

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

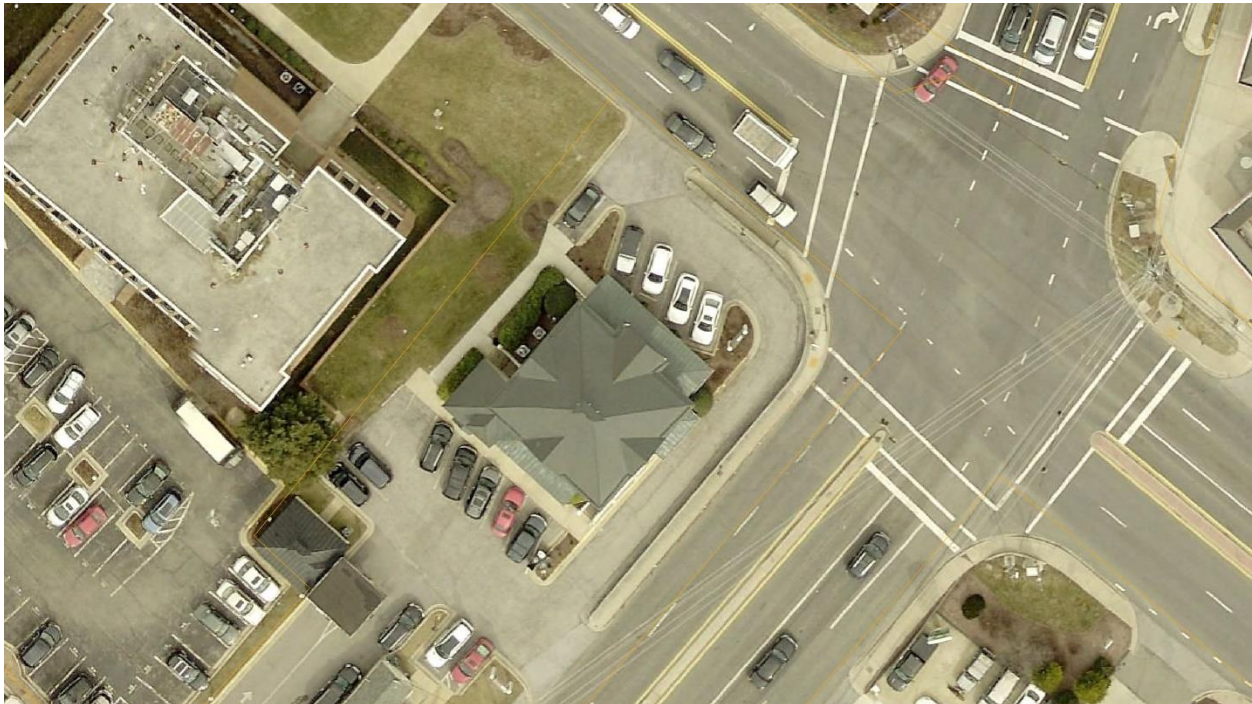


Figure 1: The subject property is located at the intersection of River Road and Falls Road in Potomac.

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 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 1 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
 - (6) 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 amend 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

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

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? ☒ 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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: <u>See attached statement.</u> |

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.

Signature of owner or authorized agent

2/17/2021

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”). JP Morgan 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.¹ 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

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.² 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.

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.*

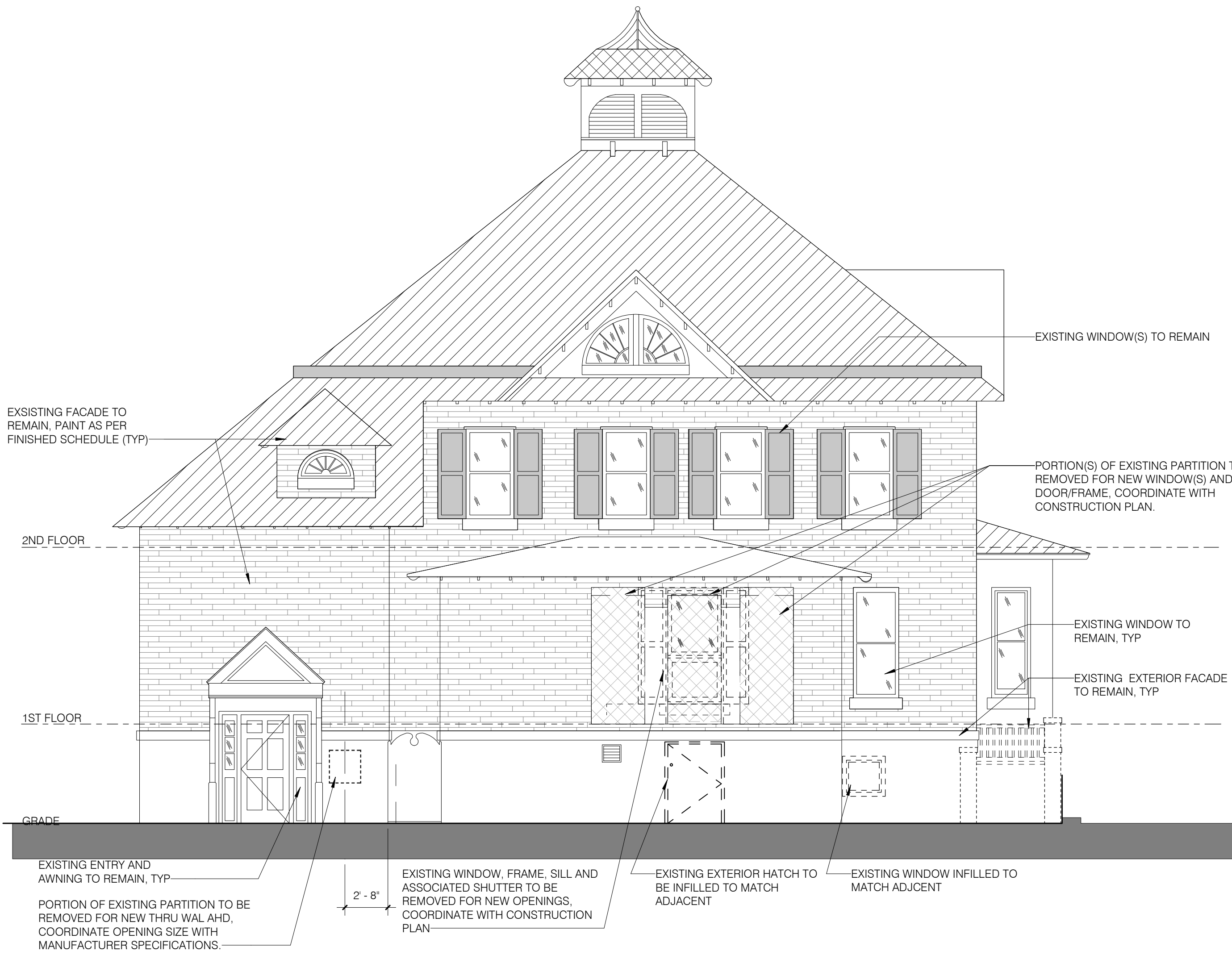
The modest exterior modifications proposed by this HAWP application will not adversely impact the historic materials or characteristics of the Edgar Perry House. The new building entrance and access ramps/stairs will be designed so as to complement, and not compete, with the historic structure.

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.*

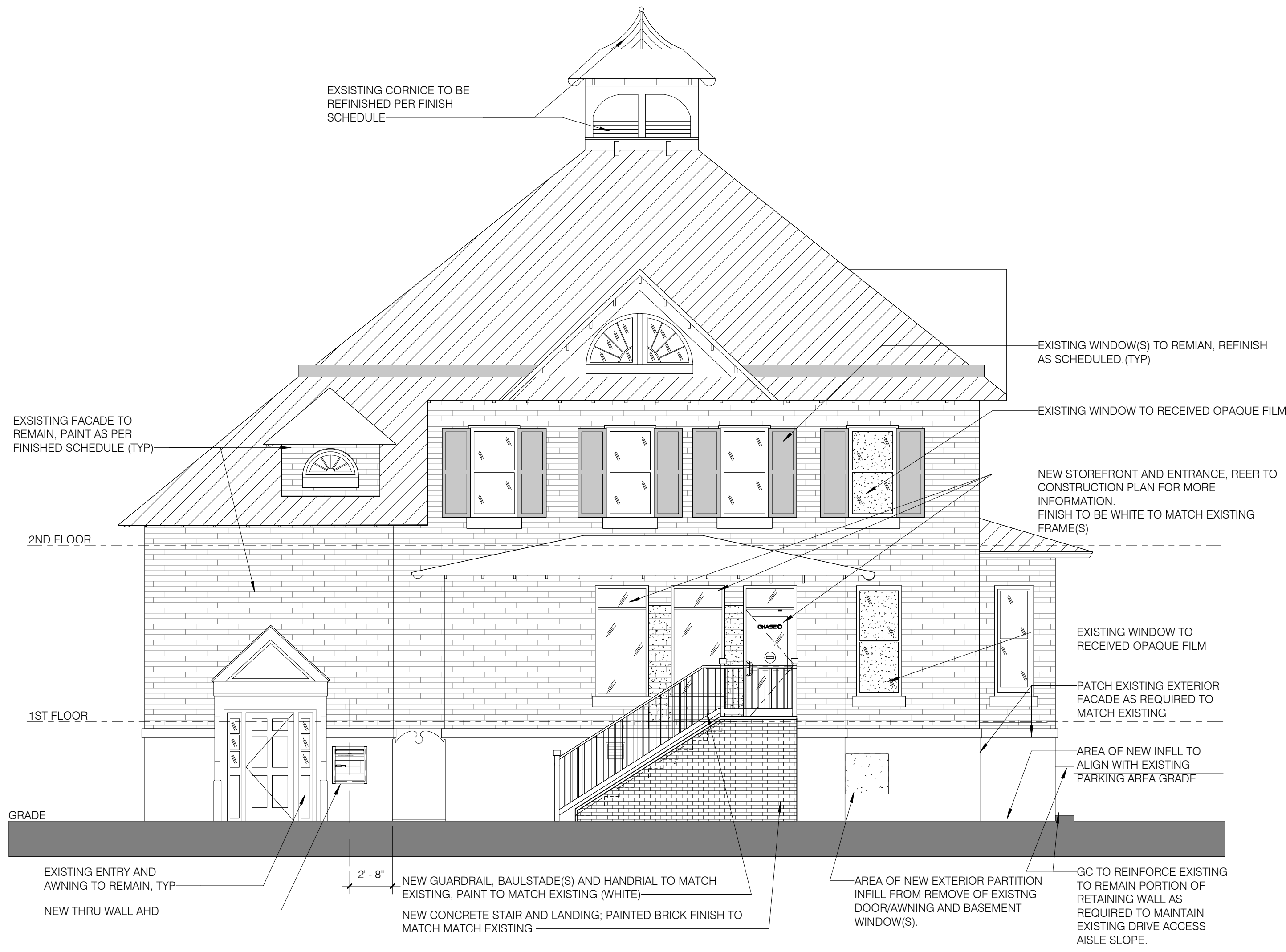
JPMorgan Chase has taken care in designing the modest exterior improvements proposed to ensure that, if removed in the future, it will not affect the integrity and historical significance of the Edgar Perry House. As previously mentioned, the proposed improvements are primarily limited to those that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

