

Memo to file

December 30, 2003

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: M: 26-21-6
Congressional Shopping Plaza

The property documented in the following Addendum Sheet has not been formally evaluated for eligibility for listing in the National Register of Historic Places. The comments in the text are those of the preparer of the documentation. The State Historic Preservation Officer has neither concurred nor disagreed with those comments.

Property Address <u>West side of Rockville Pike (MD 355), 1601 Block, Rockville, Montgomery County</u>
Owner Name/Address <u>Federal Realty Investment Trust / 5454 Wisconsin Avenue #110, Chevy Chase, MD 20815</u>
Year Built <u>circa 1930, 1959</u>

Description:

The Congressional Shopping Plaza was previously surveyed by Peerless Rockville in 1986. Since the prior survey the shopping center has been remodeled. Circa 1995, the fieldstone facing and flat roofs of the structure were replaced with various exterior siding materials, including stone, brick and wood. The flat roofs were altered with front-gable and shed roof false-front and towers with standing-seam metal roofs. The fieldstone columns supporting the pedestrian canopy has been replaced with stone and brick piers and wood doric columns. The anchor store of J.C. Penny's has been displaced by smaller anchors stores, including Fresh Fields (a grocery store), Tower Records, The Container Store and Buy Buy Baby. Portions of the original basket-weave pattern brick work are visible on the rear elevation.

The Congressional Shopping Plaza South, constructed circa 1930, has not been altered since the previous survey.

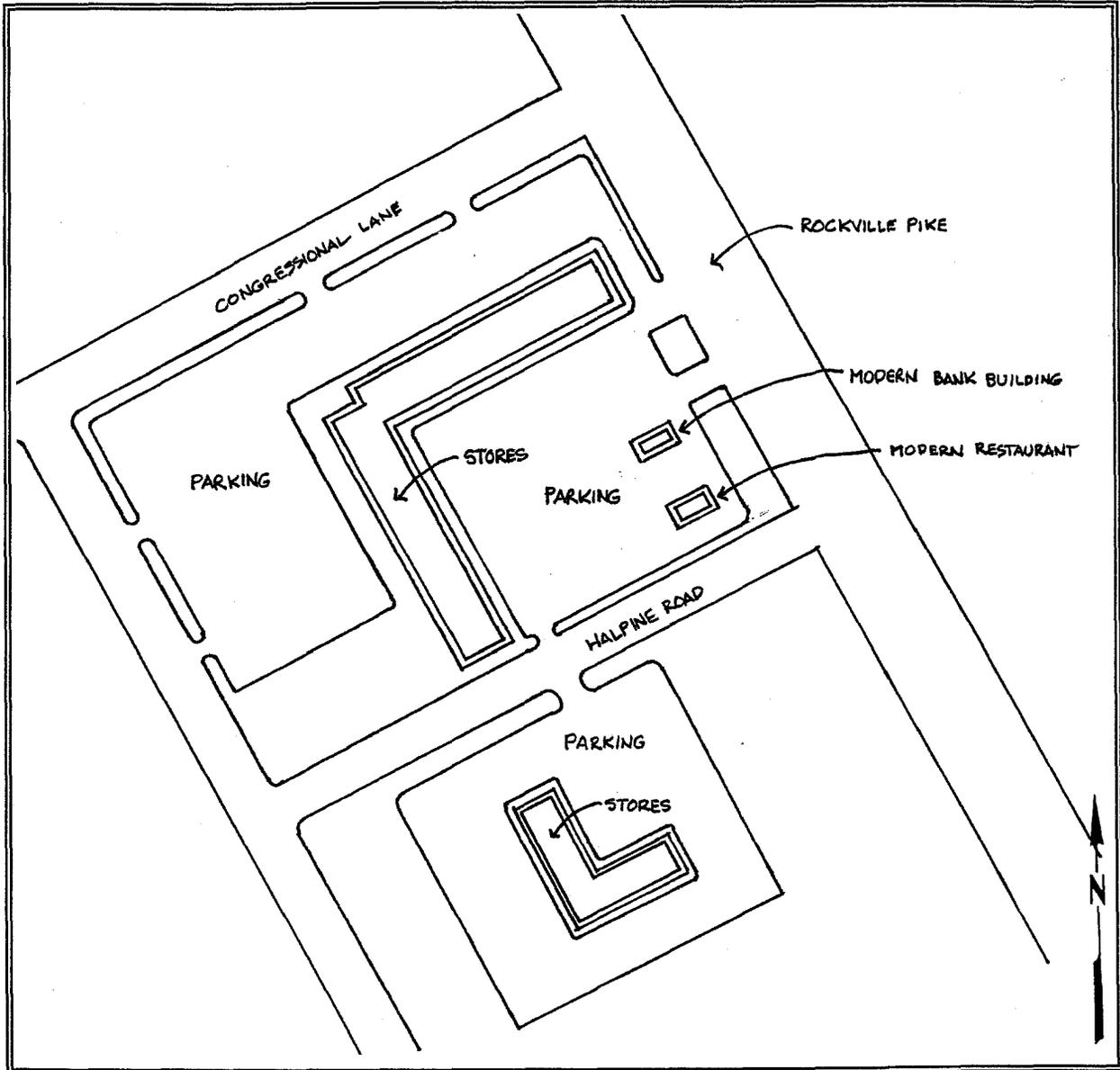
National Register Evaluation:

Constructed circa 1930 and in 1959 the Congressional Shopping Plaza is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, due to a lack of architectural and material integrity. Extensive remodeling of the Congressional Shopping Plaza structure has removed nearly all original building fabric. The property is no longer representative of mid-twentieth century commercial architecture. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

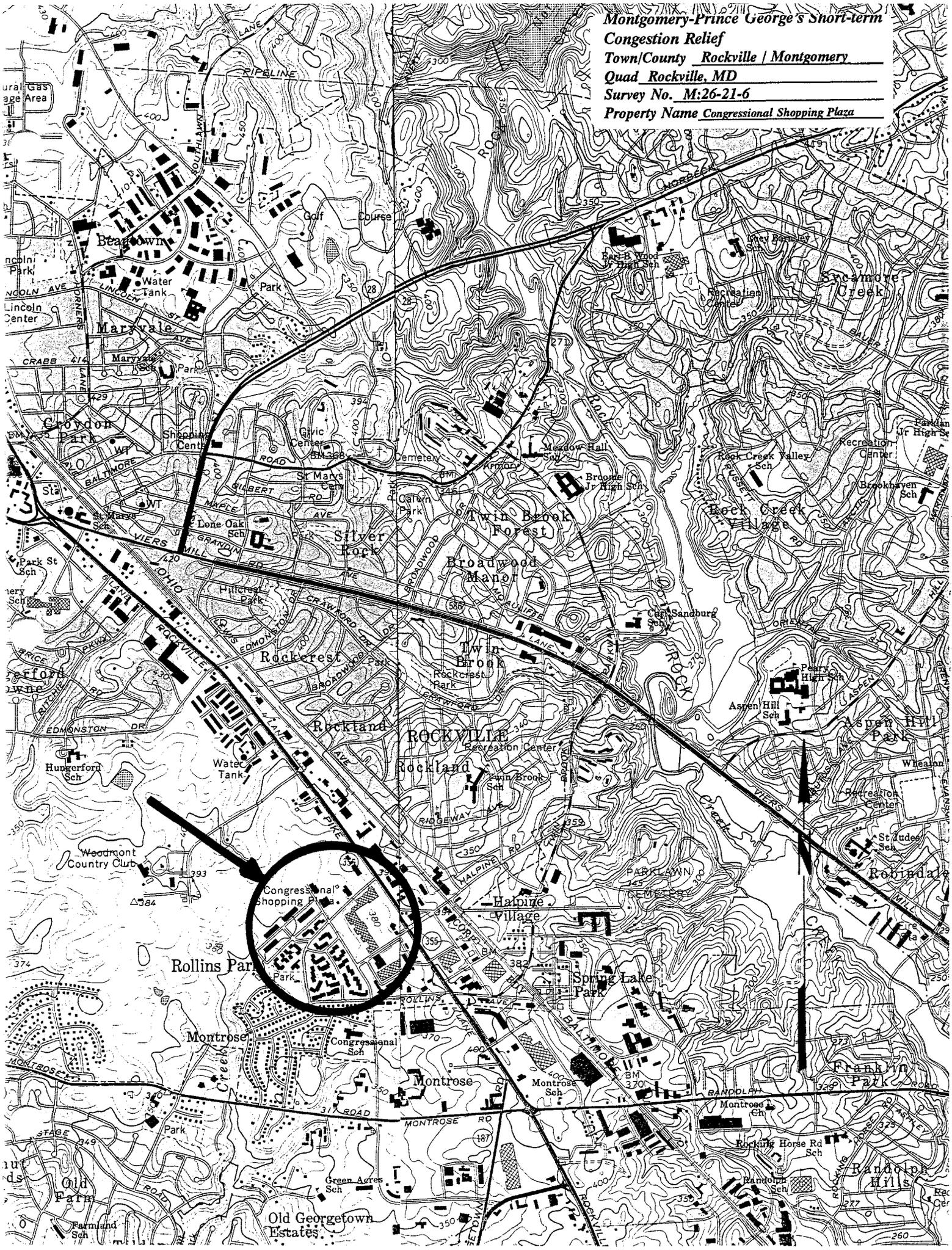
MHT CONCURRENCE:			
Eligibility	<input type="checkbox"/> recommended	<input type="checkbox"/> not recommended	
Criteria	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments:	_____ _____ _____		
Reviewer, Office of Preservation Services	Date	Reviewer, NR program	Date

