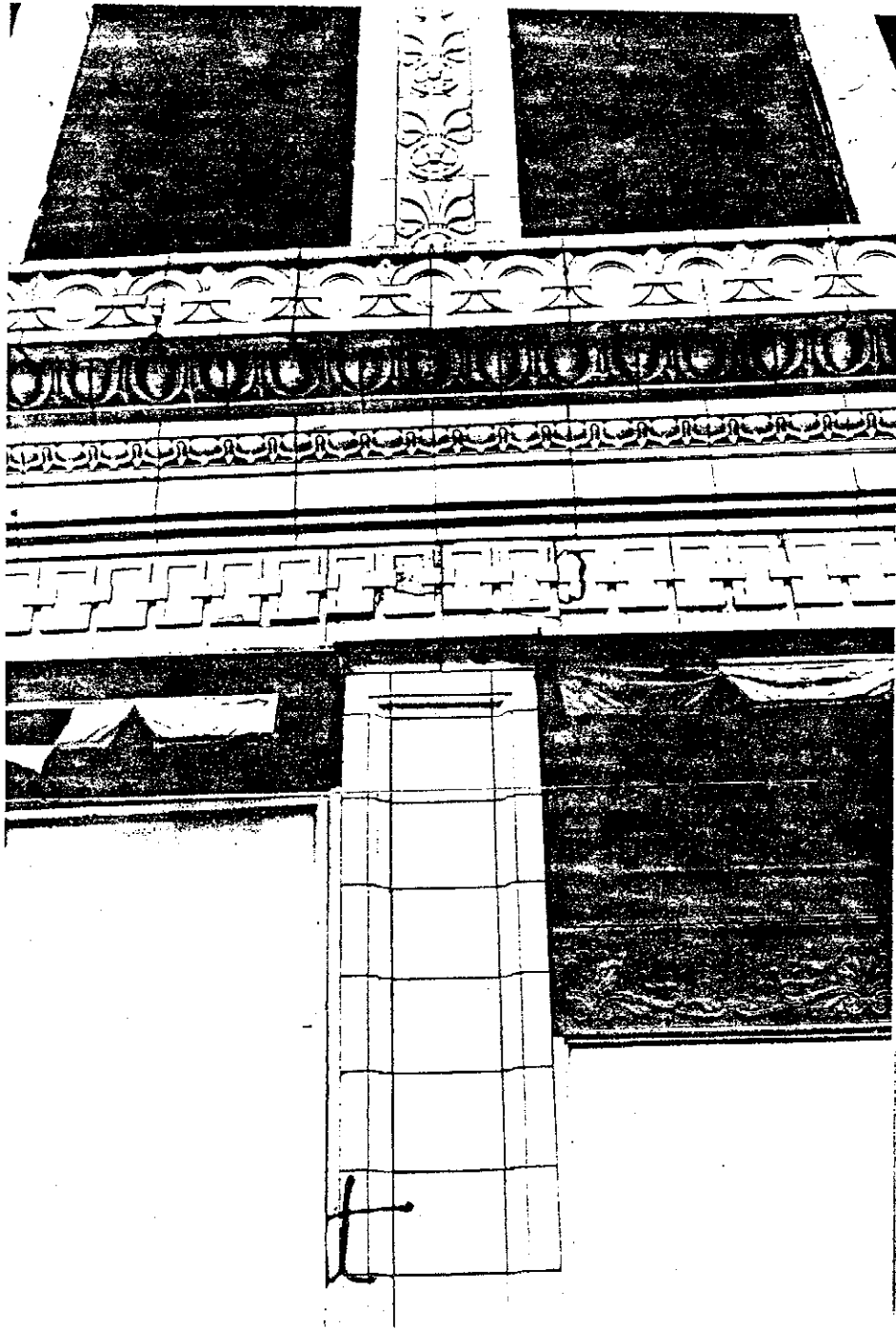
There is an entablature separating the first story from the five story arcade above. It consists of an egg-and-dart molded cornice, above which is a banding of tied papyrus bundles which are joined by two circular chain links. Beneath the cornice are cavetto, fillet and an unusual egg-and-dart molding. This egg-and-dart motif ornaments the pilasters at ground level and surrounds the ground floor display windows. It also frames the corner of the building.

The E Street facade of the building has detailing similar to that of the Eighth Street facade, but consists of only two arched bays of unequal widths. To the east of the arcading is a former lightwell, which has been filled and has exterior walls of brick. This new facade segment has a door at the ground level. Above, there is one window per story.

All windows are double-hung and contain one-over-one wooden sash. There are three windows per bay except for the wider eastern bay of the north facade which has four. The tripartite organization of each bay is established by mullions in the form of clusters of colonnettes, which rise uninterrupted the full height from the belt course above the ground level to the intrados of the arch. Beneath each window is a terra-cotta spandrel panel featuring a deeply recessed rectangle.

