

United States Department of the Interior
National Park Service

2 1994

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Brownley Confectionary Building

other names/site number _____

2. Location

street & number 1309 F Street, N.W. not for publication n/a
city or town Washington vicinity X
state District of Columbia code DC county N/A code N/A
zip code 20004

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination X request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant locally statewide X nationally. (See continuation sheet for additional comments.)

Robert L. Mallett
Signature of certifying official

10/27/94
Date

State or Federal agency and bureau

In my opinion, the property X meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- entered in the National Register
(See continuation sheet).
- determined eligible for the
National Register
(See continuation sheet).
- determined not eligible for the
National Register
- removed from the National Register

Edson H. Beall 12.1.94

other (explain): _____

Entered in the
National Register

for Signature of Keeper

Date
of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	_____ Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: COMMERCE Sub: specialty store

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: vacant/not in use Sub: _____

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Modern Movement/Art Deco

Materials (Enter categories from instructions)

foundation CONCRETE

roof METAL

walls STONE/Limestone

other walls: METAL/Aluminum panels

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1932

Significant Dates 1932

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Porter & Lockie

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See continuation sheet

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

=====

10. Geographical Data

=====

Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>323900</u>	<u>4307170</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____
	<u>See continuation sheet.</u>					

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====
11. Form Prepared By
=====

name/title Stephen Callcott, Architectural Historian

organization D.C. State Historic Preservation Office date July 19, 1994

street & number 614 H Street, N.W. Suite 305 telephone (202) 727-7360

city or town Washington state DC zip code 20001

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name Mr. Poy Goon Lim, et.al.

street & number 4811 Van Ness Street, N.W.

telephone _____

city or town Washington

state DC

zip code 20016

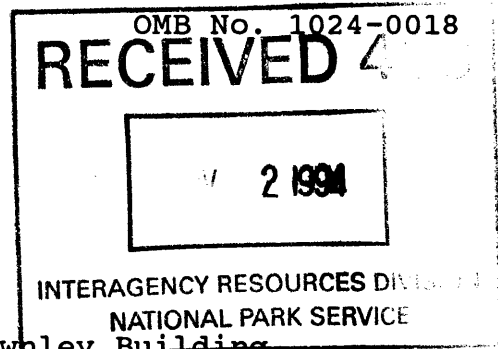
=====
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1



Brownley Building

Name of property
Washington, D.C.
County and State

=====

The Brownley Confectionary Building at 1309 F Street is a four story, brick and limestone-clad concrete and steel frame commercial row building. The front facade is distinguished by its exuberant display of Art Deco ornament in limestone and aluminum. The building has a rectangular footprint measuring 26' wide by 83' deep, and is capped by a flat metal roof. Except for the first floor storefront, which has been altered, the integrity of the original exterior design remains intact to its original construction.

The building has a contemporary projecting storefront window, finished in stucco, with four segmental-headed windows and a door opening in the western-most bay. Historical photographs illustrate that the first floor originally contained a recessed entry, flanked by storefront windows which were flush with the building's facade. Set back from the facade were two doors, separated by an octagonal display window. Surrounding the recessed entryway and above each of the flanking storefront windows were highly decorative aluminum panels, which contained stylized sunburst and zigzag patterns. This original storefront has been removed.

A continuous band of aluminum panels with zigzag and sunburst motifs separates the first and second floors. Each of the upper three floors of the building contain five paired windows. The windows are one-over-one wood sash. Historical photographs illustrate that the windows were originally metal frame, and contained an eight over twenty pane arrangement, with the top eight panes comprising a transom and the lower twenty comprising two ten-pane casement windows. Between each floor and capping the fourth floor windows are aluminum spandrel panels with stylized floral, sunburst and zigzag motifs. The panels differ in design on each floor. The building is capped by a limestone clad parapet wall with stylized Art Deco motifs.

The side party walls and rear wall are clad in brick. The rear wall is utilitarian in appearance, and originally had three square windows on each floor. All rear window openings have been bricked in. The interior of the building is not accessible.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Brownley Building

Name of property

Washington, D.C.

