

Site: M:26/21/3

Halpine Store/Radio Shack

Built: 1898

Rebuilt:1923

1600 Rockville Pike

Commercial

In 1898 the Lenovitz family opened a country store east of Rockville on the Rockville Pike. The proprietors took advantage of the store's location on trolley and railroad lines, and on the main north-south route. The original frame store and attached dwelling burned down in 1923 and was replaced by the present "fireproof" brick building. The commercial development along the Georgetown to Rockville Pike gradually spread to envelop this prime location.

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Halpine Store

and/or common Radio Shack

2. Location

street & number 1600 Rockville Pike ___ not for publication

city, town Rockville ___ vicinity of congressional district 8

state Maryland county Montgomery (RV Planning Area 9)

3. Classification

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

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

name Joseph H. Hagen, Trustee

street & number P. O. Box 2325 telephone no.:

city, town Rockville state and zip code Maryland 20852

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 3761

street & number Montgomery Co. Courthouse folio 329

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title None

site federal state county local

depository for survey records

city, town state

7. Description

Survey No. M:26/21/3

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

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

The subject building faces west on Rockville Pike. It is situated on a small triangle of commercial ground formed by Rockville Pike to the west and Halpine Road to the south, connected by Halpine Avenue; a narrow street (which is to be abandoned) diagonally north and east. The building is surrounded by unrelieved asphalt parking lots to the south and north.

The subject structure is a 2 story rectangular common bond brick storefront with parapeted false front, side, and back walls surrounding the slightly hipped roof. It rests on a brick foundation with one interior corbelled brick chimney on the north side towards the front. It is a "fireproof" replacement of the earlier frame structure which burned in 1923.

Commercial structures, primarily faced cinder block construction of the 50s and 60s, share the triangle to the east and south. Construction periods of this strip can be determined from setbacks as improvement of Rockville Pike from its original two lanes to 8 plus right of way has taken all of the building's front property excepting a narrow asphalt strip (in the current Right Of Way) providing entrance, leaving it with very little setback from the street. A 1954 plat of the property submitted for Rockville Use Permit U-25-59 (Attachment 8.3) shows the double bay windowed and canopied storefront set back 26 feet from Pike with gas pumps and a cinder block building in the small parking triangle to the north. Adjacent buildings have varying setbacks according to age but all far behind this structure, distinctly identifying it as preceding its neighbors by many years.

Typical of many commercial buildings of the early 20th century, this well proportioned tripartite facade structure is largely functional in its interior and exterior features. As built, it was approximately square and included second story living quarters. Although the building was enlarged and many alterations have occurred, particularly in window size and placement, many original features and the predominant character remains. The subtle brickwork which characterizes this structure and style is obscured by uniform white paint which diminishes shadow lines and hides the mortar joints. There is little adornment other than the parapet roof surround, vents, window and door treatments, and two brickwork "bands" or beltcourses formed by courses of protruding headers enclosing approximately four regular courses. These bands are over and under the second story windows, have a smooth finish and probably were stuccoed in the past. The base of the building is formed from courses of headers and was probably more in proportion to the height of the building before layers of asphalt were built up at the base.

continued on attachment 7.1

M:26/21/3
Radio Shack
Attachment 7.1

The four bay west (front) facade is the most altered. The second story has a window opening in each bay. The sashes have been removed and single glazing panels installed. The windows have flat or jack arch lintels and stone sills, as do all of the original windows. The upper beltcourse remains, and five square vents (three headers over diagonally meshed screen) are evenly spaced across the facade. The false parapet has a centered gable in the two center bays. The parapet wall and gable have metal caps. The three bay first story was two projecting bays flanking a covered center entrance in 1954. It has been flattened and the covered entrance removed. Large plate glass storefront windows have been installed in the first and third bay and modern double swinging glass doors with glass transom overhead in the center bay. Vertical aluminum siding covers the remainder of the first story front facade, including the lower second story belt-course.