On Eighth Street commencing at the corner of E Street, every fourth bay contains an entry with three pairs of double glass doors. The doors have aluminum frames and transom bars. A marquee clad in aluminum with horizontal fluting is above each set of doors. The original marquees may still exist, at least in part, beneath the cladding.

May 1981



Detail of First Floor Entablature Above Show Windows

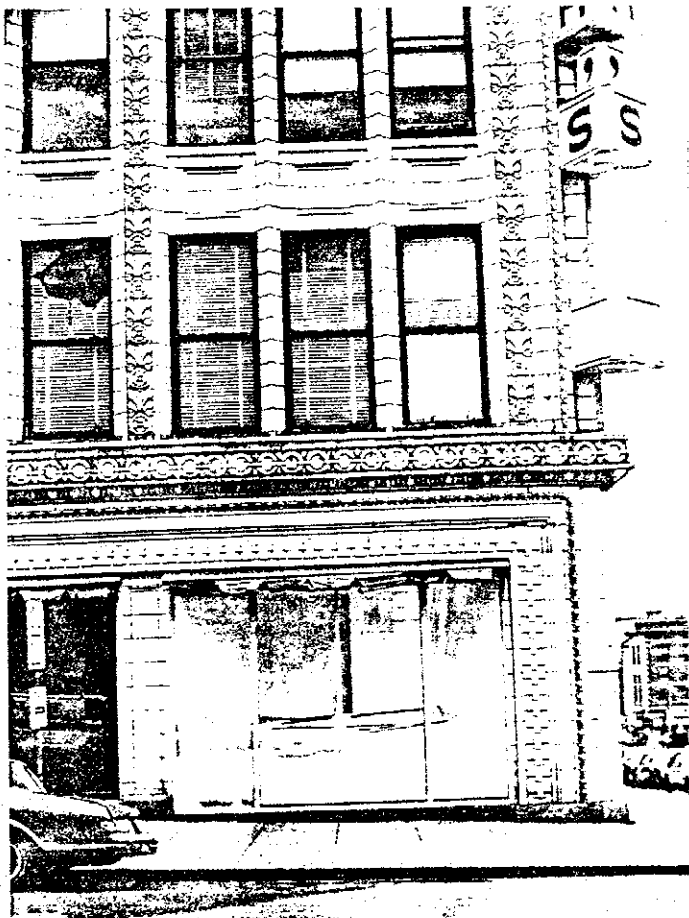




Oblique View of West Facade (Eighth Street)



Oblique View of North Facade



Detail of West Corner at  
North Facade (E Street)

Lot 7 (Sublot 821)  
417-421 8th Street

Lot 7 is located in the west, central sector of Square 431. It measured 51'-9" x 104'-4" when originally platted. By the early 1900's it had become no. 821, included in the Lansburgh Department Store complex.

1819.....Lot 7 was assessed to Alexander Dougherty.

1824.....The title was transferred to D.D. Arden, with a lot assessment of \$887.00.

1829/33...Arden's assessment had risen to \$1,005.00.

1844.....The property was owned by Thomas Baker (\$475.00 assessment), and Samuel Kirby (\$871.00 assessment).

1859.....Baker's southern property (18.3' frontage) was assessed \$1,708.00. The northern property (33.6' front footage) held by Samuel Kirby was valued at \$3,136.00.

1872/73...Thomas Baker's title was transferred to Elizabeth Baker, with an assessment of \$2,847.00. Kirby's property was assessed \$5,226.00.

1878/79...Baker's and Kirby's assessments decreased to \$1,898.00 and \$3,484.00, respectfully.

1883/84...The owners and assessments remained unchanged.

The City Directories listed Eugenia Piggott, a dressmaker, as tenant of 417 8th Street.

1885.....Frederick Schwiering, a chair caner, was listed as occupant at 421 8th Street.

1893/94...A value of \$4,365.00 for the lot and \$4,500.00 for improvements was assessed to John A. Baker, Samuel Kirby's lot value reached \$8,013.00, with \$4,000.00 in improvements.

1899/

1900.....John Baker's property and improvements decreased substantially to \$3,808.00 and \$2,200.00, respectfully. Samuel Kirby's ownership was transferred to Gustave and Jason Lansburgh. A lot value of \$6,990.00 and improvements of \$4,000.00 were recorded.

1886

to

1916.....There was no listing of occupancy at 417-421 8th Street.

1916.....Building Permit #4115, March 9 was issued to take down piece by piece the brick building at 417-423 8th Street. Builder: James L. Parsons, Jr.