County and State

=====
The Brownley Confectionary Building at 1309 F Street is one of the finest extant examples of a small-scale commercial building in the Art Deco style in Washington, D.C. Constructed in 1932 as Brownley's Confectionary, the building was designed by the locally prominent architectural firm of Porter & Lockie, notable for its use of Art Deco design motifs in commercial and institutional buildings. The building is one of the last remaining from the commercial heyday of the 1300 block of F Street, once the heart of the city's most fashionable shopping district.

Walter Brownley was proprietor of both a confectionary and a fruit and nut shop. The confectionary opened as early as 1905, when the store first appears in the City Directory at 1203-5 G Street, N.W. As the business expanded through the 1920s, Brownley opened at other locations on more fashionable F Street, first in the 1200 block, and later in the 1300 block, following the carriage trade as it gradually migrated toward the western end of F Street and the new Garfinckel's Department Store (constructed 1929-30).

The entrepreneurial Brownley family purchased a previously existing building at 1309 F Street under the name Brownley Investment Company in 1920. The same company also purchased an existing building at 1300 F Street. However, it was not until 1932, upon the death of Walter Brownley, that the family razed the buildings at 1300 and 1309 F Street in order to construct buildings of a more contemporary design. The family hired the architectural firm of Porter & Lockie to provide them with complementary designs for a new fruit and nut shop at 1300 F and the new confectionary at 1309. The company continued at each address until 1940, when the businesses closed. The building at 1300 F Street has been demolished.

The Brownley Confectionary Building was constructed by the James Baird Construction Company at a cost of approximately \$60,000. Designed specifically as a confectionary store, it was considered modern inside and out, "the last word in construction for the candy business" according to a contemporary account.¹ It was constructed as a fireproof structure, and was fully air-conditioned. The first floor was equipped with a soda fountain and light lunch counter; a balcony area at the rear of the first floor was used as a lounge. The remainder of the building housed a modern candy kitchen, bake shop, rest rooms and storage.² Built at the height of the Great Depression, the building represented one of the largest private building projects of the year in Washington.³

¹ Washington Times, 22 October 1932.

² Evening Star, 4 June 1932; Washington Herald, 6 June 1932.

³ "Year's Largest Projects Listed," Evening Star, 31 December 1932.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Brownley Building

Name of property

Washington, D.C.

County and State

=====
The Brownley building was designed by the locally prominent architectural firm of Irwin Porter and Joseph Lockie. The architectural partnership was founded in 1922 and became one of the city's most prolific during the interwar period. Porter & Lockie have also been recognized as one of the leading architectural firms working in the Art Deco style.⁴

The senior partner in the firm was Irwin Stevens Porter (1888-1957), who was born in Washington and attended Central High School and George Washington University. While enrolled in evening architecture classes, Porter worked as a draftsman at the firm of Hornblower and Marshall. He was awarded a certificate in architecture in 1913 and was shortly thereafter hired by Waddy Wood when Wood formed his own practice. Wood had formerly been associated with Edwar W. Donn and William I Deming, who together were responsible for many of the monumental Classical Revival commercial buildings of the first decade of the twentieth century in Washington.

Joseph A. Lockie (1881-1949) was born in Warren, Maine and came to Washington in 1902. Lockie also enrolled in evening architecture classes at George Washington University, where he met Porter, and was employed as a draftsman for several prominent local architects, including Frederick B. Pyle, Thomas R. Mullett, and Wood, Donn and Deming. Two years after Waddy Wood started his own practice, Lockie joined the firm as a draftsman. For the next eight years, both Porter and Lockie developed their skills under Wood's direction and participated in some of Wood's most noteworthy commissions. Among those that Porter and Lockie were involved in were the design of the Greystone Mansion (1913) and the Commercial National Bank (1917).

Irwin Porter is the better known of the two men. He was an active member of numerous clubs and associations in Washington and was well-respected among his peers. He played a founding role in the Washington Building Congress, an organization dedicated to the improvement of design and building in Washington. He served as president of the local chapter of the American Institute of Architects in 1936.

Porter & Lockie's early career was made up of commissions for houses in Washington's more affluent neighborhoods. These residences were primarily executed in historical revival styles. It was their design for the Brookings Institute at 724 Jackson Place, N.W. (1930, demolished) which launched their commercial practice. After 1930, the firm began experimenting with variations of the Art Deco style for their commercial and institutional commissions. During the firm's quarter century in successful practice, Porter & Lockie achieved local recognition for the quality of their work, and obtained many numerous important commissions for both residential and commercial work in Washington.

