

11/6-2-96A 9840 Main St. Damascus  
MP 11/62 (Druid Theatre)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 12-2-96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

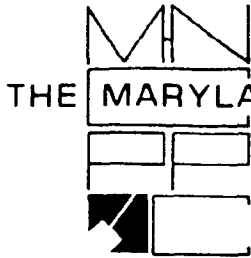
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 12-2-96

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied  
 Approved with Conditions: \_\_\_\_\_

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Michael Fanshel, Architect

Address: 9840 Main Street, Damascus

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Michael Fanshel  
 DAYTIME TELEPHONE NO. (301) 365-0233  
 TAX ACCOUNT # 52-6096001  
 NAME OF PROPERTY OWNER Morris & Jack Pollekoff DAYTIME TELEPHONE NO. (301) 493-5555  
 ADDRESS 10500 Rockville Pike #310 Rockville, MD 20852  
CITY STATE ZIP CODE  
 CONTRACTOR To Be Determined TELEPHONE NO. ( )  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER Mr. Gary Jaffe DAYTIME TELEPHONE NO. (301) 652-6366

### LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 9840 STREET Main Street  
 TOWN/CITY Damascus NEAREST CROSS STREET \_\_\_\_\_  
 LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
 LIBER 5772 FOLIO 378 PARCEL 794

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ \_\_\_\_\_  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01  WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY 01  WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Michael Fanshel 11/14/96  
 Signature of owner or authorized agent Date

APPROVED  For Chairperson of Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 12/3/96

APPLICATION/PERMIT NO: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

~~The existing structure's primary facade facing onto Main Street has been designated as significant as one of only three remaining Art Deco theaters in the County.~~

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

~~The addition to the Theater shall be a one story expansion of the first floor to provide retail space for a new Rite Aid Pharmacy Store.~~

## 2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

## 3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

## 4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

## 5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

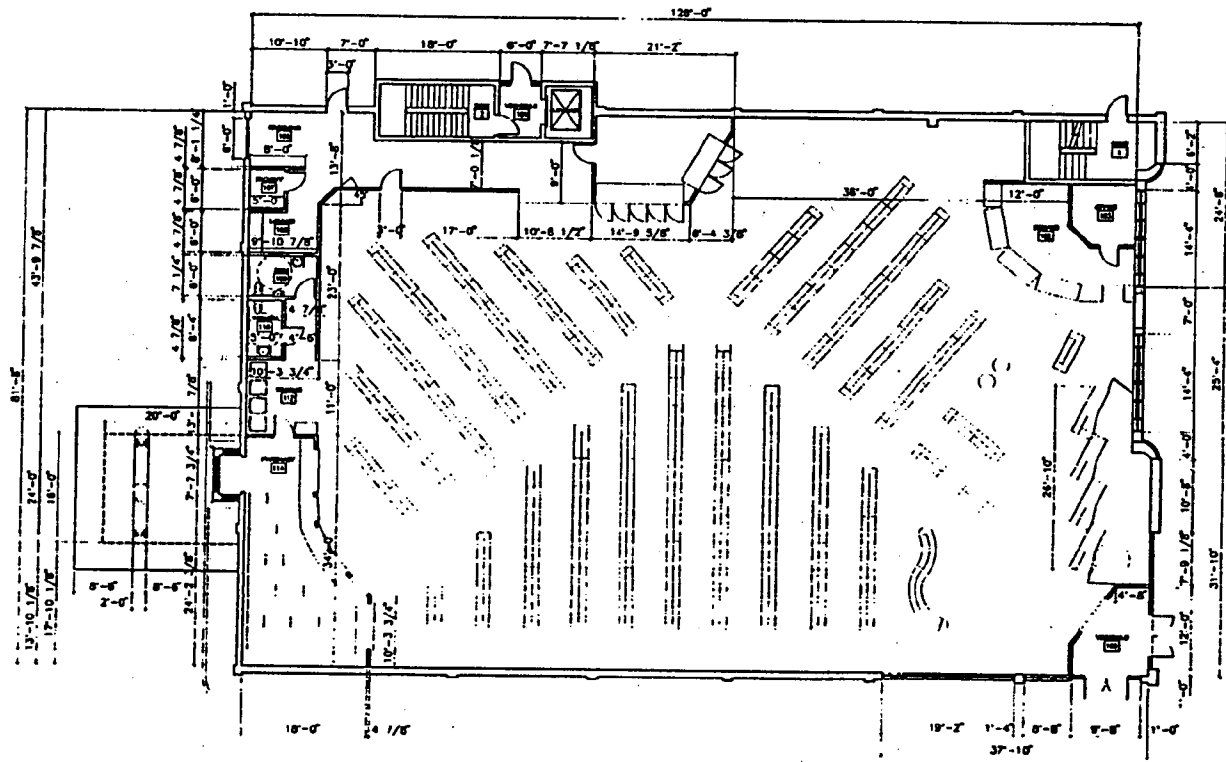
## 6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

## 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the margins. This will be photocopied directly onto mailing labels.



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

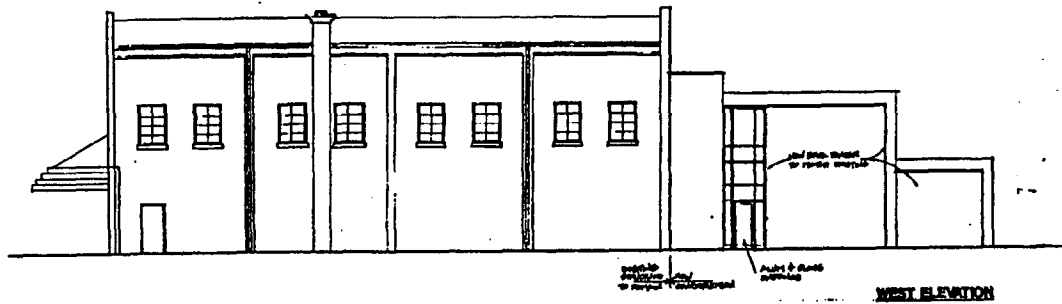
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Wynne G. Paul* 12/3/96

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

RITE AID  
STORE NO. \_\_\_\_\_ STORE NO. \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

