Site: M:26/21/5

Dixie Cream Donuts

Built: 1965

Montgomery Donuts

Builder: Donald McIntyre

Private
Retail Commercial

This small tiny specialty commercial building was designed as a donut shop and has been so used since its construction. It is representative of mid-20th century development on the Rockville Pike. Ed Sammons operated his Dixie Cream Donuts franchise here until 1970, when W. T. Mayo remodeled the store into a Montgomery Donuts shop. Montgomery Donuts is a family-run business, with nine shops and 200 employees.

Survey No. M:26/21/5

Magi No. 1651575811

DOE ___yes ✓ no

# Maryland Historical Trust
# State Historic Sites Inventory Form

NR eligible ___yes ✓ no
contrib. element in H.D. ___

## 1. Name (indicate preferred name)

historic: Dixie Cream Donut Shop

and/or common: Montgomery Donuts

## 2. Location

street & number: 1402 Rockville Pike ___ not for publication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 | |
|---|---|---|---|---|
| ___ district | ___ public | ✓ occupied | ___ agriculture | ___ museum |
| ✓ building(s) | ✓ private | ___ unoccupied | ✓ commercial | ___ park |
| ___ structure | ___ both | ___ work in progress | ___ educational | ___ private residence |
| ___ site | **Public Acquisition** | **Accessible** | ___ entertainment | ___ religious |
| ___ object | ___ in process | ✓ yes: restricted | ___ government | ___ scientific |
| | ___ being considered | ___ yes: unrestricted | ___ industrial | ___ transportation |
| | ✓ not applicable | ___ no | ___ military | ___ other: |

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

name: Donald McIntyre et.al.

street & number: 9507 Edgeley Road telephone no.: 530-0001

city, town: Bethesda state and zip code: Maryland 20814

## 5. Location of Legal Description

courthouse, registry of deeds, etc.: Montgomery Co. Land Records liber 2753

street & number: Montgomery Co. Courthouse folio 1

city, town: Rockville state: Maryland

## 6. Representation in Existing Historical Surveys

title: None

date: ___ federal ___ state ___ county ___ local

depository for survey records:

city, town: state:

# 7. Description

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| Condition | | Check one | Check one |
|---|---|---|---|
| ___ excellent | ___ deteriorated | ___ unaltered | ✓ original site |
| ✓ good | ___ ruins | ✓ altered | ___ moved date of move _____ |
| ___ fair | ___ unexposed | | |

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

The subject store building faces west on Rockville Pike, distinctive for its diminuitive size in an area of mid-rise commercial and office complexes. It sits on a narrow deep lot, the building to the north flush to the north side of the store. A six-car asphalt parking area is to the south, with additional parking and a service drive and entrance on the west.

This 1960s frame, five-bay by nine-bay one-story rectangular structure has a composition shingled, moderately-pitched hipped roof topped by a open cupola. There is a one story brick and cinder block addition with a low hipped roof on the east facade. The foundation is brick. A large commercial ventilator is located on the north half of the west roof slope, and a commercial air conditioning unit is installed on the roof of the east addition.

One of the early suburban commercial buildings along Rockville Pike, following closely behind P.J.Nee furniture, Food Fair, and Congressional Plaza, this original donut store has been extensively remodeled by the addition of modern store windows and doors and decorative half-panels. However, the basic form and structure remains, now somewhat of an oddity on its narrow lot sandwiched by its larger, taller neighbors.

The west (front) and south facades are a modified tri-partite commercial facade. The top is a deep facia panel from the eaves to the window tops which acts as background for a lighted full facade company logo. The middle portion consists of store windows, the bottom of decorative plywood panels.

The five-bay west facade has a brick pier at the north corner, followed by a store window and underpanel in the first north bay. A metal framed glass door is in the second bay from north. The remaining three bays consist of store windows with underpanels.

