

= O Street Market =

O Street Market , also known as Northern Market , is a historic structure located at 1400 7th Street NW in the Shaw neighborhood of Washington , D.C. Built in 1881 , it is one of three 19th @-@ century public market buildings still standing in the city , along with Eastern Market and Georgetown Market . The market was listed on the District of Columbia Inventory of Historic Sites in 1968 and the National Register of Historic Places in 1995 . The most distinctive architectural element of the Gothic Revival building is its corner tower on 7th and O Streets .

For decades , the market was a vital shopping destination for area residents . Following World War II , the market and surrounding neighborhood began to deteriorate . The building was slightly damaged during the 1968 Washington , D.C. , riots , but was restored and reopened in 1980 . Renovations were to begin in 2003 , but in February of that year , the building 's roof collapsed under snow following a historic blizzard . A decade later , the rehabilitated building reopened as part of a \$ 325 million mixed @-@ use development , CityMarket at O.

= = History = =

= = = 19th century = = =

Following the Civil War , local government officials led by Board of Public Works head Alexander " Boss " Shepherd sought to change the image of Washington , D.C. , as a small , unattractive city . Among the many improvements Shepherd planned was the replacement of the city 's existing public markets with new , brick facilities in heavily populated neighborhoods . One of the older markets , Northern Liberties Market at Mount Vernon Square , was razed in 1872 . Many vendors refused to leave the market and several were killed during the demolition . With the help of businessmen , other vendors started the Northern Liberty Market Company ( NLMC ) , which in 1875 opened a new public market at 5th and K Streets NW , in what is the present @-@ day Mount Vernon Triangle neighborhood .

Shepherd nevertheless moved ahead with plans for a city @-@ owned public market , and allocated land for the facility on the southwest corner of Square 446 ( a city block bounded by 6th , 7th , O , and P Streets NW ) . As he did with many citywide improvement projects , Shepherd awarded contracts to businesses in which he owned large amounts of stock . After this corrupt practice was discovered , Shepherd was relieved of his post and many of the city projects he spearheaded were abandoned ? including the new market .

The Northern Liberties Market struggled financially , as many residents found it too far from the commercial district on 7th Street . The NLMC sought to relocate , and in 1881 purchased the southwest corner of Square 422 ( a city block bounded by 7th , 8th , O , and P Streets NW ) . Butcher Michael Hoover owned Square 422 in the early 1800s and sold it to printer Andrew Rothwell about 1845 . Rothwell made many improvements to the property and added gardens which became popularly known as Rothwell 's Gardens . The NLMC applied for building permits for a \$ 15 @,@ 000 ( \$ 367 @,@ 810 in 2016 dollars ) , one @-@ story brick building on May 31 , 1881 . The permit was signed by NLMC president Jesse B. Wilson . The new building was named O Street Market to avoid confusion with the company 's other markets .

= = = 20th century = = =

The area surrounding the O Street Market , known as Shaw , was demographically mixed . The white population included a large number of German immigrants , many of whom were vendors at the market . 7th Street NW was the heart of the city 's Jewish community , and a significant number of African Americans lived in the neighborhood . The market continued to thrive even as the demographic and retail nature of the area neighborhood dramatically changed . By the 1920s , Shaw was overwhelmingly black , black vendors had supplanted the German American retailers at

the market , and black @-@ owned and operated businesses formed new retail corridors along 7th , 9th , and 14th Streets between P and U Streets . The market and Shaw neighborhood both deteriorated after World War II . By the 1960s , the market faced heavy competition from modern grocery stores and fell into disrepair . Local residents picketed the market , which led the city to enforce cleanliness regulations and building codes at the facility .

In 1966 , the District of Columbia , the National Capital Planning Commission , and the Redevelopment Land Agency ( RLA ; a joint city @-@ federal agency overseeing redevelopment in the city ) announced the establishment of the Shaw Urban Renewal Area . The 1968 riots caused only minor damage to the building , but the market did not reopen afterward . The closure of the market and many other nearby businesses caused a widespread decline in the neighborhood , and left local residents without easy access to retail establishments . In 1972 , the Council of the District of Columbia approved a \$ 30 @. @ 4 million ( \$ 185 @. @ 2 million in 2016 dollars ) plan which , in part , provided for the purchase the O Street Market and its demolition . A modern shopping mall was planned for the site . The RLA purchased the property from the NLMC . Although neighborhood residents wanted the market torn down , the RLA declined to order its destruction . In 1974 , the RLA proposed renovating the O Street Market and making it the retail centerpiece of a revived Shaw neighborhood . The agency awarded a \$ 338 @, @ 974 ( \$ 1 @, @ 626 @, @ 481 in 2016 dollars ) contract in June 1974 to the firm of James Cox & Sons to renovate the structure .

