

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. 37/25

1. Name of Property (indicate preferred name)

historic Flower Theater and Flower Shopping Center; Flower Avenue Shopping Center

other (preferred) Flower Theater and Shopping Center

2. Location

street and number 8701-8739 Flower Avenue ☐ not for publication

city, town Silver Spring, MD 20903 ☐ vicinity

county Montgomery

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

name Flower Avenue Shopping Center Limited Partnership

street and number 6931 Arlington Road, Suite 410 telephone

city, town Bethesda state MD zip code 20814

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber 6551 folio 261

city, town Rockville tax map JP51 tax parcel P20/P21 tax ID number 13-01397603

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
☐ district	☐ public	☐ agriculture	☐ landscape	Contributing	Noncontributing
☒ building(s)	☒ private	☒ commerce/trade	☐ recreation/culture	3	☐ buildings
☐ structure	☐ both	☐ defense	☐ religion	☐	☐ sites
☐ site		☐ domestic	☐ social	☐	☐ structures
☐ object		☐ education	☐ transportation	☐	☐ objects
		☐ funerary	☐ work in progress	3	☐ Total
		☐ government	☐ unknown		
		☐ health care	☐ vacant/not in use		
		☐ industry	☐ other:		
				Number of Contributing Resources previously listed in the Inventory	

7. Description

Inventory No. 37/25

Condition

☐ excellent	☐ deteriorated
☒ good	☐ ruins
☐ fair	☐ altered

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

SUMMARY

The Flower Theater and Shopping Center (designed 1948; built 1950, 1954), 8701-8733 Flower Avenue, is a post-war modernist Park and Shop located at the northeast corner of Piney Branch Road in the Long Branch area of Silver Spring. The shopping center, which faces west, is serviced by an automobile forecourt, side parking lot, and rear alley, all of which are contained within the 2.4 acre parcel. Designed by national architect Frank Grad & Sons, in association with local architect John J. Zink, the complex has a modernist character derived from the balanced asymmetry of volumetric building forms, undulating roof and wall planes, sculpted fronts, flat roofs and ribbon windows. The shopping center, which contains three anchor stores and arcaded shops, is dominated by the Flower Theater, designed in a Modern Classic style with stylized pilasters and medallions. The complex is sheathed with limestone and buff brick walls set on a base skirting of black marble. Metal ribbed cornices and wall facings enliven entrances of storefronts and theater boxoffice. Sign panels above store entrances installed in a 1978 modernization effort now partially obscure limestone and brick facing, while canvas canopies cover a portion of the ribbed metal canopy. These changes are reversible and appear to have left original material intact. One store entrance (9711) was replaced with a window wall when the store was combined with its neighbor (8709). On the southern end of the shopping center, the Whelan Drugs store (8701) was altered when glass curtain walls were replaced with brick walls punctuated by individual windows. This block retains its wide streamlined metal cornice, and corner entrance at Piney Branch and Flower Avenue.

DESCRIPTION

The Flower Theater and Shopping Center (designed 1948; built 1950, 1954), 8701-8733 Flower Avenue, is located in the southeastern region of Montgomery County, Maryland, east of downtown Silver Spring and just north of the municipal boundary of Takoma Park. Located at the northeast corner of Piney Branch Road and Flower Avenue, the resource lies west of Sligo Creek and east of Long Branch. Facing west on Flower Avenue, the complex includes the shopping center, movie theater, automobile forecourt, north side parking lot, and a rear alley all on a 2.4 acre parcel. The concept design for the modernist Park and Shop was designed by Frank Grad & Sons in 1948. Most of the construction for the shopping center and theater was accomplished in 1949, with the former opening to the public in January 1950, followed by the latter in February. The Flower Theater was one of last projects for John J. Zink, theater architect for the Kogod-Burka chain, who died in 1952. The Woolworth's store was built in 1954, according to plans by Edwin Weihe.

The resource has a modernist character derived from the balanced asymmetry of volumetric building forms, undulating roof and wall planes, sculpted fronts, flat roofs and ribbon windows. Visually, the complex is dominated by the Flower Theater, designed in a Classical Modern style with stylized pilasters and medallions. The theater and the 1950 shopping center buildings have concrete block construction with steel truss roof system. The F. W. Woolworth store, built in 1954, has a steel frame with glass curtain walls in front and brick facing on the rear facade. Front (west) façades are faced with limestone and buff brick with a black marble base, while rear (east) walls facing the alley are sheathed with red brick. Metal cornices, with horizontal ribbing, and wall facings, with vertical ribbing, enliven entrances of storefronts and the theater box office. The Woolworth's store and arcaded section have increasing setbacks to face an automobile forecourt. On the north side of the Giant supermarket is a parking lot. An alley runs behind the complex with access to Piney Branch Road. Historically the shopping center accommodated twelve businesses.

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Name Flower Theater and Shopping Center
Continuation Sheet

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The shopping center consists of five main components. From north to south they are: Giant Food Store supermarket, Flower Theater and shops, F. W. Woolworth & Co store, arcaded stores, and Whelan Drug Store.

1-Giant Food Store Supermarket Historic address: 8733 Flower Avenue; Current addresses: 8735-8749 Flower Avenue
This block historically housed a Giant supermarket, which opened in January 1950. On the interior, the main store portion had a tall ceiling, while the rear portion was outfitted with a second floor. The structure has a streetfront curtain window wall, punctuated by limestone pilasters and flanked by buff brick facing. A ribbed metal cornice stretches across the west façade of the structure, extending horizontally above the plate glass windows. This metal cornice matches those found above the entrances to the theater and the Woolworth store. The cornice is largely obscured by a non-historic canvas awning. Above the window wall is a limestone wall that extends to the roofline. The lower level of the limestone facing is obscured by a non-historic sign panel. North side and rear walls are red brick facing. The north side features brick pilasters and corbelled cornice also found on the theater's rear auditorium. The structure has a full basement.

The storefront now contains two businesses. The historic entrance, flanked by limestone pilasters, is in the southern-most bay facing Flower Avenue, and now accesses the Coin Laundry, at 8735 Flower Avenue. The current steel frame doors and surrounding windows in the entrance bay are compatible with the historic configuration, as evidenced by historic photographs. A new entrance was created in the window wall to the north, accessing El Golfo Restaurant, at 8739 Flower Avenue. Three businesses (martial arts, seafood store, and religious center) are located at 8745-49 Flower Avenue in the rear of this block, facing the parking area on the north facade. This portion of the Giant Food Store was historically divided into rooms and included the ice machine, according to the Sanborn map. The north wall of this building is divided into bays with brick pilasters and corbelling at the eaves.

2-Flower Theater block 8721-8729 Flower Avenue

The Flower Theater, designed by theater architect John J. Zink, is the centerpiece of the shopping center. Designed in the style of modern classicism popular in the metropolitan Washington area for landmark buildings in the World War II era, the theater has a stylized temple-like form with classical detailing. The theater opened in February 1950, a month after Giant supermarket. The towering façade of buff brick with limestone detailing features reeded pilasters, medallions, an engaged entablature and center inset bay. The stepped-up roofline frames raised neon lettering reading "Flower" in a stylized streamline font. A triangular marquee shelters the lobby entrance. The streetfront has an undulating character created with a series of three polygonal bays. The outer polygons, sheathed in limestone, contain inset poster boxes with metal frames. The central polygonal bay is the ticketbooth with vertical ribbed sheathing capped by a horizontal ribbed cornice that echoes those found on the flanking anchor stores. The ticketbooth is flanked by paired glass entrance doors with Lucite handles. The ensemble is surmounted by a metal framed marquee. The ceiling beneath the triangular marquee, has recessed lighting and panels with metal strip accents extending radially from the ticket booth. The vestibule has terrazzo flooring.

The north and south side walls are recessed behind the front facade and are solid except for two sash windows on each side. Three bands of darker brick run below the roofline. A wall plane parallel to the front façade extends above the roofline, marking the front of the theater auditorium. The stepped parapet of its roofline mirrors the front façade. The auditorium is set within the rear of the building, sheltered under a metal-sheathed gable roof. The exterior walls of red brick on the rear and side walls of the auditorium are divided into bays with brick pilasters and corbelled cornice that

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match those found on the north wall of the Giant store. A tall brick chimney rises at the rear gable end of the auditorium. The theater overall retains a high level of integrity.

The theater is flanked by one-story streetfront shops that appear as one-story wings extending north and south. Two smaller stores (450 sq ft) are on the north side of the theater entrance, at 8727-8729 Flower Avenue, and a larger store (600 sq ft), at 8721 Flower Avenue, is on the south. The storefronts have plate glass display windows with metal frames. Like the theater, the storefronts have black marble skirting, buff brick facing, and recessed entrances. Non-historic sign panels obscure the buff brick walls above the glass storefronts. The store at 8721 Flower Avenue historically housed a barbershop and is the Flower Barber Shop today. The shop at 8727 Flower Avenue originally housed a beauty shop and is now an optician. The nail salon at 8729 Flower Avenue was a gift shop from 1950 until at least 1969.

3. F. W. Woolworth & Co. Store 8715 Flower Avenue

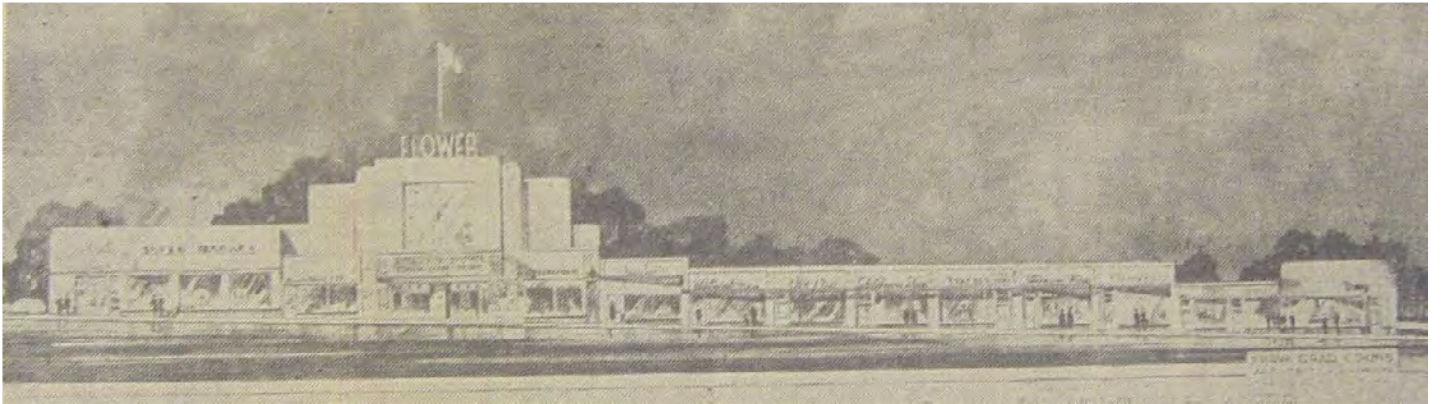
The Woolworth's store has steel frame construction and is sheathed on the front and south side with an undulating glass curtain wall. A ribbed cornice above the glass plate windows matches cornices on the theater and Giant store sections. Designed by architect Edwin Weihe, the store was built four years after the rest of the shopping center, yet it maintains a continuity of design and material. Black marble skirting, metal sash windows, and recessed door entrances are original. A deep canopy shelters the wide sidewalk apron and provides continuity with the canopy of the shopping arcade. The store has a greater setback than the northern portion of the shopping center, but not as deep as the arcade section. A deep wraparound sidewalk separates the store from the adjacent automobile forecourt. Twin recessed store entrances on the west side have terrazzo floors embellished with "Woolworth's" lettering inlay. The building has a full basement. A modernist tapered pillar that matched those found in the arcaded stores once stood at the southwest corner of the front façade but is no longer extant. Limestone facing above the wide eave has been covered with a sign panel.

4. Arcaded stores 8703-8711 Flower Avenue

One-story stores arranged in a row are sheltered by a deep overhang supported by modernist tapered pillars. Storefronts have window walls surmounting black marble skirting. Historically there were five equally sized stores in the arcaded section; today there are four, although the altered storefronts retain their historical appearance and the arcade continues to read as five store bays. The entrance and display windows of one storefront, at 8711 Flower Avenue, has been replaced with modern steel framed windows in an effort to consolidate the store with 8709. A divider with ribbed metal paneling between the storefront at 8705 Flower Avenue, the former Aristo Cleaners, matches the ribbed paneling of the theater entrance, as does the recessed display case. The store at 8703 Flower Avenue, originally the Piney Branch Hardware Store, is the only one of this group built with a full basement.

5. Whelan Drug Store 8701 Flower Avenue

The Whelan Drug Store was strategically located at the intersection of Piney Branch and Flower Avenue. The store has a canted corner entrance providing access to both thoroughfares. Glass window walls originally rose above a black marble base. The glass walls were replaced by 1978 with brick facing that is punctuated with individual fixed sash windows. Marble skirting has largely been removed. The store retains its original canted corner entrance and streamlined metal cornice. The structure has a partial basement.



Frank Grad & Sons rendering of the Flower Theater and Shopping Center (Maryland News, June 4, 1948)



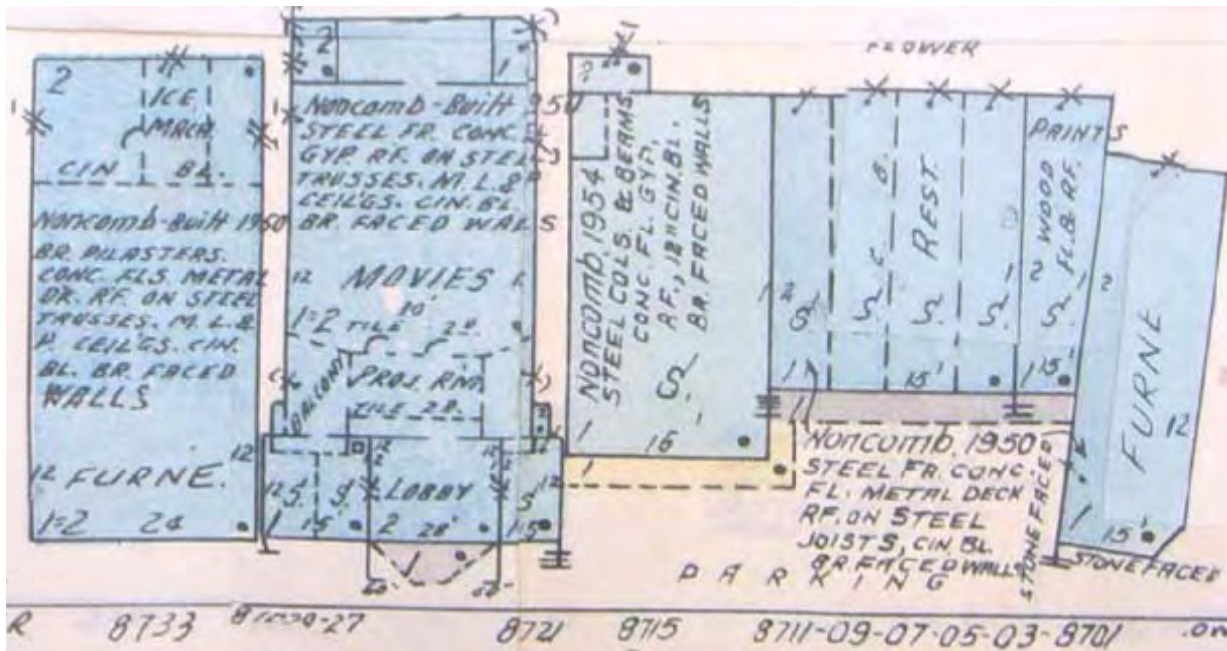
Flower Theater and Shopping Center, c1950. View southeast. (Robert Headley , *Maryland's Motion Picture Theaters*, Arcadia Press, 2008)



The Giant supermarket opened in January 1950, followed by the Flower Theater in February. View northeast. (Jewish Historical Society of Greater Washington, Giant Food Store Archives)



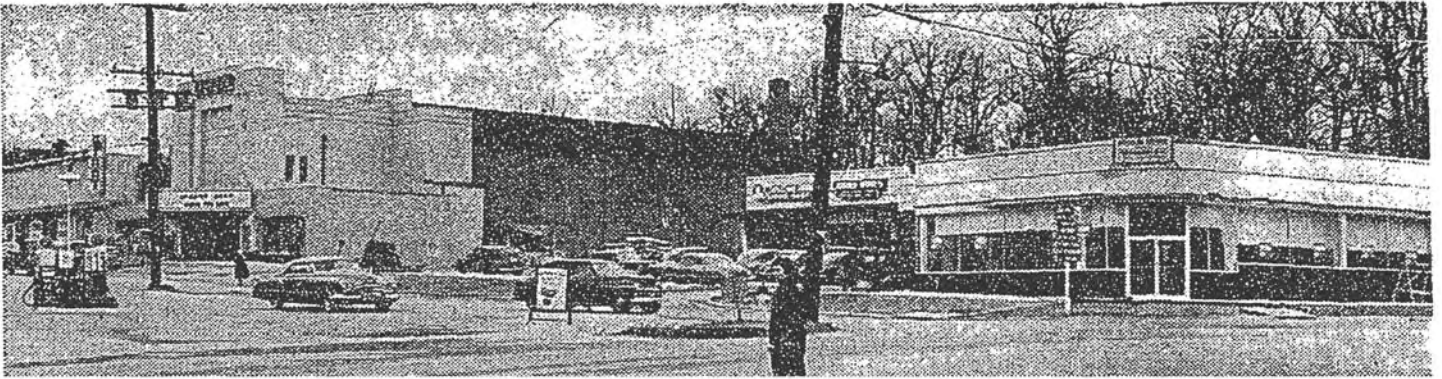
View south of Giant supermarket about the time of its opening, January 1950. Whelan Drug store at far right. (Jewish Historical Society of Greater Washington, Giant Food Store Archives)



Giant supermarket Theater & lobby shops Woolworths Store Arcaded stores Whelan Drug Store
(Sanborn map, 1953)



The parking forecourt is located in front of arcaded section at the southern end of the shopping center. Several independent stores included the Flower Deli and Piney Branch Hardware. At right is the Whelan Drug store. The site of the future Woolworth's store is at far left—the building was built in 1954. (*The Evening Star*, January 14, 1950)



The Washington Post ♦

NEW SHOPPING CENTER OPENS: *Doing a healthy business already is this 10-store and theater center at Flower ave. and Piney Branch rd., Silver Spring, Md. Units include a Giant Food store. Whelan drug store, hardware, cleaning delicatessen, ABC liquor, ready-to-wear, gift, barber and florist shop, plus plenty of parking. Roscoe Engineering Co. is the builder, Shannon & Luchs, rental agents. Owner is Fred S. Kogod, Herman Eig and David Dubb. K-B Theaters has leased the theater, named the "Flower"*

The Washington Post, January 15, 1950



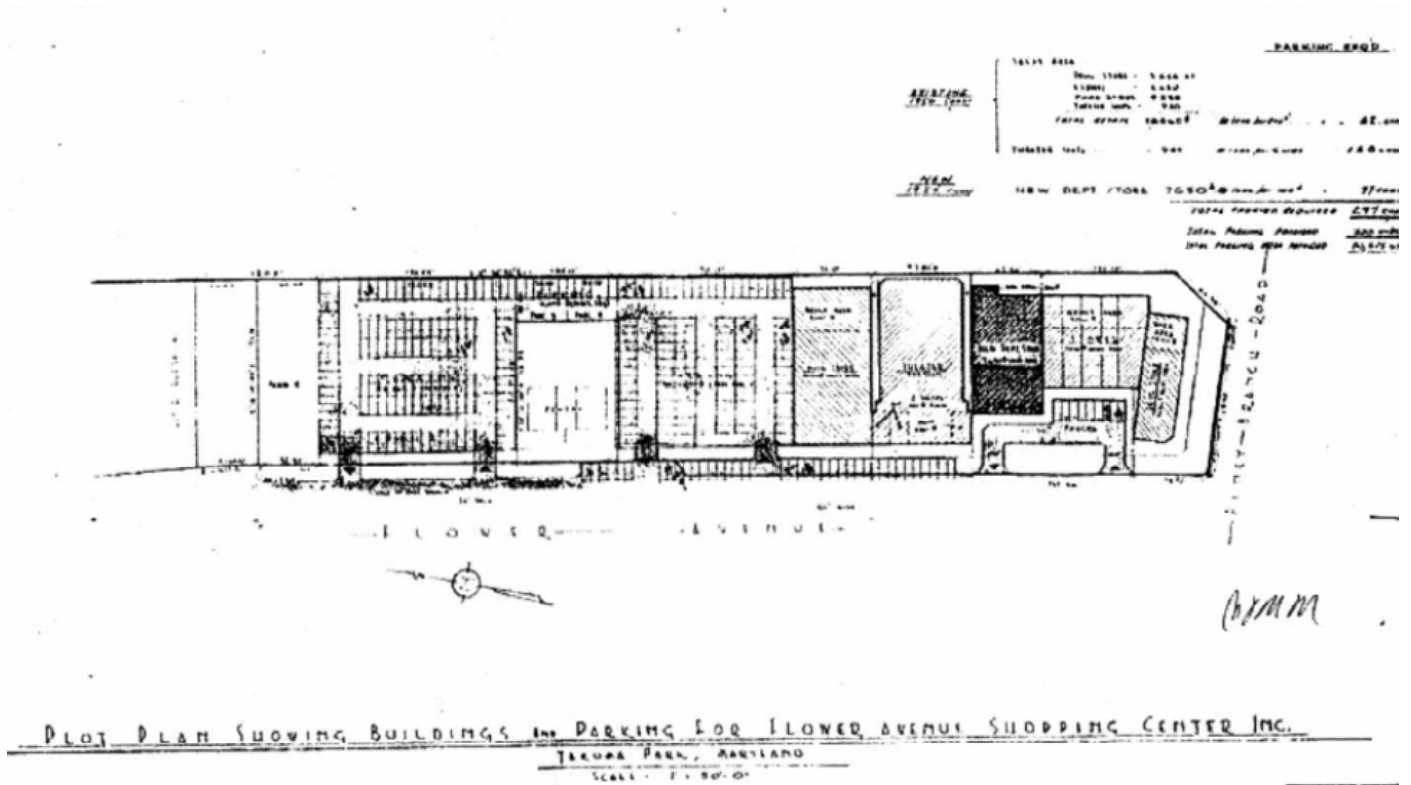
This view from about 1962 shows neon signs in place at the shops between the Giant grocery store and the theater. At far right is the F.W. Woolworth & Co. store with raised lettering set on limestone facing. See detail enlargement on page 29 of this Figures Section. (Shannon & Luchs Archives, American University)



Flower Theater Opening Day celebration, February 1950. (Owner's submission, 10-6-2010)



The windows of the newly constructed Giant supermarket reflect vestiges of the rural character of the area in the carriage house-like outbuilding across the street. (Jewish Historical Society of Greater Washington, Giant Food Store Archives)



Edwin Weihe plan showing new Woolworth's store (in black) and parking scheme, c1954 (Owner submission, 7-14-2010)



The F. W. Woolworth & Co. store (center) is seen in this 1978 view with its original signage. By this time the walls of the Whelan Drug Store building, far right, had been altered. (Owner submission, 7-14-2010)

—THE EVENING STAR, Washington, D.C.
Most Beautiful Theatre in This Area - One of America's Most Modern!



Grand Opening Show
 THURSDAY, FRIDAY and SATURDAY
 February 15, 16 & 17
 Paramount's Great Laugh Hit
"THE GREAT LOVER"
 Starring
BOB HOPE
America's Number One Favorite!

Opens Tomorrow...
Wednesday, Feb. 15th - 6 P.M.

Only the Flower Theatre has all these features!
 PUSH BACK SEATS
 The Flower Theatre is the only theatre in Silver Spring, Md.

We Wish to Thank the Following Firms for Their Splendid Co-operation in Making This Development and Theatre One of the Finest in This Area

Opens Tomorrow...
Wednesday, Feb. 15th - 6 P.M.

FLOWER

THEATRE

Flower Avenue and Piney Branch Road, Silver Spring, Maryland

The "Theatre of the Future" is here today! K-B Theatre Corporation proudly announces the opening of the new magnificent Flower Theater... complete with the most modern equipment and conveniences, and prepared to bring you the finest and the latest in motion pictures direct from their downtown run.

Our program policy will be: On Monday, Tuesday, Wednesday and Thursday, complete shows will be at 7 and 9 P.M., with doors opening at 6:30. On Friday, Saturday, Sunday and Holidays, shows will be continuous from 1 P.M., with doors opening at 12:30.

OPENING SCHEDULE TOMORROW:
 Band concert 6 to 6:30 P.M. by the Takoma Park High School Band
 Broadcast from lobby on station WGAY from 6:30 to 7 P.M.
 Complete screen performances at 7 and 9 P.M.

COMING ATTRACTIONS

Saturday, February 18, *Come Aboard in the Greatest of All Western Hits, "RIDERS IN THE SKY."* Plus a Cartoon Carnival and Features.

Sunday and Monday, February 19, 20, Barbara Stanwyck and Van Heflin in *"EAST SIDE, WEST SIDE."*

Tuesday, February 21, One Day Only, That Delightful Warner Hit, *"HASTY HEART."*

Wednesday and Thursday, February 22, 23, *"Guadalcanal Diary"* and *"Purple Heart."*

Friday, February 24, *"PIRATES OF CAPRI."*



GRAND PRIZE • NEW 1954

• "Admiral" Night Every Friday at 9 P.M. ... Admiral Television Sets, Refrigerators, Ranges, Given Away

AGE 80, 4927 GA. AVE. SILVER SPRING, MD.

Top and Above: Opening day advertisement for the Flower Theater. (*The Evening Star*, February 14, 1950)

Only the Flower Theatre has all these features!

PUSH BACK SEATS

 The Flower Theatre is the only theatre in uptown Washington to have the new Kroehler push-back seats. We were rising to let someone pass—simply slide back a little and you won't even notice the effort.

PERFECT AIR CONDITIONING

 Each section of the theatre is controlled so that no part may ever become too warm or too cool. Air conditioning to York—which means the latest and the best.

COMPLETELY HEATED BY GAS

 For the ultimate in comfort, the entire theatre is heated by gas and automatically regulated to give an even, constant warmth. The only theatre in greater Washington heated in this modern manner.

NURSERY FOR TINY TOTS

 Bring the youngsters and enjoy seeing the entire show in complete comfort without disturbing anyone in the theatre.

THE MARYLAND ROOM

 Here is double entertainment! This room is available for private parties so that you may see the show and enjoy the private company of your friends at the same time.

CLEAR VISION SEATING

 The only theatre in Northwest Washington with the new staggered seating plan making every seat in the theatre a perfect one with clear, direct vision to the screen.

1950 RCA SOUND SYSTEM

 The latest and finest RCA Projection and Sound equipment. Every picture is now an "in person" show with undistorted, even sound from any seat in the theatre.