The nine-bay south facade has store windows and underpanels in the two west bays, a quarter-width window and underpanel in the third, and a glass exterior door in the fourth. The fifth bay from west is a quarter-width window and underpanel. The remaining four bays are store windows with underpanels. The easternmost corner is a brick pier.

continued on attachment 7 page 1 (7.1)

Description (continued) : Montgomery Donuts

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The east facade is occupied by the one-story addition. The south facade is brick, matched to the store trim, with a wood exterior door topped by a glass transom at the eastern end. Three bullet spotlights are under the wide cantilevered eaves on the west half. The east facade is unrelieved painted cinderblock. The north facade of the addition is not visible.

The north facade of the building abuts the neighboring commercial structure and is not visible.

# 8. Significance

Survey No. M:26/21/5

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

**Specific dates** 1965 **Builder/Architect** (b) Donald McIntyre

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 Montgomery Donuts building is a small commercial structure built for a specific use. It is representative of mid-20th century commercial development on the Rockville Pike.

ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA:
1. Historic context theme(s): Economics
2. Geographic Organization: Piedmont, Montgomery County, City of Rockville
3. Chronological Period(s): County Seat to Satellite City; 1931-present
4. Resource type: retail commercial structure

History and Support

This tiny specialty commercial building has been used as a donut shop since its construction. It was built for Ed Sammons, who owned the Dixie Cream franchise, at that time the only donut franchise in the area. Mr. Sammons leased the land from Donald McIntyre et. al., who had purchased it from local businesswoman Rebecca L. Tedder in 1960. Mr. McIntyre, a mechanical engineer, helped to design the building for the donut franchise and also was general contractor for its construction. 1/ Ed Sammons and Dixie Cream moved in immediately after construction in July 1965. Contemporary buildings on the Pike were McDonalds and the Hot Shoppes Drive-in.

In the late 1960s, Mr. Sammons gradually began selling his Dixie Cream franchises. The tiny building on Rockville Pike was taken over by William T. Mayo.

continued on attachment 8 page 1 (8.1)

Mr. Mayo and his partner Howard A. Cooper had begun their donut business with a Dixie Cream franchise on Georgia Avenue next to Crisfield's Restaurant in Silver Spring in 1946. They parted, Mayo moving his franchise to Arlington, Va. for a while, then returned to Silver Spring (8041 Georgia Avenue). All donuts were made by hand, using Dixie Cream Donut Flour from St. Louis, Mo., and were sent to local outlets by delivery truck.

In 1970, W. T. Mayo bought the Rockville Pike franchise and all equipment from Mr. Sammons and remodeled the store into a Montgomery Donuts Shop; other Montgomery Donuts shops were located in Bethesda and Silver Spring. Long-time Dixie Cream and then Montgomery Donuts employee Al Moschetto recalls that the shop was open 24 hours, with a day and a night crew. There were 10-12 employees, including managers, bakers, helpers, and those at the front counter. There was a window in the back through which customers would watch the bakers; this was closed about 1974 when donuts were no longer baked there. For a year baking was done at the main plant on Old Georgetown Road in Bethesda, then in 1975 it was all moved to the main plant on Derwood Circle off Gude Drive in Rockville.

Montgomery Donuts continues to be a family-run business, although the number of employees has grown to 200. W.T. Mayo has been joined by son W. M. Mayo and grandson Patrick. In addition to the one on Rockville Pike, Montgomery Donuts has shops in rented properties in Olney, Silver Spring, Bethesda, Wildwood, Briggs Chaney, Derwood, Gaithersburg, and the latest in Beltsville (Prince Georges County) for a total of nine. Fresh donuts are delivered to all Montgomery Donuts locations three times a day.

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Footnotes:

1. Mr. McIntyre recalls that for a time local people would come to a well behind the donut shop for spring water as had been done for many years before his purchase of the property. The Health Department forced him and Mr. Sammons to cover and seal the well.

# 9. Major Bibliographical References

Survey No. M:26/21/5

Montgomery County Land Records. Interviews with Dan Troop and Al Moschetto of Montgomery Donuts, Donald McIntyre, Ed Sammons, and W.T.Mayo (1987). Corporate scrapbook, Montgomery Donuts.

