1303 9th Street, N.W.

Chronology Table

Square 399, Lot 62
Historic Lot Number: Parts of Lots 2 and 3

The buildings at 1303 and 1305 9th Street, N.W. share the same early history. The two were built together by an investor, John Dickson, whose family retained ownership for many years. Several subsequent owners have also owned both 1303 and 1305 9th Street, N.W. and have made similar alterations to both buildings at the same time.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1854	Undeveloped. Ulysses Ward owned all of Square 399 which had been subdivided into 30 lots of 2492 square feet valued at $249 each except for lots 1 and 2 on N Street which were valued at $299.	Ulysses Ward
1856	Probably improved. 1856 tax assessment records indicate that part of Lot 2 and Lot 3 had been acquired that year by John Dickson and William King. There was a single improvement with a value penciled in of "3600?"	John Dickson and William King were joint owners of numerous investment properties, according to tax records. Their company was listed in the 1867 city directory as Dickson & King, woodyard on Greene Street (29th Street) on the corner of Water Street (now K Street) in Georgetown.
1857	Improvement valued at $3,600 on part of Lot 2 and Lot 3. Boschke map (1857) shows three buildings on Lots 2 and 3: a corner building and two mirror-image buildings north of the corner building.	John Dickson and William King
1858	The value of the improvement was listed as $4,800 in red ink (used for changes within the tax year) and the value of $3,600 was crossed out.	John Dickson and William King
1859-1862	Tax records list an improvement valued at $4,800 on Lot 2 which probably included the structures on Lot 3.	By 1862, Lots 2 and 3 owned by John Dickson, not Dickson and King.

Board of Zoning Adjustment
District of Columbia
CASE NO. 17012
EXHIBIT NO. 25A2

1303 9th Street, N.W.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1863	**Probable construction of 1303-1305 9th Street.** Tax records show improvement valued at $4,800 on Lot 2 was replaced by an improvement valued at $2,400 on Lot 2 and one valued at $4,400 on Lot 3.	John Dickson
1873	Faehtz & Pratt lists northern portion of Lot 2 as having a brick improvement valued at $2,000.	John Dickson heirs
1875-1876	The north 8.4 feet of Lot 2 and part of Lot 3 had a brick improvement valued at $2,000 (*Assessors Returns*).	
1878-1879	Brick improvement valued at $1,800. (*Assessors Returns*).	Assessed to John Dickson.
1881	**Permit issued to build brick rear addition** and to repair building (Permit 213, 8-22-1881).	Henry Dickson (son of John Dickson)
1888	Sanborn map shows a three-story building with a two-story ell with a one-story rear section. There was an outbuilding to the east.	
1921-1923	**First indication of commercial use.** Three different signs were attached to the façade in succession (Permits 8107, 6-18-1921; 4905, 11-17-1922; 6695, 2-1-1923).	Samuel C. V. Height listed on permits as owner or lessee (in 1923) In 1923, Hattie Burnett listed as building owner.
1924	Permit issued for sign for Klaben's tailor shop (Permit 8380, 4-9-1924).	L. Klaben
1927	Permit issued for construction of two garages at rear of properties at 1303 and 1305 9th Street (Permit 7044, 3-4-1927).	L. Klaben
1932	**Permit issued to construct two projecting show windows at 1303 and 1305 9th Street** and install steel beam (Permit 150693, 2-20-1932).	L. Klaben listed as owner on permit. Wm. Gaskins listed at 1303 9th Street in directory.
1932	**Permit issued to take out chimneys on first floor and support same on steel beams** (Permit 151678, 3- 25-1932).	L. Klaben listed as owner on permit.

1303 9th Street, N.W.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1932	**Permit issued to connect two show windows then under construction with marquise 4'4" wide, projecting 3'** (Permit 151679, 3-25-1932). Drawing included with permit.	L. Klaben listed as owner on permit.
1936		Two residents listed at 1303 9th Street in city directory.
1942		Floyd Harris, shoe repair, and a resident listed at 1303.
1951	Repair wood setting of glass of show window (Permit A 26859, 12-27-1951).	Louis and Ida Klaben, owners
1952	Raze condemned 10' x 12' wood shed (Permit A 31684, 5-23-1952).	Ida Klaben
1954		Ninth & N Delicatessen and a resident listed at 1303.
1956	Repair permit (Permit B 11596, 5-18-1956)	
1956	Install partition for toilet room (Permit B 12951, 6-18-56). Drawing included with permit.	D. H. Spainer listed on permit as owner.
1965		United Baptist Church of God and a resident listed in city directory.
1984	Garage shown at the rear of property on 1960 Sanborn map does not appear on 1984 Sanborn map. *(See appendix.)*	

1305 9th Street, N.W.