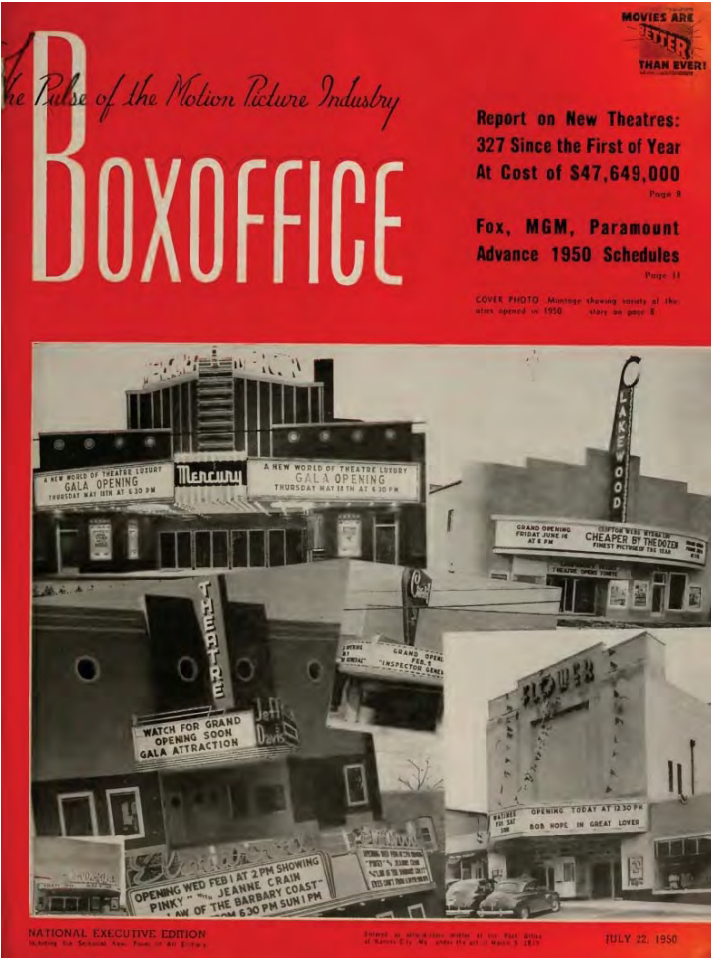
FREE, EASY PARKING

 Plenty of room for over 400 cars. It will be a pleasure and a comfort to shop here.

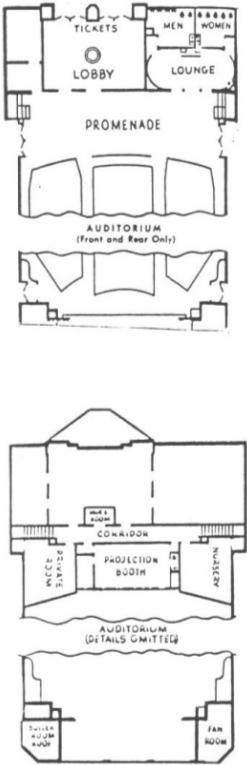
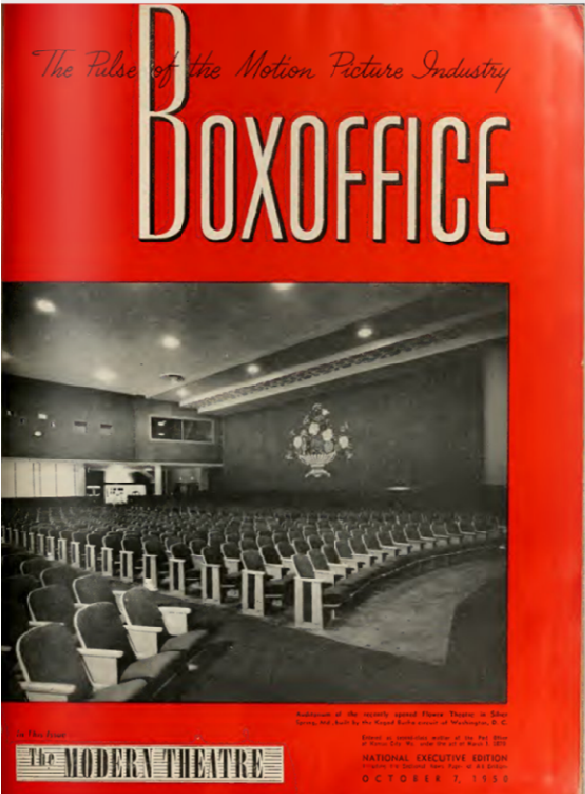
We Wish to Thank the Following Firms for Their Splendid Co-operation in Making This Development and Theatre One of the Finest in This Area

ALLIANCE PLUMBING & HEATING CO.
 ALLIED BEVERAGE CO.
 ALTEC SERVICE CORP.
 ALEXANDRIA IRON CO.
 ANCHOR CONSTRUCTION CO.
 BERLO VENDING CO.
 ELMER H. BRIENT & SONS
 DISTRIBUTORS FOR RCA
 CALVERT RUG & LINOLEUM CO.
 CECO STEEL PRODUCTS CO.
 CENTRAL FUEL CO.
 CONTEE SAND & GRAVEL CO.
 CUSHWA BRICK & BUILDING SUPPLY CO.
 DIETRICH BROS., INC.
 EASTERDAY-DUCKWORTH ROOFING CO.
 J. B. EURELL CO.
 FEDERAL GLASS CO.
 E. J. FEBERY & CO.
 GRIFFITH-CONSUMERS
 JOHN W. GLENN
 HELSING BROS.
 A. JACOBS & SONS
 KENMAR STEEL CO.
 KROEHLER MFG. CO.
 LOGAN-PINGREE
 W. H. McCENEY, JR.
 McLEOD & ROMBERG STEEL CO.
 MORSE-BOULGER DESTRUCTOR CO.
 NATIONAL-PENN PRINTING CO.
 PARAMOUNT DECORATING CO.
 ROSCOE ENGINEERING CO.
 REGAL NEON SIGNS
 SHANNON & LUCHS
 SHERMAN PLASTERING CO.
 SPIDEL & HALL
 STAR CONSTRUCTION CO.
 STROMBERG SHEET METAL WORKS
 THEATRE ADVERTISING CO.
 WALTER TRULAND CORP.
 WASHINGTON BRICK CO.
 WASHINGTON PLY-RITE
 WASHINGTON REFRIGERATION CO.
 YOUNG & SIMON

Opening day advertisement for the Flower Theater. (*The Evening Star*, February 14, 1950)



The Flower Theater was featured on the cover of *Boxoffice* magazine, the movie industry trade journal. (*Boxoffice*, July 22, 1950)



Boxoffice featured the interior of the Flower Theater in its October 1950 issue. (*Boxoffice*, October 7, 1950)
At right is the Flower Theater floorplan as it appeared in another trade publication, Theatre Catalog (1949-1950).

With Built-in Candy Bar

New Movie House Opening

By Richard L. Coe

THIS WEEK ADDS one more to the 70-odd neighborhood theaters in our sprawling area. In "The Second Biggest City of Maryland," Silver Spring, you'll find the 1016-seat Flower, opening Wednesday night with Bob Hope's "The Great Lover." This will be the seventh in the K-B chain and there's another readying to open at Columbia rd. and 17th st., the Paramount.

The "Nabes," as the trade has them, always have been good business, but especially since the war they've taken a great surge ahead. The magnates view the downtown palazzos as show-cases, spots for a special evening out or haunts of the Washington tourists. But the "Nabes" have it when it comes to solving the parking problems and the ultimate in comfort.

The Flower, for instance, at Piney Branch rd. and Flower ave., will have easy parking space for 600 cars, with no need for backing and scratching that new fender. One-way alleys will make getting in and out a lot easier.

Two Private Rooms

IN COMMON with another K-B house, the Apex, the Flower will boast two upstairs sound-proofed rooms that provide answers to both the sitter problem and the dinner guests who don't like canasta.

One of these is a nursery, which has 21 seats where parents and small fry can make all the caterwauling they please behind a glass window, double-paned to prevent distortion. The walls are colored with cartoons and there's space behind the chairs for the small fry to cavort, thus saving sitter expense at home.

The other will be the Maryland Room, where the same number of adults can be accommodated at private parties. There's plenty of space behind those chairs for the largest sized groaning board any hostess may wish to set up and there's nothing to stop you from bringing your own bottles.

Both these rooms have been big hits at the Apex, where bookings make it possible for the sleekest downtown hits to be viewed by those who can't find baby-sitters. One of the regular patronesses of the Embassy Room in the Apex is Mrs. Joseph E. Davies, who frequently brings on her dinner guests to watch the movies in lofty style. It's cheaper than running off your own movies (you get the rooms to yourself by paying the entrance fee of each guest) and there's rather a special air about the whole thing.

Downstairs the new Flower (named for its location, Rivoli, Gem and Rialto being old hat in movie names) has a crisp, simple modern look.

There are 968 seats on the lower floor, the chairs are the ultimate in sliding comfort (\$19.95 apiece from the factory) and there's the area's first built-in candy bar.

Talking with K-B's general manager, Frank Boucher, you learn the chain's given serious attention to the area's most frequently heard squawk—"Why not show some good movies on Saturday nights?"

"Saturday nights are as sure a night as the movies can get," Boucher explains. "It's always been the night for movie-going, though Friday and Sunday are both pretty good around here now. But it's the percentage a house has to pay for a picture that can determine just what picture it will play. Sometimes it's necessary to play a modestly budgeted film rental on the weekends to carry the theater for the week.

"We in the K-B chain have always tried to avoid this tradition. We try to play the best pictures there are on our weekends and from the success we've had, I think it's been worth the expense. Because we've gotten good will and regular customers as a result.

"And, make no mistake about it, good will is vastly important in running a theater. That's why we're having a tie-in with the Silver Spring merchants every week. We want the folks in this neighborhood to like us and always to think of us when they decide to go to the movies."

Natural Magnet

SILVER SPRING has three other theaters, newest and largest of which is the Warner chain's 10-year-old Silver. Boucher thinks the shopping center that surrounds his new house is a natural magnet for the area.

Has this been a quick development for the Kogod-Burka firm? Not by a long sight.

The chain got started modestly nearly 25 years ago with the Princess at 12th and H sts. ne., still part of the set-up. The Naylor, Atlas, Senator came in, then the Apex, at 48th and Mass ave. nw., and the MacArthur, which is operated jointly with the Warner chain.

After a survey of the area, the Piney Branch property was settled on six years ago, but only last fall was construction started. All told, it's taken over \$275,000 to get the house ready for Wednesday night's opening, but once the Flower starts blooming, it's likely to have a long happy life.

Television? Sure, they've got a set in the lounge and no worries about competition. The folks always have liked to go out, figure these big-wallet investors, so they'll probably continue to, Especially to such a nice-looking Flower.

Richard Coe devoted his Washington Post column to the Flower Theater opening. (*The Washington Post*, Feb 12, 1950)

Score Another "Eyeful" for Giant!

Thanks a million to everyone who played a part in giving our new Flower Avenue store such an enthusiastic welcome when it opened last Tuesday. Here, as in every other one of GIANT'S 19 great food shopping centers, you will always find the city's largest assortments of nationally famous foods and delicacies at the city's lowest prices, and a personnel that is eager to serve you in a courteous, helpful, satisfactory manner you'll like!

Next Door to the New **FLOWER THEATER** Opening Soon!

GIANT FOOD DEPARTMENT STORES

COMES ANOTHER FOOD PALACE OUR 20th FOOD DEPARTMENT STORE in the NATION'S CAPITAL

8735 FLOWER AVENUE
N. W. Corner PINEY BRANCH ROAD Takoma Park, Md.

EGGS
Choice eggs from nearby farms—and you're always safe when you buy GIANT eggs because no storage eggs, no western eggs, and no Grade B eggs are ever sold in your GIANT!

GIANT "Top-Notch"
GRADE AA Large White Dozen **57¢**
Lancaster Farm (Nearby)
GRADE A Large White Dozen **53¢**
GRADE A Large Brown Dozen **49¢**

APPLESAUCE "V.B."—Old-Fashioned N. Y. State 2 No. 2 cans 29¢
PINEAPPLE CHUNKS "Del Monte" 2 No. 2 cans 28¢
TOMATO SAUCE "Del Monte" 3 8 oz. cans 22¢
PEAS "Green Giant" Great Big, Tender 17 oz. can 19¢
SAUERKRAUT One of "Libby's" 2 No. 2½ cans 27¢
WASHINGTON FLOUR Plain or Self-Rising 5 lb. bag 45¢
STRAWBERRY PRESERVES "Aunt Nellie" 12 oz. jar 35¢
KETCHUP One of "Heinz" 57 Varieties 14 oz. bot. 23¢
WILKINS COFFEE Drip, Regular and Glass Grinds 1 lb. can 75¢

GIANT SEAFOOD FEATURES
Fresh-Caught Spanish
MACKEREL lb. **29¢**
Fancy Australian Rock
LOBSTER TAILS lb. **99¢**
Fancy Boneless
SWORDFISH STEAK lb. **59¢**
Fresh Bayside (Open or in Shell)
CHOWDER CLAMS doz. **39¢**

PINEAPPLE JUICE "Del Monte" 35¢
The large, 44-ounce can of this famous juice—now at a newly reduced price that is the lowest we've offered in a long time!

Hit-of-the-WEEK Oriental Spice LAYER CAKE
Made with 100% pure Southest Homogenized Milk (no water) and 93-ounce creamy butter. each **69¢**
With fine Hawaiian pineapple, just overflowing with luscious tastiness. A "Hit-of-the-WEEK" feature for each 49¢.

UPSIDE-DOWN CAKE
100% Kraft's Philadelphia cream cheese (no cottage cheese) and 100% Chestnut Farms Sealed heavy cream (no table or coffee cream). lb. **60¢**

CHEESE CAKE
100% Kraft's Philadelphia cream cheese (no cottage cheese) and 100% Chestnut Farms Sealed heavy cream (no table or coffee cream). lb. **60¢**

Washington's Huge Array of 2-Serving Cans for Small Families

VEGETABLES in small cans

Asparagus	2 cans 21¢	Asparagus	2 cans 23¢
Beets	2 cans 21¢	Beets	3 cans 25¢
Carrots	2 cans 21¢	Carrots	3 cans 23¢
Corn	2 cans 21¢	Limbs	2 cans 23¢
Peas	2 cans 23¢	Limbs	3 cans 25¢
Peas	2 cans 25¢	Vegetables	2 cans 23¢
Peas	2 cans 23¢	Onions	2 cans 27¢
Peas	2 cans 23¢	Onions	2 cans 25¢
Peas	2 cans 23¢	Potatoes	2 cans 29¢
Peas	2 cans 21¢	Spinach	3 cans 29¢
Peas	2 cans 23¢	Succotash	2 cans 25¢

GIANT DELICATESSEN

Armour ★ or Swift's "Premium" **SKINLESS FRANKS** lb. **43¢**
Armour ★ or Swift's "Brookfield" **SAUSAGE MEAT** 100% Pure Pork—lb. **29¢**
Sugar-Cured—Hunter—Thrifty
SLICED BACON lb. **39¢**
"Southern Gold" Colored
MARGARINE Colored—in Vase—lb. **35¢**
Swift's All-Sweet
MARGARINE Colored—in Vase—lb. **38¢**
Mrs. Filbert's Famous
MARGARINE Colored—in Vase—lb. **38¢**
GIANT "Top-Notch" Grade AA, 93-Score BUTTER lb. **73¢**

DOWN 'PRODUCE LANE'

CALIFORNIA RED EMPEROR GRAPES 2 lbs. **25¢**

California, Large Navel Oranges	49¢ dozen	Florida, Crisp, Golden Celery Hearts	15¢ bunch
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NEW CABBAGE Florida All-Green lb. **4¢**
TANGERINES Florida Tree-Ripened doz. **25¢**
APPLES New York State Rome Beauty 3 lbs. **29¢**
ONIONS Yellow Globe 3 lbs. **23¢**
NEW POTATOES Red Bliss 3 lbs. **25¢**

Palmetto TOILET SOAP 29¢
The fragrant soap that has been an effective and popular "toilet" soap for years.

Palmetto BATH SOAP 21¢
With this, your bath is a delightful, invigorating experience. Buy two bath soap cakes, for 39¢.

Cashmere BOUQUET SOAP 22¢
A delicate "bouquet" soap that is delightful to use. It leaves your skin soft and smooth.

Cashmere BATH SOAP 23¢
Its delicate "bouquet" soap leaves your skin soft and smooth. Buy two bath soap cakes, for 39¢.

Octagon CLEANSER 22¢
Save the soap that comes in this package and get the same gift! Three 15-cent bars.

Octagon LAUNDRY SOAP 21¢
Save the soap that comes in this package and get the same gift! Three 15-cent bars.

Colgate's F A B 26¢
FABULOUS soap for washing clothes, linens, and drapes. Each box contains 15 bars.

Ajax CLEANSER 23¢
The new type of cleaning powder that cleanses up to 100 times faster! Two 14-oz. pails.

Clorox DISINFECTANT 16¢
It gets right at the seat of germ action, so the germ can't multiply. Kills them. Quart bot.

The Flower Avenue Giant was the third Giant store to open in Montgomery County and is now the oldest remaining Giant store building in the county. (The Washington Post, January 20, 1950)

THANK X
for your reception of Giant
MARKS THE SPOT

Giant
FOOD DEPARTMENT STORES

No. 20

8735 FLOWER AVENUE
At Piney Branch Road
MARYLAND

THE food business is BIG business! And that means the country's finest, most skilled architects, designers, contractors, service specialists, food buyers, display engineers, and a host of others are constantly engaged in finding and producing better ways to meet your family's most important need—its food requirements.

IN OUR new Flower Avenue store you'll find the most recent improvements this gigantic industry has developed—wide aisles, strain-free illumination, the most convenient type of self-service racks, display units with controlled-temperature cabinets; and air conditioning for year 'round comfort.

ITS staff has been carefully trained to render the courteous, helpful service that is a hallmark of GIANT operation. Its stocks demonstrate our food specialists' determination that GIANT stores shall offer the city's greatest assortment of nationally-famous, quality foods at the lowest prices to be found anywhere in this area.

9 COMPLETE FOOD DEPARTMENTS!

Here, under one roof, are great varieties of every kind of food you'll ever want to serve. No more need to run from store to store seeking the variety of foods well-balanced menus require. At this new address, 8735 Flower Avenue (as in all GIANT stores) select whatever you need in

GROCERIES	BAKERY
SEA FOOD	POULTRY
PRODUCE	DELICATESSEN
DAIRY	FROSTED FOODS

MEATS (SELF - SERVICE) — no more "waiting for your number to be called." Here you see tremendous assortments of "top-notch" quality meats, prepared by GIANT'S "trim-rite" method that removes much gristle and inedible parts that are such expensive WASTE in less carefully prepared meats. ALL cuts are packaged and priced, with their weight indicated, so you can select what you want, when you want it. And remember—no "commercial" grades of meat are ever sold in GIANT stores!

Open Every Evening 'til 9 o'clock

Your Giant Says
NO
Commercial
Grade Meat
ever sold
in Our Stores!

Your Giant Says
NO
—Storage Eggs
—Western Eggs
—Grade B Eggs
ever sold
in Our Stores!

Your Giant Says
ONLY
Grade AA
93-Score
BUTTER
sold
in Our Stores!

Your Giant Says
NO
WATER
in our HEIDI
cakes and pastries
100% Sealed
Homogenized
Milk is used

Flower Avenue Giant advertisement. (The Washington Post, February 1, 1950)

GIANT is Always Interested in Your Comfort and Convenience

The Giant stores listed below are equipped with the most modern air-conditioning equipment for complete temperature control, and plans are afoot to install similar systems in other Giant stores in the near future.

In the Northwest
 2124 Wisconsin Avenue
 124 Kennedy Street
In the Northeast
 1428 Rhode Island Avenue
In the Southeast
 2118 Alabama Avenue
 3920 South Capitol Street
In Nearby Md.
 7526 Georgetown Rd.,
 Bethesda
 8703 Georgia Ave.,
 Silver Spring
 8735 Flower Ave.,
 Takoma Park
In Nearby Va.
 2601 Columbia Pike,
 Arlington
 3811 Mt. Vernon Ave.,
 Arlington

HEIDI
NO Water!
Only Sealtest **HOMOGENIZED MILK**

—and Heidi insists that all the other ingredients in her cakes and Danish pastries shall be of select quality comparable to the Sealtest homogenized milk. For instance, she also uses Giant's own 93-score butter! She particularly recommends you try this week's "HIT-OF-THE-WEEK" with its vanilla icing containing pineapple juice and bits of the fruit itself to give it a refreshing flavor.

PINEAPPLE LAYER CAKE 69¢ ea

"PIE-of-the-WEEK"
CHERRY STREUSEL CRUMB-TOP PIE 49¢ ea.

—and these are in the "one way" tins that protect Heidi's pastry-like crust, that make them easy to carry home, and to serve hot if you wish.

The Flower Avenue store was one of the first Giants that had air conditioning. The Heidi bakery was a Silver Spring facility, located at Georgia Avenue and Jesup Blair Drive. (*The Washington Post*, July 28, 1950)



Giant Food Store, Flower Avenue, interior, c1950. (Jewish Historical Society of Greater Washington, Giant Food Store Archives)

We've Joined Together as the
Washington Suburban Delicatessen Association
 to bring you the finest delicatessen products at chain
 store prices or less.

FLOWER DELICATESSEN Flower Ave. & Piney Branch Rd. Silver Spring, Md. JUniper 7-9045	QUEENSTOWN DELICATESSEN 3185 Queens Chapel Rd. Mt. Rainier, Md. UNion 3066
--	--

OPEN DAILY AND SUNDAY

HICKORY SMOKED NEW YORK CHUB WHITE FISH lb. 79¢	IMPORTED PORTUGUESE BONELESS & SKINLESS SARDINES in pure olive oil 2 3/4 oz. cans 49¢
ORIENTA COFFEE 1 lb. vac. tin 79¢	ZION KOSHER REGULAR FRANKS 7 or 8 to a pound lb. 89¢
NEW CROP Bulk Sauerkraut 2 lbs. 35¢	BREYER'S & MEADOW GOLD Ice Cream 11 flavors Regularly 36¢ pt. 2 pts. 53¢

Cold Beer Sold Daily & Sunday by the Can, Bottle or Case

Free Parking for over 200 Cars
 At All Stores

Prices effective thru closing Oct. 25
 We reserve the right to limit quantities. No sales to dealers.

★ **WASHINGTON SUBURBAN DELICATESSEN ASSOCIATION** ★

FLOWER DELICATESSEN Flower Ave. & Piney Branch Rd. Silver Spring, Md. JUniper 7-9045	QUEENSTOWN DELICATESSEN 3185 Queens Chapel Rd. Mt. Rainier, Md. UNion 3066
--	--

OPEN DAILY AND SUNDAY
 Complete Restaurant in each store

SMOKED NEW YORK SABLE FISH Revelation lb. 79¢	ZION KOSHER SALAMI lb. 95¢
Portuguese Imported Boneless and Skinless SARDINES IN PURE OLIVE OIL 2 3/4 oz. cans 49¢	Grade A Domestic SWISS CHEESE by Slice or Piece Rindless lb. 79¢
Manichevitz or Morgan David KOSHER full fifth WINES Plus Tax at Flower Del. only 98¢	CHAUKAH CANDLES and MENORAHS

PARTY PLATTERS
 For your Christmas and New Year, home or
 office party . . . everything but the be-
 vage on one disposable platter—for example:
 a platter for eight only \$6.50.

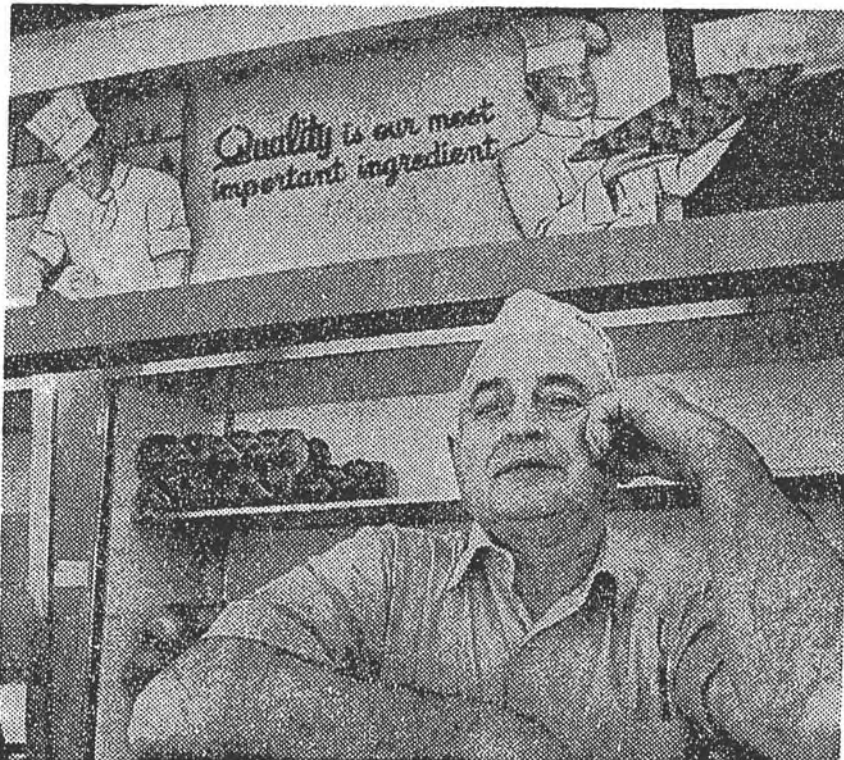
ORDER NOW

Cold Beer Sold Daily & Sunday by the Can, Bottle or Case

Free Parking for over 200 Cars At All Stores

Prices effective thru closing Dec. 6

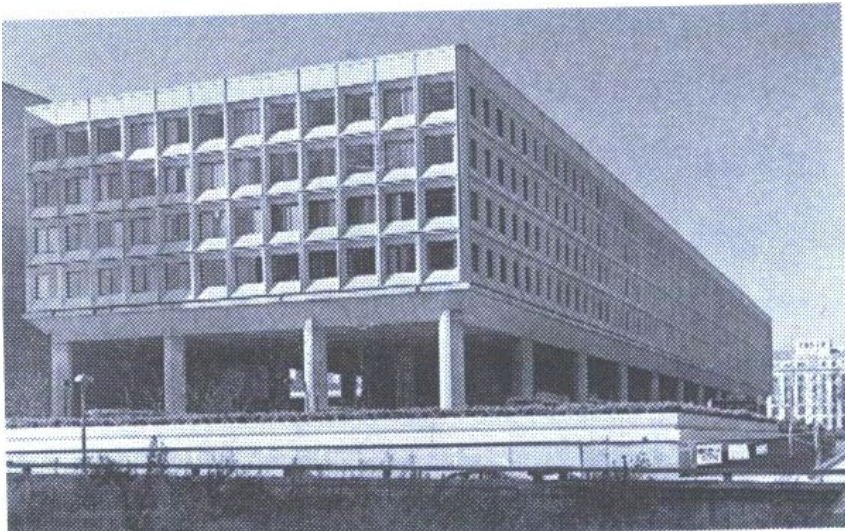
The Flower Deli catered to the Jewish community with kosher products. The store was closed on Saturdays in observance of the Sabbath. (*The Washington Post*, October 24, and December 5, 1952)



Felix Nedel of Bernstein's Bakery, 8709 Flower Avenue (*The Washington Post*, Dec 3, 1979)



The Essex House (1930), an early project designed by Frank Grad, is a Manhattan landmark, located on Central Park South, New York. (Jumeirah)



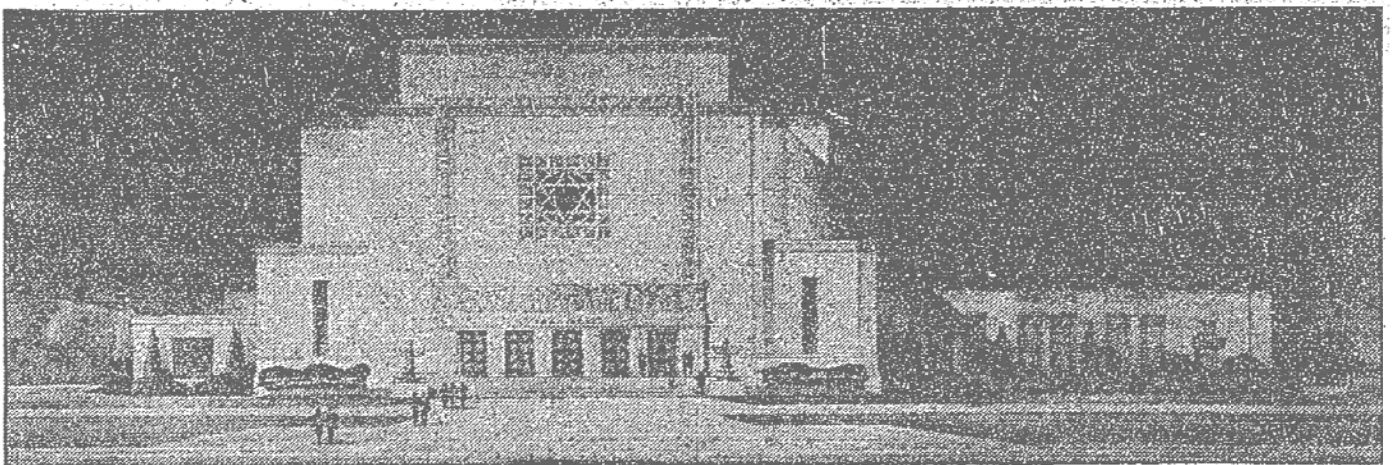
One of Frank Grad's last buildings was the Forrestal Building (1970), GSA, Independence Avenue and 10th Street, SW, under construction at the time of Grad's death in 1968. The building was designed by a consortium of Curtis & Davis; Fordyce & Hamby Associates; and Frank Grad & Sons. (AIA Guide to the Architecture of Washington, DC, 1994)



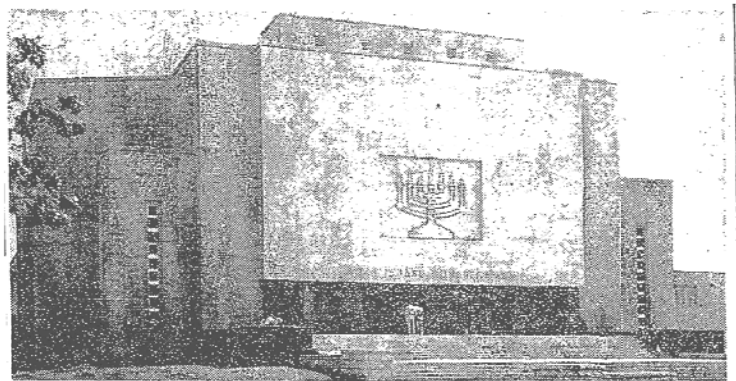
The Salaam Temple (1925), a Classical Revival building, was designed by Frank Grad, Henry Baechlin and George Backoff. The resource is listed on the National Register of Historic Places. The building later became Newark Symphony Hall. (Peter Rubenstein, 1976, National Register file)



Frank Grad designed the modernist Rego Park Jewish Community Center (1948), Queens, NY, which is listed on the National Register of Historic Places. (1950 view, Flickr)



Frank Grad's design for Adas Israel Temple, 701 3rd Street Northwest, Washington, D.C.
(Washington Post, August 16, 1947)



Adas Israel's new synagogue, at Connecticut ave. and Porter st. nw.



