

Riley Building (Crandall's Theater,
Sunny's Surplus)
816 E Street, N.W.
Washington, D.C.

HABS No. DC-520-A

HABS
DC,
WASH,
285-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

HISTORIC AMERICAN BUILDINGS SURVEY
 UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

HABS
 DC,
 WASH,
 285-

ARCHITECTURAL DATA FORM

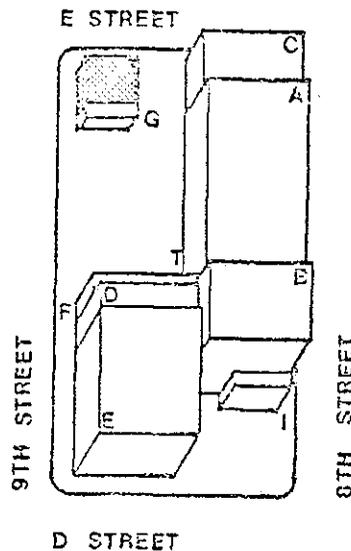
STATE	COUNTY	TOWN OR VICINITY
Washington, D.C.		
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME)		HABS NO.
Riley Building (Crandall's Theater) Source: DON'T TEAR IT DOWN SURVEY		DC-520-A
SECONDARY OR COMMON NAMES OF STRUCTURE		
Sunny's Surplus (Tenant)		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES)		
816 E Street, N.W.		
DATE OF CONSTRUCTION (INCLUDE SOURCE)	ARCHITECT(S) (INCLUDE SOURCE)	
1877 (building permit)	not known (if any)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE)		
So extensively altered (removal in 1961 of the upper two floors of Crandall's Theater, opening up of interior to create retail space, and blocking of windows) that any possible significance has been destroyed.		
STYLE (IF APPROPRIATE)		
none		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS)		
brick		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE)		
Square. Thirty-five feet along 9th Street and thirty-five along E Street, with a fifteen foot chamber at corner of 9th and E Streets.		
EXTERIOR FEATURES OF NOTE		
Only feature of even the slightest interest is remnant of first floor frieze visible at end of 9th Street facade and at end of E Street facade.		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED)		
Truly undistinguished open retail space punctuated by plain lally columns.		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES		
In 1961, the upper floors were removed, leaving the present nondescript building. Other alterations, such as applying plywood over the windows probably date to Sunny's Surplus tenancy, starting in 1967.		
PRESENT CONDITION AND USE		
fair, continues to be used as military clothing and accessories retailer		
OTHER INFORMATION AS APPROPRIATE SEE 437 9TH STREET		
Because of changes in addresses, shared ownership, and pre-1900 construction and alterations, the history of this property and the adjacent property on 9th Street is confusing and unclear. Two surveys contradict each other (see below)		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.)		
DONT TEAR IT DOWN SURVEY (May 1980) by Lilyan Sobel and Sally Wages PADC SURVEY By Anderson Notter/Mariani and David McLaren Hart & Associates (Nov. 1980)		
COMPILER, AFFILIATION	DATE	
Bill Lebovich, consultant to Square 407 Limited Partnership	May 31, 1989	



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
BUILDING DOCUMENTATION**

Riley Building
(Sunny's Surplus)
816 E Street, NW and 437 Ninth Street, NW
Lot 806



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

Covering Lot No. 10 in totality is this two-story brick building built at the turn of the century. It is situated at the intersection of Ninth and E Streets with an entrance at its chamfered north-west corner. Demolition of both adjacent structures to the east and south have left the building free-standing. The facades are free of any decoration. The first floor on the north side features a modern storefront with plate-glass windows while on the west the storefront has been clad with plywood. Both of these projections are thirty-five feet long with a fifteen-foot chamfer between them. The second floor of the north facade is one brick horizontal plane laid in running bond, and features four bricked-over window openings. Due to the disposition of the newer brickwork it is impossible to distinguish the original shape of these windows. A similar configuration appears at the same floor on the Ninth Street facade. On the corner chamfer, the second floor is covered by a sign. The entire roof parapet wall is capped with a narrow strip of metal coping. One minor and one major bay project from the building line on Ninth Street, where bricked-over window openings at the second floor are also apparent.