Chronology Table

Square 399, Lot 63
Historic Lot Number: Part of Lot 3

The buildings at 1303 and 1305 9th Street, N.W. share the same early history. The two were built together by an investor, John Dickson, whose family retained ownership for many years. Several subsequent owners have also owned both 1303 and 1305 9th Street, N.W. and have made similar alterations to both buildings at the same time.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1854	Undeveloped. Ulysses Ward owned all of Square 399 which had been subdivided into 30 lots of 2492 square feet valued at $249 each except for lots 1 and 2 on N Street which were valued at $299.	Ulysses Ward
1856	Probably improved. 1856 Taxbook indicates that part of Lot 2 and Lot 3 had been acquired that year by John Dickson and William King. There was a single improvement with a value penciled in of "3600?" There was a single improvement with a value penciled in of "3600?"	John Dickson and William King were joint owners of numerous investment properties, according to tax records. Their company was listed in the 1867 directory as Dickson & King, woodyard on Greene Street (29th Street) on the corner of Water Street (now K Street) in Georgetown.
1857	Improvement valued at $3,600 on part of Lot 2 and Lot 3. Boschke map (1857) shows three buildings on Lots 2 and 3: a corner building and two mirror-image buildings north of the corner building.	John Dickson and William King
1858	The value of the improvement was listed as $4,800 in red ink (used for changes within the tax year) and the value of $3,600 was crossed out.	John Dickson and William King
1859-1862	Tax records list an improvement valued at $4,800 on Lot 2 which probably included the structures on Lot 3.	By 1862, Lots 2 and 3 owned by John Dickson, not Dickson and King.

1305 9th Street, N.W.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1863	**Probable construction of 1303-1305 9th Street.** Tax records show improvement valued at $4,800 on Lot 2 was replaced by an improvement valued at $2,400 on Lot 2 and one valued at $4,400 on Lot 3.	John Dickson
1873	Faehtz & Pratt lists Lot 3 as having a brick improvement valued at $2,000.	John Dickson heirs
1875-1876	Lot 3 had a brick improvement valued at $2,000. (*Assessors Returns*)	
1878-1879	Brick improvement valued at $1,800. (*Assessors Returns*)	Assessed to John Dickson.
1888	Sanborn map shows a three-story building. The two-story ell has a one-story rear section on the Sanborn map but not on the 1887 or 1892 Hopkins maps. An outbuilding is shown at the east end (rear) of the lot.	
1923	Permit issued to remodel garage (Permit 607, 7-9-1923).	L. Klaben
1927	Permit issued for construction of two garages at rear of properties at 1303 and 1305 9th Street (Permit 7044, 3-4-1927).	L. Klaben
1932	**Permit issued to construct two projecting show windows at 1303 and 1305 9th Street** and install steel beam (Permit 150693, 2-20-1932).	L. Klaben listed as owner on permit. John Morris listed at 1305 9th Street.
1932	**Permit issued to take out chimneys on first floor and support same on steel beams** (Permit 151678, March 25, 1932).	L. Klaben listed as owner on permit.
1932	**Permit issued to connect two show windows then under construction with marquise 4'4" wide, projecting 3'** (Permit 151679, 3-25-1932). Drawing included with permit.	L. Klaben listed as owner on permit.
1936		John Williams, barber, listed at 1305 9th Street and Mrs. Wm Adler.
1942		Jesse McCain, barber, and a resident listed at 1305.

1305 9th Street, N.W.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1946	Sign for Stan's Pawnbrokers Exchange (Permit 288993, 9-20-1946).	Stanley H. Rabinowitz listed as owner [of business].
1952	Raze condemned 10' x 12' wood shed (Permit A 31685, 5-23-1952).	Ida Klaben
1953-1954	Repaint Pawnbrokers Exchange signs (Permit A 44328, 6-16-1953).	Stanley H. Robbins, listed as owner of business. Stanley H. Robbins, pawnbroker, and a resident in 1954 directory.
1956	Install partition for toilet room as shown on plans (Permit B 12952, 6-18-56). The planned use of the building was as an electric appliance store.	D. H. Spainer listed on permit as owner
1965		Cooper's Shoe Shine Parlor and a resident listed at 1305.
1984	Garage shown at the rear of property on 1960 Sanborn map does not appear on 1984 Sanborn map. *(See appendix.)*	
1985	Permit to build a store front roof as shown in drawing (Permit B 307161, 4-15-1985).	Cecil Clarke listed as owner

1307 9th Street, N.W.

Chronology Table

Square 399, Lot 803
Historic Lot Number: Part of Lot 4

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1858	Unimproved lot. William Dougherty was assessed for Lot 4 and part of Lot 5, both of which were unimproved. He had bought the property some time after 1854.	William Dougherty
1860-1864	Unimproved lot. William Dougherty retained ownership of the southern part of Lot 4, after selling the northern part of Lot 4 and part of Lot 5 to James Baird. This parcel of Lot 4 remained unimproved and was assessed at $313. It was one of a number of Dougherty's investment properties, most of which were unimproved.	
1865	Unimproved lot. George W. Hodgkins, trustee, Mary C. Hodgkins, listed in tax records for first time as owner of unimproved lot, part of Lot 4, valued at $348.	
1866	**Tax records indicate construction of building now on site. Improvement valued at $1,600 and lot valued at $348.**	George Hodgkins, trustee, Mary C. Hodgkins, assessed for taxes.
1867		George W. Hodgkins, tinner, listed at 9th Street address in *Boyd's Directory*.
1869		George W. Hodgkins, sheet iron worker listed at 9th Street address.
1873	Brick improvement valued at $2,500 (Faehtz & Pratt). The accompanying plat shows 1,744 square feet for the southern portion of Lot 4.	George W. Hodgkins, tinner and Joseph M. Hodgkins listed in city directory at 1307 9th Street.
1875-1876	The southern 18.6 feet of Lot 4 had a brick improvement valued at $2,500. (*Assessors Returns*).	