Property Address West side of Rockville Pike (MD 355), 1601 Block, Rockville, Montgomery County
Owner Name/Address Federal Realty Investment Trust / 5454 Wisconsin Avenue #110, Chevy Chase, MD 20815
Year Built circa 1930, 1959

Resource Sketch Map:



Montgomery-Prince George's Short-term
Congestion Relief
Town/County Rockville / Montgomery
Quad Rockville, MD
Survey No. M:26-21-6
Property Name Congressional Shopping Plaza





- 1 M-26-21-6
President
- 2 Congressional Shipping Page
- 3 Montgomery Co Md
- 4 Susan Taylor
- 5 5/07
- 6 Md SHPO
- 7 W elevation
- 8 1 of 12

02-N-N-N 1230666



1 M:26-21-6

2 Congressional Shopping Plaza

3 Montgomery Co. Md

4 Susan Taylor

5 5/78

6 Md SHPO

7 NW corner

8 20712

2007 OCT 1 11:00 AM



- 1 M:26-21-6
- 2 Congressional Shopping Plaza
- 3 Montgomery Co Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPO
- 7 New owners, new portion
- 8 3 of 12

CT-8-16-1200668



1 M 25-21-6

2 Commercial Shipping Plaza

3 Montgomery Co. Md

4 Susan Taylor

5 5/97

6 14 SHPS

7 Basketweave Checkwork

8 4 of 12

ST-N-N 1220668



Village Eye Center

PAK MAIL

RECTORS TAILORING

Glimpie

- 1 11:26-21-6
- 2 Congressional Shopping Plaza
- 3 Montgomery Co Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SPO
- 7 13 U.
- 8 5 of 12

399 0271 N.N.N.N.2



- 1 Mid-26-21-6
- 2 Congressional Shopping Plans
- 3 Montgomery Co Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPC
- 7 Elevation of LLC
- 8 6 of 12

FORM N N 1230668



1 M: 26-21-6

2 Congressional Shopping Plaza

3 Montgomery Co Md

4 Susan Taylor

5 5/98

6 Md SHPO

7 Inside covers by ell

8 7 of 12

***** 1220668



PEKEZ Salon & Day Spa

TRM
CASINO & RESTAURANT

BIKES USA

Welcome
Congressional
Plaza

- 1 M-26-21-6
- 2 Congressional Shipping Plaza
- 3 Montgomery Co. Md
- 4 Susan Taylor
- 5 5/78
- 6 MA SHPO
- 7 E. M. S. Co.
- 8 8 of 12

0090271 4 2 2 2 2



- 1 M: 26-21-6
- 2 Congressional Shopping Plaza
- 3 Montgomery Co. Md
- 4 Susan Fisher
- 5 5199
- 6 Md 21110
- 7 Elevator
- 8 9 of 12

ETHAN 1220858



- 1 M. 26-21-6
- 2 Congressional Shopping Plaza
- 3 Montgomery Co. Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPO
- 7 N elevation
- 8 10 of 10

3890071 4 N M 20



- 1 M: 26-21-6
- 2 Congressional Shopping Plaza
- 3 Montgomery Co Md
- 4 Susan Taylor
- 5 5/98
- 6 Md State
- 7 SW corner, near
- 8 11 of 12

CC-N N N 1230666



- 1 M:26-21-6
- 2 Congressional Shipping
- 3 Montgomery Co. Md.
- 4 Asa Taylor
- 5 5/98
- 6 Md SHPO
- 7 SW corner, side alt
- 8 12 of 12

2025 RELEASE UNDER E.O. 14176

Site: M:26/21/6

Congressional Airport

Established: 1929

Congressional Plaza

Built: 1958

Private
Retail Commercial

Architect:

Site of the Congressional Airport and Flying School from 1929 to 1958, the Congressional shopping center was constructed by Arthur C. Hyde in response to the boom in population and housing construction in Rockville after World War II. One of the first retail developments of its size and kind in Montgomery County, Congressional Plaza is an L-shaped one-story brick strip of shops with a front pedestrian arcade, slightly taller anchor stores, and acres of surface parking. Architectural interest is provided by flat roofs with deep overhang, specially molded bricks used to create textural patterns, fieldstone piers and columns, and large central glass wall.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M:26/21/6

Magi No. 1651585811

NR eligible DOE yes no
contrib. element in H.D.

1. Name (indicate preferred name)

historic Congressional Airport/Congressional Shopping City

and/or common Congressional Plaza, Congressional North, South

2. Location

street & number West side of Rockville Pike, 1601 Block not for publication

city, town Rockville vicinity of congressional district 8

state Maryland county Montgomery (RV Planning Area 9)

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Congressional Plaza Associates, c/o Federal Realty Investment Trust

street & number 5454 Wisconsin Ave. #110 telephone no.:

city, town Chevy Chase state and zip code Maryland 20815

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 3351

street & number Montgomery Co. Courthouse folio 156

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title None

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. M:26/21/6

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The subject shopping center was originally conceived as a 30 acre site on the west side of Rockville Pike south of Woodmont Country Club and was to be called Congressional Shopping City. Only the central 20.31 acres was approved by the City of Rockville for retail development in 1956 and later constructed. This shopping center, the principal subject, became known as Congressional Plaza and is bounded by Congressional (Airport) Lane to the north, Halpine Road to the south, and East Jefferson Street to the west. (See site plan attachment 7.3)

Congressional Plaza was one of the first retail developments of its size and kind in Montgomery County (Silver Spring was built in the 1930s and Wheaton Plaza is contemporary to Congressional) and the first homogenous retail area built as an alternative to the traditional downtown commercial center in Rockville. The form is loosely analogous to the conventional town square surrounded by parking and blocks of storefronts, but parking now fills the square, and one side is left open for access and visibility. Congressional's initial development name, "Congressional Shopping City", (See attachment 7.4) is perhaps an unintentional acknowledgment of these competitive and architectural links. As such, it was designed as a one-story strip of shops with a front pedestrian arcade and a traffic pattern consisting of several proposed streets (Halpine, Jefferson, and Bouic (which was never built)).

Although there have been additions and enlargements, the basic form and materials of the shopping center remain. Other changes are largely cosmetic, not structural. A 1985 facelift visually sectioned the uniform front by varying the roof line with the addition of pylons supporting an extended arcade in some sections and adding diagonally-applied wood strips to parapets, largely covering the original brick basketweave parapet. The J.C. Penney store was given a new roof cap and overhang which overshadows the original design, contrasting monumental fieldstone piers and glass.

Congressional Plaza is part of the larger commercial strip lining Rockville Pike. In the immediate area, the strip consists primarily of free-standing one-to-three story commercial buildings on small separate parcels with on-site surface parking. Front setbacks and architectural styles vary widely, a product of piecemeal small parcel development over the past 30 years. Although street trees have been planted on the Pike, tall utility poles with grids of wire industrialize the streetscape. New construction along the Pike is primarily mid-rise mixed office and retail with both surface and interior parking.

continued on attachment 7 page 1 (7.1)

Description (continued) : Congressional Plaza

The main entrance to the center is a dual-lane divided driveway from Rockville Pike which leads to the dominant J.C. Penney building. Other access is from Halpine Road, Congressional Lane, and East Jefferson Street. The principal parking area is in the front but smaller parking areas are located in the rear and along Congressional Lane.

