

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10211 River Rd., Potomac	<b>Meeting Date:</b>	12/4/2019
<b>Resource:</b>	Individually Listed Master Plan Site <b>Perry Store</b>	<b>Report Date:</b>	11/27/2019
<b>Applicant:</b>	Capital One NA	<b>Public Notice:</b>	11/20/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	29/08-19B	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Sign Replacement		

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**STAFF RECOMMENDATION:**

☒ **Approve**  
☐ **Approve with conditions**

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site (*Perry Store 29/08*)  
**STYLE:** Italianate  
**DATE:** 1880

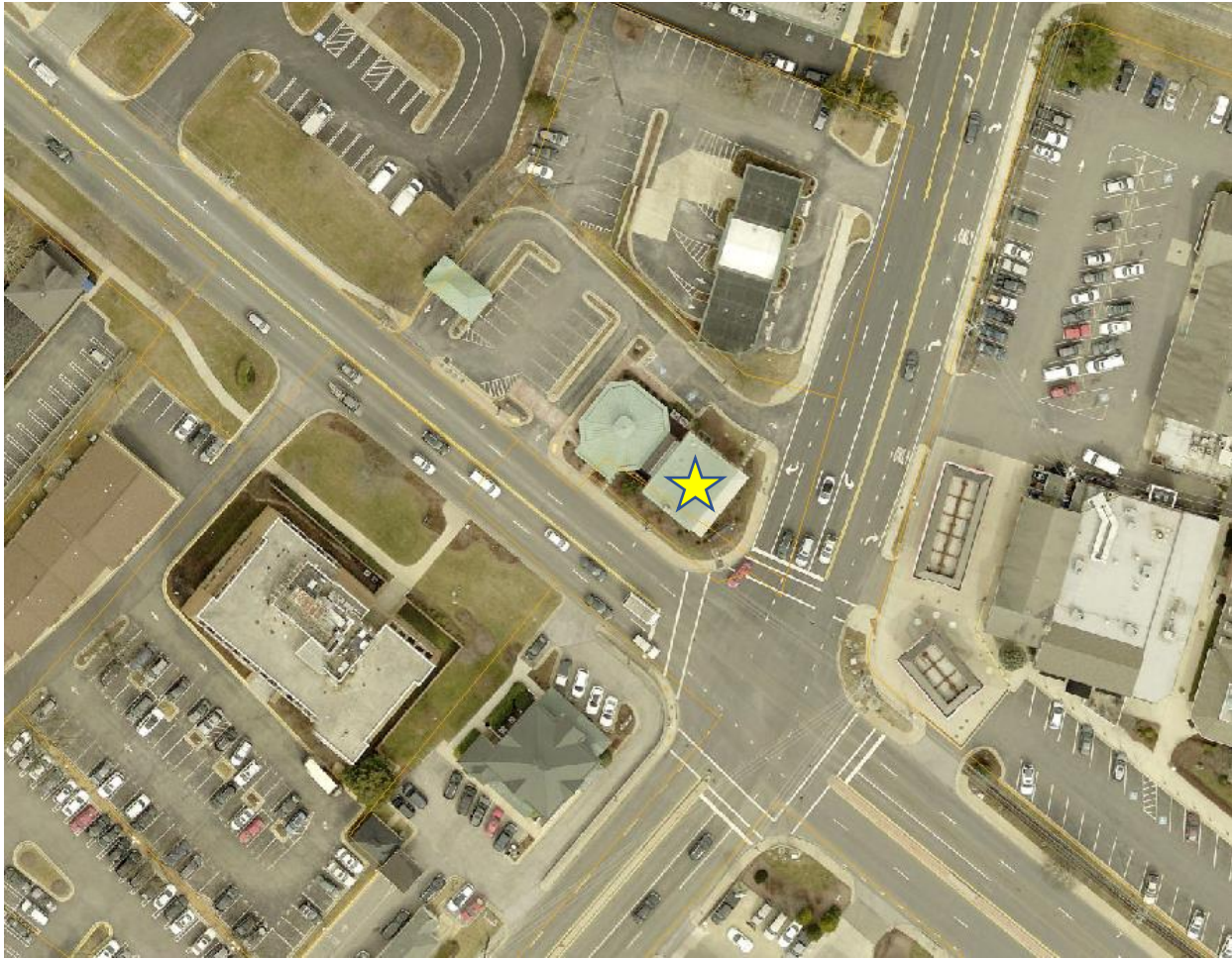
*From Places from the Past:*

The Perry Store is the only 19<sup>th</sup> century commercial building remaining on the community once known as Offutt's Crossroads, today Potomac Village. The brick structure serves as a historical focal point, prominently located at the intersection of Falls and River Roads. Italianate style details are found in the ornate oversize cornice and brackets and in the segmentally arched windows.