1307 9th Street, N.W.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1878-1879	Brick improvement valued at $2,200. (*Assessors Returns*)	Assessed to John T. Given, trustee, Mary C. Hodgkins.
1885	Permit issued for alterations to be made to the existing buildings at 1307 and 1309 9th Street, N.W. (Permit 117, July 17, 1885). However, there is no evidence that the substantial rebuilding described in the permit application was undertaken. The buildings as they exist today do not conform to the proposed alterations as described in the permit application and accompanying drawing. Alteration was described in permit as being "To build two brick front buildings two stories and cellar and build additional story of brick to back present back building." The estimated cost was $4,000	Charles Behrens listed as owner in building permit. City directories for years 1884 and 1885 list two persons with that name: Charles Behrens, cigars, at 1024 7th Street, N.W.; and Charles F. Behrens, baker, 502 Center Market, home 1311 6th Street, N.W.
1888	The 1888 Sanborn map shows a two-story building with a two-story rear ell. There is a one-story outbuilding on the rear (eastern) end of the property.	
1891	Brick stable (18'6" wide, 20' deep, 20' high) was constructed on the rear of the property, replacing earlier outbuilding (Permit 1733, 3-16-1891). Samuel M. Plumley carpenter. Estimated cost, $450.	Swormstedt & Bradley, a real estate and insurance company located at 927 F Street, N.W. was listed as owner on the building permit.
1932		Philip Briscoe listed in city directory at 1307 9th Street.
1936		Mrs. Julia Powell listed at 1307 9th.
1942		One resident listed at 1307 9th.
1950	Permit issued to "repair brick wall from the 2nd floor to the roof at the north end of building in front of house" (Permit A-15552, 12-12-1950). The estimated cost was $50. The building was described as being occupied as apartments, both before and after repair.	Catherine C. Torre, 5401 Connecticut Avenue, N.W., listed on permit as owner.

1307 9th Street, N.W.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1954		One resident listed at 1307 in Polk's city directory.
1965		One resident listed at 1307.
1984	Two-story building shown at the rear of property on 1960 Sanborn map does not appear on 1984 Sanborn map. *(See appendix.)*	

1309 9th Street, N.W.

Chronology Table

Square 399, Lot 804
Historic Lot Number: Part of Lots 4 and 5

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1858	Unimproved lot. William Dougherty was assessed for Lot 4 and part of Lot 5, both of which were unimproved. He had bought the property some time after 1854. (*Tax Book*, 1858, 89:317)	William Dougherty
1859-1860	James Baird bought a parcel made up of part of Lot 4 and part of Lot 5 in Square 399 from William Dougherty, probably in late 1859 or early 1860. Tax records show the assessed value of the unimproved property was $315, of which the Lot 4 portion was valued at $111 and the Lot 5 portion at $204. (*Tax Book*, 1859, 91:67)	James Baird
1860	**Construction of building now on site. James Baird was assessed for a new improvement on his Square 399 property. It was valued at $1,800** (in addition to the lot value of $315). Baird was also assessed for $200 in personal property.	James Baird
1867:		James Baird, stonecutter and James W. Baird and Robert G. Baird, both carpenters listed at address (*Boyd's Directory).*
1869:		James Baird, stonecutter
1873:	Faehtz & Pratt lists parts of Lots 4 and 5 as having a brick improvement valued at $2,000. The accompanying plat shows 614 square feet in the northern portion of Lot 4 and 1,132 square feet in the southern portion of Lot 5.	William F. Gardner, instruments, (home address at 1309 9th St.) listed in *Boyd's Directory*. (In 1867 directory, he is listed as a machinist at the U.S. Observatory with home address on I Street, N.W.)

1309 9th Street, N.W.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1875-1876	The northern 6.6 feet of Lot 4 and the southern 12 feet of Lot 5 had a brick improvement valued at $2,000 (*Assessors Returns*).	
1877	**Building was enlarged. Building permit (No. 936, 9-24-1877) issued to remodel front and raise additional story with a flat tin roof.** Existing building was described as a two-story brick building, 18' x 30,' with a slate roof.	William F. Gardner listed on permit as owner. Building was described as a dwelling.
1878-1879:	Brick improvement valued at $2,000 (*Assessors Returns*). .	Tax Assessment. Assessed to William F. Gardner.
1879		William F. Gardner, instrument maker, listed at a1309 9th in directory.
1884		William F. Gardner, instrument maker. Last entry at this address. (In 1885 directory he is listed at 1031 8th Street, N.W.)
1885	Permit issued for alterations to both 1307 and 1309 9th Street (Permit 117, 7-17-1885) but there is no evidence that they were made. Alterations described for 1309 9th Street in the permit application and accompanying drawing are not consistent with the building's appearance.	Charles Behrens listed as owner on building permit (Permit 117, 7-17-1885) for alterations to 1307 and 1309 9th Street.
1888	The 1888 Sanborn map shows a three-story building with a two-story rear ell. There is a one-story outbuilding on the rear (eastern) end of the property.	
1896	One-story fuel shed of wood frame construction with a tin roof was erected to the east of the main building (Permit 260, 8-26-1896).	Logan Prosise listed as owner on permit.

