

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9922 Falls Rd., Potomac	Meeting Date:	2/27/2019
Resource:	Master Plan Site 29/8-1 Edgar Perry House	Report Date:	2/20/2019
Applicant:	T-C Potomac Promenade, LLC Elizabeth Rogers, Agent	Public Notice:	2/13/2019
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Modification for ADA and other alterations		

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions based on the HPC's recommendations and return for a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individual Master Plan Site (29/8-1) Edgar Perry House
STYLE: Eclectic
DATE: 1902

From *Places from the Past*:

"The Edgar Perry House is one of two historic buildings remaining in the center of Potomac Village. An early example of hand-formed concrete block construction, this handsome residence was built in 1902 by Potomac merchant Edgar Perry.

The Edgar Perry House has long been regarded as an attractive and well-constructed residence. In 1919, a journalist described this Potomac house as "one of the best and most substantial [houses] in that part of Montgomery County." The concrete blocks were made from sand hauled by horse-drawn wagon from Watts Branch, near Glen Mill. Each block was individually screened and hand-formed. Because of the slow and painstaking method, the building took about a year to complete.

Perry had been employed in the family business, the Perry Store, since the age of 14 when his father died. Edgar Reed Perry was born May 3, 1871 to Thomas and Marian Perry. After a brief partnership with Winfield Offutt, his father built a brick store about 1880 at the north west corner of Falls and River Roads. Thomas Perry died four years later, leaving his wife and son Edgar to operate the business. The life of a storekeeper apparently suited Edgar Perry for he continued running the commercial enterprise into his adulthood and after the 1908 death of his mother. Edgar Perry was postmaster of Potomac village from 1900 to 1914.

The house was built on 21 acres of land that Perry had purchased in October 1900. The house is believed to have been completed by the close of 1902. The setting of the house was

reduced in 1922 when Edgar and his wife Bertha Louis Ball sold the house and 8 ½ acres to a cousin. Since that era the structure has been used for commercial business.”

There are two non-contributing buildings within the environmental setting of the Edgar Perry House, a bank building facing Falls Rd. and a drive-up ATM building with a canopy.



Figure 1: The Edgar Perry House is located at the southwest corner of the intersection of Falls and River Rd.

PROPOSAL

The applicant proposes work in two phases of development.

- Phase 1: Occupy the non-historic Sandy Springs Bank building by:
 - Introducing an ADA space to the south of the building,
 - Construct an ADA ramp to the building, and
 - Construct a glass vestibule on the eastern side of the building.
 - Signage will also be altered to reflect the new tenant of this building.
- Phase 2: Occupy and alterations to the Edgar Perry House
 - Demolish the non-historic bank building,
 - Construct an ADA entrance to the rear of the Perry House,
 - Widen the sidewalk, and
 - Make modifications to the drive-up ATM canopy.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior’s Standards for Rehabilitation (*the Standards*). Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values. The pertinent information in these documents is outlined below.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (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; or

Secretary of the Interior's Standards for Rehabilitation

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will 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.

STAFF DISCUSSION

The applicant is planning on undertaking modifications to buildings within the environmental setting of the Edgar Perry House. The applicant has laid out changes to occur in two phases, one will be undertaken immediately after approval of a HAWP, and will only impact the non-historic bank building. The second phase will likely commence around 2020 and will impact both the Perry house and the surrounding environmental setting. While the architectural plans detailing the alterations are limited, Staff finds that the alterations do not appear to have a significant impact on the historic resource.

Phase One

Phase one of the proposal involves alterations to the non-historic Sandy Spring Bank building that fronts Falls Rd. The applicant proposes create a new ADA parking space to the south (left) of the building along with other ADA changes. Changing the configuration of the parking lot will not impact the visual character of the site and Staff finds that the HPC does not need to review this work under a HAWP.

The second change is to construct an ADA ramp from a new ADA parking space to the building entrance on the southern side of the building. The applicant did not identify the placement or configuration of this ramp, but as this building is not historic and the ramp will not be visible from the historic building Staff finds that most designs would be acceptable. Due to the materials present in the building, Staff recommends that the ramp be constructed using concrete

with a metal railing that matches the existing. Staff request the HPC provide any other guidance on the placement or design of the proposed ADA ramp.