A-0

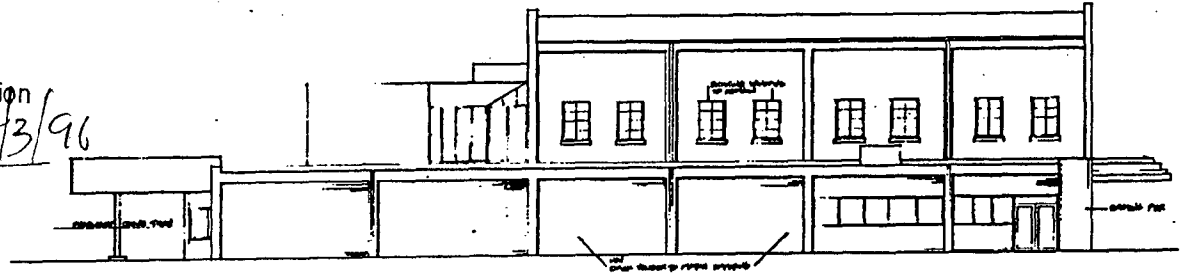


WEST ELEVATION

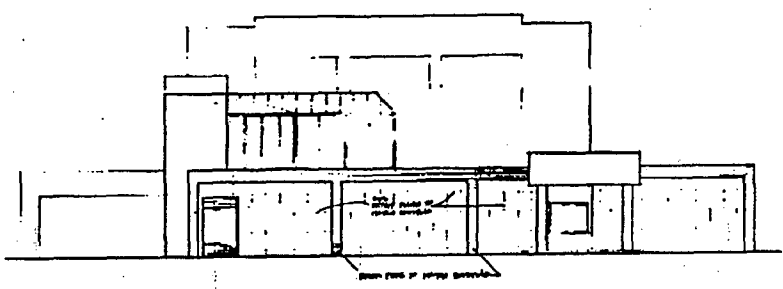
Fire Aid Pharmacy  
 1000 Main Street  
 Bethesda, Maryland

MICHAEL B. FANSHIEL & ASSOCIATES  
 ARCHITECTS  
 INCORPORATED

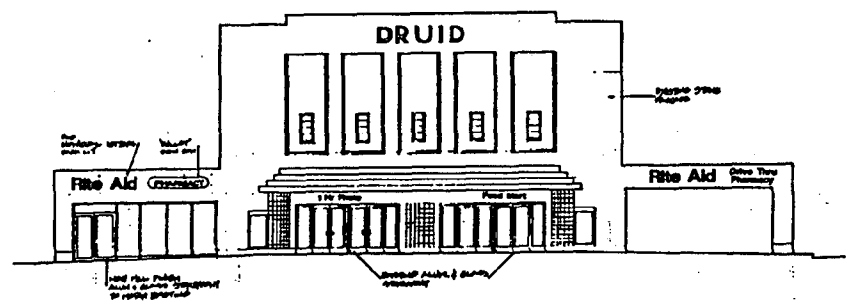
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Conf Grant 12/3/96*



EAST ELEVATION



REAR SOUTH ELEVATION



MAIN STREET NORTH ELEVATION

Nov. 11, 1996

A-3

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 9840 Main Street

**Meeting Date:** 12/02/96

**Resource:** Druid Theatre (Master Plan Site #11/6-2)

**HAWP:** Addition/alteration

**Case Number:** 11/6-2-96A

**Tax Credit:** Partial

**Public Notice:** 11/18/96

**Report Date:** 11/22/96

**Applicant:** Michael Fanshel, Architect

**Staff:** Perry Kephart

**PROPOSAL:** Side and rear addition, signage

**RECOMMEND:** Approve

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**DATE OF CONSTRUCTION:** 1947

**SIGNIFICANCE:** Individual Master Plan Site.

**ARCHITECTURAL DESCRIPTION:** Two-story Art Deco movie theater built of brick with grey limestone symmetrical facade. The main (south) facade has a parapet extending several feet above the flat roofline and five recessed bays with vertical 4-light windows above an enameled metal 4-tier marquee. The theater entrance is flanked by curved corner walls of glass brick. The lobby doors are glass and aluminum, the sign "DRUID" is brushed aluminum. On either side of the main block are attached piers to demarcate where one-story, three bay flat-roofed commercial "wings" previously existed.

**BACKGROUND**

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

The theater has since undergone significant alterations on the side and rear facades as part of a plan to bring the building back into adaptive reuse as a commercial building. The Commission approved demolition of the side wings and the rear section of the main building and installation of windows on the upper levels of the side facades of the main building.

Throughout the review, the Commission's emphasis was on retaining and preserving the principal street elevation, particularly the theater marquee. The HPC felt that the Druid Theatre's importance, like many movie 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.

The changes currently proposed have been the subject of two preliminary consultations with the HPC on June 12, 1996 and August 14, 1996. The project as outlined in the HAWP proposal is the result of these two meetings; the staff report from the most recent consultation is included herein.



## 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 one-story 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 with recessed bays to echo the front facade. A drive through canopy is proposed at the rear.
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 red which will echo in style and coloring the current lettering and design on the facade. The lettering is proposed to be placed over the new addition with additional red signage of the same design proposed for the theater marquee board. Signage in the same design is proposed for the right wing pier to direct customers to the drive through structure at the rear of the building.

## STAFF DISCUSSION

Staff is of the opinion that the applicant has responded effectively to the concerns of the Commission that the historic facade be protected and that the modifications not intrude upon the original design or materials.

The signage, as proposed, maintains the symmetry of the front facade and is in keeping with the Art Moderne features of the building. Signage is also appropriately subordinated to the historic "DRUID" sign.

Staff appreciates the time and effort expended by the applicant in developing a project which will bring this historic resource back into adaptive re-use and commends the applicant upon the final product.

## STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b) #2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

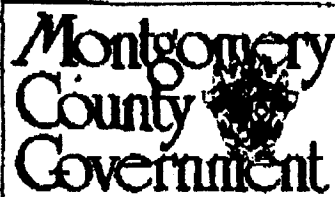
New additions exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the

massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and,

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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## LOCATION OF BUILDING/PREMISE

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 LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
 LIBER 5772 FOLIO 378 PARCEL 794

## PART ONE: TYPE OF PERMIT ACTION AND USE

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 Porch Deck Fireplace Shed Solar Woodburning Stove  
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 1B. CONSTRUCTION COST ESTIMATE \$ 1,000,000  
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I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS  
MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Existing structure's primary facade facing onto Main Street has been designated as significant as one of only three remaining Art Deco theaters in the County.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The addition to the Theater shall be a one story expansion of the first floor to provide retail space for a new Rite Aid Pharmacy Store.

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Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
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Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF PERMIT.