1309 9th Street, N.W.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1910	**Show window installed for conversion of ground floor to a shop. Permit application to build projecting show window 2'6" x 8'6" and put door in place of window 3' x 8'6". New set of steps leading to proposed store projecting 2' 6" x 3'6"** (Permit 1538, 9-27-1910). The estimated cost of the alteration was $300 and the contractor was Walter B. Avery. No architect was listed. The existing use of the building was listed as a single family dwelling. A drawing was included with the application. **This is the first description of the building's use as a store.**	Jack Bassett listed as owner on permit application.
1911	Permit issued for awning (Permit 4100, 3-21-1911).	
1918	**Construction of a display window 7' 6" wide projecting 3' from the building line.** Iron beams to be installed over the front. Store floor to be lowered to grade line (Permit 298, 7-22-1918). Building was listed on permit as a store and dwelling for one family.	Jack Bassett listed as owner on permit and his address was given as 1309 9th Street.
1926	Refrigerating machine installed in building which was in use as a grocery store (Permit 8564, 4-13-1926).	Jack Bassett listed as owner on permit.
1930	Sign permit (Permit 135721, 8-28-1930)	Nation Wide Grocery Service, owner: Jack Bassett
1932		Jacob Bassett, a retail grocer, was located at 1309 9th. Sylvester Jackson was also listed at 1309.
1936		Mrs. Elizabeth Bassett was listed as a retail grocer at 1309 9th Street.

1309 9th Street, N.W.

YEAR	BUILDING HISTORY	OWNERS AND OCCUPANTS
1941	**Permit issued to "take out two chimneys, move partition and change window to door and build wood steps to grade"** (Permit 245033, 6-25-1941). J.M Hallett was listed as the architect or designer. A second permit was issued for a neon sign reading "GROCERIES" (Permit 248727, 10-27-1941). The building was in use as both grocery story and dwelling.	J. Bassett, owner and resident
1942		Bassett Market, groceries, and a resident listed at 1309.
1946	Permit issued to install "concrete floor in store. Concrete to be flat on ground" (Permit 282978, 2-20-1946). Permit (Permit 282452, 1-25-1946) issued for liquor store sign. (This projecting, angled sign above the show window was removed in 2001.)	Jesse, Edward and Harry Bassett listed as owners.
1954		Benjo Liquor Store and a resident listed at 1309 9th Street.
1958	Sign permit (Permit B 38954, 8-18-1958) for liquor store.	Joseph Cohen listed on permit as owner of business.
1965		Benjo Liquors Inc. and a resident listed at 1309.
1968	**Permit issued to "remove bay window and install glass and wall at face of building"** as shown in plans (Permit B 169737, 6-11-1968). Estimated cost: $95.	Ben Jo Liquor Inc. listed as owner on permit.
1984	Building shown at the rear of property on 1960 Sanborn map does not appear on 1984 Sanborn map. *(See appendix)*	

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Tax Books Corporation of Washington (Assessment of Real and Personal Property). Records of the Government of the District of Columbia, Record Group 351, (Entry 47). National Archives Building, Washington, D.C.

BUILDING PERMITS

D.C. Building Permits, Record Group 351, Microfilm No. M1116, National Archives and Records Center, Washington, D.C.

D.C. Building Permits, Washington, D.C., District of Columbia, Office of Public Records, Washington, D.C.

SPECIAL COLLECTIONS

Historical Society of Washington, D.C.