The seven bay south facade has fenestration only on the second story. The first bay west has a single modern exterior door accessed by a flight of wooden stairs to an open porch supported by four posts, covered by a shed roof, and enclosed by two wood rails which extend to form a handrail for the stairs. A small 6/6 window with lintel and sill is in the 2nd bay, and full size 6/1 windows are in the next three bays. The last two bays have smaller windows with lintels but no sills as lower portion of the original window has been filled with brick. The first story has three square metal ventilators and a single modern plate glass exterior door in the easternmost bay is outlined by a course of stretchers. A transom was once over this door but has been replaced by a commercial sign. Three rectangular basement windows are in the foundations with window wells providing access to light.

The east (rear) two bay facade has a reduced window in the south bay second story which has been filled at the bottom, and a regular window in the north bay. A metal security door is in the north bay, first story. An approximately 7-1/2 foot corbelled brick pier is connected to the building at the northeast corner which is now used as a mount for an electric light.

The five bay north facade has a pair of windows in the first bay east, a single window in the second, a small rectangular single light window in the third, and a single window in each of the remaining two bays. The first story has a metal ventilators in the three east bays. The eastern corner of this facade has been rebricked indicating a square regular opening of a size to have been used as a garage or repair bay or as a small storefront but the purpose is not known.

8. Significance

Survey No. M:26/21/3

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

Specific dates 1898, rebuilt 1923 Builder/Architect

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

Applicable Exception: A B C D E F G

Level of Significance: national state local

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

Significance

The Lenovitz family built a frame country store bordering the dusty Georgetown to Rockville Turnpike in 1898. It burned in 1923 and was replaced by the present structure. Today it holds a prominent spot along the six lane main commercial artery of Rockville.

History and Support

A subdivision named "Halpin" (or "Halpine") was platted in 1889 by Washington speculator Leonard Chapman in anticipation of the proposed trolley line to Rockville, and to take advantage of this location south of the B&O railroad tracks. 1/ Before it could reach Rockville, the trolley company failed, taking with it hopes for development of the Halpine area. Judge John Vinson foreclosed the mortgage on the 51 unsold lots in 1894. 2/ Benjamin and Anna Lenovitz purchased the subject lot at the corner of Halpine and the Rockville Pike in 1898 for \$125. A small frame combination store building and dwelling house was constructed on this site in the same year, valued on the Assessment Records at \$800. 3/ (See attachment 8.2 photograph, ca. 1910).

In 1902 the property became Anna Lenovitz' as part of a separation agreement recorded in the Land Records. The trolley line, which had been completed to Rockville in 1900, passed the front door of the store. The nearby Halpine railroad station also brought customers to the area, and the store became the social/community gathering place for the Halpine area.4/

In 1923 the original frame building burned to the ground, 5/ and Theodore Lenovitz, son of Anna and Benjamin, took over the property. He erected a square, two story brick building in the more modern functional architecture of the period. Living quarters for the Lenovitz' were provided on the second floor.

continued on attachment 8.1

M:26/21/3
Radio Shack
Attachment 8.1

As late as 1929 the Halpine area was still sufficiently rural to warrant the purchase of 259 acres of land directly opposite the Halpine Store for the site of a flying field called Congressional Airport. 6/ In the same year Mr. Lenovitz purchased the Hyattsville flouring mill, and advertised the sale of Bull Brand Feeds at both his Rockville and Kensington locations. 7/

The area remained unchanged until after the Second World War when Rockville experienced a building boom. The City's commercial district spread east from its nucleus around the old courthouse. Congressional Airport gave way to a new shopping center, and the addition of a rear block doubled the size of the Halpine store.

In 1968 Rebecca (Lenovitz) Tedder, the last of the family, transferred the property to a trusteeship. For the past 17 years the Radio Shack Company has rented the quarters; it was this national chain's third store in the Maryland suburban area. 8/

The Rockville Pike is now six lanes, linking the once outlying Halpine and Montrose with Rockville's town center in one long strip of commercial enterprises and office buildings. The Radio Shack building, while old-fashioned in comparison with many of its neighbors, houses one of the company's most profitable branches, partly a result of its prime location.