Left: Frank Grad, architect (standing), with Abraham S. Kay, building committee chairman, at cornerstone laying ceremony for Adas Israel temple. (The Washington Post, May 8, 1950)

Right: View of the temple at the time of its dedication, with leaders of Adas Israel congregation, including Fred S. Kogod (The Washington Post, Sept 21, 1951).



Fred S. Kogod was honored for his service by the Variety Club, in 1949. (*The Washington Star*, June 23, 1949.)

5 Call Republic 1234 for a Classified Ad-Taker

Did You Happen to See--

TIMES - HERALD
FRED S. KOGOD?

JAN 3- 1945

His is another American success story that could only happen here.

As a young lad of 14 he journeyed alone from his distant Russia homeland to Washington, arriving with nothing but a burning desire to make good in his new home.

Today Fred S. Kogod is a successful American businessman and a prominent Capital civic leader without a trace of an accent to tell of his foreign origin.

He is the co-owner and directing manager of the Atlas, the Princess, the Apex and the Senator theaters. He is a partner in the Kogod-Dubb Fixture Co. and the Washington Refrigerator Co.

He is serving a six-year term on the D. C. Board of Public Welfare, is chief barker of Washington's Variety Club, president of the Amity Club, first vice president of the Jewish Community Center, and a thirty-second degree Mason.

Yet when he arrived here in 1914 he had to take a job as a grocery clerk at a dollar a week salary in order to support himself and put himself through night school.

Ten years later he had become successful enough in the grocery business that he was able to buy along with his brother-in-law the Temple Building at Twelfth and H NE. when it was sold at public auction.

In the building were the Princess Theater and the Temple bowling alleys, and that's how Fred Kogod got started in the theatrical business. Later he and his partner acquired the Apex, the Senator and the Atlas and soon afterwards built the Avalon.

Because he well remembers his early years here in America and his own struggle to get ahead, Fred has always been interested in welfare and charity work. So he's terribly enthused about his new job on the Board of Welfare.

He and Mrs. Kogod, who also came from Russia, have four lovely-to-look-at daughters, a son-in-law who's a Navy Lieutenant, and two grandsons.

Fred likes dramas and music in the motion picture line, plays golf, and enjoys activities at Tent No. 11 of the Variety Club in the Willard Hotel, where he is now serving as head man.

EILEEN ETEN.



Fred S. Kogod was an example of the American success story, according to this Washington Times column. *Washington Times-Herald*, January 3, 1945.

STAD
JAN 17 1947

Jewish Center Elects Kogod as President

Fred S. Kogod, member of the District Board of Public Welfare, was elected president of the Jewish Community Center, 1529 Sixteenth street N.W., last night. Mr. Kogod succeeds Burnett Siman, who has served for the last five years.

Also elected were Simon Hirshman, Leopold V. Freudberg and J. B. Shapiro, vice presidents; Fred S. Gichner, treasurer; Robert J. Rothstein, assistant treasurer; Abe Shefferman, secretary, and Moe Offenberg, corresponding secretary.

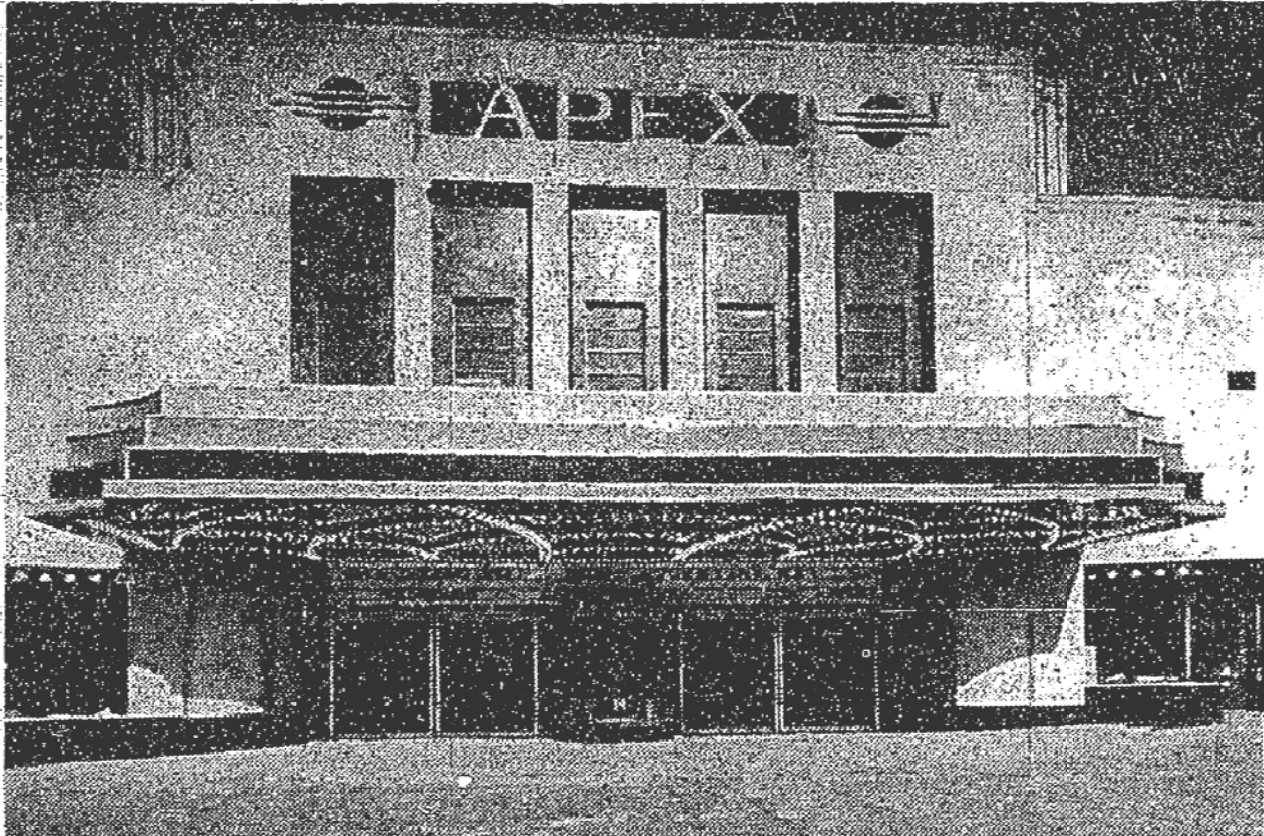
Elected to the Board of Directors for a three-year term were Mr. Siman, Leo Bernstein, Clarence Grosner, Isidore Hershfield, Cecil D. Kaufmann, Milton Kronhelm, sr.; Louis Ottenberg, Col. Benjamin Ourisman, Mrs. Henry Oxenberg, Morris Pollin, John Safer, I. S. Turover and Joseph Wilner. Elected for a two-year term was Mrs. Henry Gichner, and for a one-year term, Mrs. Michael Shapiro.



Fred S. Kogod.

Kogod was elected president of the Jewish Community Center in 1947. (*The Evening Star*, January 17, 1947.)

New Addition to Capital's Residential Theaters



TO BE DEDICATED TONIGHT

The new Apex Theater, Massachusetts Avenue at Forty-eighth Street Northwest, will throw open its doors to the public tonight at 8 o'clock. Many innovations in design and equipment have been incorporated in this new picture house, owned and operated by Fred Kogod and Max Burka, under the managing directorship of Charles Olive. The Apex has a seating capacity of 1,200 and ample free parking space for motor cars.

The first theater Kogod and Burka built was the Apex Theater in Spring Valley, Washington DC. Like all the theaters the partners built, the Apex was designed by John J. Zink. The theater was demolished in 1977, despite fierce public opposition, and replaced with an office building. (*The Washington Post*, November 20, 1940)



Fred S. Kogod (with shovel) at ground-breaking ceremony for the Apex Theater (1940) on Massachusetts Ave., NW. To his left is his partner Max Burka. (Douglas Gomery, "A Movie-Going Capital," *Washington History*, 9:1, Spring/Summer 1997.)



A neon sign directing moviegoers to the north parking lot was perched atop the rear roofline, and was removed by 1988. The sign is similar to one still in place at Zink's MacArthur Theater. This c1984 photo shows signage installed in a 1978 revitalization effort. (AmericanClassicImages.com)

Flower Avenue Is Blossoming

By Mark Desautels
Journal Staff Writer

It is County Council member Rose Crenca's shopping center and the place council member David Scull came as a kid to see movies for a nickel.

Not long ago, the Flower Plaza shopping center — located in the county's melting pot of east Silver Spring — was at the verge of collapse.

But on Friday, with the completion of improvements along the street in front of it, it was celebrated as a true community success story.

The Flower Plaza shopping center is the largest of the six groups of retail stores in the three-block area around Flower Avenue and Piney Branch Road. It makes up 14 of the surrounding 64 stores.

When the shopping center began to look its more than 20 years of age, it seemed a signal that the prosperity of Montgomery County had passed this corner by.

Those who felt that, however, were unaware of their residents' resiliency and determination.

To save their neighborhood and its shopping center residents and merchants turned to the county Department of Community and Economic Development. In March 1978, merchants met with county officials to kick-off plans for improving the business area.

Marketing surveys done by the county to determine where people shop and why concluded that appear-



Journal Staff Photo by Linda White

This is the new face of Flower Avenue in Silver Spring.

ance ranked with convenience as a major factor.

Economic development officers Tim Miner and Suzanne Anderson then convinced long-time shop owners that rehabilitation of their property is a sound investment.

Typically, according to Miner, long-time owners cut their expenses to the bone and become accustomed to collecting their rents without doing

much in return. Also, return on such an investment is slow.

In the case of the Flower Plaza, a \$400,000 commitment was needed from the owners.

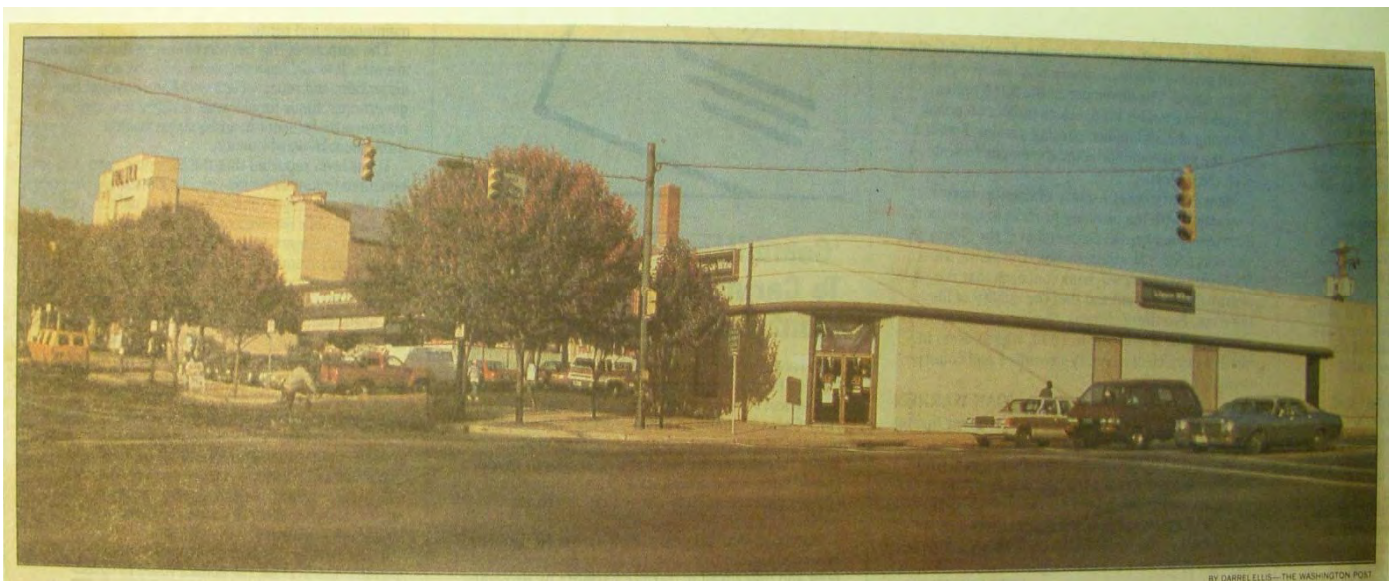
But Lila and Adrienne Dominguez are not your typical shopping center owners. The mother-daughter team gave the block-long shopping center a new coat of paint and a wood-panel look. Each store got a new sign.

The county put up \$187,000 worth of street improvements, including a new sidewalk, high-intensity lighting, and Bradford pear trees.

The most important achievement may have been the re-opening of the Flower Theater in September 1980, after 18 months of idleness.

The re-opening of the theater by P&G Enterprises has drawn a lot of people back to the center.

Sign panels were installed in a revitalization effort initiated in 1978 (*Montgomery Journal*, Dec 7, 1981)



BY DARRELL ELLIS—THE WASHINGTON POST

Street improvements in the 1980s included new sidewalks and tree plantings. The glass walls of the Whelan Drug Store were replaced with brick by the time of this 1988 photo. (*The Washington Post*, Nov 3, 1988)



View east, with Giant supermarket at left. (Lisa Mroszczyk, M-NCPPC, 54-2010)



View north, from left to right: Giant Food Store, lobby shops, and theater entrance. (Clare Lise Kelly, M-NCPPC, 6-2010)



View from the southwest, from left to right: theater, barber shop, Woolworth's, arcade. (Lisa Mroszczyk, M-NCPPC, 4-2010)



Arcaded shops with automobile forecourt parking. (Clare Lise Kelly, M-NCPPC, 6-2010)



View north on Flower Avenue, with south façade of liquor store (Whelan Drugs) at right, and Piney Branch Road in foreground. (Clare Lise Kelly, M-NCPPC, 6-2010)



View east, with north façade of Giant supermarket at left, and access drive to north parking lot.



The original façade of the Giant supermarket is seen in this c1962 view. (Shannon & Luchs Archives, American University)



The Giant supermarket retains its original limestone façade which is now obscured by awning and signage. The original entrance to the Giant store now opens into a laudromat. Other original intact features include limestone pilasters punctuating the storefront, and ribbed metal cornice. (Clare Lise Kelly, M-NCPPC, 6-2010)



Flower Theater and lobby stores. (Clare Lise Kelly, M-NCPPC, 6-2010)



Flower Theater lobby entrance with ticketbooth. (Clare Lise Kelly, M-NCPPC, 6-2010)



The slice of the Woolworth store evident in this c1962 view shows raised lettering set against the limestone facing above the storefront. A canted pillar at the corner of the store matched those in the arcaded section of stores. (Shannon & Luchs Archives, American University)



Woolworth's Store . (Clare Lise Kelly, M-NCPPC, 6-2010)



The Woolworth storefront (8713) has a high level of integrity with original window walls, black marble base, and ribbed metal cornice. Terrazzo Floor (below). (Clare Lise Kelly, M-NCPPC, 6-2010)



Woolworth's name is spelled out in the Terrazzo Floor of both entrances, west façade. (Lisa Mroszczyk, M-NCPPC, 5-2010)



Arcade looking north toward Woolworth store. Stepped up canopies are supported by canted pillars. Undulating storefronts have black marble skirting. The wide sidewalk provides access to the automobile forecourt. (Clare Lise Kelly, M-NCPPC, 6-2010)



Original Toy Store (left) and Liquor Store, later Flower Bakery at 8711-8709. The entrance to 8711 has been replaced with windows when the two storefronts were combined, now forming Mary's Center, a health clinic. (Clare Lise Kelly, M-NCPPC, 6-2010)



The Flower Deli has been located at 8707 since the shopping center opened in 1950. (Clare Lise Kelly, M-NCPPC, 6-2010)



Aristo Cleaners store at 8705 features vertical ribbed metal sheathing with a display case that matches features found at the theater entrance. (Clare Lise Kelly, M-NCPPC, 6-2010)



Piney Branch Hardware store at 8703 operated from this location for 58 years. A post office counter was located here to serve the local community. (Clare Lise Kelly, M-NCPPC, 6-2010)



View north of east façade, with 8707 in foreground and theater in background, showing rear alley at right. (Lisa Mroszczyk, M-NCPPC, 4-2010)



This detail of a 1950 photograph shows the Whelan Drug Store building with its wide metal cornice, canted corner entrance, and continuous windows. (*The Washington Post*, January 15, 1950)



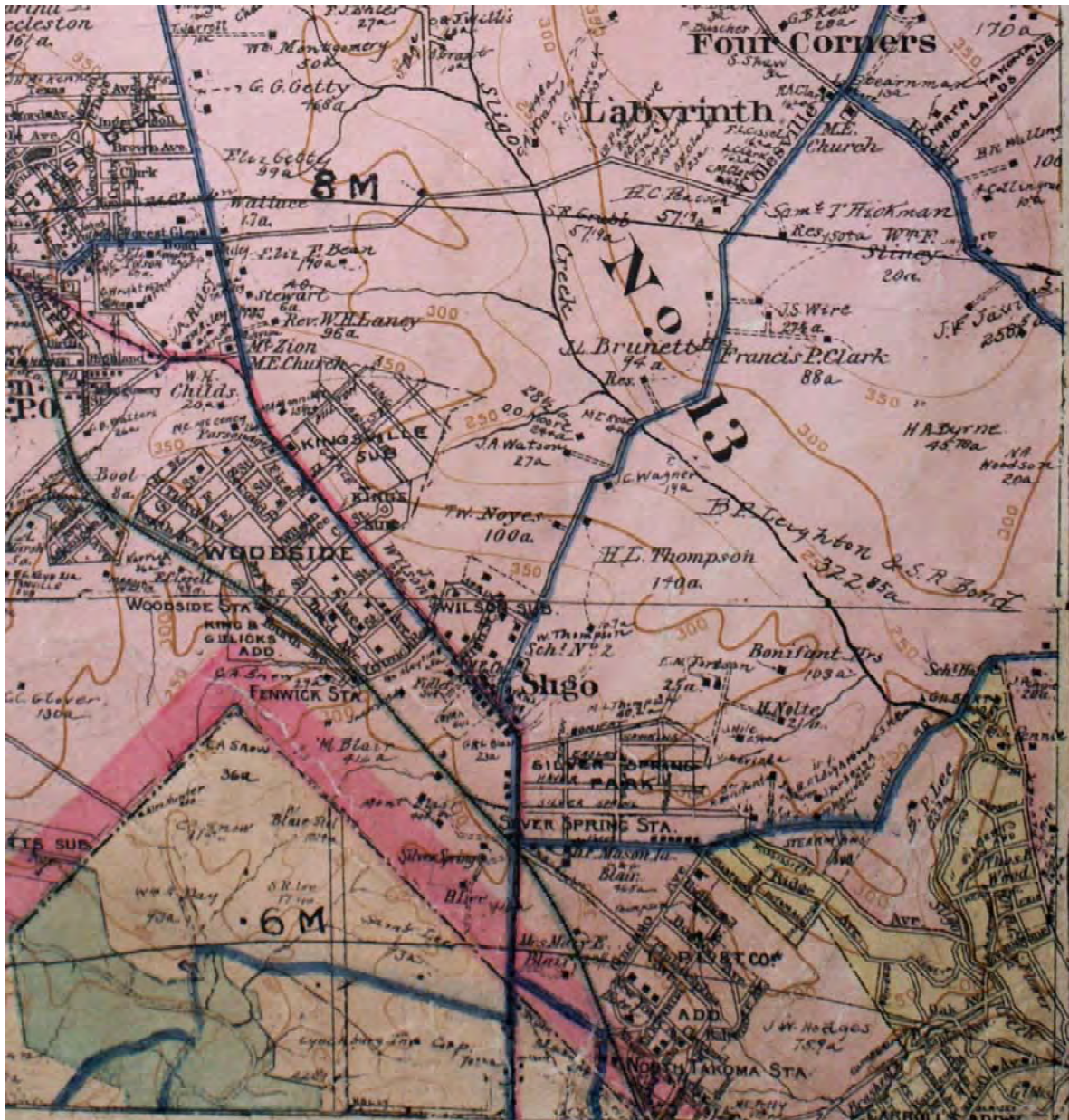
The original walls of the Whelan Drug Store building were replaced with brick facing and individual window units. Original features that remain include the curved metal cornice and the canted entrance that faces the corner of Piney Branch and Flower. (Clare Lise Kelly, M-NCPPC, 6-2010)



The north façade of the Whelan Drugstore, under construction. Photo taken before mid-January 1950 when the store opened to the public. (Jewish Historical Society of Greater Washington, Giant Food Store Archives)



Storefronts in arcade at left, with north façade of former Whelan Drugstore, right, now a County Liquor Store. The walls have been sheathed in brick, though the entrance has been retained and metal cornice remains in place. (Clare Lise Kelly, M-NCPPC, 6-2010)



The Silver Spring train station, and the community that grew around it, were named for Francis Preston Blair's estate. Blair Road, today's Piney Branch Road, ran from the Silver Spring estate through Blair family holdings. Flower Avenue terminated at Blair Road into the 1920s. At the intersection of these roads (see arrow) is the current site of Flower Shopping Center. (Baist's Map of Washington DC, 1917)



N G Becker house, site of Flower Theater and Shopping Center site, 1931 Klinge Real Estate Atlas



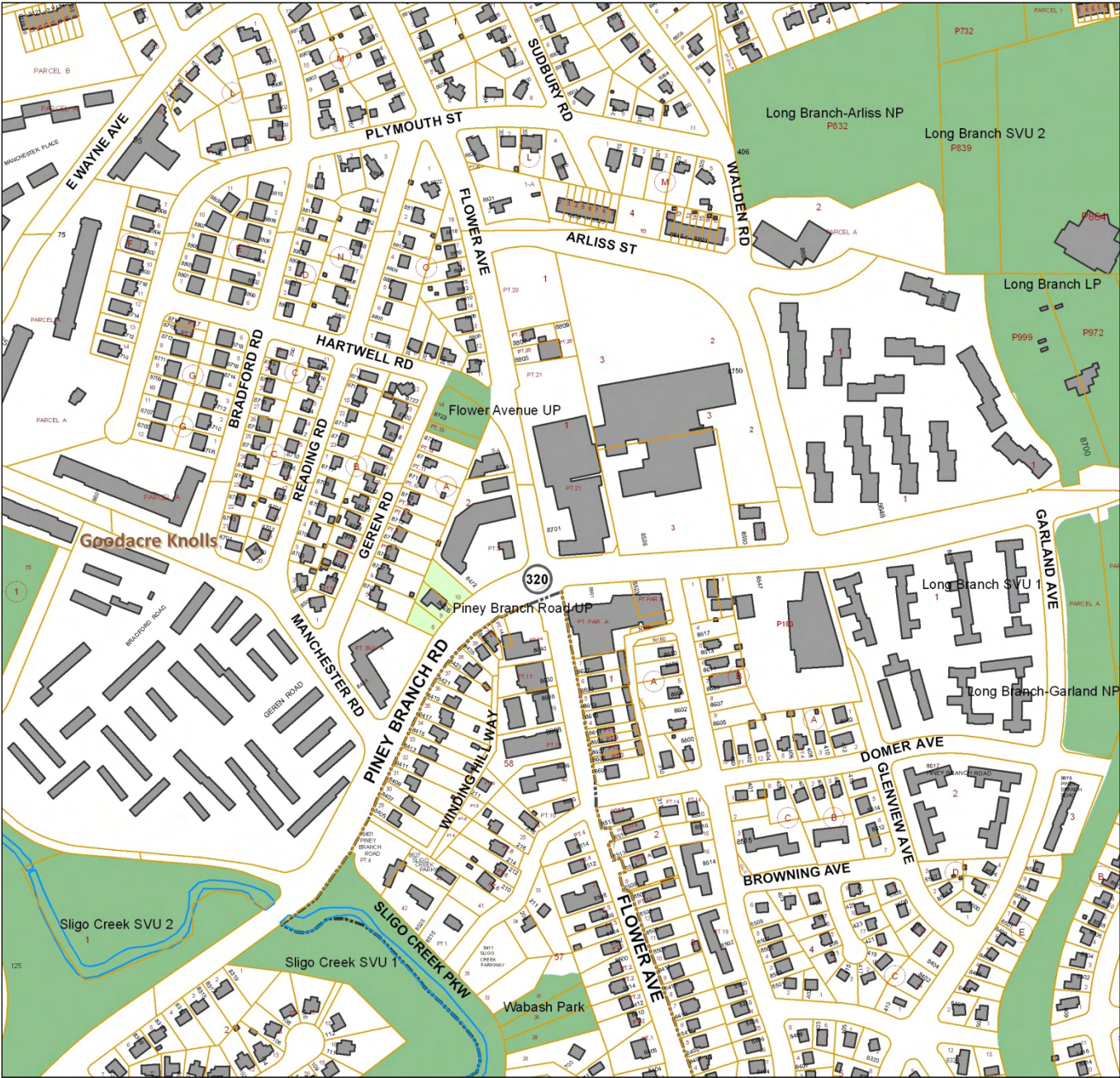
The Sligo Creek area east of downtown Silver Spring was the focus of development efforts in the New Deal era. Arrow added to identify Flower Shopping Center site. (North Washington Realty Company brochure, 1934.)



