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Village, developer

sign deal

BETH GAZETTE
by Myra Mense Patner

Staff Writer
10/2/97

Just hours before the Friendship Heights Sector Plan came under discussion by a Montgomery County Council committee Monday, the Village of Friendship Heights and the Chevy Chase Land Company signed a 40-year agreement both sides hope will influence the final sector plan.

The agreement committed the land company to build a new grocery store on Western Avenue and guarantee the store's existence through the next four decades. In exchange, the Village of Friendship Heights agreed to support the land company's request to increase density on its eight-acre property on Wisconsin Avenue.

"This is land for peace," said Al Muller, the mayor of the Village of Friendship Heights, evoking a dramatic comparison between the bloody Israeli-Arab battles in the Middle East and the battle of the last two years over what should be included in the Friendship Heights Sector Plan.

Even the 40-year figure in the agreement suggests a Biblical comparison, Muller acknowledged, saying it was apt because there has been so much contention for so long over how Friendship Heights should be developed.

"Friendship Heights has been in the wilderness for 40 years," he said.

Muller said his council wanted the binding agreement because the many elderly people in Friendship Heights must have a supermarket available to them. The Chevy Chase Land Company has said it could not guarantee a supermarket in the future if it did not have enough new development on its property to pay the bills.

The agreement would only go into effect if the land company obtained the go-ahead in the final sector plan to build about 464,000 square feet that would include the food store, a nine-story retail and office building, a four-story building and two three-story buildings.

Bob Dalrymple, attorney for the Chevy Chase Land Company, said the company wanted the agreement to show that it means what it says when promising a supermarket if the right amount of density is in place.

"This holds us to our promises," he said.

DEAL

Continued from page A-1

The sector plan will lay out a blueprint for the next 20 years of development at the intersection of Wisconsin and Western avenues. The plan will recommend how much office space, retail, housing and green space should occur when three parcels are redeveloped: Chevy Chase Shopping Center's eight acres on Wisconsin Avenue, the Hecht Company's eight acres across the street and Geico's 26 acres on Western Avenue.

Owners of homes in Brookdale, Chevy Chase Village and elsewhere have fought to limit development on the grounds that it will bring traffic, noise, pollution and crime. Landowners and the Village of Friendship Heights have fought to increase it on the grounds that development belongs near the area's Metro station and the land is of strategic commercial importance as the gateway to the county.

True to the history of contention over the sector plan, the County Council's Planning, Housing and Economic Development committee failed to achieve consensus on the grocery store agreement during Monday's session.

Councilman William E. Hanna Jr. (D-Dist. 3) of Rockville said he favored the agreement; Councilman Neal Potter (D-At large) of Chevy Chase, said he wanted to explore

putting a grocery store on Wisconsin Avenue; and Councilman Derick Berlage (D-Dist. 5) of Silver Spring said he favored the Planning Board's recommendation that the current grocery store in the shopping center be left where it is at the Chevy Chase Shopping Center. That store, a Giant Food, has two years left on its lease.

Also true to history, the items in the agreement between Friendship Heights and the land company were rejected by Bob Cope, chairman of the Citizens Coordinating Committee for Friendship Heights (CCCCFH).

Cope said the CCCCCFH opposes using Western Avenue, where a parking lot for Giant Food now exists, as the site for a new supermarket.

"Our position is the supermarket should stay in the Chevy Chase Shopping Center, where it now is," said Cope. "There is no other place to put it that makes any planning sense."

Cope said the CCCCCFH sees the parking lot on Western Avenue as a buffer between the Chevy Chase Shopping Center and Chevy Chase Village and wants no building on it.

He also said the CCCCCFH would fight putting any commercial development on Western Avenue that could open the door to commercializing that street.

The County Council's PHED committee will take up the sector plan again Nov. 3.

News Digest

WASH BUS JOURNAL 'Pay and go' passed

Montgomery County Council approved new regulations that will make it easier for commercial and residential developers to build in the county.

The council voted 5-4 for the "pay and go" measure, which allows developers to pay fees to build in moratorium areas. They now have to pay the entire cost of transportation improvements needed in those areas before building.

County Executive Doug Duncan indicated he will sign the measure, which would be in effect for four years.

Supporters of the "pay and go" measure claimed existing county regulations hamper development in the county, while opponents said the changes will allow development to run rampant.

17

Rite Aid drug store moving into Druid building

11/6-2

DRUID THEATER

DAM. GAZETTE
by Jill Teunts
Staff Writer 2/197

DRUID

Continued from page A-1

Construction is due to begin this week on the conversion of the Druid building in downtown Damascus to a Rite Aid drug store.

The Main Street store is expected to open May 31, 1998, according to Sara Datz, spokesperson for the Harrisburg, Pa.-based Rite Aid.

Datz said the drug store will provide expanded pharmacy service including a drive-in feature, private pharmacy counseling and a pharmacy waiting area. It will also include a mini food mart, one-hour film processing, a business center to provide fax, copier and shipping services, and an expanded line of fragrances and cosmetics.

"Our goal is to provide the highest quality pharmacy services where we feel there is a need for these services," she said.

The store is expected to employ 15 to 20 full- and part-time employees according to Datz, who said staffing will include a full-time pharmacist and store manager.

Gary Jaffe of the Jaffe Group in Bethesda which manage the property, said all necessary permits have been issued by the county to proceed with the construction, which will include a 6,500-square-foot addition on the rear of the building to accommodate the drive-in service. The ground floor renovation will be 10,750-square-foot area.

"We've gone through all the bureaucracy, Jaffe said. "We're going to have a new entry to the second floor and all second floor tenant will stay."

Grinnie Crate and their family of Damascus, who operated it until 1990. In the summer of 1988 the theater owners wanted to demolish the building, which had fallen into disrepair, and build a strip shopping center on the property.

As the result of protests from local residents, the building instead was added to the county's Master Plan of Historic Preservation because of the unique Art Deco marquee. The county's historic preservation laws require the owners to preserve the exterior of an historic resource. It does not limit the owner's ability to change the interior.

"We'd planned a U-shaped shopping center, but the town got together and forced the historic designation," Morris Pollekoff said. "It was the biggest disappointment of my life. It would have been much better than what they have now. It isn't historic — it isn't 100 years old."

At the time of the historic designation a local group calling themselves "Friends of the Druid," organized to protect the old theater and turn it into a community or arts center. But they were unsuccessful because of the lack of financial support. The building was gutted and remodeled to house businesses including a video store that recently closed. The second floor of the two-story building is home to Montgomery Financial Group, an AFLAC insurance office, and HealthSouth, a physical therapy clinic.

18

Duncan urged to veto pay-and-go bill

County Executive Douglas M. Duncan should veto the pay-and-go bill, No. 34-97, because this bill was hastily approved without the requisite financial and economic impacts.

It is to Mr. Duncan's credit that the county is enjoying a successful economic climate, as evidenced by a less than 2.5 percent unemployment rate.

While the bill would permit additional jobs and housing, the potential increase in traffic congestion and school overcrowding could have a profound negative effect on the existing economic climate.

11/10/97
Mr. Duncan should veto the bill as a temporary measure until more research is done.

In this way, developers would not be penalized, if they are allowed to proceed with their plans as though the bill were approved.

The competition between Montgomery and surrounding counties for jobs will not stop at Bill No. 34-97. Mr. Duncan is in the best position to assess this, because as mayor of Rockville he successfully competed for 20,000 jobs in excess of available transportation capacity.

As county executive, he is in a position to compete with incorporated cities.

Perhaps most important is that the bill will increase competition within the county between Silver Spring and less dense areas — between Bethesda and less dense areas — between I-270 and less dense areas, etc.

Does anyone think surrounding counties will look the other way at this competitive effort and not enact similar legislation to counter this bill? Where will it eventually stop?

One need not be a financial wizard to know that taxpayers will be required to foot a much larger share of the scarce infrastructure.

FRANK VRATARIC
Wheaton

Elusive solutions

Boost for Piney Branch to require work by business, county, residents

by Sheri Rothman

Staff Writer

SS GAZETTE 8/14/96

Business owners, residents and county officials agree that it's going to take a partnership between them to strengthen the Piney Branch business community.

County Council members and county officials met with about 40 members of the business community and

48

BOOST

Continued from page A-1.

local residents over breakfast Aug. 9 at Marlene's Soul and Seafood to hear concerns about the area and offer solutions to those concerns.

Jim Melton, chairman of the Long Branch Neighborhood Initiative — a group that works for the betterment of the area — said that in order to revitalize the area, problems have to be addressed, not ignored.

"We have the potential to turn the Long Branch businesses into something vital, strong and a potent force that will be recognized," Melton said.

Some of the problems mentioned by residents and proprietors included difficult landlords, people littering, limited parking and personal security.

Despite the problems mentioned, those present were optimistic that positive change would be forthcoming.

"Timing is everything," said Steve Silverman, president of the Greater Silver Spring Chamber of Commerce. "The timing couldn't be better. We are moving forward with the American Dream and the South Silver Spring redevelopment project. The opportunity is here for us to get together and put everything on the table."

County Councilman Derick Berlage (D-Dist. 5) of Silver

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Steve Silverman

Spring said that maintaining the Piney Branch corridor is one of his highest concerns and he is willing to work with the community to do that.

"We need to forge a stronger partnership between the county government, community and businesses," Berlage said.

Although the businesses and community members have met previously, the meeting was a kickoff for a series of upcoming meetings to work on plans. Those present seemed to think that a strong tie between the community and businesses was the path to follow, and a date was set for the next meeting which will focus on how businesses can better market themselves and reach out to the community.

Both government officials and business owners were in agreement on that goal.

"One of our concerns is to energize the residential community to support and shop in the local businesses. If the businesses are supported, then they have the money to reinvest. Obviously the energy is here," said William Mooney, assistant chief adminis-

trative officer with the Silver Spring Redevelopment Office.

Byron N. Parris, manager of Boscobel Restaurant Inc., wants more feedback from the community.

"We need more residents to participate because when you are on the outside looking in, you can see a lot more to pass on to the businesses. [Residents] can let [the businesses] know about the cleanliness of the place, the surroundings ... it's a way for [the businesses] to improve themselves in the community," Parris said.

Banks and firms that help small businesses were also at the breakfast to promote how they could help.

Joyce Howard, a business development specialist with the Small Business Administration, said her organization has a center where businesses can obtain information on getting loans and business trends. She also reiterated the importance of the community and businesses working together.

"It is the only way we will get it done," Howard said.

County closes bridge

SS
by Jim Brucker
GEM, GAZETTE

Staff Writer 8/14/96

Residents who live in the Montgomery Hills and Rosemary Hills neighborhoods and use the Talbot Avenue bridge as a shortcut over the railroad tracks face longer trips since the county closed the bridge last Thursday evening.

The one-lane metal structure with wooden planks, which was built in 1918, was declared unsafe after an inspection by the county, according to Holger Serrano, the chief of the design section of the division of engineering services for the county's Department of Public Works - and Transportation.

The bridge's future is uncertain, according to Serrano. The county had intended to repair the bridge in September, but the inspection showed that soil was washing away from under one of the bridge's abutments.

Serrano's department will present recommendations to the county at the end of the month on the costs to repair the bridge, and at that point, he said, it will be "up to the elected officials" to decide if they want the bridge repaired or permanently closed.

Serrano said the county had intended to replace the top plates on the girders, the rivets and some of the wooden beams before the latest inspection revealed more serious problems. Still, Serrano said the bridge was in no danger of imminent collapse.

Another bridge across the CSX rail tracks carrying Linden Lane was reopened to traffic this spring after it was replaced by a steel and concrete span costing

\$1.8 million. That bridge had been constructed of wood and was closed by the county in 1994 because motorists were not following the posted weight restrictions.

Serrano said that the life of a bridge can be extended over many years with weight restrictions, but enforcing those restrictions is difficult.

The Talbot Avenue bridge carries between 1,000 and 2,000 vehicles a day, according to the county. Many residents saw revised views from the bridge after the Silver Spring train crash in February.

* 11/6-2 M.P.

Owner of historic Damascus theater requests permission to build addition

by Lenore McKenzie-Morris

Special to the Gazette
The county's Historic Preservation Commission will run through a proposal to convert the Druid Theatre into a Rite Aid Pharmacy during a preliminary consultation with the owner's architect during tonight's meeting.

The consultation is one of the last items on tonight's agenda and is tentatively set for discussion at 9:45 p.m. in the MRO auditorium at the park and planning commission's offices.

The Druid, first designated as a historic site in 1988, has served as a retail and commercial center in Damascus for years. Architect Michael Fanshel approached the HPC at a meeting in June with plans to add 6,000 square feet to the first floor by creating a one-

story addition along the rear of the building. On the east side of the building, a one-story wing will be rebuilt. Both the east and west wings of the theater were demolished in 1990.

The architect's proposal called for a two-story addition on the west side of the building at the rear to house an elevator and stair for second story tenants. Plans for the elevator addition were modified following the June meeting when the commission emphasized the need for alterations to be "sensitive to the importance of the theater facade."

HPC staff member Perry Kephart will recommend that the commission tell the owner to proceed with a formal application for a work permit with special attention given to store signs. Kephart noted in her staff recommendation that any signs should be appropriate to the Art Deco period of the theater.

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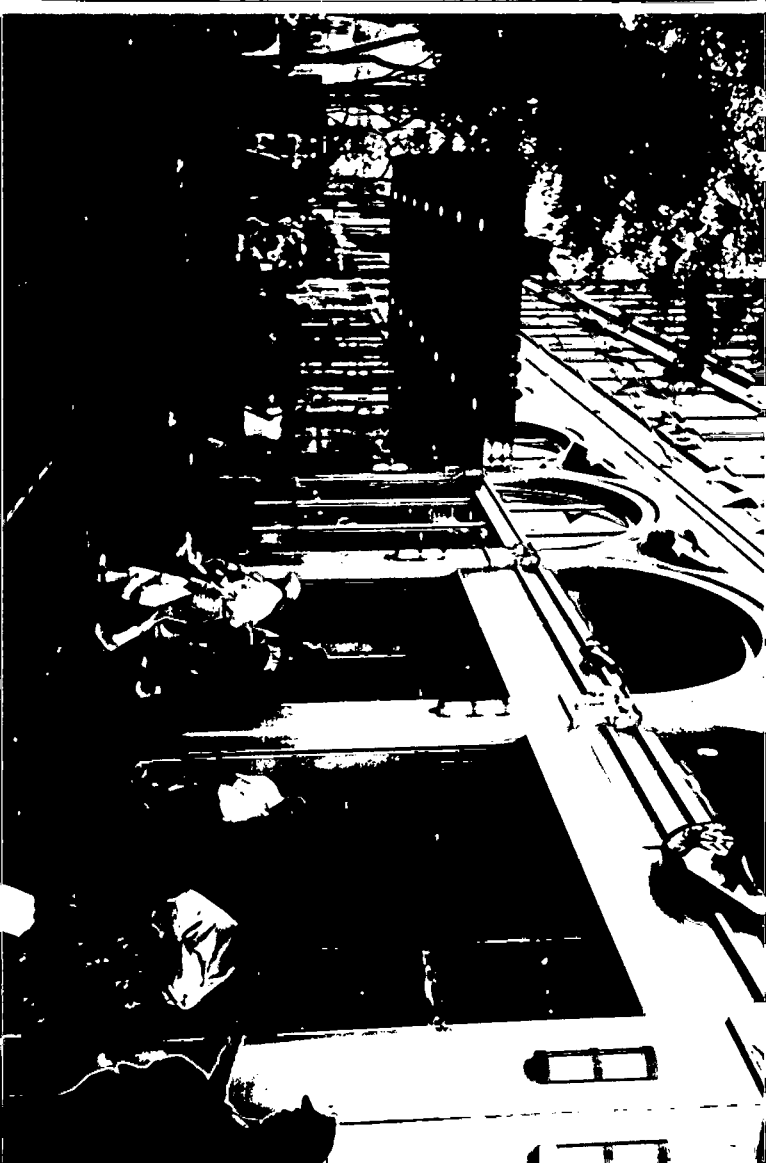
8/14/96