V. Conclusion

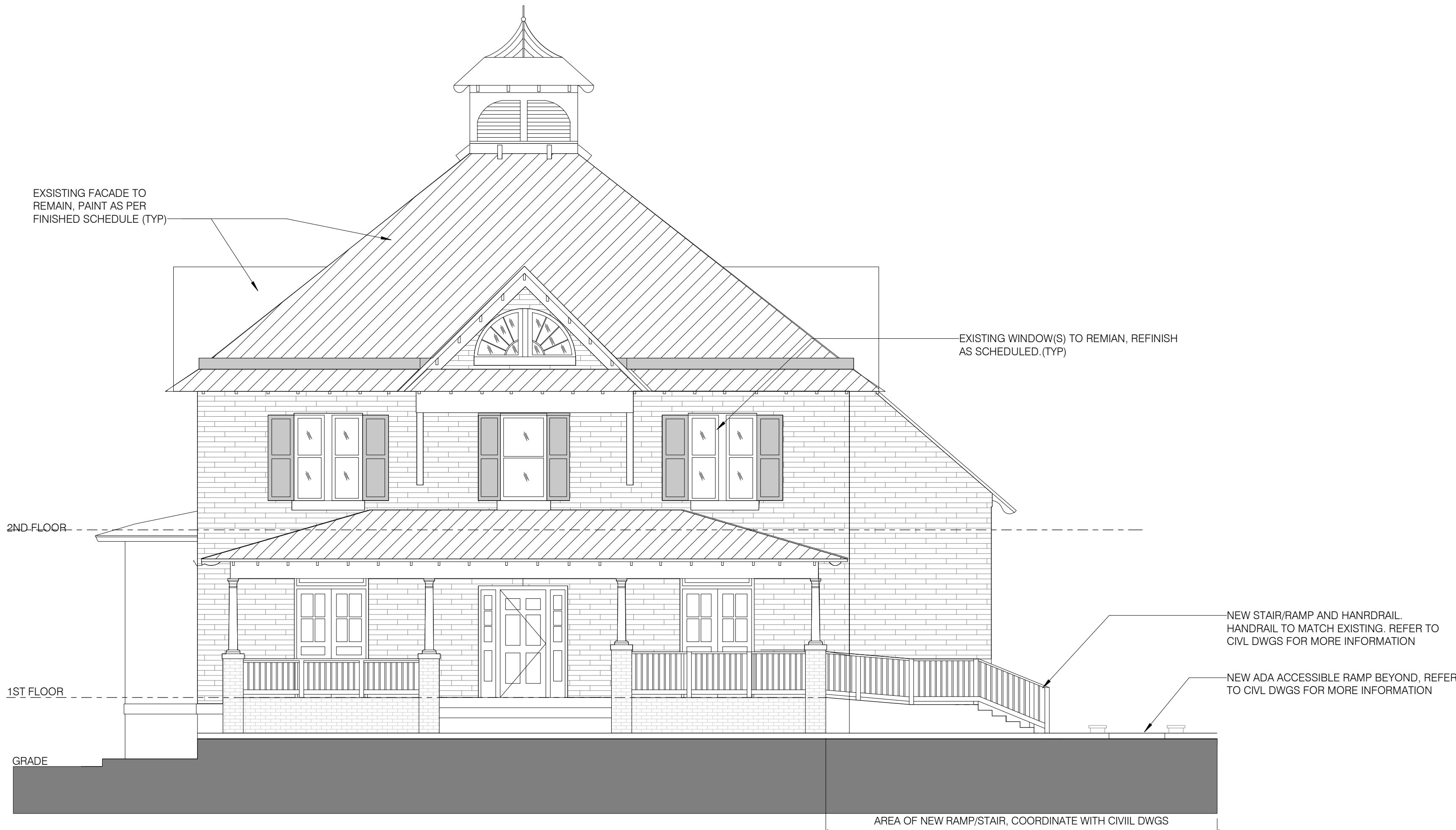
JPMorgan Chase is seeking HAWP approval for the limited modifications described in this Statement. These modifications will facilitate JPMorgan Chase's permanent occupation of the Edgar Perry House. As discussed above, the proposed site modifications will have no adverse impact on the historic character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



1 HAWP SCOPE AT SOUTH ELEVATION
3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION (REAR ENTRY)
3/16" = 1'-0"



3 PROPOSED NORTH ELEVATION (RIVER ROAD)
3/16" = 1'-0"

OTJ
ARCHITECTS

CLIENT

JPMORGAN CHASE BANK
RIVER ROAD
10200 RIVER ROAD
POTOMAC, MARYLAND 20854

CONSULTANTS
MEP CONSULTANT:

AKF GROUP LLC
37 WEST CROSS STREET,
SUITE 300
BALTIMORE MD, 21230

CIVIL ENGINEER:
VIKA MARYLAND LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874

SEAL / SIGNATURE

ISSUES		
REVISION NUMBER	DESCRIPTION	DATE

FILE INFORMATION

Project No: 8535.00
Drawn By: Author
Checked By: Checker
Proj. Phase:

SHEET NAME

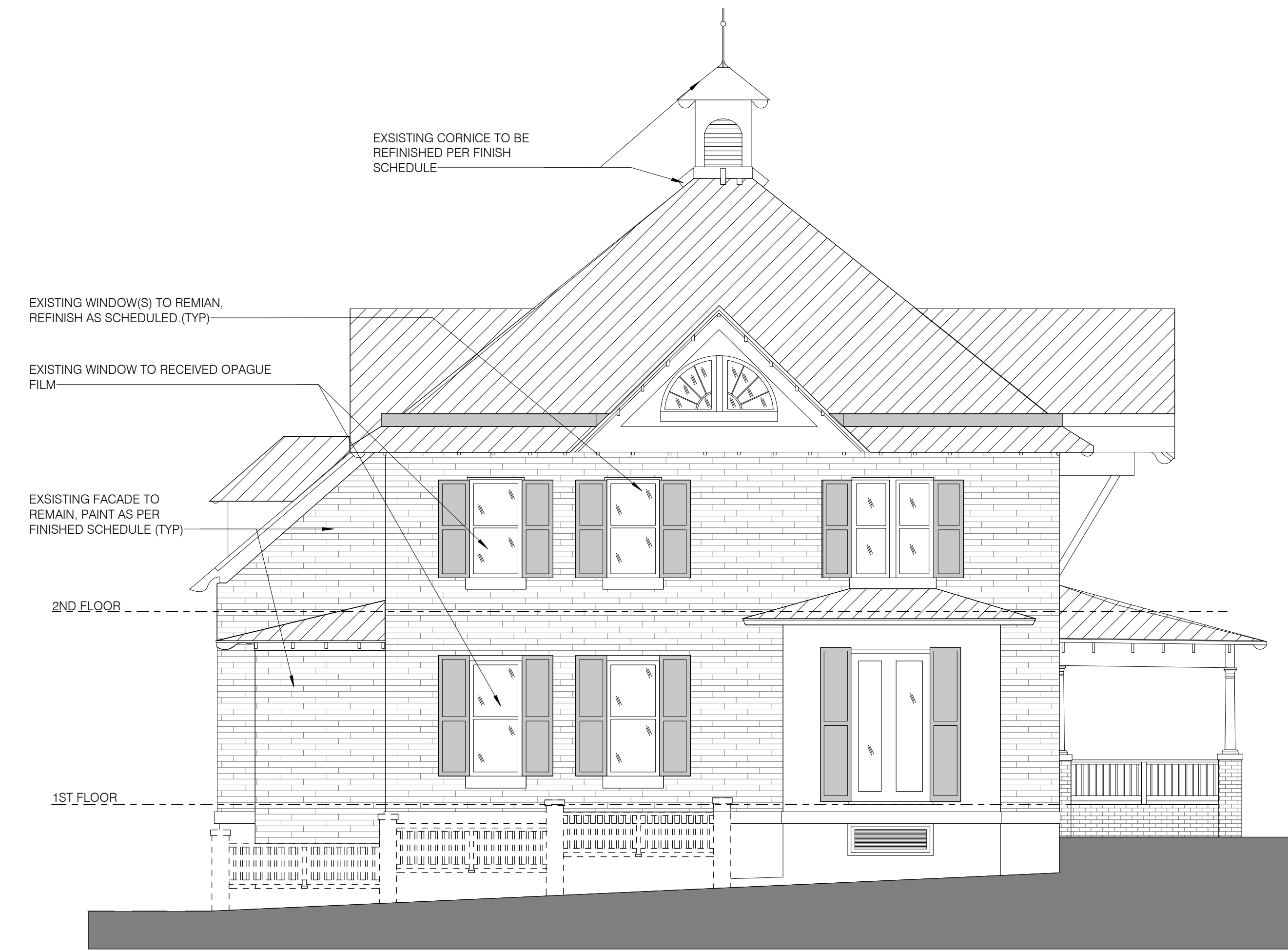
PROPOSED NORTH
ELEVATION,&
PROPOSED SOUTH
ELEVATION

3/16" =
1'-0"

