

THE CHESTERTOWN ARMORY

REPURPOSING
FOR A
BOUTIQUE HOTEL





OPENING STATEMENT

WE SUPPORT WASHINGTON COLLEGE'S PROPOSAL FOR A BOUTIQUE HOTEL AT THE ARMORY SITE, ACKNOWLEDGE THE ADDED BENEFIT TO LOCAL BUSINESSES, CITIZENS AND OUR COMMUNITY, BUT FIRMLY BELIEVE THAT INTEGRATION OF THE HISTORIC AND DISTINGUISHED ARMORY IS THE MOST RESPONSIVE AND AUTHENTIC APPROACH TO PRESERVE ITS HISTORY, ENRICH THE HISTORIC TOWNSCAPE, CELEBRATE THE STORIES AND HONOR THOSE HAVING SERVED IN TIMES OF PEACE AND CONFLICT.

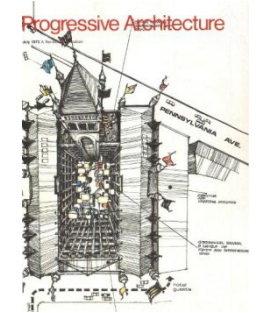
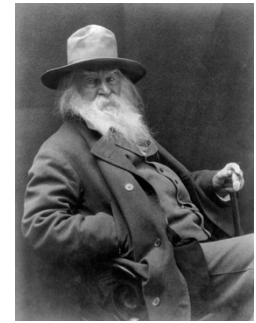
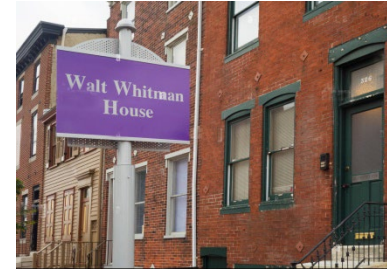
OUR MISSION & PANEL

SIMPLE MISSION

- ❑ EDUCATE
- ❑ ADVOCATE
- ❑ DISSEMINATE, the facts

QUALIFIED PANEL

- ❑ Thomas Kocubinski, Architect
- ❑ Steve Mitchell, Engineer
- ❑ David Myrich, Mold Specialist
- ❑ Craig Minetola, Mold Remediator



RELEVANT EXPERIENCE

THOMAS KOCUBINSKI, RA

NEW LOOK AT THE NEWNAM ARMORY

Spy Op-Ed
January 2023

Letter to Editor: A New Look at the Chestertown Armory

January 9, 2023

As an historic architect assigned to buildings listed on national, state, and local historic registers, I became interested in the turn of events regarding the Newnam Armory which led to a recent walkthrough of the 1931 building. As an outcome, I thought it beneficial to share my observations, supplemented by additional information.

1. Historical Significance of Armories
2. The Architect -- William Gordon Beecher
3. Repurposing Armories -- National Trend
4. Relevance of Armory's Architectural Style
5. Viability of Adaptive Reuse or Repurposing
6. 2017 Design Study for Repurposing by WC
7. Mold Situation & Cause for Demolition
8. Required Handling & Disposal of Hazmats
9. Building Neglect Leading to Mold Proliferation
10. Building Structure is Solid & Sound
11. Viable Alternative Repurposed Uses
12. Top Observed Concern -- Deterioration Due to Neglect

BUILDING CONDITION PHOTOS

January 2023 Building Visit



Water Intrusion at Exterior Windows

Broken glass and open windows have allowed for water intrusion causing deterioration of interior finishes and elevating humidity levels to foster mold development.

New windows are required throughout.





Water Intrusion at Exterior Walls

Unsealed wall cracks and openings have allowed for water intrusion causing deterioration of brick and paint finishes due to water entry and repeated freeze thaw cycles.

Conditions are repairable.





Water Intrusion & Damage at Exterior Walls

Lack of repairs at foundation walls has allowed for water intrusion causing deterioration of concrete by spalling and failure of protective paint coatings due to repeated freeze thaw cycles. Failure to manage surface runoff has exacerbated deterioration.

Conditions are repairable.



Water Intrusion & Damage at Exterior Walls

Lack of wall repairs and painting has allowed for water intrusion causing deterioration and failure of paint coatings from repeated freeze thaw cycles. Failure to manage roof and surface runoff has further exacerbated deterioration.