Rite Aid

PHARMACY

1-HOUR PHOTO



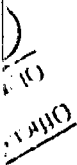
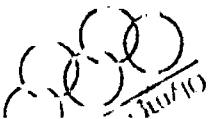
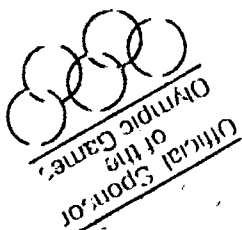
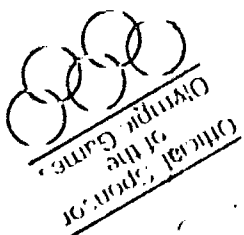


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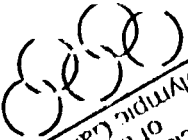







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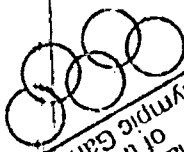
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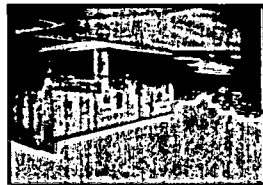
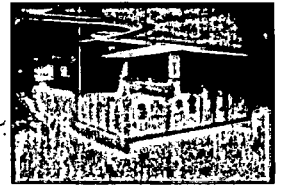
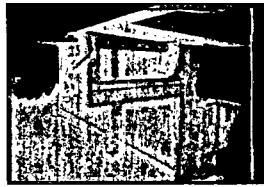
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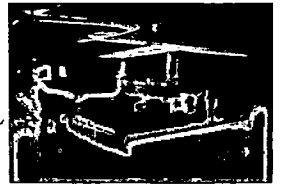
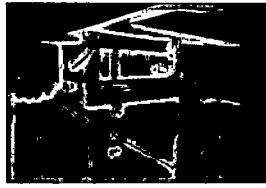

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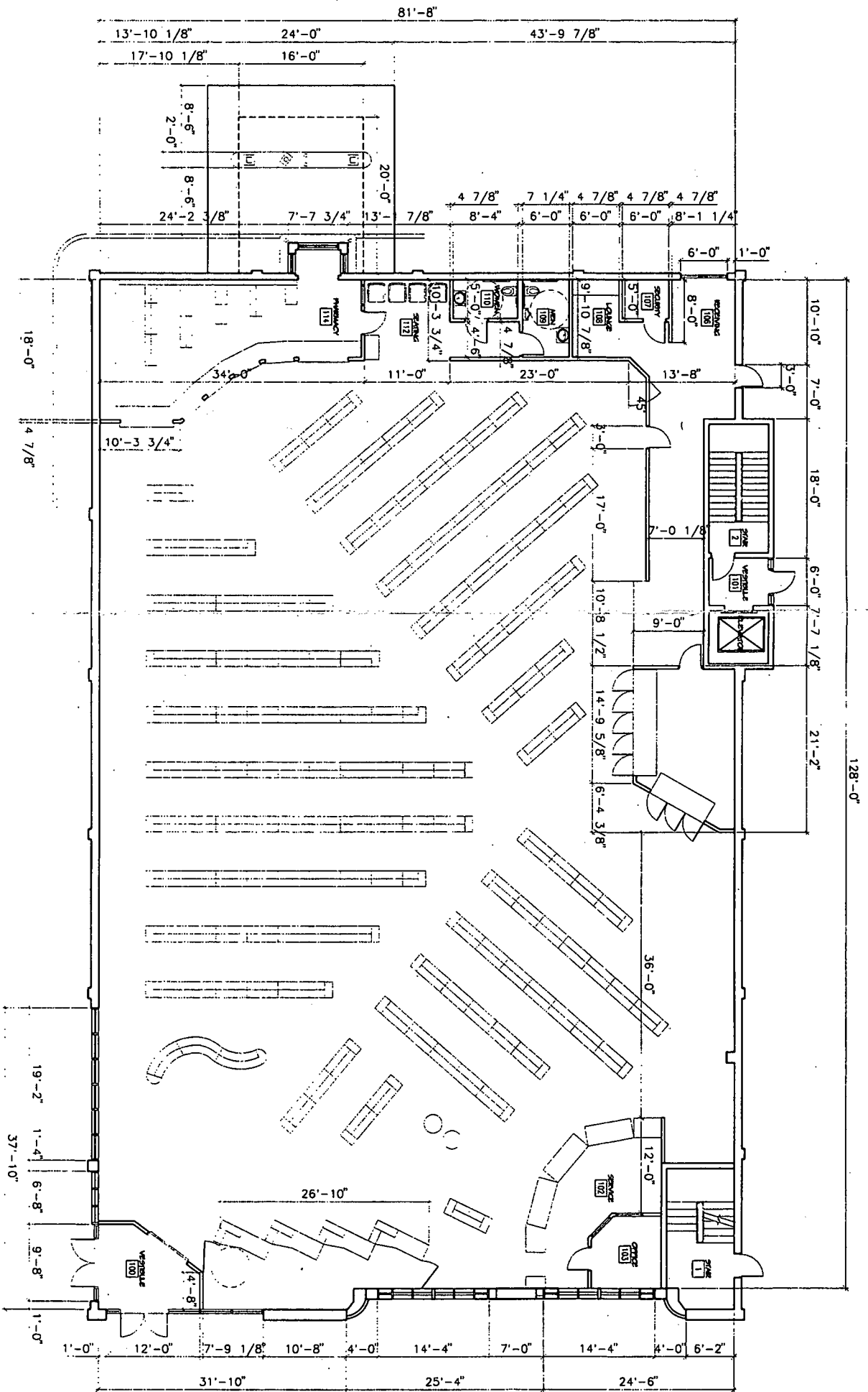








Druid Theatre Bldg.
Preliminary Consultation
6/12/96



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FIRST FLOOR - RETAIL
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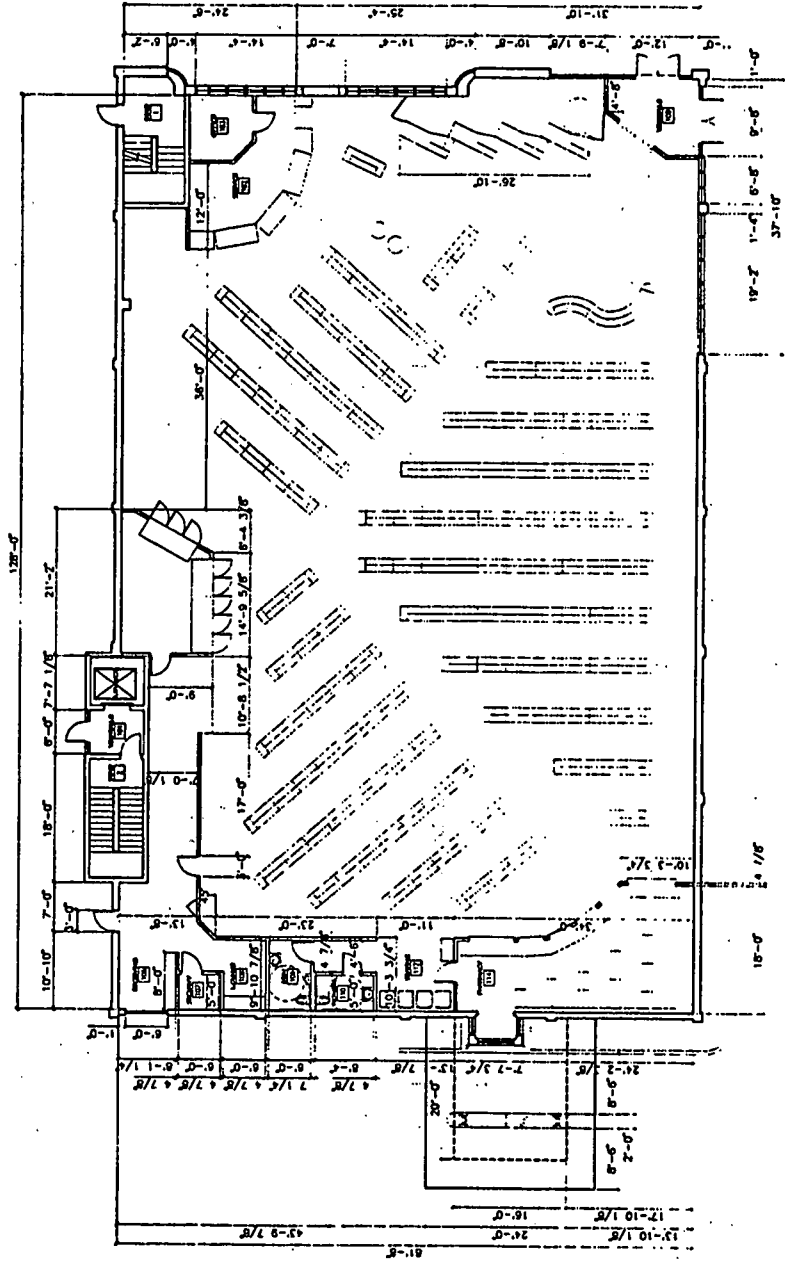
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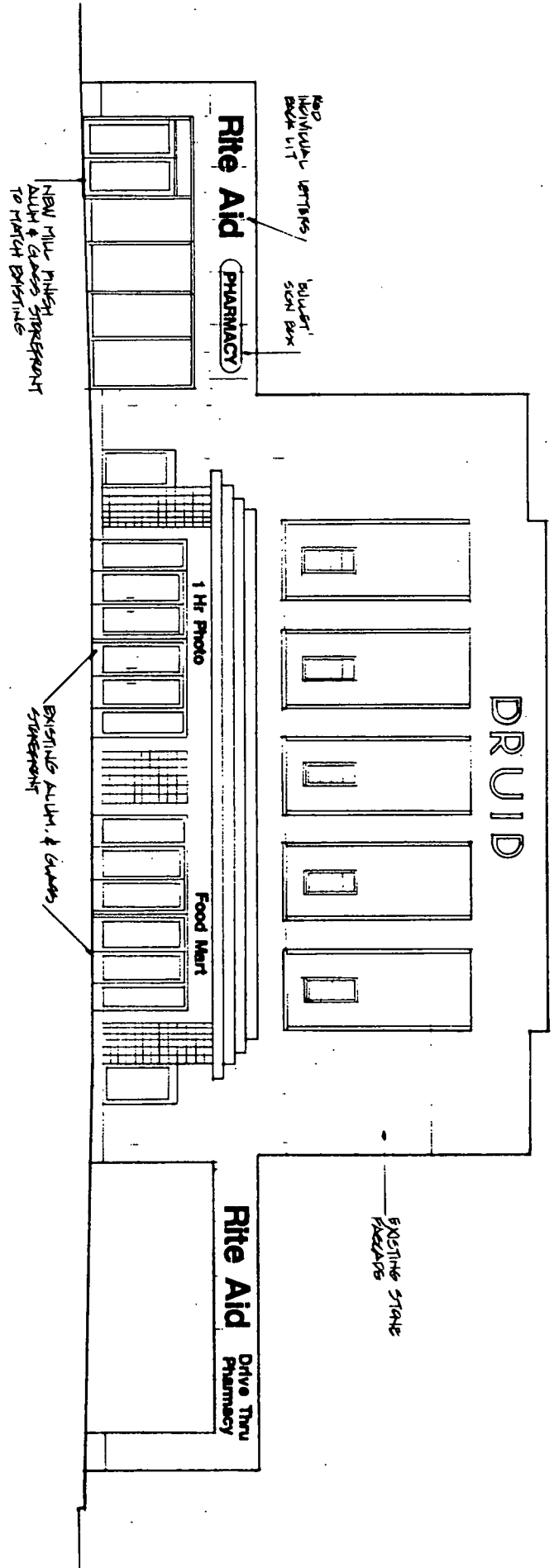
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ADDRESS2

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 DATE: 08/88
 FIRST FLOOR PLAN
 REVISION: NONE
 DRAWN BY: DOWNEY

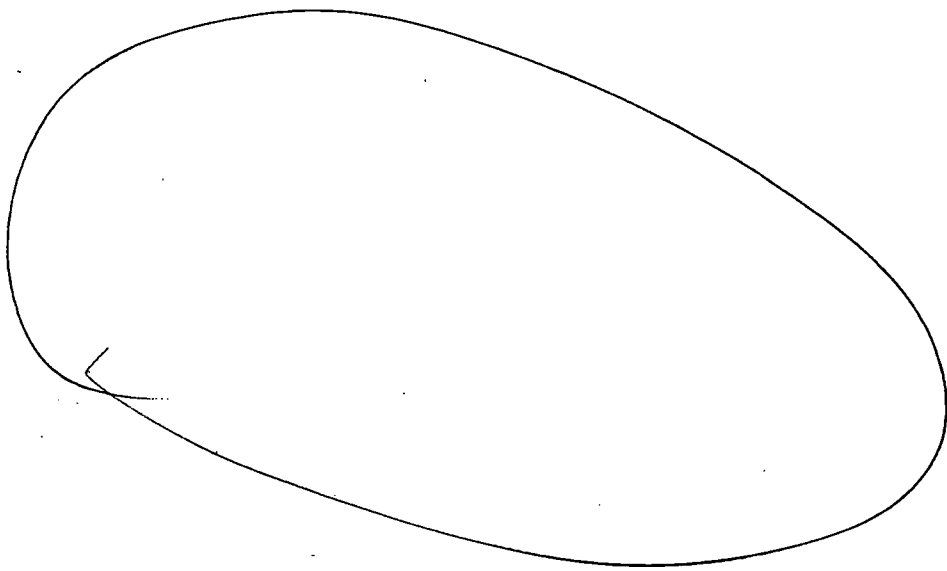
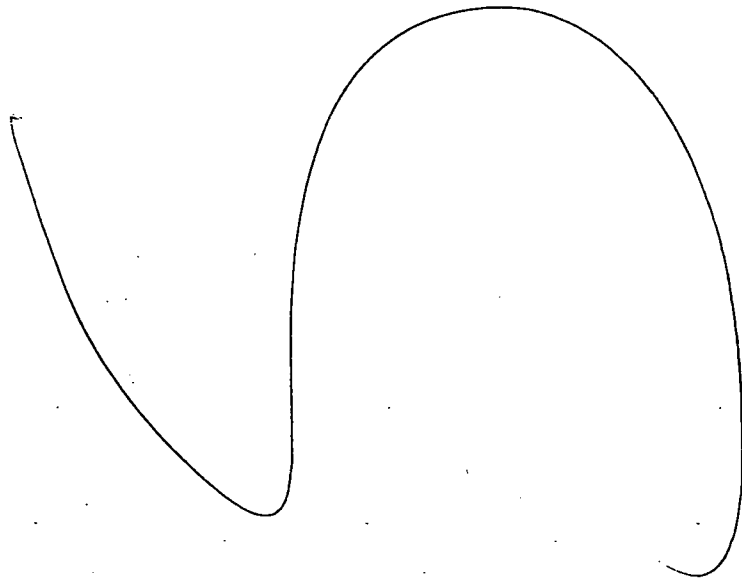
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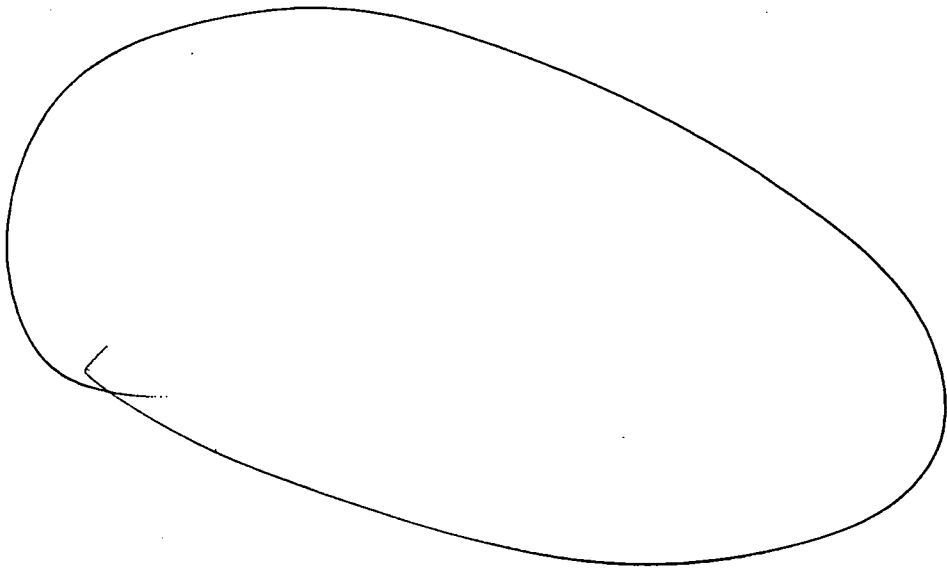
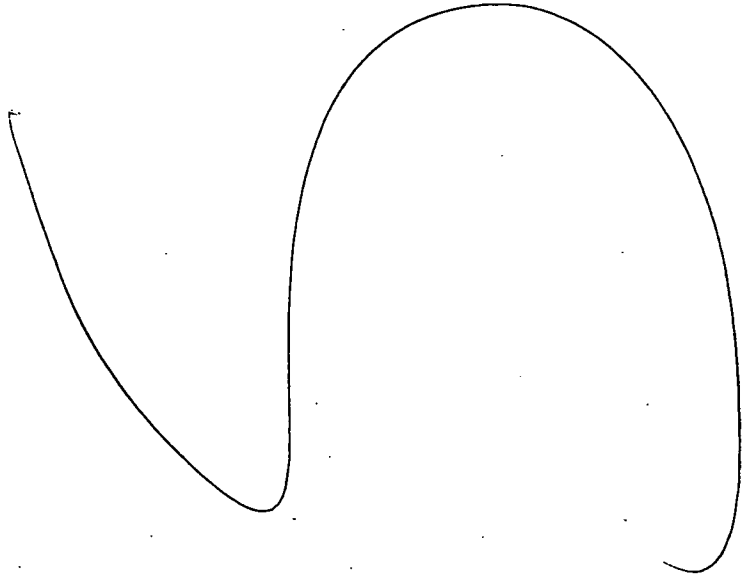
PROTOTYPE STORE A
FIRST FLOOR - RETAIL
SCALE 1/8" = 1'-0"