The applicant further proposes to construct a glass entry vestibule on the eastern side of the bank building, facing Falls Rd., to introduce a new ADA entrance. Staff finds that this will be an appropriate alteration to a non-historic building within the environmental setting of the Perry House. Staff recommends the applicant provide architectural drawings of this feature and submit them for HPC review as a HAWP.

Lastly, the applicant proposes re-facing the signage to reflect the new tenant. Staff finds that the placement of the existing signage is acceptable. Detailed specifications regarding the treatment of signage needs to be submitted for a HAWP prior to any alterations.

Staff finds that the proposed changes are generally appropriate, in concept, and request the HPC provide any guidance or additional information they would like included in a HAWP submission.

Phase Two

In 2020 or 2022, the applicant intends to re-locate from the bank building to the Perry House. The Perry House lacks full ADA access and will require changes to meet the new tenant's needs.

The first change proposed is the demolition of the existing bank building. This building is not historic, and while an exact date of construction is unknown, aerial photographs show that the bank building was constructed sometime between 1951 and 1979. The bank building does not contribute to the historic character or historic significance of the Perry House and its demolition will not have a negative impact on the Perry House (24A-8(b)(1)).

The other challenge with the occupation of the Perry House is that it does not currently meet ADA access requirements. The applicant proposes to relocate the existing ADA parking space expand ADA parking to the rear with a new ADA compatible entrance. While the plans have not been developed for this new access, Staff finds that this location will have the least impact on the historic building. Staff is unsure if this new entrance will require a new ramp or a new canopy over the entrance and requests the HPC provide input on the preferred design and materials for those elements.

The applicant further proposes to widen the existing sidewalk so that it meets the current 5' (five foot) County and ADA standards. Staff finds that this will not significantly impact the historic character of the Perry house or its environmental setting (24A-8(b)(2)). The applicant also proposes to make improvements to the streetscape with the introduction of street trees and shrubs. Staff finds that these changes will not impact the character of the historic resources and would recommend approval at the HAWP submission.

The last change proposed is for the canopy of the drive-up ATM. The existing canopy does not meet the architectural standards or reflect the brand identity of the new tenant. The canopy is obviously not a historic resource and was constructed separate of the ATM building. Staff request input from the HPC regarding the level of modification of this building. Does the HPC feel that the building must remain or would a new building with a new canopy be acceptable?

What materials and/or design is appropriate in this location?

Staff finds that the proposed changes will have little impact on the historic character and recommends the applicant develops architectural plans based on the feedback from the HPC and returns for a HAWP.

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions based on the HPC's recommendations and return for a HAWP application.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Gracia@otj.com Contact Person: Stacey Gracia
Tax Account No.: 10-00857862 Daytime Phone No.: 202-621-1397
Name of Property Owner: T-C Potomac Promenade LLC Daytime Phone No.: _____
Address: 7507 Arlington Road Bethesda MD 20814
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10200 River Road & 9822 Falls Road Street _____
Town/City: Potomac Nearest Cross Street: Falls Road
Lot: _____ Block: _____ Subdivision: _____
Liber: 40680 Folio: 00470 Parcel: P325

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: See attached statement.

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.

Signature of owner or authorized agent

1.31.19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

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

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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.

**9822 Falls Road
Potomac, Maryland**

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING	
Owner's mailing address: T-C Potomac Promenade LLC River Falls Ltd. Partnership 7507 Arlington Road Bethesda, MD 20814	Owner's Agent's mailing address: Stacy P. Silber, Esq. Lerch, Early & Brewer, Chtd. 7600 Wisconsin Avenue, Suite 700 Bethesda, MD 20814
Adjacent and Confronting Property Owners mailing address	
Potomac Place LTD Partnership c/o Sigal Zuckerman Co. 2 Wisconsin Cir., Ste. 200 Chevy Chase, MD 20815 Block G, Par. A Tax Acct: 10-00905376	JMH LLC 10211 Lakewood Dr. Rockville, MD 20850 Parcel P377 Tax Acct: 10-00847351
MH McConihe et al Tr. c/o Donohoe Real Estate Services 7101 Wisconsin Avenue Bethesda, MD 20814 Block F, Parcel N275 Tax Acct: 10-00906132	Semmes Building LLC c/o DANAC 5404 Wisconsin Ave., Suite 301 Chevy Chase, MD 20815 Parcel P298 Tax Acct: 10-00861022
Capital One National Association c/o Ryan Property Tax Services PO Box 460189 Houston, TX 77056 Parcel P270 Tax Acct: 10-00863555	Capital One National Association c/o Industry Consu. Group Inc. PO Box 810490 Dallas, TX 75381 Parcel P272 Tax Acct: 10-00848732
T-C Falls Center Townhouses LLC 4412 Willard Ave., Suite 1 Chevy Chase, MD 20815 Parcel N296, Par 1 Tax Acct: 10-00853055	T-C Potomac Promenade LLC 5300 Wisconsin Avenue NW Washington, DC 20015 Parcel N348, Par B Tax Acct: 10-02724045
United States of America C Street, 18 th and 19 th Streets NW Washington, DC 20006 Tax Acct: 10-008645226	