Conditions are repairable.



First Floor Drill Hall

Lack of operating the HVAC system and correcting conditions responsible for water intrusion has caused deterioration of interior finishes, yet the hall is in remarkably good and stable condition and very suitable for repurposing.

Conditions are repairable.

Interior Roof Leaks & Non-Operating HVAC System



Uncorrected roof leaks has allowed for water intrusion causing deterioration to paint and plaster finishes and fostering mold growth.

Existing HVAC system is modern and suitable for conditioning the building as intended. Failure to operate the system has exacerbated deterioration and promoted mold growth.

Conditions are correctable.





Water Intrusion at Interior Walls

Unsealed wall cracks, openings and spalling have allowed for water intrusion causing deterioration of paint and plaster finishes. Water intrusion has fostered growth of mold.

Conditions require removal of interior paint and plaster throughout followed by mold remediation and new wall finish system with thermal insulation. All routine construction.

Conditions are correctable.



Ground Level Interior Conditions



Conditions are stable and serviceable despite absence of an operating the HVAC system. Exterior walls are poured concrete. Interior partitions are concrete block with durable epoxy paint. Surface prep required prior to remediation and then onto new routine interior construction.

Conditions are repairable.





Ground Level Bathrooms

Conditions are remarkably stable and serviceable despite the absence of operating the HVAC system and performing routine maintenance. No evidence of concerning deterioration was observed.



FIRED CLAY HOLLOW TILES

Sussex Environmental reported that moisture issues at exterior masonry block walls are fostering mold growth inside the 1931 armory.

Fired clay hollow tiles were commonly used in 1931. The tile was dense with low absorption. The use of clay tile within exterior walls was found during my field visit. Sussex is incorrect - exterior wall construction is not fostering mold. Neglect is the cause.



It was most commonly used for buildings constructed during the first quarter of the 20th century. Also common in military buildings and gas stations built as late as 1940. It was also used to back brick veneer. Fired in kilns at temperatures over 400 degrees, the unit was rendered hard and impervious, thus its use to also provide fire protection in early skyscrapers.

"Back of Every NATCO Home You Build"

FOR over thirty years NATCO HOLLOW TILE has been used in the construction of skyscrapers, industrial buildings of all kinds, housing projects, churches, schools, as well as attractive homes of every type and size. On the modern farm NATCO HOLLOW TILE is being used more and more every year.

The same satisfactory qualities that make NATCO HOLLOW TILE the choice of so many discriminating architects, engineers and contractors all over the country are in the NATCO HOLLOW TILE you use in your client's home.

NATCO homes are permanent - yet economical. They resist heat and cold - are cool and pleasant in summer - warm and comfortable in winter. You save your clients mounting expense for paint and repairs and reduce general deterioration in a minimum.

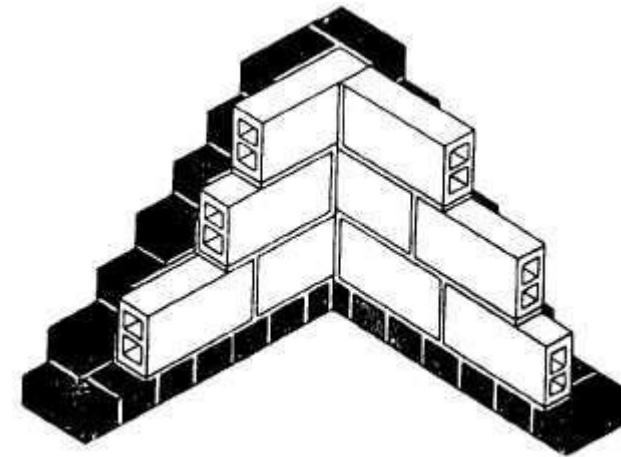
NATCO HOLLOW TILE comes in large units that are quickly, easily and economically laid. One tile takes the place of four right to twelve common bricks. When the air cells of the tile are sealed up in the finished wall, you have a home that is proof against dampness and extremes of temperature. Being of baked clay, NATCO HOLLOW TILE resists fire and is generally everlasting.