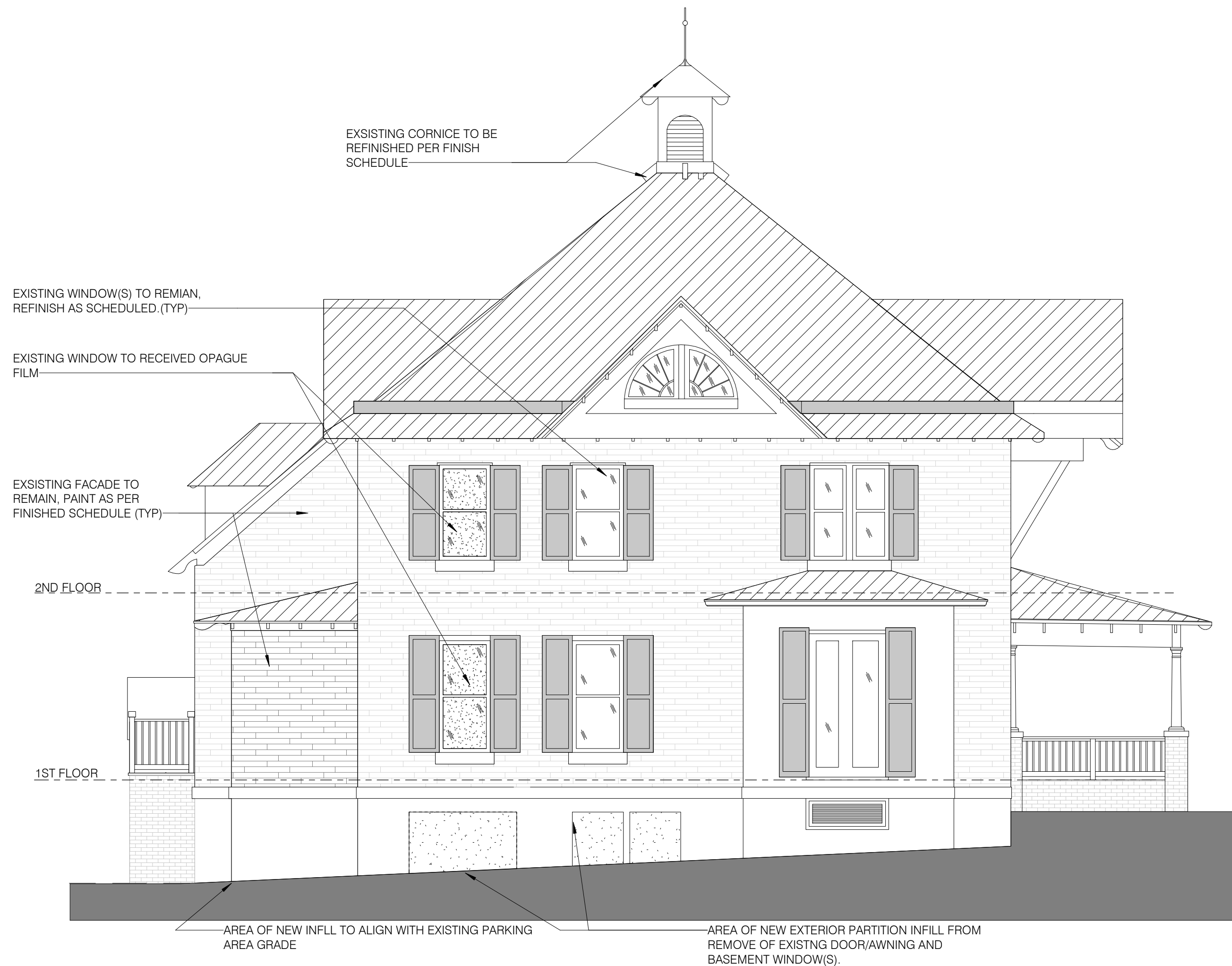
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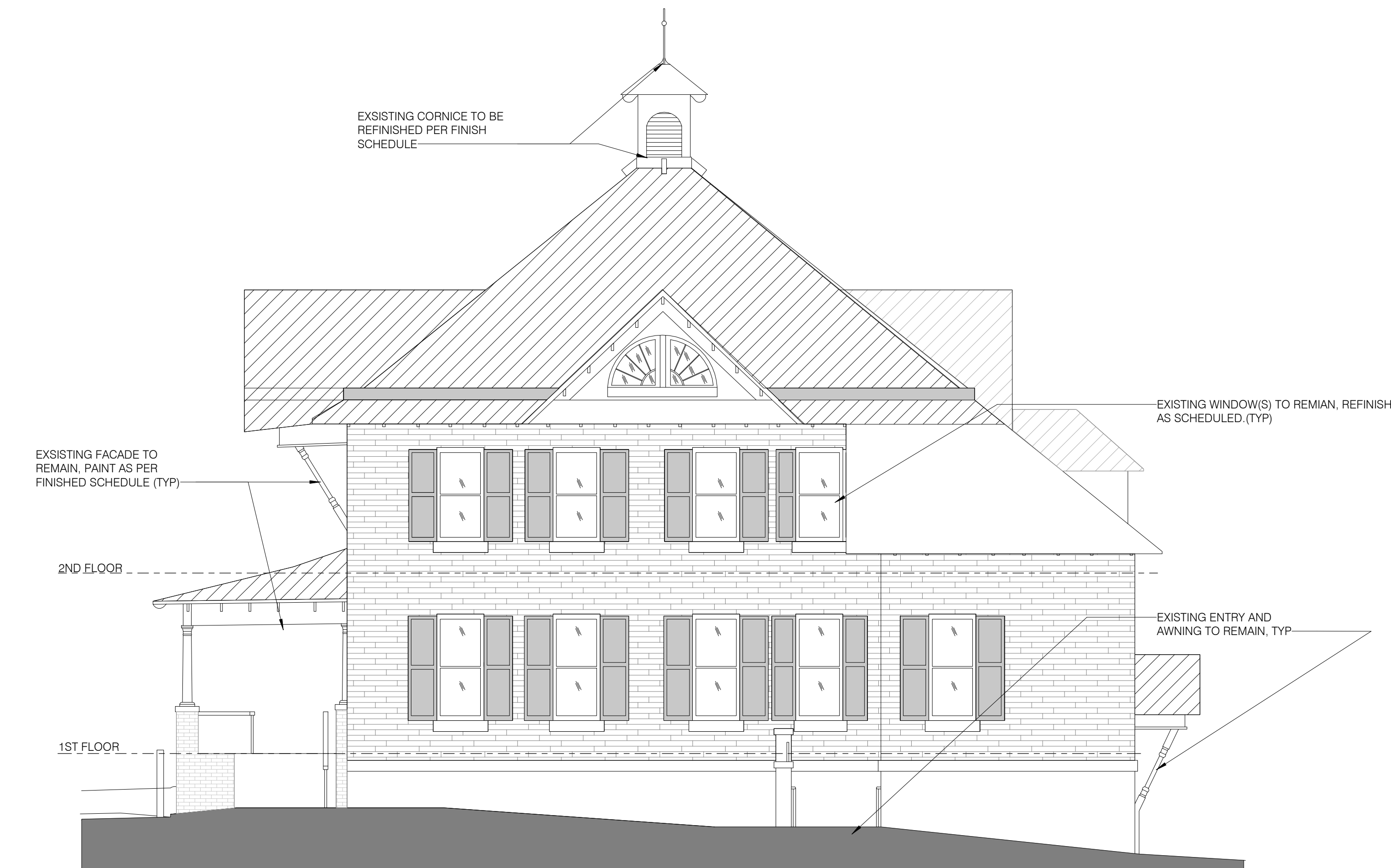
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1 HAWP SCOPE EAST ELEVATION (FALLS ROAD)
3/16" = 1'-0"



2 PROPOSED EAST ELEVATION (FALLS ROAD)
3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
3/16" = 1'-0"

OTJ
ARCHITECTS

CLIENT

JPMORGAN CHASE BANK
RIVER ROAD
10200 RIVER ROAD
POTOMAC, MARYLAND 20854

CONSULTANTS
MEP CONSULTANT:

AKF GROUP LLC
37 WEST CROSS STREET,
SUITE 300
BALTIMORE MD, 21230

CIVIL ENGINEER:
VIKA MARYLAND LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874

SEAL / SIGNATURE

ISSUES		
REVISION NUMBER	DESCRIPTION	DATE

1 ISSUED FOR BID& PERMIT X/XX/20
FILE INFORMATION

Project No: 8535.00
Drawn By: YB, CC
Checked By: SG, VC
Proj. Phase:

SHEET NAME

PROPOSED EAST
ELEVATIONS &
PROPOSED WEST
ELEVATION

3/16" =
1'-0"

A701

PREPARED FOR:
OTJ ARCHITECTS
555 11TH STREET, NW
SUITE 200
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CONTACT: STACEY GRACIA

DESIGN CONSULTANTS
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301.916.4100
DOUGLAS KOESER, RLA, ISA

REVISIONS	DATE

PROFESSIONAL SEAL

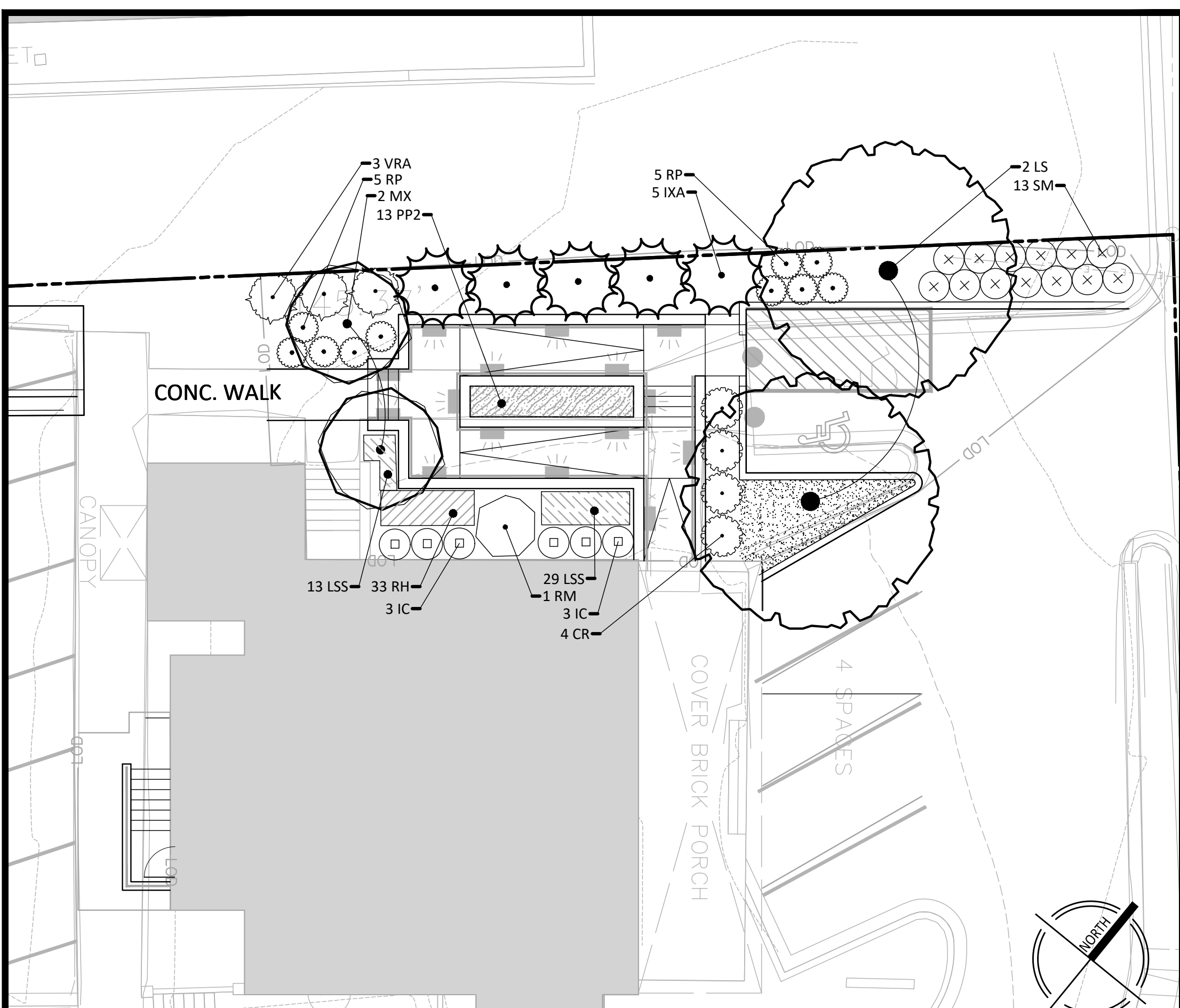
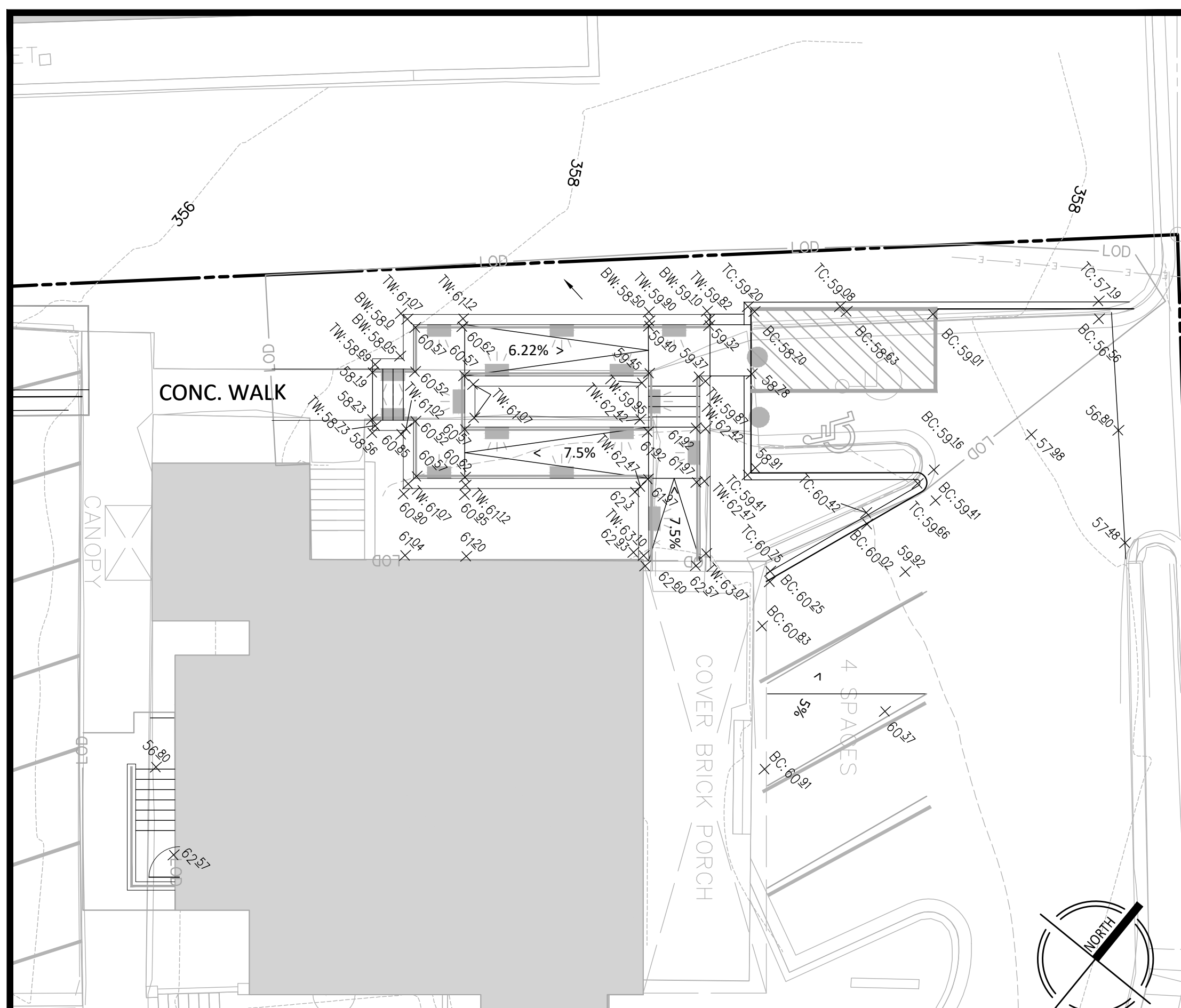
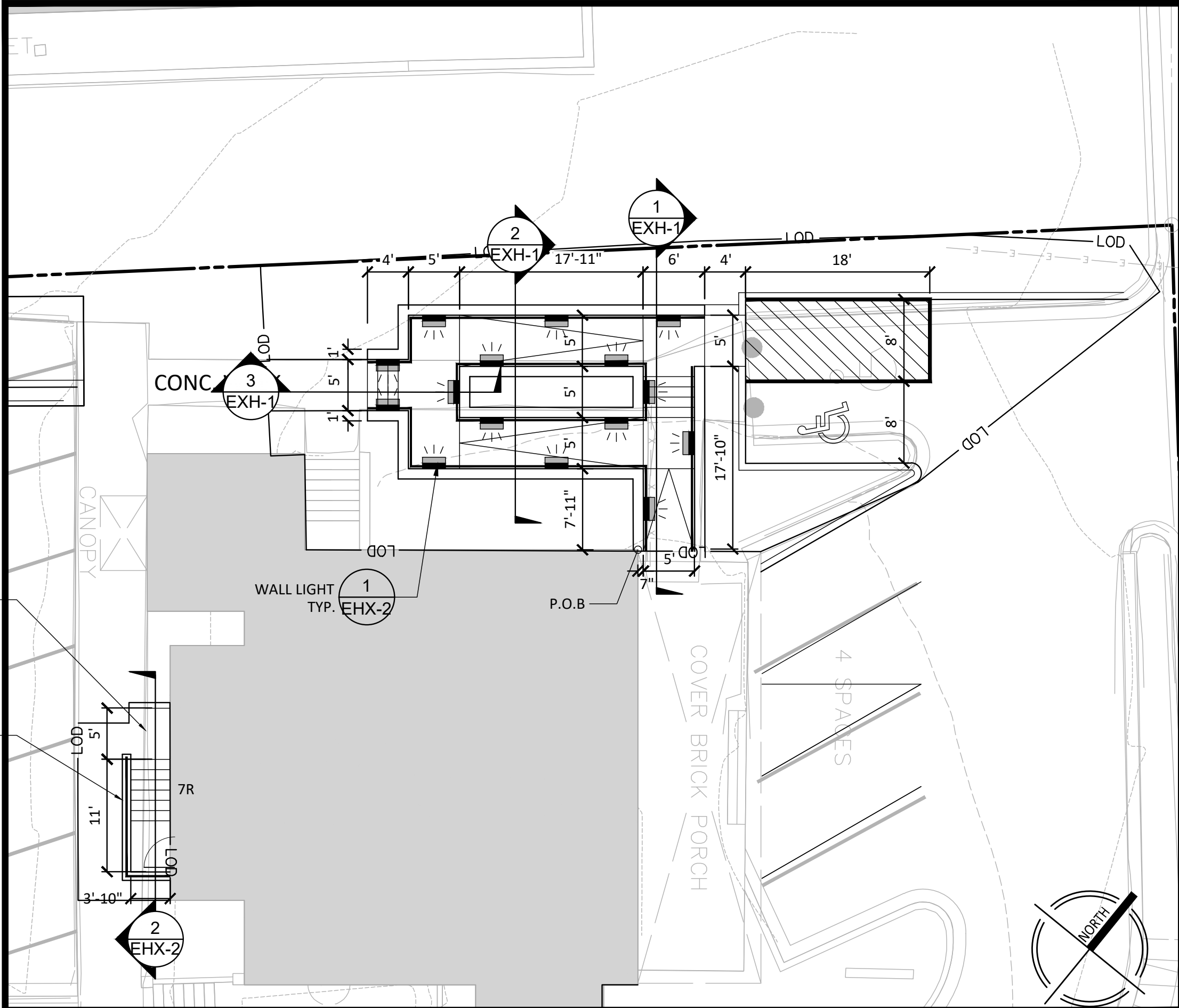
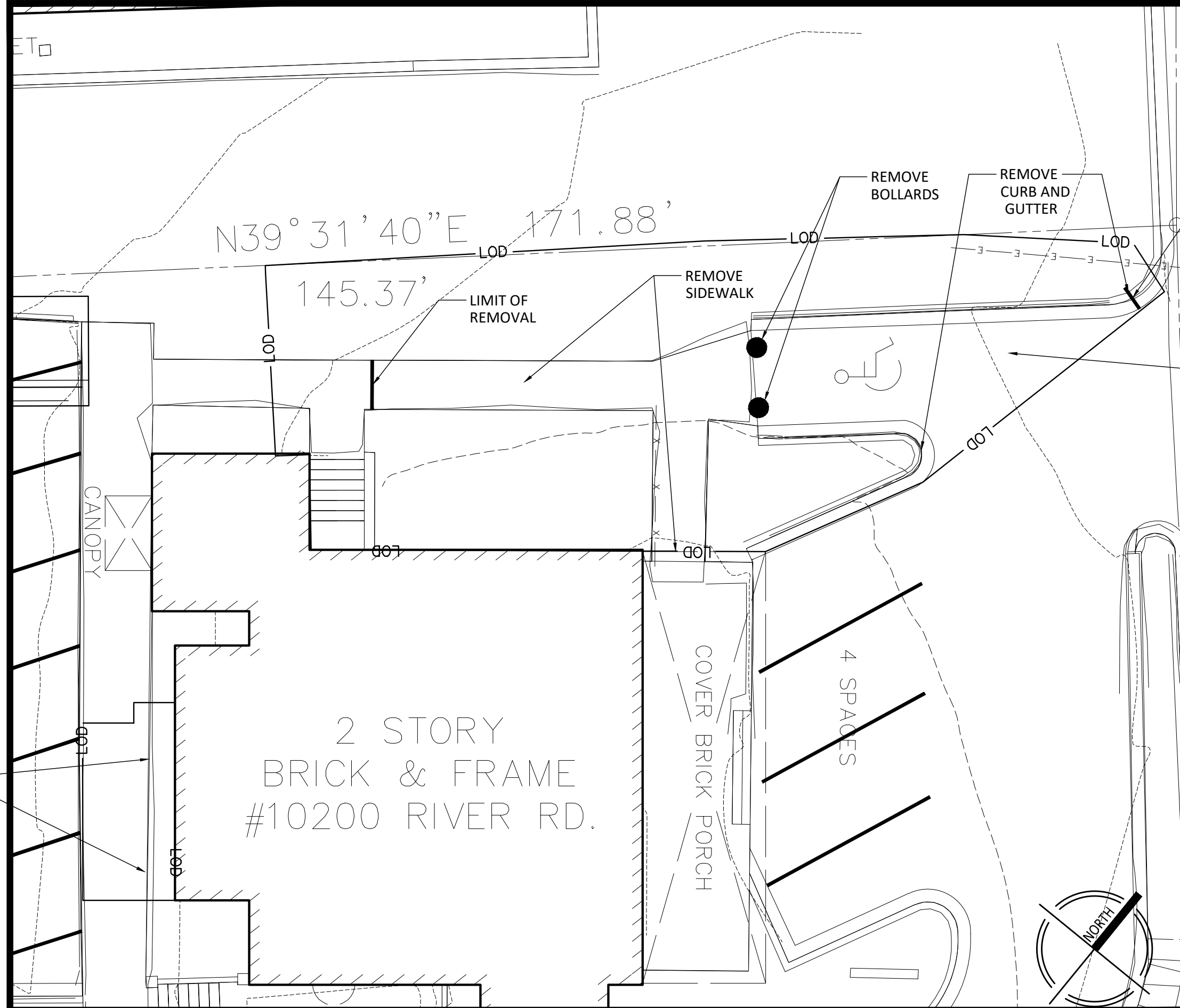
10200 RIVER ROAD