**Statement in Support
Historic Preservation Commission - Preliminary Consultation
9922 Falls Road, Potomac, Maryland**

T-C Potomac Promenade LLC is the owner of the Property located at 10200 River Road and 9822 Falls Road in Potomac, Maryland (the "Property"). T-C Potomac Promenade LLC is submitting this Statement of Support on behalf of J.P. Morgan Chase, who is looking to establish a bank branch on the Property. This Statement is intended to provide the Historic Preservation Commission ("HPC") with information on the modifications and alterations proposed to the Property, in both the short-term and long-run.

I. Property Background

The Property is located in the southwest quadrant of the intersection of Falls Road and River Road and has a net lot area of approximately 43,996 square feet (or 1.01 acres). The Property is zoned NR-0.75, H-35'. The Property is currently improved with the Edgar Perry House, which is located directly at the corner of the intersection of River Road and Falls Road. The Edgar Perry House is a designated historic resource that was constructed in approximately 1902 and has been used for commercial purposes since approximately 1922 when Edgar Perry and his wife sold the home. Located immediately south of the Edgar Perry House is a single-story, non-historic commercial building most recently occupied by Sandy Spring Bank (the "Sandy Spring Bank Structure"), drive-up ATM structure with metal canopy, and surface parking. The Sandy Spring Bank Structure was constructed sometime between 1950 and 1970, as illustrated by the attached aerial photos (*see Attachment "A"*), and is not a contributing resource.

The character of the Property and its immediate surroundings has changed significantly since the Edgar Perry House was first constructed. The Edgar Perry House was originally constructed on a 21 acre lot. The house now sits on an approximately one-acre parcel. The area surrounding the Edgar Perry House is divided into smaller lots/parcels that are improved with various commercial uses, which comprise the "Potomac Village." Immediately adjacent to the Edgar Perry House to the west is a four-story brick office building of a brutalist design, not in keeping with the character of the historic buildings (*i.e.* Edgar Perry House and Perry Store) and surrounding area. Across the street in the northwest quadrant of the intersection is the Perry Store, a designated historic resource, which is currently operated as a Capital One Bank. The other two quadrants of the intersection are improved with gasoline service stations.

1. Edgar Perry House -- Background on Architectural Significance

Originally constructed in 1902, the Edgar Perry House is designated as a historic resource in the *Places from the Past: The Tradition of Gardez Bien in Montgomery County* and the 2002 *Approved and Adopted Potomac Subregion Master Plan* (the "Master Plan"), and is recommended for historic preservation. The historic home was the residence of Edgar Perry. Edgar Perry owned and operated the Perry Store, located in the northwest quadrant of the intersection of Falls Road and River Road. The house was originally built on 21 acres of land, although the setting of the house was reduced in 1922 when Edgar Perry and his wife sold the house and 8.5 acres. The house has been used for commercial purposes since approximately 1922.

A. Proposed Development

J.P. Morgan Chase is proposing a two-phase occupation of the Property. The Edgar Perry House is currently occupied by Long and Foster Realty, whose lease expires in 2020 with a two-year option to renew. Ultimately, once Long and Foster Realty's lease is up, J.P. Morgan Chase intends to occupy the Edgar Perry House as its permanent bank branch. However, in the interim, J.P. Morgan Chase is proposing to operate out of the Sandy Spring Bank Structure.