Topping the projecting storefront is a simple metal-stepped cornice which runs the entire length of the two facades. Partially hidden from view, a narrow metal frieze of a fluted motif with floral medallions at equal intervals runs the same course as the cornice above it. Between this frieze and the cornice is a solid band on which are placed rectangular signs, one on E Street and one on Ninth Street. All of these indicators are illuminated with fluorescent strip lighting enclosed in a continuous awning fixture anchored to the wall with metal tie rods.

The main entrance consists of paired-glass doors with a transom lite and side lite of plate glass. A single-door service entrance is located at the eastern corner of the north facade, and is enclosed with a metal security screen. The door is metal clad and features a transom lite.

Both exterior party walls are now exposed revealing the composite stone and brick rubble masonry on the east wall and the running bond brick on the south wall. Windows in these walls are also bricked over in a similar fashion as those on the main facades.

The roof is basically flat, pitched to drain and waterproofed with built-up materials. Its perimeter is enclosed by low parapet walls. The interior is primarily one large space used for display and

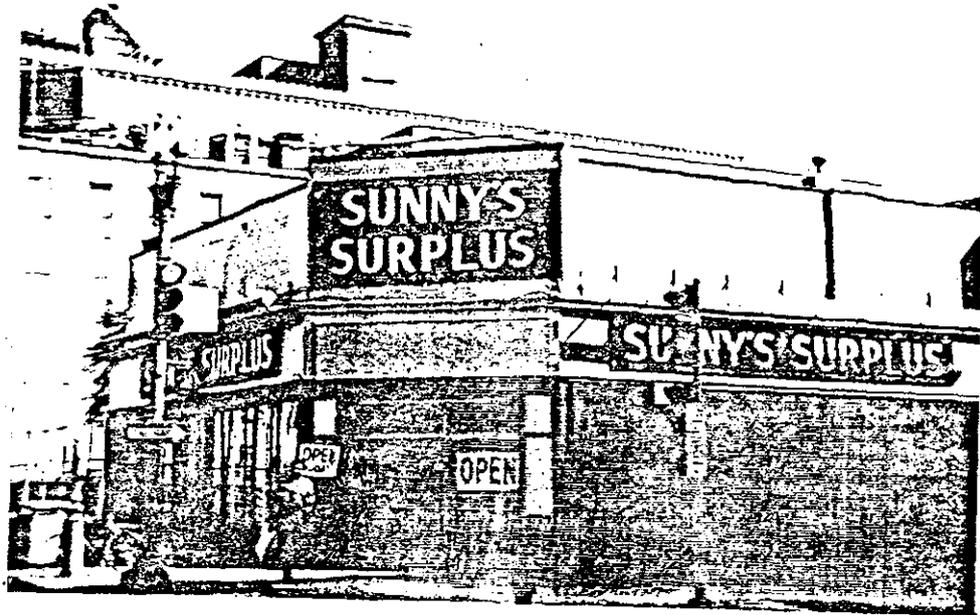
merchandising with partition walls defining the space used for stock rooms and dressing areas. Its ceilings are plastered and painted. A stairway to the second floor is located at the northeast corner of the store. Some patterned glazed tile is exposed at the east and south walls and throughout the building some sections of crown moulding are still intact.

ARCHITECTURAL SIGNIFICANCE

The origins of this building have been impossible to determine as many apparently contradictory permits are entered under all its corresponding addresses on both Ninth and E Streets. The earliest permit entered under 439 Ninth Street, and granted to owner William E. Riley, is unavailable for viewing and could be the original construction permit, (Building Permit No. 283, 5-2-1887). Nevertheless a footprint similar to that of the actual building appears on the 1887 plat map, a fact which may point to an even earlier date of construction. A 1913 permit to "reconstruct colonnade" on a four-story building according to designs of H.S. Plager, Architect, was granted to H.M. Crandall Moving Picture House. The elevations accompanying this permit show an ornate Queen Anne, mansard-roofed structure with a five-story corner turret topped by a gable. The contractor listed for the work was A.H. Taylor (Building Permit No. 1370, 9-24-1913). Four months later a permit listing the same architect, owner and contractor is entered under 816 E Street. The permit now describes the building as having five stories, and allows for the installation of three pairs of storm windows, (Building Permit 2966, 1-14-1914). In 1961, the three upper floors were condemned and razed leaving extant only the lower portion of the building (Washington Post, March 12, 1961). Intermediate permits between 1914 and 1961 show frequent changes in both tenancy and ownership, and indicate also many alterations to the building fabric.