In 1977 , local African American entrepreneur James C. Adkins purchased the market and the rest of Square 422 for \$ 200 @, @ 000 ( \$ 780 @, @ 999 in 2016 dollars ) . Adkins began construction on a modern grocery store next to the O Street Market , and won a \$ 1 @. @ 75 million ( \$ 68 @. @ 3 million in 2016 dollars ) loan from the federal Economic Development Administration to help renovate the 1881 market building . Adkins said he would add stalls inside and outside the market and lease them to food and other vendors . Renovation of the historic structure was more costly than anticipated , and Adkins was forced to seek an additional \$ 300 @, @ 000 ( \$ 978 @, @ 129 in 2016 dollars ) in 1979 to complete its rehabilitation . Adkins , who had also purchased Square 426 , successfully petitioned the National Capital Planning Commission to close 8th Street between P and O Streets NW . Adkins planned to turn the street into a pedestrian mall , parking lot , and landscaped area . Giant Food opened on October 10 , 1979 , and the O Street Market reopened on February 23 , 1980 .

On March 31 , 1994 , during the two @-@ decade crime wave of the 1980s and 1990s , the O Street Market was the site of a deadly shooting rampage . Seventeen @-@ year @-@ old Kevin Aaron McCrimmon paid five young men to kill 15 @-@ year @-@ old Duwan A 'Vant , who was known to frequent the market , because A 'Vant had reportedly stolen a car from McCrimmon . At around 7 pm , the five men entered the market and fired more than 30 rounds , killing A 'Vant and wounding eight others ( including a toddler and two elderly women ) . Although there were 399 homicides in the city that year , the event shocked residents because it was such a brazen attack in a public place .

By the late 1990s , the O Street Market had once more become dilapidated . The structure fell into disrepair , trash collected around the building , many vendors were squatters without leases , and drug dealers and gang members loitered nearby , driving customers away . The building 's owner fell behind on tax payments , and the city threatened to place a lien on the building and foreclose .

Because O Street Market is one of only three 19th @-@ century public market buildings remaining in Washington , D.C. , it was listed on the National Register of Historic Places on April 28 , 1995 . It was previously added to the District of Columbia Inventory of Historic Sites on July 24 , 1968 .

= = = 21st century = = =

In 2001 , local firm Roadside Development purchased the building with plans to rehabilitate the facility along with the Madison Retail Group . They proposed the partial closure of a 40 @-@ foot @-@ wide ( 12 m ) plaza on 8th Street to be replaced with a sidewalk , parking lot , and retail space , and for the addition of new windows in the walls . The D.C. Historic Preservation Review Board refused to authorize these changes , but the renovation of the interior was approved . The last

tenants , consisting of small restaurants and shops , vacated the structure in late 2002 in preparation for remodeling set to begin in March or April 2003 . On February 18 , 2003 , following a historic blizzard , the roof collapsed .

Redevelopment of the O Street Market was delayed for two years as the developers sought to meet the demands imposed by the Historic Preservation Review Board . Community leaders and neighborhood residents regularly called for the project to resume in hopes that it would spur other development and decrease gang activity in the area .

Roadside Development proposed a significantly expanded redevelopment in June 2004 that included most of Square 422 . The company determined that the only way to make the O Street Market viable was to greatly enhance parking at the site . It could not do so without building extensive underground parking , and to build the parking garage would require construction of new buildings adjacent to the O Street Market and the Giant Food grocery store . The company initially proposed a \$ 100 million project consisting of new construction and renovations which would add condominiums , apartments , a two @-@ story underground parking garage , and either a new or renovated grocery store . By March 2005 , when Roadside Development won its first design and zoning approval reviews , the plan had expanded into a \$ 260 million project which included a 180 @-@ room hotel , 300 condominiums , 300 apartments , 700 underground parking spaces , and 7 @, @ 500 square feet ( 700 m<sup>2</sup> ) of new retail space . The O Street Market would be restored , renovated and incorporated into a new 65 @, @ 000 sq ft ( 6 @, @ 000 m<sup>2</sup> ) Giant Food store . The proposal also called for the city to reopen 8th Street NW .