Thomas Perry built the store in 1880. Born in 1845, Perry had been a partner in the 1870s with Winfield Offutt in the operation of a store built by Offutt. The partnership dissolved and Perry built his own store in the opposite side of Falls Road from the Offutt store.

The two-story structure, divided into two units, was constructed of common bond brick with a stone foundation. The southern section of the Perry building contained the store, while the northern section was the Perry residence. The post office moved from the Offutt store to the Perry store in 1881 when Thomas' wife, Marian, was appointed postmistress. The same year, the town name officially changed from Offutt's Crossroads to Potomac.

After Thomas Perry's death at 39 in 1884, the business was operated by Marian and their 14-year old son Edgar. Edgar continued to operate the store as an adult, and after his mother's death in 1908. He sold the property out of the family in 1928. In 1986, the Chevy Chase Savings and Loan acquired the building, moving it 21 feet to allow the widening of Falls Road, and restored it for use as a bank.



*Figure 1: The Perry Store is located at the intersection of River Rd. and Falls Rd., across the street from the Edgar Perry House.*

## **PROPOSAL**

The applicant proposes to re-face two existing monument signs. One sign in the front of the house, facing the intersection of River Rd. and Falls Rd., and the other sign faces River Rd. near the entrance to the parking lot. The existing signs will remain and be repainted, however, both signs will have new aluminum letters applied to the sign and bolted from the rear. Staff finds that this change is minimal and will not impact the historic resource and recommends approval.

## **APPLICABLE GUIDELINES**

The use of the expedited review form is supported by one category of work on the Policy on Use of Expedited Staff Reports for Simple HAWP Cases:

2. Modifications to a property, which do not significantly alter its visual character.
6. Signs that are in conformance with all other County sign regulations.

## **Montgomery County Code; Chapter 24A-8**

- (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.

#### **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.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1) and (2)* having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of *Chapter 24A*; and with the *Secretary of the Interior's Standards for Rehabilitation #2*,

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPB - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: gary\_brent@mgpermis.com Contact Person: Gary Brent  
Daytime Phone No.: 410-507-0053  
Tax Account No.: 00848732  
Name of Property Owner: Capital One National Assn. Daytime Phone No.: \_\_\_\_\_  
Address: P.O. Box 810490 Dallas TX 75381-0490  
Street Number City State Zip Code  
Contractor: DMS Sign Connection Phone No.: 301-831-7530  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Gary Brent Daytime Phone No.: 410-507-0053

## LOCATION OF BUILDING/PERMITS

House Number: 10211 Street: River Rd.  
Town/City: Potomac Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## 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: REFACE EXISTING SIGNS

1B. Construction cost estimate: \$ 1000.00

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

10/28/19

Date

Approved: 894940 For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 8/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

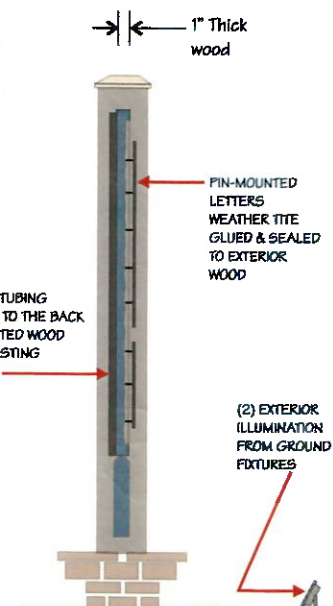




scale 1/4"=1'

### FRONT SIGN OPTION C

REFACE A SINGLE SIDED GROUND MOUNT NON-ILLUMINATED WOODEN SIGN  
PAINTED TO MATCH MP 74418 BLUE SATIN FINISH  
WITH A SMOOTH TEXTURE FINISH BACKGROUND  
THE LETTERS WILL BE 1/4" ALUMINUM PIN-MOUNTED TO THE WOOD.