MAIN STREET NORTH ELEVATION





HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9840 Main Street, Damascus

Meeting Date: 08/14/96

Resource: Druid Theatre (Master Plan Site #11/6-1)

Review: Preliminary Consultation

Case Number: Not applicable

Tax Credit: No

Public Notice: 07/31/96

Report Date: 08/07/96

Applicant: Michael Fanshel, for Jack Pollekoff (Owner)

Staff: Perry Kephart

PROPOSAL: Alteration/Addition

RECOMMEND: Proceed to HAWP ✓

BACKGROUND

1997

The Druid Theatre was designated as an individual historic site on the Master Plan for Historic Preservation in 1988. It was a functioning movie theater at that time.

The building was found to be significant as one of only three remaining Art Deco theaters in Montgomery County, and because of its landmark location in the center of downtown Damascus.

In 1989 and 1990, the HPC approved significant alterations to the Druid Theatre as part of a plan to adaptively reuse the building--changing it from a movie theater to a retail center. The Commission approved demolition of the rear section of the building with construction of a new rear wall, removal of two side wings with the retention of the frame of the front facade of each wing, installation of windows on both side elevations of the building, and basic stabilization and restoration of the front facade of the main/central section of the theater. In addition, approval was given for a landscaping plan. Conceptual approval was given for the construction of a new commercial building along the rear property line of the site. It is not clear that final approval was given to the design of the new building (which has not yet been constructed).

The Commission's emphasis throughout this review was on retaining and preserving the principal street elevation, particularly the theater marquee. The HPC felt that the Druid Theatre's importance, like many theater buildings, was the facade and the building's relationship to the street. For this reason, significant changes were approved for the rear and sides of the building.

The applicant appeared before the Commission for a preliminary consultation on June 12, 1996 at which time the Commission reiterated the necessity for any alterations to be sensitive to the importance of the theater facade. In light of the discussion at that meeting, the applicant has submitted modified plans for the elevator structure at the right rear of the building. In addition he has submitted a preliminary proposal for signage for the front facade and provided more detail on the doors and windows to be used in the front facade.

PROPOSAL

The applicant proposes to enlarge the first floor of the Druid Theatre to add approximately 6000 square feet to provide retail space for a new Rite Aid Pharmacy Store.

1. The proposal is to add a new "L" shaped wing on the left side which wraps around the rear of the building. The original walls on the side and rear would be opened up as much as possible such that only supporting piers for the existing second floor remain. The addition is proposed to be steel framing with masonry infill and metal decking over steel joists for the roof. Brick piers on the addition are proposed to complement the style of the historic building.
2. The applicant also proposes to remove the existing elevator and exit stair and build a new elevator and stair attached behind the west (or right) rear corner of the original structure. It is proposed to project 4' beyond the exterior wall, slightly more than the projection from the side wall by the existing chimney and masonry piers.
3. Also proposed is an aluminum and glass storefront for the left side addition which will imitate the mill finished anodized aluminum used on the original structure.
4. The signage for the new store is proposed to be back-lit upper and lower case lettering in blue over red which will echo in style and coloring the current lettering and design on the facade. The lettering is proposed to be placed either over the new addition with additional red signage of the same design proposed for the theater marquee board or directly on the historical blue canopy.

STAFF DISCUSSION

As was discussed at the earlier consultation, the Druid Theatre building has undergone significant changes since 1990. It was most recently a video rental store, significant portions of the side and rear facades have been altered and are either gone or of entirely new appearance. The only major portion of the historic building that has been preserved is the central front facade.

The current proposal calls for rebuilding of the left or east wing with the addition of a large one story continuation of the wing around the rear facade. The right or west wing outline portal would be left in place. The majority of the new space that is proposed is one story in height and would not diminish the significance of the historic front facade. Staff feels that the construction of the east, one-story wing and the rear, one-story addition are not incompatible with the remaining historic portions of the building.

Staff feels that the modified design for the elevator and stair at the west rear corner is sympathetic and addresses the HPC's concern about intrusion on the historic facade. The elevator/stair structure now appears from the drawings to be sufficiently recessed such that it should not greatly intrude visually on the facade when viewing the building from the front or approaching it from the west. The west elevation indicates a step configuration for the elevator, stair and addition which leaves the original building block still dominant.

Chuck Pearson -
Retired

Staff strongly recommends against any signage being placed on the canopy itself. This would, in staff's opinion, significantly compromise the integrity of the historic facade as well as damage the material of the canopy. The simple, clean style of the proposed signage is compatible, staff believes, with the design of the "DRUID" sign and the Art Deco style of the building. The back-lit two colored lettering is appropriately dramatic considering the original function of the building. No plans have been submitted for signage in the two poster boxes. Placement of the new signs above the new addition entrance in the left wing or on the marquee board would be appropriate. Use of internally illuminated, back-lit or neon signage would be appropriate to the Art Deco period of the theatre building and to its proposed use as a commercial structure. Machine-age materials such as baked enamel, aluminum, neon tubing, plastic and anodized coatings were characteristic, particularly when highlighted with dramatic lighting. In it Preservation Brief #25, "The Preservation of Historic Signs", the National Park Service ". . . encourages businesses to fit their sign programs to the building." The Brief goes on to say:

- Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- New signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

s) monument sign as part of landscape -

STAFF RECOMMENDATION

Staff recommends that the applicant develop more detailed designs and drawings for this proposal and proceed to file a Historic Area Work Permit. Special attention should be given to the following design issues:

Consideration should be given to matching existing building materials as closely as possible, including existing storefront doors and windows.

4) ~~Photo~~ signage in rear consistent w/ front

Detail of the exact signage should be included.

The design of the elevator/stair addition should be shown in sufficient detail to show how it will connect to the second floor of the main/central section of the building and how it relates to the elevation of the west and rear facades of the main/central section.

A rear elevation of the proposal should be submitted with the HAWP.

- 1) elevator - less projecting than existing chimney
- 2) paneling on left wing pick up paneling of main elevation
- 3) signage will be over wings & under canopy not on ch - showed photos of signage Howland & Huntington St 2/3 size of Druid

HISTORIC PRESERVATION COMMISSION STAFF REPORT

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Review: Preliminary Consultation

Case Number: Not applicable

Tax Credit: No

Public Notice: 5/29/96

Report Date: 6/5/96

Applicant: Michael Fanshel, for Jack Pollekoff (Owner)

Staff: Gwen Marcus

PROPOSAL: Alteration/Addition

RECOMMEND: More study, then
proceed to HAWP

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Throughout this review, the Commission's emphasis was on retaining and preserving the principal, street elevation and particularly the theatre marquee. The HPC felt that the Druid Theatre's importance, like many theater buildings, was its facade and relationship to the street. For this reason, significant changes were approved for the rear and sides of the building.

PROPOSAL

The current proposal is to significantly enlarge the ground floor of the Druid Theatre building to make room for a new tenant - Rite Aid Pharmacy. The eastern, one-story wing, which was essentially demolished in 1990, will be completely rebuilt (approximately 22' X 82'). The west wing will not be rebuilt, but the frame of the facade will remain as is. A rear, one-story addition with dimensions of 80' X 42' would be built. A two-story section would be added on the west side towards the rear to house an elevator and stair for the second floor tenants. All new portions of the structure would be steel framing with masonry infill. The existing landscaping and parking scheme would be retained with minor revisions. In addition, the proposed new building along the rear property line is still planned for some time in the future.

MICHAEL B.
FANSHEL &
ASSOCIATES
ARCHITECTS
INCORPORATED

Ms. Gwen Marcus, Supervisor
Historic Preservation Commission
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 8, 1996.

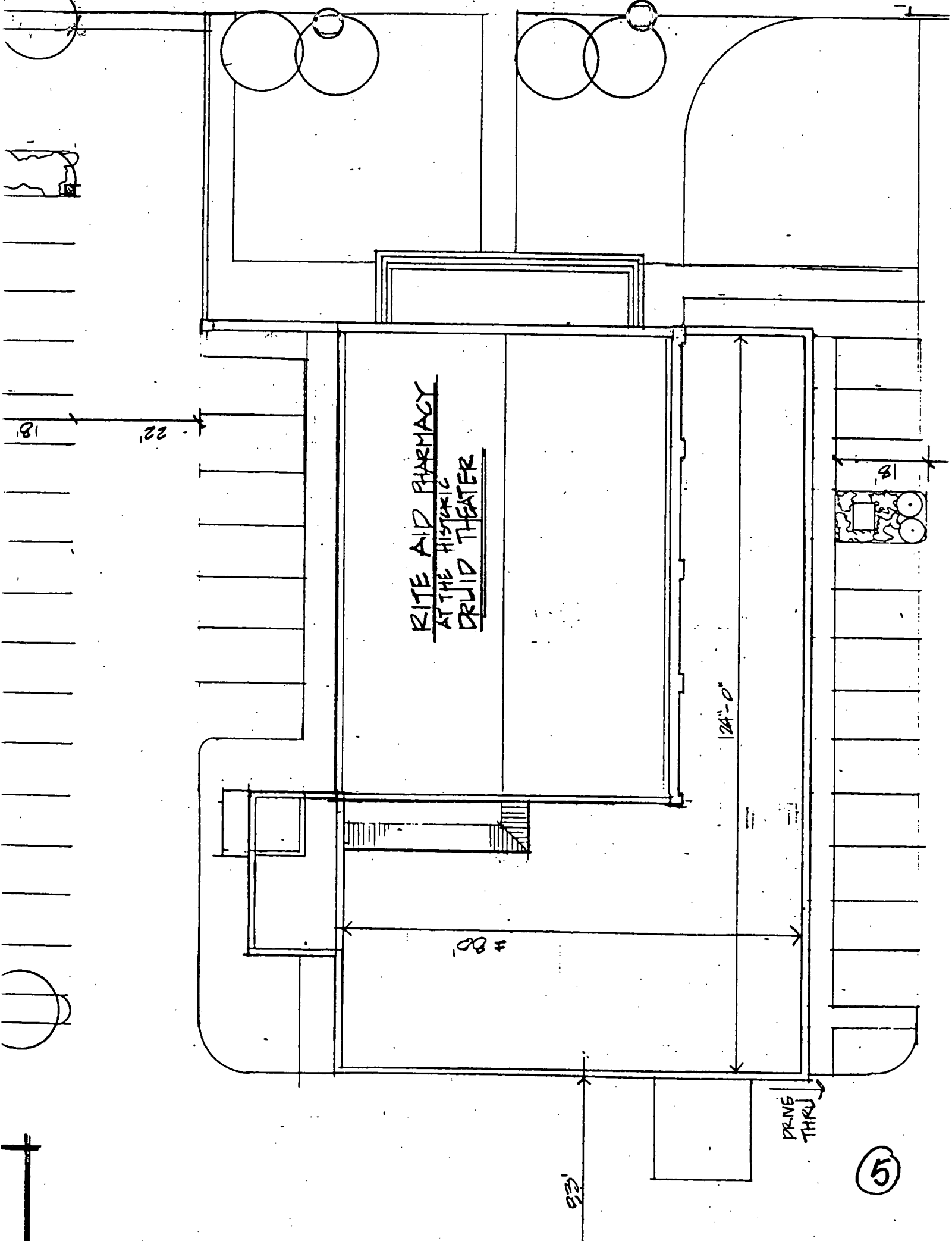
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9480 Main Street
Damascus, Maryland

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RITE AID PHARMACY
AT THE HISTORIC
DRUID THEATER

124'-0"

80'