CONCEPT
RAMP EXHIBIT -
DEMOLITION,
LAYOUT, GRADING,
LANDSCAPE AND
LIGHTING PLAN

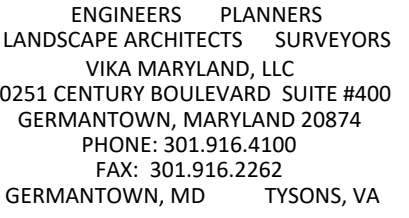
DRAWN BY: DL/RC
DESIGNED BY: JS/DL/RT/RC
DATE ISSUED: 2/16/2021

Vika
PROJECT: VM 50308B
AGENCY
NO.:

SHEET NO. EXH-0



NOTE: SEE SHEET EHX-2 FOR PLANT SCHEDULE.



DESIGN CONSULTANTS
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KA MARYLAND, LLC
 251 CENTURY BOULEVARD
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 BETHESDA MONTGOMERY COUNTY, MD 20874
 1.916.4100
 DOUGLAS KOESER, RLA, ISA

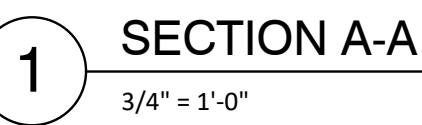
PROFESSIONAL SEAL

DRAWN BY: DL
 DESIGNED BY: JS/DL/RT
 DATE ISSUED: 2/16/2021

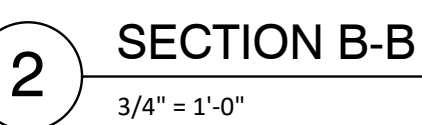
KA
 PROJECT: VM 50308B

AGENCY
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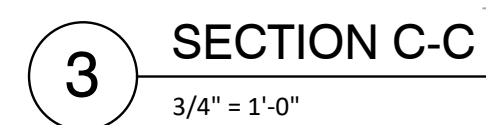
SHEET NO. EXH-1



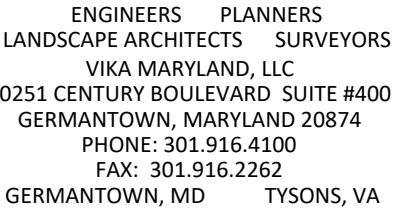
P-JP-01



P-JP-SEC-02



P-JP-SEC-03



DESIGN CONSULTANTS
PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
DOUGLAS KOESER, RLA, ISA

[illegible]