Footnotes:

1. Montgomery County Plat Book B/28 titled the subdivision "Halpin" although the street is named "Halpine". Tax records show both spellings but the area is commonly known as "Halpine".
2. Default and Sale at Judgment Record JA9/483 (1894).
3. Montgomery County Land Records TD2/78 (1898) and Tax Assessments for 1898.
4. Tradition has it that during the days of "Local Option" when the sale of alcoholic beverages was forbidden in the County, the men of Rockville travelled to the Halpine Store to gather on the broad front porch and sip its special brand of "coffee" served in tin cups.
5. Montgomery County Sentinel, June 29, 1923, and Washington Star of June 23, 1923 reported the fire. The Star reported the fire causing \$12,000 damage and starting in the attic, probably due to faulty electrical wiring. Telephone conversation with Rebecca L. Tedder and Tax Records 1918-1930. The new store and dwelling was assessed at almost \$5,000 in 1924.
6. Sentinel, September 27, 1929.
7. Sentinel, Jan. 4, 1929. The site of the Kensington store has not been researched.
8. Telephone conversations with Jeff Cohen of Radio Shack (Rockville), District Manager Rob Liddle in Richmond, and Rebecca L. Tedder.

9. Major Bibliographical References

Survey No. M:26/21/3

Montgomery County Land, Tax, Plat Records. Montgomery County Historical Society newspaper abstracts, genealogies, plats, and maps. Interviews with Radio Shack personnel and Rebecca Lenovitz Tedder.

10. Geographical Data

Acreage of nominated property 9,068 square feet

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

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

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

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

D	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

E	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

F	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

G	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

H	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

Verbal boundary description and justification

Lot 8 and parts of lots 7 and 9 in Block 11 of Halpine. Fronting on Rockville Pike.

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title	<u>Anne Cissel</u>	<u>J. Christensen, Arch. Description</u>
organization	<u>Peerless Rockville</u>	date <u>May, 1986</u>
street & number	<u>P.O. Box 4262</u>	telephone <u>762-0096</u>
city or town	<u>Rockville</u>	state <u>Maryland 20850</u>

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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

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

ROCKVILLE PIKE AND HALPINE ROAD c. 1910
(courtesy of Charles Brewer)