*[Handwritten Signature]*

Signature of owner or authorized agent

11/14/96

Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

6

MICHAEL B.  
FANSHEL &  
ASSOCIATES  
ARCHITECTS  
INCORPORATED

Ms. Perry Gephart  
MNCPPC - Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

November 12, 1996


RE: Rite Aid Pharmacy at the Historic Druid Theater  
9840 Main Street  
Damascus, MD

Dear Perry:

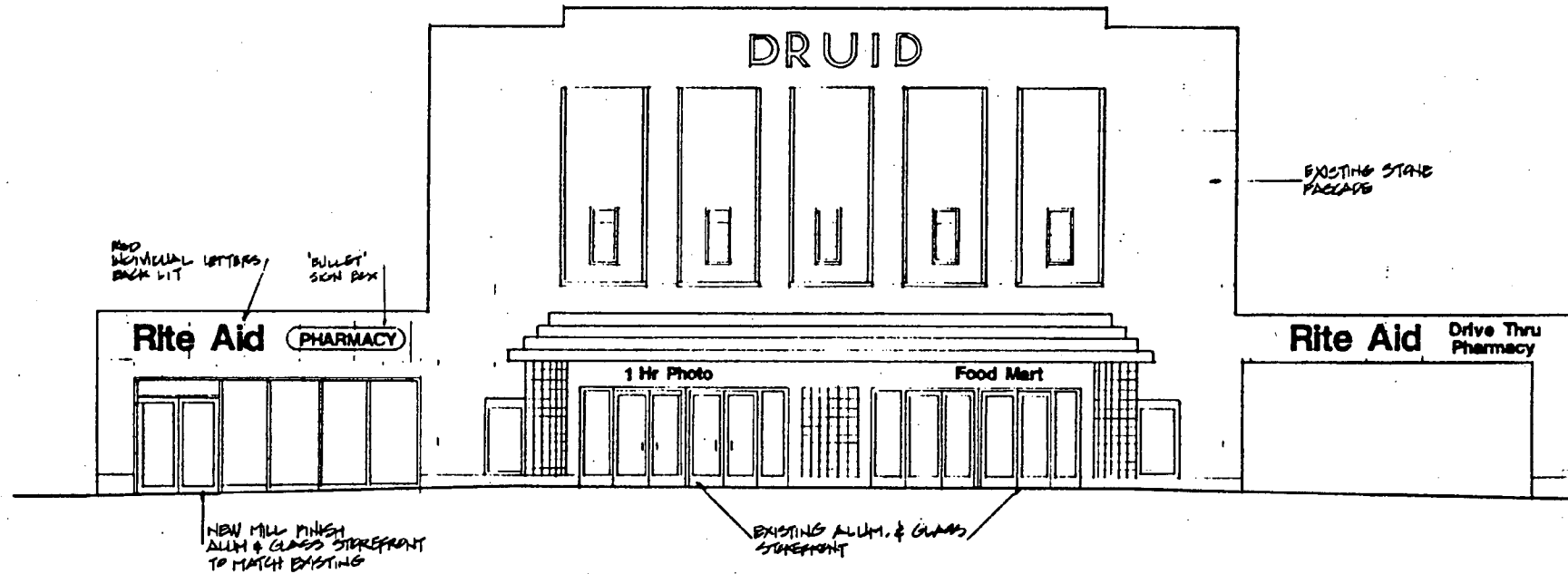
Please accept these plans for review by the Historic Preservation Commission for their approval of an Historic Area Work Permit (HAWP) for the above referenced project. As we have discussed, the plans reflect the preservation of the historic primary facade as well as integrating the new use into the historic theater. No new canopy will be used on the building facade and the Main Street Elevation shall be a flush front with mill finished aluminum and glass storefront to match the existing.

Please schedule, for formal approval, the meeting with the Historic Preservation Review Commission at the next soonest possible date. If any additional information is required, please contact our office immediately. Thank you for your assistance.

