HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10200 River Rd., Potomac  
Meeting Date: 3/10/2021

Resource: Individually Listed Master Plan Site  
Edgar Perry House  
Report Date: 3/3/2021

Applicant: Chase Bank  
Public Notice: 2/24/2021

Review: HAWP  
Tax Credit: n/a

Permit Number: 942463  
Staff: Dan Bruechert

Proposal: ADA Alteration and New Signage

STAFF RECOMMENDATION:

Staff recommends the HPC approve with one (1) condition the HAWP:

1. The new windows and doors need to be constructed out of wood, and the windows need to have divisions consistent with the meeting rail on a one-over-one window.

PROJECT DESCRIPTION

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

Figure 1: The subject property is located at the intersection of River Road and Falls Road in Potomac.

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 suite 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 I.I.B 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.”

**PROPOSAL**

The applicant proposes alterations at the front and rear for additional access to the house and signage alterations.

**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. 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.

**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.
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

**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 proposes work in three areas: installing an ADA entrance to the front of the house, installing a new rear entrance, and signage alteration. The applicant proposes work in other areas, however, that work is either repair or replacement in-kind that does not require a HAWP.

**ADA Entrance**

At the right-front corner of the house, the applicant proposes revising the ADA access to bring it up to the current building code – the existing ramp is too steep. The existing ramp will be demolished and reconstructed. The materials proposed will match the existing ramp, including a parged concrete foundation, concrete walkway and pipe railing.

Staff finds that this work is both necessary and appropriate. It is necessary to provide up-to-code access to the building and Staff support approval under 24A-8(3) and (6). Additionally, Staff supports installing the ramp off of the front corner so it will not impact the historic house materials and is accessible from the existing parking lot. Staff finds the design and materials are appropriate under 24A-8(b)(1) and (2) and Standards 2, 9, and 10.

**Rear Entrance**

At the rear of the house, the applicant proposes installing a new entrance through the small, hipped roof addition. Because of the steep change in grade, the ground floor is one story up at the rear. The addition, which is sided in clapboard, currently has a single sash window. In place of the exiting window, the applicant proposes installing a full-glass door and two large storefront-style windows with new sills to match the existing window openings. To access the proposed door, the applicant proposes installing a new set of concrete stairs, with a painted brick face, and metal pipe railing. Finally, the applicant proposes installing a simple canopy above the door.

Staff finds that an entrance at this location is an acceptable alteration. The section of the building at the rear is not original but does appear old based on the clapboards and exposed rafter tails, and does not include the high level of ornament found on the original house. The stairs have minimal detail and are constructed to match the historic building foundation. Staff additionally finds the size of openings to be appropriate; several first-floor windows are very large and appear to match the dimensions of the proposed openings.

However, Staff does not find the proposed aluminum frames and the single lite configuration with a transom above to be compatible with the one-over-one windows found throughout the house. Staff additionally does not find an aluminum door to be a compatible material and recommends that a wood door and wood windows be installed on this elevation. Staff has been in contact with the project architect who has relayed that wood would be an acceptable material, but an operable sash window would not be feasible due to the proposed use. Staff recommends the HPC include a condition for approval for the proposed new openings:
Condition: The new windows and doors need to be constructed out of wood, and the windows need to have divisions consistent with the meeting rail on a one-over-one window. Final review and approval that this condition has been met is delegated to Staff.

The HPC could also evaluate the other elements proposed in this HAWP and approve those and table consideration of the doors and windows until more compatible windows and doors are presented.

New Signage
To properly identify the building’s new occupant, new signage is necessary. The applicant proposes to remove and replace the existing pylon sign located at the corner of River Rd. and Falls Rd. The sign will be internally illuminated.

Staff finds that removing the existing signage is appropriate. Measured drawings of the proposed pylon sign were not included with the application materials, however, Staff finds that the proposed location is an acceptable distance from the house that a sign of the size shown in the rendering is appropriate under 24A-8(b)(2) and (6).

Staff notes that one rendering shows a sign installed over the proposed entrance at the rear. The letters and Chase logo appear to be internally illuminated and affixed to the rear addition’s roof. This sign is not identified in the narrative and no information was included regarding this sign. Any approval of signage does not extend to a sign in the rear. The applicant may amendment their HAWP and provide additional details to seek approval for a sign at the rear.