Although one of the three oldest commercial developments on the Pike, (P.J. Nee, Food Fair and several country stores were already in place) and the first of its scale, the setback is much greater than current development, reflecting the fact that at the time of its development, providing land for surface parking was less expensive than garage construction.

The Plaza was built as a one-story "L" shaped strip to accommodate approximately 40 stores, with slightly taller anchor stores. (See 1959-60 Plat of Congressional Plaza, attachment 7.5) The site slopes to the west (rear), allowing additional exposed basement level shops or dock access. The architecture and materials are typically mid-fifties, in this case a commercial adaptation of a popularized architecture derived from Frank Lloyd Wright's early 20th century philosophy of organic structures. Wright's designs featured strong horizontals and landscape-related design, native materials and glass walls used as an architectural element to blur the distinction between interior and exterior. Other Wright features are the flat roof with deep overhang and specially molded bricks used to create textural patterns. (See photo, attachment 7.6)

The Plaza's basic structure is brick with fieldstone facing and a flat roof. Brick molded with a center depression is used in a basketweave pattern on the parapet and exterior side and rear walls to add textural interest, another feature pioneered by Wright and yet visible on the building's rear facade, interior ends of the ell members, and on the parapets visible behind the new arcade. The J.C. Penney store is closest to a commercial adaptation of Wright's work in its two-story front glass wall with (original) deep overhang forming a canopy supported by monumental fieldstone columns. The fieldstone piers which frame the glass wall wrap into the interior of the building, blending exterior and interior space.

Parking was a problem from the start. "Parking for 4000 cars" was a pre-construction selling feature on the Congressional Shopping City stationary, but the parking was predicated on undersized (8.5 X 18 feet when the average fifties car was 7.5 feet wide) spaces and access lanes. Negotiations with the Rockville Planning Commission and Board of Appeals resulted in 9.0 x 20 ft. parking spaces and 23 foot lanes, providing approximately 1600 spaces front and rear. By

Description (continued) : Congressional Plaza

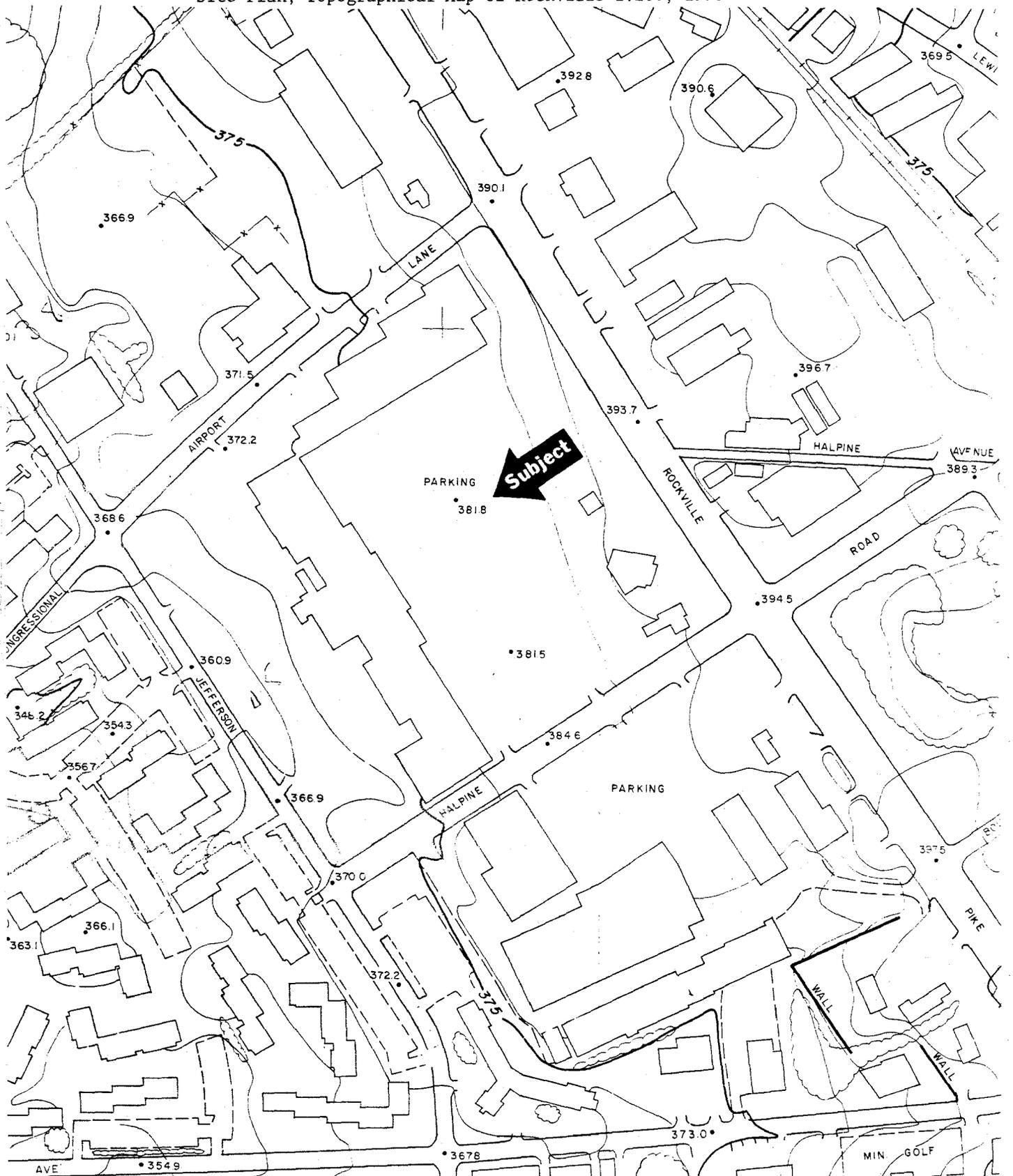
October of 1959, the City Department of Licenses and Inspection refused to grant further occupancy permits due to substandard parking and signage exceeding City regulations. The Plaza purchased an additional three acres between it and the relocated Jefferson Street (which originally was to have been directly behind the center following the rear property line of Congressional south) and redesigned its parking areas.

The area known as Congressional South contained the Congressional Aeronautic School. (See 1953 Plat of Arthur C. Hyde's Congressional Airport Property, attachment 7.7 and photographs, attachment 7.8) Although the buildings and hangar shown on the plat and in photographs were reused after the construction of Congressional Plaza, only one remains on site in any form. The building containing units 1 through 9 on the plat has been incorporated into the south retail portion, and a facade addition was applied to square the building with the parking lot and to unite several separate structures. The brick maintenance and shop building, units A through Q-2 on the plat, was demolished in 1986 to permit Hotel development on the site. The administration building and hangar functioned as the Congressional Roller Arena until it was demolished in 1984. Congressional South was not developed as one homogenous center as was the Plaza; rather it was developed store by store with the overall design originally intended to follow the lead of the Colonial A&P store. The present 1980 "L"-shaped strip incorporates nine separate buildings visually unified by color, canopies, and sidewalk treatment.

The area known as Congressional North had several individually-owned structures shown on the 1953 Airport Plat. One of these, the Womak building at 131 Congressional Lane, retains its "hangar" configuration at the rear: an industrial building with a low-arched roof and industrial metal frame casement windows on the side. It has a front section faced with fieldstone to correspond to the Plaza buildings. The remainder of Congressional North has been developed in recent years.

The Congressional centers, north and south, and the plaza all have separate commercial buildings fronting on Rockville Pike. The Plaza's front buildings are accessed only from the plaza interior, but Congressional North and South have front parking and access directly from the Pike. The 1953 Airport Plat shows that Congressional North had several parcels fronting on the Pike before 1956, and Congressional South had the Esso Station and a laundry to establish curb cuts before 1956. Exterior stairs provide for pedestrian traffic from the upper and lower stores and parking lots.

Description (continued) : Congressional Plaza
Site Plan, Topographical Map of Rockville 1:200, 1978



Description (continued) : Congressional Plaza
Congressional Shopping City stationary, 1957

HAZELWOOD 7-7272

From Baltimore

Congressional SHOPPING CITY

1703 ROCKVILLE PIKE • CONGRESSIONAL AIRPORT • S. ROCKVILLE, MARYLAND

ARTHUR C. HYDE, PRES.
JOHN K. KILBANE, VICE-PRES.