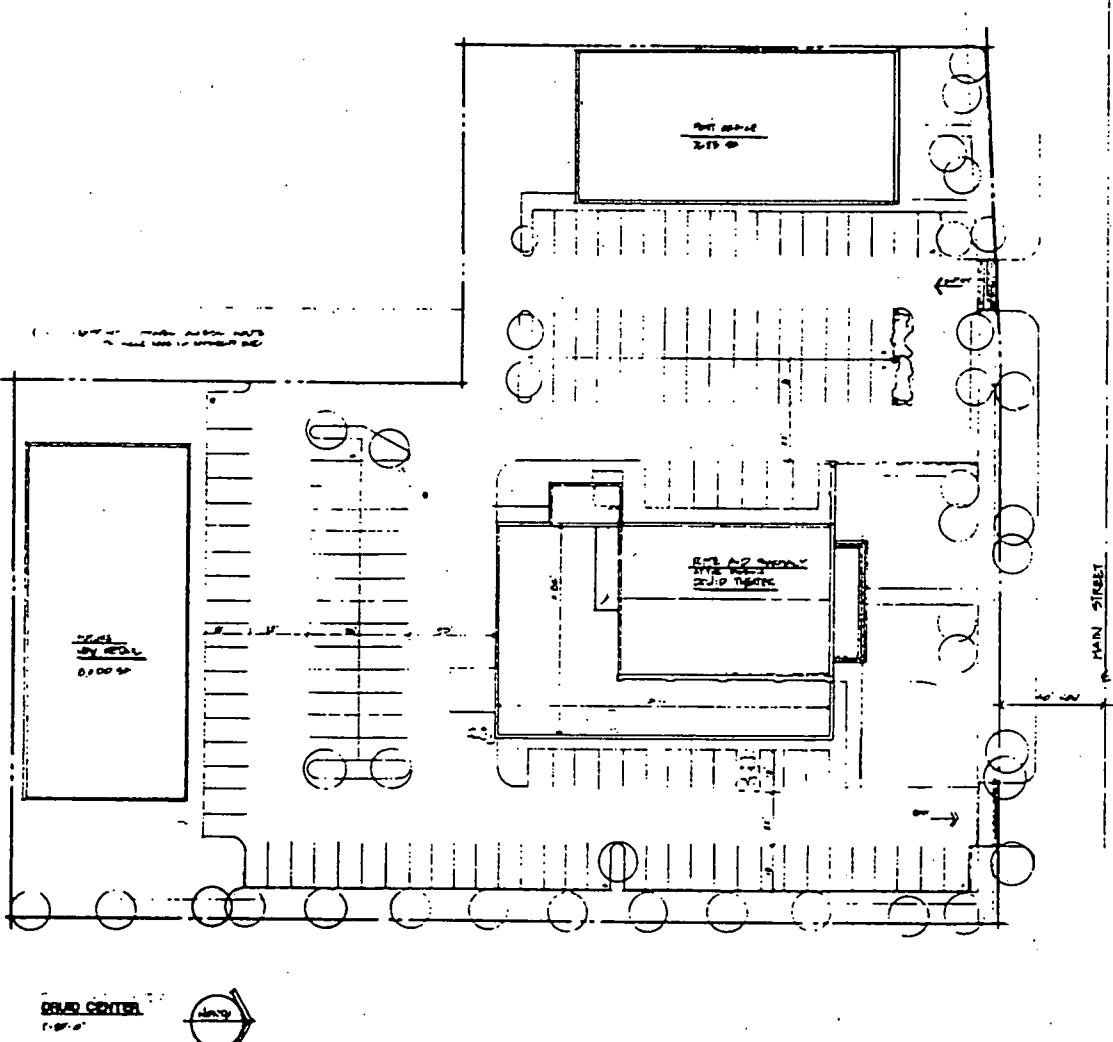
22'

18'

DRIVE
THRU

5

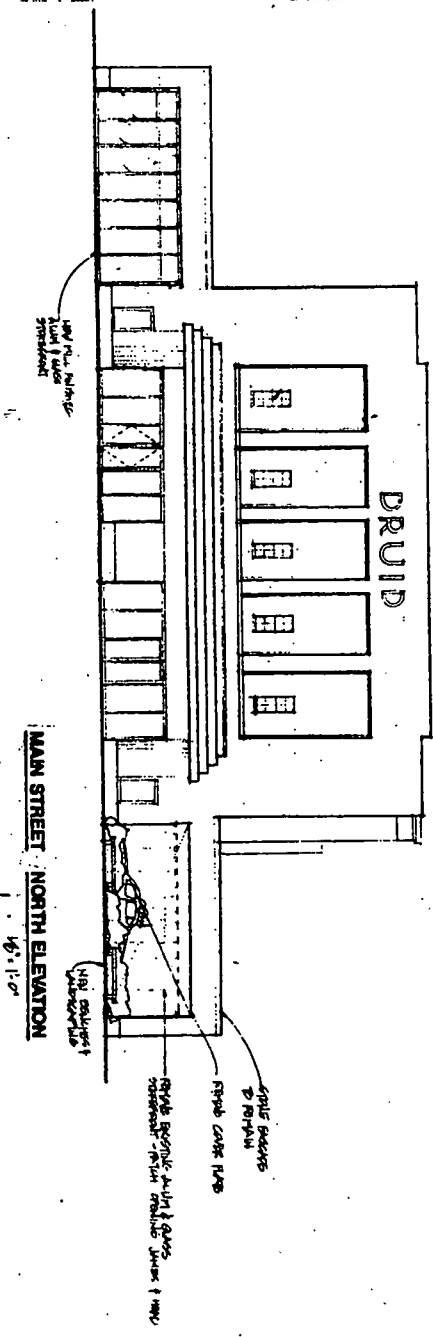




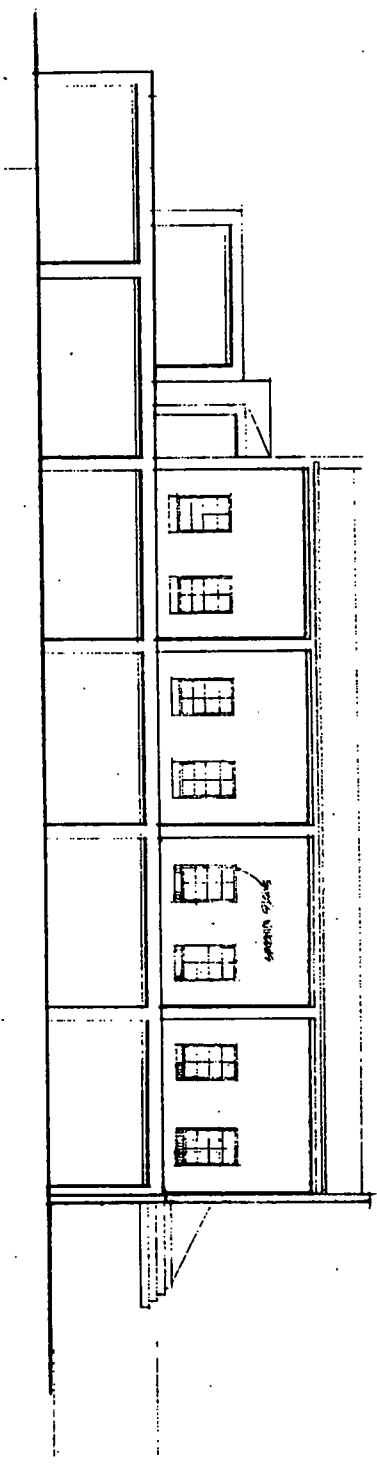
SITE DATA

Section	C-8
Area	5.81 acres
Site Area	27,000 sq ft
Net Area	4,700 sq ft
Office Area	3,100 sq ft
Warehouse	7,500 sq ft
Other	0,000 sq ft

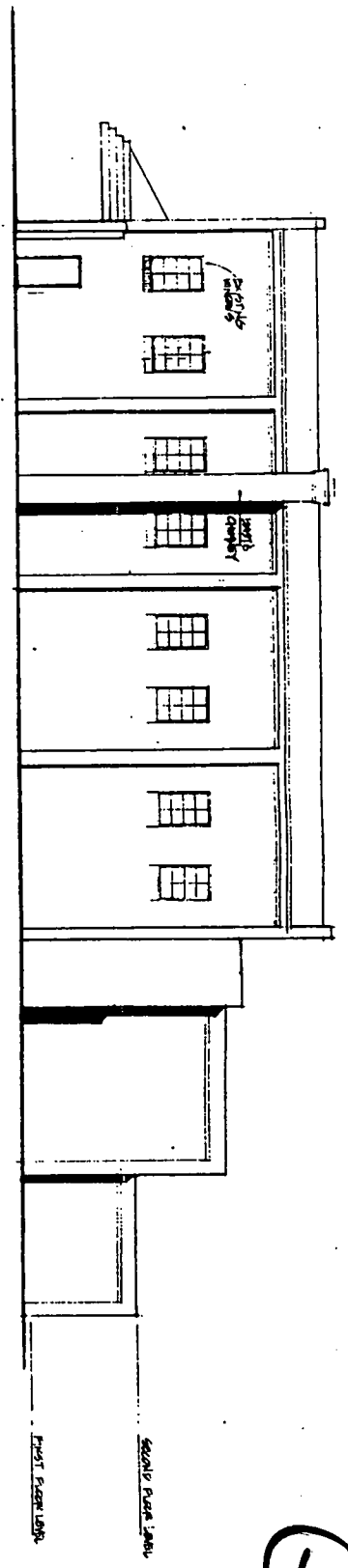
MICHAEL B. FANSHIEL & ASSOCIATES
 100 East 10th
 Des Moines, IA 50319



EAST ELEVATION
16' x 11'-0"



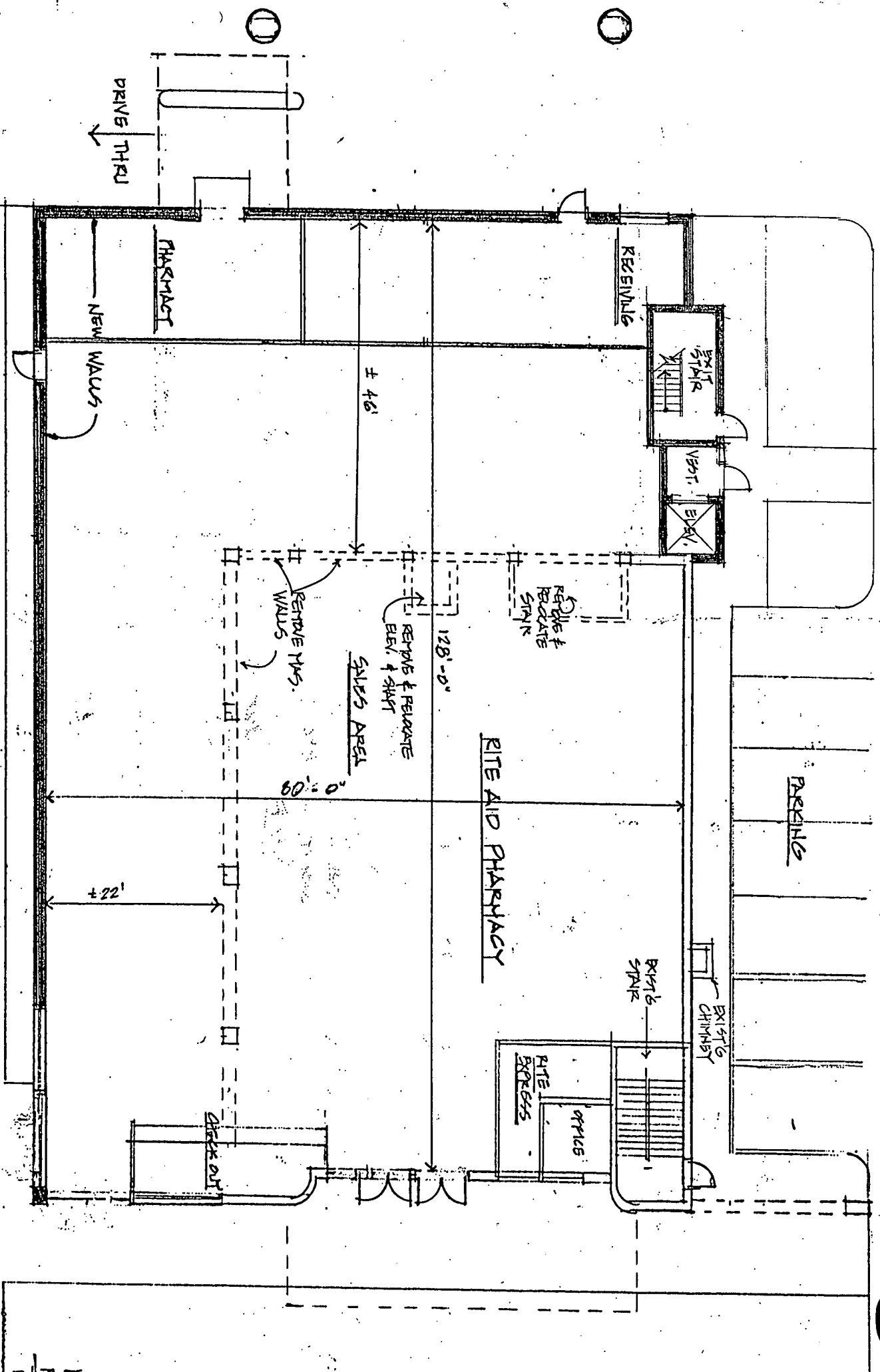
WEST ELEVATION



6

RITE AID PHARMACY
DRUID THEATER
Dermasoo, Maryland

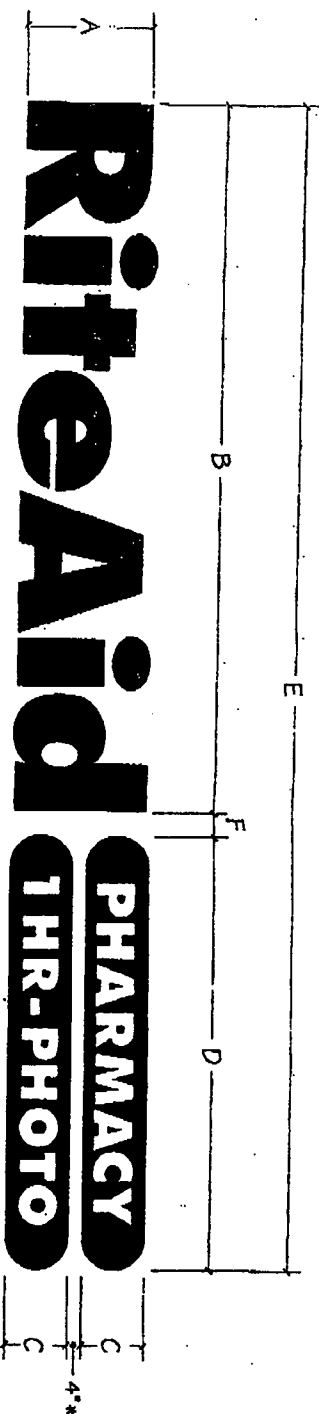
MICHAEL B. FANSHIEL & ASSOCIATES - ARCHITECT
8113 Cindy Lane
Betheesda, Maryland 20817
(301) 365-0233



BRN'g

MICHAEL FANSHIEL &
ASSOCIATES-ARCHITECTS
8113 Cindy Lane
Baltimore, MD 21284-1717

Proposed sign over new addition entrance



RITE AID ONE LINE W/DOUBLE BULLET									
A	B	C	D	E	F	"RITE AID" SQ. FT.	TOTAL BULLET SQ. FT.	TOTAL SQ. FT.	
18"	8' 4-1/4"	9"	5' 1-1/2"	13' 9"	3' 1/4"	12.5	7.4	19.9	
24"	11' 1-1/2"	12"	6' 10"	18' 3-7/8"	4' 3/8"	22.3	13.2	35.5	
30"	13' 11"	15"	8' 6-1/2"	22' 11"	5' 1-1/2"	34.8	20.7	55.5	
36"	16' 8-3/8"	18"	10' 3-1/8"	27' 6-1/8"	6' 5/8"	50.1	29.8	79.9	
42"	19' 5-3/4"	21"	11' 11-1/2"	32' 1"	7' 3/4"	68.2	40.5	108.7	
48"	22' 3-1/8"	24"	13' 8-1/8"	36' 8-1/8"	8' 7/8"	89.0	53.0	142.0	

* THIS DIMENSION IS TO REMAIN CONSTANT
 ** THE SQUARE FOOTAGE SHOWN IS THE TOTAL FOR BOTH BULLETS
 *** BULLETS ARE TO BE CENTERED ON LEG OF THE LETTERS*