The O Street Market redevelopment received a setback in November 2007 when the District of Columbia Zoning Commission demanded that the development reduce the height of the new buildings to 90 feet ( 27 m ) from 110 feet ( 34 m ) and refused to reconsider its decision . Local residents denounced the zoning board 's actions , which they perceived as imperiling redevelopment of their poverty @-@ stricken neighborhood . After Roadside met the height requirements by removing penthouse apartments , the zoning commission approved the project in late March 2008 . The project received its final approvals from the Historic Preservation Review Board and the D.C. Office of Planning in April and May 2008 .

By mid @-@ summer 2008 , the cost of the project had grown to \$ 325 million . Now named " CityMarket at O " , the nine @-@ story development included over 600 units of housing , a 200 @-@ room hotel , retail space , and a new Giant supermarket almost doubling the size of the existing store . Mayor Adrian Fenty announced the city government would provide \$ 35 million in tax increment financing ( TIF ) and plans were made to break ground in late 2009 . The city also contributed \$ 1 million toward the construction of the rent @-@ controlled apartments for low @-@ income residents , and \$ 1 @. @ 5 million in pre @-@ development grants . Rising costs and delays pushed the project 's cost higher , and by the time the city council acted , the city 's TIF commitment had risen to \$ 46 @. @ 5 million .

The official CityMarket groundbreaking ceremony was held September 1 , 2010 . The Department of Housing and Urban Development ( HUD ) provided a \$ 117 million loan for the development and the Obama administration chose CityMarket at O as one of 14 nationwide projects to receive expedited permitting and environmental reviews in order to provide hundreds of infrastructure jobs . The Giant Food store closed and was razed in mid @-@ 2011 , and Cambria Suites agreed to operate the hotel in October . The project was designed by Shalom Baranes Associates and built by Clark Construction .

The new development opened in stages beginning in 2013 . The 90 @-@ unit low @-@ income senior housing apartment complex opened on August 21 , 2013 , and the 555 @-@ unit luxury apartment building was occupied on November 4 . The apartment buildings offered a combined 86 @, @ 000 sq ft ( 8 @, @ 000 m<sup>2</sup> ) of retail space . The new Giant opened on November 21 , 2013 . The 72 @, @ 000 sq ft ( 6 @, @ 700 m<sup>2</sup> ) grocery store includes a cafe and bar built into the O Street Market 's historic tower . In the middle of the store , arches utilizing some of the original brickwork designate the former location of the market 's exterior wall . Progressive Grocer , an industry trade journal , gave an award for best overall design to the new Giant Food store in 2014 . In 2015 , CityMarket at O was a winner of the Urban Land Institute 's Global Awards for Excellence

competition . The 182 @-@ room Cambria Suites hotel opened in May 2014 . The final phase of the development , 880 P , is a 142 @-@ unit apartment building under construction and expected to be completed in 2017 .

= = Original design = =

O Street Market previously consisted of between 12 @,@ 000 sq ft ( 1 @,@ 100 m2 ) and 12 @,@ 500 sq ft ( 1 @,@ 160 m2 ) on the main level and a 4 @,@ 500 sq ft ( 420 m2 ) basement . The facade of the original one @-@ story , rectangular brick building is 95 ft ( 29 m ) wide and 150 ft ( 46 m ) long . The most distinctive feature of this Gothic Revival section is the square tower on the northwest corner of 7th and O Streets NW . A gable roof and a monitor run the length of the remaining portion of the original facade . Including the tower , there are six bays on the 7th Street facade and five on the O Street facade . On the 7th Street facade , each bay features a pair of doors and transom windows . The bays on the O Street facade also have double doors and transom windows , except for the central bay , which projects and features a large window . The second and fourth bay transom windows on the O Street facade are surmounted by double @-@ hung windows .

The tower is crowned with a large pyramidal roof and dormers . On each street @-@ facing facade of the tower there are two sets of doors with large transom windows . Each set of doors is framed by columns topped with cast iron foliate capitals . The columns support a projection that features decorative brickwork and a segmental arch . The windows on the second level of the tower are surmounted by a decorative wood panel and corbelled cornice .