J.P. Morgan Chase is looking to make certain modifications to the site, in order to meet their programmatic needs in both the short-term and long-run. J.P. Morgan Chase is seeking HPC's feedback on several modifications that are critical to its use of the Property. While it is important to J.P. Morgan Chase to get HPC's feedback on the overall concept for the Property at this preliminary design stage, we plan to come back to the HPC with more detail on the proposed modifications once the plans have progressed. The following provides an overview of the improvements contemplated for the Property, broken down by phase:

2. Phase One – Interim Occupancy of Sandy Spring Bank Structure

As mentioned above, J.P. Morgan proposes to occupy the Sandy Spring Bank Structure for the next several years, until they are able to occupy the Edgar Perry House as its permanent branch location. J.P. Morgan Chase is proposing limited interior and exterior modifications to the Sandy Spring Bank Structure to ensure the space can meet their programmatic needs and importantly, provide an ADA accessible entry. As illustrated in Attachment "B", these improvements include:

- The handicap accessible parking space located on the northern side of the Sandy Spring Bank Structure is not compliant with current code requirements of the American with Disability Act ("ADA"). Accordingly, J.P. Morgan Chase is proposing several modifications to provide ADA accessible entry to the building:
 - The existing parking space immediately south of the building will be converted to a handicap accessible parking space; and

- A ramp will be added leading from this newly constructed handicap accessible parking space to the existing building entrance on the southern façade.
- J.P. Morgan Chase is considering adding a new glass entry vestibule on the eastern side of building, facing Falls Road, to provide an improved, ADA accessible, entrance to the bank branch.
- Re-paint exterior siding and shutters to different tones of grey. Neutral grey tones have been selected to complement the Edgar Perry House.
- Re-face the existing "Sandy Spring Bank" pylon sign, located along Falls Road, to reflect J.P. Morgan Chase's brand identity. Building mounted signage will also be added along the Falls Road façade. The signage included in the application materials submitted with this Statement is a placeholder. J.P. Morgan Chase intends to come back to HPC with more detailed plans for the design, materials and illumination of the proposed signage at a later date.

3. *Phase Two – Occupancy of Edgar Perry House*

In the long-run, J.P. Morgan Chase intends to occupy the Edgar Perry House as its permanent bank branch. Recognizing the historical significance of its architectural design and character, J.P. Morgan Chase proposes minimal exterior modifications to the Edgar Perry House, including painting the house and metal roofing a gray color, as depicted in Attachment "B".

Currently, the site does not provide a handicap accessible entry to the Edgar Perry House, given the existing slopes on the Property and the narrow confinement of the parking area, which currently lacks space for the required ADA access aisle. Accordingly, the currently contemplated modifications are intended to provide an efficient and handicap accessible entry to the building along the southern façade (at rear of the building). Specifically, J.P. Morgan Chase intends to relocate the handicap accessible parking space to the rear of the building, in part because the currently designated handicap space along River Road does not meet Code standards. A new building entrance will then be constructed along the southern building façade to provide accessible entry from the parking lot. Again, detailed plans will be submitted to the HPC for its review at a future date.

There currently is limited parking on the Property available for J.P. Morgan Chase's use (e.g. approximately 13 spaces in close proximity to the structure, including those parking spaces surrounding the Sandy Spring Bank Structure).¹ Given the auto-oriented nature of this convenience retail use, J.P. Morgan Chase is proposing to demolish the single-story, non-historic Sandy Spring Bank Structure to create additional surface parking and improved on-site circulation. In connection with the demolition of the building, J.P. Morgan Chase is proposing to

¹ The Parking to the west of the Falls Road Building is leased to the adjacent office building and not available for use by J.P. Morgan Chase and its customers.

provide streetscape improvements along Falls Road to enhance the pedestrian environment, as recommended in the Master Plan. Specifically, J.P. Morgan Chase is proposing additional trees and plantings along the Property frontage, and stone columns with intervening shrubs along the edge of the parking area. The sidewalk along Falls Road will also be improved – currently the asphalt sidewalk is less than three-feet wide at points. J.P. Morgan Chase is proposing to widen the sidewalk to five-feet, in accordance with County and ADA standards, and to re-construct the sidewalk with concrete (as opposed to asphalt), to greatly improve the pedestrian experience. These improvements will help define the street edge and visually screen the parking.