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NATCO DRAIN TILE
NATCO BANK TILE
NATCO GLAZED HOLLOW BLOCK



REPURPOSING THE ARMORY

- ❑ WHAT IS HOTEL INDUSTRY SAYING
- ❑ WC'S REPURPOSE DESIGN STUDY 2017
- ❑ ARMORY HOTEL EXAMPLES
- ❑ DESIGNS ON THE BOARDS
- ❑ BLENDING OLD WITH NEW



- Recycle, reuse, repurpose — whatever you call it, breathing new life into old and historic buildings is on trend in hospitality.



- Experts say it can often be quicker and less expensive to repurpose an existing building than to build a new one. Even when the cost is higher, “the tax advantage evens that out.” Marriott International



- The speed to market is key, so when developers want to get the most bang for their money in the shortest time frame, they often decide to go the way of adaptive-reuse.

WHAT IS THE HOTEL INDUSTRY saying about REPURPOSING?



- **Hoteliers are keenly aware that many travelers are moving beyond cookie-cutter experiences in search of something local – spots that reflect the history and texture of their locations during their stay.**



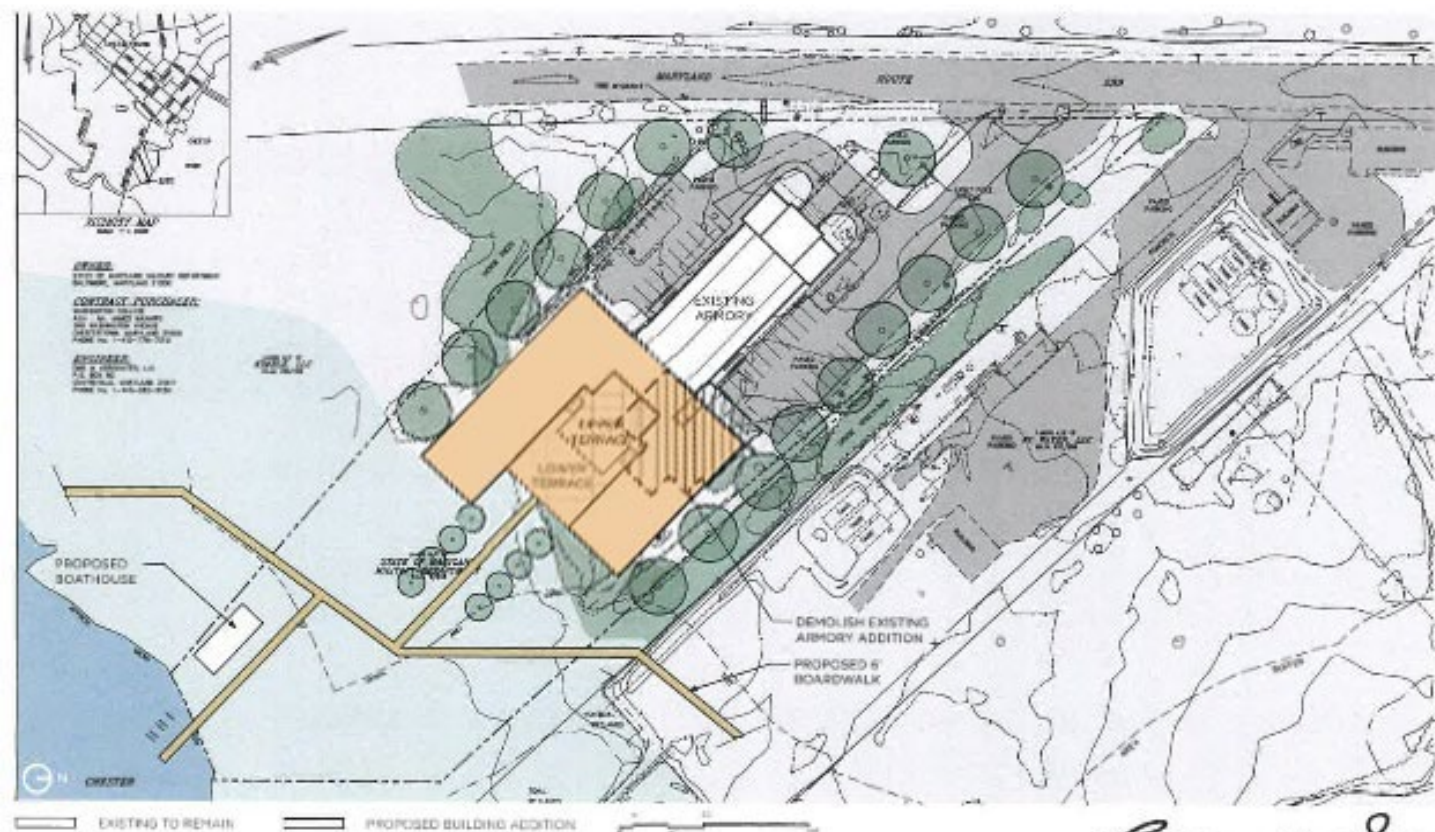
- **These adaptive reuse projects can be more economical than building from the ground up. Reusing old buildings can avoid the high costs associated with new construction and land purchases.**