Kiplinger Washington Collection

Library of Congress, Prints and Photographs Division

Martin Luther King Memorial Library, Washington, D.C., Washingtoniana Division

Appendix

Maps

1. Faehtz, E.F.M. and F.W. Pratt, *Real Estate Directory of the City of Washington, D.C.* [no publisher], 1874.

2. Sanborn Map Company. *Insurance Maps, Washington, D.C.* New York: Sanborn Map Company, 1888.

3. Sanborn Map Company. *Insurance Maps, Washington, D.C.* New York: Sanborn Map Company, 1960.

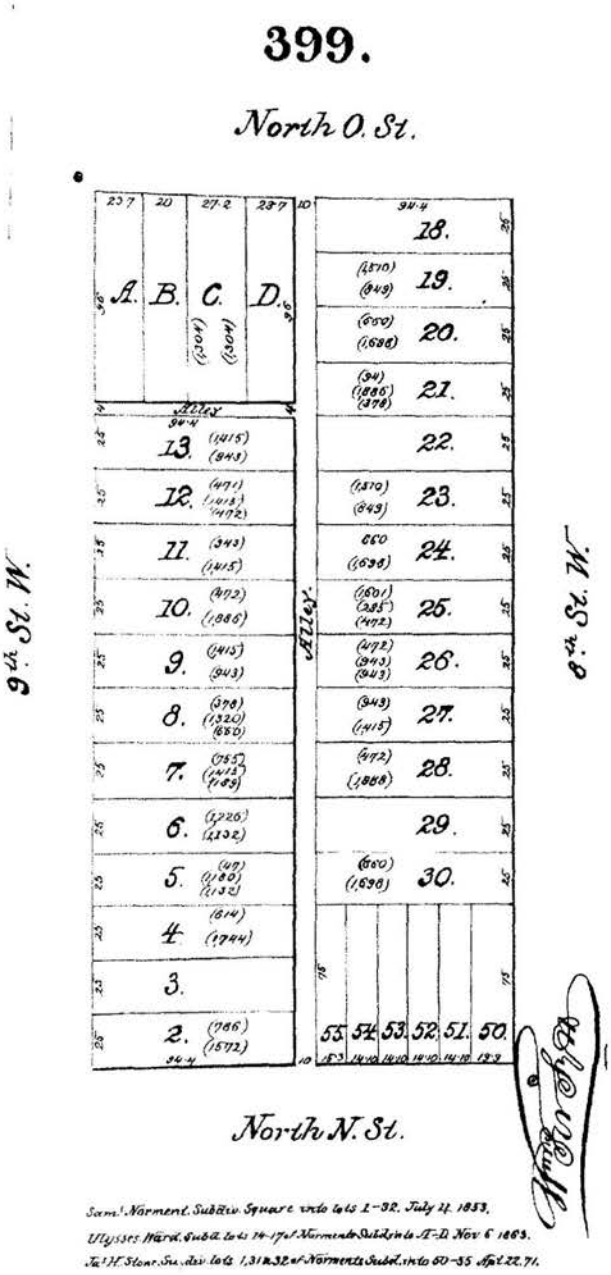
4. Sanborn Map Company. *Insurance Maps, Washington, D.C.* New York: Sanborn Map Company, 1984.

5. 1999 Sanborn map showing location of 1301-1309 9th Street, N.W., in relation to new Convention Center.

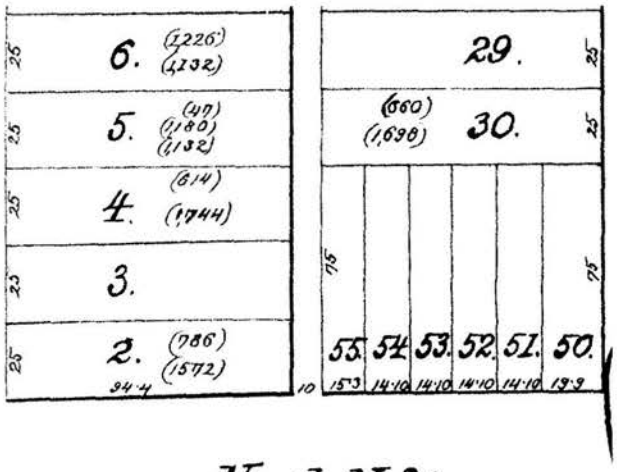
Faehtz, E.F.M. and F.W. Pratt, *Real Estate Directory of the City of Washington, D.C.* [no publisher], 1874.