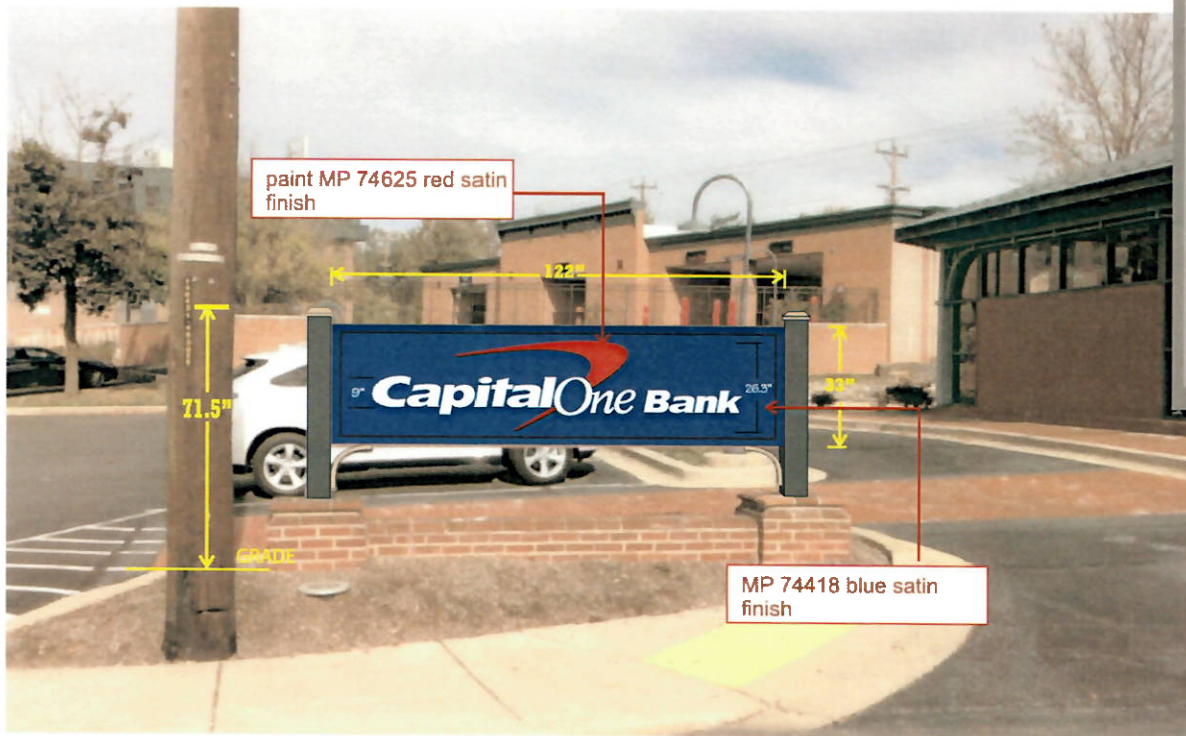


SIDE VIEW N.T.S.

Pioneering Signs of Excellence

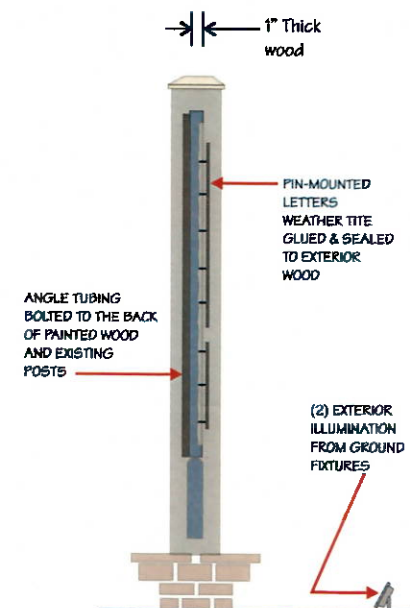
<b>DMS</b> <b>SignConnection</b> www.dms-signs.com	102 Lookout Ave. Mt. Airy, Maryland 301-831-7530		DRAWING # <b>Buch Const. CapOne Bank</b>		ADDRESS <b>Potomac, MD</b>		DATE <b>10-18-19</b>	
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scale 1/4"=1'

**SIDE SIGN**



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