- **Today’s travelers seek accommodations that are contextual and part of the fabric of a destination’s history versus copy and paste structures that look and feel as though they could be anywhere.**

WHAT IS THE HOTEL INDUSTRY saying about REPURPOSING?

ARMORY REPURPOSE STUDY



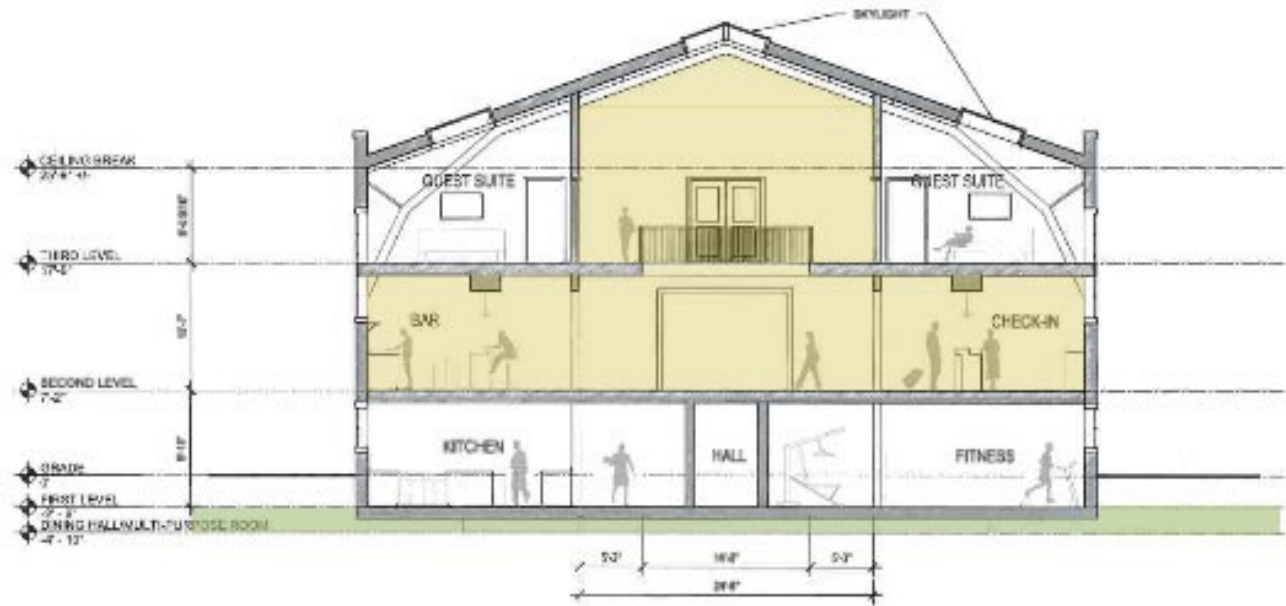
4 SITE PLAN
6 DECEMBER 2017

HERSHA AOS
ARCHITECTS

G. Washington
WASHINGTON COLLEGE

HERSHA / AOS 2017

ARMORY REPURPOSE STUDY



9 BUILDING SECTION SKETCH
© DECEMBER 2017

HERSHA AOS
ARCHITECTS

SCALE = 1/8" = 1'-0"
Guy Waplington
WASHINGTON COLLEGE

HERSHA / AOS 2017

ARMORY REPURPOSE STUDY



11 PRECEDENT IMAGES - INTERIOR
© COURTESY OF [unreadable]

HERSHA / AOS 2017

HERSHA AOS
ARCHITECTS

Lydia Washington
WASHINGTON COLLEGE

ARMORY REPURPOSE STUDY



13 ATRIUM INTERIOR PERSPECTIVE LOOKING SOUTH
6 DECEMBER 2017

HERSHA / AOS 2017

HERSHA AOS
ARCHITECTS

George Washington
WASHINGTON COLLEGE



The Armory Hotel

Bozeman, MT

CIRCA 1941



“The ability to preserve a piece of history and the ability to gather was important to us. There’s a lot of incredible history in that building, and a lot of people’s stories start there...” IHG Development

IHG Armory Hotel

Brookings, SD

CIRCA 1934



The armory was nearly razed in 1962 by the City of Portland for a waterfront parking but was saved by a dedicated citizenry.