Square 399

Faehtz and Pratt Plat of Square 399

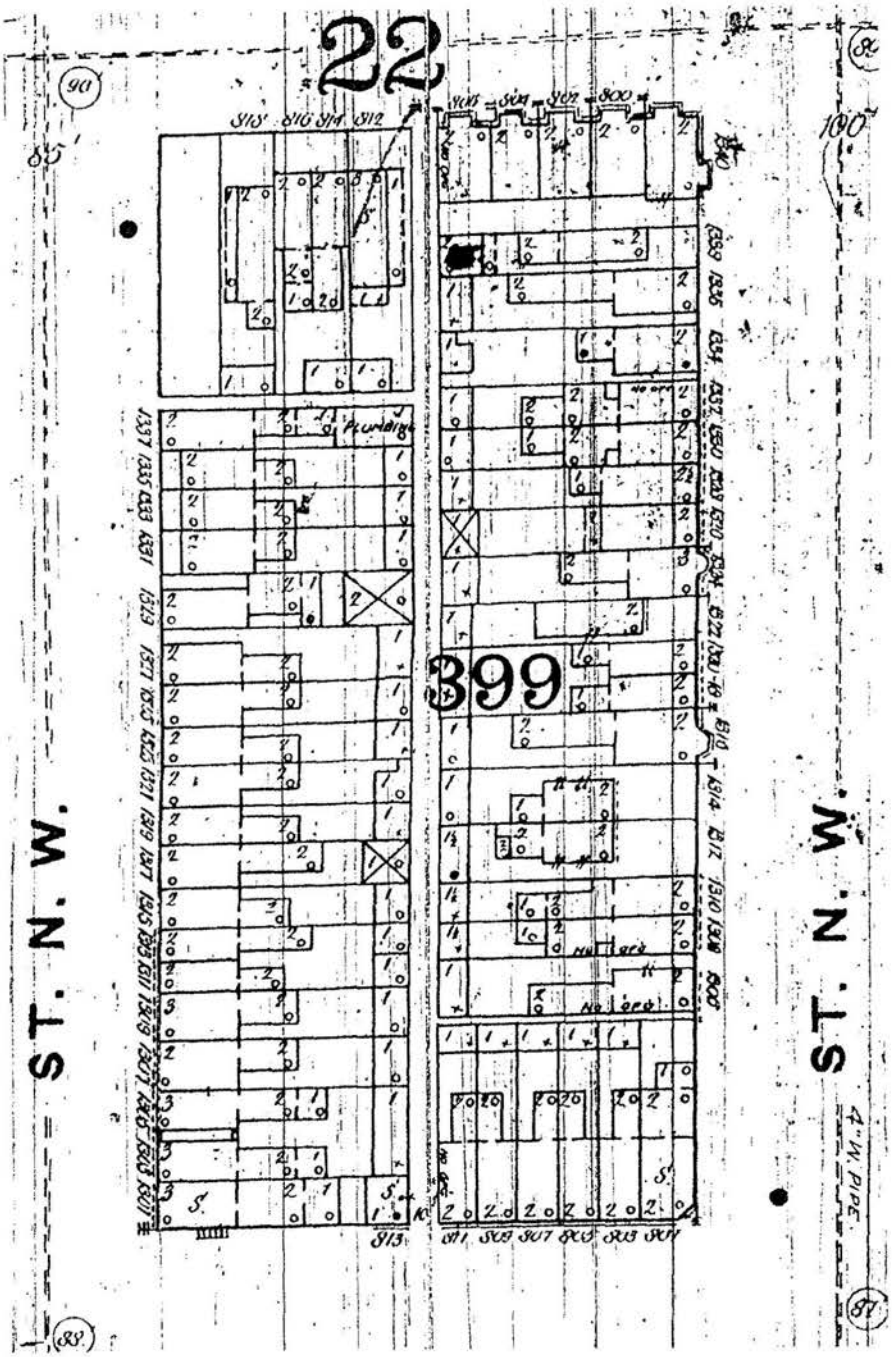


Detail showing Lots 2 through 5 (Sites of 1301-1309 9th Street, N.W.)



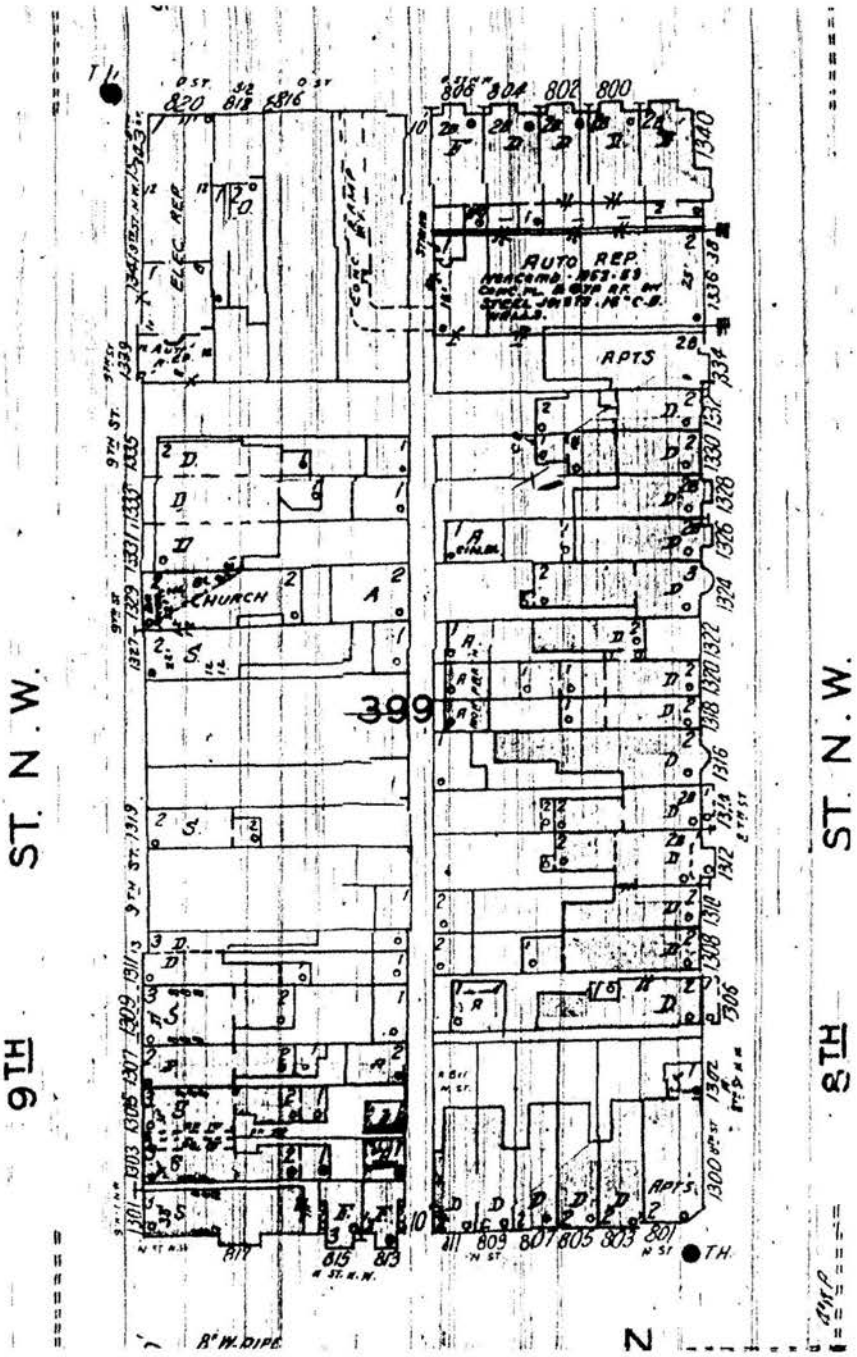
Sanborn Map Company. *Insurance Maps, Washington, D.C.* New York: Sanborn Map Company, 1888. Volume 1, Plate 21.