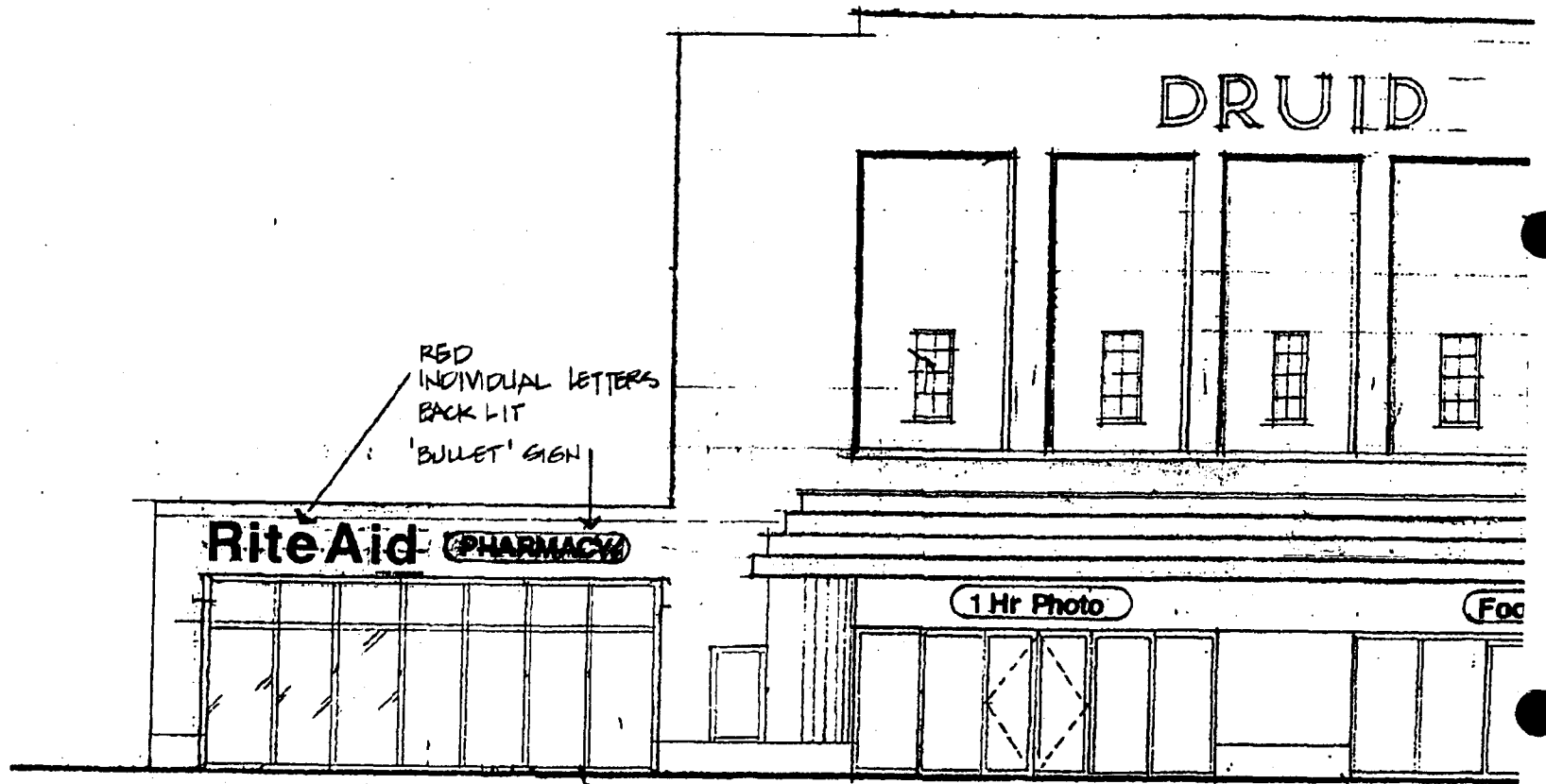
Sincerely,



Michael Fanshel - Architect



MAIN STREET NORTH ELEVATION



RED INDIVIDUAL LETTERS  
BACK LIT  
'BULLET' SIGN

Rite Aid PHARMACY

DRUID

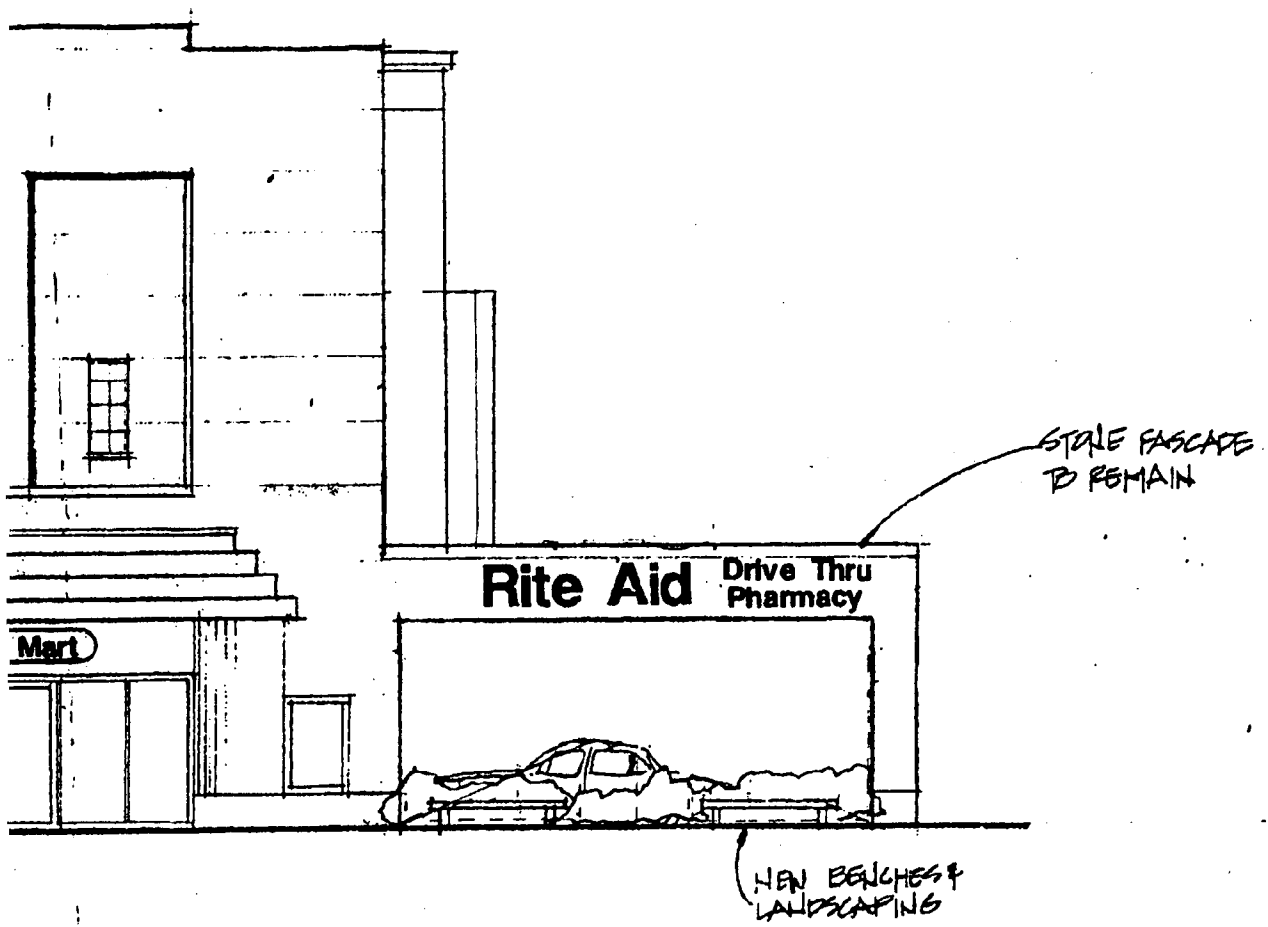
1 Hr Photo

Foc

NEW MILL FINISHED  
ALUM & GLASS  
STOREFRONT

9



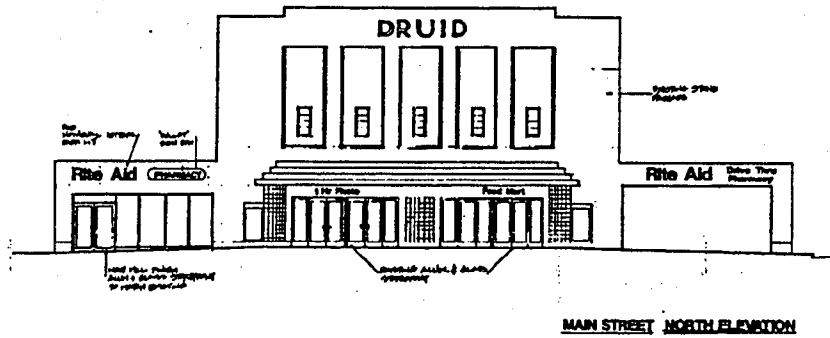