STAFF RECOMMENDATION
Staff recommends that the Commission approve with one condition: The new windows and doors need to be constructed out of wood, and the windows need to have divisions consistent with the meeting rail on a one-over-one window;

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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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 to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: River Falls, LLC
Address: 107 W Jefferson Street
Daytime Phone: ____________________________

E-mail: ____________________________
City: Rockville Zip: 20850
Tax Account No.: 10-00857862

AGENT/CONTACT (if applicable):
Name: OTJ Architects Attn: Stacey Gracia
Address: 555 11th Street NW, Suite 200
Daytime Phone: 202-621-1397

E-mail: Gracia@otj.com
City: Washington Zip: 20004
Contractor Registration No.: ________________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 29/008
Is the Property Located within an Historic District? X Yes/District Name Potomac Village
No/Individual Site Name Edgar Perry House
Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10200 Street: River Road
Town/City: Potomac Nearest Cross Street: Falls Road
Lot: __________ Block: ________ Subdivision: _____ Parcel: P325

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Other: See attached statement.

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

_________________________ ____________________________ 2/17/2021
Signature of owner or authorized agent Date
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Please see attached statement.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Please see attached statement.
Statement in Support
HAWP
10200 River Road, Potomac, Maryland

JPMorgan Chase is submitting this Statement of Justification in connection with its application for a Historic Area Work Permit (“HAWP”) for the property located at 10200 River Road in Potomac, Maryland (the "Edgar Perry House"). JPMorgan Chase temporarily has been operating a bank branch in the adjacent, “Sandy Spring Bank Structure,” located at 9822 Falls Road – the necessary modifications for JPMorgan Chase’s temporary occupation of this building were previously discussed with the Historic Preservation Commission (“HPC”) back in 2019, in connection with a prior HAWP application. As planned, JPMorgan Chase is now looking to establish its permanent bank branch in the Edgar Perry House. As such, as previously discussed with the HPC, JPMorgan Chase is now submitting a separate HAWP application for the phase two site modifications to allow for the occupation of the Edgar Perry House.

I. Property Background

The Edgar Perry House is located in the southwest quadrant of the intersection of Falls Road and River Road and is part of a larger property that has a net lot area of approximately 43,996 square feet (or 1.01 acres) (the “Overall Property”). The Overall Property is zoned NR-0.75, H-35’.

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 constructed in approximately 1902 as Edgar Perry’s residence. 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.

Located immediately south of the Edgar Perry House is a single-story, non-historic commercial building referred to as the "Sandy Spring Bank Structure", which has been most recently occupied by JPMorgan Chase as a temporary bank branch, along with associated drive-up ATM structure with metal canopy and surface parking. The Sandy Spring Bank Structure was constructed sometime between 1950 and 1970, and is not a contributing resource.

The character of the Overall 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.

II. Prior HPC Review

JPMorgan Chase appeared before the Historic Preservation Commission ("HPC") on February 27, 2019, for a preliminary consultation, to discuss both the short-term (*e.g.* temporary occupation of Sandy Spring Bank Structure) and long-term (*e.g.* establishment of a permanent bank branch in the Edgar Perry House) modifications proposed to the Property. The HPC was supportive of the information presented and directed JPMorgan Chase to submit a HAWP application for the near-term improvements. JPMorgan Chase subsequently filed a HAWP application for the necessary improvements to the Sandy Spring Bank Structure, which was approved by the HPC at their regularly scheduled meeting on May 7, 2019.

Long and Foster Realty most recently occupied the Edgar Perry House. However, Long and Foster Realty’s lease expired in 2020. With the Edgar Perry House now vacant, JPMorgan is ready to move forward with its occupation of the house as its permanent bank branch and is accordingly, submitting this HAWP application.

III. Proposed Development

This HAWP is limited to the site and building modifications required to facilitate JPMorgan Chase's permanent occupation of the Edgar Perry House. Recognizing the historical significance of its architectural design and character, JPMorgan Chase proposes minimal exterior modifications to the Edgar Perry House. Specifically, JPMorgan Chase is proposing the following modifications, which are subject to HAWP approval, to ensure the building can meet their programmatic needs and importantly, provide efficient means of access on both main façades:

1. **New Entrance on Southern Façade.** JPMorgan Chase is proposing to punch out the existing window along the southern facing façade (at the “rear” of the building) to provide a secondary, direct and efficient means of access to the building from the rear parking lot. Given the existing grade change, JPMorgan Chase intends to construct a set

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1 As previously discussed with the HPC, JPMorgan Chase may subsequently seek separate approval for the demolition of the Sandy Spring Bank Structure and modifications to the ATM structure. However, because the structure cannot be demolished until after JPMorgan Chase takes occupancy of the Edgar Perry House, the demolition and associated work is not currently being included in this application.
of stairs that will provide access to this entrance. The new stairs will be painted to match the exterior of the Edgar Perry House, to blend harmoniously with the façade. A canvas canopy is also proposed over the new entrance, to provide cover from the elements for patrons accessing the building.