# 10. Geographical Data

**Acreage of nominated property** 40, 030 square feet

**Quadrangle name** _____ **Quadrangle scale** _____

UTM **References** do NOT complete UTM references

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|---|---|---|---|---|---|---|
| A | | | | B | | | |
| C | | | | D | | | |
| E | | | | F | | | |
| G | | | | H | | | |

**Verbal boundary description and justification**

Lot 10 Block A as per Plat 9637 (1970)

**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 | Eileen McGuckian | J. Christensen Arch. description | |
| organization | Peerless Rockville | date | November, 1986 |
| street & number | P.O. Box 4262 | telephone | 762-0096 |
| city or town | Rockville | state | Maryland 20850 |

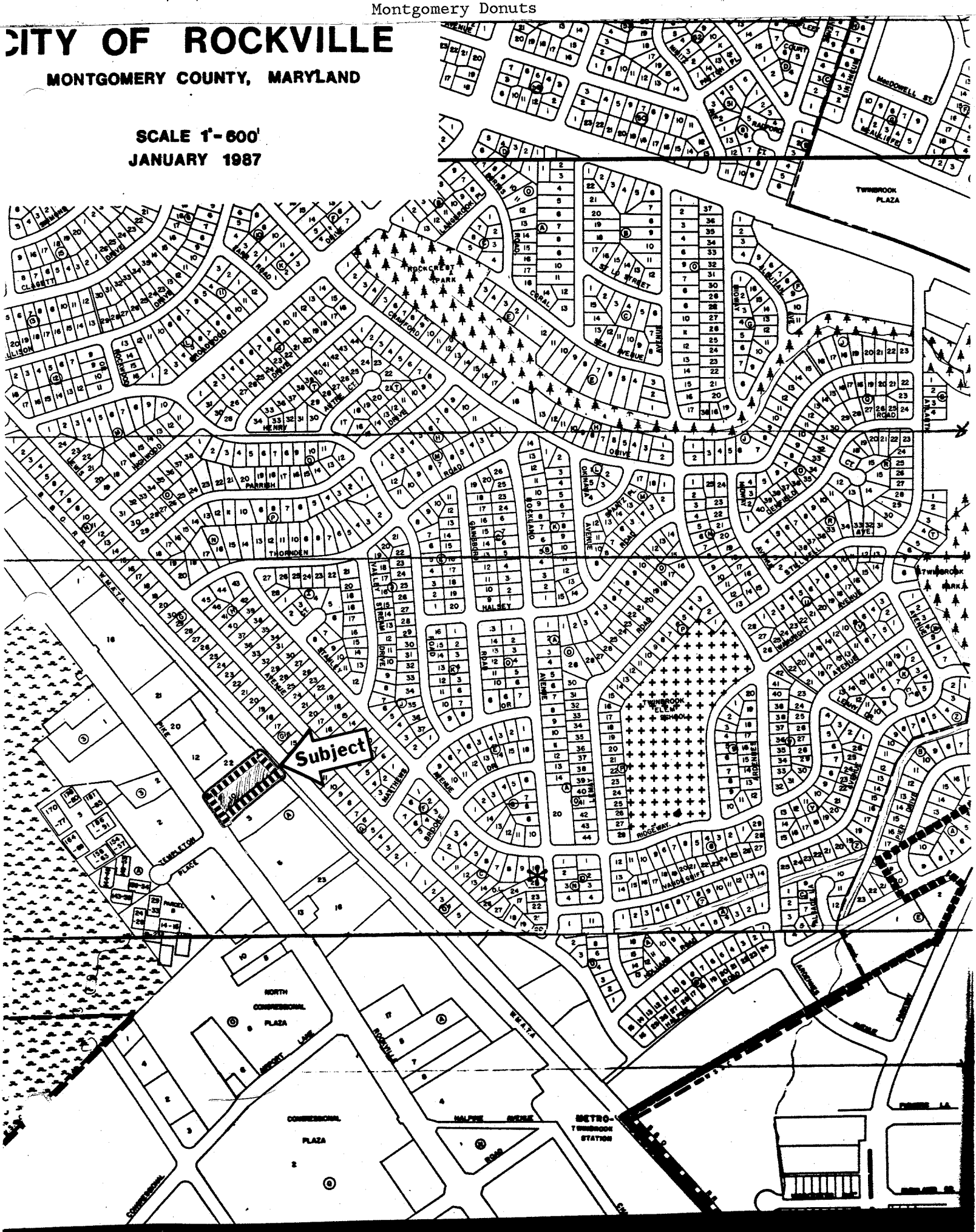
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