As a result, the present condition of the building in no way reflects its elegant and lively history. Fragmented and disfigured, the simple low mass fails to create any positive interaction with its urban surrounds.

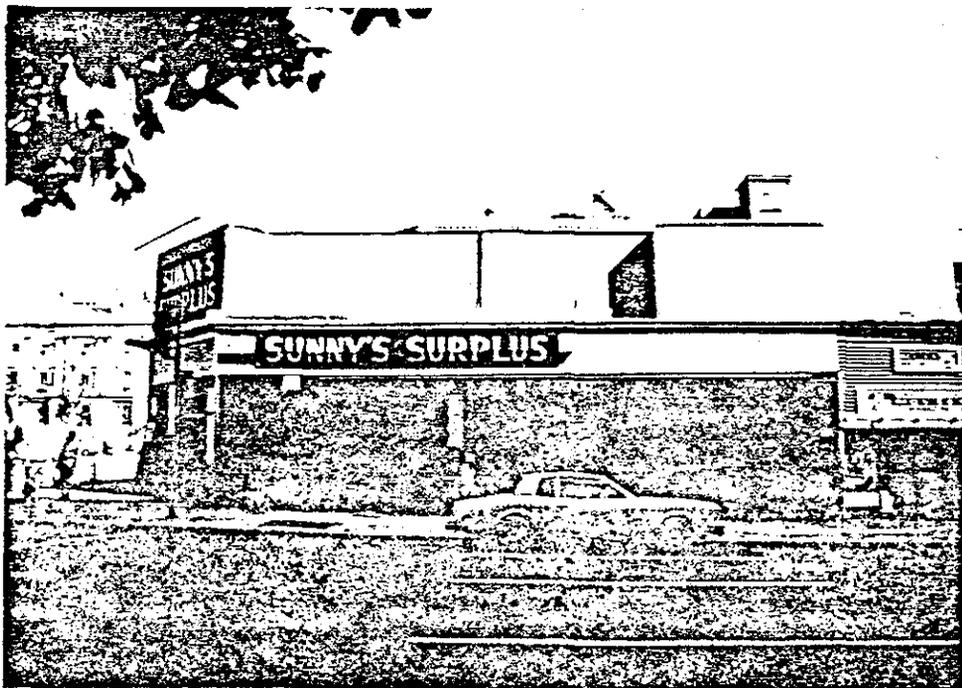
November 1980



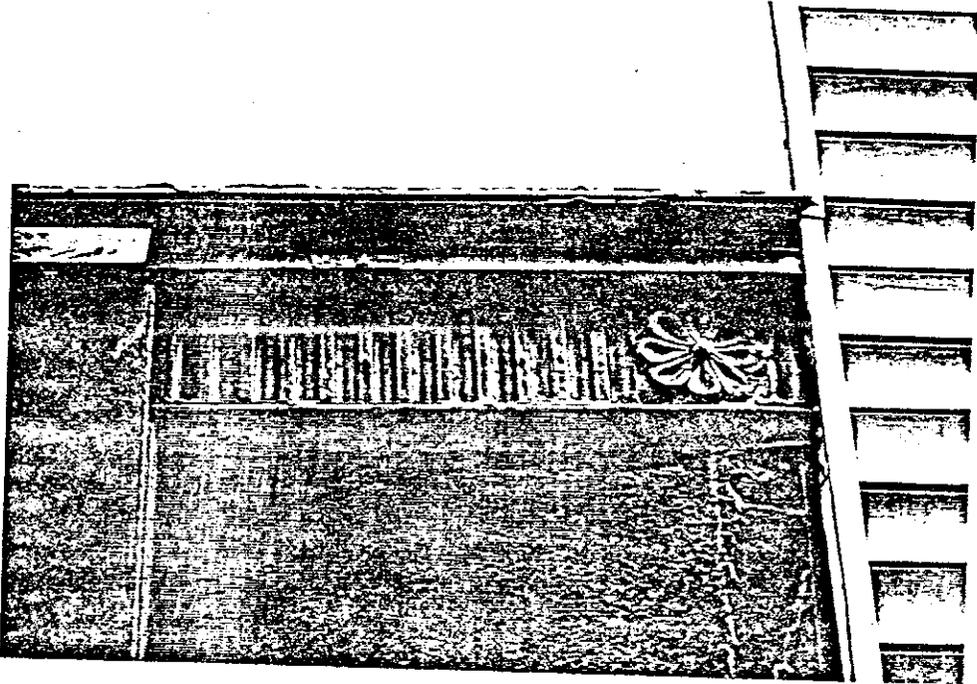
CORNER VIEW OF BUILDING ENTRANCE



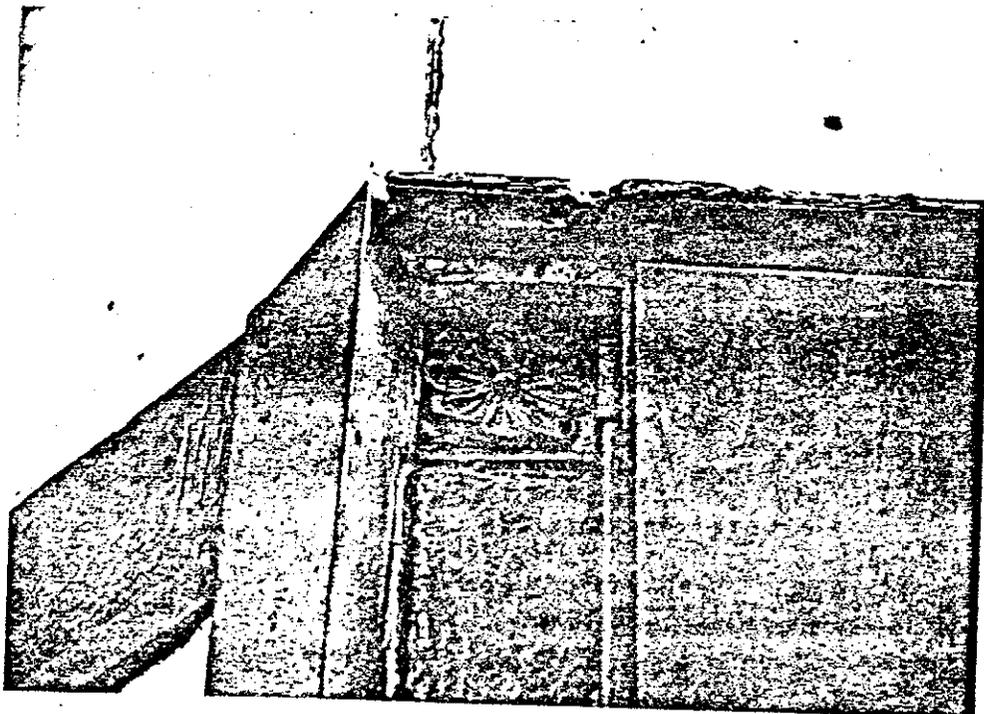
E STREET FACADE (NORTH)



E STREET FACADE (WEST)



NINTH STREET FACADE: STOREFRONT CORNICE AT SOUTH END



NINTH STREET FACADE: STOREFRONT CORNICE AT NORTH END

Lot 10
437-439 9th Street, 816-822 E Street

Lot 10, located in the northwest corner of the square, measured 50' x 75' when originally platted. (1872, Bastert)

1819.....The lot was owned by Joseph Burrows.

1824.....Burrow's lot assessment was \$745.00.

1829/33...The lot value increased slightly to \$819.00.

1840/43...Joseph Burrows' heirs were assessed \$931.00 (lot).

1859.....Now titled to W.R. Riley, the lot value was \$3,725.00.

1870.....The improvement value, to Riley, was \$5,000.00.

1870
to

1900.....A wide diversity of professional and individual practices were established at 437-439 9th Street. These included a draftsman, physician, patent solicitor, dressmaker, clothier, dentist, builder and ladies tailor (City Directories).

1878/79

and

1883/84...The lot value was \$9,313.00.

1887.....From 1887 to 1924, Lot 10's E Street address was 806 E Street (plat maps). However, the 1939 Baist map revealed a change, to 816-822 E Street. Also, a north-south partition wall was extant at this time.

1893/94...Riley's assessments were \$19,556.00 (lot), \$14,000.00 (improvement). A rear, east-west partition wall was extant (1939 Baist map).

Building Permit #1259, March 8: Permit to build show windows and to rebuild show windows and to make general repairs. Contractor: C.B. Keferstein. Mechanic: F.S. Carmady. Cost: \$600.00. Owner: Elizabeth K. Riley.