PROFESSIONAL SEAL

10200
RIVER ROAD

CONCEPT RAMP EXHIBIT - SITE DETAILS

DRAWN BY: DL/RC
DESIGNED BY: JS/DL/RT/RC
DATE ISSUED: 2/16/2021

VIKA
PROJECT: VM 50308B

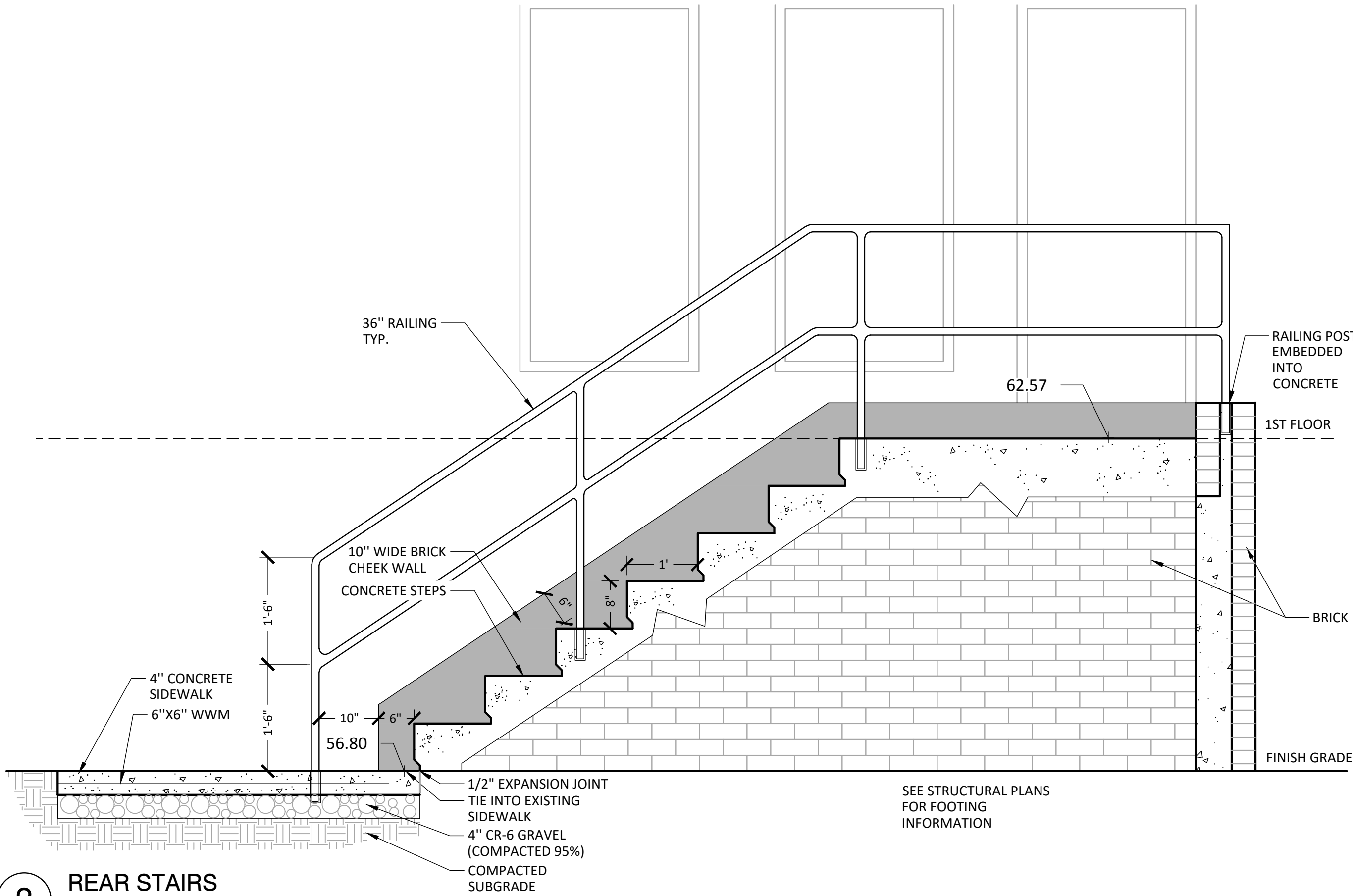
AGENCY
NO.:

SHEET NO. EXH-2

SPECIFICATIONS:

MANUFACTURER : STERLING LIGHTING
MANUFACTURER ADDRESS:
201 DAVIS DRIVE , SUITE G
STERLING , VA 20164
PHONE #:703.919.4773
WWW.STERLING-LIGHTING.COM

LIGHTING SPECIFICATION: SL-02-2700K
TRANSFORMER SPECIFICATION:
300W STAINLESS STEEL TRANSFORMER W/
PHOTOCELL. CONTRACTOR TO INSTALL
ADJACENT TO EXISTING OUTDOOR OUTLET



P-JP-LIG-01

P-JP-SEC-04

GENERAL PLANTING NOTES

PLANT / MATERIAL NOTES

PLANT IDENTIFICATION:

- ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
- STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.
- CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
- PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND MNCPPC. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
- PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER.

PLANT QUALITY:

- ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS, PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.N.L.A. SPECIFICATIONS.
- CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- PRUNING SHALL BE DONE DURING PLANTING OPERATION.
- ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

PLANT SIZE:

- ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.
- CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.
- SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.
- SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT.SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.

MULCH:

- MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, FINE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER.

FERTILIZER:

- FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN, 6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-6-4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD). GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-3 LBS. PER 100 SQUARE FEET. THE OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.
- TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.

PLANTING NOTES

LOCATION:

- PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORESEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN , THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE CONTRACTOR'S NEED TO RELOCATE THE PLANT MATERIAL AT HIS OWN EXPENSE.
- TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.
- THE TOTAL OF 5 LANDSCAPE CREDIT AREAS ON THIS PLAN EQUALS 0.94 ACRES, TO BE INCLUDED IN FOREST CONSERVATION CREDIT ON APPROVED FFPC 82013020A.

TREE MAINTENANCE REQUIREMENTS:

ANY PERSON WHO INSTALLS A TREE PURSUANT TO THIS PLAN SHALL GUARANTEE THE LIFE OF THE TREE FOR ONE (1) YEAR AND SHALL REPLACE ANY TREE THAT DIES OR BECOMES DISEASED DURING THE ONE (1) YEAR PERIOD. THE PROPERTY OWNER SHALL WATER ANY TREE, OR OTHER WOODY OR HERBACEOUS PLANTING INCLUDING CONTAINER PLANTINGS LOCATED IN THE PUBLIC SPACE.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED MAINTENANCE OF THE TREE SPACE, INCLUDING, BUT NOT LIMITED TO, CLEANING, WEEDING, MULCHING, AND REPLACEMENT OF PLANTINGS, OR GROUND COVER.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED GENERAL MAINTENANCE WORK ON LANDSCAPED AREAS AND PLANTER BOXES INSTALLED ON PUBLIC SPACE.

THE PROPERTY OWNER OR THE DEPARTMENT MAY PERFORM ANY EMERGENCY MAINTENANCE OF A TREE IN THE PUBLIC SPACE.

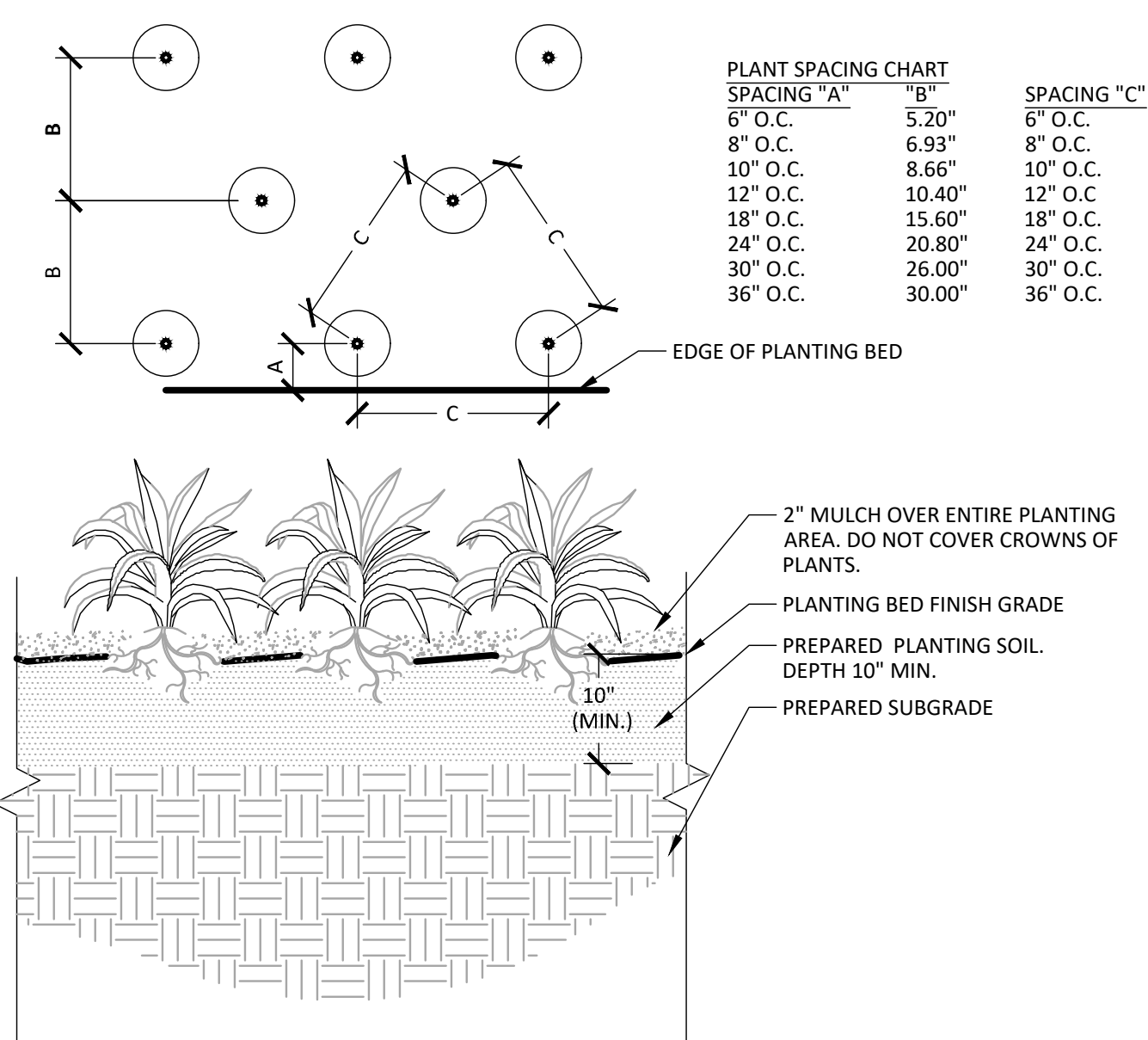
MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES

MAINTENANCE:

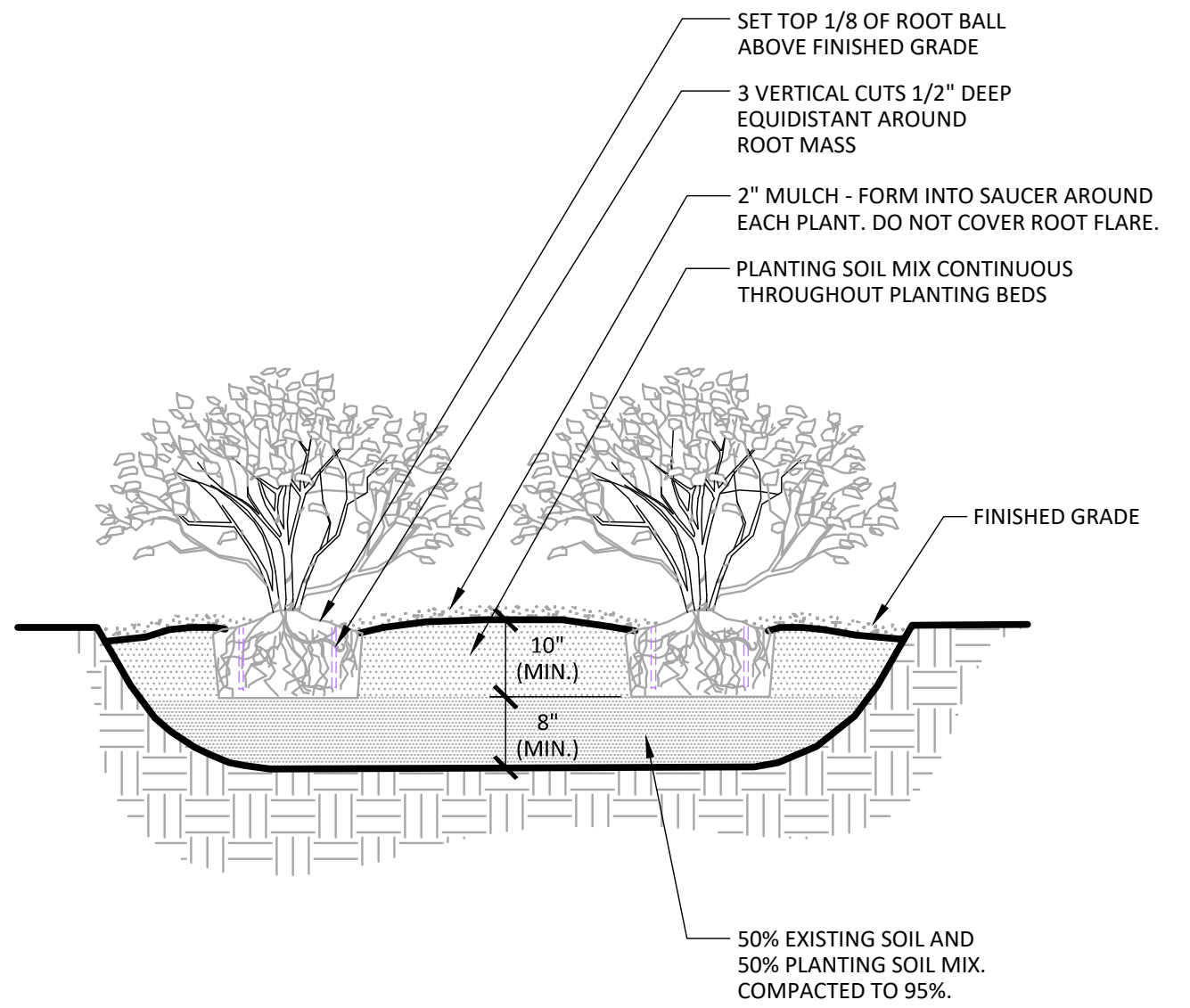
- THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RE-STAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A DAILY BASIS.
- THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT.

WARRANTY AND REPLACEMENT:

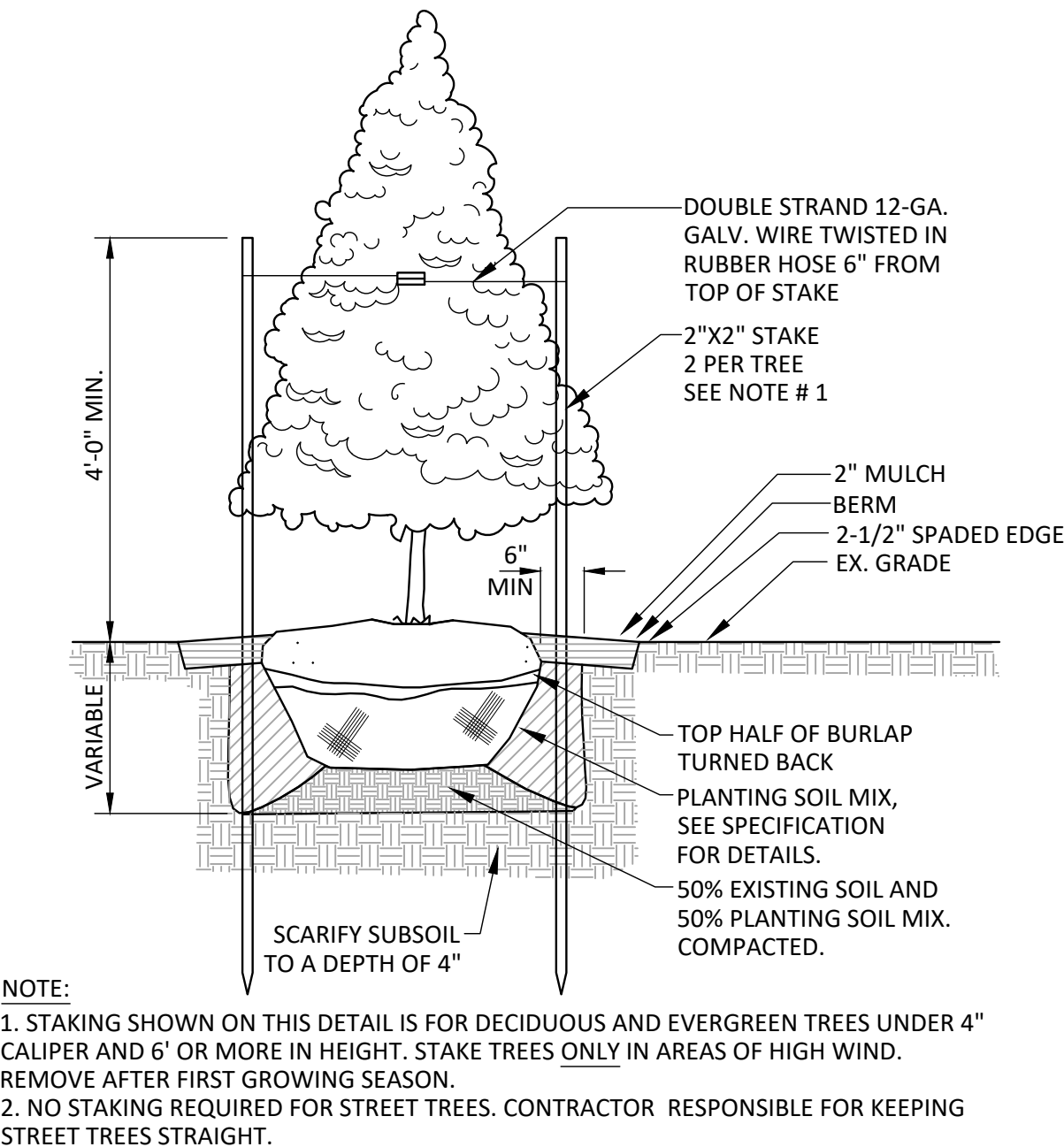
- ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES, MECHANICAL INJURY OR VANDALISM.
- ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.