May 2, 1957

Mr. Robert L. Plavnick, Director
Planning Commission
City Hall
Rockville, Maryland

Dear Mr. Plavnick:

Re: Congressional Shopping City

Attached hereto is a description and plot plan, marked Exhibits "A" and "B" respectively, setting forth that portion of a commercial development to be known as Congressional Shopping City. The plan for this development has been approved by the Mayor and Council of the City of Rockville, in accordance with the zoning ordinance requirements.

The description and plot plan have been attached so that if there is any property within this area that is not classified as commercial, then it should be done. Therefore, we respectfully request that all of this property be re-classified so that it can be used as a commercial development, as set forth on the plan approved by the City of Rockville.

Thank you for your very considerate assistance on this matter.

Sincerely,

John K. Kilbane
John K. Kilbane

JKK:rpw
Encl. 2



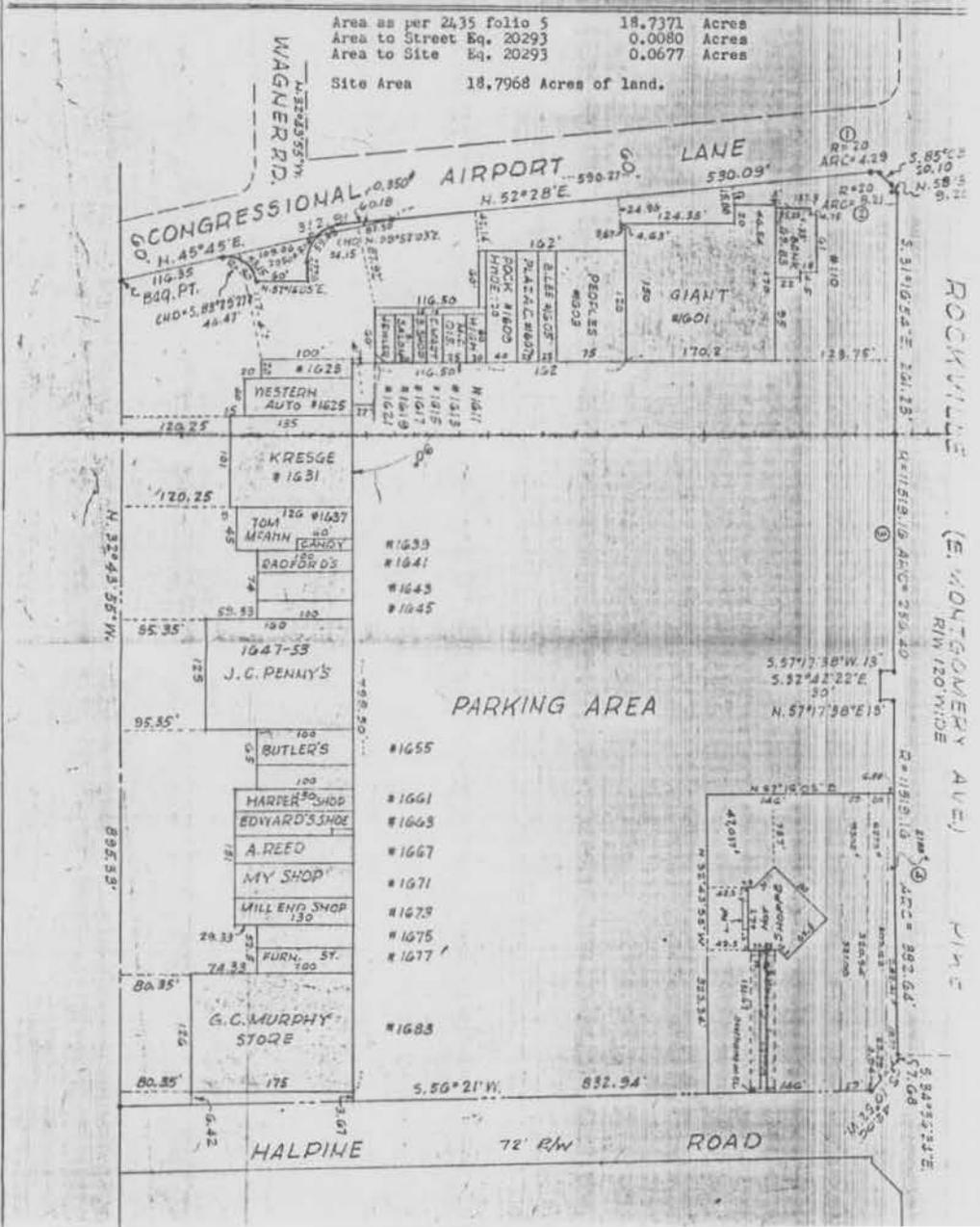
Surveyor's Certificate
 I hereby certify that the plan hereon is correct in accordance with the land records of Montgomery County, Maryland and the position of all the existing improvements on the described property has been carefully established by a Transit-Tape Survey and that unless wise shown there are no encroachments.

Dated July 6, 1959 Rev. August 5, 1959
 Scale 1" = 100' Rev. July 5, 1960
 Liber 2435 folio 5
 See Equity Case No. 20293

R. K. Maddox
 R. K. Maddox County Surveyor
 Court House, Rockville, Maryland.
 R. K. Maddox Co. Surveyor

CURVE TABLE			
1. R :	20.00	Arc: 4.29	Chd. N.58°36'55"E. 4.28 feet
2. R :	20.00	Arc: 8.21	Chd. S.43°07'45"E. 8.15 feet
3. R :	11519.16	Arc: 256.40	Chd. S.31°55'10"E. 256.38 feet
4. R :	11519.16	Arc: 382.64	Chd. S.33°39'29"E. 382.62 feet

Area as per 2435 Folio 5	18.7371 Acres
Area to Street Eq. 20293	0.0080 Acres
Area to Site Eq. 20293	0.0677 Acres
Site Area	18.7968 Acres of land.



MARYLAND HISTORICAL TRUST
 STATE HISTORIC SITES INVENTORY FORM
 Description (continued) : Congressional Plaza
 Surveyor's Certificate, 1959, Congressional Plaza

SURVEY NO. M:26/21/6
 SECTION 7 PAGE 5

8. Significance

Survey No. M:26/21/6

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
	1929-1958-Congressional Airport		<input checked="" type="checkbox"/> local history	other (specify)
	1958/59 Congressional Plaza			

Specific dates 1930s-North & South Builder/Architect

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

Significance

The site of the Congressional Plaza shopping center had three very different uses over a 200 year period, reflecting the physical development of this area bordering the Rockville to Georgetown Turnpike. The area was still rural in 1929 when the Congressional Airport and Flying School located there. The present modern shopping center was constructed in 1959 in response to population growth and density. Architectural elements from both the airport era and some early 1950s buildings lay beyond the fringes of the main Plaza complex which combines stone, brick, concrete and glass in a modern suburban design.

ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA:

1. Historic context theme(s): Architecture, Landscape Architecture, Community Planning
2. Geographic Organization: Piedmont, Montgomery County, City of Rockville
3. Chronological Period(s): Maturation and Expansion ; 1873-1931
4. Resource type: Commercial Shopping Center/ commercial retail buildings

History and Support

At the turn of the century the Maryland Geological Survey pronounced the Rockville Turnpike Road "one of the worst pieces of main highway in the state", due to its neglected, cut-over condition. 1/ The land along the Turnpike was still farmland, as it had been for 200 years. The 236 acre Nicholas Wagner farm, purchased in 1877, occupied part of this site and appears on the County maps and real estate atlases from 1879 through 1917. (See 1890 map, attachment 8.4 and 1917 map, attachment 8.5) By the time of the publication of the 1917 Deets and Maddox real estate atlas, the face of Rockville Pike

continued on attachment 8 page 1 (8.1)

Statement of Significance/ History (continued) : Congressional Plaza

had changed due to improved roads and the arrival of the electric trolley; country houses on suburban lots and scattered subdivisions shared road frontage with the farms.