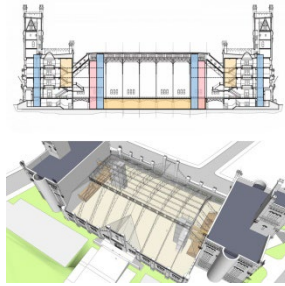
The Portland Regency Hotel

Portland, ME

CIRCA 1895

ARMORIES ON THE DRAWING BOARDS

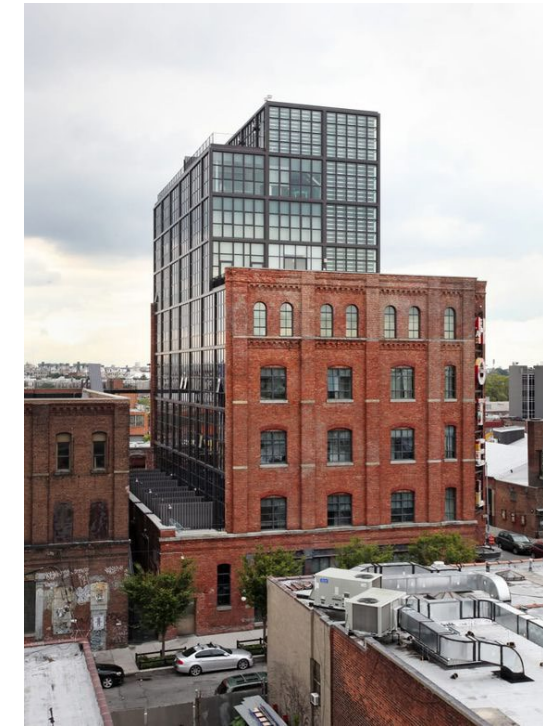
Armories are ideal candidates for repurposing due to their large drill halls and robust construction. Combined with unique architectural styles, a project that is both functional and distinctive can be created, costing less than new construction.



BLENDING OF OLD & NEW

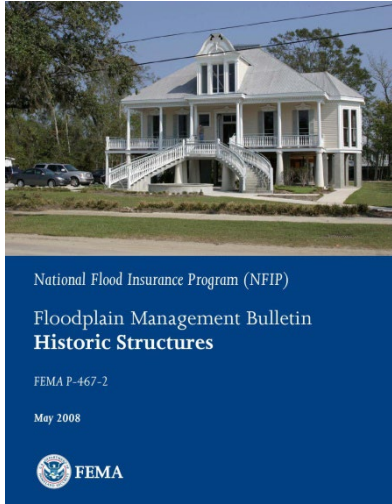
The intergration and juxtaposition of old with new leads to exciting design possibilites with the added benefit of cost and time savings.

Distinctive designs can result, reflective of their period in history as stressed in the hallmark Historic Preservation Act, 1966.



CHALLENGES, SOLUTIONS & BENEFITS

- ❑ FEMA FLOOD COMPLIANCE
- ❑ HOTEL INFRASTRUCTURE & IMPACTS
- ❑ EMBODIED CARBON EMISSIONS
- ❑ MOLD TYPES, REMEDIATION & COSTS



FLOOD PROOFING HISTORIC STRUCTURES

FEMA AND THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) OFFER SIGNIFICANT RELIEF FOR HISTORIC STRUCTURES, PROVIDING;