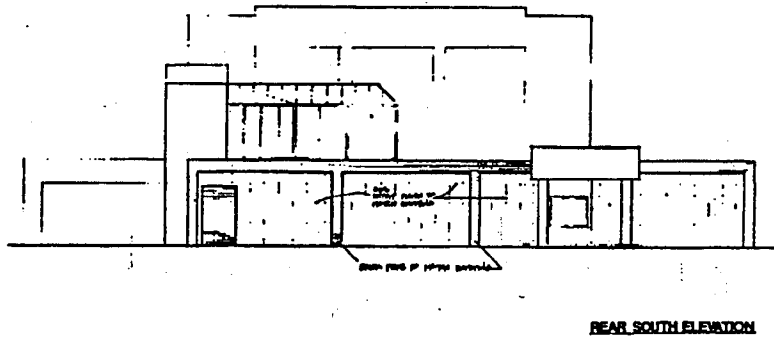
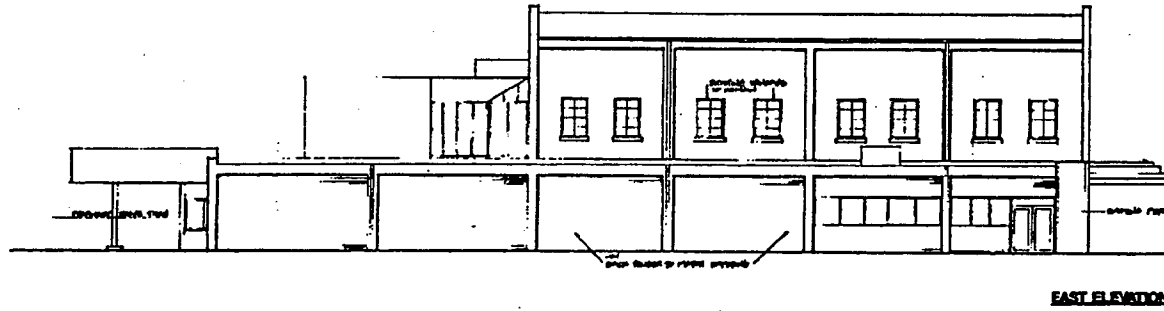
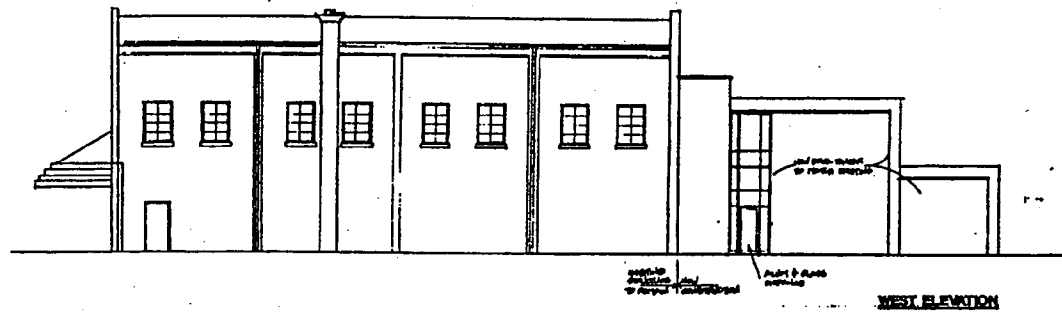


MAIN STREET    NORTH ELEVATION

SPR #9200

1/8" = 1'-0"

10



Fine Aid Pharmacy  
 2000 N. 1st St.  
 Columbus, Maryland

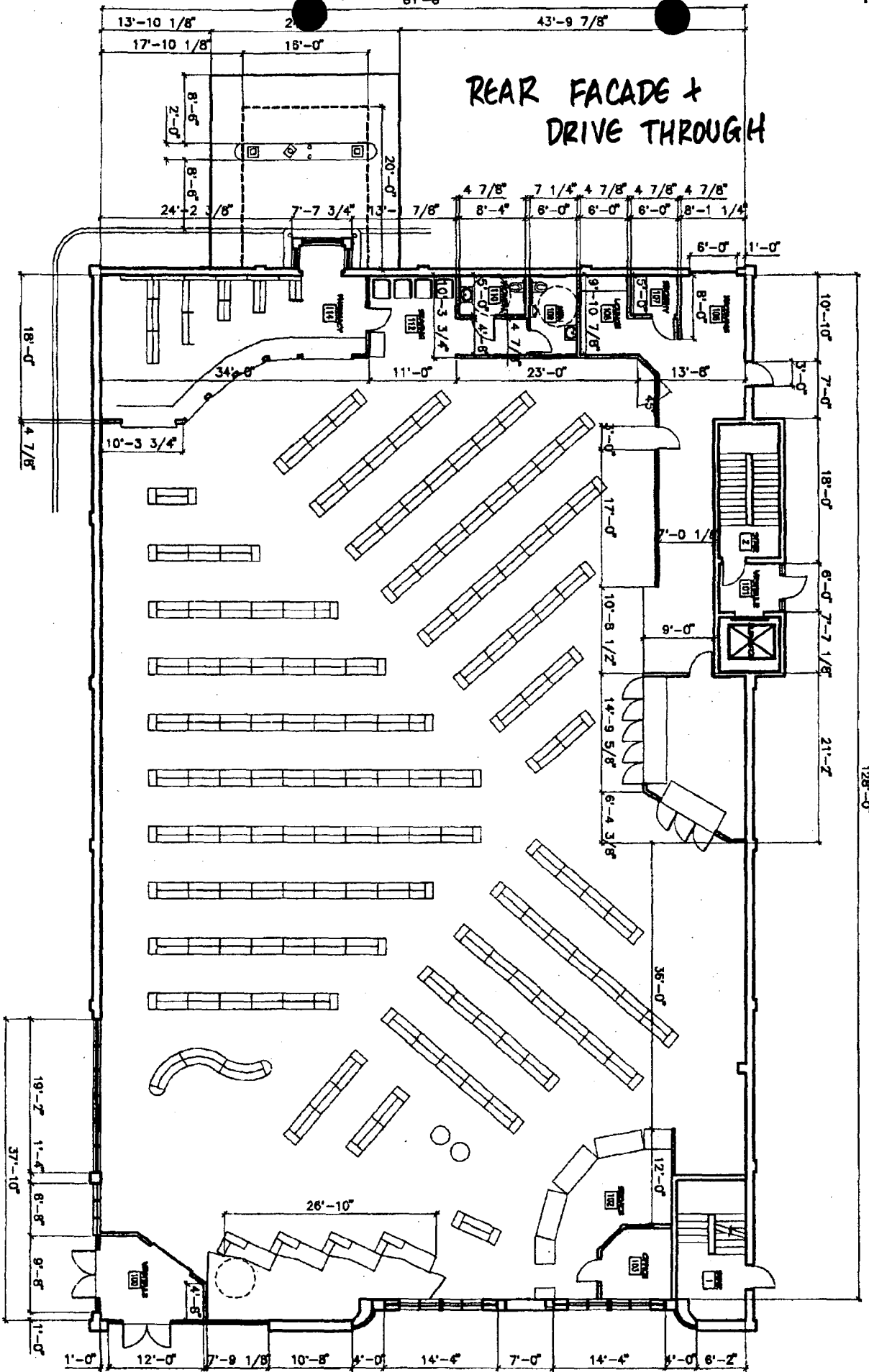
MICHAEL B. FANSHEL &  
 ASSOCIATES  
 ARCHITECTS  
 INCORPORATED

Nov. 11, 1974

A-3

(E)