2. **ADA Entrance Ramp on River Road Façade.** The existing handicap parking space and ramp located along the River Road façade do not meet ADA standards. As such, JPMorgan Chase is proposing to reconstruct the existing ramp and handicap parking to provide ADA access, in conformance with current code requirements.

3. **Signage.** To ensure adequate visibility for this service-oriented retail use, and to facilitate safe and efficient vehicular circulation on-site, J.P. Morgan Chase is proposing to replace the existing pylon sign located in the corner of the Property, to reflect J.P. Morgan Chase's brand identity. The proposed pylon sign will be approximately the same size (if not slightly smaller, in terms of overall signage area) than the existing pylon sign that has existed on the Property for a number of years. This sign will be internally illuminated and is in keeping with the commercial character of the Property and surrounding neighborhood.

No changes are proposed to vehicular access. Vehicular access to the Overall 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.

**IV. 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 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. The site and building modifications proposed by this HAWP application will not adversely affect the historic characteristics of the Edgar Perry House and its existing setting. Rather, these improvements will allow the Edgar Perry House to continue to be put to productive use, thereby ensuring its continued care and preservation.

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2 Although we understand it is not part of the HAWP review, JPMorgan Chase is proposing to paint the exterior of the existing structure a light gray, the trim white, and the shutters and metal roof a darker gray color.
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, JPMorgan Chase is proposing modest exterior improvements to the Edgar Perry House to ensure efficient and accessible means of access to the building are provided along both façades, where there is adjacent parking. JPMorgan Chase has strategically located the new entrance on the southern façade – The entrance door will replace an existing window opening so as to minimize exterior modifications.

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.

The modest exterior improvements proposed to the Edgar Perry House have been designed to complement, and not compete with, the historic structure.

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.

JPMorgan 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 JPMorgan Chase's use of the Property, given the very limited structural modifications proposed.

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.

The Edgar Perry House is in relative good repair. JPMorgan Chase recognizes that the priority is first to repair deteriorated historic features and 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, JPMorgan 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 Overall Property that will be affected by JPMorgan Chase's proposed use and occupation of the Edgar Perry House.

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 modest exterior modifications proposed by this HAWP application will not adversely impact the historic materials or characteristics of the Edgar Perry House. The new building entrance and access ramps/stairs will be designed so as to complement, and not compete, with the historic structure.

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.**

JPMorgan Chase has taken care in designing the modest exterior improvements proposed to ensure that, if removed in the future, it will not affect the integrity and historical significance of the Edgar Perry House. As previously mentioned, the proposed improvements are primarily limited to those that are required to provide access to the building, to ensure its continued use and preservation.

V. **Conclusion**

JPMorgan Chase is seeking HAWP approval for the limited modifications described in this Statement. These modifications will facilitate JPMorgan Chase's permanent occupation of the Edgar Perry House. As discussed above, the proposed site modifications will have no adverse impact on the historic character of the Edgar Perry House and Overall Property. We appreciate your review and consideration of these proposed modifications.
EXISTING EXTERIOR TO REMAIN, PAINT AS PER FINISHED SCHEDULE (TYP)

EXISTING CORNICE TO BE REFINISHED PER FINISH SCHEDULE

EXISTING WINDOW(S) TO REMAIN, REFINISH AS SCHEDULED (TYP)

EXISTING WINDOW TO RECEIVE OPAQUE FILM

AREA OF NEW EXTERIOR PARTITION INFILL FROM REMOVE OF EXISTING DOOR/AWNING AND BASEMENT WINDOW(S).

AREA OF NEW INFILL TO ALIGN WITH EXISTING PARKING AREA GRADE

PROPOSED EAST ELEVATION (FALLS ROAD)

PROPOSED WEST ELEVATION
### GENERAL PLANTING NOTES

1. **All plants shall be properly flagged for identification and checked and are subject to approval by the owner.**

2. **States on formal nursery inspectors certificates shall be furnished to the owner upon request.**

3. **The contractor shall verify plant quantities and any discrepancies shall be rectified to the owner's satisfaction.**

4. **Contractor shall furnish and plant all plants required to complete the work as shown on the plans.**

5. **Plants shall be planted 21/2" from grade unless otherwise specified.**

6. **Substitutions shall not be made without prior written approval from the owner and MNCPPC.**