The existing ATM structure will remain, although changes may be made to the metal canopy to bring the canopy up to J.P. Morgan Chase's architectural standards and to reflect its brand identity. In connection with the ultimate use of the Property (*i.e.* after demolition of the Sandy Spring Bank Structure), an additional drive aisle will be created to provide a by-pass lane for the ATM, to improve on-site circulation. No changes are proposed to vehicular access - vehicular access to the Property will continue to be provided through the three existing curb cuts – including two access points along Falls Road and one access point off of River Road.

B. Secretary of Interior's Standards for Rehabilitation

The modifications proposed to the Edgar Perry House will be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

As mentioned above, the Edgar Perry House has been put to commercial use since approximately 1922. The Sandy Spring Bank Structure is not a contributing historic resource and is not part of the historic character of the Property. The historic setting of the Edgar Perry House was originally 21 acres. As is evidenced by the surrounding improvements, the historic character of the area has changed significantly since that time. Demolition of the Sandy Spring Bank Structure will not adversely affect the historic setting. Rather, demolition of the Sandy Spring Bank Structure will allow the Edgar Perry House to be put to productive use, to ensure its continued care and preservation.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The historic character of the Edgar Perry House will be retained and preserved. As discussed above, J.P. Morgan Chase is proposing modest exterior improvements to the historic structure. Demolition of the non-historic, Sandy Spring Bank Structure will not adversely affect the historic character of the Property.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Any exterior improvements to the Sandy Spring Bank Structure and Edgar Perry House will be designed to complement, and not compete with, the historic structure. The exterior improvements will be designed to have a more contemporary, open appearance that will complement, but also be distinguishable from the historic Edgar Perry Home.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The Edgar Perry House is an example of a grand house. The historically significant elements of the Edgar Perry House will be retained and preserved.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

J.P. Morgan Chase intends to take all efforts to preserve the distinctive features, finishes and construction techniques evidenced on the Edgar Perry House. One of the most significant elements of the Edgar Perry House is its hand-formed concrete construction. This will not be impacted by J.P. Morgan Chase's use of the Property, as they are proposing very limited structural modifications.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

J.P. Morgan Chase has not done an in-depth condition assessment of the Edgar Perry House. However, it is J.P. Morgan Chase's understanding that the historic structure is in relative good repair. J.P. Morgan Chase intends to come back to the HPC with more detail on the proposed modifications to the Edgar Perry Home at a later date. J.P. Morgan Chase recognizes that the priority is to use like-kind materials for any necessary replacements.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

In cleaning and preserving the exterior of the Edgar Perry House, J.P. Morgan Chase will take precautions to ensure that any surface cleaning required does not damage the integrity of the building elements.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

There are no known significant archeological resources on the Property that will be affected by J.P. Morgan Chase's proposed use of the Property.

9. *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.*

The Sandy Spring Bank Structure is not a contributing historic resource and is not part of the historic character of the Property. Accordingly, demolition of the Sandy Spring Bank Structure will not adversely affect the historic setting. Rather, demolition of the Sandy Spring Bank Structure will allow the Edgar Perry House to be put to productive use, to ensure its continued care and preservation. The interim, exterior modifications proposed to the Sandy Spring Bank Structure will complement the historic structure, and will be strategically designed to have a more contemporary appearance that will be distinguishable from the Edgar Perry House. J.P. Morgan Chase will bring back detailed plans for any proposed limited changes to the Edgar Perry House.

10. *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.*

The only exterior modification contemplated to the Edgar Perry House at this time is an ADA accessible entrance on the south side (or rear) of the structure. J.P. Morgan Chase will submit detailed plans at a later date depicting these proposed changes. Chase will take care to ensure that any new construction is designed so that if it is removed in the future, it will not affect the integrity and historical significance of the Edgar Perry House.

C. Conclusion

J.P. Morgan Chase is seeking preliminary guidance from the HPC on the overall modifications described in this Statement. Importantly, at this preliminary stage of design, J.P. Morgan Chase is looking for specific feedback from the HPC regarding: (1) the demolition of the Sandy Spring Bank Structure; (2) re-painting of the Sandy Spring Bank Structure (in the short-term) and the Edgar Perry House (in the long-run); (3) the addition and approximate location of a rear building entrance on the Edgar Perry House; and (4) the potential addition of a vestibule on the Sandy Spring Bank Structure. We appreciate your review and consideration of these proposed modifications.