In 1928 the Wagner heirs leased 275 acres to the Congressional School of Aeronautics for a flying school and private airport. Some of the Wagners kept 20 acre parcels for new homes, including S. Peter Wagner who designed his home "Pine Haven" to resemble a lock house on the C&O canal. The entrance road to his home "Wagner Lane", later renamed East Jefferson Street, marks the western boundary of Congressional Shopping Center. 2/

In 1929 the Wagners converted the long-term lease to a sale, deeding 269 acres of "Lake View Farm" to Arthur Hyde, President of Congressional Airport, Inc. for \$30,000. But the Wagners reserved 16 acres south of the "steel airplane hangar" for commercial development. 3/ The residents of Rockville Pike appealed to the County Commissioners to stop encroachment of what they claimed was "the most beautiful Pike in the county", and although the airfield was allowed to remain on the site, no further commercial development took place there. 4/ However, a small hotel "suitable for overnite flyer(s)" was erected on the grounds. 5/

For the next 30 years the Hyde-owned Congressional Airport flourished on this site. It was the only private airfield in the County, site of flying demonstrations and races, and later the home field of the Civil Air Patrol. 6/ The main hangar was located on the land (now Congressional South) retained by the Hyde family after construction of the shopping center. The original hangar was leased for a roller skating rink from 1956 until 1983, and was demolished in 1984. 7/ (See article, attachment 8.11)

There were about 65 aircraft at Congressional at any given time, many privately owned. Planes ranged from J3 cubs, Air Coupes, and Cessnas to a two-seat Stearman used for aerobatics. The landing area was one long grass strip with a dip in the middle, and pilots had to fly over high-tension wires along the Pike to land. 8/

The last remaining architectural evidence of the airport use is located on the other end of the shopping area in Congressional North. Fronting on Congressional Lane between Rockville Pike and Wagner Lane (becomes E. Jefferson Street) is a one story furniture store building whose stone and plate glass facade matches the main Plaza appearance. But the rear of this building has a half-cylinder roof, topping a long cement block building with banks of multi-paned windows lining the east side. Its original purpose is unknown, but it has been the offices of paving contractor F.O.Day for many years. It is now attached to an office building on its west side.

Statement of Significance/ History (continued) : Congressional Plaza

The replacement of the Congressional Airport by a shopping center was in response to the boom in population and housing construction after World War II. Between 1940 and 1960 there were 21,228 new houses built in the Rockville district, many along the Rockville Pike and Veirs Mill corridors. The old commercial district in downtown Rockville was neglected and decaying, with some buildings dating from the early 19th century. The concept of small scale, well-designed retailing centers, convenient to residential neighborhoods, was gaining acceptance and Congressional Plaza was one of the first in the county. 9/ Mr. Hyde had already transferred part of the airport property to his company, "Congressional Shopping Center, Inc.", and in 1958 he sold twenty-some acres across from the Halpine Store and subdivision to Congressional Plaza, Inc.

The original core of the "Plaza" shopping area can be seen on the 1959 real estate atlas (Attachment 8.5). Adapting the ancient meaning of plaza as a market square/open space approached by avenues, the buildings with the original 35 stores formed an open faced, L-shape at the end of avenues. The open space in the forecourt provides parking for 1,500 cars. 10/ The buildings are of varying widths, but maintain the desired horizontal mass by their uniform height. They are linked by a continuous canopy roof which provides a kind of arcade and protects shoppers from the elements. The stores' facades are ornamented by the use of irregularly coursed fieldstone facing which outlines the plate glass display windows. At intervals, individual rocks project outward, and engaged piers separate store units.

The central stores, once the main focus at the end of the entrance avenue, has a three part composition. The central anchor, J.C. Penney, is a story higher than surrounding stores, and is fronted by monumental fieldstone columns; the attached stores have smaller fieldstone columns.

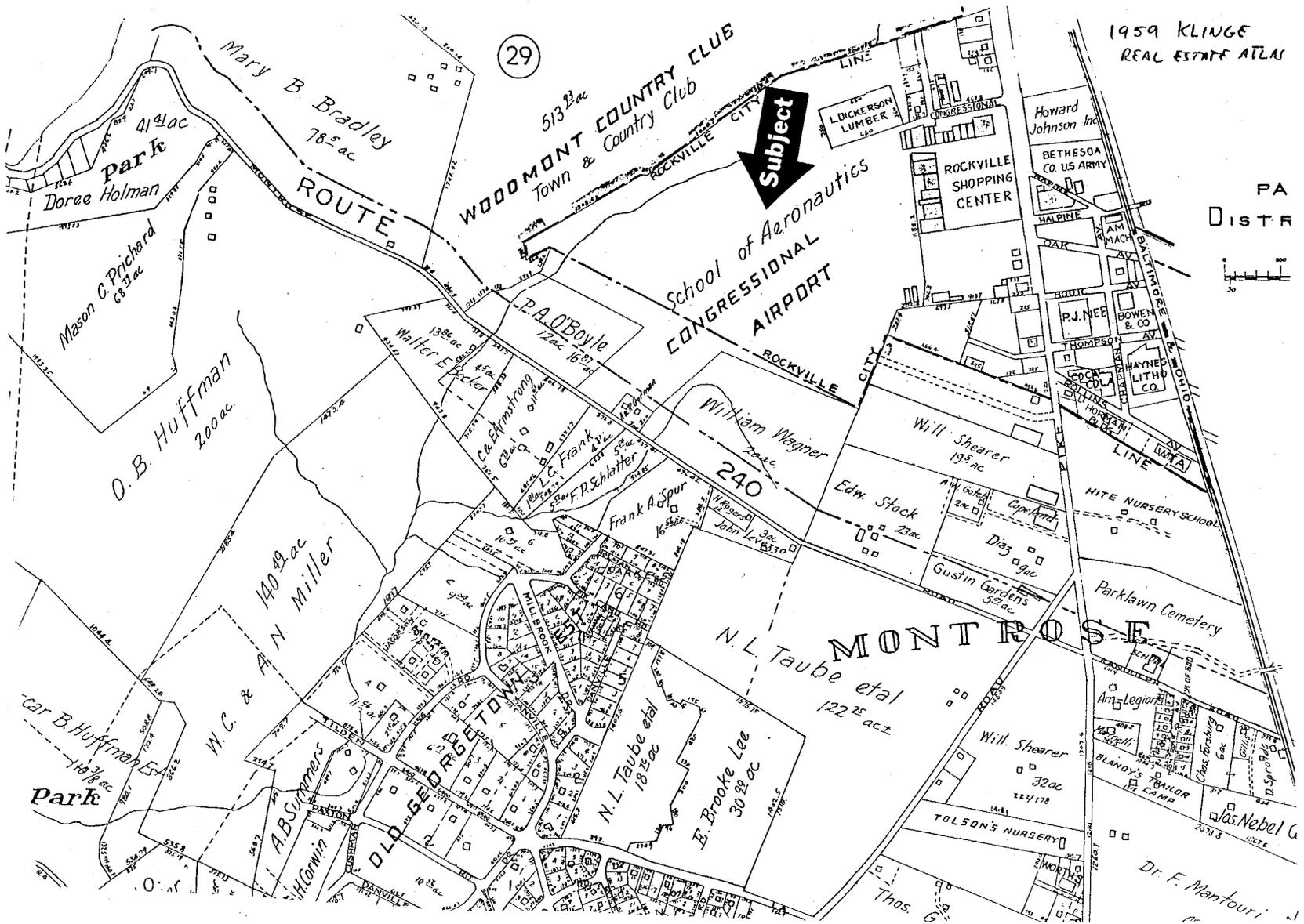
A 1985 remodeling has partially hidden the original roof and frieze line, but parts of the original parapet can still be seen. It carried the design found on other masonry elements, a unifying basketweave decoration. The pattern, utilizing a brick with a depressed center area, is also used in the brickwork on large areas of the rear (west side) elevations and decorates the upper floor facades of the lower level stores that front on Congressional Lane. The ground slope allows for this level of stores and also for extra entrances and stories for the stores fronting on the Pike. The attached copy of a Chamber of Commerce publication shows the Plaza footprint and store occupants in 1962 (Attachment 8.10).

In the years since 1959 the Plaza area has expanded both north and south with new clusters of buildings, but the plan and architectural integrity of the original "Plaza" complex remains.