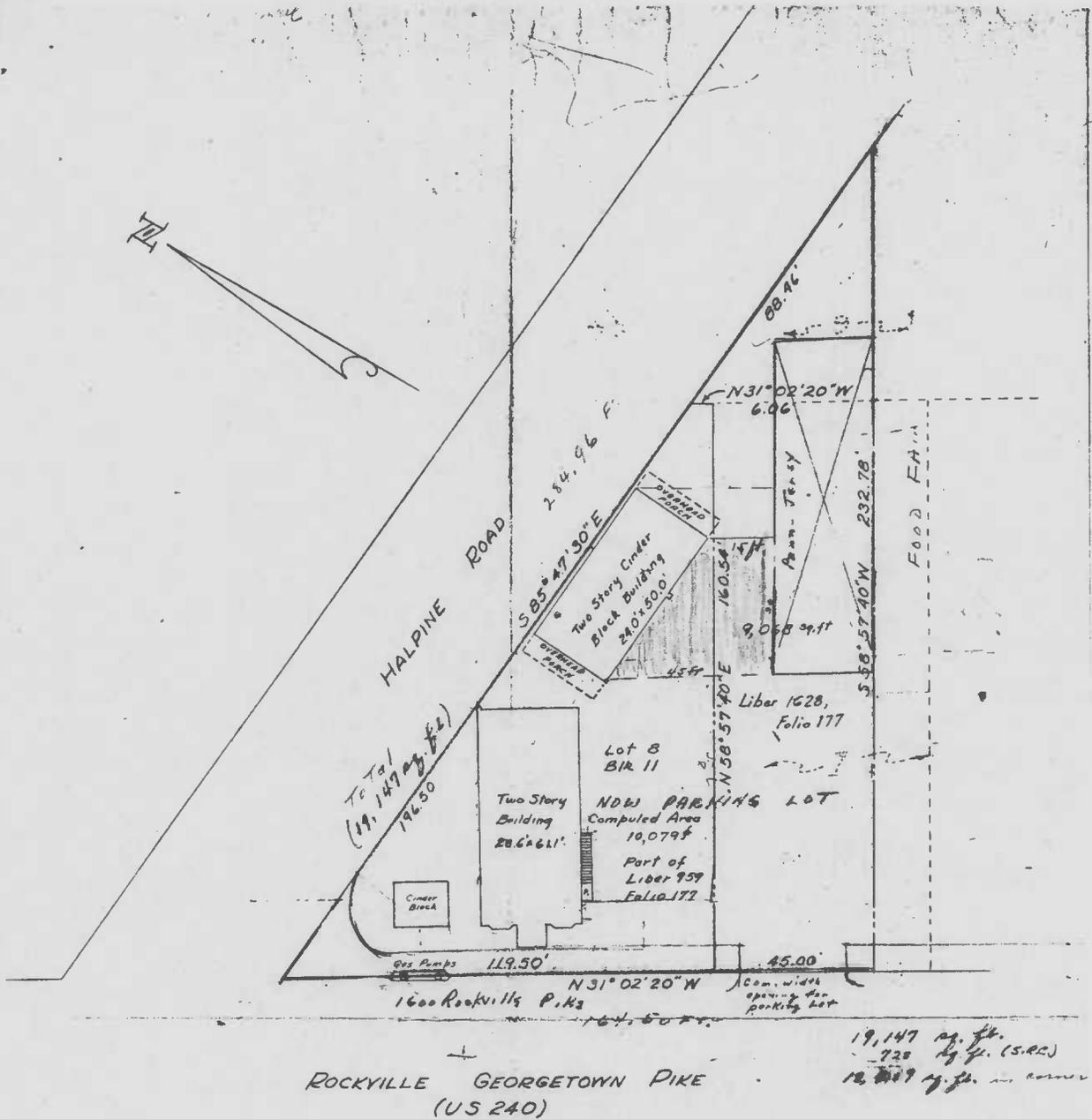


M:26/21/3
Radio Shack
Attachment 8.2

Courtesy of Chas Brewer

c. 1910

Rol Pike + Halpine Rd



ROCKVILLE GEORGETOWN PIKE
 (US 240)

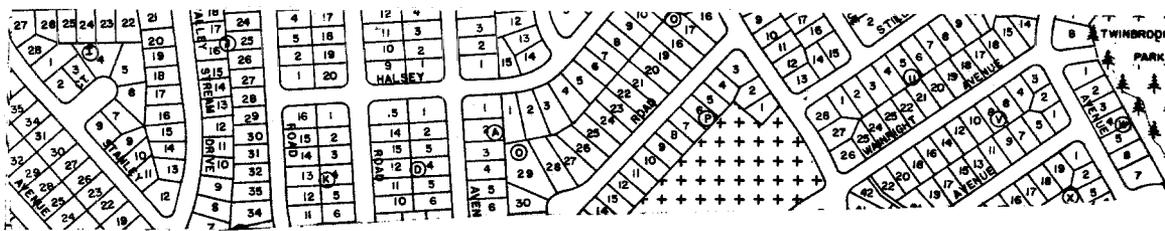
19,147 sq. ft.
 725 sq. ft. (S.R.C.)
 18,422 sq. ft. - common

Plat Of
 Lot 8 & Parts of Lots 7 & 9, Block 11
 "HALPINE"
 Montgomery County, Maryland
 Scale: 1" = 30' November, 1954
 R. K. Maddox
 County Surveyor

References:
 Liber 959, folio 177; Liber 1628, Folio 180; Plat Book B, Plat 28
 All among the Land Records of Montgomery County, Md.