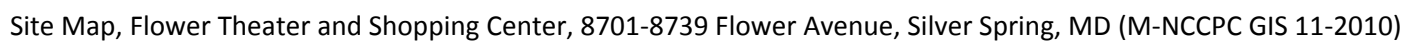
1948 Klinge Real Estate Atlas, with updates



1953 Sanborn map, with updates



Vicinity Map of Long Branch Area, Silver Spring, MD. (M-NCCPC, GIS 11-2010)



8. Significance

Inventory No. 37/25

Period	Areas of Significance	Check and justify below			
☐ 1600-1699	☐ agriculture	☐ economics	☐ health/medicine	☐ performing arts	
☐ 1700-1799	☐ archeology	☐ education	☐ industry	☐ philosophy	
☐ 1800-1899	☒ architecture	☐ engineering	☐ invention	☐ politics/government	
☒ 1900-1999	☐ art	☒ entertainment/	☐ landscape architecture	☐ religion	
☐ 2000-	☒ commerce	☐ recreation	☐ law	☐ science	
	☐ communications	☐ ethnic heritage	☐ literature	☐ social history	
	☐ community planning	☐ exploration/	☐ maritime history	☐ transportation	
	☐ conservation	☐ settlement	☐ military	☐ other: _____	
Specific dates	1948;1950;1954		Architect/Builder Frank Grad and Sons (shopping center); John J. Zink (theater); Edwin Weihe (Woolworth's)		
Construction dates	1949-50;1954				

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SUMMARY

The Flower Theater and Shopping Center (1950; 1954) is significant as a postwar example of a Park and Shop type of shopping center, a type of shopping-parking complex indigenous to the Washington DC area. The shopping center was leased and managed by Shannon & Luchs, who pioneered the Park and Shop concept. Their pioneering business model called for advance leasing, careful selection of chain stores and staple local businesses, strict property management through deed restrictions, integrated parking, and defined parking area to store area ratio. The prototype was the Connecticut Avenue Park and Shop with ell-shaped arrangement of stores built around a parking forecourt. In the immediate postwar years, developers in the metropolitan Washington area began to include supermarkets in shopping centers, and experimented with a variety of layouts that could include off-street parking and street frontage. The Flower Shopping Center includes a parking forecourt that served the Whelan's drugstore, an arcade section of stores, and, after 1954, the Woolworth's store. A large side parking lot accommodated the Giant Food Store and Flower Theater which both faced directly onto the street. Grocery stores were integrated into shopping centers for the first time in the postwar era.

The modernist Flower Shopping Center was designed by Frank Grad and Sons, a Newark NJ firm that established a Washington DC satellite office in the wartime years. It was built in an age when accomplished architects included shopping centers in their portfolio of projects. Specialty architects designed components of the shopping center. John J. Zink, theater architect, designed the Flower Theater in a modern classic style. Commercial architect Edwin Weihe, known for his office buildings, pedestrian arcades, and graduated setbacks, designed the F. W. Woolworth & Co. store. More than a style, modernist design was a program solution intended to be a product of its own times, using industrial forms and materials. Conservative modernism characterized metropolitan Washington architecture in this era. Principles evident in the Flower Shopping Center are the balanced asymmetry of dynamic volumes that pull back from lot lines and above roof lines, as well as the sculpted glazed fronts, flat roofs, and ribbon windows. By the mid-1950s, after the Flower was built, shopping centers changed in architecture and plan. Developers returned to more traditional layouts with parking forecourts, and shopping center design slipped out of consideration as serious architecture.

Fred S. Kogod was the primary developer of the Flower Shopping Center. Retail entrepreneur and leader in the Jewish community, Kogod was a movie theater executive who founded the K-B Entertainment Company, with partner Max Burka. The company became the longest lived chain of family-owned theaters in the metropolitan region. John J. Zink designed all of the K-B theaters built during his lifetime. The Flower Theater is the only extant county example of a K-B theater in the county built during the lifetime of either Kogod or Zink. It also represents the end of the era of the large-screen neighborhood theater, built before regional shopping centers and multiplex theaters gained favor.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. 37/25

Name Flower Theater and Shopping Center
Continuation Sheet

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The Flower Shopping Center served an increasingly diverse and booming population of the Long Branch area. Designed in 1948 and opened in 1950, it was a community center providing shopping, entertainment, and parking in a largely residential suburban area. The Flower Shopping Center included advance leasing of a diverse retail blend of established national and local chain stores and staple local businesses. Businesses at the shopping center ranged from grocery, bakery, restaurant, housewares, liquor, hardware and post office to personal services of barber, clothing, and florist. In addition, the Flower Theater offered space to community groups including Community Arts Cooperative and Montgomery County Jewish Community, at a time when few community facilities were available in the Silver Spring area. The shopping center includes the earliest extant county example of a Giant grocery store building, a local chain established in 1938; and a locally rare extant example of a F. W. Woolworth & Co. store, a national chain recognized as a pioneer in the history of chain stores and variety stores.

HISTORICAL CONTEXT

The Flower Theater and Shopping Center lies east of downtown Silver Spring and north of the municipal boundary of Takoma Park. Suburban development in the Silver Spring-Takoma Park area began with commuter rail service on the Metropolitan Branch of the B&O Railroad (1873) and continued with streetcar lines in the late 19th and early 20th century. In the post World War I era, the area prospered and development expanded in the 1920s with increased availability of the automobile. While Americans elsewhere struggled during the Depression, the federal workforce grew dramatically under Franklin Delano Roosevelt's New Deal programs. Workers flocked to the Washington, DC area and demand for housing grew accordingly. Large expanses of farmland and estates northeast of the city remained undeveloped into this era. The combination of inexpensive, undeveloped land and greater mobility brought on through higher rates of automobile ownership made the Silver Spring area a prime location for new development.

Large tracts of land in and around Silver Spring were owned by members of the Blair-Lee family. Francis Preston Blair, *Washington Globe* editor, had established his 300-acre "Silver Spring" summer estate in 1842. The community that grew around the estate and nearby train station was named after Blair's estate. In the interwar era, E. Brooke Lee, a World War I hero, real estate magnate, and county political boss, became the single most significant influence on the development of Montgomery County, generally, and Silver Spring, particularly. Lee played a key role in establishing the Maryland-National Capital Park and Planning Commission (1927). He worked with the State Roads Commission to establish East-West Highway (1934), an early beltway connecting Silver Spring with Chevy Chase and Bethesda. In the Silver Spring area, Lee developed large expanses of land. He also established schools and donated land for parks, including Sligo Creek Park. Lee and his cohorts founded real estate, bank, and construction companies.¹

Envisioning the Silver Spring area as a bedroom community for federal workers in the post World War I era, Lee founded a development company in 1920 and named it the North Washington Realty Company. In the New Deal era, E. Brooke Lee and his real estate partners contemplated a new vision for the Long Branch area of eastern Silver Spring, with well-designed, affordable houses marketed to middle class families.

The Federal Housing Administration, created in 1934, boosted the residential development of Silver Spring. The FHA encouraged multiple family housing developments by insuring mortgages for garden apartment complexes. The first

¹Ray Eldon Hiebert and Richard K. MacMaster, *A Grateful Remembrance* (Rockville: Montgomery County Govt & MCHS, 1976), p264. Clare Lise Kelly, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring: M-NCPPC, 2001), p296. Sam Stavinsky, "Gamble Paying Off in Coin of Big Business," *The Washington Post*, September 5, 1948.

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federally insured garden apartments in Montgomery County were the Falkland Apartments built in 1936 on the newly opened East-West Highway, at 16th Street. Others followed, including Piney Branch Apartments (1941) in the Long Branch area.

Retail development closely followed the residential development. A retail component included in the comprehensive plan for Falkland Apartments was unrealized and supplanted by the Silver Spring Shopping Center, which opened in 1938 with stores and a movie theater. Located at the corner of Georgia Avenue and Colesville Road, this retail and entertainment complex was a regional shopping center that shifted the focus of Silver Spring's commercial district several blocks north of the train station.²

It was during the World War II era that the area's population experienced exponential growth. The postwar decades introduced enormous changes to Washington and its suburbs. As the federal bureaucracy expanded, newcomers flocked to the government boomtown. Returning veterans and newly arrived government workers contributed to Washington's transformation from capital city into metropolitan region. Seeking new homes, they joined an exodus from the city to the Maryland and Virginia suburbs. Housing developments mushroomed in this era. In the 1940s and 1950s, Washington, DC suburbs were the third-fastest growing area in the country. In 1940, 28,877 people, or approximately one-third of the county's residents, had a Silver Spring address. Between 1940 and 1948, permits were issued in the Silver Spring area for 8,796 single family dwellings and 2,712 apartments, which were as many buildings as had been constructed in the entire county up to 1930. For the first time, Silver Spring was arguably the largest community in the state after Baltimore. By 1956, Silver Spring accounted for half the county population.³

LONG BRANCH DEVELOPMENT

The Long Branch area derives its name from the Long Branch stream, which runs parallel and between Sligo Creek and the Northwest Branch. The area remained largely farmland until the New Deal era. Before 1920, Flower Avenue, originating in Takoma Park, terminated at Piney Branch Road, then known as Blair Road. James H. Cissel acquired a 323-acre tract flanking Sligo Creek and platted a subdivision in 1920 with large, residential lots averaging around five acres.⁴ Flower Avenue was later extended north of Piney Branch Road, terminating near the Indian Spring Golf Club, which was established in 1924. The Flower Shopping Center is located on what was Lot 21 of Cissel's subdivision. William Becker bought Lot 21 in 1925 and built a house on a 2.6 acre lot. Next door, Edward and Alma Carey bought Lot 20, immediately north on Flower Avenue, in 1932.⁵

²Kelly, *Places from the Past*, 40-41. Ronald L. Andrews, "Silver Theater and Shopping Center," National Register of Historic Places Registration Form M: 36-7-1, Maryland Historical Trust, 1988. Richard Longstreth, "The Mixed Blessings of Success: The Hecht Company and Department Store Branch Development After World War II," *Perspectives in Vernacular Architecture*, Vol 6, Shaping Communities, 1997, pp 244-262. E. Brooke Lee built his North Washington Shopping Center (1936) near the old commercial center by the train station, on Georgia Avenue.

³Hiebert and MacMaster, pp 265, 329, 315-317, 336. "Washington Md' Towns Described by 'Sun' Writer," *Maryland News*, July 29, 1949. Stavinsky, op cit. *The Washington Post*, Sept 24, 1947 and April 25, 1948.

⁴Deets and Maddox map, 1916. "Plat of James H. Cissel's Addition to Silver Spring, Montgomery County, MD," Montgomery County Circuit Court, Plat 3:209, June 17, 1920.

⁵Deed 372:4 (March 13, 1925). 1931 Klinge Real Estate Atlas shows 'W G Becker' on the parcel with 3 structures. The Carey House remains standing north of the Flower Shopping Center.

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Cissel was a business associate of E. Brooke Lee. A promoter of suburban development, Lee served as Montgomery County's political boss from 1919 to 1946, and was the architect of the county's modern governmental structure. Lee founded his North Washington Realty Company in 1920 and built many Silver Spring subdivisions over the next two decades. Lee and Cissel, along with Frank Hewitt together organized and/or owned a variety of related Silver Spring businesses, including the Silver Spring National Bank (later the Sovran Bank) and the Silver Spring Building and Supply Company. In 1932, the Silver Spring Investment Company, with James H Cissel, President, and E. Brooke Lee, Secretary, initiated the subdivision of several sections of Highland View, located directly north of the Flower Shopping Center. Advertising land for sale here in 1934, Lee promoted its proximity to downtown jobs: "average driving time, 20 minutes" from the White House. In support of his real estate ventures, Lee touted three major planned components in the area: parks, highways, and residential communities. In a North Washington Realty Company promotional brochure of 1933, Flower Avenue stretched from Takoma Park to the Indian Spring Golf Club, while Piney Branch connected University Boulevard, a new State Highway, with Sligo Creek Park and downtown Silver Spring.⁶

Flower Avenue, in the 1930s, was envisioned as a boulevard lined with handsome houses. The deeds drafted at the time included restrictive covenants giving the developers design review for proposed houses. The deed restrictions followed the model set in the 1890s by the Chevy Chase Land Company, with minimum costs established for the construction of houses, with higher costs set for corner lots fronting Flower Avenue. By 1936, Flower Avenue was considered "a fine concrete State Highway" and public utilities were installed.⁷ Starting in 1937, Lee offered custom houses for his Forest Hills subdivision, located west of Flower Avenue, along Sligo Park. Lee revised Cissel's 1920 plan for the development, promoting well-designed houses on smaller lots. The following year, Lee began marketing custom houses designed by George DeFranceaux's Permanent Homes Company in Highland View. In its first year, the company designed 90 houses, 75 of which were in Highland View. Permanent Homes featured furnished model homes for prospective buyers, and was approved by the Federal Housing Administration.⁸

A contemporary of Lee was Abraham Kay, who bought the Indian Spring Golf Club in 1939. Kay established the County's first recreation place available to Jews, when he opened club membership to the Jewish community. He proceeded to develop adjoining residential districts, which became one of Silver Spring's first largely Jewish communities, out of which the county's first Jewish organization, Montgomery Lodge of B'nai B'rith, was organized.⁹ More on Silver Spring's Jewish community follows in a later section.

Multi-family housing came to the Long Branch area when E. Brooke Lee built his 214-unit Piney Branch Apartments in 1941. The complex, located on Piney Branch Road at Sligo Parkway, was insured by the FHA and valued at \$1,020,000

⁶Lee was Speaker of the Maryland House of Delegates, and later Governor Ritchie's secretary of state. Sources on E. Brooke Lee include Hiebert and MacMaster, *A Grateful Remembrance*; George H. Callcott, *Maryland and America, 1940-1980*; biographical files at MCPL Rockville and MNCPPC Historic Preservation Office. Highland View plats, 1932. North Washington Realty Company brochure, 1933, MCHS.

⁷Highland View Section One, August 1932, Plat 447, Silver Spring Investment Company. The deed restrictions in Deed 542:53, Aug 29, 1932 were time limited to January 1, 1952. "Highland View of Sligo Park Tract Opened," *The Washington Post*, April 19, 1936.

⁸"New Residences Easily Modified to Suit Buyer" (June 13, 1937), "Corporation Sells 90 Homes in First Year" (July 30, 1939) and "Home Sold in Highland View," (November 20, 1938), *The Washington Post*.

⁹Indian Spring Country Club was established by Fayette Thomas "Tom" Moore, owner of a movie theater circuit that included Rialto and Tivoli theaters. Robert Headley, *Motion Picture Exhibition in Washington, DC*, p76; Klinge Real Estate Atlas 1931 William Offutt, "A Short History of County Country Clubs," *Montgomery County Story*, November 2003; Sally Gagné, *North Hills of Sligo Park*, p154; Jewish Historical Society of Greater Washington, *Jewish Washington: Scrapbook of an American Community*, pp40, 46. The Indian Spring Club relocated to the Layhill area in 1957 when plans were announced for the Capital Beltway.

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at the time of construction. Several other apartment complexes followed in the 1940s and 1950s, built largely with the help of FHA and Veterans benefits.¹⁰

Recreation facilities and schools were expanded to meet the growing population's needs. The Maryland-National Capital Park and Planning Commission built the Long Branch Recreation Center in 1950—to be opened to residents in 1951. At the same time the Commission bought a 2½ acre tract to expand the Long Branch Valley Park. In 1947, Kay planned a new clubhouse for the Indian Spring Golf Club, with an estimated cost of \$250,000, but it got caught a backlog of construction projects during the war years. Robert Senseman designed his award-winning Oak View Elementary School, which opened in 1948.¹¹

Although Long Branch emerged as a desirable residential neighborhood during this period, retail development did not keep pace. Into the postwar era, Long Branch residents shopped in downtown Silver Spring, Takoma Park, or in the district, because there were few stores available within the neighborhood. An exception was the Zig Zag Shopping Center, established about 1939 at the northwest corner of Piney Branch and Flower Avenue. With the opening of the Flower Shopping Center in 1950, followed by a Donald Johnson-designed shopping center south of Piney Branch Road, the intersection of Piney Branch Road and Flower Avenue evolved into a commercial node by the early 1950s.¹²

FLOWER SHOPPING CENTER DEVELOPMENT

Isadore Gudelsky, who arrived on the Silver Spring scene about 1930, was remembered as one of the first Jewish businessmen in the area. Gudelsky owned the Contee Sand and Gravel business, in White Oak. In 1945, Gudelsky and associates assembled land where the Flower Shopping Center now sits, acquiring the Becker House parcel (Lot 21) in July, followed by part of the Carey House property (Lot 20) in October. By the time Gudelsky had purchased the Becker property, he had already developed the Montgomery Arms apartments near downtown Silver Spring in 1941. The Gudelsky group later went on to develop other projects including the Wheaton Plaza mall.¹³

Gudelsky's initial plans for the parcel are unknown. By 1945, news was out that plans were afoot for a shopping center. The *Washington Post* theater columnist, Nelson Bell, reported in August 1945 that "Kogod and Burka have [engaged] that able theater specialist John J. Zink" to design a new theater at Piney Branch, and also he reported plans were underway for a shopping center. Fred S. Kogod and Max Burka operated a chain of movie theaters. A

¹⁰Hiebert and MacMaster, p328. M-NCPPC GIS database. *The Washington Post*, January 2, 1941; December 17, 1940; May 4, 1941; Nov 3, 1950. In 1948, the FHA announced 2,186 new apartment units in the Washington area. The Long Branch area, near White Oak, included significant amounts of FHA housing, including the Charles A Block Apartments, on Flower Avenue, and the Goodacre Apartments, at Domer and Glenview, featuring 300 apartments in 37 buildings designed by architects Corning and Moore. The Piney Branch Apartments, at Manchester and Piney Branch Roads, appear on the 1941 Klinge Real Estate Atlas.

¹¹*The Washington Post*, Conrad P. Harness, "Can't Hurdle High Costs, Restrictions," May 18, 1947; November 3, 1950. Robert Senseman, American Architects Directory, AIA Award 1950.

¹²Klinge Real Estate Atlas, 1941, 1948. *The Washington Post*, March 21, 1948.

¹³Deeds 976:66 and 976:70 (July 1945) and 987:95 (Oct 1945). After William Becker died, in 1943, his widow, Theresa Becker, sold the property to Sadie Milestone in July 1945, who, in the same week, conveyed a portion to the Gudelsky group. The group included Charles and Fannie Scheffres, Isadore and Bertha Gudelsky, Harry and Lea Gudelsky, Homer Gudelsky (unmarried), Ida Gudelsky (widow), and Anna Gudelsky (unmarried). The Gudelskys bought the Carey property in October the same year. Milestone sold an additional portion of land to the Kogod group in 1946. Jack Neumann, Oral history, in "Recollections of Happenings in Montgomery County," Austin L. Carlin et al, Aug 27, 1987. Montgomery County Land Records, Grantor Index, 1942-1952. Montgomery Arms, 36/7-2, MIHP form and Master Plan file, Historic Preservation office, M-NCPPC.

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theater insider, Bell had worked for Harry Crandall, the District's most influential theater builder, and had also worked with local movie theater pioneer Joseph Morgan. The same week, trade publication *Boxoffice* repeated the news. When these reports were made in 1945, the property was still owned by the Gudelsky group. When the much anticipated Flower Theater finally opened in 1950, Richard Coe, Bell's successor, would report that "the Piney Branch property was settled on six years ago, but only last fall was construction started." It was the Gudelsky transaction that had taken place nearly five years earlier.¹⁴

The Gudelsky group conveyed 2.5 acres in April 1946 to Fred S. Kogod, Harry Burka, and M. David Dubb. Over the next four years, the Kogod partnership assembled several parcels of adjacent land for the Flower Shopping Center. In 1947, they acquired two parcels totaling 4,000 square feet. Another 2,000 square feet was added in 1949. In 1950, more land was added (January 31 and February 13) for additional parking spaces.¹⁵

At the time the Flower Theater and Shopping Center was planned, Fred S. Kogod and Max Burka were already known for their chain of movie theaters, known popularly as the K-B theater chain, which by this time included four theaters in northwest, northeast, and southeast Washington, DC. Kogod and Burka, who were brothers-in-law, had previously established a business relationship as owners of a string of grocery stores in the District. Kogod was the entrepreneurial force behind the company and development activities. More on Fred S. Kogod follows in a later section.

While Max Burka was a partner with Kogod in the K-B theater chain, it was Max's brother Harry Burka who was a co-owner of the initial land acquisition for the Flower Shopping Center. Harry, who owned and managed apartment buildings including Arlington's Fillmore Garden Apartments, subsequently conveyed his interest in the Flower Avenue property to Herman Eig, in 1949.¹⁶ Eig and M. David Dubb, the other co-owner, were business affiliates of Kogod. Kogod and Dubb owned appliance and store fixture businesses in northwest Washington. Like Kogod, Dubb had a leading role in the national Jewish Welfare Board, and was active in the Woodmont Country Club.¹⁷ Herman Eig was a fellow grocer who in 1944 served as Vice President of United Food Stores, Inc. In this era, United Food Stores was an active grocery cooperative, with 265 members, most of whom were Jewish grocers.¹⁸

Though plans for the Flower Shopping Center had been in the news in 1945, it would be another five years before the complex opened. One factor that may have contributed to the delay in construction was the wartime economy. In the metropolitan Washington area, as in the rest of the country, construction projects were largely stalled during World War II. In 1941, Kogod, acting as an independent entrepreneur, planned the Senator Theater, a shopping and

¹⁴*The Washington Post*, August 20, 1945. *Boxoffice*, Aug 25 & Sept 8, 1945. Headley, pp110-111, 371, on Nelson Bell. Richard L. Coe, "New Movie House Opening," *The Washington Post*, February 12, 1950. Coe's statement is echoed in Headley's, *Motion Picture Exhibition in Washington, D.C.*

¹⁵Deeds 1012:157 (May 6, 1946); 1097:111 (August 25, 1947); 1099:474 (September 18, 1947); 1246:105(April 20, 1949); 1350:197 (January 31, 1950); 1350:199 (February 15, 1950). The name Flower Shopping Center appears, for example, in the 1955 lease for the Flower Theater. Liber 2049, Folio 131.

¹⁶*The Washington Post*, Jan 29, 1966 (Max Burka obituary); Aug 10, 1974 (Harry Burka obituary).

¹⁷*The Washington Post*, July 18, 1940; December 2, 1949; and October 26, 1953. Dubb resided at 3425 Garrison St, near Friendship Heights.

¹⁸Eig was vocal in addressing the plight of grocers and butchers in the war economy. *The Washington Post*, March 5, 1939; January 4, 1944, July 1, 1945, October 24, 1946. "Half a Day on Sunday," Exhibit by Jewish Historical Society of Greater Washington. No established familial connection has been made between Herman Eig and real estate developer Sam Eig who donated land for the MCJC synagogue on East-West Highway.

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entertainment complex on Minnesota Avenue NE. Contemporary press accounts described it as likely the last significant, private-sector project to be built in Washington during the war. Though the Senator Theater did open in 1942, the shopping center was only partially realized.¹⁹

Another potential factor relating to the delay in constructing the Flower Theater and Shopping Center was ongoing litigation involving national theater chains. The practice of Hollywood movie production houses owning the majority of movie theaters across the country to control distribution was being challenged. The K-B theater chain clashed with the Warner Brothers' Company over the construction of MacArthur Theater. In 1945, both Kogod-Burka and Warner Brothers planned theaters on MacArthur Boulevard. Ultimately, the MacArthur Theater opened in 1946 as a joint venture between the two companies. In 1948, a Supreme Court ruling prohibited movie production companies from owning theaters. According to one source, plans for actually starting construction of the Flower Shopping Center were announced two weeks after the ruling.²⁰

In June 1948, Blair Lee revealed the design for the Flower Shopping Center by Frank Grad and Sons, in his "Business Briefs" column in the *Maryland News*.²¹ Frank Grad & Sons was an architectural firm based in Newark, NJ, that opened a Washington, DC office in 1944. Kogod had an established a relationship with Frank Grad though his role as building campaign manager for the new Adas Israel synagogue, which Frank Grad and Sons designed in 1947 for a new site in Northwest. The same year, Grad designed a commercial building for Kogod on H Street Northeast.

The design date of 1948 for the shopping center is further established by leases signed by tenants late that year that reference "a blueprint prepared by Frank Grad & Sons, Architects."²² Lee eagerly anticipated the start of construction of the Flower Shopping Center, affirming that "the long awaited shopping center is actually on its way" and the lot was being prepared for construction. Plans called for the project to start that summer, and to be finished early in 1949. It would be another year before construction actually got underway. An advertisement for the planned Flower Shopping Center appeared in a June 1948 edition of the Evening Star:

TAKOMA PARK, MD: corner Piney Br Rd & Flower Ave. New large park and shop development to be started soon, with modern 1,000 seat theater. Giant super market and large chain drug store are leased and several

¹⁹DC Building Permits. *The Washington Post*, February 22, 1942; Jun 29, 1945; May 4 & Sept 7, 1947; Hans Wirz and Richard Striner, *Washington Deco: Art Deco Design in the Nation's Capital* (Washington, D.C.: Smithsonian Institution Press, 1984). Douglas Gomery, "A Movie-Going Capital: Washington, D.C. in the History of Movie Presentation," (*Washington History*, Spr/Summer 1997), p17. During World War II, developers and builders in the Washington DC area suffered high construction costs, shortage of material, and government restrictions on new construction. Even though the war ended in 1945, the construction industry was stymied for years by a backlog of projects. The majority of planned projects from 1942 to 1948 were not built. *The Washington Post* reported, "For every home, apartment of commercial structure under construction here, two more have been postponed." *Architectural Record's* "Washington" column provided regular reports on war-related restrictions continued to affect the industry (for example Vols 86-87, 1947-1948). Robert Friedel, "Scarcity and Promise: Materials and American Domestic Culture during World War II," *World War II and the American Dream* (Donald Albercht (Ed), National Building Museum and MIT Press, 1995), pp42-89. Harness, op cit. Fred S. Kogod, with Burka, did manage to obtain building permits for other projects throughout the war, including the Naylor Theater (1944). Kogod announced plans in 1945 for his million dollar shopping-entertainment-parking complex on South Capitol Street. By 1947, a scaled back eight-store complex was built. In 1947, Kogod and Burka also built a Frank Grad-designed commercial building on H Street NE.

²⁰Rotenstein suggests this factor in his report, p6. Gomery, pp4-23. Kenneth Turan, "The Washington Movie Kings," *The Washington Post*, Feb 24, 1974. EHT Traceries, MacArthur Theater, DC Landmark Nomination, 1997.

²¹Blair Lee, "Business Briefs," *Maryland News*, June 4, 1948 and July 29, 1948.

²²See, for example, the lease for 8707 Flower Avenue, the Flower Deli, made November 23, 1948, in Land Records 1426:386.