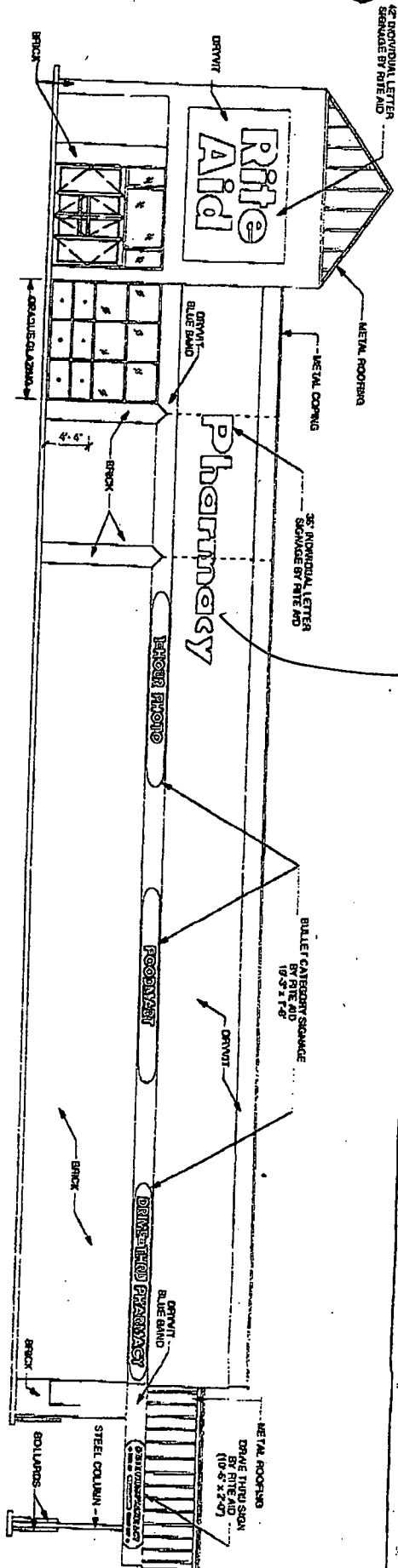


Philadelphia Sign Company
 707 West Spring Garden Street
 Paimira, New Jersey 08065-1798

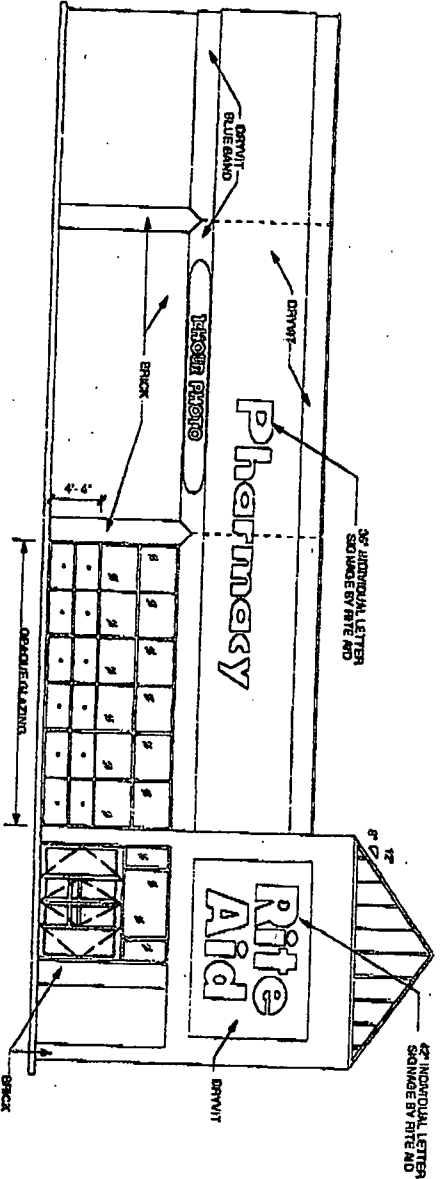
TITLE: RITE AID NEW STYLE LAYOUT FOR FIL-BUL CHANNEL LETTERS WILLUMINATED BULLET SIGN		JOB NO.:		REV.	DATE	DESCRIPTION
LOCATION: VARIOUS		SHEET NO: 3	OF 3			
DRAWN: MMH	CK. BY: KJH	DWG. NO: B-1616	REV.			
DATE: 4-3-96	L/O#					

Example of Rite-Aid signs at another location

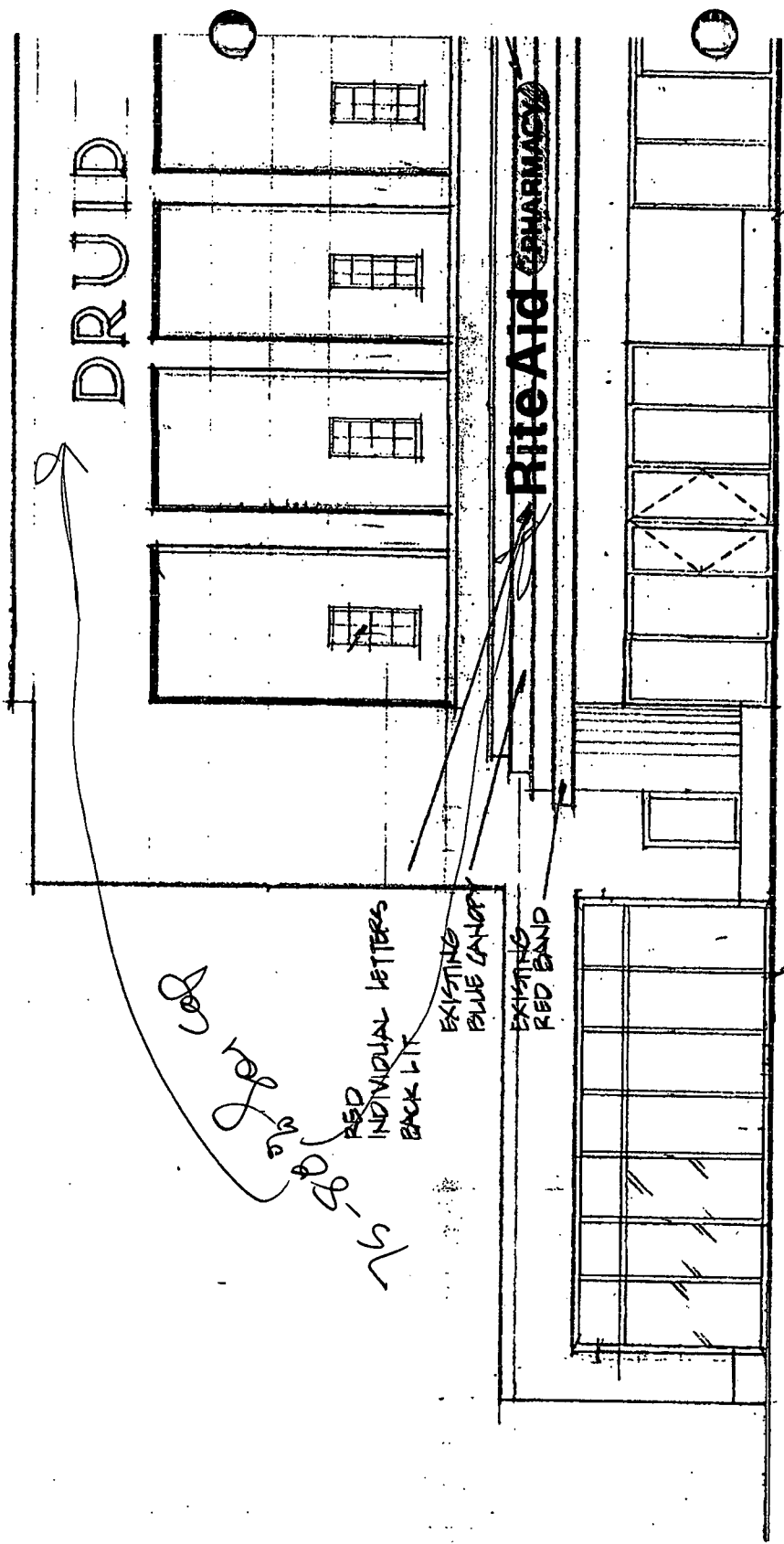
Lenon
use this as
a model



SIDE ELEVATION
SCALE: 3/8"=1'-0"



FRONT ELEVATION
SCALE: 3/8"=1'-0"

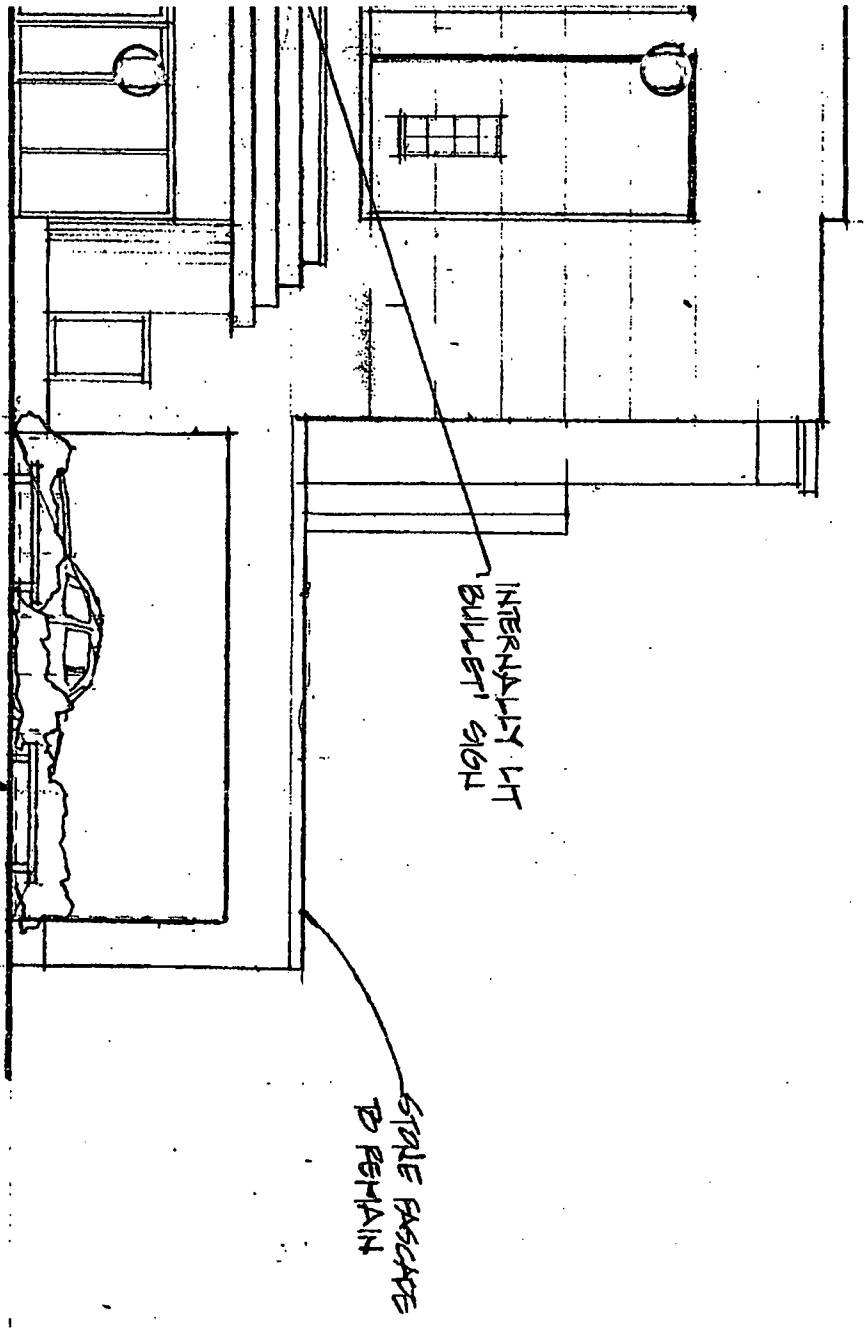


DRUID

Rite Aid PHARMACY

✓ 65-88-03
 ✓ of top of
 RED INDIVIDUAL LETTERS
 BACK LIT
 EXISTING
 BLUE CANOPY
 EXISTING
 RED BAND

NEW MILL FINISHED
 ALUM & GLASS
 STOREFRONT



MAIN STREET NORTH ELEVATION

1/8" = 1'-0"

MICHAEL B.
FANSHEL &
ASSOCIATES
ARCHITECTS
INCORPORATED

Ms. Gwen Marcus, Supervisor
Historic Preservation Commission
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
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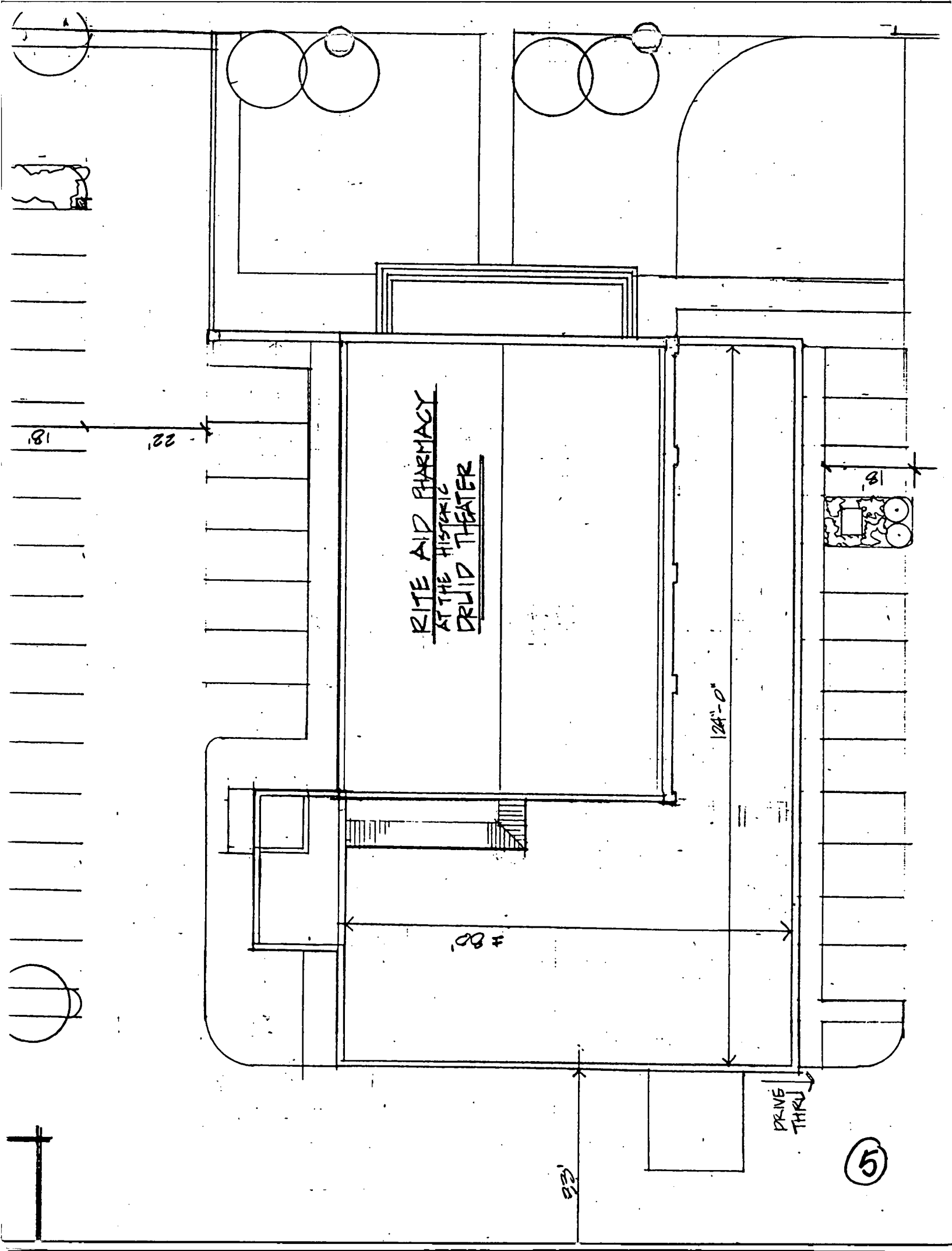
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Should you have any comments or suggestions for our project, we would look forward to hearing from you. We look forward to meeting with you and to a successful project.