Square 399



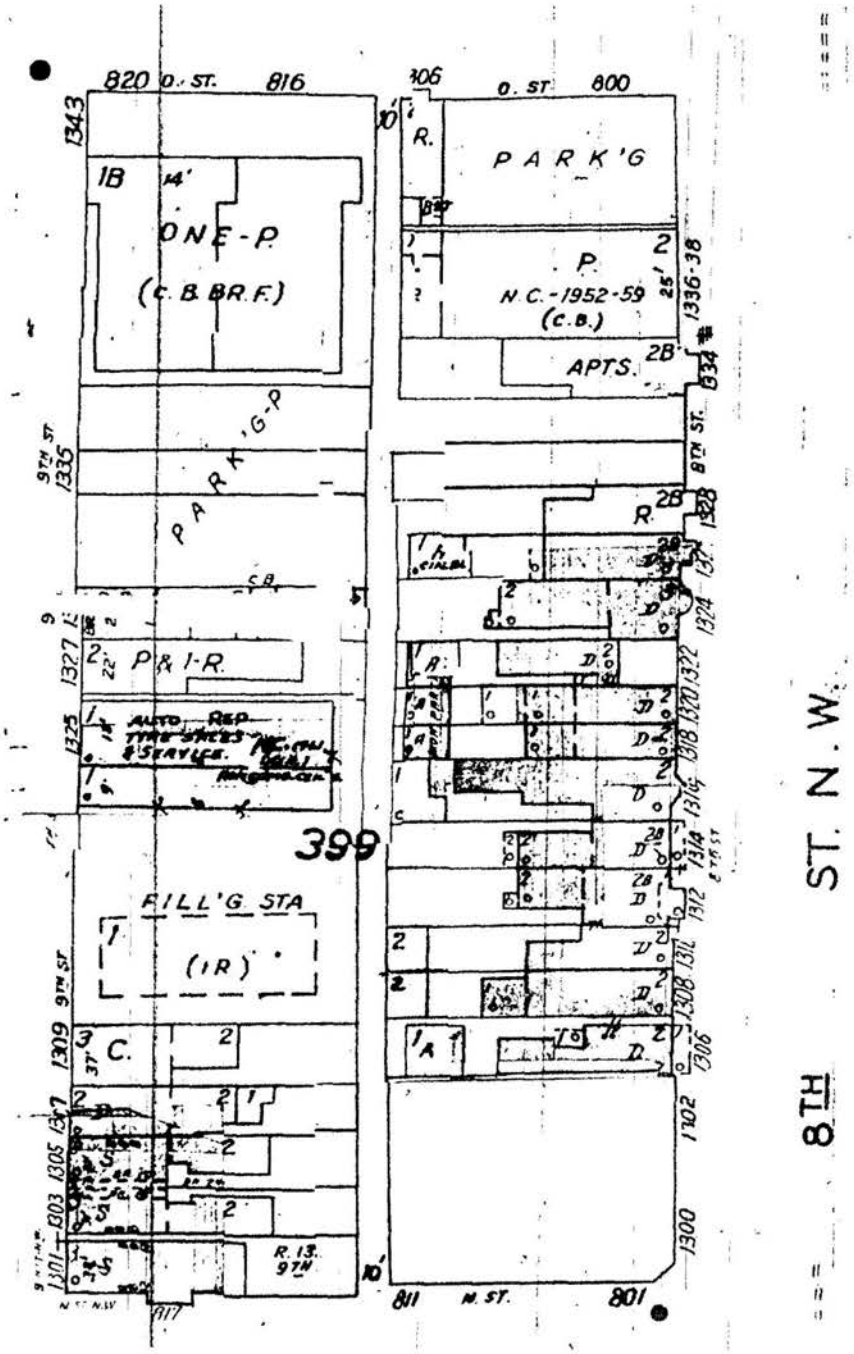
Sanborn Map Company. *Insurance Maps, Washington, D.C.* New York: Sanborn Map Company, 1960. Volume 1, Plate 71.

Square 399



Sanborn Map Company. *Insurance Maps, Washington, D.C.* New York: Sanborn Map Company, 1984. Volume 1, Plate 71.