1. Maintain the properties historic status
2. Obtain subsidized flood insurance (authorized by Congress)

NFIP CAN ISSUE VARIANCES TO THE FEMA STANDARDS

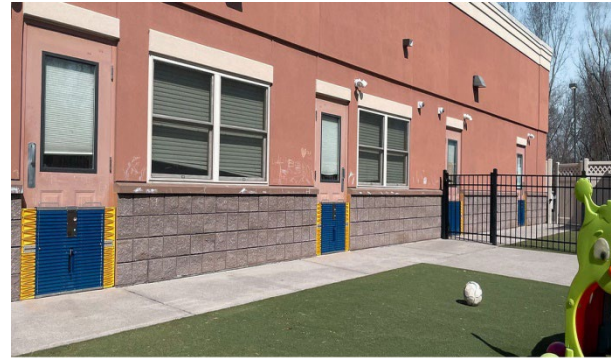
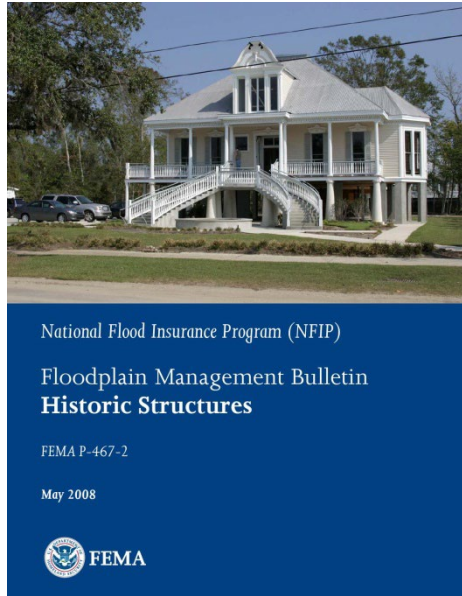
1. Two options in lieu of elevating the structure – dry floodproofing and wet floodproofing
2. Allows use of ‘non historic’ improvements in nature to protect the structure

LOCAL PLANNING AND ZONING BOARDS ROUTINELY FOLLOW THE FEMA/NFIP POLICIES THAT OFFER RELIEF TO HISTORIC STRUCTURES IN FEMA FLOOD ZONES

FLOODPLAIN MANAGEMENT PROGRAM

HISTORIC STRUCTURES





EXPANDABLE FLOOD BARRIER



FLOOD LOGS



PERIMETER FLOOD BARRIER



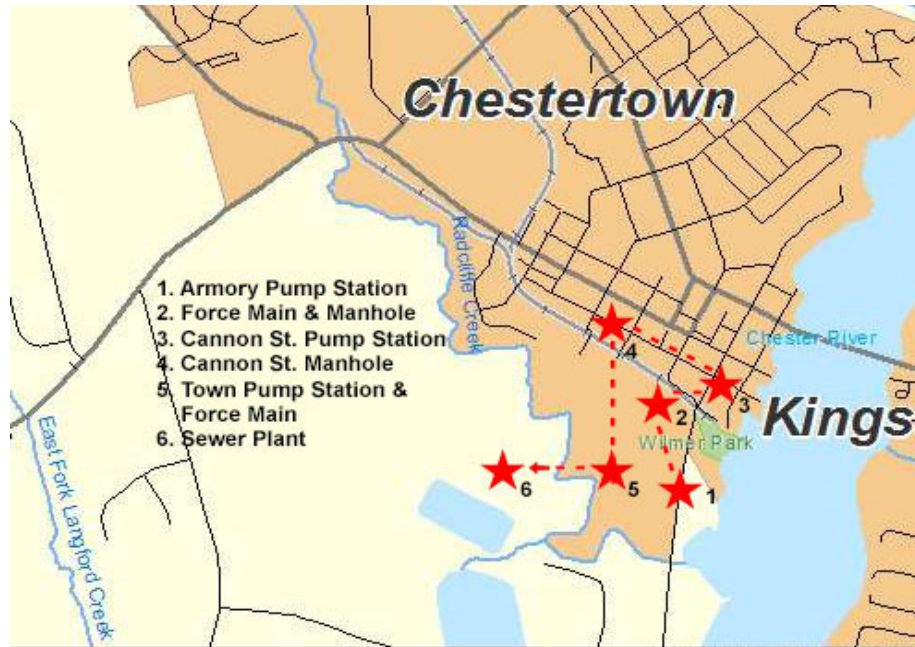
FLOOD RATED WINDOWS

Dry Floodproofing

FLOODPLAIN MANAGEMENT PROGRAM

HISTORIC STRUCTURES





Sewer Focus & Questions

New Force Mains / New Pump Stations / Rebuilding Mains / Disruptions / Costs / Who Pays?