1899/

1900.....The assessments dropped to \$18,625.00 (lot) and \$11,000.00 (improvement).

1900

to

1915.....Frank Hoist, Herman Kur and James Makenson, jewelry manufacturers, were successively located at 439 9th Street (City Directories).

1914.....Building Permit #2966, January 14: Permission to erect 3 pairs of storm windows for the Crandal Theater. Cost: \$75.00. Architect: W.S. Plagner. Contractor: A.H. Taylor.

1918.....Building Permit #3652, June 11: Permission to erect two oil cloth signs. Size: 15' x 12'; 18' x 12', secured against main wall of building. Owner: Crandal Amusement Company.

1918.....Building Permit #878, September 10: Permission to fasten 7 photo frame signs to wall in place of old ones, 14' above sidewalk. Size: 4'-6" x 8'. Owner: H.M. Crandal.

1926.....Building Permit #9886, May 17: Permission to erect one patent gear canvas awning 8' above sidewalk. Projection: 7'. Owners: Daniel and Leo Langhran.

1926.....Building Permit #5442, December 17 and 20: Permission to build scaffold and repair brick work on corner of building.

1928.....Building Permit #311,726, September 14: Permission to erect two signs ("Adams Jewelers"), 14' x 30'. Owner: Atlas Investment Co.

1933.....Building Permit #162,771, May 16, 437 9th Street: Permit to erect one partition. Contractor: Brown. Cost: \$10.00. Owner: Shannon & Lucas.

1936.....Building Permit #191,460, May 19: Erect one sign 2' x 10' against building: "Carrier Air-Conditioning, now being installed for your convenience." Owner: J.R. Thompson Co.

1938.....Building Permit #215,047, July 26 for 437 9th Street: (H. Stephenson Barbershop) permission to move front to former location on building line. Use brick under windows. Cost: \$75.00.

Building Permit #215,115, July 27: Permit to install one refrigerator. Cost: \$200.00. Owner: Daniel Loughran Co. (restaurant).

1939.....Building Permit #225,366, July 17: Permit to erect one sign, flat against the building. Size: 6" x 6'-0". Owner: Little Tavern Shops.

1940

to
1956.....A barber, Henry N. Stephenson, had a shop at 437 9th Street (City Directories).

1942.....Building Permit #252,215, April 23: Permission to remove toilets and kitchen, install partitions. Cost: \$3,500.00. Owner: Daniel Loughran (restaurant).

Building Permit #254,116, July 18: Permission to install one class "E" refrigerator system. Cost: \$100.00. Owner: Thompson Restaurant.

1946.....Building Permit #290,427, November 5: Permit to erect one sign, 14' x 7', flat against the building. "Thompson Restaurant". Sign Co.: Jack Stone, Inc.

1946

to
1957.....A restaurant, owned by John R. Thompson, was established at 816 E Street (City Directories).

1967

to
1981.....822 E Street has been occupied by a clothing store, Sunny's Surplus.

1981.....439 9th Street is occupied by Rendezvous, an adult bookstore.

CHRONOLOGICAL LIST OF PUBLIC DOCUMENTS

1792	(October 5) Washington first platted
1813	First TAX ASSESSMENT record
1819	Tax Assessment
1822	First CITY DIRECTORY
1824	Tax Assessment
1829	Tax Assessment
1834	City Directory
1839	Tax Assessment
1840	Tax Assessment
1843	City Directory
1844	Tax Assessment
1846	City Directory
1850	City Directory
1853	City Directory
1855	City Directory - first time house numbers were used as part of addresses
1858	First MAP of DC - Baschke
1858	City Directory
1859	Tax Assessment
1862	City Directory - Directories published annually hereafter
1864	Tax Assessment
1869-1871	Tax Assessment
1870	New street numbering system instituted; many early addresses in PADC site changed
1872	Plat Map (Bastert)
1878	First recorded building permit
1878-1879	Tax Assessment
1883-1884	Tax Assessment
1887	Plat Map (Hopkins)
1892	Plat Map (Hopkins)
1893-1894	Tax Assessment
1899-1900	Tax Assessment
1903	Plat Map (Baist)
1919	Plat Map (Baist)
1920	Plat Map (Baist)
1923	Plat Map (Baist)
1924	Plat Map (Baist)
1939	Plat Map (Baist)
1948	Plat Map (Baist)
1957	Plat Map (Baist)

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