1930.....Building Permit #5084, May 20 was issued to erect one six-story brick department store, plus a basement level. Terra cotta front, 102' x 114'. Architect: Milburne & Heister & Co. Cost: \$275,000.00. The building was used by Lansburgh & Bro., until 1973.

1930.....Building Permit #4119, March 16 granted to shore up and board over the rear of the Seventh Street building in preparation for the removal of the brick walls. Also under pin. Builder: James L. Parsons.

1937.....Building Permit #202,970, May 27 called to construct supports for air conditioning equipment on the roof and in penthouse. Erect under block partitions. Architect: Charles S. Leopold (of Philadelphia). Contractor: Hudson Air Conditioning Company. Cost: \$300.00.

1941.....Building Permit #242,626, April 18 called for the building of one six-story brick, concrete and steel addition to store, 25'-6" x 94'-4" x 90'. Architect: Clifton B. White. Contractor: James L. Parsons, Jr. Cost: \$150,000.00.

Building Permit #242,952, April 28 allowed to take down brick building piece by piece, 25' x 40' x 30'. Contractor: Hechinger Engineering Corporation.

Building Permit #244,040, May 27 issued to increase the depth of the building by 10' and redesign the building in reinforced concrete instead of structural steel as covered by original Building Permit #242,626.

Building Permit #248,796, October 29 granted the installation of three electric passenger elevators. Cost: \$54,000.00.

1952.....Building Permit #A37986, November 26 granted the building of one four-story steel, frame and masonry addition to store. Cost: \$55,000.00. Building Permit #A44289, December 15; was issued to install thirteen basins, fourteen water closets, and four urinals. Cost: \$10,000.00.

1979

to

1981.....The OC Foundation for Creative Space has been the tenant.

Lot 8 (Sublot 821)  
423-425 8th Street

Lot 8, 51' x 104'-4", was reduced longitudinally by an alley by the late 1800's (Hopkins, 1892). The lot was adjoined to Lot 7 (south) in 1924 to form part of the Lansburgh complex.

1819.....The owners of the subdivided lot were George W. Logan, and James Gannon and John Scott.

1824.....Now titled to D.D. Arden, with a \$342.00 lot assessment and \$750.00 for improvements. G.W. Logan was assessed for two properties, whose total lot value was \$553.00, and improvement value of \$700.00.

1829/33...Arden was assessed \$387.00 for the lot, \$800.00 for improvements. Logan's assessments increased to \$603.00 (lot) and \$750.00 (improvements).

1844.....Arden's lot is now titled to W.H. Gurnell at \$570.00. Logan's assessment reached \$888.00 for the lot.

1859.....The three lots have become integrated as indicated by the tax assessment book. The single property was assessed (until 1900) to Jason Kelleher and Robert Pywell, at \$5,247.00.

1870.....The value of improvements to the building was \$3,000.00. No owner was named.

1871.....James Kelleher, a livery owner, was the tenant until 1900 (City Directories).

1872/73...The lot assessment to the building was \$8,745.00.

1877.....John Esputa, a music dealer, occupied 423 8th Street (City Directory).

1878/79  
and

1883/84...The lot assessment to Kelleher and Pywell dropped substantially to \$5,830.00.

1883.....A confectioner, Otto Maedel, was listed at 423 8th Street.

1888.....A shoemaker, James W. Adams, was named as occupant.

1893/94...The assessment had risen sharply to \$13,409.00. Improvements totalled \$3,500.00 in assessments.

1899/  
1900.....The assessed lot value decreased to \$10,642.00 with \$3,500.00 in improvements.

1898  
to  
1923.....No listing for 425 8th Street.

1901  
to  
1916.....No listing for 423 8th Street.

1917.....423 8th Street was vacant.

1919  
to  
1923.....423 8th Street had no listing.

1924.....423-425 was structurally joined with 427 8th Street. Refer to Lot 7 (Sublot 821) for further information.

Lot 9 South (Sublot 804)  
427 8th Street

- 1819.....The lot was owned by William Seaton and Nathan Smith.
- 1824.....The lot was assessed to William Seaton for \$441.00.
- 1829/33...Seaton's assessment had risen marginally to \$447.00.
- 1844.....A slight increase occurred in Seaton's lot value to \$663.00.
- 1859.....At this date there was a substantial gain in assessment value to \$2,386.00.
- 1870.....\$200.00 was listed for improvements made.
- 1872/73...Henry S. Davis had obtained Seaton's property; the assessment climbed to \$4,442.00.
- 1873.....The City Directories listed James Kelleher, livery owner, as tenant. He was established in the building until 1893.
- 1879/79  
and  
1883/84...The southern property was titled to James Kelleher, assessed \$1,134.00.
- 1892.....The Hopkins Plat Map indicated the removal of the northern party wall, which joined the lot with Lots 10 and 11, and further internal partitioning.
- 1893/94...Kelleher's assessment was now \$3,402.00 (lot).
- 1899/  
1900.....Solomon Gugenheimer bought the property from Kelleher. Assessments were \$3,175.00 (lot), \$1,000 (improvements).
- 1916.....A January 14 Building Permit (#3070) named Joseph D. Sullivan as owner. The permit called for the razing of a brick building, and to rope off sidewalk while taking down front.