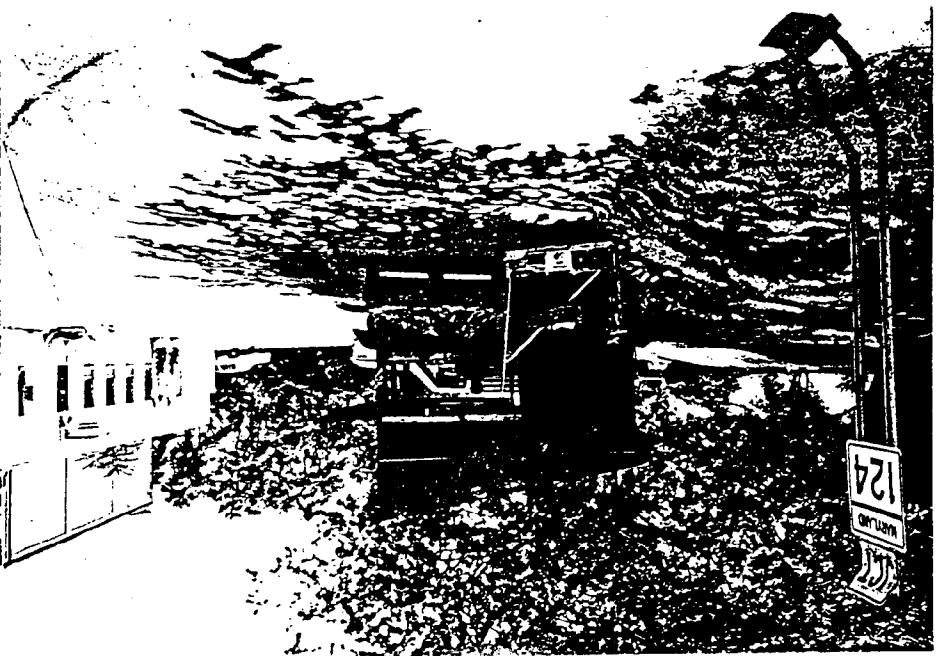
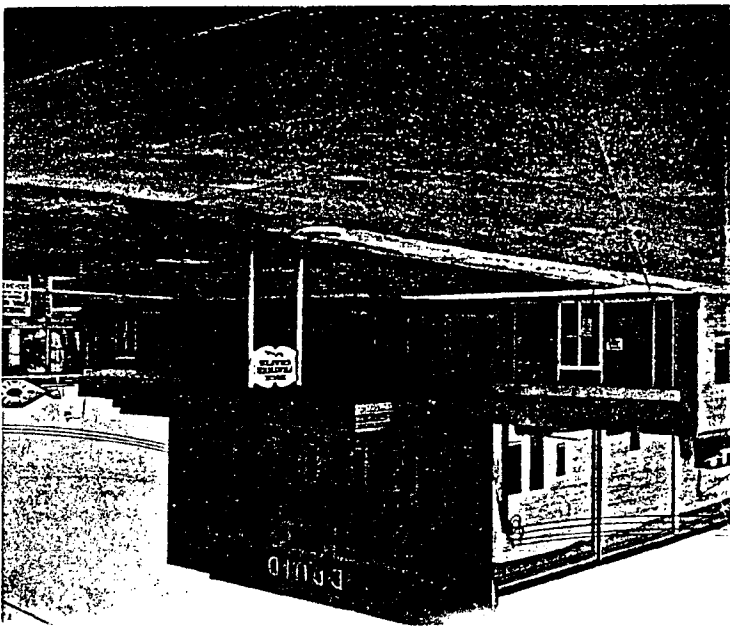
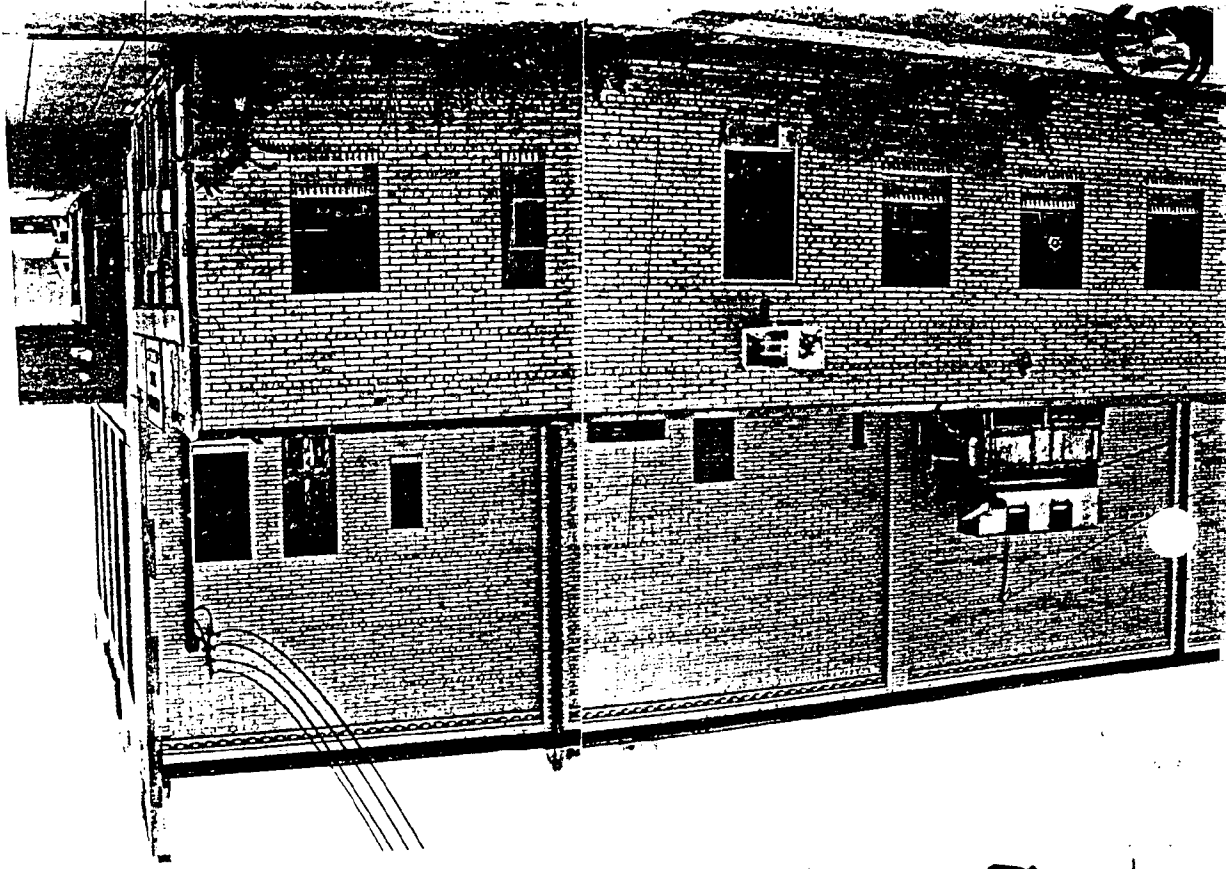
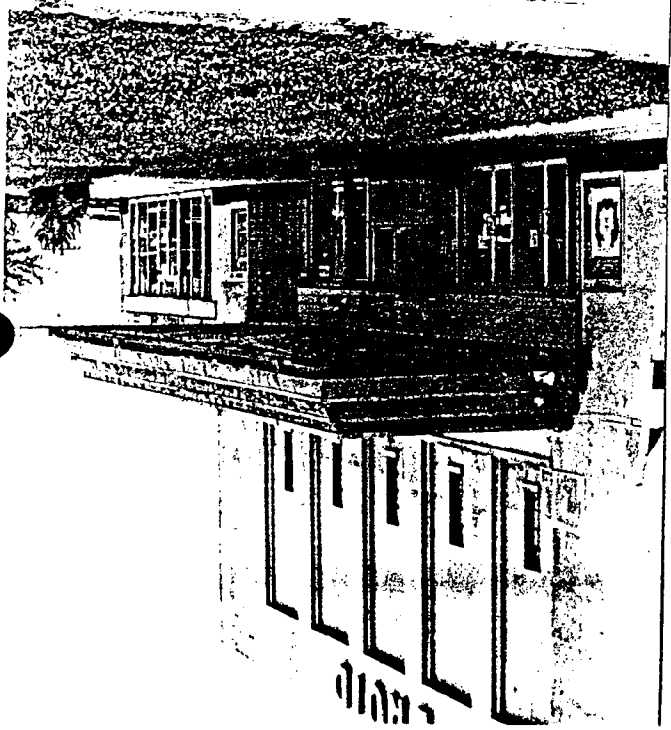
# REAR FACADE + DRIVE THROUGH