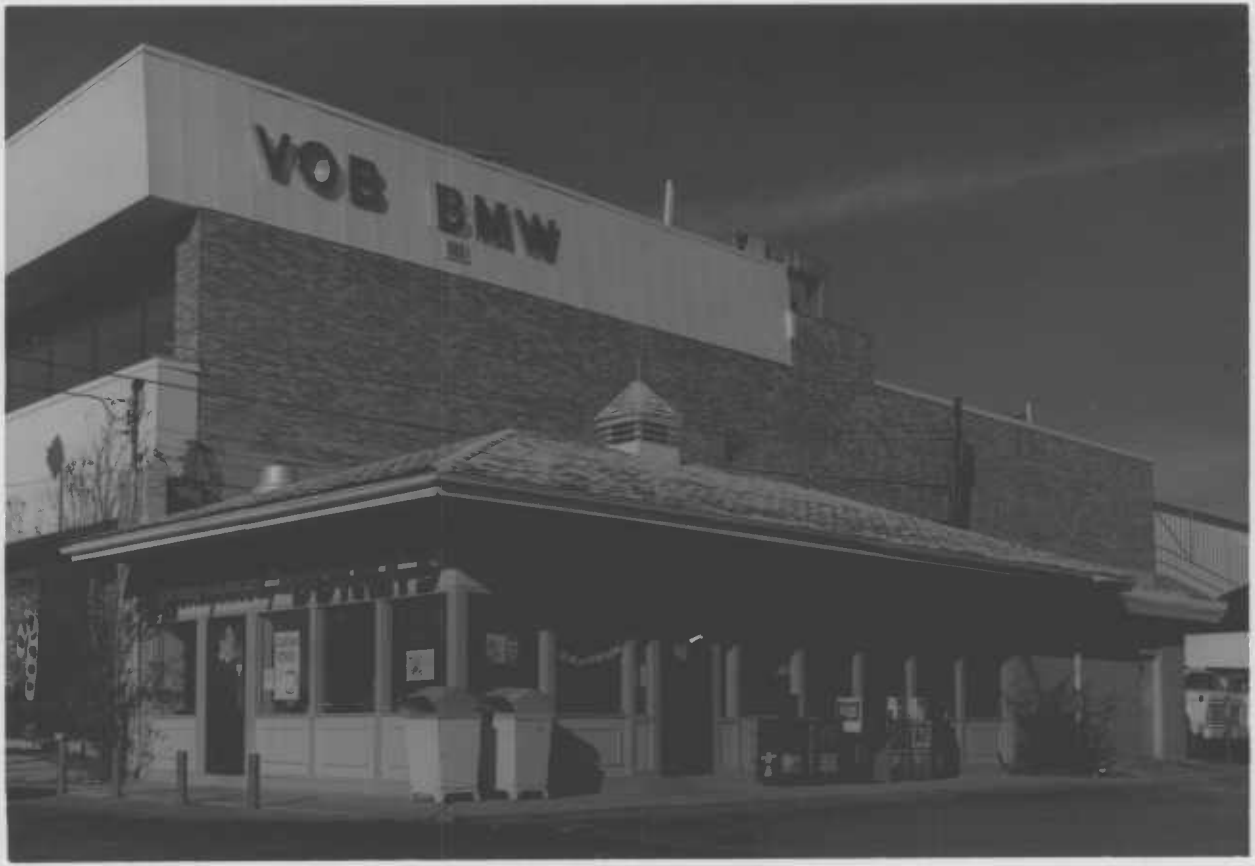
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

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

PS-2746

M:26/21/5 9 Dixie Cream Donuts/ Montgomery Donuts 1402 Rockville Pike




VOB BMW

M:26/21/5
Dixie Cream/Montgomery Donuts
1402 Rockville Pike
Rockville, Md. 20852
Richard Andrews
date: 6/1987 elevation: SW

SW elevation

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

12863207