HOTEL INFRASTRUCTURE & IMPACTS

NEED ENGINEERING FEASIBILITY STUDY NOW
& BEFORE ANY CONSIDERATION FOR DEMOLITION



EMBODIED CARBON EMISSIONS

WC PROPOSAL FOR DEMOILTION

“EMBODIED CARBON HOT MESS”

INCREASES WC BIG CO2 FOOTPRINT

INCONSISTANT MESSAGING

ALTERNATIVE IS REPURPOSING

TEACHING OPPORTUNITY

STEWARDSHIP OPPORTUNITY

BENEFITS THE PLANET

Reusing the Newnam Armory is Also Good for the Planet by Thom Kocubinski

September 11, 2023

In my January 2023 letter to the Spy, the subject of ‘embodied carbon footprint’ was introduced. I wrote,

‘Adaptive reuse is a responsible choice combining preservation with a low embodied carbon footprint, a win-win proposition across the matrix of historical and environmental indices’.

- Demo and Rehab projects typically save 50% to 75% of the embodied carbon emissions compared to new construction
- About 40% of energy consumed in US goes directly or indirectly to the operation of buildings
- When embodied carbon is added to the energy consumed, the total is about 50% and growing.
- 23% of all global emissions in the construction of a building come from 3 common materials -- concrete, steel and aluminum.
- Concrete uses in non-residential buildings : Footings, foundation walls, floor slabs, pre-cast products, curbing, walkways, etc.
- Steel uses: Super-structure (columns, beams, bar joists), reinforcing bars in concrete, metal studs, metal doors and frames.
- Aluminum uses: Exterior windows and doors, exterior wall siding, cladding, trim, roofing, etc. In total -- an embodied carbon hot mess!
- About 10% of embodied CO2 emissions are released during demolition.
- ‘Net -zero’ building uses tons of carbon to build it by way of material extraction, fabrication, transportation, installation, maintenance and disposal

MOLD HAZMATS & REMEDICATION

“Washington College reluctantly seeks a demolition permit for the Chestertown Armory. This request is based on environmental studies...more significantly, a high mold contamination. Remediation will be extraordinary expensive...”

Michael J. Sosulski, President

INFORMATION NEEDED BEFORE A VOTE

- ❑ WHAT WE HAVE & NOW KNOW
- ❑ WHAT WE DON'T HAVE & WHY WE NEED IT
- ❑ WHAT ARE THE RISKS TO OCCUPANTS & GENERAL PUBLIC
- ❑ CAN THE MOLD BE SUCCESSFULLY & SAFELY REMEDIATED
- ❑ WHAT IS THE MOST EFFECTIVE METHOD TO KILL MOLD
- ❑ WHAT IS THE 'BALLPARK' COST TO REMEDIATE THE BLDG
- ❑ IS A REPURPOSED BLDG ANY MORE AT RISK THAN NEW
- ❑ DOES THE PRESCENCE OF MOLD JUSTIFY DEMOLITION
- ❑ WHERE DO WE GO FROM HERE...

REMEDIATION - DRY ICE BLASTING



DRY ICE BLASTING

With no secondary waste and no toxins, dry ice blasting offers a faster, cleaner, gentler, and more efficient way to clean. In addition, the process is non-abrasive and non-conductive, meaning machinery will not only not be harmed, but can remain on and operational during the process. For more than 20 years, we have been providing dry ice blasting services for clients in Baltimore, Northern Virginia, Maryland, Washington, D.C., Pennsylvania, and Delaware.



'BALLPARK' REMEDIATION COST ESTIMATE

COST BREAKDOWN

1. Labor, materials (ice), equipment, per diem = \$212,300.00 (Estimated)
2. Unforeseen equipment rentals (lifts, scaffolding) = \$12,500.00 (Estimated)
3. Mold Consultant = \$100,000 (Estimated)

TOTAL ESTIMATED COST: \$324,800.00*

* Based upon an industry accepted per square foot rate

'AUTHENTIC' OR 'DISNEY' CHESTERTOWN

AUTHENTIC : Not false or imitation; real, actual, genuine

DISNEY : Simplified, sanitized or romanticized

SENSE OF PLACE : Embodies strong identities and culture, which are felt deeply by local people and visitors alike; it characterizes the relationship between people and spatial settings, deepened over time

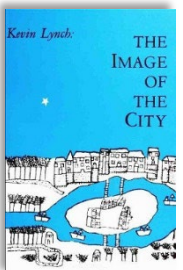
IMAGINABILITY : A corresponding set of mental images in the minds of people who experience a city or town, whether conscious or subconscious. Contributing to those images are five qualities – Paths, Edges, Nodes, Districts and Landmarks.