7. **Plants shall be nursery grown in accordance with good horticultural practice and be free of plant disease, insects, eggs and larvae.**

8. **Plants shall be properly staked and supported, with 35% to 80% of total nitrogen in organic form.**

9. **Contractor shall notify the owner's representative prior to planting. Failure to make this notification shall be grounds for rejection.**

10. **Plants shall be delivered in accordance with the specifications and plant list.**

11. **Contractor shall furnish and plant all plants required to complete the work as shown on the plans.**

12. **Fertilizer shall be granular, packet or pellet, with 35% to 80% of total nitrogen in organic form.**

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### TREE MAINTENANCE REQUIREMENTS

- **The contractor shall be responsible for all tree planting work, including the care and maintenance of the tree planting area.**
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### TREE MAINTENANCE / WARRANTY NOTES - CONTRACTOR RESPONSIBILITIES

1. **The contractor shall be responsible for all tree planting work, including the care and maintenance of the tree planting area.**

### PLANT SCHEDULE

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### CLICK TO SELECT...
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

<table>
<thead>
<tr>
<th>Owner’s mailing address:</th>
<th>Owner’s Agent’s mailing address:</th>
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<tbody>
<tr>
<td>River Falls LLC</td>
<td>Stacy P. Silber, Esq.</td>
</tr>
<tr>
<td>107 West Jefferson Street</td>
<td>Lerch, Early &amp; Brewer, Chtd.</td>
</tr>
<tr>
<td>Rockville, MD 20850</td>
<td>7600 Wisconsin Avenue, Suite 700</td>
</tr>
<tr>
<td></td>
<td>Bethesda, MD 20814</td>
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### Adjacent and Confronting Property Owners mailing address

<table>
<thead>
<tr>
<th>Potomac Place LTD Partnership</th>
<th>JMH LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>c/o Sigal Zuckerman Co.</td>
<td>10211 Lakewood Dr.</td>
</tr>
<tr>
<td>2 Wisconsin Cir., Ste. 200</td>
<td>Rockville, MD 20850</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
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| 10121 TRUST                  | Semmes Building LLC |
| SALTPOND LLC ET AL.          | 5404 Wisconsin Ave., Suite 301 |
| c/o Donohoe Real Estate Services | Chevy Chase, MD 20815 |
| 7101 Wisconsin Avenue        | Parcel P298 Tax Acct: 10-00861022 |
| Bethesda, MD 20814           |         |
| Block F, Parcel N275 Tax Acct: 10-00906132 | |

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<td>c/o Ryan Property Tax Services</td>
<td>c/o Industry Consu. Group Inc.</td>
</tr>
<tr>
<td>PO Box 460189</td>
<td>PO Box 810490</td>
</tr>
<tr>
<td>Houston, TX 77056</td>
<td>Dallas, TX 75381</td>
</tr>
<tr>
<td>Parcel P270 Tax Acct: 10-00863555</td>
<td>Parcel P272 Tax Acct: 10-00848732</td>
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| Potomac Promenade Holding LLC    | Potomac Promenade Holding LLC    |
| 8115 Preston Rd., Suite 400     | 8115 Preston Rd., Suite 400     |
| Dallas, TX 75225                 | Dallas, TX 75225                 |
| Parcel N296, Par 1 Tax Acct: 10-00853055 | Parcel N348, Par B Tax Acct: 10-02724045 |

| United States of America        |                                |
| C Street, 18th and 19th Streets NW |                                |
| Washington, DC 20006            |                                |
| Tax Acct: 10-00864526           |                                |
AGENDA

01 TABLE OF CONTENTS
02 EXISTING AERIAL VIEW
03 EXISTING CONDITIONS PHOTOS - EDGAR PERRY HOUSE
04 HISTORICAL PHOTOGRAPHS
05 PROPOSED SITE PLAN
06 PROPOSED ELEVATIONS
EXISTING ARIAL VIEW - EDGAR PERRY HOUSE

EDGAR PERRY HOUSE

EXISTING NON-ADA COMPLIANT PARKING
EXISTING CONDITION PHOTOS - EDGAR PERRY HOUSE
NEW ADA PARKING & ADA ENTRANCE

EXISTING SANDY SPRING BANK STRUCTURE

PARKING / LANDSCAPING
PROPOSED ELEVATIONS  EDGAR PERRY HOUSE

SHUTTER PAINT & METAL ROOF PAINT

EXTERIOR SIDING PAINT

WHITE TRIM DETAILS
PROPOSED ELEVATIONS  EDGAR PERRY HOUSE

WEST ELEVATION

FALLS ROAD/EAST ELEVATION