Sincerely,



Michael Fanshel - Architect



RITE AID PHARMACY
AT THE HISTORIC
DRUID THEATER

124'-0"

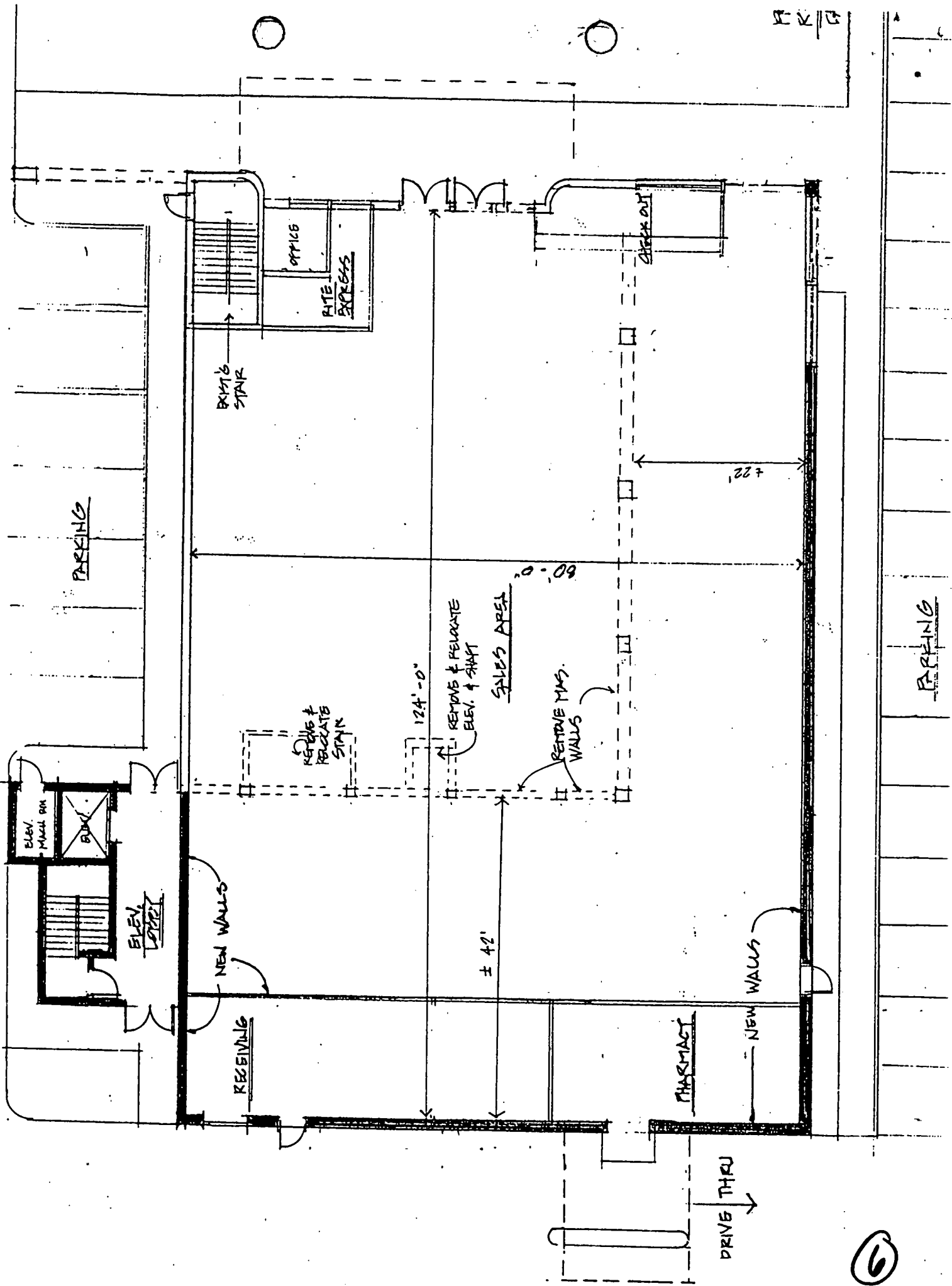
80'

DRIVE THRU

5

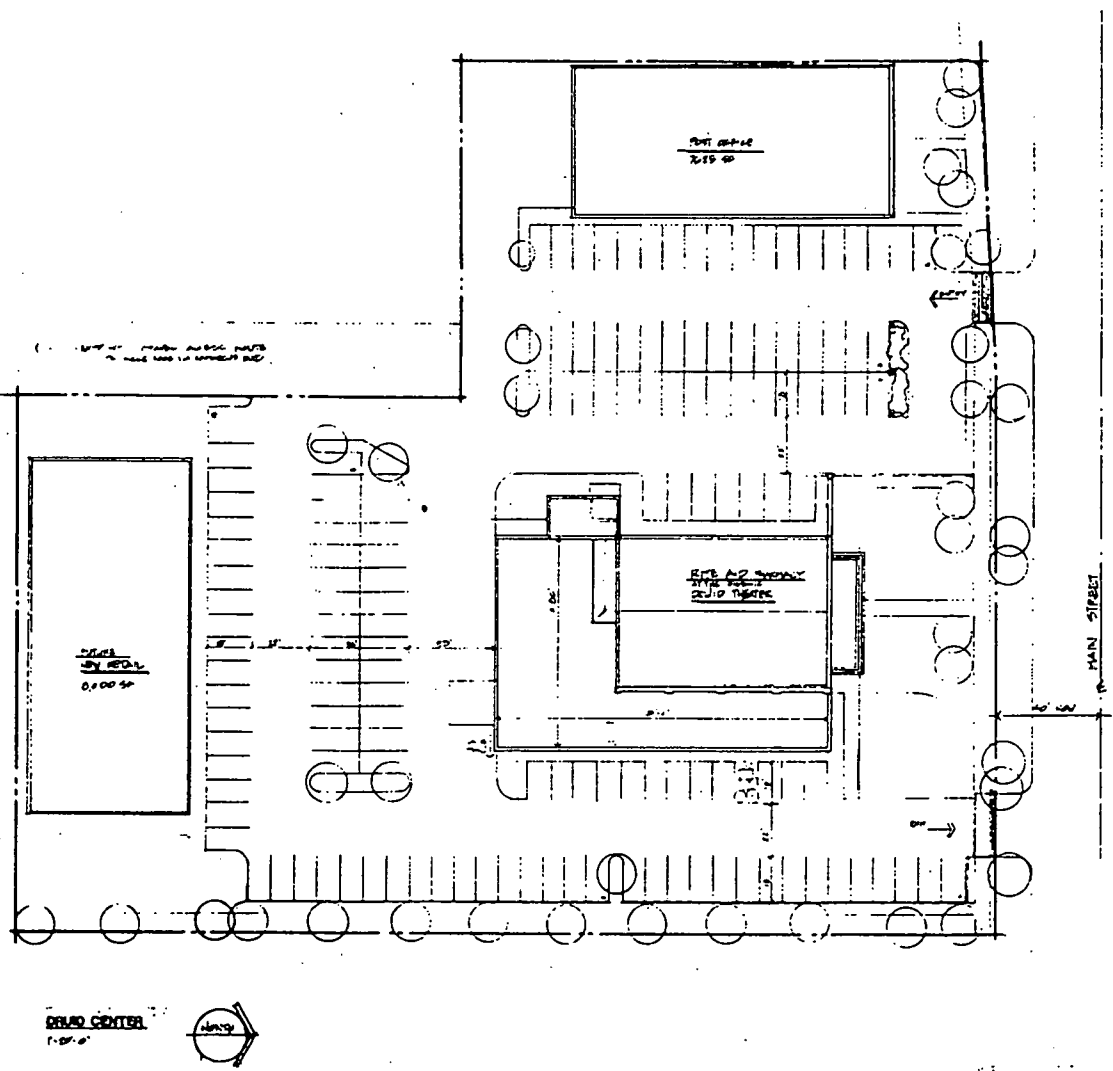
18' 22'

23'



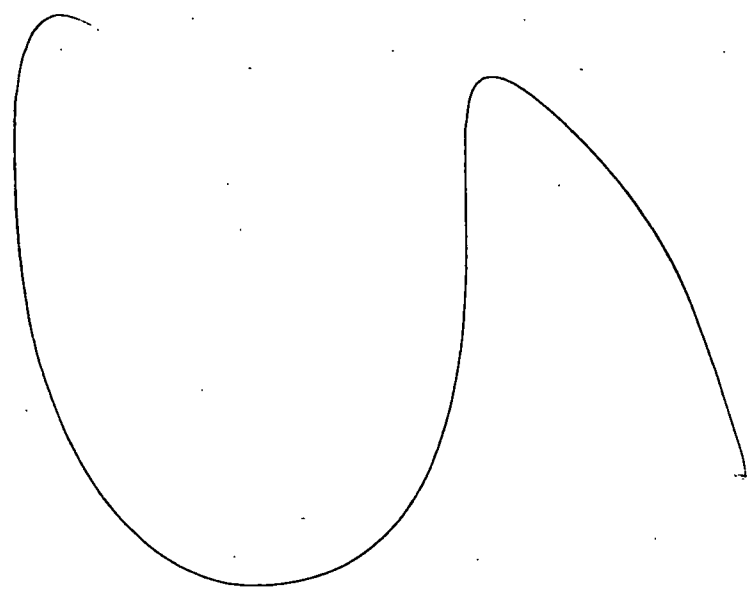
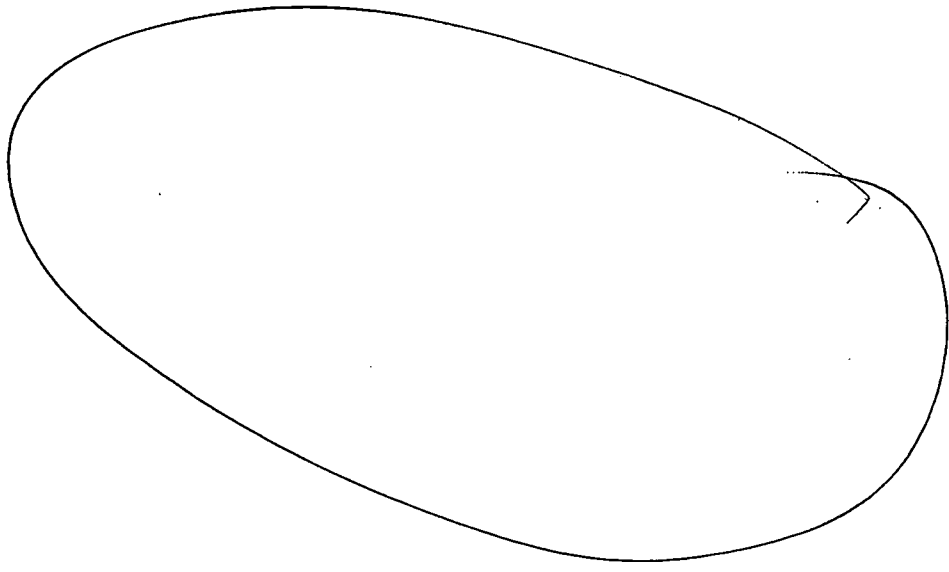
PARKING

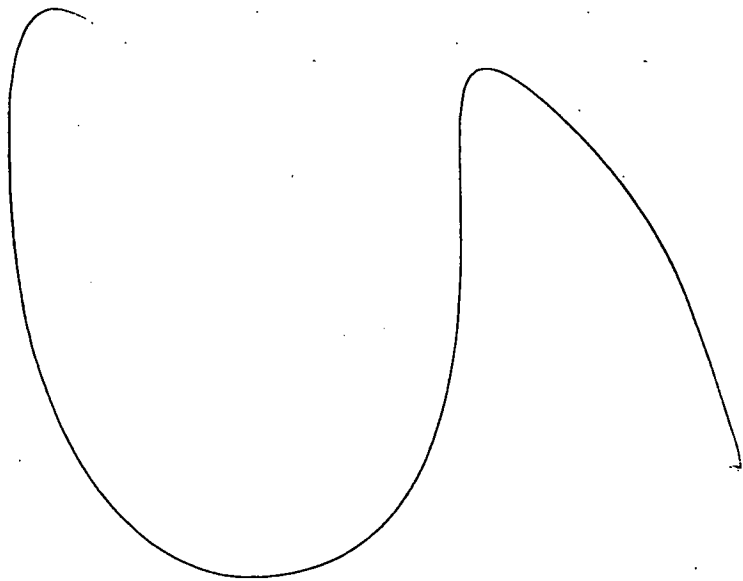
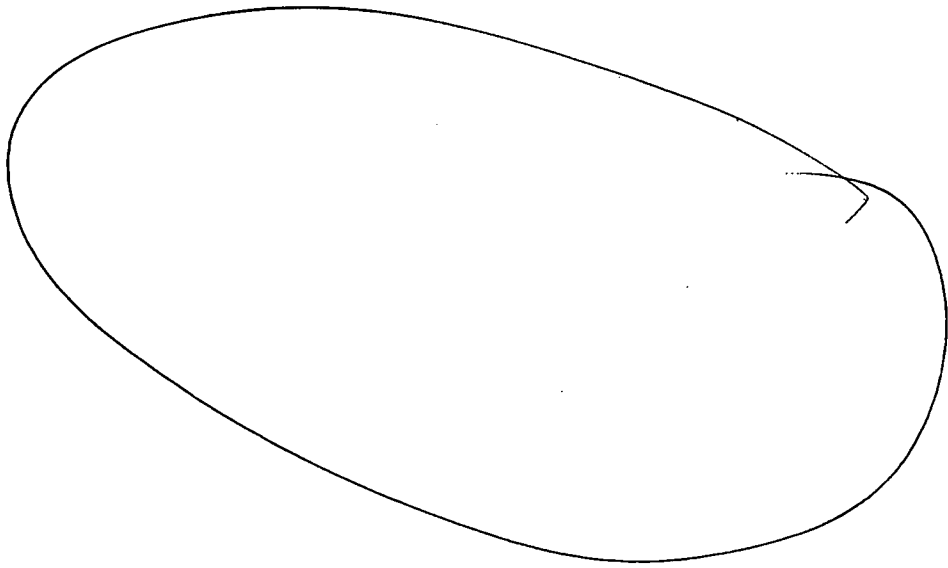
PARKING