EDGE : Is a boundary, either real or perceived of the district

LANDMARK : Point of reference, it is unique and memorable in the context where they exist

THE CHESTERTOWN ARMORY : Is an Authentic building, it both contributes to the Chestertown Sense of Place, and is one; the armory is a key element in the Imaginability of the townscape and contributes as both an Edge and Landmark feature. It is a major contributor in the Imaginability of the town when entering from the south, while simultaneously establishing the Edge to the historic district. Its loss by demolition would be an irrevocable mistake.

Once a building of stature is gone, the townscape is never the same.

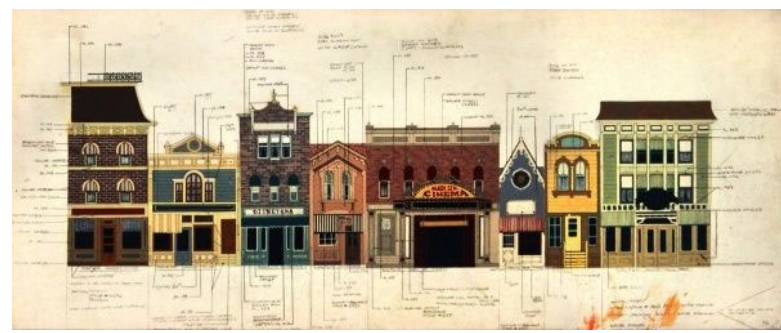


THE CHOICE ...IS OURS

AUTHENTICITY ORGANIC



IMITATION SLIPPERY SLOPE



NEW APPLICATION TO DEMOILISH - ISSUES

MESSAGING

RESPONDING TO THE COMMUNITY

With respect for the greater community and role of Washington College as partner in the community, we wish to address concerns expressed related to plans for the demolition of the Armory.

- **It has been publicly disputed that the building is made of concrete block, which could be infiltrated by mold; how certain are we of the actual construction materials?**
*Appraisal of the materials of the Armory has concluded that the newer section of the building is comprised of Concrete Masonry Unit (CMU). CMU is also known as cinder block. Upon expert inspection, CMU was identified in both the interior and the exterior. The interior walls of the basement of the original armory are also CMU. **The exterior of the original building is made of a type of brick, which is also known as cinder block.***
- **Is Washington College pursuing demolition of the Armory because it has been neglected, allowing it to deteriorate? And if that is the case, did the College advance neglect of the building by leaving the power off in the building?**
*The building was contaminated at the time of sale to the College. The College attempted to use the Armory as a storage facility but had to destroy **everything stored, due to mold contamination.** Reports from the time of sale include a note that mold was present in the building and a hole existed in the roof. The National Guard had installed a pumping system to control flooding. The pump was **reported to never have operated properly.** Leaving the power off to the building may have advanced the deterioration, **but running power to the building would have done nothing to mitigate the state of contamination of the building. Maximum contamination of the building had already happened by the time of sale.***
- **It has been suggested in the public debate that there are federal grants available for rehabilitation of old buildings like this one; why were these avenues not pursued?**
Federal grants would not have covered the full cost of rehabilitation of the building, nor would they have covered the ongoing operational costs such as staffing and programming. Because of the magnitude of construction required, private capital has always been necessary to rejuvenate this space for our community. In addition, any vision for federal grants would have included partial or full demolition of the building, as the complete mitigation of the environmental hazards is not possible. Federal funds can, however, be pursued for the development of a museum grade memorial to the Armory. Through this memorial, the history of the Armory will be safely accessible to our community and the Armory's history will be equitably and appropriately celebrated.

ISSUES

- NO SOURCES DOCUMENTS
- NO PROFESSIONALS NOTED
- INACCURATE CONTENT
- HDC TO RELY UPON CONTENT
- NO TIME FOR CORRECTONS
- MISLEADING THE COMMUNITY

QUESTIONS & ANSWERS



THANK YOU FOR SUPPORTING OUR VISION!