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others. Openings for beauty shop, florist, bakery, children's wear, delicatessen, hardware and variety stores. Consult Mr. Taylor, Shannon & Luchs Co Realtors²³

Shannon and Luchs pioneered the Park and Shop type of shopping center, an automobile-oriented commercial center that followed a business model calling for advance leasing and strict property management (see following section). By getting commitments in advance of construction, the owners were able to ensure both well established businesses and a diversity of stores. Leases for the Flower Shopping Center included covenants to control the exterior appearance of the shopping center, including signs, awnings, and reserved parking areas for customer use. More information on Flower businesses follows in a subsequent section.²⁴

In July 1949, a construction contract was finally awarded for the Flower Shopping Center, going to the Roscoe Engineering Company for \$450,000. The same year, Harry Burka conveyed his interest to Herman Eig, and the partnership also acquired additional acreage.²⁵

The site of the Flower Shopping Center had been selected to fill a commercial business void. The primary commerce in the area had been the ten-year old Zig Zag Shopping Center (c1939) on the northwest corner of Flower and Piney Branch. Frank J. Luchs appraised the proposed Flower Shopping Center in February 1949, finding that it would be the highest and best use of the property. Luchs description stated that "the property is bounded on two sides by heavily traveled highways, namely Flower Avenue and Piney Branch Road", was located "in the heart of a well established growing section of Montgomery County, Maryland", and "within one mile of the homes of approximately 26,000 people, living in over 4,000 single family homes, and nearly 3000 apartment units."²⁶

Stores were doing a booming business by January 1950 when the Giant grocery store opened. According to the company account, the opening met an enthusiastic welcome from the community. The corner of Flower Avenue and Piney Branch Road was a commercial hub by the early 1950s, with shopping centers on three corners. The accelerated postwar development in the Flower Avenue area had led to the need for increased local commerce. In April 1950, I. G. McNayr, County Manager, assured Long Branch residents that Wayne Avenue would be extended to "the populous and growing Flower Avenue" area. In addition, a new Flower Avenue bus route was planned.²⁷

The Flower Shopping Center was built in two stages. The first phase, being the majority of the shopping center, was built in 1949 and opened early in 1950. The second phase, built in 1954, was the Woolworth's store, to the right (south) of the theater section. It was not uncommon for commercial projects to be built in phases, just as it is not an unusual practice today. The Connecticut Avenue Park and Shop was built in phases, with the automobile service facility constructed in 1932, two years after the shopping center opened. The F. W. Woolworth & Co. store in

²³*Sunday Star*, Jun 13, 1948.

²⁴Land Records 1426:386. F. Wallace Stoeber, "Park and Shop Developments, Washington D.C.," *National Real Estate Journal*, December 1938, p32. For Shannon and Luchs Park and Shop principles, see discussion below. According to Rotenstein, Whelan Stores Corp signed a lease in August 1946 (undocumented lease cited, p7).

²⁵*The Washington Post*, July 17 & 24, 1949. On July 24, *The Washington Post* credited the entire complex to John J. Zink, though he only designed the theater. The design that the Post published in that issue is the same that the *Maryland News* had published a year earlier, which bears the signature block of Frank Grad & Sons.

²⁶Shannon and Luchs Archives, Box 5, American University.

²⁷"Neighboring shopping centers", *The Washington Post*, January 15, 1950. *Maryland News*, April 17, 1950.

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Wilmington Delaware was initially built in 1940 and expanded in 1959 with an upper story that was part of the original design. The construction of a project in stages does not affect its architectural significance--both the Connecticut Avenue Park and Shop and the Wilmington Woolworth's are listed on the National Register.²⁸

The shopping center was designed by Frank Grad and Sons. Specialty architects worked on the project as well. Frank Grad's design for the entire complex was published in the *Maryland News* in June 1948. Leases for stores that were executed through October 1948 bear reference to a blueprint executed by Grad. The Flower Theater was designed by John J. Zink, theater architect for all theaters built by the K-B chain during his lifetime. In 1954, commercial architect Edwin Weihe designed the F. W. Woolworth & Co. store which was built in 1954. His plot plan of that date shows the Woolworth's building outline and a new parking scheme for the north lot. More information on the shopping center architects follows below.²⁹ Additional information on the architects follows in a subsequent section.

The Flower Theater and Shopping Center was a community center for residents in the Long Branch area. Among its offerings were entertainment, restaurant dining, take-out food, groceries, housewares, hardware, postal services and personal services. The neighborhoods of adjacent Highland Park and Sligo Creek were home to young families whose members could easily walk to the shopping center. Ample parking was available in front and behind the center for those who drove. Children attending the nearby Oak View Elementary School, built in 1948 at E Wayne and Walden Road, could walk to the center on their way between home and school, and the soda fountain was a popular hangout for local youth.³⁰

The Flower Theater was used by local groups in an era when community facilities were limited. The opening of the Flower Theater was celebrated with a concert by the Takoma Park High School Band, broadcast on radio station WGAY. The theater included a party room known as the Maryland Room. Available by reservation, the room could accommodate a buffet table and had seating for a party of 21.³¹ The Community Arts Cooperative held creative drama classes at the Flower Theater. In addition, the theater was an interim facility for the nascent Jewish community at a time when no permanent facility was available in the community. In the early 1950s, Montgomery County Jewish Community used the Flower Theater for fundraising and religious services.³² See section below for more on the relationship of Flower Theater and Shopping Center and the Jewish community.

SHOPPING CENTERS AND SHANNON AND LUCHS

The Flower Shopping Center was built as a community Park and Shop — a shopping, entertainment, and parking center that served the local community. The shopping center followed accepted real estate practices according to site

²⁸Richard Longstreth, "The Neighborhood Shopping Center in Washington, D.C., 1930-1941," *Journal of the Society of Architectural Historians*, Vol. 51, No. 1 (March 1992): p14. Cynthia Johnson, "F.W. Woolworth Building" Lexington, KY, National Register of Historic Places form, 2008. "Cleveland Park Historic District", National Register of Historic Places form, 1987.

²⁹*The Maryland News*, June 4, 1948. *The Washington Post*, July 7, 1949. Land records 1426: 308 (Oct 7, 1948); 1426:337 (Dec 22, 1948). In November 1948, John J. Zink prepared a blueprint for the shopping center. The Washington Post published Zink's design in July 1949. It bears no visible difference from Grad's design. Plot plan provided in Rotenstein report.

³⁰Klinge, Atlas, 1948. *The Washington Post*, March 17 & July 24, 1949. Tanya Schmieler and Eileen McGuckian interviews, Marcie Stickle correspondence.

³¹Richard Coe, *The Washington Post*, February 12, 1950. Opening day brochure, February 1950.

³²*The Washington Post*, September 15 & 30, 1951; September 6, 1950 "Children's Theater Party to Be Benefit"; September 2, 1952 "Jewish Center Sets Services".

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selection and layout, advanced leasing of tenants, parking to retail square footage ratio, and property management. Furthermore, the Flower Shopping Center was planned and managed with the services of Shannon and Luchs, who pioneered the particular Washington, DC form of drive-in shopping center with parking forecourt, known as the Park and Shop.³³

In 1930, Shannon and Luchs developed the Connecticut Avenue Park and Shop (1930), now a recognized paradigm for the automobile oriented retail center. Designed by architect Arthur Heaton, the Connecticut Avenue Park and Shop incorporated an L-shaped arrangement of stores with an anchor grocery store, aligned around an integrated parking forecourt. Unlike earlier shopping centers, the Park and Shop was not built as part of a residential development.³⁴ Shannon and Luchs formed a corporation called "Park and Shop, Inc," and copyrighted the name. By 1938, the company had seven Park and Shops completed or underway.

Herbert Shannon and Morton Luchs founded the Shannon and Luchs Company in 1906. By the 1920s, the firm had established a reputation for expert leasing and sales, especially with chain store companies. Before launching into the development of shopping centers in the 1930s, Shannon and Luchs' innovations included the use of the cul-de-sac and parking garage. To realize their model for developments catering to automobile-driving customers, the firm employed architect Arthur Heaton, who was known for advancing automobile oriented architectural design.³⁵

By the World War II era, shopping center design had been methodically analyzed. The Urban Land Institute published guidelines for the number and composition of stores and services, site plans, and parking ratio. Architects Geoffrey Baker and Bruno Funaro were shopping center specialists who published a shopping center building type study in 1949, published in 1951 as *Shopping Centers: Design and Operation*.³⁶

Baker and Funaro identified three types of shopping centers: neighborhood, community, and regional centers. According to Baker and Funaro's definitions, the Flower Shopping Center is a community center, in terms of its size and variety of services. The smaller neighborhood center, which served a minimum of 750 families, contained anchor stores of supermarket, drug store, and possibly a variety store, as well as several basic service stores such as shoe repair, barber/beauty shop, and dry cleaner/laundry. A community center served a larger area, contained more stores, and included more public services than a neighborhood center, yet less than the regional shopping center

³³Richard Longstreth has identified Washington DC as a proving ground for the drive-in neighborhood shopping center and established the significant role of the Washington DC Park and Shop as a particular building type. "The Neighborhood Shopping Center in Washington, D.C., 1930-1941," *Journal of the Society of Architectural Historians*, Vol. 51, No. 1 (March 1992): 5-34; and *The Drive-In, The Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941*. (Cambridge, MA: The MIT Press, 1999), pp158-9. Longstreth defines a true shopping center as one with central management and control over tenancy and physical appearance. *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950*. (Cambridge MA: The MIT Press, 1997), p196.

³⁴In Montgomery County, the first planned shopping centers were built starting in the late 1920s. Early examples were built in Tudor Revival styles including the Leland Shopping Center, on Wisconsin Avenue, built as part of the Leland development (1926) and the Montgomery Hills Shopping Center (1930), at Georgia Avenue and Seminary Road, Silver Spring. Built by a single developer, these complexes were small, with less than 10 stores. Andrea Rebeck, "Twentieth Century Commercial Resources in Montgomery County," 1987.

³⁵Richard Longstreth, "Neighborhood Shopping Center", pp12-14. A local example of collaboration between Heaton and Shannon & Luchs is Chevy Chase Park, in the Town of Chevy Chase, 1929-30. Kelly, *Places from the Past*, pp327,332.

³⁶Geoffrey Baker and Bruno Funaro, *Shopping Centers: Design and Operation*, Progressive Architecture Library, Reinhold Publishing Co, 1951. "Shopping Centers: A Neighborhood Necessity" *Urban Land*, Oct/Nov 1944. Stoeber, p22. John E. Mertes, "The Shopping Center—A New Trend in Retailing," *The Journal of Marketing*, 13:3 (Jan 1949) 374-379.

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which served many thousand families within a half-hour's drive, included a department store, and covered 20-50 acres. The Flower Shopping Center served several thousand families and provided diverse, community oriented amenities including the theater, with movie entertainment, as well as community space for parties, drama classes and religious services; a post office, located in the hardware store; and other additional diverse services including restaurant, gifts, clothing, toys, sporting goods, and hardware store.³⁷

Before World War II, supermarkets were rarely integrated in shopping centers. By the 1950s, the supermarkets proliferated and were incorporated into shopping centers. By 1950, the Giant Food Store Company had 20 stores in the metropolitan area. Appraiser Frank Luchs, of Shannon and Luchs, found the company, in 1949, to be "a very successful local super-market chain, gearing each store to a minimum of \$1,000,000 volume and being quite successful in attaining this goal." A popular arrangement for the community shopping center in the immediate post war era had the supermarket and drug store on opposing ends and variety stores in the middle. For centers providing more than just the basics, stores were grouped according to type of merchandise. At the Flower Shopping Center, the children's toys and women's clothing stores were placed together, while gifts and candy were grouped with the theater.³⁸

Chain stores were standard components of suburban shopping centers by this time. True chain stores have been defined as those with centralized management, standard operational components, and multiple outlets rather than one main facility.³⁹ In addition to the local Giant Food Store, anchor units at the Flower Shopping Center represented national chains of F. W. Woolworth & Co, Whelan Drug Stores Inc., and the local K-B Entertainment Company theater. Of all chain stores, the variety store was especially important to the success of shopping centers nationwide. F.W. Woolworth & Company, established in 1879, became one of the first chain store businesses in the nation. The success of Woolworth's, according to historian Cynthia Johnson, was based on the company's "ability to buy goods from manufacturers at bulk prices which enabled the chain store to sell items at lower prices than the local merchants."⁴⁰ The Whelan Drug Stores company, which originated in New York City, had about 1,000 stores coast to coast when the Flower Avenue store opened. In the 1940s and 1950s, Whelan Drug Stores, Inc. was a progressive company, among the first to sell records, to experiment with piped-in music for shoppers, and to sell inexpensive remainder books.⁴¹ The K-B theater chain was the longest lived family owned theater chain in the region, which operated from 1924 until 1992. The Flower Theater was the seventh theater built by Kogod and Burka and the first in the Kogod-Burka chain built outside of Washington, DC.⁴²

Washington DC area shopping centers in the immediate postwar era were varied in their configuration of stores and parking areas. Like Frank Grad and Sons, other area architects were designing shopping centers that deviated from

³⁷Baker and Funaro, p10. Filling stations were considered by some to be standard for a neighborhood center, but in the Washington DC area this feature was often omitted. Longstreth, "Neighborhood Shopping Center", p21.

³⁸Longstreth, *The Drive-In*, p162. Baker and Funaro, p11. Giant Food Stores, corporate history, www.giantfood.com. Washington Post display advertisements. Shannon and Luchs Archives, American University.

³⁹Longstreth, *City Center*, pp71-74.

⁴⁰Johnson, "F. W. Woolworth Building", Lexington, KY, National Register form, 2002. This Kentucky example, listed on the National Register under Criterion A, was found to be locally significant in the area of commerce within the historic context, "The Rise of Woolworth's Five and Dime as a National Retail Chain Store, 1879-1997".

⁴¹*Billboard*, Oct 25, 1947; Mar 6, 1948. *The New York Times*, Jun 18, 1950; Aug 15, 1951.

⁴²*The Washington Post*, advertisements 1942-1953. Celebrating its 75th anniversary, the Giant Food Store Company created in-store history displays. A newspaper advertisement illustrates one panel, with the caption: "Between 1950 & 1952, Giant opens five new stores, growing to 21 locations. The Washington newspapers chronicle every new addition."

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the traditional Park and Shop model which had an L-shaped configuration of stores with parking forecourt. Leon Chatelain, Jr. oriented his Michigan Avenue Shopping Center (1947) at right angles to an intersection of two busy streets on a triangular lot. Corning and Moore faced the storefronts of Washington and Lee Shopping Center (1945), in Arlington, directly on a side street, serviced by two parking areas—one next to the supermarket and the other across the road. By the late 1950s, the more standard forecourt configuration was revived, along with an increase in the proportion of parking spaces.⁴³

The Flower Shopping Center had a split parking arrangement to serve short and long term customers. The facility had a complex form, with one end defined by a U-shaped plan with shallow parking forecourt, and the other a rectangular plan with angled parking spaces on the street and parking lots. The split parking arrangement provided short-term parking for quick shopping at service stores, and bigger lots for longer trips as to the supermarket and theater. Division between pedestrians and drivers was also an important consideration. The sidewalk in front of the theater and related stores brought pedestrians off the street. A rear alley accommodated delivery trucks.⁴⁴

Adequate parking was a key issue for shopping center customers. In the post war era, the prevailing wisdom for the ideal parking to store square footage ratio was 2:1. This was promoted by ULI and by Washington, DC, shopping center expert Waverly Taylor. Baker and Funaro advised a ratio of 3:1, particularly for centers exclusively dependent on customers arriving by car. The Flower Shopping Center had a ratio of 3:1 even though it was pedestrian accessible to the Long Branch community. Earlier Park and Shops had a parking to store area ratio of 1:1. By the mid-1950s, developers were providing three times the amount of parking compared to the postwar years.⁴⁵

Shopping center guidelines highlighted amenities for customer convenience and aesthetics. These included overhangs to protect shoppers from weather and encourage window shopping, and uniform signage with restrained lettering. Guidelines recommended that the site be located at the intersection of two well-traveled roads, adjacent to dense residential development. At the Flower Shopping Center, the grocery store was placed at the front of the lot and an alley located to the rear for truck loading and trash removal. A group of stores was set back to accommodate automobile parking in front, easily accessible from the street.

Fred S. Kogod engaged Shannon and Luchs to lease and manage the Flower Shopping Center. Shannon and Luchs secured lease commitments from tenants in advance of construction. Leases for the Flower Shopping Center used the term "Park and Shop store development".⁴⁶ In his article on Park and Shop retail centers in *National Real Estate Journal*, F. Wallace Stoeber of Shannon & Luch outlined his company's design and business model for these neighborhood shopping centers. A key component of Shannon and Luchs plan was the careful selection of tenants. As

⁴³Longstreth, "Building for Business: Commercial Architecture in Metropolitan Washington," in C. Ford Peatross, *Capital Drawings*, 2005. Baker and Funaro, pp 110-111. *The Washington Post*, November 30, 1947.

⁴⁴Ibid, pp37-39, 87.

⁴⁵Baker and Funaro, pp 36-37. Longstreth, "Building for Business," p142. In later years, the angled on-street parking spaces at the Flower Shopping Center were removed, creating a shortage of spaces for customers of the arcade shops along the forecourt.

⁴⁶Another consideration stated by Shannon and Luchs was a location on the homebound side of the road. The Park and Shops on Connecticut Ave, Massachusetts Avenue, Wisconsin and Georgia are all located on the homebound (east) side of these major arterials leading out of Washington DC. The Flower Shopping Center too is located on the east side of Flower Avenue. Liber 1426, Folio 391.

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Stoever stated, "We decided that we wanted only those tenants whose reputations as progressive merchants would draw customers of the development, and that we must have diversity of businesses."⁴⁷

Raymond M. Taylor was the Shannon and Luchs rental agent responsible for the Flower Shopping Center. According to company records, Taylor promoted and leased more shopping centers from 1931 to 1956 than any other person in the metropolitan area. A native of Washington DC, Taylor started working for Shannon and Luchs in 1926 and eventually served as the company's Vice President. Taylor was President of the Washington Real Estate Board, and member of the Washington Board of Trade. By June 1948, Taylor had secured the Giant Food Store for an anchor store in the Flower Shopping Center.⁴⁸

Another important factor was property management. According to Stoever, Shannon and Luchs found: "It was necessary to prohibit the display and sale of merchandise on the sidewalk and in the parking area. Exterior signs of tenants must be limited to approved size and design. To maintain prestige and a high standard of tenants, the exterior of the building and all paving must be kept in first class condition." In addition, it was imperative that "the parking space is used only by customers while making purchases in the stores, and require delivery trucks to load and unload in the rear alley." Use of a property superintendant and parking attendant were encouraged to ensure these rules were followed.⁴⁹

Shannon and Luchs was involved with at least two earlier shopping centers in Montgomery County. In the New Deal era, Shannon and Luchs worked with E. Brooke Lee on his 1936 North Washington Shopping Center, 7709-7723 Georgia Avenue. The other was Porter and Lockie's Bethesda-Chevy Chase Shopping Center (1936-7, partially demolished), 7101-7139 Wisconsin Avenue, in Bethesda.⁵⁰

Frank J. Luchs, son of founder Morton Luchs, worked with Fred S. Kogod in initial and subsequent appraisals of the Flower Shopping Center. In February 1949, Luchs described the property:

The subject property is located in the heart of a well established and growing section of Montgomery County, Maryland, which is bounded on the south by Takoma Park and which lies approximately two miles east of Silver Spring. This property is bounded on two sides by heavily traveled highways, namely Flower Avenue and Piney Branch Road, which bear a great portion of the flow of traffic to and from Washington.⁵¹

⁴⁷Stoever, pp32-33.

⁴⁸Shannon and Luchs Archives, American University, Box 11, 50th Anniversary Scrapbook. Stoever, 32-33. Blair Lee, June 4, 1948. Fred S. Kogod may well have worked with Shannon and Luchs on earlier projects. Shannon and Luchs are credited a shopping center at Minnesota Ave and Benning Rd, SE with John J Zink architect (Longstreth "Neighborhood Shopping Center", 34). Kogod obtained building permits for a theater and in Southeast Washington in 1941 and 1947. Kogod secured building permits for the John J Zink-designed Senator Theater and stores at 3946-3954 Minnesota Avenue, and, in 1947, for a Woolworth store at 3932 Minnesota Avenue SE, Frank Beatty, architect. Kogod obtained a building permit for the Naylor Theater in 1944. DC Building Permits.

⁴⁹*National Real Estate Journal*, December 1938, pp32-33.

⁵⁰"Park and Shop", *American City*, October 1937, 71-2. "Richard Longstreth, "The Neighborhood Shopping Center in Washington, DC, 1930-41," JSAH 1992, pp 12-14, 17, 33-34. Lizabeth Cohen, "From Town Center to Shopping Center," 1996. NREJ, op cit. Bethesda-Chevy Chase (Lakeview) Shopping Center, 1948 photograph, M-NCPPC Archives. Anne Cissel, "Congressional Shopping Center", MIHP Form 26/21-6, October 1986.

⁵¹Frank J. Luchs Appraisal Report, Flower Avenue Theater and Shopping Center, Feb 25, 1949, Shannon and Luchs Archives, American University, Box 5.

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Luchs studied the development of the Long Branch area and found that the Flower Shopping Center was “located within one mile of the homes of approximately 26,000 people, occupying over 4,000 individual homes and nearly 3,000 apartment units.” Luchs found the construction of the Flower Shopping Center to be “better than that usually found in neighborhood shopping centers.” In addition, he wrote, “It is the opinion of this appraiser that the rentals of this shopping center are in line with comparable shopping centers containing similar high class tenancies” in the metropolitan area. Luchs found that “shopping centers of this type with several good tenants of the chain type and with some independents have been selling for eleven times their annual income.” Just as the first wave of automobile oriented shopping centers were built to serve New Deal residents and garden apartment dwellers, the Flower Shopping Center served the postwar communities in the Long Branch area.

K-B THEATERS AND THE WASHINGTON AREA MOVIE INDUSTRY

The Flower Theater was the first K-B Theater built outside of Washington, DC. The earliest movie theaters were the so-called picture palaces, grand architectural jewels built in city centers in the 1910s and 1920s. Local examples included the Tivoli (Thomas Lamb, architect, 1924), built by Harry M. Crandall, and the Earle [Warner] Theater (C Howard Crane, architect, 1924), built by the Stanley Company of Philadelphia. Starting in 1928, the Warner movie studio began buying theaters in Washington. This was part of a national trend in which the top five major Hollywood studios, by the late 1920s, acquired all the major movie theaters across the country. Washington’s theaters were largely owned by Hollywood studio companies Warners and, to a lesser extent, Loews (owners of MGM).⁵²

Emerging from the Depression, the Warner studio made clear that suburban neighborhoods were the wave of the future for theater development and parking was a key factor to success. The Uptown Theater (Zink, 1936), was built near the ample parking lot of the Cleveland Park’s 1930 Park and Shop. The next two Warner theaters were integrated into park and shop complexes, first with the Sheridan Theater (Eberson, 1937), in Brightwood, and then the Silver Theater (Eberson, 1938), Silver Spring.

During this era, entrepreneurs brought competition to the national theater chains. Sidney Lust, a former Warner employee, built the Milo [Villa] Theater in Rockville (Zink, 1935) and the Boro Theater (Eberson, 1938) in Bethesda. The Boro Theater, later known as the Bethesda, was originally designed as part of a larger shopping complex and while ultimately constructed with only single flanking stores, retained a large 500 space parking lot.⁵³

It was Kogod and Burka, however, who created the biggest threat to the Warner chain. The pair started a partnership with John J. Zink with the Atlas Theater and Stores (1938), the first theater they built. Located near the Princess Theater, which they had acquired in 1924, the project was a test that proved a success. The next K-B Theater was the Apex Theater and stores (Zink, 1938), which, following the model of the Uptown, was located adjacent to the Park and Shop on Massachusetts Avenue in Spring Valley. Kogod next worked with Shannon and Luchs to plan a shopping center that would incorporate a theater in Southeast. Though the project was not fully realized, the Senator Theater with adjacent stores opened to the public in 1941.

⁵²Headley; Douglas Gomery, “A Movie-Going Capital: Washington DC in the History of Movie Presentation,” *Washington History*, 9:1 (Spr/Sum 1997).

⁵³Kelly, 283, 305.

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During World War II, movie theaters had a new role in the community as newsreels provided information about the war and promoted patriotism. In this era, theaters became the “absolute center of American cultural life.” In the postwar era, shopping center specialists were beginning to advise against neighborhood theaters, in favor of theaters in larger regional shopping centers. Yet developers in the Washington area continued to include theaters in neighborhood shopping centers and the venues continued to be a place to escape, socialize and be entertained. Starting in the mid-1950s, neighborhood theaters began to fall out of favor and theaters were more commonly built in regional shopping centers.⁵⁴

Commercial developers, alert to an emerging market, sought locations for theaters near postwar housing complexes and residential communities in rapidly expanding neighborhoods. Kogod and Burka built the Naylor Theater (1944), located in southeast Washington near the newly opened Naylor Gardens, a garden apartment complex built in 1943 by the Defense Homes Corporation. Likewise, Kogod sited the Flower Theater and Shopping Center near Piney Branch Apartments and other housing that developed in this era. Skidmore Owings & Merrill designed the Aero Theater and Shopping Center (1942), in conjunction with Aero Acres residential development to serve the workers of the Glenn L. Martin Aircraft Company, near Baltimore.⁵⁵

Developers identified movie theaters as an ingredient in the model for successful post-war neighborhood shopping center development. Shopping center historian Richard Longstreth explains that “a theater as part of a shopping center could significantly enhance patronage. Motion picture exhibitors likewise saw the benefits of cooperation, for the shopping center fit well into their new program of building moderate-sized, neighborhood-oriented facilities where attendance would seem like a routine pastime more than a special occasion.” In addition to the Flower, local examples of shopping center complexes that included a theater in this era include Kaywood Theater, in Mt. Rainier (1945); Viers Mill Theater, Viers Mill Road, Rockville (1950); Allen Theater, New Hampshire Ave, Takoma Park (1951); and Langley Theater, New Hampshire Avenue, Langley Park (1952).⁵⁶

Studio-owned theater chains disbanded after a 1948 Supreme Court case prohibited movie companies from owning theaters. From the 1950s into the 1980s, theaters in the metropolitan region were largely locally owned. While there was a surge in theater building locally in the immediate postwar years, the increasing number of household televisions eventually began to affect movie theater attendance. This issue is reflected in theater critic Harry MacArthur’s February 1951 editorial in the *Washington Star* entitled “Is the Neighborhood Movie Washed Up?”.⁵⁷ Multi-screen movie theaters, starting in 1965, often located in suburban shopping malls, helped boost the movie business.⁵⁸

⁵⁴ Maggie Valentine, *The Show Starts on the Sidewalk: An Architectural History of the Movie Theater*, Starring Charles S. Lee (New Haven: Yale University Press, 1994): 6 and Kevin J. Corbett, “The Big Picture: Theatrical Moviegoing, Digital Television, and Beyond the Substitution Effect,” *Cinema Journal* 40, No. 2 (Winter 2001): 23. Baker and Funaro. In Montgomery County, the first theater built after the war was not in the Washington suburbs but far north, in Damascus. The Druid Theater, constructed in 1945-1947, was said to be based on John J. Zink’s design for the Apex Theater. It has one story commercial wings on both sides and was acclaimed for its air conditioning. M-NCPPC files, Resource 11/6-2.

⁵⁵ Holly Chamberlain, “Permanence in Time of War: Three Defense Home Corporation Projects in the Washington Metropolitan Area,” in *Housing Washington*, Richard Longstreth (Ed), Center for American Places, 2010, p181-201.

⁵⁶ Longstreth, “Neighborhood Shopping Centers,” p21. Baker and Funaro, p128.

⁵⁷ Headley, pp176-177.

⁵⁸ Valentine, 6-7 and Corbett, pp23-24.