1910

to

1967.....No occupancy listing in the City Directories.

1924.....By 1924 the structure had been joined to 423-425 8th Street, and used by Lansburgh's Department Store. Refer to Lot 7 (Sublot 821) for further information.



Lot 9 North (Sublot 804)  
429 8th Street

1819.....The lot was owned by William Seaton and Nathan Smith.

1824.....Nathan Smith was assessed \$328.00 for his lot, \$100.00 for improvements.

1829/33...Smith's ownership was transferred to Edward Dyer. The assessment remained relatively stable.

1844.....Oyer's lot value increased to \$405.00.

1859.....\$2,025.00 was the owner's listed lot assessment.

1870.....The improvement value was \$200.00.

1872/73...Dyer's lot value had risen to \$2,430.00.

1878/79  
and

1883/84...The title was transferred to Thomas Kirby, assessed at \$2,025.00.

1893/94...Kirby sold his title (now the lot assessed \$4,860.00), to Christian Heurich.

1899/

1900.....Heurich's assessment was \$4,536.00.

1916.....A January 14 Building Permit (#3070) named Joseph D. Sullivan as owner. The permit called for the razing of a brick structure, and to rope off sidewalk while taking down front. Refer to Lot 7 (Sublot 821) for further listings.

Lot 9 Background (Sublot 804)

1878/79

and

1883/84...The background property was owned by Henry S. Davis; it had a value of \$1,567.00.

1893/94...The Anhauser Busch Brewing Association now owned the background property, assessed \$3,918.00.

1899/

1900.....Busch's assessment was \$3,134.00.

1916.....A January 14 Building Permit (#3070) named Joseph D. Sullivan as owner. The permit called for the razing of a brick building, and to rope off sidewalk while taking down the front. Refer to Lot 7 (Sublot 821) for further listings.

Lot 10 (Sublot 804)  
712 E Street, 431-433 8th Street

Located in the northwest corner of the square, Lot 10 measured 64'-4" x 75' when originally platted. After 1819, the tax records indicated a division of the property, east (10'-4" E Street frontage) and west (54' frontage on E Street); however, the building permits, city directories and plat maps indicated only one structure.

1819.....The lot was assessed to William Cooper.

1824.....Nathan Smith was assessed \$155.00 for the east lot; William Seaton was assessed \$810.00 for the west lot.

1829/33...Smith's ownership was transferred to W.W. Seaton, assessed \$178.00; Edward Oyer was assessed \$1,012.00 (lot) and \$3,000.00 (improvements) for the west property.

1844.....Seaton's lot value increased to \$310.00, while Oyer was assessed \$1,620.00 for his lot.

1859.....\$969.00 was Seaton's lot assessment; there occurred a considerable rise in Dyer's lot value to \$5,062.00.

1872/73...Titled to Henry S. Davis, the eastern lot value was \$2,325.00; Oyer's assessment had again risen to \$12,150.00.

1878.....An October 11th building permit authorized the construction of one brick building to be used as a hall. The building was to measure 60' on the front by 80' deep. Permit #1424; Cost: \$3,700.00; Owner: Henry Davis.

1878/79...Davis' lot value decreased to \$1,938.00; the western lot assessment, recorded at \$10,125.00, was now titled to Thomas Kirby.

1880  
to

1920.....It was a very transient period of tenancy in which restaurants, a saloon, manufacturing agent, livery, bowling alley and "Concordia" and "Abner" halls were intermittently established at 712 E Street. From 1919 to 1921 the Unity Spiritualist Church was listed (City Directories).

1883/84...Davis' assessment declined to \$1,744.00, while Kirby's assessment also decreased to \$9,113.00.

1892.....The Hopkins Plat Map indicated the elimination of the southern party

wall and the partition razing of the eastern party wall, providing access between the "Concordia" and "Busch" buildings.

1893/94...The Anhauser Busch Brewing Association was assessed the eastern lot, \$3,488.00; Christian Heurich was assessed for the western property, \$18,225.00 for the lot, \$25,000.00 for improvements.

1899/  
1900.....The brewing association's property value dropped slightly to \$3,100.00, while Heurich's assessment remained relatively stable.

1924

to

1981.....There was no tenant listing in the City Directories, but the building had become part of the Lansburgh & Bro. Department Store complex. Refer to Lot 7 (Sublot 821) for additional information.