⁴ Wirz, Hans and Richard Striner, Washington Deco, p. 40. Washington, DC: Smithsonian Institution Press, 1984.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Brownley Building

Name of property

Washington, D.C.

County and State

Porter & Lockie's talent and reputation in residential design no doubt helped establish them in their commercial practice. Many clients with houses designed by the firm turned again to them for nonresidential commissions. Robert Brookings of the Brookings Institute, Amandus Jorss of Jorss Iron Work, Mark Lansburgh of Lansburgh's Department Store, and Charles B. Hawley of Hawley Engineering Corporation all commissioned Porter & Lockie to design or remodel their commercial buildings for them after their houses had been completed. They were subsequently retained to design such notable buildings as the two Brownley buildings at 1300 and 1309 F Street (1932); the Lutheran Church of the Reformation, 212 East Capitol Street, N.E. (1934); the Walker Building, 734 15th Street, N.W. (1937); the Scottish Rite Temple, 2800 16th Street, N.W. (1938); and the Star Parking Plaza, 422 10th Street, N.W. (1940; demolished).

Porter and Lockie's association lasted through three decades, until Lockie's death in 1949. The firm was reorganized at that time into Irwin S. Porter and Sons, with James S. and Stevens I. Porter joining their father. Irwin Porter continued practicing until his death in 1957.

The Brownley's Confectionery building was the second commission earned by Porter & Lockie from the Brownley family in 1932. Earlier in the year, the firm designed a building at 1300 F Street, directly across the street from 1309. The corner building, which housed a fruit and nut shop, was a horizontal expression of the Art Deco style, with a series of bays established by repeating stylized pilasters. This contrasted with the decidedly vertical emphasis of 1309's composition. Until 1300 F Street was demolished, the two buildings stood across the street from each other as different but complementary expressions of the Art Deco style.

Art Deco obtained much of its inspiration and is generally recognized as dating from the International Exposition of Modern Decorative and Industrial Arts, held in Paris in 1925. For at least the next two decades, the style sustained great influence and popularity in all the visual arts. During the 1930s, the original richly decorated, visually exotic version of the style gradually gave way to a simplified, streamlined version devoid of ornamentation, and often described separately as "Streamlined Moderne" or "Art Moderne."

Art Deco was slow to arrive and gain acceptance in Washington, as is typical of new architectural styles in the conservative Nation's Capital. The style never achieved the widespread acceptance that it did in New York, Miami and Los Angeles, however, Washington did develop a distinguished body of Art Deco buildings. Of the 64 commercial buildings listed in the most complete available local survey of Art Deco (Washington Deco by Hans Wirz and Richard Striner), almost one third have been demolished and most of the remaining buildings, dating from the late 1930s and 1940s, can be classified as Art Moderne. Less than a half dozen examples of the pure Art Deco remain, and the Brownley Building ranks with the finest of these.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

<u>Brownley Building</u>
Name of property
<u>Washington, D.C.</u>
County and State

=====

The facade of the Brownley building relies for much of its decoration on mass-produced aluminum spandel panels. Decorative panels, which were produced through either a stamping or casting process, were produced by Alcoa and other companies in the period and were readily available through architectural catalogues. Each of the horizontal window bays are separated by highly elaborate aluminum panels of different designs; the original ground floor shop-front windows and double doorway were also capped by ornamental aluminum panels. Such decorative panels were a common characteristic of the Art Deco style; a 1930 architectural magazine article stated that "the largest architectural use of aluminum so far has been in spandrel work. The lightness of aluminum spandrels, approximately one-third that of other metals, makes them easy to handle on the job, with a consequent reduction in cost of installing...".

As Wirz and Striner point out, the use and selection of materials played a crucial part in the stylistic development of the Art Deco style. These new inexpensive materials furthered the search for alternative forms. In replacing the load-bearing stone wall, cast metal spandrels facilitated the use of reinforced concrete frames and structural steel.⁶ As is well evidenced by the design of the Brownley Confectionary Building, the development and availability of aluminum spandrel panels contributed substantially to Art Deco's expression of elegance.

⁵ Eberhard, Ernest, "Architectural Uses of Aluminum," American Architect and Building News, May 1930: 48-57.