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Later in the 20th century, three independent theater businesses dominated the metropolitan theater market: Paul Roth's Roth Theater Circuit, Circle Theaters owned by brothers Jim and Ted Pedas, and Marvin and Ron Goldman's K-B Theaters. For a decade ending in 1978, K-B Cinemas was owned by Max Burka's son Fred and grandson David, and Fred S. Kogod's son-in-law Marvin Goldman and grandson Ronald. The Burkas left the business in 1978, leaving the Goldmans as sole proprietors of K-B Theaters. In 1980, K-B Theaters operated 24 screens, Paul Roth operated 28, and Circle Theater operated 36. In an era when there were over 200 screens operating, these three companies were dubbed Washington's "first families of film". The theater scene began to change in the late 1980s with the return of national chains. By 1987, AMC, General Cinema and United Artists were buying or building theaters in the area. The same year, Toronto's Cineplex Odeon bought the Circle Theaters owned by the Pedas brothers. Ron Goldman sold the K-B Theater Company in 1992, though he retained five of the theaters, called Apex Cinemas, a name recalling the theater built by his grandfather, Fred S. Kogod, 52 years earlier.⁵⁹

MODERNIST ARCHITECTURE

"Modern design -- design of our time -- is not a style. It is a solution to modern problems in modern terms."
Progressive Architecture, 1948⁶⁰

The concept of modern architecture was to express the spirit of an age and not the traditional values of preceding generations. In the conservative Washington, DC area, this spirit was slow to take hold. The earliest manifestation of modern architecture was in the New Deal era with Art Deco and Art Moderne projects, built to serve new federal agencies and the influx of government workers. Such buildings were modern mainly in surface decoration.⁶¹

In the postwar era, modern architecture took deeper root, celebrating industrial forms and materials and promoting a new Machine for Living philosophy. The basic principles were a balanced asymmetry of dynamic volumes, rejection of applied ornament, use of flat roofs and ribbon windows, and employment of new technology and materials.⁶²

More than just as a feature of suburbanization, the shopping center was a testing ground for modernist architecture, from the interwar to the immediate postwar years. The term pedestrian modern has been used to describe the manner in which ordinary retail brought modernist design into everyday life. In an era when industrial designers entered the realm of architects, shopping center design was accepted as respectable work for the profession. Shopping centers were among the portfolio of projects of such well known architects as Holabird and Root, Eero Saarinen, Pietro Belluschi and Walter Gropius. Their work was featured for example in the Pittsburgh Plate Glass publication, *There is a New Trend in Store Design* (1945), which cataloged modernist shopping center design. Popular techniques included extensive glazing, sculpted fronts, and volumes pulling back from lot lines and above roof lines.

⁵⁹ Kenneth Turan, "The Washington Movie Kings," *The Washington Post*, February 24, 1974. Christian Williams, "The New Moguls," *The Washington Post*, August 10, 1980. Thomas Goldwasser, "K-B Theaters: Father and Son Star," *Washington Business*, *The Washington Post*, June 21, 1982.

⁶⁰ "Architecture - Not Style," *Progressive Architecture* (December 1948), pp. 49, 120, 122, 138, quoted by Sandy Isenstadt, "Modern in the Middle", *Perspecta*, Vol. 36, Juxtapositions (2005), pp. 62-72.

⁶¹ Isabelle Gournay and Mary Corbin Sies, "Modern Movement in Maryland: Context Essay." University of Maryland, 2002, pp3-4, 12. GSA Modern Buildings, p30.

⁶² Ibid, p5. GSA Modern Buildings, pp30-31.

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By the mid-1950s, shopping center design slipped out of consideration as serious modern architecture. In historian David Smiley's words, shopping center design since the 1950s became a whipping post for the profession.⁶³

Such modernist techniques are evident at the Flower Shopping Center. Window walls of the Giant and the Woolworth's stores give the sensation to the outsider of already being in the store. Varied setbacks positioned the Woolworth's, with its undulating transparent walls, away from the lot line, and the arcaded stores stepped back farther still. A varied roof line is found not just in the separate volumes of anchor stores, but within the arcaded section as well. The technique of stepping-up the arcade roof was also found, for example, in Skidmore Owings & Merrill's Aero Acres Shopping Center (1942), a modernist shopping center highlighted in Baker and Funaro's Shopping Center study.⁶⁴

The centerpiece of the shopping center, the Flower Theater, has a stylized temple-like form with classical detailing. Early forms of modernism in the Washington, DC, area drew on traditional architecture in a style described as modern classicism. Paul Cret's Federal Reserve Board (1932) employs a stylized temple form and his Bethesda Naval Hospital Tower (1942) features classical medallions, while Eggers & Higgins used a temple form for the Naval Ordnance Laboratory's Administration Complex (1945), White Oak. Warner Brothers engaged Mihran Mesrobian to remodel theaters in the 1940s and he chose classical modernist designs such as those found on his Savoy Theater (1942).⁶⁵

SILVER SPRING'S JEWISH COMMUNITY

The Flower Theater and Shopping Center represents an era when a Jewish community was taking root in Montgomery County. The product of Jewish developers and architect, the shopping center initially served a growing Jewish community. Following World War II, a large concentration of the estimated 500 Jewish families in Montgomery County lived in the Silver Spring area. The first census that recorded the population of the Jewish community in the Washington metro region, taken in 1957, found that there were more Jews in lower Montgomery County than anywhere else in the region. The first organized Jewish group in the Silver Spring area was the Montgomery Lodge of B'nai B'rith, formed in 1942.⁶⁶

The Montgomery Lodge of B'nai B'rith was composed entirely or almost entirely of Indian Spring Club Estates residents. Developer Abraham Kay had bought the Indian Spring Country Club in 1939 and opened it to Jewish members, making it one of the few clubs at the time where Jews were welcome. He developed Indian Spring Village with 300 houses near the golf course. The proximity to the county club and the affordability of Kay's houses attracted young Jewish families from the District. The community apparently formed a core of Jewish residents in the late

⁶³David Smiley, *Pedestrian Modern: Shopping, Modern Architecture and the American Metropolis, 1935-1955*, PhD Thesis, Princeton University, 2006.

⁶⁴Smiley, 14-16, 76. Aero Acres in Baker and Funaro, p128.

⁶⁵In the commercial realm, Donn Hougen's Port Edwards shopping centers uses temple forms for the town hall centerpiece and a bank end unit, in Baker and Funaro, p113. Greenhorne & O'Mara, Naval Ordnance Laboratory, MHT SHSIF form #33-25, 1997; Karin Alexis, "Government Office Buildings in Montgomery County," 1988.

⁶⁶Jewish Community Council demographic study, 1957 population chart, *Jewish Washington*, p51. Saul Mindel, oral history, April 21, 1988, Ohr Kodesh collection, JHSGW Archives. Hiebert and MacMaster, p337. A parallel effort in the Bethesda-Chevy Chase community led to the organization in 1945 of Montgomery County's first Jewish group west of Rock Creek.

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1930s-40s. Saul Mindel, who was second president of Montgomery Lodge B'nai B'rith, moved to 9621 Flower Avenue in 1941. According to Mindel, about a third of Indian Spring Club Estates' residents were Jewish.⁶⁷

As early as 1941, discussions were underway to establish a permanent building for the Jewish community. Late in 1946, Sam Eig came to a B'nai B'rith meeting unannounced with an offer of land along East-West Highway for a permanent Jewish facility. Within a year, the group merged with the Bethesda-Chevy Chase Community to form the Montgomery County Jewish Community in order to embark on a fundraising campaign to construct a facility.⁶⁸

From 1947 to 1950, MCJC operated out of Sam Eig's construction office, an abandoned house on Colesville Road, near Fenton Street. As funds were being raised for their permanent facility, MCJC sought interim facilities for religious services and Sunday School programs. Bette Eig, Sam's wife, was president of the Women's Council of MCJC which took on the responsibility for finding interim facilities. MCJC used several Silver Spring facilities for services, Sunday School and fundraising events during this interim period. These included the Jesup Blair House, Silver Spring Armory, Silver Spring Elementary School, and Montgomery Blair High School.⁶⁹

The Flower Theater, which opened in February 1950, was among the only privately owned facilities used by MCJC. Saul Mindel, MCJC President, recalled the challenges of moving equipment from Friday night services at the Seventh Day Adventist Church, at Carroll and Flower Avenues, to the theater for Saturday morning services.⁷⁰ MCJC used the Flower Theater for regular services, holiday services and fundraiser benefit events. In September 1950, the Montgomery County Jewish Community group held a fundraiser benefit event at the Flower Theater. In addition, Yom Kippur services were held in the Flower Theater. By this time, MCJC membership included over 600 families. A synagogue didn't open in Montgomery County until 1958 when MCJC's facility, later named Ohr Kodesh, opened on East-West Highway.⁷¹

The Jewish community remembered the years when the Flower Theater served as their community center. At the 1958 dedication ceremony for the long-awaited synagogue at the Montgomery Jewish Community Center, Rabbi Tzvi Porath remarked, "After ten years of *valgerin* around in churches, gymnasia, schools we are finally in our own home. Now, no longer will a child point to the Flower Theater, as one did six years ago, and say, "This is my *shul*." The significance of this period of operating without a permanent place was not lost on the group. As the Rabbi went on to observe, "Worship in makeshift quarters has been a *makko*, an affliction, a problem that began at the dawn of Judaism with Abraham, Isaac and Jacob, our patriarchs." The year 1948 marked the beginning of the state of Israel. This event

⁶⁷ Mindel believed the Montgomery B'nai B'rith to be the first Jewish organization in the county. According to Frances Edelstein, the Bethesda-Chevy Chase Community met in 1936, but didn't formally organize until 1945. Architect John J. Zink designed the original Indian Springs Clubhouse for founder Thomas Moore, theater owner. Fred S. Kogod had ties with Abraham Kay, as a fellow member of Ohr Kodesh and working with him, for example, on the building campaign for the new synagogue.

⁶⁸ MCJC Dedication Ceremony program, December 8, 1950. Mindel oral history. Sam Eig also donated land near East West Highway and Grubb Road for Catholic and Methodist churches, as well as the Red Cross.

⁶⁹ MCJC Dedication Ceremony program. *Maryland News*, July 29, 1949. In later years, the founding year for MCJC has been given as 1948, coinciding with the origins of the State of Israel, and also Brandeis University. (Ohr Kodesh Congregation Bulletin, March 2008 and History of Women's Council of MCJC; Ohr Kodesh Vertical File, JHSGW Archives) According to one member, Frances Edelstein, B-CCJC organized informally in 1936, and, after formally organizing in 1945, met at the River Road Unitarian Church, Bethesda. Frances Edelstein, Oral history, January 4, 1988, JHSGW Archives.

⁷⁰ Saul Mindel oral history, op cit.

⁷¹ The original MCJC building opened in 1950, containing classrooms, offices and a social hall.

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came to bring a special significance for the local Jewish population in search of a home, in the form of a permanent facility.⁷²

A large contingent of developers and builders in the DC area were Jewish immigrants who earned their wealth as entrepreneurs, most often in the grocery business. The food retail business was frequently a stepping stone for Jewish immigrants in this era. This group included those associated with development of the Flower Theater and Shopping Center--Fred S. Kogod and his wife Celia Kogod, and Max and Harry Burka--as well as developers Sam Eig and Abraham Kay. Flower Shopping Center co-owners M. Daniel Dubb and Herman Eig were also active in the Jewish community. These individuals represent a generation of Jewish immigrants who fled Czarist Russia, arrived in the DC area in the 1910s, settled in southwest DC, and later expanded to real estate enterprises in Montgomery County in the New Deal era.⁷³

A civic leader, Fred S. Kogod was active in the Adas Israel congregation, serving first on the Board of Managers and then President of the Congregation. In 1956, he was elected to the Jewish Theological Seminary of America. Kogod led the building campaign for Adas Israel when Frank Grad and Sons were hired for a new synagogue. Known as Newark's first Jewish architect, Grad had designed landmark buildings in the New York metropolitan area, including Beth Israel Hospital (1931), Newark, and the Rego Park Jewish Center (1948), Queens. After setting up a satellite office in the Washington area, Grad also designed projects for Morris Cafritz and Abraham Kay. More on Kogod and Grad are in following sections.

The area's Jewish community grew in the 1930s as many Jews relocated to the nation's capital to work for the federal government, which expanded greatly under the New Deal. Over a third of Jewish workers in Washington in that era were federal employees. In Montgomery County, Abraham Kay opened the door for the Jewish community when he bought Indian Spring Country Club, opened up its membership, and built a residential development. Fred S. Kogod was closely associated with Abraham Kay, belonging to the Ohr Kodesh congregation, and working with Kay on the building campaign for a new synagogue. In the 1930s, while Kay was developing Indian Spring, Kogod was working in Bethesda, his first known venture in Montgomery County.

With the influx of federal workers in the World War II era came another wave of Jewish residents. By 1956, half of the area's 81,000 Jews lived outside the city limits. Isadore and Mildred Gromfine exemplified this movement to Washington and thence to the suburbs. In 1942, Isadore accepted a job with the Department of Labor, and the couple moved from Buffalo, NY, to an apartment in southeast DC. In 1948, with two school-age children, they moved to Silver Spring and bought a house in Sligo Park Hills.⁷⁴

Through the 1940s and 1950s, enclaves were established in the Silver Spring area. Rosemary Hills was located near the Montgomery Jewish Community Center, on East West Highway. Gerry Meltz moved to Rosemary Hills in 1948 (Block G, Lot 5), and joined MCJC, finding several other Jewish women living on her street. By 1952, MCJC had engaged a

⁷²Rabbi Tzvi Porath, speech, September 14, 1958, Ohr Kodesh collection, Jewish Historical Society of Greater Washington. Sources for Jewish history in metropolitan Washington include the Jewish Historical Society of Greater Washington archival material; *Jewish Washington: Scrapbook of an American Community*, op cit; and online exhibits including "Through the Lens: Jeremy Goldberg's Washington" at jhsgw.org.

⁷³*Jewish Washington*. The first wave of Jewish immigrants had arrived in the District in the 1850s-60s, attracted by opportunities of business and commerce.

⁷⁴Isadore Gromfine oral history, 1-22-1989, Ohr Kodesh, JHSGW Archives. History of Women's Council of MCJC. Deed 1161:271 (May 5, 1948).

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fulltime rabbi, and, in 1959, a synagogue was open for use, at 8300 Meadowbrook Lane. In 1966, MCJC changed its name to Ohr Kodesh Congregation.⁷⁵

By 1952, the Langley Park neighborhood of Prince George's County, just east of the Flower Avenue area, had a growing Jewish community. The Langley Park Hebrew congregation acquired land on University Boulevard and built the synagogue later known as Temple Israel. The first building used for worship was a former war barracks donated by the University of Maryland. Sam Eig donated money for a permanent building.⁷⁶

Businesses and services grew to support the Jewish community. When the Flower Delicatessen opened in 1950, it provided Zion kosher salami, Manichevitz kosher wine, smoked New York white fish, and Hanukah candles. The deli was open on weekdays and Sundays, but closed on Saturdays in observance of the Sabbath. The Parkside Deli, established in 1961, served the Ohr Kodesh area.

Jewish builders and real estate developers played a major role in shaping Silver Spring's built environment, before and especially after the war. In the New Deal era came Isadore Gudelsky and his Montgomery Arms apartments, and Abraham Kay and the Indian Spring Club development. Albert Small built the Silver Theater and Shopping Center in 1938. Sam Eig started to make a significant impact on Silver Spring's built environment near the end of World War II. According to the *Washington Star*, Eig "entered the picture in 1944" when he bought the Silver Shopping Center. From 1944-1965, Eig estimated that he developed some \$100 million worth of real estate, including commercial buildings in downtown Silver Spring. In addition, he donated land for religious facilities along East-West Highway-- Catholic and Methodist churches, and the Montgomery Jewish Community Center facility (later Ohr Kodesh synagogue).⁷⁷

BIOGRAPHIES - FLOWER SHOPPING CENTER

DEVELOPER: FRED S. KOGOD (1899-1956)

Fred S. Kogod was a theater chain executive, retail entrepreneur, commercial developer, and a leader in civic groups and in his Jewish community. A central element of Kogod's development model would become the establishment of retail and entertainment centers in growing, largely residential areas.

A native of Russia, Kogod arrived in the Washington area about 1913. In 1918, he married Celia Burka, also a Russian native, and, by 1921, the pair opened Kogod's Market at 1200 Sixth Street SW, where they also resided.⁷⁸ Kogod was a leader in the development of the District Grocery Stores (DGS) cooperative. According to the Jewish Historical Society of Greater Washington, the aim of DGS organizers was "to improve their competitiveness by using their combined power to extract better prices from wholesalers. Then, through the cooperative's warehouse, members could buy goods at cost. Store owners also benefited from joint advertising, such as full-page ads in the local newspapers that

⁷⁵ On opening of the synagogue: Isadore Gromfine oral history, p16.

⁷⁶ Leon & Betty Altschuler, Temple Israel, Oral history, 10-29-1989. JHSGW Archives.

⁷⁷ JHSGW Archives, MCJS files. Charles A McAleer, "Tall Buildings in Spotlight as Silver Spring Grows Up," *Washington Star* July 14, 1965.

⁷⁸ Fred S. Kogod obituary, *The Washington Post*, December 14, 1956. Kogod's age at death was 57. He came to the US at the age of 14, which would have been about 1913. Celia emigrated from Russia in 1914 and first settled in New York before moving to Washington in 1916. Celia Kogod obituary, *The Washington Post*, October 25, 1989. Kogod's father, Charles Kogod (c1876-1949), a Russian immigrant, had been a Washington grocer until he retired about 1934. Charles Kogod obituary, *The Washington Post*, February 27, 1949.

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featured specials at all DGS stores. Besides these economic gains, the cooperative fought the anti-Semitism they encountered in business and social relations. By threatening boycotts, they forced food manufacturers to abandon overtly discriminatory employment practices.”⁷⁹

The Kogod and Burka families were closely tied, as they emigrated from Russia about the same time and established grocery businesses in the District. Another Burka sibling, Harry, was a merchant and real estate developer, who partnered with Kogod in the initial acquisition of the Flower Shopping Center land.⁸⁰ Max Burka (1891-1966) operated a grocery store at 8th and C Streets NE, by 1913. Burka became a partner with Kogod in the movie theater business. Like Kogod, Burka continued to operate other businesses in addition to the theater partnership. The last third of his life, Burka was known for his University Market on Wisconsin Avenue NW, which he had established in 1934 (now the Cactus Cantina restaurant).⁸¹

Kogod and Max Burka formed a partnership which launched a long career in the movie theater industry. By all accounts, their entrée into the field was somewhat accidental, beginning with the purchase of a block of real estate in the 1920s. The pair purchased the North East Masonic Temple, at 12th and H Streets NE, which included the 1909 Princess Theater (architect C E Webb), at 1119 H St NE.⁸²

With this beginning, the pair began to build entertainment complexes, eventually operating a chain of movie theaters. Over the next three decades, the entrepreneurial pair established a number of companies operating under various names, including Kogod & Burka Enterprises, Inc. (1945) and K & B Amusement Co (1947), as well as companies named after their theaters, such as Langston Theater Corporation (1947). Their earliest name may have been Northeast Amusements, perhaps in recognition of the Washington quadrant in which their first properties—the Princess and the Atlas—were located. Kogod, president of the company, spearheaded the company’s activities and served as the spokesman.⁸³

In 1938, Kogod and Burka built their first development--the Atlas Theater project in Northeast. Located at 1315-1331 H Street NE, the Atlas Theater and stores complex cost was given at \$130,000. The pair hired architect John Jacob Zink to design a Streamline Modern movie theater and four stores. Two years earlier Zink, a Baltimore architect, had designed the Warner Brothers’ Uptown Theater in Cleveland Park. The Atlas marked the beginning of a lifelong relationship between Zink and K-B Theaters. Zink would design all Kogod-Burka theaters during his lifetime.⁸⁴

⁷⁹Jewish Historical Society of Greater Washington, database of stores. Also *The Washington Post*, October 21, 1989.

⁸⁰Harry Burka obituary, *The Washington Post*, August 10, 1974. JHSGW store database.

⁸¹*The Washington Post* September 2, 1934; October 9, 1915; Obituary January 29, 1935. JHSGW store database.

⁸²Kogod acquired this property in 1924, according to his obituary, *The Washington Post*, December 14, 1956. Burka went into partnership with Kogod in 1926 according to his obituary, *The Washington Post* January 29, 1966. The Princess Theater was considered part of the chain of Kogod-Burka theaters. Kogod and Burka replaced the Princess with a Frank Grad designed office building. The Washington Post February 3, 1945 and September 7, 1947. Bldg permit 301697. According to Rotenstein, Princess Theater owner Joseph Morgan retired in 1928, and Kogod & Burka were doing business as Northeast Amusements by c1928-29. Rotenstein p4 .

⁸³Kogod’s name appears on many building permits. Others were issued to Life Amusement Co, (1940 for Apex Theater), Langston Theater Corp (1945), K & B Amusement Co (1945 for MacArthur Theater). Max Burka obituary, *The Washington Post*, January 29, 1966.

⁸⁴DC Building Permit 210377, 1938. Nelson Bell, *The Washington Post*, March 30, 1945.

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The next Kogod-Burka project was the Apex Theater and stores (1940), 4811-1819 Massachusetts Avenue NW, located near the Spring Valley and American University Park neighborhoods. As contemporary accounts noted, in selecting this site for the new theater, Kogod and Burka brought this underserved, outlying area "within the orbit of the Capital's theatrical activities." By selecting a parcel adjacent to the Massachusetts Avenue Park and Shop, Kogod and Burka were again following the model set by the Warner Brothers who built their Uptown Theater opposite the Connecticut Avenue Park and Shop. The developers provided three acres of parking behind the theater, and, in a later phase of development, built two more stores facing an interior street, and additional stores were located facing Yuma Street. By now fully invested in the movie theater company, Kogod and Burka located their corporate offices in the Apex Theater complex.⁸⁵

Many of the Kogod-Burka projects included a commercial component in addition to the theater. Through the 1940s the partnership built theater and shopping complexes in Northeast, Northwest, and Southeast Washington, including the Naylor Theater (1944), Langston Theater and store (1945), and MacArthur Theater (1945). They targeted residential areas that had grown during the New Deal era and were underserved by commercial and recreation facilities. In 1947, Kogod and Burka engaged Frank Grad and Sons to design a \$340,000 two-story commercial building, on the site of the Princess Theater, at 12th and H Streets NE.⁸⁶

Kogod and Burka operated under such a wide variety of business names that even contemporaries had trouble keeping track. The owner of the Apex Shopping Center (1940) project was described in building permits as Life Amusement Company, while *The Washington Post* described the owner of the Apex Theater alternately as Apex Amusement Co and Kogod & Burka (1941). The advertisement for the Apex Theater listed the K-B Amusement Company with offices in Apex Theater, 4813 Mass Avenue, located on the mezzanine level. Popularly, the chain was known as K-B Theaters.⁸⁷

Fred S. Kogod developed and managed other commercial projects outside the K-B Theater realm. He had a team of professionals with which he regularly worked, including architects John Jacob Zink, Frank Grad and Sons, and Frank Beatty; leasing agent Shannon and Luchs; and retail chains Giant Food Stores and F. W. & Company. Kogod built the Senator Theater and store complex (1941) on Minnesota Avenue SE, independent of Burka, engaging Zink for the design. On South Capitol Street, SW, Kogod planned a shopping, entertainment, parking complex designed by Frank Beatty. The Woolworth's store and several shops were built; however a planned theater and parking garage were not realized. Kogod hired Beatty to design commercial buildings in downtown Bethesda, including a Woodward and Lothrop's.⁸⁸

⁸⁵DC Building Permit 234430, 1940. Nelson Bell, *The Washington Post*, November 21, 1935. Gomery, pp16-17. Two stores built on Yuma St between 48th and 49th Street NW *The Washington Post*, April 23, 1950.

⁸⁶Kogod's projects included the Atlas Theater and Shopping Center, Senator Theater and Shopping Center, and S. Capitol Street Shopping Center. Contemporary records refer to the Apex Shopping Center. For example, Giant Food Stores advertisement, Sept 14, 1953. It is unknown if this refers to Kogod's development, or is a reference to the adjacent Massachusetts Avenue Park & Shop (not developed by Kogod). Dates are when building permits were issued. Fred S. Kogod built the Senator Theater solo, yet it became part of the K-B Theater chain. Kogod and Burka had the Princess Theater taken down for the site redevelopment.

⁸⁷*The Washington Post*, 11-21-1940. Offices were located in the Apex by 1940 through at least 1952 and probably until the Apex was demolished in 1977. The new office building built on the Apex Theater site housed K-B Theaters corporate offices. The owners were Fred Burka and his son David. *The Washington Post*, 3-17-1977; *Washington Business*, June 21, 1982.

⁸⁸The Woodward and Lothrop store was burned in 1954 and was replaced by a larger store. Richard Longstreth correspondence, June 20, 2011.

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Kogod also operated appliance businesses. The Kogod-Dubb Electrical Appliance Company was located at 1731 14th St NW by 1939, and sold products including typewriters. Kogod's appliance endeavors were called variously Kogod & Dubb Store Fixture Company (by 1945), and the Washington Refrigeration Company (by 1950) and the York Refrigerator Company (1956).⁸⁹

Kogod and his family, which included four daughters, lived in Crestwood NW, by 1941. Kogod was active in the Piney Branch civic group in the Crestwood neighborhood. The Kogod family later resided in Cleveland Park. Known as a quiet genial gentleman and nicknamed "smiling Fred", Kogod was nonetheless a fervent community leader who publicly spoke his mind on social welfare issues. He served on the DC Welfare Board, and on the Board of Directors for Hamilton National Bank.⁹⁰ A philanthropist, Kogod was president (known as "chief barker") for the Variety Club, an international charitable organization of the entertainment industry. The local Variety Club group, organized in 1934, had clubrooms in the Willard Hotel under the presidency of Carter Barron, regional manager of Loew's theater group. Kogod was president of the Variety Club in 1950 when membership exceeded 500.⁹¹

A leader in the Adas Israel congregation, Kogod was elected to the Board of Managers in 1940. Kogod had led a building campaign to construct the new Adas Israel synagogue that was designed by Frank Grad and Sons in 1947. By 1956, Kogod was president of the Adas Israel congregation. In June of that year he was elected to the Jewish Theological Seminary of America, in New York. He died, at the age of 57, in December. Leaving a \$1 million estate, Kogod established a welfare foundation, the Fred S. Kogod Foundation. The Variety Club made a memorial contribution in his name to Children's Hospital, commemorated in the Children's Hospital Variety Club Research Center.⁹²

In 1953, Fred S. Kogod and Max Burka had retired from the theater business, selling the company to Fred Burka, Max's son, and Marvin Goldman, Fred's son-in-law. Goldman had joined the K-B Theater company in 1946 as assistant manager, having previously worked for Kogod in his Washington Refrigerator Company, before serving in the war. In 1964, Fred Burka's son, David, joined the company, followed, in 1967, by Marvin Goldman's son, Ronald. In 1978, the Burka's conveyed their shares to the Goldmans.⁹³ In 1992, Ron Goldman, faced with competition of national chains, sold 10 of the chain's 15 theaters. He renamed the remaining theaters Apex Cinema and kept the business running with second-run films.⁹⁴

ARCHITECT: FRANK GRAD (1882-1968)

Best known for designing skyscrapers, symphony houses, and sports arenas, Frank Grad, and his firm, Frank Grad and Sons, designed landmark buildings in Manhattan, Washington, DC, and Newark, N.J. Of all the firm's projects, perhaps the most recognized is the Art Deco landmark Essex House (Park Tower) on Central Park South. Founded in 1907, the

⁸⁹The Senator Theater was not part of the 1952 scheme in which K-B Theaters were leased to Burka family members. *The Washington Post*, March 29, 1939; Aug 17, 1952.