ATTACHMENT "A"

HISTORICAL PHOTOS



10200 RIVER ROAD AND 9822 FALLS ROAD - 1951 IMAGE



10200 RIVER ROAD AND 9822 FALLS ROAD - 1979 IMAGE

ATTACHMENT "B"

AGENDA

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EXISTING AERIAL VIEW

EXISTING ATM STRUCTURE

EXISTING SANDY SPRING
BANK STRUCTURE

EXISTING NON-ADA
COMPLIANT PARKING

1902 EDGAR PERRY HOUSE



EXISTING NON-ADA
COMPLIANT PARKING



EXISTING AERIAL VIEW

POTOMAC PROMENADE
SHOPPING CENTER

POTOMAC PLACE
SHOPPING CENTER



EXISTING CONDITION PHOTOS - SANDY SPRING BANK STRUCTURE



EXISTING CONDITION PHOTOS - EDGAR PERRY HOUSE & ATM STRUCTURE



HISTORICAL PHOTOS

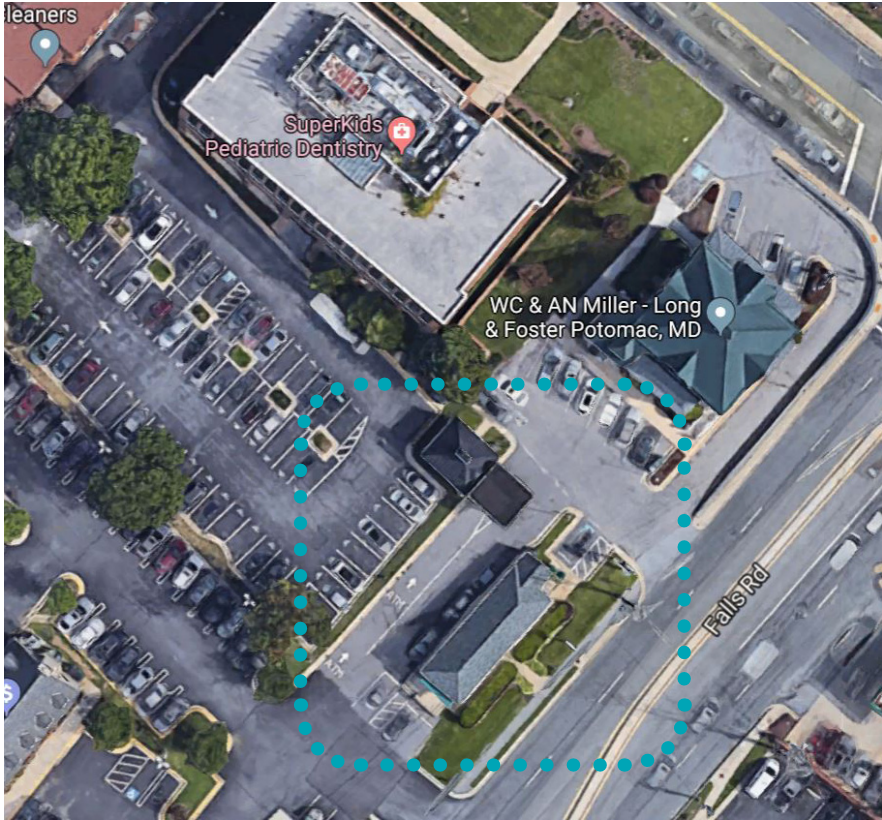