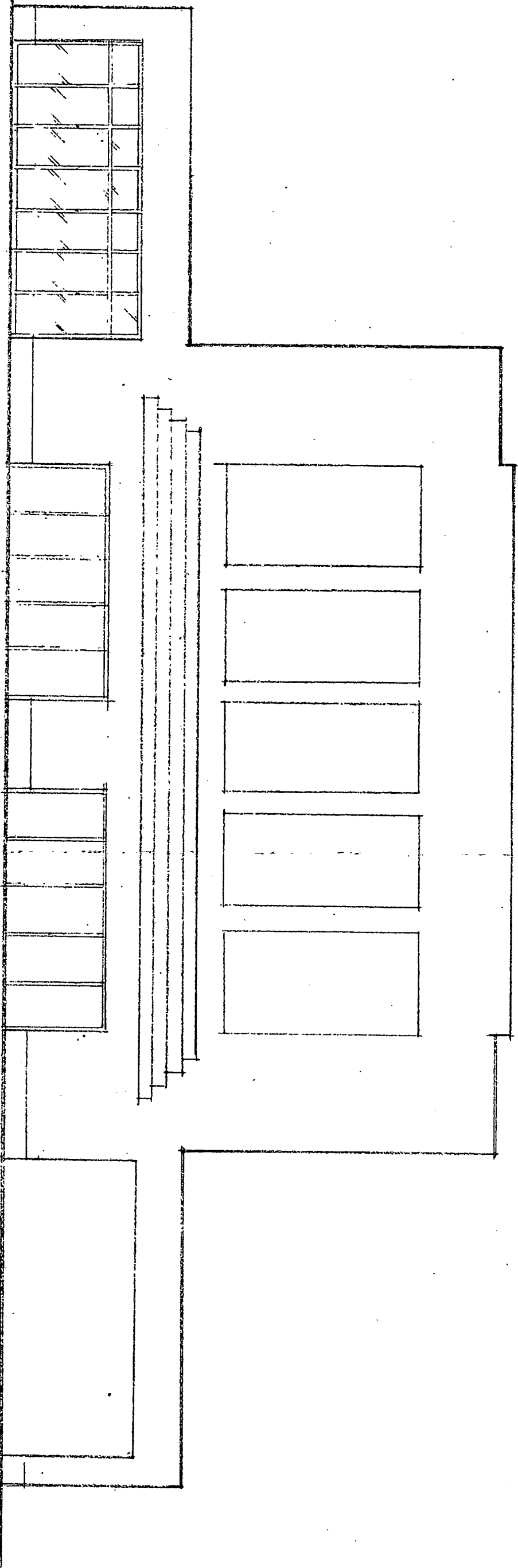


SIZE DATA	
Building	6,350
Area	2,917 sq. ft.
Site	107,000 sq. ft.
RENTAL STORAGE UNIT BUILDING	2,100 SF
DRIVE AND SERVICE AREA BUILDING	2,100 SF
DRIVE CENTER	1,000 SF
POST OFFICE	2,150 SF
TOTAL AREA	6,350

MICHAEL S. FANSHIEL & ASSOCIATES
 215 WEST LAM
 CHICAGO, ILL.







5-15-96

Rite Aid Pharmacy
DAMASCUS, MD

MICHAEL FANSHEL &
ASSOCIATES-ARCHITECTS
8113 Cindy Lane
Bethesda, MD 20817

MICHAEL B. FANSHEL & ASSOCIATES

ARCHITECTURE • INTERIOR DESIGN • PLANNING

TELECOPIER COVER PAGE

TO: MS. PERRY GEPHART

FROM: MICHAEL FANSHEL

SPECIAL INSTRUCTIONS:

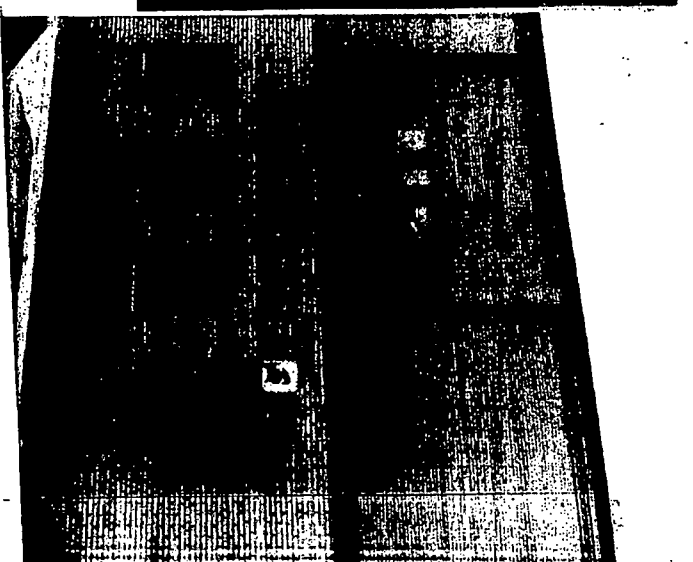
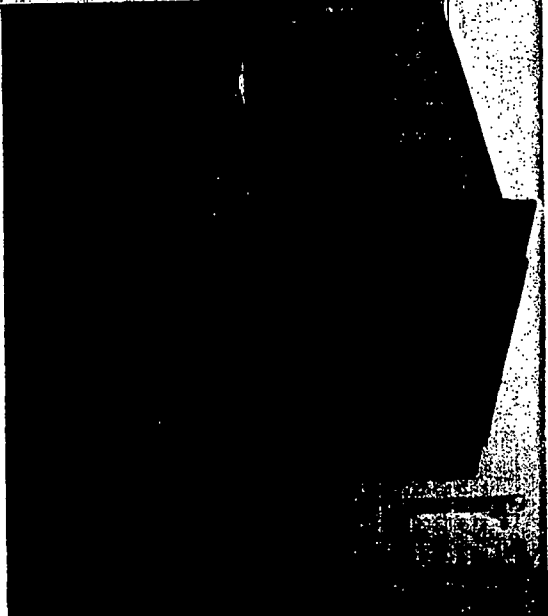
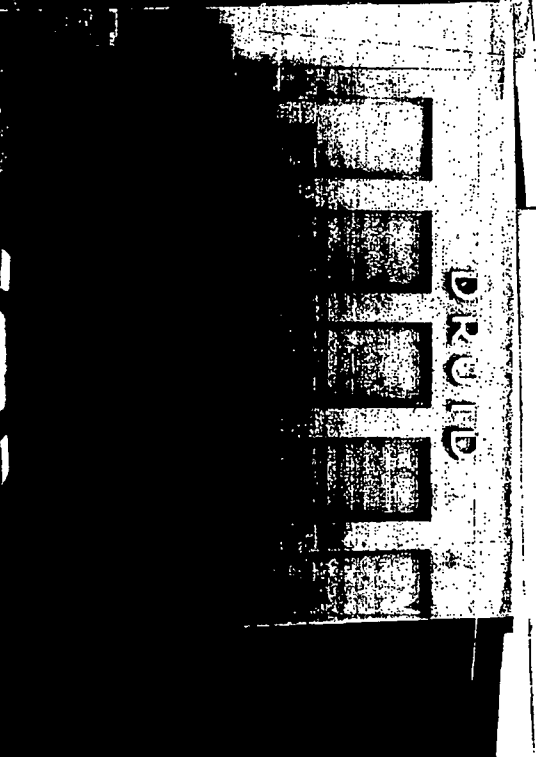
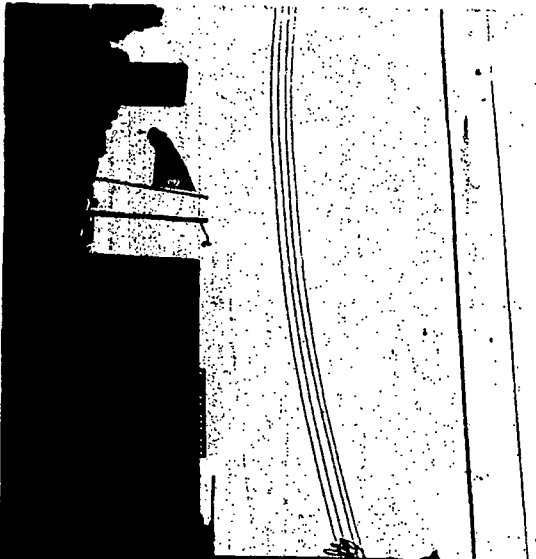
SENDING INSTRUCTIONS:

DATE: 7/25/96

NUMBER OF PAGES 2

WITH COVER PAGE: 3

NOTE: If you do not receive all of the following pages or they are not legible, please call us at the above listed telephone number. Thank you.



MICHAEL B. FANSHEL & ASSOCIATES

ARCHITECTURE • INTERIOR DESIGN • PLANNING

TELECOPIER COVER PAGE

TO: MS. PERRY GEPHART

FROM: MICHAEL FANSHEL

SPECIAL INSTRUCTIONS:

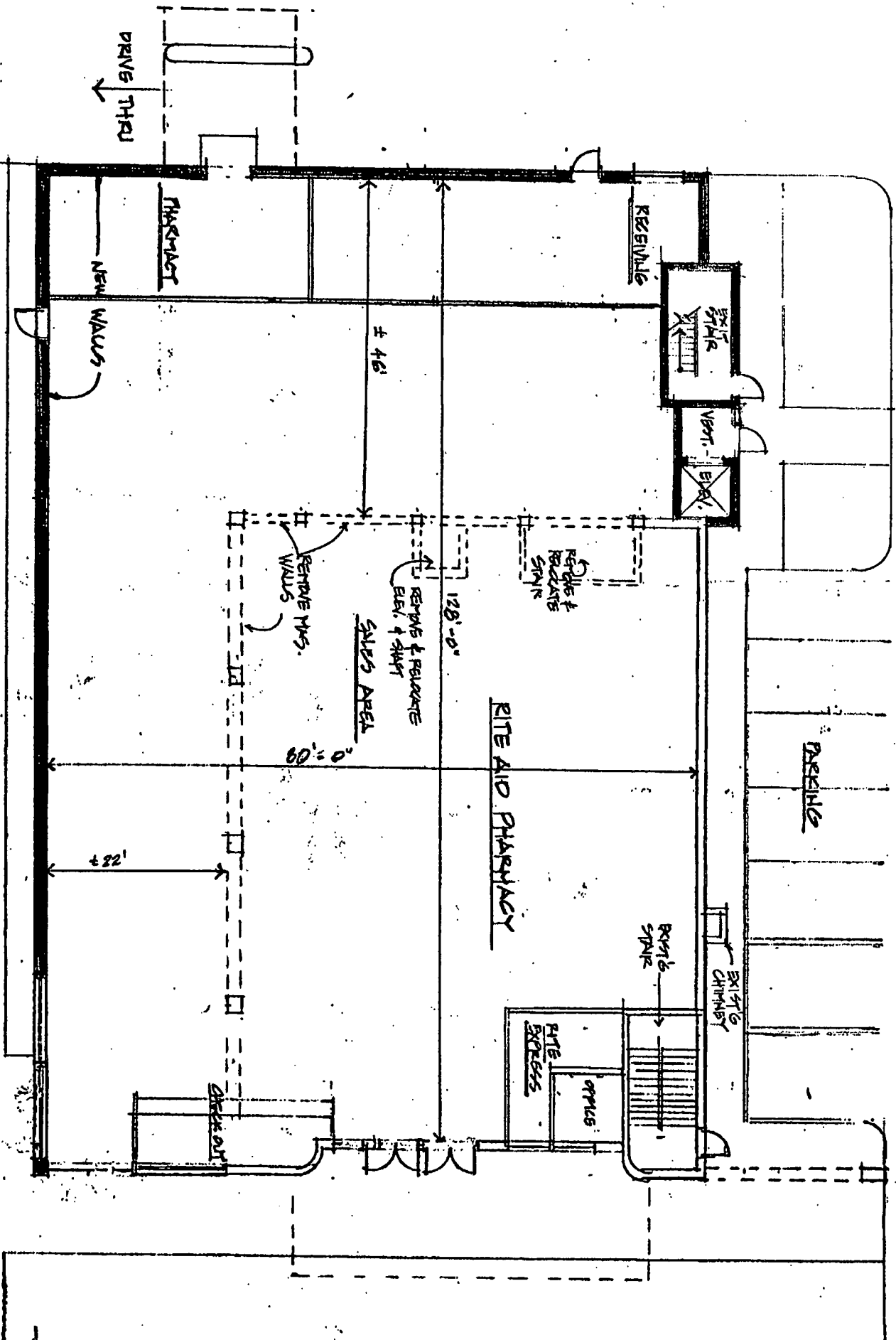
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DATE: 7/16/96

NUMBER OF PAGES: 3

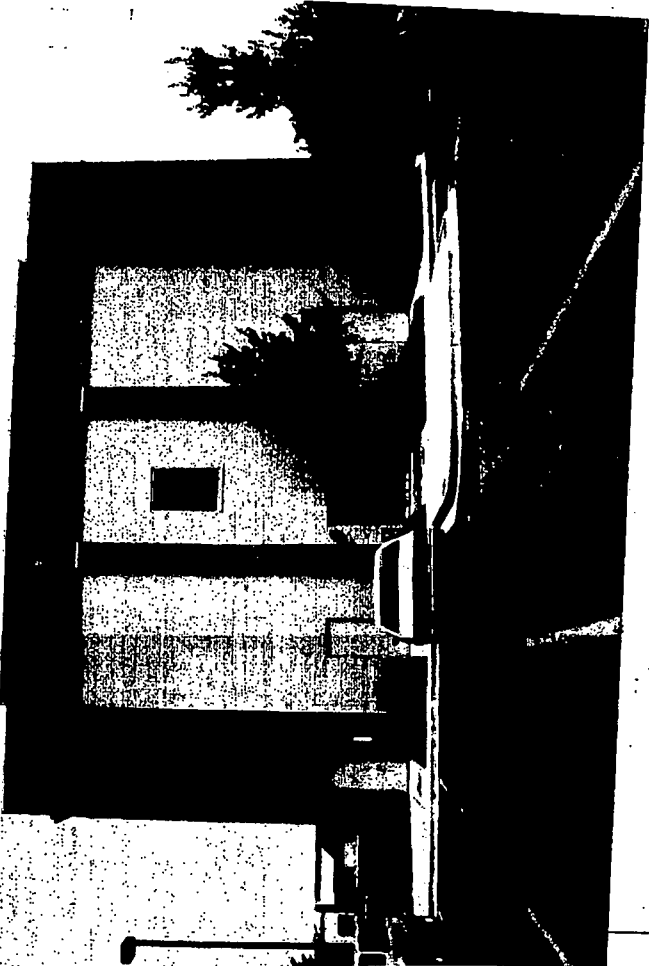
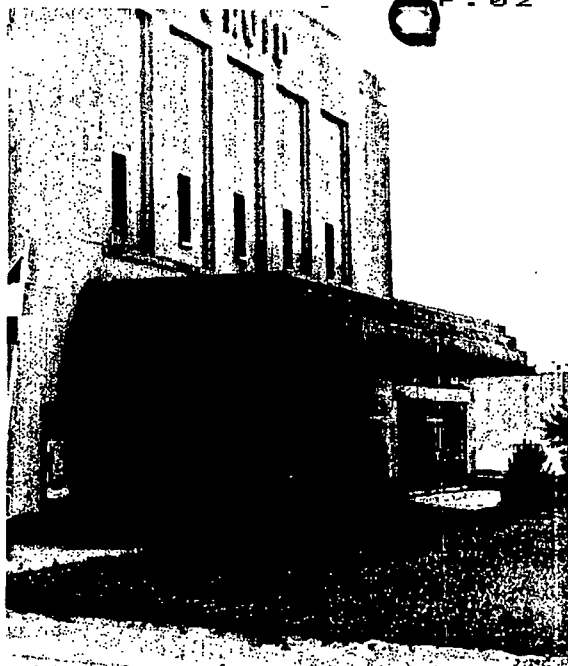
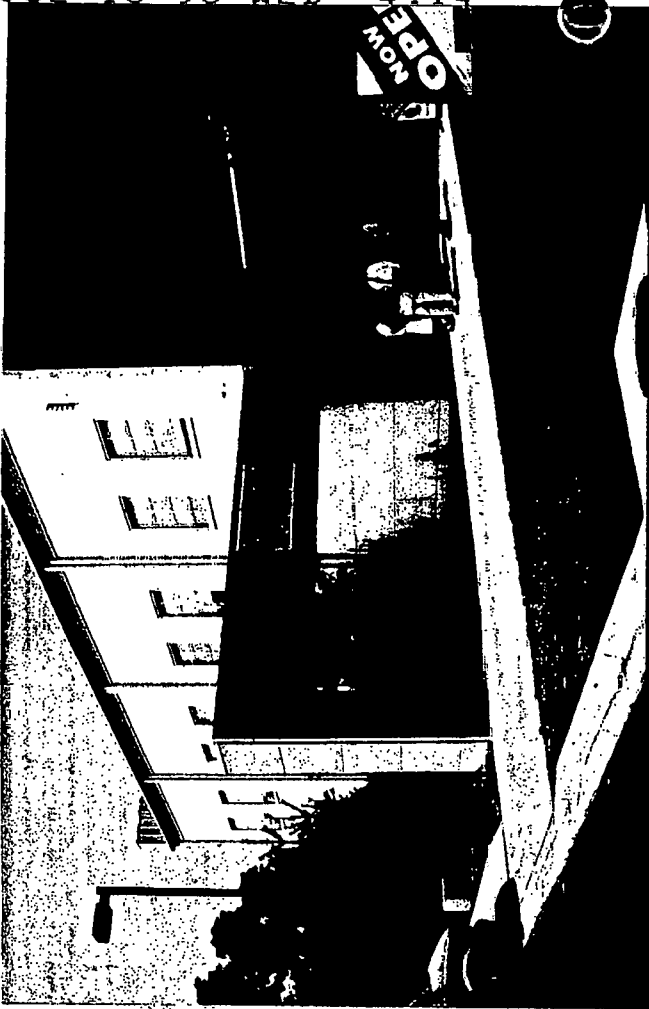
WITH COVER PAGE: 4