⁹⁰In 1943, the Kogods lived at 1615 Buchanan St NW. Kogod was the taxation committee chair of the local citizens association by 1941. Upon his death in 1956, the family home was at 2916 Ablemarle Street NW, in Cleveland Park.

⁹¹*The Washington Post*, May 13, 1951.

⁹²*The Washington Post*, January 11, 1950; January 4, 1957; April 10 and March 20, 1959.

⁹³Headley, p375. Thomas Goldwasser, *The Washington Post*, June 21, 1982.

⁹⁴*The Washington Post*, March 28, 1994.

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architectural firm of Frank Grad and Sons operated for over a century. A versatile designer, Grad turned to government projects during World War II, and designed large-scale military bases overseas.

Frank Grad, an Austrian native, was trained at Vienna Technical School and immigrated to the US in 1905. In 1906, Grad established his architectural practice in Newark, becoming one of the first Jewish architects in New Jersey. Grad was elected to the American Institute of Architects in 1921. In his solo career, his noteworthy projects included the neoclassical Salaam Temple, now Newark's Symphony Hall (1925), and the Stanley Theater (1927). Both of these Newark landmarks are listed in the National Register. In the flush decade of the 1920s, Grad designed many multi-million dollar projects in the New Jersey-New York area. His highest profile project was Essex House, a 40-story Art Deco landmark on Central Park South, New York City (1929). His firm contributed significantly to Newark's skyline, designing the Raymond Commerce Building (1929), an Art Deco tower that was New Jersey's tallest structure, at 37 stories. Frank Grad and Sons grew to become the state's largest architecture firm, and is credited with having its signature at one point on half of New Jersey's high-rises.⁹⁵

In the post-Depression era, Grad's sons Howard and Bernard joined the practice. Bernard (1908-2000), attended the École des Beaux Arts, in Paris (certificate, 1930), and received a B.S. of Architecture from University of Pennsylvania, in 1932. Bernard was elected a member of the AIA in 1948, and advanced to Fellow in 1961. Howard was a Fellow of the American Society of Civil Engineers.⁹⁶

Frank Grad was remembered for his keen ability to change his practice to meet the needs of the day. During the World War II era, the firm designed a variety of military installations along the East Coast. Frank Grad and Sons established a Washington, DC, office in 1943. In addition to undertaking large-scale government projects, the firm supplemented its practice with commercial projects small and large for local developers. In 1943, Frank Grad registered for architect's licenses in Washington, DC, and Maryland. The firm's office in 1952 was located at 1739 Connecticut Avenue NW.⁹⁷

The first known Washington area project Frank Grad and Sons worked on was a \$20 million hotel, touted in 1944 as the most expensive hotel ever proposed to be built in the United States. Called the Diplomat Hotel, the luxury project was proposed for land on the Corby estate in Rockville, but was not realized. Frank Grad and Son's Washington Circle Apartment building, a complex with 261 luxury apartments, basement garage, and five stores, was completed. Located at Pennsylvania Avenue and K Streets, NW, the project was heralded in 1947 as the first elevator apartments to be built with FHA funding.⁹⁸

⁹⁵George S Koyl (Ed), *American Architects Directory*, Second Edition, 1960. "Frank Grad" entry, in Frank John Urquhart, *A History of the City of Newark, New Jersey: Embracing Practically Two and a Half Centuries, 1666-1913, Volume 3*. Chicago & New York: Lewis Historical Publishing Co, 1913. Read, op cit. D. Fitzgerald, *Window on the Park: New York's Most Prestigious Properties on Central Park*. Images Publishing, 2009, p153. National Register forms for Salaam Temple (Newark Symphony Hall), 1976; Stanley Theater, 1986. Salaam Temple was listed on the National Register when it had barely reached 50 years of age, the guideline for historic designation.

⁹⁶American Architects Directory, 1970. AIA listing. The Book of the School, 1874-1934, University of Pennsylvania. Robert E. Koehler, "Frank Grad & Sons: Practice Profile," *AIA Journal*, October 1968 (Vol 50).

⁹⁷AIA Archives, letterhead dated March 18, 1952. Directories summary from EHT Traceries, architects file.

⁹⁸Lucius Beebe, "Nation's Most Costly Hotel on Postwar Docket Here," *The Washington Post*; Dec 17, 1944; "NW Gets Luxury Apartments," July 20, 1947.

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The majority of the Washington, DC, area projects Frank Grad and Sons designed were commercial and/or recreational facilities. The firm designed the 12-store Arlandria Shopping Center in 1947 for Godden and Small. Plans for another shopping center on Georgia Avenue NW, promoted the same year, included a movie theater, but evidently the project was not constructed. Frank Grad and Sons designed at least two other movie theaters: the Dupont Theater (1947) on Connecticut Avenue NW for the Grosvenor family, and the Rex Theater (1948) on 14th Street NW for Morris Cafritz.

Another type of recreational project the firm designed were sports halls for America on Wheels. The Capitol Arena (1946), 1661 Kalorama Avenue NW, included a rollerskating rink, gymnasium and parking garage. In later years, the Kalorama roller rink was converted to a movie studio, where *Peggy Sue Got Married* was filmed in part. Called a "remarkable example of streamline aesthetics," the structure has been renovated and is now the Harris Teeter Citadel store. Another roller rink by Frank Grad and Sons in Bladensburg (1948) included a bowling alley.⁹⁹

Frank Grad and Sons did brisk business with many clients in the years following World War II, as many private sector projects had been put on hold during the war.¹⁰⁰ Frank Grad worked with Fred S. Kogod on a variety of projects, including the \$1.25 million Adas Israel synagogue (1947), an office building at 12th and H streets NE (1947) and the Flower Shopping Center (1948). In 1949, the firm designed was the 20th Century Fox Exchange Building, on 3rd Street NW. The facility combined a wide variety of purposes including auditorium, film storage, sales department, and offices.

Considered Newark's first Jewish architect, Frank Grad had a close connection with the Jewish community. Several of Grad's greatest commissions, the Young Men's & Young Women's Hebrew Association Building (1921); the Stanley Theater (1927), and Beth Israel Hospital (1931), all in Newark NJ; and the Rego Park Jewish Center (1948), in Queens, were for Jewish patrons. In the Washington area, he worked with prominent Jewish developers Morris Cafritz and Abraham Kay. In 1947, the year before Frank Grad and Son's plans were announced for the Flower Theater and Shopping Center, the Adas Israel congregation unveiled the firm's design for Adas Israel's new \$1.25 million synagogue.¹⁰¹

Frank Grad was known for his strong interest in city planning issues. He designed an early scheme for an underground parking garage on an urban site, under Military Park in downtown Newark. Conceived as early as 1929, when the project was finally built in 1959 it was recognized as one of the first of its kind in the New York area.¹⁰² In the post-war era, Frank Grad's projects were known for the clean lines and efficient solutions to client's program requirements. Grad excelled at bringing a variety of functions into a cohesive design in projects that ranged from corporate complexes for IBM, AT&T and Xerox, to government center for the New Jersey State Capitol. The American Institute of Architects cited Grad's legacy for understanding the balance of design talent with business knowledge so creativity is not wasted on projects too expensive to complete. Grad remained active in his profession until his death in 1968. His firm was then one of the largest in the nation (in the top 30), and a major project was yet under construction--the

⁹⁹Wirz and Striner, p88. *The Washington Post*, June 20, 1948. DC SHPO and Historic Marker program.

¹⁰⁰Beebe.

¹⁰¹"Building for Y.M. & Y.W.H. Association," Newark, NJ, *American Architect and Architecture*, Vol 120 (July 20, 1921). Rego Park Jewish Center, New York Landmarks Conservancy, newyorklandmarks.org. Adas Israel temple rendering, in *The Washington Post*, August 16, 1947. According to Oheb Shalom records, Grad was Newark's first Jewish architect. <http://www.newarkhistory.com/ohebshalomcemetery.html>

¹⁰²Obituary, *The New York Times*, Jan 21, 1968. In his research, Richard Longstreth has found other earlier garages more widely publicized including Union Square, San Francisco (1941) and Pershing Square, Los Angeles (1951). *City Center to Regional Mall*, p214.

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James Forrestal Federal Building, a joint venture project at Pennsylvania Avenue and 10th Street, NW. Grad established an architectural fellowship funds at Princeton University and the University of Pennsylvania.¹⁰³

After Frank Grad's death, his sons continued the upward trajectory of the firm, renaming it The Grad Partnership in 1971. In later years, the firm continued to take on government work, designing U.S. Air Force bases in France, defense installations in England and Pakistan, and government facilities in Thailand. The firm is credited with designing U.S. military bases in some 17 countries worldwide. After the death of Howard Grad, in 1992, and Bernard Grad, in 2000, the firm continued without direct family involvement. The firm disbanded in 2010.¹⁰⁴

ARCHITECT: JOHN JACOB ZINK (1895-1952)

John J. Zink was one of the region's great movie theater architects. As described by theater historian, Robert K. Headley, "The early 1950s provided a coda to the career of one of the great movie theater architects. In Maryland and adjoining states, during the great age of movie theater construction, Baltimorean John Zink was a theater architect *par excellence*." Zink designed nearly 200 theaters in Maryland, Washington DC, Virginia and Delaware, including all eight Kogod and Burka theaters built during his lifetime. (See list of Zink projects in a following section.) The Flower Theater is the only remaining Zink theater in Montgomery County, designed in collaboration with Frederick L. W. Moehle.

Zink was born in Baltimore in 1895 and received training at the Maryland Institute and then worked for the firm of Wyatt and Nolting before traveling to New York to train with renowned theater architect Thomas Lamb, a pioneer who developed theater prototypes by the mid-1910s. Zink returned to Baltimore in 1916 and worked with Ewald H. Blank designing the Rialto Theater at Ninth and G Street, NW, Washington, DC, completed in 1918. The Rialto was part of a theater chain owned by Fayette Thomas "Tom" Moore. Zink designed several theaters for Moore, and also was hired to design a clubhouse for Moore's Indian Spring Golf Club, in Silver Spring.¹⁰⁵

Zink's theaters were designed in varying traditional and modernist styles. Examples of his traditional designs are seen in the classical detailing of his 1922 Takoma Theater and the Colony Theater (1926) in Washington, DC.¹⁰⁶

Zink's theaters for Kogod and Burka were more modernist in design. The first theater Zink designed for Kogod and Burka was the Atlas (1938), at 1331 H Street NE, a Streamline Moderne movie theater accompanied by four

¹⁰³Obituary; "Unified Image in a Three-Unit Complex," *Architectural Record*, Vol 136 (July 1964), pp166-167; NJ State Library, AIA Award of Merit, *AIA Journal* Vol 46 n2 (Aug 1966), p51; *Progressive Architecture*, Jan 1966, p75. "A No-Nonsense Approach to Practice: Frank Grad & Sons Practice Profile," *AIA Journal*, Vol 50 (Oct 1968), pp59-66; AIA Archives, Frank Grad file. *The New York Times*, April 6, 1959. Christopher Weeks, *The AIA Guide to the Architecture of Washington DC*, 3rd Ed, 1994, p275. Charles DuBose worked in Grad's Washington DC office from 1948 until at least 1952, and later designed Independence Plaza, Hartford, CT. Grad's wife had died in 1959 following a long illness. Frank Grad was buried at the cemetery of Oheb Shalom, Newark's second oldest synagogue. Newarkhistory.com.

¹⁰⁴Philip Read, "The Firm that shaped Newark, NYC skylines closes after 104 years," *The Star-Ledger*, March 25, 2010. Jennifer L. Nelson, "GRAD Associates Celebrates 100 Years" *New Jersey Business*, Nov 1, 2006. According to the AIA Archives, the chronology of the firm was: Frank Grad 1907, Frank Grad & Son 1932, Frank Grad & Sons 1935, and The Grad Partnership 1971. At the time it terminated in 2010, the firm had been known as Grad Associates.

¹⁰⁵Headley, *Motion Picture Exhibition in Washington DC, 1999*, and *Motion Picture Exhibition in Baltimore*, 2006, pp 155-156. Zink left Moore's employ after a dispute when the Indian Spring Clubhouse project was in progress. It's unknown if his clubhouse design was carried out. The Silver Spring YMCA includes a building that historically was the Indian Spring Clubhouse. AIA Archives correspondence.

¹⁰⁶"Takoma Park Gets \$130,000 Film House" October 15, 1922: 52 and "Work Will Begin At Once on New Crandall Theater" July 19, 1925: R1; *The Washington Post*.

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storefronts. Two years later, Zink designed the Apex Theater (1940), located next to the Massachusetts Avenue Park and Shop. With its handsome Art Deco façade and state of the art facilities, the Apex raised the bar locally for movie theater architecture. For Kogod and Burka, Zink also designed the Senator (1942), Minnesota Avenue NE; the MacArthur (1945), MacArthur Boulevard NW; the Naylor (1945), Alabama Avenue SE; the Flower (1950), Flower Avenue, Silver Spring; the Langley (1951), Langley Park; and the Ontario (1951), Columbia Road NW. Zink also designed the National Register-listed classic Art Deco Senator Theater in Baltimore (1939). Zink has been described as a “versatile designer; each of his buildings was different, and all were very well adapted to particular site conditions” and achieving in them all, “a harmonious articulation of façades.”¹⁰⁷

Of the 15 Zink-designed Washington, DC theaters, only three are structurally intact: the Uptown, the Takoma, and the MacArthur (and of these, only the Uptown continues to serve as a movie theater). Eight other Zink theaters in the District stand but have been altered. In addition to the Flower Theater, the 1935 Milo Theater (also known as the Villa), at 120 Commerce Lane in Rockville was the only other Zink-design theater constructed in Montgomery County. The Milo was demolished. Zink’s Langley Theater in Prince George’s County still stands though altered. Zink died in 1952, making the Flower Theater one of his last theaters.

ARCHITECT: EDWIN ARMSTRONG WEIHE (1907-1994)

Edwin Weihe had a major influence on the development of downtown Washington. Known as “Mr. Zoning” for his active role in modernizing city codes, he pioneered the innovative use of concrete in Washington, DC, and was known for his use of pedestrian arcades and graduated setbacks.¹⁰⁸

A native of Washington, D.C., Weihe graduated from Central High School in 1925. He received his Bachelors of Architecture from George Washington University in 1931. Weihe worked for Charles H. Thompson, a construction company, for five years, designing subdivision houses and custom houses. He also taught at George Washington University.

Weihe opened his own practice in 1939 which operated under a succession of names. Weihe specialized in office buildings, hotels, apartment buildings, mixed use buildings and other commercial structures. During his lifetime, his firm designed more than 90 office buildings in the K Street corridor and elsewhere in the District, and more than 100 large buildings in Crystal City, Bailey’s Crossroads, and other urban centers.

Weihe designed several mid-century projects in the Silver Spring area including a store and apartment at 7614 Georgia Avenue NW (1940); Rock Creek Gardens apartments (1948), near Grubb Road and East West Highway; and Cape Cod houses for Carroll Knolls subdivision of 200 dwellings (1948), Forest Glen; F. W. Woolworth & Co. store (1954), Flower Avenue Shopping Center; and the Bank of Silver Spring office building (1961), Georgia Avenue.

¹⁰⁷Wirz and Striner, 85-86.

¹⁰⁸Benjamin Forgey, “Architect Awards to Weihe, Others”, Washington Post, November 3, 1990. J.Y. Smith, “Architect Edwin Weihe Dies, Helped Shape D.C. Skyline.” Washington Post, December 29, 1994. AIA *Architect*, Obituaries, Edwin “Eddie” Weihe, April 1995, p3. AIA Membership file. Bowkers, American Architects Directory, 1956; 1970. D.C. Building Permits Database. John B. Willmann, “The Weihe Trademark is Pragmatic Design,” Washington Post, December 22, 1979.

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Weihe has been described as an unapologetic pragmatist. "Architecture should not direct attention to the sculpture of a building, which is meant to provide shelter and a center for activity," he said, in a 1979 interview. "I do not endorse eyesores or extravagance in private buildings." Weihe was known for his use of graduated setback and arcades. He is said to have sold the D.C. zoning commission on the idea of arcades for pedestrian shelter as well as architectural interest.

Weihe, a member of the AIA from 1946, received the first lifetime achievement award of the Washington Chapter of the AIA, when he was presented with the Centennial Award in 1991. He was recognized for being the first to promote flat plate concrete construction as a solution to the city's building height restriction, as well as his pioneering the use of precast concrete as building cladding in the District. Edwin Weihe retired from active practice in 1987. He died in 1994, at the age of 87.

FLOWER SHOPPING CENTER BUSINESSES

Using the services of Shannon and Luchs, Fred S. Kogod and associates obtained leases in advance for the Flower Shopping Center in order to obtain the preferred blend of national chains, regional chains, and independent local businesses. The keystone of the complex was the Flower Theater, supported by three anchor stores: Giant grocery store, a burgeoning local chain, and Whelan's drug store. F. W. Woolworth & Company, an established national variety store chain, opened four years later. Other businesses included a deli, florist, cleaner, gift shop, hardware, and children's clothing store.

Flower Theater

The Flower Theater, 8727 Flower Avenue, is the only theater in Montgomery County built for the K-B theater chain, the longest lived family owned theater chain in the region, which operated from 1924 until 1992. The Flower Theater was the seventh theater built by Kogod and Burka and the first in the Kogod-Burka chain built outside of Washington, DC.

News of the planned Flower Theater plans broke in August 1945.¹⁰⁹ The theater and shopping center were inextricably connected. The Flower Theater's general manager Frank Boucher described the shopping center as a "natural magnet for the area" and the *Theater Catalog* of 1949-50 called it "an integral part of a modernistic shopping center in a fashionable suburb of Washington, D.C....the amusement focal point of a commercial area..."¹¹⁰

An article covering the opening of the Flower Theater described the appeal of local theaters:

This week adds one more to the 70-odd neighborhood theaters in our sprawling area...The 'Nabes,' as the trade has them, always have been good business, but especially since the war, they've taken a great surge ahead. The magnates view the downtown palazzos as showcases, spots for a special evening out, or haunts of the Washington tourist. But the 'Nabes' have it when it comes to solving the parking problems and the ultimate in comfort.¹¹¹

¹⁰⁹ *Box Office*, August 1945.

¹¹⁰ Richard L. Coe, "New Movie House Opening" *The Washington Post*, February 12, 1950: L1 and "Flower," *Theater Catalog*, 8th Annual Edition, 1949-1950 (September 1950).

¹¹¹ Richard L. Coe, "New Movie House Opening," February 12, 1950: L1 and "New Shopping Center Opens," January 15, 1950: R3; *The Washington Post*.

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The theater's grand opening was on February 15, 1950. The festivities included a performance by the Takoma Park High School Band, broadcast on the radio, and featured the showing of Paramount's "The Great Lover," starring Bob Hope. The state-of-the-art theater, promoted as the "Most Beautiful Theater in This Area--One of America's Most Modern," was outfitted with push back seats, clear vision seating, air conditioning, gas heat, a RCA projection and sound system and free, easy parking in the 600 parking spaces designed so that there would be "no need for backing and scratching that new fender." The theater could seat 949 and included a sound proof nursery and party room upstairs. The theater was credited with the area's first built-in candy bar. In April 1950, ownership of the theater and lobby shops was conveyed to the Flower Development Corporation.¹¹²

F. W. Woolworth & Company

The F. W. Woolworth & Company store, 8715 Flower Avenue, is a rare extant example of a Woolworth's store in Montgomery County, and is representative of this pioneering business. Woolworth's has been recognized as a significant corporation in the history of American commerce in establishing the chain store business model and in creating the high quality variety store. The Flower Avenue Woolworth's store was one of several that Fred S. Kogod built or owned in the DC area.

The firm F. W. Woolworth & Company is nationally significant for pioneering the concepts of the chain store and the variety store. Frank W. Woolworth opened his first successful variety store in 1879, in Lancaster, PA. He pioneered the concept of the five and dime store, using the philosophy that high sales volume and low profit margins would turn a handsome profit. This concept became so popular it was copied by other companies including Kresge, and it laid the basis for such successful models as today's Target stores. F.W. Woolworth & Company became one of the first chain store businesses in the nation. "The power of the chain," according to historian Cynthia Johnson, "was fed by the ability to buy goods from manufacturers at bulk prices which enabled the chain store to sell items at lower prices than the local merchants."¹¹³

The Flower Avenue Woolworth's store opened during the most successful period of the variety store's business, which lasted from the 1930s to the 1960s. During the Depression, the company had abandoned its fixed nickel and dime prices. This not only increased the profits of the company, it allowed the stores to expand their range of goods. The Woolworth's variety store targeted people of modest means, presenting a wide array of goods at bargain prices. Summing up this philosophy was the company logo: "Everybody's Store."

The sign for the Woolworth's store in the Flower Shopping Center used dimensional red letters that were applied to a base and which floated on top of the limestone facing. In this era the standard Woolworth's sign was a red metal band with raised gold lettering. Edwin Weihe's design for the Flower Avenue Woolworth's used limestone facing that matched the rest of the shopping center, and this special lettering treatment preserved the expanse of limestone facing on the building. Though part of a chain, the Woolworth's stores retained significant individualized features.¹¹⁴

¹¹² Deed 1397:297.

¹¹³ Cynthia Johnson, "F. W. Woolworth Building (1948)", 106 Main St, Lexington, KY, National Register of Historic Places Registration form, 2002. This Kentucky example, listed on the National Register under Criterion A, was found to be locally significant in the area of commerce within the historic context, "The Rise of Woolworth's Five and Dime as a National Retail Chain Store, 1879-1997".

¹¹⁴ Wirz and Striner, pp68, 110. Debra Seltzer, roadsidearchitecture.com

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Kogod had worked with architect Frank Beatty to construct two Woolworth's stores in 1947, located at 3932 Minnesota Avenue, NE and 4001-5 South Capitol St SW.¹¹⁵ Kogod owned the 1938 Woolworth's in Bethesda at 7207 Wisconsin Avenue (north of Willow Lane), which was demolished c1984 for construction of the Gateway Building. The ceiling of the store was preserved and reused at Montrose School, the historic site on Montrose Road, Rockville.¹¹⁶

Giant Food Store

The Flower Avenue Giant represents an era when grocery stores were first incorporated into shopping centers. The Flower Avenue store was the first Montgomery County Giant integrated in a shopping center, and the first built outside a commercial business district. It is also the earliest extant Giant Food grocery store building in the county. Only two Giant stores preceded the Flower Avenue store, neither of which are still standing. One was in Silver Spring's shopping district, on Georgia Avenue, and a second in Bethesda, near Wisconsin Avenue and Georgetown Road.¹¹⁷ The Flower Avenue store was equipped with air conditioning--a new convenience in the post-war era. Half of the Giant stores in the metropolitan region were not air conditioned.

Promoting their new store, at 8733 Flower Avenue, the Giant Food company trumpeted the design of their new "food palace" and featured the advertising tagline: "Score Another 'Eyeful' for Giant". The company proudly promoted the store design as an illustration of its use of "the country's finest, most skilled architects, designers, contractors, service specialists, food buyers, display engineers, and a host of others" in designing and equipping its stores. The modern design was considered so attractive that the company featured photographs and descriptions of the store in their advertisements that ran over the next month.¹¹⁸

"In our new Flower Avenue store, you'll find the most recent improvements this gigantic [food] industry has developed." The ad's text describes a building type well known today as a supermarket, yet was such a new concept for county residents that the company was compelled to devote five paragraphs to modern features including year-round air conditioning, self-service racks arranged along wide aisles, refrigerated display cabinets, and separate food departments.

The Giant store exemplifies a successful local example of the regional grocery chain. Like many that dominated the region's commerce, the Giant company was Jewish owned. In 1936, Nehemiah Cohen and Samuel Lehrman opened the first Giant self-service supermarket at Georgia Avenue and Park Road, NW.

By 1950, the company had 20 stores in the metropolitan area. Several of these were located in shopping centers, including the Massachusetts Avenue Park and Shop, Arlandria Shopping Center, and Parkington Shopping Center. The company promoted openings with full-page newspaper ads featuring a rendering of the latest new store. Appraisor

¹¹⁵Wirz and Striner, p111.

¹¹⁶Kogod acquired the building in 1942 (Deed 869:411) and assumed the lease to Woolworths in 1949 (1225:309). Catherine Crawford, "Bethesda Commercial District," MHT Inventory Form #35/14, 11-1983. Eleanor Cunningham, *Montrose School: The First Ninety Years*, p35. William Offutt, *Bethesda: A Social History*, p406. Vera Hough, "Shopping in the Chevy Chase Area," *Town of Chevy Chase History*, p51. Georgetown Woolworths (1940) at 3111 M St, NW, with its parapet roof, which has been an Urban Outfitters retail store since 1983.

¹¹⁷The other early stores were at 8703 Georgia Avenue, Silver Spring, and 7536 Georgetown. Road, Bethesda.

¹¹⁸*The Washington Post*, advertisements January 20, February 1, 1950.

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Frank Luchs of Shannon and Luchs found the company, in 1949, to be “a very successful local super-market chain, gearing each store to a minimum of \$1,000,000 volume and being quite successful in attaining this goal.”¹¹⁹

The company was closely tied to local history. In 1948, the year that the Flower Shopping Center was designed, the company bought the Sheridan Bakery in Silver Spring and renamed it the Heidi Bakery, marketing the name for their baked goods, and personified in a cartoon character. The company had grown into a large regional chain by 1959, with over 50 stores, and reached the 100 store mark in 1974.¹²⁰ Today the Flower Avenue Giant store encompasses a restaurant, at 8739 Flower Avenue, and a laundromat.

Whelan Drug Stores Inc.

The Whelan’s drug store opened at 8701 Flower Avenue in 1950. Whelan Drug Stores Inc. was a chain store company that originated in New York City. When it opened the Flower Avenue, the company had about 1,000 stores coast to coast. In the 1940s and 1950s, Whelan’s was a progressive company, among the first to sell records, to experiment with piped-in music for shoppers, and to sell inexpensive remainder books.¹²¹

Washington, DC, had a Whelan’s store by 1928, located at 14th and Pennsylvania NW, opposite the new Willard Hotel. By 1941, there were 300 stores in the chain and the company was the third largest in the nation. A 1948 Whelan advertisement identified stores in DC, Virginia suburbs and Mt Ranier, but none yet in Montgomery County.¹²²

The Flower Avenue Whelan’s store offered fountain service and prescription drugs. In later years, Whelan’s was replaced with the county liquor store, which moved a few doors up from its original smaller location at 8709. By November 1988, the store was remodeled as glass walls were replaced with solid walls and single windows.

Flower Delicatessen

Flower Delicatessen, 8707 Flower Avenue, is an early local extant example of a Jewish delicatessen. The delicatessen in the United States was initially a mainstay for the large German immigrant population in East Coast cities, providing foodstuffs not found in American stores. By the 1890s, the specialty shops became generally popular. In 1895, a *New York Times* reporter described a new kind of store in New York City known as a delicatessen, operated by German merchants and frequented not only by German customers but by “all classes and conditions of people, from Fifth Avenue to the borders of the river.”¹²³ Locally, Fred Albrechts Café, at 219 Pennsylvania Ave SE promoted its “Restaurant a la Carte” in 1901, featuring a “large variety of German Delicatessen” along with German wines and beer.¹²⁴

Deli offerings were later modified by influences from Eastern Europe and Russia. The Jewish deli provided kosher options to a growing Jewish population. The National Kosher Delicatessen offered home-cooked meals at 1205 7th

¹¹⁹*The Washington Post*, advertisements 1942-1953. Celebrating its 75th anniversary, the Giant Food Store company created in-store history displays. A newspaper ad illustrates one panel, with the caption: “Between 1950 & 1952, Giant opens five new stores, growing to 21 locations. The Washington newspapers chronicle every new addition.”