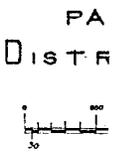
Statement of Significance/ History (continued) : Congressional Plaza

Footnotes:

1. 1899 "Report on the Highways of Maryland" by the Maryland Geological Survey quoted in McMasters and Hiebert, Grateful Remembrance. Montgomery County 1977.
2. Montgomery County Sentinel, September 14, 1928 and September 27, 1929 and 1963.
3. Montgomery County Land Records 492/5 (1929). In 1945 the Wagners sold another 198 acres to Hyde; most of this site is the present apartment complex west of Congressional Plaza.
4. Sentinel op. cit. - 1929.
5. The "hotel" building may be the two-story stone building fronting on the north side of Congressional Lane and occupied by Womack Exterminators since 1943. The Veterans of Foreign Wars of U.S. , Inc. purchased 5 acres adjoining in 1949.
6. Older Rockville residents remember that radio personality and aviator Arthur Godfrey often announced the airplace races and demonstrations in the 1940s.
7. Washington Evening Star, May 3, 1958 and Montgomery Journal, January 4, 1984.
8. Interview with Carl Schwab, mechanic at Congressional Airport 1948. (1987)
9. Congressional Plaza was built concurrently with Wheaton Plaza; they are the among the first of the regional shopping centers constructed outside of urban town centers. Silver Spring was first in 1939.
10. Washington Evening Star, November 9, 1959 gave the number of stores and parking spaces at that time.



1959 KLINGE
REAL ESTATE ATLAS



Statement of Significance/History (continued) : Congressional Plaza
1959 Klinge Real Estate Atlas of Montgomery County, Md.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

SURVEY NO. M:26/21/6
SECTION 8 PAGE 5

9. Major Bibliographical References

Survey No. M:26/21/6

Montgomery County Land Records and Plats; Newspaper abstracts 1877-1985. "Rockville Reports" 1962-1980; Maps and real estate atlases from Montgomery County Historical Society collection. City of Rockville Use permit files U-2-56, U-71-62, U-72-61.

10. Geographical Data

Acreege of nominated property ~~20.31 acres (original)~~ as per Plat 65/5892 (1958).

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

West side of Rockville Pike as per plat 65/5892 (1958).

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title	Anne Cissel	J. Christensen Arch.	description
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organization	Peerless Rockville	date	October, 1986
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street & number	P.O. Box 4262	telephone	762-0096
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city or town	Rockville	state	Maryland 20850
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The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
 Shaw House
 21 State Circle
 Annapolis, Maryland 21401
 (301) 269-2438

CITY OF ROCKVILLE

MONTGOMERY COUNTY, MARYLAND

SCALE 1"-600'
JANUARY 1987

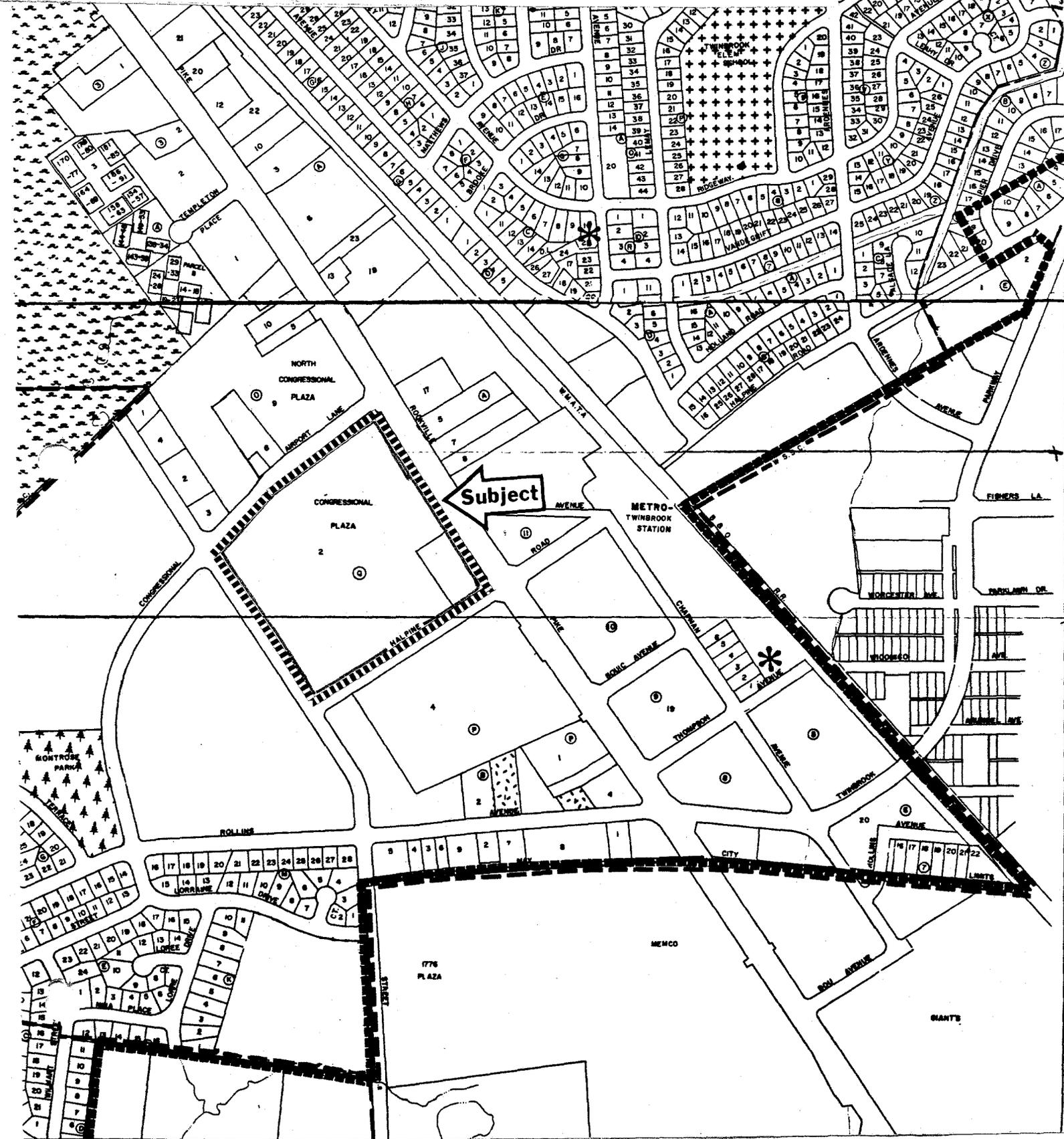


M:26/21/6

9

Congressional Plaza

1600 block (odd numbers)
Rockville Pike



Statement of Significance/ History (continued) : Congressional Plaza
The Montgomery Journal Jan. 3, 1984 "Bulldozer rips into old rink"



Journal photo by Mike M. Ahlers

The bulldozer tore a huge hole in the front of the old Congressional Roller Skating Rink building Saturday when it began demolition.

Bulldozer rips into old rink to make way for new hotel

Bulldozers ripped into a Rockville landmark on Saturday, beginning demolition of the old Congressional Roller Skating Rink to make way for a new 120-room hotel and restaurant.

The long gray building off Rockville Pike was built in the 1940s for use as a hangar at the old Congressional Airport, then home of one of the largest flying schools in the country. The airport's landing strip is now part of the Congressional Plaza Shopping Center.

In 1956, professional roller skaters Betty and Louie Bargmann and June Mayo converted the hangar into a roller rink. The Bargmann's operated the rink until last May when they lost the lease.

Until its closing, the rink maintained the old-

est continually operating skating club in the nation, the Silver Roller Club, and the oldest continuous panel of skating judges.

The rink boasted of being home to more than half a dozen championship skaters, and of being one of the most affordable entertainment centers in the county. During its 26 years in business, the admission price rose only 50 cents, from \$1.50 to \$2. The skate rental prices rose from 50 cents to 75 cents.

Congressional South Associates, owner of the property adjacent to the rink, plans to develop the land. Two applications for use-permits have been filed with the Rockville City planning department, one for a 120-room hotel/motel and one for a restaurant and retail shops.

JOURNAL JAN 3, 1984



CONGRESSIONAL AIRPORT

How Ingenuity and Far Sighted Planning
Rebuilt a Thriving Business.

By Robert C. Blatt
Technical Editor



COL. ARTHUR C. HYDE, owner and manager of the Hyde Airports has operated Congressional Airport since 1936.