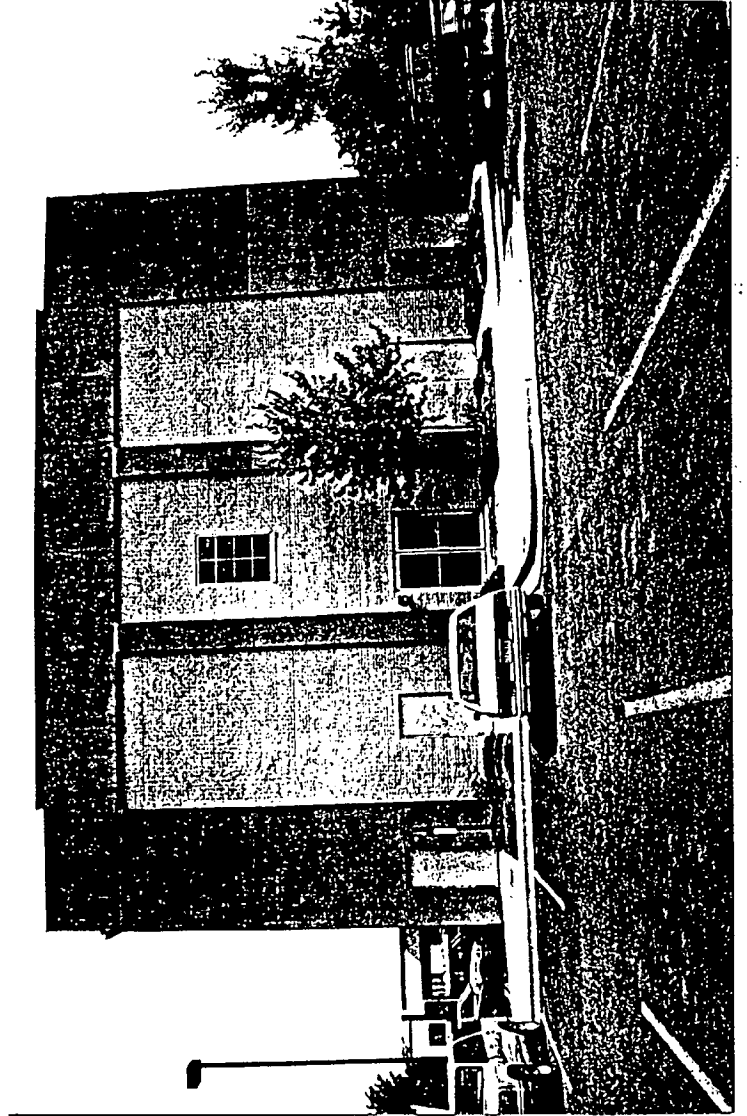
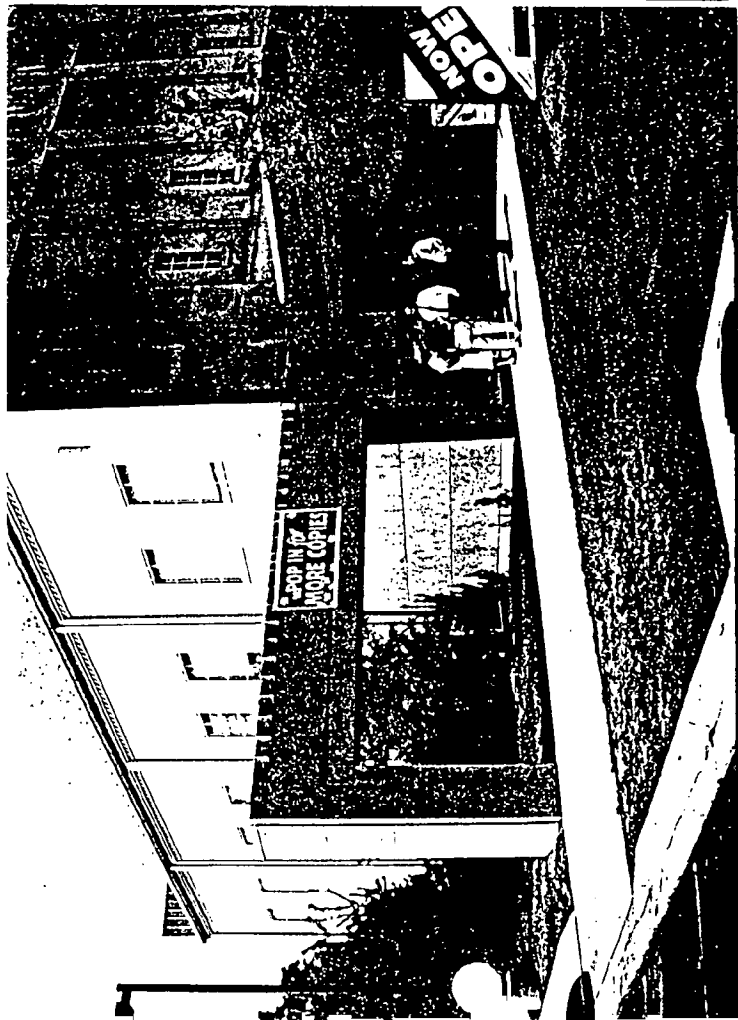
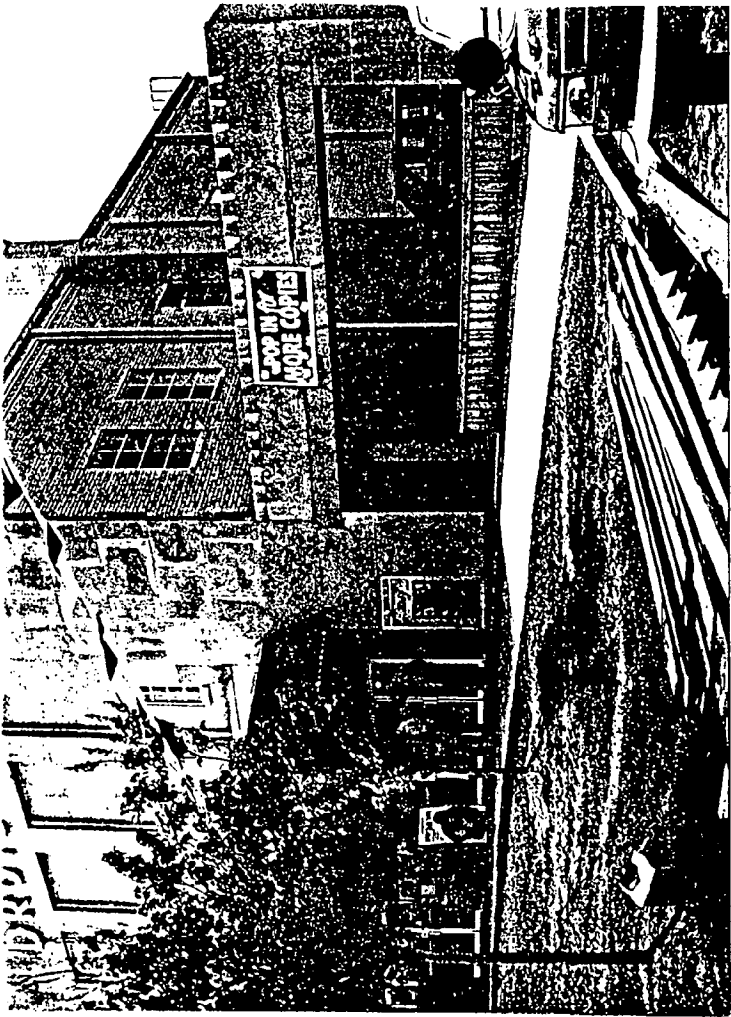