¹²⁰ Jewish Historical Society of Greater Washington. Giant Archives timeline, www.giantfood.com/about_us/company/company_history.htm

¹²¹*Billboard*, Oct 25, 1947; Mar 6, 1948. *The New York Times*, Jun 18, 1950; Aug 15, 1951.

¹²²*The Washington Post*, Jul 31, 1928; C. A. Whelan obituary, Dec 11, 1941; Mar 16, 1948.

¹²³*New York Times*, July 21, 1895.

¹²⁴*The Washington Post*, Nov 22, 1901.

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Street NW in 1935.¹²⁵ In the early 20th century, delis, like diners and lunch counters, fulfilled the need for quick meals. In addition to sandwiches made to go, delicatessens offered cold cuts and other prepared foods for making quick meals at home.¹²⁶

The Flower Delicatessen catered to the local community with its kosher products and operating hours. The deli was open on Sundays but closed on the Saturday, the Jewish Sabbath. The business was part of the Washington Suburban Delicatessen Association, a company that included a Mt. Rainier business and was formed in order to bring customers "the finest delicatessen products at chain store prices." The Flower Deli offered restaurant dining as well as take-out sandwiches made to order.¹²⁷ By 1955, there were 16 delicatessens in Montgomery County, according to a directory of Montgomery County businesses. Most of them were located in Silver Spring.¹²⁸ Other early Silver Spring delicatessens are the Parkway Deli, built about 1963 and located in the vicinity of Ohr Kodesh, and the Woodside Deli, in Montgomery Hills, dating from about 1947. While traditional downtown delis were becoming an endangered species by the late 1950s, delis in the suburbs were growing as they became part of the American culture. In 1979, the Flower Deli was no longer considered "the 'in' spot for kosher club sandwiches." Though offering a different menu, a Flower Deli operates today in the same location, at 8707 Flower Avenue.¹²⁹

Piney Branch Hardware

One of original businesses when the shopping center opened in 1950, Piney Branch Hardware, at 8703 Flower Avenue, had long been a local institution when it closed in 2008. The business had earlier roots when it began, by 1948, in the Zig Zag Shopping Center, at the northwest corner of Flower Avenue and Piney Branch Road. The hardware store moved to the new Flower Avenue Shopping Center and became a community institution. By the late 20th century, the business offered postal services to local residents.¹³⁰

Piney Branch Hardware had three proprietors over its long history. Ted Stafford was the last owner of the business, which he operated from 1979 until it closed in 2008. He specialized in building parts to supply the, by then, older houses in the community.¹³¹ Stafford ran an "I found it at Piney Branch Hardware" advertising campaign, featuring the specialty products customers found in his store.¹³²

County Liquor Store

A liquor store has operated in the Flower Shopping Center throughout its history. The site was strategically located just outside the border of Takoma Park, a city that prohibited the sale of alcohol, and home of the headquarters of the Seventh Day Adventist Church which advocated temperance.¹³³

¹²⁵ *The Washington Post*, Feb 3, 1935.

¹²⁶ William Grimes, *Appetite City: A Culinary History of New York*, p89. David Sax, *Save the Deli*, 2009. Chester Liebs, *Main Street to Miracle Mile*. p194

¹²⁷ *The Washington Post*, Oct 24, 1952 and Dec 5, 1952.

¹²⁸ 1954-55 Polk's MD-Washington Suburban directory.

¹²⁹ *The Washington Post*, Dec 3, 1979.

¹³⁰ Piney Branch Hardware "Home and Garden Guide" 1948. Eileen McGuckian interview, 2010.

¹³¹ *Takoma Voice*, August 2008, p23. In March 1950, Piney Branch's display ad still included its old address, 8484 Piney Branch Road. By November 1, 1950, the store's ad listed its new location at 8703 Flower Avenue.

¹³² Photo sources: *Takoma Voice*, August 2008. Jeff Krulik, November 2008

¹³³ Montgomery County liquor stores were operated by the Liquor Control Board with governor appointed members. In 1951, the County Council created the Dept of Liquor Control with county appointed members. League of Women Voters, "Know Your County", Rockville, Md: Montgomery

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Montgomery County opened a liquor store at 8709 Flower Avenue, when the shopping center opened in 1950. The store was established by the Liquor Control Board, which operated from 1933 until 1951 with members appointed by the governor. In 1951, the Liquor Control Board was replaced by the Department of Liquor Control, enabling the County Council to appoint board members. The liquor store is thus illustrative of the shift from state control to county rule. In Montgomery County, the sale of alcohol had been prohibited from 1880 to 1933. After the repeal of Prohibition, hard liquor could only be sold in a county dispensary. There were only eight county liquor stores in 1954. In 1954, however, there were still 6 of 13 election districts, so-called dry districts, which prohibited the sale of alcohol. Though located mainly upcounty, they included Kensington and Takoma Park. The districts that allowed the sale of alcohol were downcounty and included Silver Spring. Montgomery County's Flower Avenue store moved in later years to the larger space at 8701 Flower Avenue, in the former Whelan's drugstore. Today the location is one of 25 retail stores operated by Montgomery County.¹³⁴

Additional Businesses

The Flower Barber Shop at 8721 Flower Avenue represents a great continuity in commerce. A barber shop opened here in 1950. The business was operated in 1953 by S & P Grawitz. A historic photograph from that era shows a neon sign for "Flower Barber Shop." The business in this location today is called Flower Barber Shop. Bernstein's Bakery was a popular local bakery located at 8709 Flower Avenue, after the liquor store moved to 8701. The bakery was still operating in 1979 when Felix Nedel's photograph was taken by the *Washington Post* photographer.¹³⁵ Aristo Cleaners, which operated at 8705 Flower Avenue, was part of a local chain operating by 1949. Branches included 1505 Maryland Ave NE and 807 11th St NW.¹³⁶

RECENT HISTORY

In 1960, the Flower Avenue Development Corporation sold the shopping center property.¹³⁷ While the theater continued to operate in the 1960s with "lines around the block," it eventually closed in 1978 after business "trickled down to almost nothing."¹³⁸ Soon after, a multi-million dollar, ten-year revitalization program of the Flower-Piney Branch commercial area, funded by property owners and federal block grants, began. Revitalization efforts included new storefronts, paving, streetlights, trees, sidewalks and crosswalks.¹³⁹ In the Flower Avenue Shopping Center, continuous signboards with diagonal boards, in the Environmental Look esthetic of the day, were placed over the limestone facing that Kogod et al had once so proudly protected. Under new ownership, the Flower Theater was twinned, or divided in half to make two smaller theaters, and a grand reopening was held in September 1980. Two

County Government, 1954. In 1947, leaders of the Seventh Day Adventist Church organized the International Temperance Assn. Gary Land, *Historical Dictionary of Seventh-Day Adventists*, Lanham, Md: Scarecrow Press, 2005.

¹³⁴ Hiebert and MacMaster, p197. League of Women Voters, "Know Your County", 1954. Montgomery County Department of Liquor Control, History, montgomerycountymd.gov.

¹³⁵ *The Washington Post*, Dec 3, 1979.

¹³⁶ *The Washington Post*, Jan 26, 1949 and May 28, 1949.

¹³⁷ Thomas Goldwasser, "K-B Theaters: Father and Son Star," *The Washington Post*, June 21, 1982: 14 and Montgomery County Land Records, deed 2724/171, April 14, 1960.

¹³⁸ Stephanie Mansfield, "Melting Pot on the Edge of Affluence," *The Washington Post*, December 3, 1979: A1. Rutlege Hawn, who operated the gift shop in the theater building from 1959 to 1969, recalled when there were lines around the block to get into the theater.

¹³⁹ Beth Kaiman, "Flower Avenue Area in Full Bloom," *The Washington Post*, November 3, 1988: MD31.

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additional smaller theaters were carved out of the old Giant store in 1982, and they closed in 1995. The main theater closed in 1996.¹⁴⁰

ARCHITECTS- PROJECTS

JOHN JACOB ZINK THEATERS- Kogod-Burka projects in bold

HARFORD	1920	BALTIMORE	2616-2620 HARFORD	EXTANT	
TAKOMA	1922	WASHINGTON DC	6833 4TH ST NW	HISTORIC SITE	
COLONY	1925-26	WASHINGTON DC	4935 GEORGIA NW	UNKNOWN	
METROPOLITAN	1926	WASHINGTON DC		UNKNOWN	
SLOVAK	1926	GARFIELD NJ		UNKNOWN	
TIVOLI	1927	FREDERICK MD	20 WEST PATRICK	HISTORIC SITE	
RIALTO	1928	WASHINGTON DC	7139 9 th ST NW	DEMOLISHED	
APOLLO	1929	WASHINGTON DC	624 H ST NE	EXTANT	
BRIDGE	1930	BALTIMORE	2100 EDMONSTON	EXTANT	
EDGEWOOD	1930	BALTIMORE	3500 EDMONSTON	EXTANT	
PATTERSON	1930	BALTIMORE	3136 EASTERN AVE	EXTANT	
FEDERALSBURG	1931	FEDERALSBURG	N MAIN ST	DEMOLISHED	
LITTLE	1933	BALTIMORE		UNKNOWN	
AMBASSADOR	1935	BALTIMORE	4604 LIBERTY HTS	EXTANT	
MILO (VILLA)	1935	ROCKVILLE	120 COMMERCE LN	DEMOLISHED	
UPTOWN	1936	WASHINGTON DC	3426 CONN AVE NW	HISTORIC SITE	
NEWTON	1937	WASHINGTON DC	3601 12th NE	HISTORIC SITE	
NORTHWAY	1937	BALTIMORE	6701 HARFORD RD	ALTERED	
REED	1937	ALEXANDRIA VA	1723 KING ST	DEMOLISHED	
ATLAS	1938	WASHINGTON DC	1331 H St NE	HISTORIC SITE	KOGOD-BURKA
LINDEN	1938	BALTIMORE		UNKNOWN	
CAPITOL	1939	ALEXANDRIA VA		UNKNOWN	
CONGRESS	1939	WASHINGTON DC	2931 NICHOLS AVE SE	ALTERED	
SENATOR	1939	BALTIMORE	YORK RD	HISTORIC SITE	
APEX	1940	WASHINGTON DC	4813 MASS AVE NW	DEMOLISHED	KOGOD-BURKA
VERNON	1940	ALEXANDRIA VA	3707 MT VERNON AVE	DEMOLISHED	
VILLAGE	1940	WASHINGTON DC	1307 RHODE ISLAND SE	ALTERED	
CAPITOL	1941	ANNAPOLIS	187 MAIN ST	EXTANT	
SENATOR	1942	WASHINGTON DC	3946-56 MINNESOTA NE	HISTORIC SITE	KOGOD-BURKA
AVON	1944	WASHINGTON DC		UNKNOWN	

¹⁴⁰ "Grand Opening Tonight of the Flower Twin Theaters [advertisement]," *The Washington Post*, Sept 30, 1980 and Headley, 262. *Montgomery Journal*, December 7, 1981.

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COMMODORE	1944	PORTSMOUTH VA	421 HIGH ST	HISTORIC SITE	
MACARTHUR	1945	WASHINGTON DC	4859 MACARTHUR NW	HISTORIC SITE	KOGOD-BURKA
LANGSTON	1945	WASHINGTON DC	2501-07 BENNING RD NE	DEMOLISHED	
NAYLOR	1945	WASHINGTON DC	2834 ALABAMA SE	ALTERED	KOGOD-BURKA
SHIRLINGTON	1946	ARLINGTON VA	2800 S RANDOLPH	DEMOLISHED	
TOWN	1946	BALTIMORE	315 WEST FAYETTE ST	EXTANT	
CARVER	1948	WASHINGTON DC	2405 MARTIN LUTHER SE	ALTERED	
KINGS PALACE	1948	ALEXANDRIA VA	1120 QUEEN ST	EXTANT	
SMYRNA	1948	SMYRNA DE	106 W COMMERCE ST	ALTERED	
ALPHA	c1943-49	CATONSVILLE	725 FREDERICK RD	ALTERED	
COLONY	1949	BALTIMORE	8123 HARFORD	EXTANT	
NEW	1949	ELKTON MD	102 E MAIN	EXTANT	
FLOWER¹⁴¹	1950	SILVER SPRING	8727 FLOWER AVE	EXTANT	KOGOD-BURKA
LANGLEY	1951	LANGLEY PARK	8014 NEW HAMPSHIRE	ALTERED	KOGOD-BURKA
ONTARIO	1951	WASHINGTON DC	1700 COLUMBIA NW	EXTANT	KOGOD-BURKA

FRED S. KOGOD PROJECTS

Bold indicates project built for Kogod

By 1921 Kogod grocery store at 1200 Sixth St SW. Included Kogod residence. Closed c1955

1924 Kogod and Burka purchase at auction of North East Masonic Temple at 12th and H Streets NE. A section of the building was the Princess Theater (1909), 1119 H St NE, designed by C E Webb. K-B Theaters operated the Princess Theater until they demolished the building in 1948 to make way for an office building (see below).

1938 **Atlas Theater and Stores**, 1315-1331 H Street NE, John Zink architect, brick and tile, \$130,000 *Permit #210377* Owner: Kogod (Fred S.) & Burka (Max)
Built 1 ½ blocks down H Street from the Princess Theater

By 1938 Kogod owned property on Trinidad Ave NE that he was leasing to a tailor and beauty shop. (WPost 4-17-1938)

By 1939 Kogod-Dubb Electrical Appliance Store, 1731 14th St NW (WPost 3-29-1939)

1940 **Apex Theater and Stores**, 4811-4819 Massachusetts Ave NW, John J. Zink architect, \$105,000, concrete, steel and masonry construction; Life Amusement Co., owner. *Permit #234430*. (WPost 6-1939; 11-5-1940; 12-28-1940). Theater opened 11-1940, demolished 1977. Served the Spring Valley, Observatory Circle and Bethesda neighborhoods
Reference made to Apex Shopping Center (Giant store ad).
In 1950 Kogod built two stores on Yuma—behind Apex Theater site. See reference below

1941 **Senator Theater and Stores** 3946, 3950, 3954 Minnesota Ave NE, John J. Zink, architect; Fred S. Kogod, owner. \$80,000 for two-story masonry, stone, concrete construction. permit # 247149. Senator Theater opened in 1942 (WPost) See Kogod's Woolworth's store, 1947, same block. Served the Greenway development

¹⁴¹Flower Theater designed by 1948.

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1944 **Naylor Theater**, 2834 Alabama SE, John J. Zink, architect; Owners: Fred S. Kogod and Max Burka, "moving pictures" [theater], , two story fireproof construction, \$115,000, permit 272923. Formerly known as Avon Theater, 28th St and Alabama SE (Headley notes). Near Naylor Gardens. See Photo of Naylor Theater and Stores in Shannon and Luchs archives

1945 **MacArthur Theater**, 4859 MacArthur Blvd NW. Owner: K & B Amusement Co, "moving pictures" [theater], John J. Zink architect, 1 story, fireproof, \$125,000, permit 279547

1947 **F W Woolworth & Co Dept Store**, 3932 Minnesota Avenue, NE. Fred Kogod, developer. Frank Beatty architect. Permits 300377 & 308205 (Wirz & Striner). Note: same block as Kogod's Senator Theater (1941).

1947 **Eight-store commercial center** 4000 block S Capitol St. Fred S. Kogod. F G Beatty architect (WPost 5-4-1947) **F W Woolworth & Co Dept Store**, 4001-4005 S Capitol Street, SW. Fred Kogod, developer. Frank Beatty architect. Permit 2942SS (Wirz & Striner) Kogod had announced plans in 1945 for a million dollar commercial complex on South Capitol St SE. It was heralded as "one of the finest recreational, shopping and parking centers in the city." The center was to include a Zink theater. (WPost 6-29-1945)

1947 **Commercial Building**, 12th & H Streets, NE. Kogod & Burka. (WPost 9-7-1947)
Frank Grad & Sons, architects. Built on the site of the Princess Theater, which was torn down to make way for this complex. Included a dress shop and variety shop.

1948 **Flower Theater and Shopping Center** planned 1945 (WPost, Boxoffice). 1948: Frank Grad & Sons design (Maryland News). Complex opened Jan 1950. Theater: John J. Zink architect, building cost \$225,000, theater equipment \$75,000, opened Feb 1950.

1950 **Two Stores on Yuma St NW**, 60 x 165 and 25 x 100. (WPost 4-23-1950) Located near Apex Theater

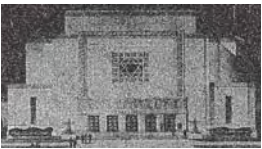
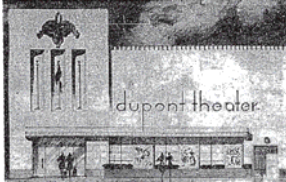
1950 **Langley Theater** planned. Opened 1952. John J. Zink.

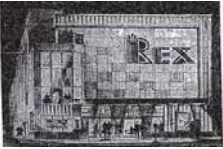
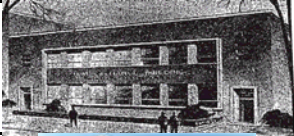
1951 **Ontario Theater**, 1700 Columbia Rd NW, opened. John J. Zink. In planning stages, known as Paramount, then Ritz, before finally named Ontario. (WPost 1-9-1950, 6-1-1950, 7-31-1951)

1954 Parking garage, S. Capitol Street, behind shopping center (see 1947). \$500,000.

1955 Woodward & Lothrop, 7201 Wisconsin Ave
\$400,000 store, 4 story, 26,000 sq ft. Leased by Woodies from Fred S. Kogod & Associates
(WPost 9-7-1955)

FRANK GRAD & SONS, WASHINGTON DC AREA PROJECTS

Design Date	Resource	Photo/Rendering	Address	Facility	Owner/ Developer	Built?	Extant?	Source
1944	Diplomat Hotel	[No image available]	Rockville Pike, Strathmore Hall property?	\$20 mill, luxury hotel; purchase from Corby family	Gaston Laurysen developer	Not built	Not built	1944-12-17 Wpost
1946	Capitol Arena		1661 Kalorama Rd NW (garage 1631 Kalorama)	Roller skating rink and garage	American on Wheels/Kalorama Co.	Yes	Yes, Harris Teeter grocery store/garage	Wirz & Striner, WASH DECO; Bldg Permit; Heritage Mkr
1947	Washington Circle Apts		(2400 PA Ave) 25th & K St at Penn Ave, NW	261 luxury apts, 5 stores; 1st elevator apts built with FHA funds	Washington Circle Apts	Yes	constructn soon 7-20-1948; Nearing completn 4-30-1950	1947-7-20 WPost
1947	Arlandria Shopping Ctr		Mount Vernon Blvd, Alexandria	12 store shopping ctr	Godden & Small	Opened 11-1947	Yes. Rec'd for preservation by Alexandria Planning Dept	1947-7-20 Wpost
1947 design; 1949 built	Adas Israel Temple		2850 Quebec St NW	\$1.25 million temple, chapel, school, auditorium, kitchen, library, parking	cornerstone laying 5-8-1950; Kogod building campaign mgr	opened 1951; modified design; Frank Grad at cornerstone laying	Yes	1949 Bldg Permit; 1947-8-16 W Post
1947	Banneker Building		Georgia Ave near Irving NW	theater, offices, 6 stores		Construction awaits lifting of government restrictions	Unknown	1947-8-17 WPost
1947	Dupont Theater		Next to 1347 Conn Ave NW	600 seat theater; to be leased to Harry Brandt chain	Gilbert Grosvenor family	Likely not built as designed: another Dupont Theatre 1322 Conn Ave opened 1948, designed by Leon Julius and Max Barth	Unknown [construction awaits lifting of govt restriction]	1947-8-17 WPost
1947	Commercial building		12 & H Streets NE; 1121 H St	Two-story bldg includes dress shop, variety store	Owner Kogod & Burka	Yes.	Yes. Twelve Restaurant.	1947 Bldg Permit; 1947-9-7 WPost
1948	Flower Avenue Shopping Center			>8701-8739 Flower Ave, Silver Spring. Shopping Center	Fred S. Kogod	Yes, 1950; 1954	Yes	6-4-1948 MD News; etc.
1948	Bowling Alley and Roller Rink		4800 block Annapolis Rd, Bladensburg	Building Permit application filed 1948		Yes	Unknown	1948-6-20 WPost

Design Date	Resource	Photo/Rendering	Address	Facility	Owner/ Developer	Built?	Extant?	Source
1948	Rex Theatre		1012 14th St NW	650-seat first run theater, leased to NY syndicate	Morris Cafritz, owner/builder	Built, altered or demolished	Possibly major altered	1948 Bldg Permit; 1948-11-7 WPost
1949	20th Century Fox Film Exchange		413-17 3rd St NW	offices, auditorium, sales dept, film storage, shipping			No	1949 Bldg Permit; 1949-3-20 WPost
1970	James Forrestal Federal Building		1000 Independence Ave	Dept of Defense; With Curtis & Davis; and Fordyce & Hamby Assoc.	GSA	Yes	Yes	Weeks, AIA Guide 1994

FRANK GRAD & SONS, NATIONAL PROJECTS

Date	Resource		Address	Facility	Extant?	Source
1921	YM&YW Assn		High St, Newark NJ	Recreation and Social Hall		First Prize, The American Architect, 7-20-1921
1923 Design	Center Market		Newark NJ			AIA Record 1968
1925	Salaam Temple/ Newark Symphony Hall		Newark NJ	Concert Hall	Yes	National Register
1926 Design; 1927 Built	Stanley Theater		Newark NJ	Atmospheric Theater	Yes	National Register
1930	Essex House/ Park Tower		160 Central Park South NYC	Luxury hotel	Jumeirah Essex House	Historic Hotels of America, Natl Trust
1929	Raymond Commerce Bldg		Newark NJ		Yes	AIA
1925 Design; 1931 Built	Beth Israel Hospital		Newark NJ	Hospital	Yes	AIA Records
?	Martin Luther King, Jr. Courthouse		50 Walnut St, Newark NJ	GSA Federal Bldg & US Courthouse	Yes	AIA
1939	The Warrenton & The Hampton		109-20 71st Rd & 109-05 72nd Ave, Forest Hills, NY	Garden style apt complex	Yes	Rego-Forest Preservation Council
1946	Asbury Park Hotel			Hotel		NYTimes 7-14-1946
1948	Rego Park Jewish Center		97-30 Queens Blvd, Queens	Rego Park Jewish Center	Yes	NY Landmarks Conservancy
	State Capitol complex		Trenton NJ	Government Center		AIA Record 1968
1959	Military Park Garage		Newark NJ	Underground garage		Obituary
	First unit campus plan, Rutgers Univ		Livingston campus, Rutgers	College Campus		AIA Record 1968
	NATO bases		France	Military		AIA Record 1968

Date	Resource		Address	Facility	Extant?	Source
	Defense Installations		England	Military		AIA Record 1968
	Defense Installations		Pakistan	Military		Grad Obituary, NYTimes 1-21- 1968
	Governme nt facilities		Thailand	Government Center		AIA Record 1968

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Chain of Title Flower Theater and Shopping Center

Land assembled 1946-47 by **Fred S. Kogod, Harry Burka, and M. David Dubb.**¹⁴²

Date	Transaction	Reference
4-29-1946	A -Total - 111,459 sq ft+. Two parcels of land. To Fred S. Kogod, Harry Burka, and M. David Dubb. From Charles and Fannie Scheffres, Isadore and Bertha Gudelsky, Harry and Lea Gudelsky, Homer Gudelsky (unmarried), Ida Gudelsky (widow), and Anna Gudelsky (unmarried). Deed signed 4-29-1946; recorded 5-6-1946. \$10 consideration. <u>Parcel 1</u> - 111,459 sq feet. Primarily majority of Lot 21 (Becker's lot), with some of Lot 20. <u>Parcel 2</u> – Pt Lot 20, Block 1 (pt Carey's lot). No acreage given.	Deed 1012:157
8-2-1947	B -2,000 sq ft, pt lots 20 & 21. To Fred S. Kogod, Harry Burka, and M. David Dubb. From Sadie & Philip Milestone and Gerald & Bella Freedman. Deed recorded 8-25-1947	Deed 1097:111
9-6-1947	C -2,000 sq ft, pt lot 20. To Fred S. Kogod, Harry Burka, and M. David Dubb. From Charles R. & Alice Lewis. Deed recorded 9-18-1947. Being the rear 40' of land Lewis acquired in 1932. [8807 Flower Ave] ¹⁴³	Deed 1099:474
1949	Ownership of these parcels conveyed to Kogod, Dubb and Herman Eig (along with an additional 2,000 sq ft).	Deed 1246:105

Earlier Owners of land

PARCEL 1

Date	Transaction	Reference
6-17-1920	Subdivision James H Cissel's Addition to Silver Spring. Lot 21 shown as 2.6 acres	Plat 3: 209
3-13-1925	James H Cissel to William G Becker , Lot 21 Racial restriction clause "...for the purpose of sanitation and health, neither the said grantee their heirs nor assigns shall or will grant lease, rent or convey the said premises to any person of a race whose death rate is higher than that of the white race." Mailed to WG Becker, Center Market, Wash DC 5-7-1925	372:4 Deed
1931	W G Becker shown on map with three structures	1931 Klinge
1941	W G Becker shown on map with one structure along Piney Branch	1941 Klinge
10-22-1943	William G Becker died	976:66 Deed
6-15-1945	Plat of James H Cissel's Addition, made by James M. Seybolt surveyor	Cited in deed 976:70
6-25-1945	From Theresa J. Becker, widow, and surviving tenant with Wm G Becker, her husband who died 10-22-1943 to Sadie Milestone. Deed recorded for land, Part of lots 20&21, Block 1, James H Cissel's Addition, As shown in 1945 plat , Containing 111,459 sq feet. (2.5 acres). Deed recorded 7-9-1945.	976:66 Deed
7-5-1945	Parcel 1 - From Sadie and Philip Milestone, To Charles Scheffres, and Gudelskys (Isadore, Harry, Homer, Ida, and Anna). Deed recorded 7-9-1945	976:70 Deed

¹⁴²Deed 1012:157 mailed to S Grossberg, 1709 H St NW 9-4-1946. Deeds 1097:111 & 1099:474 mailed to Grantees, 4813 Mass Ave NW, 3-2-48 and 3-24-48, respectively.

¹⁴³Luske Directory lists Charles R Lewis at 8807 Flower Ave.

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	Deed recorded for land, Part of lots 20&21, Block 1, James H Cissel's Addition, As shown in 1945 plat , Containing 111,459 sq feet.	
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PARCEL 2

Date	Transaction	Reference
4-29-1932	From George W Chase Realty Co Inc of Delaware to Edward W & Alma S Carey of Washington DC \$10 consideration Lot 20, Block 1 (Mailed to GWChase 415 Cedar St Takoma Park)	538:265 Deed
10-3-1945	Pt Lot 20, Block 1. Deed 987:95 \$10 consideration. From Edward W & Alma S Carey To Charles Scheffres, and Gudelskys (Isadore, Harry, Homer, Ida, and Anna).	987:95 Deed

9. Major Bibliographical References

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10. Geographical Data

Acreage of surveyed property 2.4 acre

Acreage of historical setting

Quadrangle name

Quadrangle scale:

Verbal boundary description and justification

The property is bounded by Piney Branch Avenue on the south and Flower Avenue to the west and is part of lot 20 and 21 on block 1 of James H. Cissel's Addition to Silver Spring.

11. Form Prepared by

name/title Clare Lise Kelly, Research & Designation Coordinator, Historic Preservation Office

organization Montgomery County Planning Department, M-NCPPC

date December 2011

street & number 8787 Georgia Avenue

telephone 301-563-3400

city or town Silver Spring

state MD

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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