IN AUGUST, 1942, all civilian airports in the Eastern Vital Defense Zone were closed by order of the First Fighter Command. The Congressional Airport, located six miles beyond the District Line of

are several individual "T" type hangars as well as a large shop building, and a paint and dope shop. The lean-to on the large hangar accommodates several offices, pilots' lounge room, the airport grille, com-

hours daily operation of each plane and the number of hours since checks and overhaul. By this method a daily check can easily be made. All engines are majored as required, but at least every 500 hours. A large stock of replacement parts for Tri-

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance/ History (continued)
Article "Congressional Airport" source unknown
Courtesy Arthur Hyde Files

: Congressional Plaza

SURVEY NO. M:26/21/6
SECTION 8 PAGE 7

Statement of Significance/ History (continued) : Congressional Plaza
The Evening Star March 3, 1958 "Congressional Airport Closed..."
Courtesy Arthur C. Hyde

THE EVENING STAR, Washington, D. C. ** B-3
MONDAY, MARCH 3, 1958

Congressional Airport Closed Permanently

Congressional Airport at Rockville, Md., was permanently closed last night by its owner, Arthur C. Hyde.

The closing, threatened for some time, was confirmed by the office of Rudolph Drennan, State director of aviation. An employe in the office said the notice of closing had been received.

Neither Mr. Hyde nor Mr. Drennan was available for comment today.

The closing leaves suburban Montgomery County without any airport facilities.

The closing comes at a time when county officials are attempting to build an airport so the county will be more attractive to new industry.

The Civil Air Patrol also will be forced to close at Congressional.

Notice of the closing was followed with a blast at the county council by C. C. Thomp-

son, executive secretary of the voluntary Montgomery County Airport Committee, which has been working with the council in an attempt to find an airport site.

Mr. Thompson said the loss of Congressional is "terribly embarrassing" to anyone in business in Montgomery County. He criticized the council for what he said was a failure to push for an airport site and said the county "has been blind" to its airport needs since Federal aid for airport construction was first offered in 1949.

Statement of Significance/ History (continued) : Congressional Plaza
The Sunday Star Dec. 25, 1955 "\$10 Million Trade Center Planned..."
Courtesy Arthur C. Hyde

A-10 THE SUNDAY STAR, Washington, D. C.
SUNDAY, DECEMBER 25, 1955

TODAY IN **BUSINESS**

\$10 Million Trade Center Planned Near Rockville

By DONALD B. HADLEY

Montgomery County, Md., will get a new \$10 million shopping center on the 80-acre site of Congressional airport along the west side of Rockville Pike just south of Rockville.

This was disclosed yesterday with the signing of a lease for a Giant Food Department Store in the center. J. C. Penney Co. and S. S. Kresge Co., also will have large stores there.

To be known as Congressional Shopping Center, the development will have space for 75 stores when completed, between 300,000 and 400,000 square feet of store space and parking for around 4,000 cars, said Arthur C. Hyde, owner of Congressional Airport and president of the new company that will develop it.

Construction of the first buildings will start next spring or summer and their completion is scheduled by Christmas of 1956.

Rinsand & Coupard and Associates of Bethesda are the architects. Construction contracts have not been let.

The Giant store, for which the lease was signed yesterday, will have nearly 27,000 square feet and will be the company's largest on one floor. With other new outlets in the planning stage, it will raise the store total of this rapidly growing Washington chain well into the 30s.

J. C. Penney Co. Store To Be Center's Largest

The J. C. Penney Co. department store, with 40,000 square feet, will be the center's largest establishment. The Kresge store, with 20,000 square feet, will be one of the largest outlets of the company in this area.

Parking for the center will be in the foreground close to Rockville pike, with store buildings on the north and west sides to form an L. Across the highway are the P. J. Nee Furniture Co. and a Food Fair Super Market.

Mr. Hyde, president of the new company, Congressional Shopping Center, Inc., came to this area from Moorefield, W. Va., in 1936 to work at Congressional Airport. A year later he took over its management and 10 years ago became its owner. He also owns Hyde Airport in Clinton, Md.

John Kilbane, vice president of the new company, was in the real estate department of the S. S. Kresge Co. from 1948 until recently. He will be in charge of leasing for the center.



ANOTHER GIANT STORE—Jac Lehrman, vice president of Giant Food Department Stores (right), yesterday signed a lease for a new store in a \$10 million shopping center near Rockville. Arthur C. Hyde (left), president of Congressional Shopping Center, Inc., and Gershon Furson (center), real estate director for Giant, look on.—Star Staff Photo.

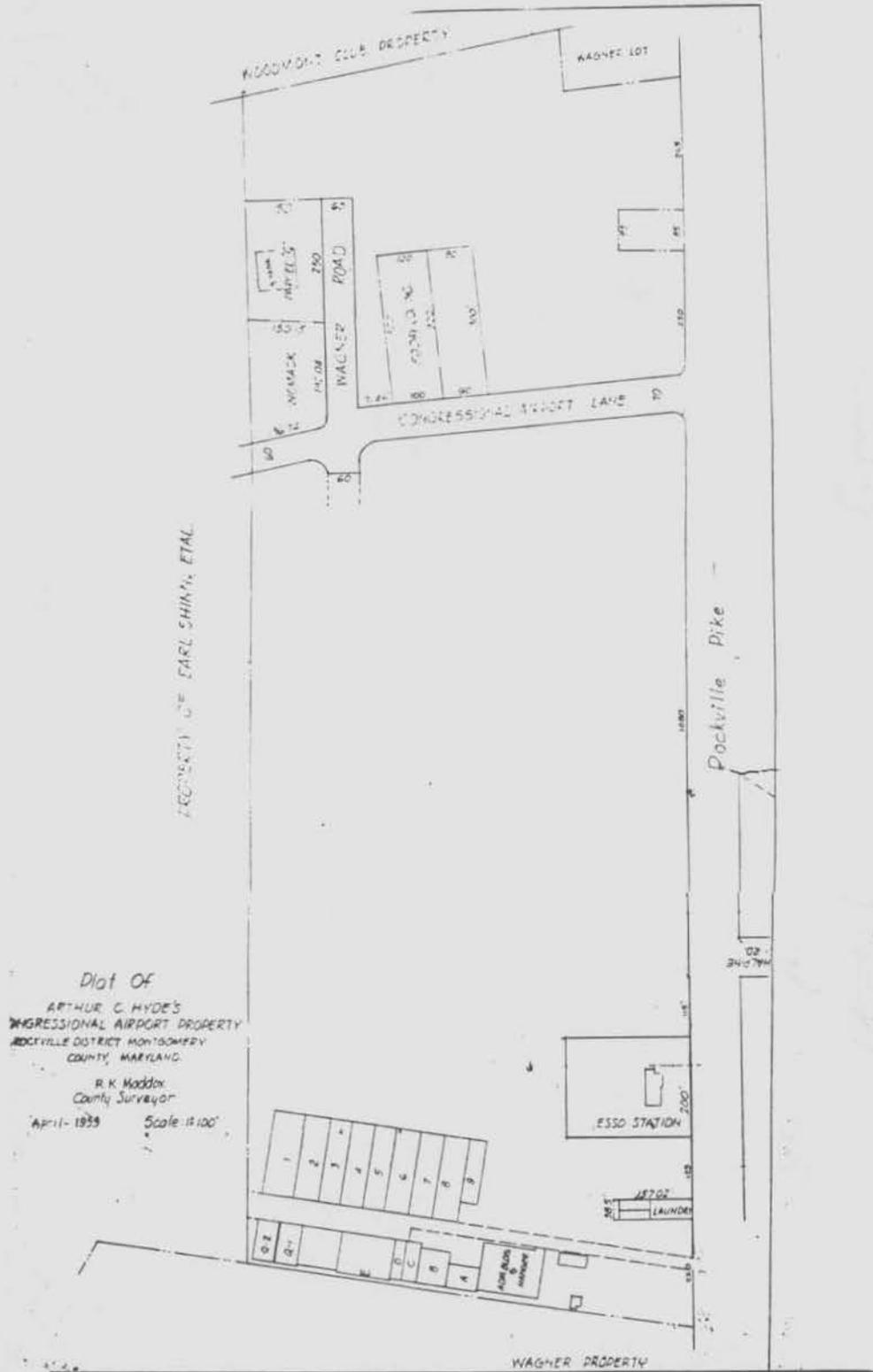
Description (continued) : Congressional Plaza
Congressional Plaza Opening Day 1959
Courtesy Arthur C. Hyde