FLOOR PLAN  
SCALE 1/8" = 1'-0"

MAIN STREET ↘ FRONT FACADE ↗

THE BRAD THEATER  
BEFORE REMODELING





DRUID THEATER  
AFTER - REMODELING

**THE JAFFE GROUP**

Real Estate Services  
Three Bethesda Metro Center, Suite 430  
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November 13, 1996

Ms. Terri Gephart  
Parks & Planning Commission  
Georgia Avenue  
Silver Spring, Maryland

**RE: THE DRUID THEATRE**

Dear Ms. Gephart:


Pursuant to a conversation with Michael Fanshel, please find listed below an address for neighbors of The Druid Theatre located at 9840 Main Street:

**Mr. Druid Clodfelter**  
9810 Main Street  
Damascus, MD 20872  
(301) 253-6028

**Dr. Anthony DiBiase**  
Main Street  
Damascus, MD 20872  
(301) 253-3664

**Brian Breckenridge, President**  
Shady Grove Hospital  
14915 Broschart Road, Suite 250  
Rockville, Maryland 20850  
(301) 517-3015

**H. Deets Warfield**  
Damascus Motors  
26100 Woodfield Road  
Damascus, MD 20872  
(301) 253-2151  
Sincerely,

  
Gary R. Jaffe

via telefax: 495-1307

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9840 Main Street, Damascus	Meeting Date: 08/14/96
Resource: Druid Theatre ( <u>Master Plan</u> 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

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BACKGROUND

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.



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 its 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.

#### 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.

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.

MICHAEL B.  
FANSHEL &  
ASSOCIATES  
ARCHITECTS  
INCORPORATED

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

July 16, 1996

RE: Rite Aid Pharmacy Store at the Historic Druid Theater  
9480 Main Street  
Damascus, Maryland

Dear Ms. Gephart:

Enclosed are some revised preliminary plans for the proposed Rite Aid Pharmacy at the Historic Druid Theater.

The existing Druid Theater is planned to be enlarged at the first floor to add approximately 6000 square feet for the new Rite Aid Pharmacy Store. To accomplish this, the masonry walls between the added space and the existing first floor retail area shall be opened up as much as possible such that only supporting piers for the existing second floor remain. The new 'L' shaped structure shall be steel framing with masonry infill and metal decking over steel joists for the roof. A 4" concrete slab on grade over 4" stone base shall be the flooring to match the existing first floor level. This new structure will not exceed the limits of the existing facade in order to comply with the conditions of the Historic Buildings Commission to preserve the historic facade. The attached elevations indicate the extent of the new construction.

The existing elevator and exit stair shall be removed and relocated to the west, as revised on the attached sketch. The elevator and stair are now modified to be part of the main body of the structure and projects only 4' beyond the exterior wall and echos the projections of the existing chimney and masonry piers. The brick piers on the new addition and detailing would replicate the style of the historic building.

The aluminum and glass storefront for the new addition will imitate the mill finished anodized aluminum used on the original structure. Signage for the new store shall be integrated into the historic facade. The corporate logo for Rite Aid coincidentally uses the same color scheme of blue over red as is found on the Druid Marquis and will blend together nicely.

We request that a Consultation with the Historic Preservation Commission be scheduled for their next regular meeting time, August 14, 1996 for discussion of the Historic Area Work Permit.

Should you have any comments or suggestions for our project, we would welcome your input. We look forward to meeting with you and to a successful project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Fanshel".

Michael Fanshel - Architect