1982

City of Rockville scale: 1"= 600'

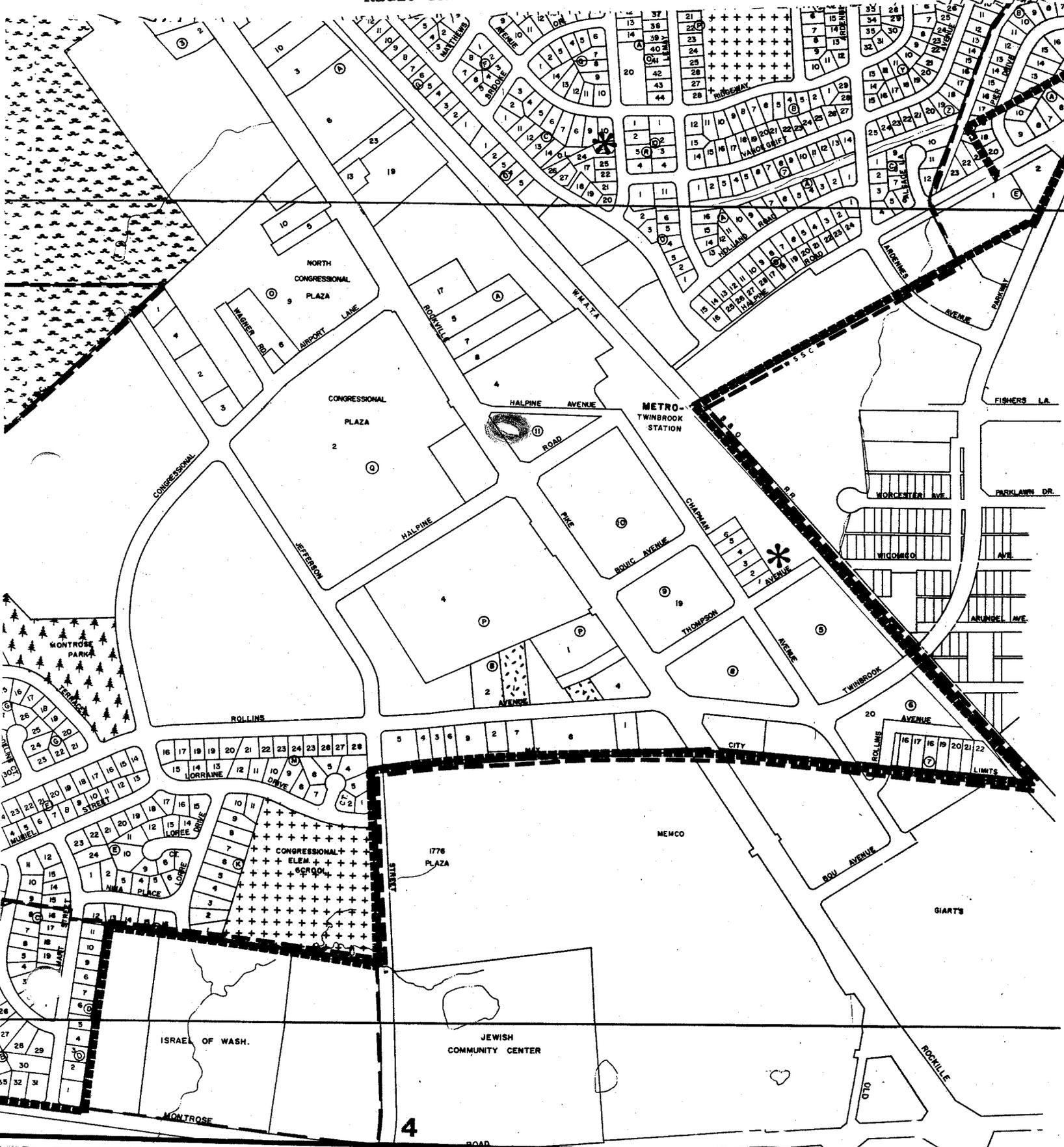


M:26/21/3

9

Halpine Store/ Radio Shack

1600 Rockville Pike



4



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

04861307

M. 26/21/3

Halpina Store / Radio Shack
1600 Rockville Pike

5-86