⁶ Wirz and Striner, Washington Deco, p. 35.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Brownley Building

Name of property

Washington, D.C.

County and State

=====

TABLE 1: COMMERCIAL AND INSTITUTIONAL BUILDINGS
DESIGNED BY PORTER & LOCKIE

1. Brownley Fruit & Nut Building
1300 F Street, N.W., 1932
demolished, 1981
2. Brownley Confectionary Building
1309 F Street, N.W., 1932
extant, 1994
3. Lansburgh's Department Store
418 7th Street, N.W., 1934
demolished, 1989
4. Walker Building
734 15th Street, N.W., 1937
extant, 1994
5. Hahn's Shoes
7th & K Streets, N.W., 1938
demolished, 1985
6. Scottish Rite Temple
2800 16th Street, N.W., 1939
extant
7. Star Parking Plaza
422 10th Street, N.W., 1940
demolished, 1984
8. Liberty Building Association
1407 G Street, N.W., 1947
demolished, 1983

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1

Brownley Building

Name of property

Washington, D.C.

County and State

=====

BIBLIOGRAPHY

PRIMARY SOURCES

D.C. Building Permits: 1309 F Street, N.W.

#1381: 9/18/16; #152189: 4/9/32; #244320: 6/4/41; #528: 10/21/80;
#43: 7/14/81

D.C. City Directories: 1914, 1915, 1920, 1925, 1930, 1935, 1940, 1943, 1948,
1954, 1960, 1965, 1970, 1973

D.C. Inventory of Historic Sites Landmark Applications:

"Downtown Historic District", Files of DC-SHPO, 1982.

"Fifteenth Street Historic District", Files of DC-SHPO, 1983.

Tax Assessment Books: 1917-18; 1921-22; 1931-32

NEWSPAPER ARTICLES

"Brownley Building Plans Under Way", Evening Star, 6 February 1932.

"Brownley Building Will be Supplanted", Washington Post, 6 February 1932.

"New Building Activities Begun on F Street", Washington Star, 4 June 1932

"Brownley Building Leases Are Taken", Washington Herald, 6 June 1932.

"New Brownley Store Modern", Washington Times, 22 October 1932.

"Year's Largest Projects Listed", Evening Star, 31 December 1932.

"D.C. Architects' Council Held Up as Model in U.S.",
(unidentified clipping in "Architecture 1930-1934" vertical file,
Washingtoniana Division, Martin Luther King Jr. Library, Washington, DC.

"Irwin Stevens Porter, District Architect, Dies", Washington Post, 4 January 1957.

"I.S. Porter, Architect in District", Washington Star, 3 January 1957.

SECONDARY SOURCES

Brown, Carolyn. "The Local Architectural Practice During the Interwar Period:
An Examination of Porter & Lockie, Architects," 30 November 1989.
Unpublished paper in files of DC Preservation League.

Don't Tear It Down. Downtown Survey, 1980. Square 253, Lot 804. Files of DC
Preservation League.

Eberhard, Ernest. "Architectural Uses of Aluminum," American Architect and
Building News, May 1930.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 2

Brownley Building

Name of property

Washington, D.C.

County and State

=====

BIBLIOGRAPHY, continued

Goode, James M. Best Addresses: A Century of Washington's Distinguished Apartment Houses, Washington, DC: Smithsonian Institution Press, 1984.

National Cyclopaedia of American Biography, volume 5, Martin Luther King Jr. Library, Washington, DC.

Photograph Collection of Theodor Horzydczak, Photographer. Prints and Photographs Division, Library of Congress.

Reed, Robert. Old Washington DC in Early Photographs: 1846-1932, New York: Dover Publications, Inc., 1980.

Who Was Who in America, volumes 2, 3, & 4, Martin Luther King, Jr. Library, Washington, DC.

Wirz, Hans and Richard Striner. Washington Deco: Art Deco in the Nation's Capital, Washington, DC: Smithsonian Institution Press, 1984.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Brownley Building

Name of property

Washington, D.C.

County and State

=====

VERBAL BOUNDARY DESCRIPTION

The property is located at 1309 F Street, N.W., Square 253, Lot 804, in Washington, D.C. The site is in mid-block on F Street, on the north side of the street.