10200 RIVER ROAD AND 9822 FALLS ROAD - 1951 IMAGE



10200 RIVER ROAD AND 9822 FALLS ROAD - 1979 IMAGE

PHASE #I - 2019/2020 OCCUPANCY OF SANDY SPRING BANK STRUCTURE & ATM STRUCTURE



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

SHUTTER PAINT

SW 7064
Passive
Interior / Exterior
Locator Number: 236-C1

EXTERIOR SIDING PAINT

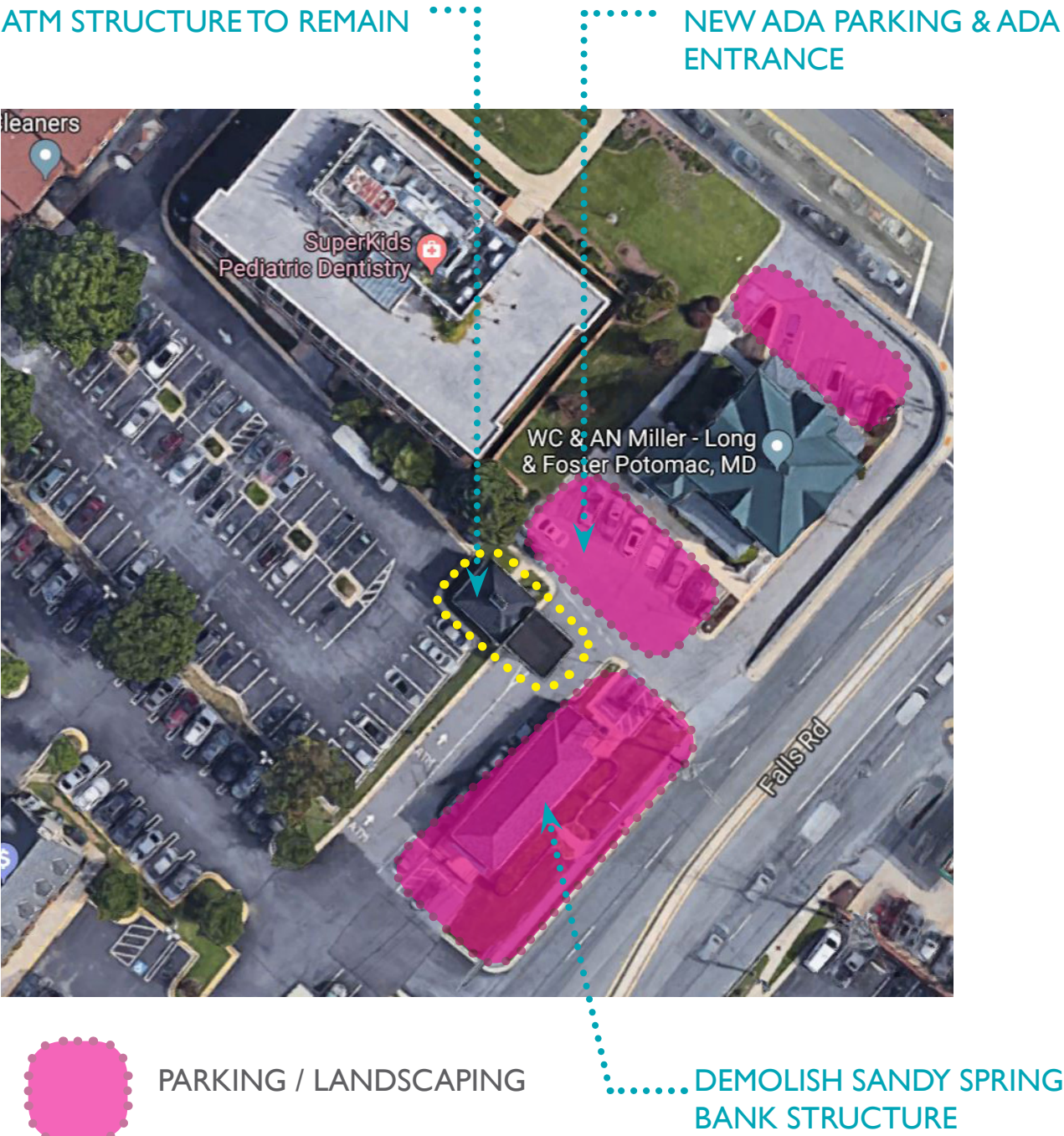


- OPTION 1**
- RELOCATE ADA PARKING
 - NEW ADA COMPLIANT RAMP
 - NEW EXTERIOR PAINT

- OPTION 2**
- RETROFIT EXISTING ADA PARKING SPACE TO MEET CODE COMPLIANCE
 - NEW VESTIBULE TO CREATE ADA COMPLIANT PATH OF TRAVEL / ENTRANCE INTO BRANCH
 - NEW EXTERIOR PAINT