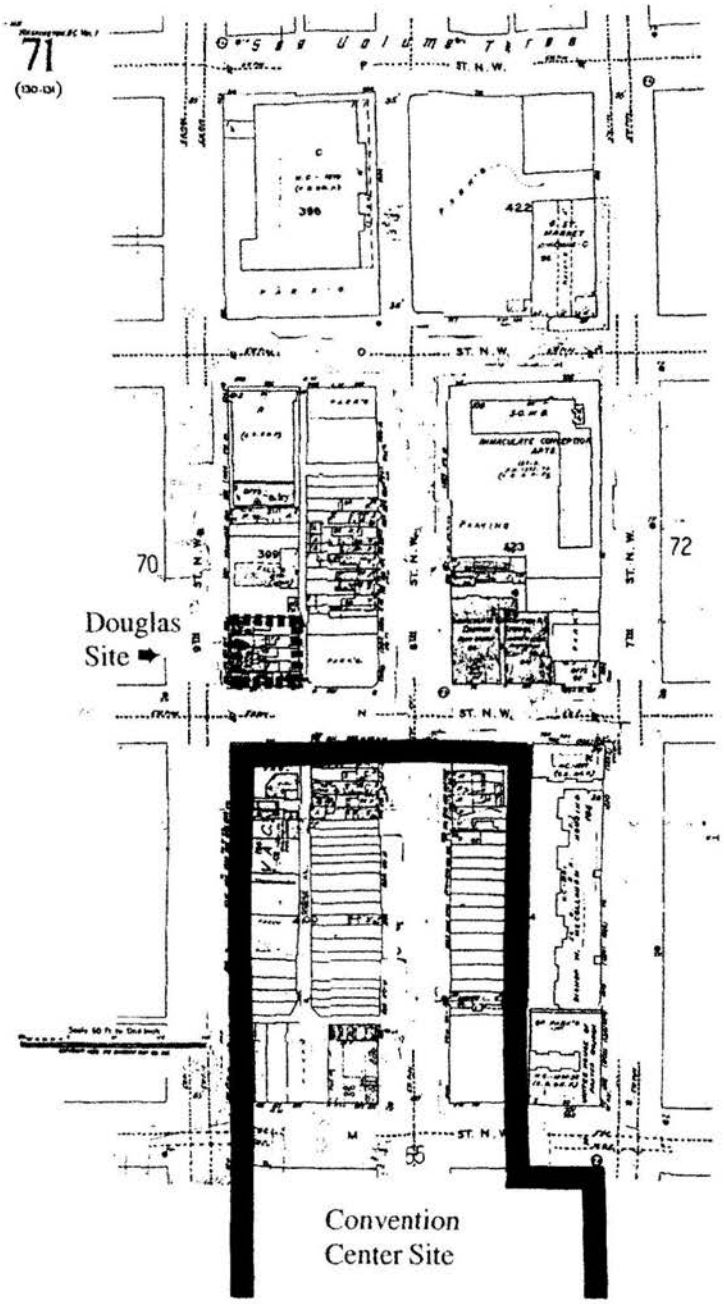
Square 399



Sanborn Map Company. *Insurance Maps, Washington, D.C.* New York: First American Real Estate Solutions, 1999. Volume 1, Plate 71.

1301-1309 9th Street, N.W.

Location in Relation to New Convention Center



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HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1301-09 9th Street, NW**		Agenda
Landmark/District:	**Shaw Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**December 19, 2002**	X	Alteration
H.P.A. Number:	**02-094**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, GTM Architects for Douglas Development, seeks on-going conceptual design review for constructing a five-story addition behind a row of three-story row buildings along 9th Street at N Street in the Shaw Historic District. The project also includes new storefronts and façade repairs. The property abuts a gas station to the north and a public alley to the east.

When the project was last presented to the Board, it was proposed at six stories, which the Board thought was too tall and which was not consistent with the zoning for the site. The applicants have reduced the height to 50 feet, with the portion that fronts N Street lowered to four stories to better relate to the corner apartment building. While the project still requires zoning relief for such issues as rear yard setbacks, the general massing and height are not inconsistent with the character of the historic district and this row of buildings. If the project is successful in obtaining the necessary variances, the project should return to the Board for architectural design review.

The staff recommends that the Review Board approve the project's conceptual massing plan and height as consistent with the purposes of the preservation act, and that the applicants return to the HPRB for architectural design review once the project has obtained the necessary zoning relief.



JAMES G. DAVIS CONSTRUCTION CORPORATION

9th and N Street, N.W., Washington, DC
Cost Estimate, Design and Construction

General Conditions	$	750,000.00
Site work	$	250,000.00
Demolition	$	200,000.00
Excavation	$	125,000.00
Foundations	$	250,000.00
Façade shoring	$	250,000.00
Façade repair	$	500,000.00
Structure	$	450,000.00
Waterproofing	$	100,000.00
Skin	$	1,200,000.00
Finishes (to include apartments)	$	1,250,000.00
Specialites, loading equipment, etc.	$	125,000.00
Elevator	$	125,000.00
Sprinkler with fire pump	$	175,000.00
Plumbing	$	160,000.00
HVAC	$	800,000.00
Electrical	$	525,000.00
Permits	$	100,000.00
Fees	$	366,750.00
Construction and design contingency on historic	$	1,651,255.20
Design cost	$	1,062,841.50
TOTAL COST	$	10,415,846.70
Total Square Feet		38,400
Cost per square foot	$	271.25