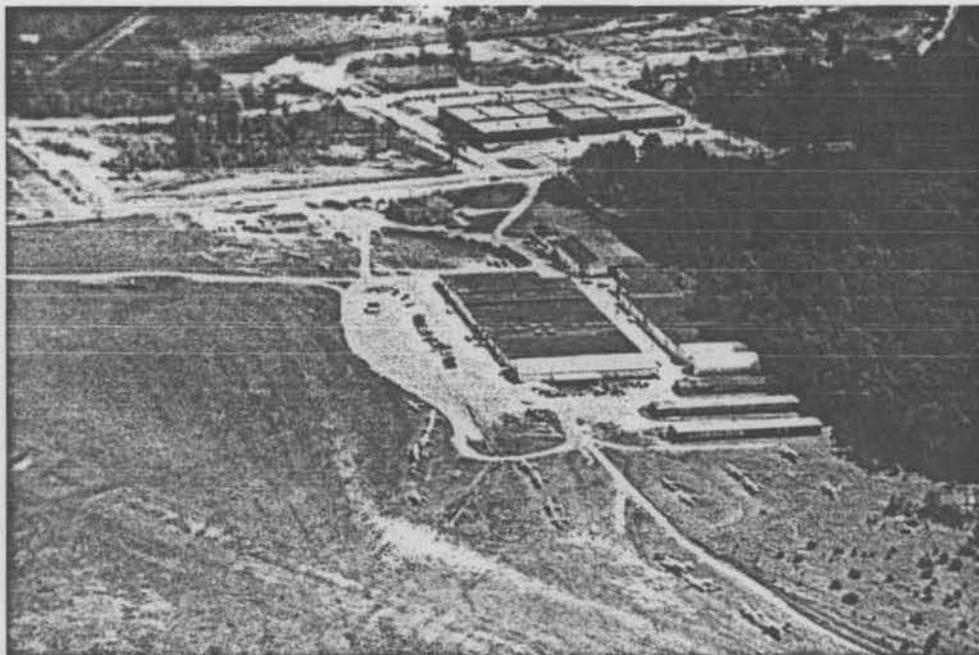
MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

SURVEY NO. M:26/21/6
SECTION 7 PAGE 7

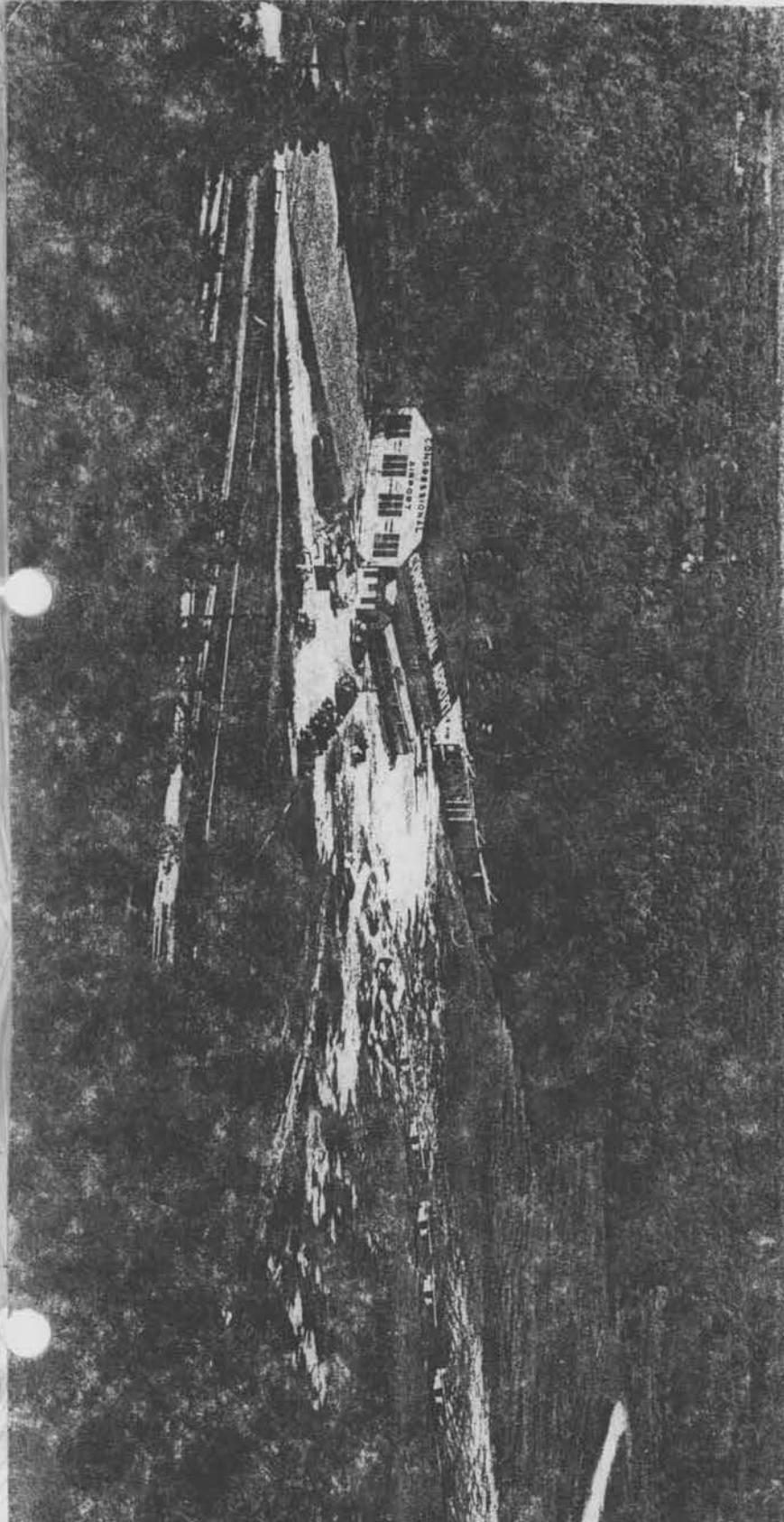
Description (continued) : Congressional Plaza
1953 Plat of Congressional Airport
Not to Scale



Description (continued) : Congressional Plaza
Aerial View of Rockville Pike and Congressional Airport ca. 1955
Courtesy Arthur C. Hyde



Statement of Significance/ History (continued) : Congressional Plaza
Aerial Photograph of Congressional Airport c: 1955
Courtesy Arthur Hyde





RICHARD H. ANDREWS
424-8282
1603 FARRAGUT AVE.
ROCKVILLE, MD 20851

M:26/21/6

Congressional Plaza
1402 Rockville Pike
Rockville, Md. 20852
Richard Andrews

date:6/1987, elevation: SW

128635-09

JCPenney

A black and white photograph of a JCPenney store exterior at night. The store's name, "JCPenney", is prominently displayed in a large, illuminated font on a wide, horizontal band of the building's facade. Below this band, the entrance area is characterized by several tall, rectangular columns with a textured, stone-like appearance. Large glass windows and doors are visible behind these columns. The foreground shows a dark, paved parking lot with white double lines and arrows indicating traffic flow. To the right, a smaller sign for "HOLD FLOWERS" is visible above a service area. The overall scene is dimly lit, with the primary light source being the store's signage.

HOLD FLOWERS

RICHARD H. ANDREWS
424-8282
1608 FARRAGUT AVE.
ROCKVILLE, MD 20851

M:26/21/6

Congressional Plaza

1402 Rockville Pike

Rockville, Md. 20852

Richard Andrews

date: 6/1987 elevation: E

04870601

BOWL

A black and white photograph of a building entrance. The building's facade is covered in a dense, repeating pattern of rectangular bricks. A prominent sign above the entrance reads "BOWL". The entrance itself is a dark, recessed area with a brick surround. Through the opening, a white car is visible parked in a lot. A thin wire or cable runs diagonally across the upper right portion of the brick wall. The overall image has a grainy, high-contrast quality.

RICHARD H. ANDREWS
424-8282
1608 FARRAGUT AVE.
ROCKVILLE, MD 20851

RICHARD H. ANDREWS
424-8282
1608 FARRAGUT AVE.
ROCKVILLE, MD 20851

M:26/21/6
Congressional Plaza
1402 Rockville Pike
Rockville, Md. 20852
Richard Andrews
date: 6/10/87 elevation: crj

04870606