PHASE #2: 2022 / 2024 OCCUPANCY OF EDGAR PERRY HOUSE



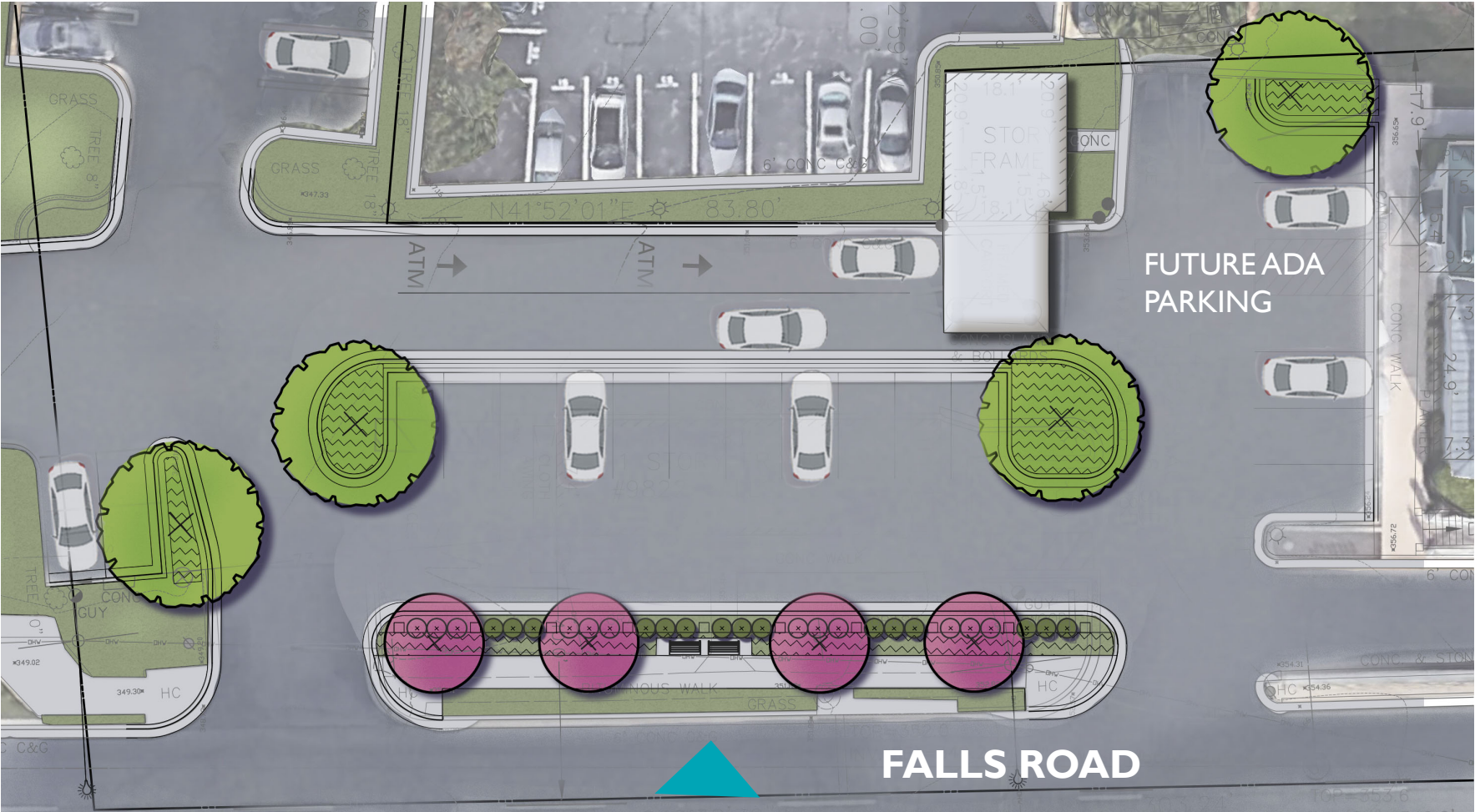
SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

SHUTTER PAINT &
METAL ROOF PAINT

SW 7064
Passive
Interior / Exterior
Locator Number: 236-C1

EXTERIOR SIDING PAINT

PHASE #2: 2022 / 2024 OCCUPANCY OF EDGAR PERRY HOUSE - CONCEPTUAL LANDSCAPING / PARKING PLAN



#1



ELEVATION #1 - FALLS ROAD