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PARING

MICHAEL FANSHIEL &
 ASSOCIATES ARCHITECTS
 8113 Cindy Lane
 BETHESDA, MD 20817



Perry Hall Square S/C
4339 Ebenezer Road
Baltimore, MD 21236

David Crockett
Local Construction Manager

RITE AID CORPORATION
Box 3165
Harrisburg, Pennsylvania 17105

Bus: (410) 529-8511
Fax: (410) 529-8514

CONSULT



MICHAEL B. FANSHEL & ASSOCIATES

ARCHITECTURE • INTERIOR DESIGN • PLANNING

TELECOPIER COVER PAGE

TO: MS. PERRY GEPHART

FROM: MICHAEL FANSHEL

SPECIAL INSTRUCTIONS:

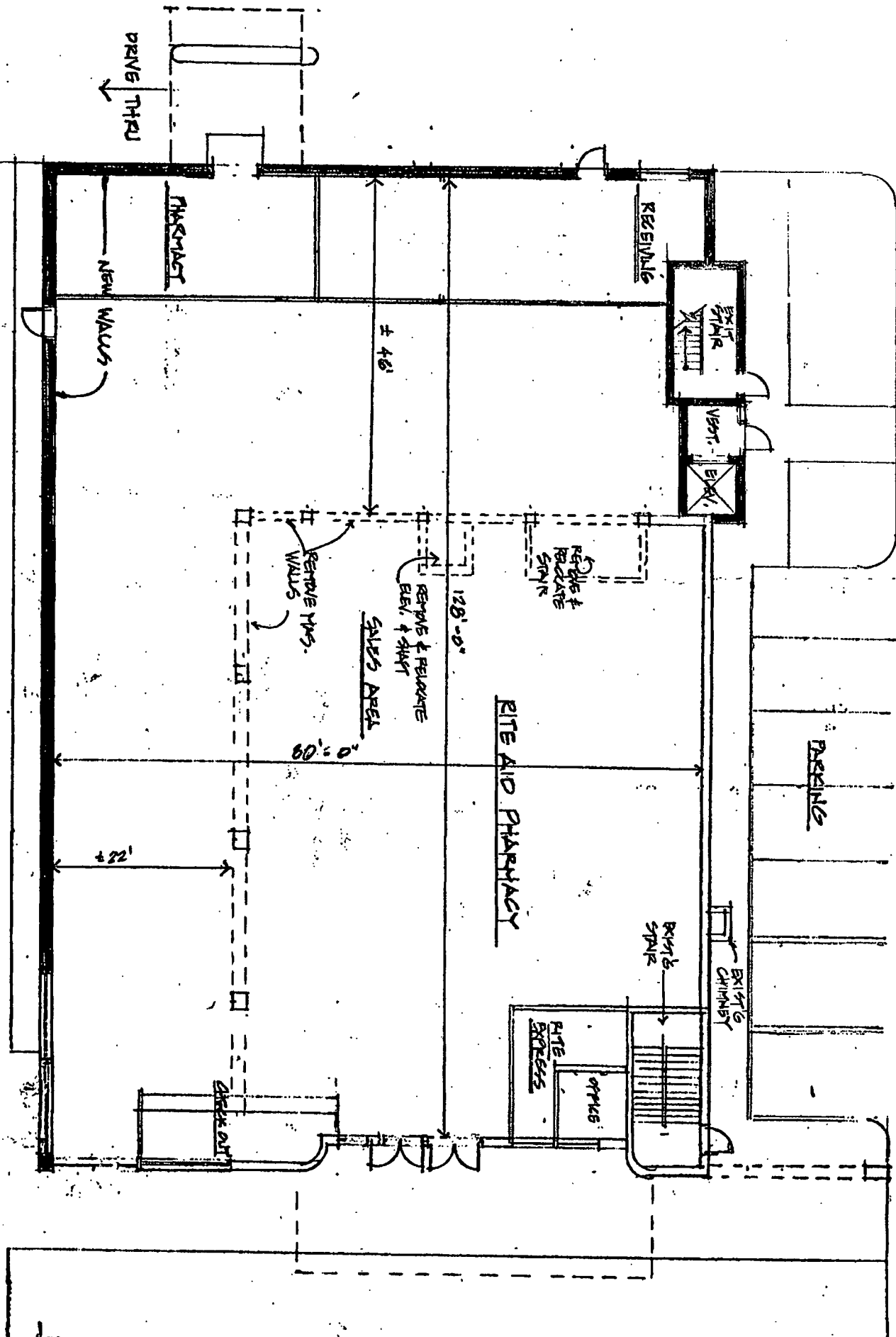
SENDING INSTRUCTIONS:

DATE: 7/11/96

NUMBER OF PAGES 1

WITH COVER PAGE: 2

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PARKING

PARKING

MICHAEL FANSHIEL &
 ASSOCIATES ARCHITECTS
 8113 Cindy Lane
 Rockville, MD 20857

MICHAEL B.
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ARCHITECTS
INCORPORATED

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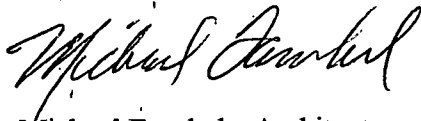
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Sincerely,

A handwritten signature in cursive script that reads "Michael Fanshel".

Michael Fanshel - Architect

RITE AID PHARMACY
AT THE HISTORIC
DRUID THEATER

22'

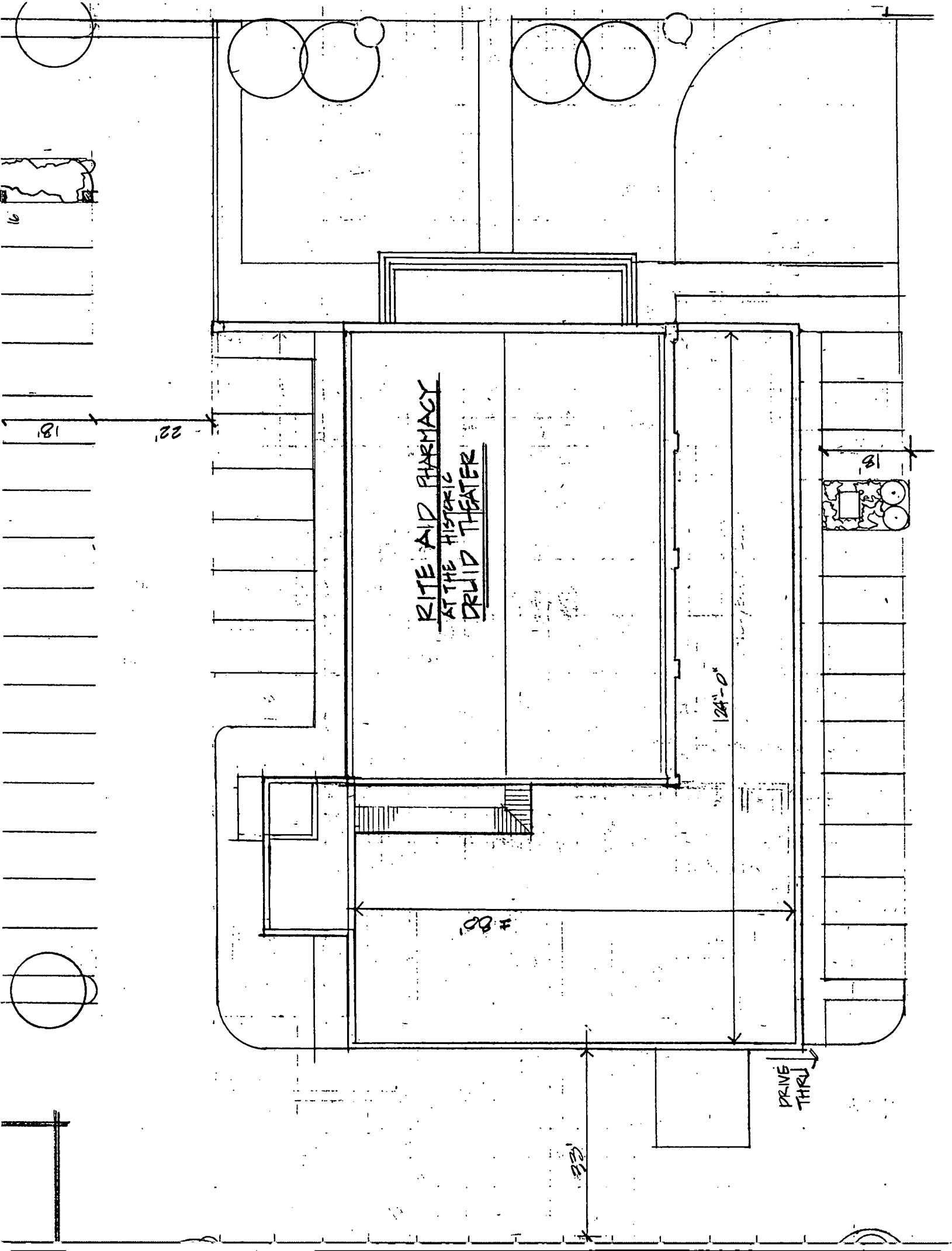
18'

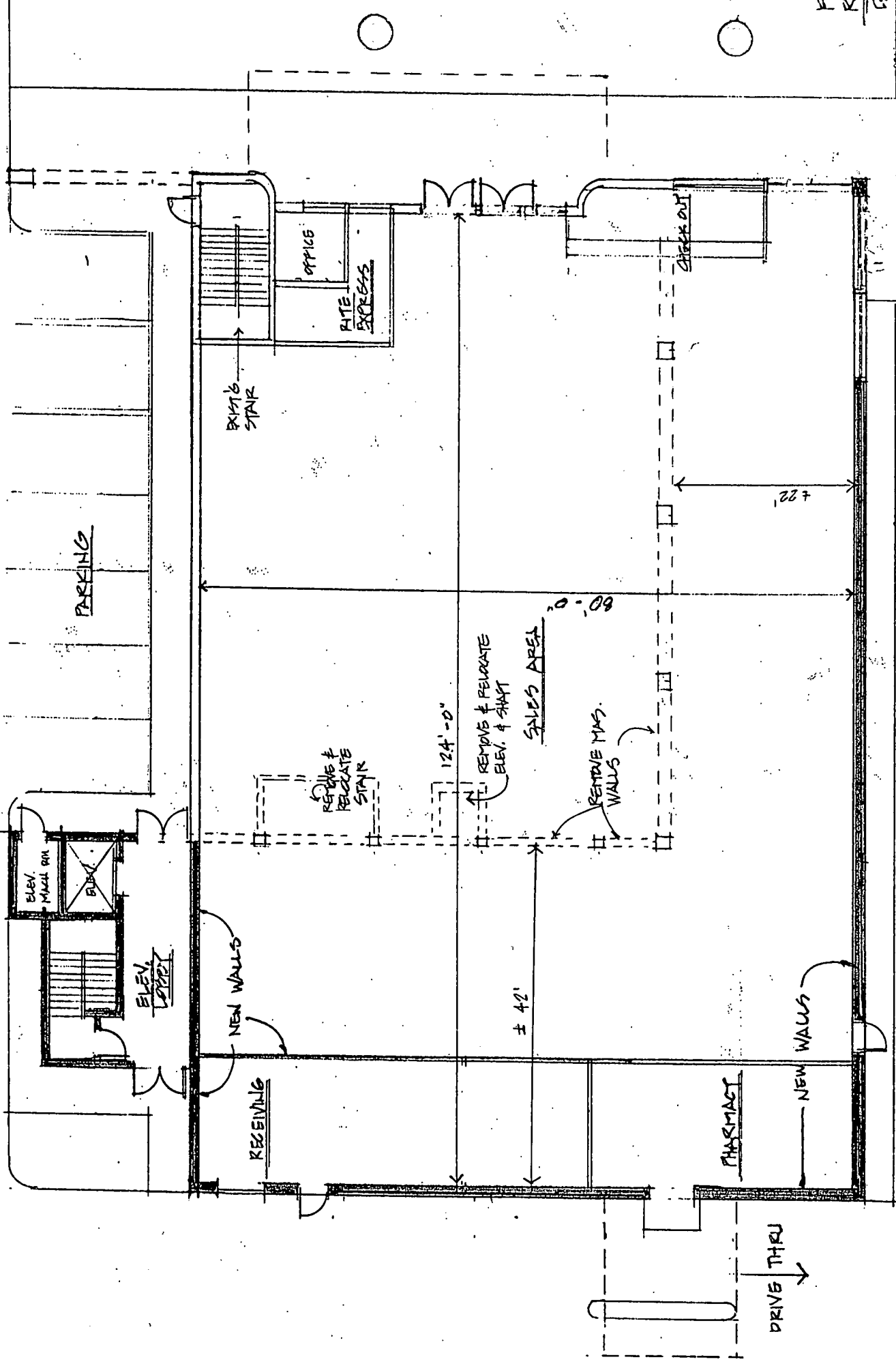
124'-0"

108'

DRIVE THRU

93'





PARKING

PARKING

EXIST' STAIR

OFFICE
RTE EXPRESS

CHECK OUT

± 22'

60'-0"

124'-0"

REMOVE & RELOCATE
ELEV. & SHAFT

SALES AREA

REMOVE MAS.
WALLS

REMOVE & RELOCATE
STAIR

Elev. MACH. RM

ELEV. LOBBY

NEW WALLS

RECEIVING

± 42'

PHARMACY

NEW WALLS

DRIVE THRU