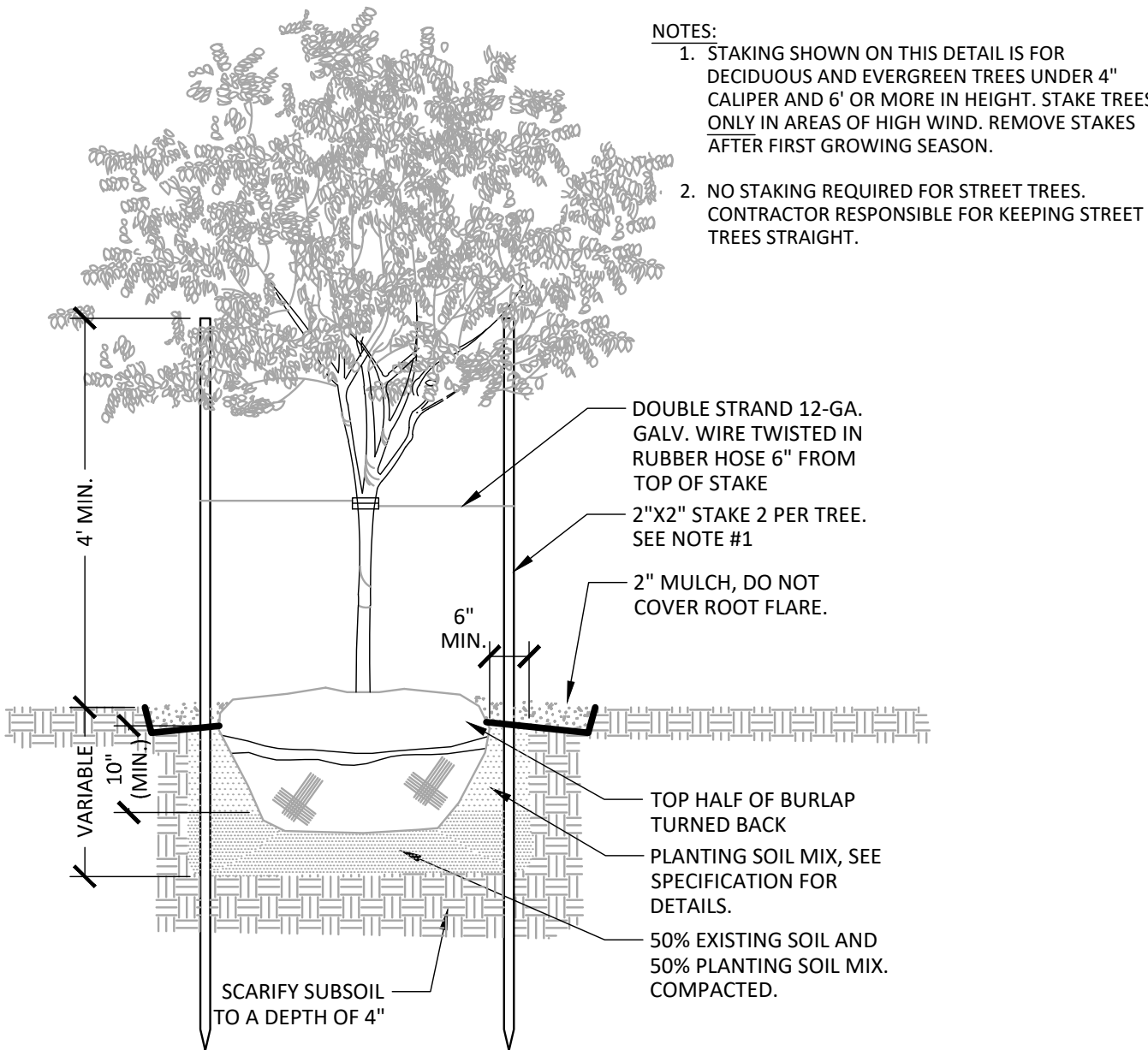
1 GROUND COVER PLANTING
1" = 1'-0"
P-JP-PLA-01



2 GROUP SHRUB PLANTING
NOT TO SCALE
P-JP-PLA-04



3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
P-JP-PLA-02



4 TREE PLANTING
NOT TO SCALE
P-JP-PLA-03

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	SIZE	CALIPER	SPACING	QTY
LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	B & B	2.5-3"	AS SHOWN	2
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CALIPER	SPACING	QTY
IXA	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	B & B	6'-7' HT.	AS SHOWN	5
ORNAMENTAL TREE	BOTANICAL / COMMON NAME	SIZE	CALIPER	SPACING	QTY
MX	MAGNOLIA X 'ANN' / ANN MAGNOLIA SUB. W/ OTHER 'LITTLE GIRL' HYBRIDS AS NEEDED	6-7' HT.	6'-7' HT.	AS SHOWN	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE		SPACING	QTY
CR	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE CLETHRA	5 GAL	-	AS SHOWN	4
IC	ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY	5 GAL		AS SHOWN	6
RM	RHODODENDRON MAXIMUM / ROSE BAY	5 GAL		AS SHOWN	1
RP	RHODODENDRON PERICLYMENOIDES / PINK AZALEA	3 GAL		AS SHOWN	10
SM	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIREA	3 GAL		AS SHOWN	13
VRA	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' / ALLEGHANY VIBURNUM	5 GAL		AS SHOWN	3
ORNAMENTAL GRASSES AND PERENNIALS	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
LSS	LIATRIS SPICATA 'SNOW WHITE' / SPIKE GAYFEATHER	1 GAL		12" o.c.	42
PP2	PANICUM VIRGATUM 'PRAIRE FIRE' / RED SWITCH GRASS	1 GAL		24" o.c.	13
RH	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL		12" o.c.	33

Vika

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
OTJ ARCHITECTS
555 11TH STREET, NW
SUITE 200
WASHINGTON, DC 20004
202-621-1397
CONTACT: STACEY GRACIA

DESIGN CONSULTANTS
PLANNER, CIVIL ENGINEER
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SUITE 400
GERMANTOWN MD, 20874
301.916.4100
DOUGLAS KOESER, RIA, ISA

REVISIONS	DATE

PROFESSIONAL SEAL

10200
RIVER ROAD

CONCEPT
RAMP EXHIBIT -
PLANTING NOTES
AND DETAILS

DRAWN BY: DL/RC
DESIGNED BY: JS/DL/RT/RC
DATE ISSUED: 2/16/2021
VIKA
PROJECT: VM 50308B
AGENCY
NO.:

SHEET NO. EXH-3

**10200 River Road
Potomac, Maryland**

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING	
Owner's mailing address: River Falls LLC 107 West Jefferson Street Rockville, MD 20850	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
10121 TRUST SALTPOND LLC ET AL. 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
Potomac Promenade Holding LLC 8115 Preston Rd., Suite 400 Dallas, TX 75225 Parcel N296, Par 1 Tax Acct: 10-00853055	Potomac Promenade Holding LLC 8115 Preston Rd., Suite 400 Dallas, TX 75225 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: 10-00864526	

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



EDGAR PERRY HOUSE

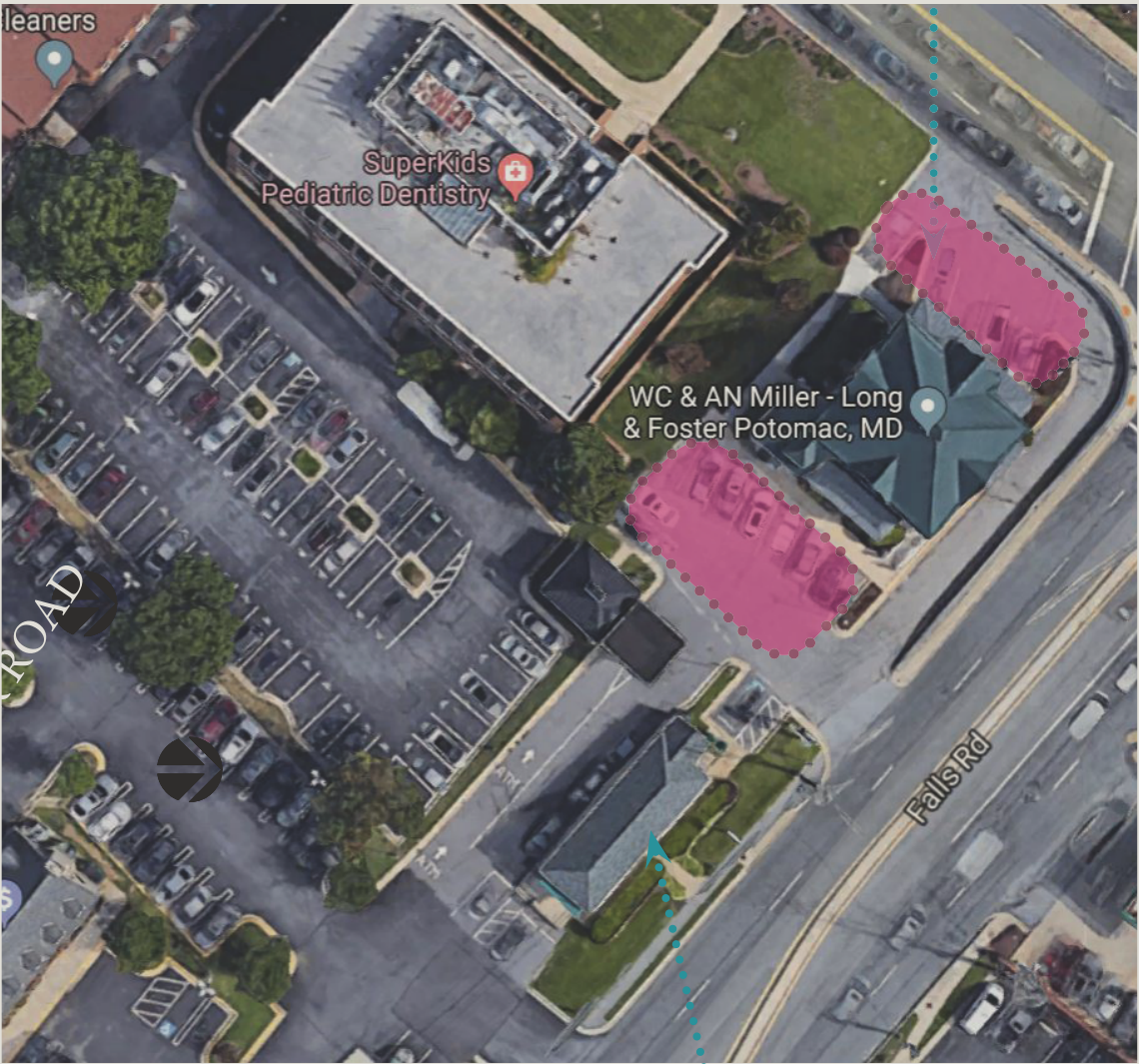
EXISTING NON-ADA
COMPLIANT PARKING





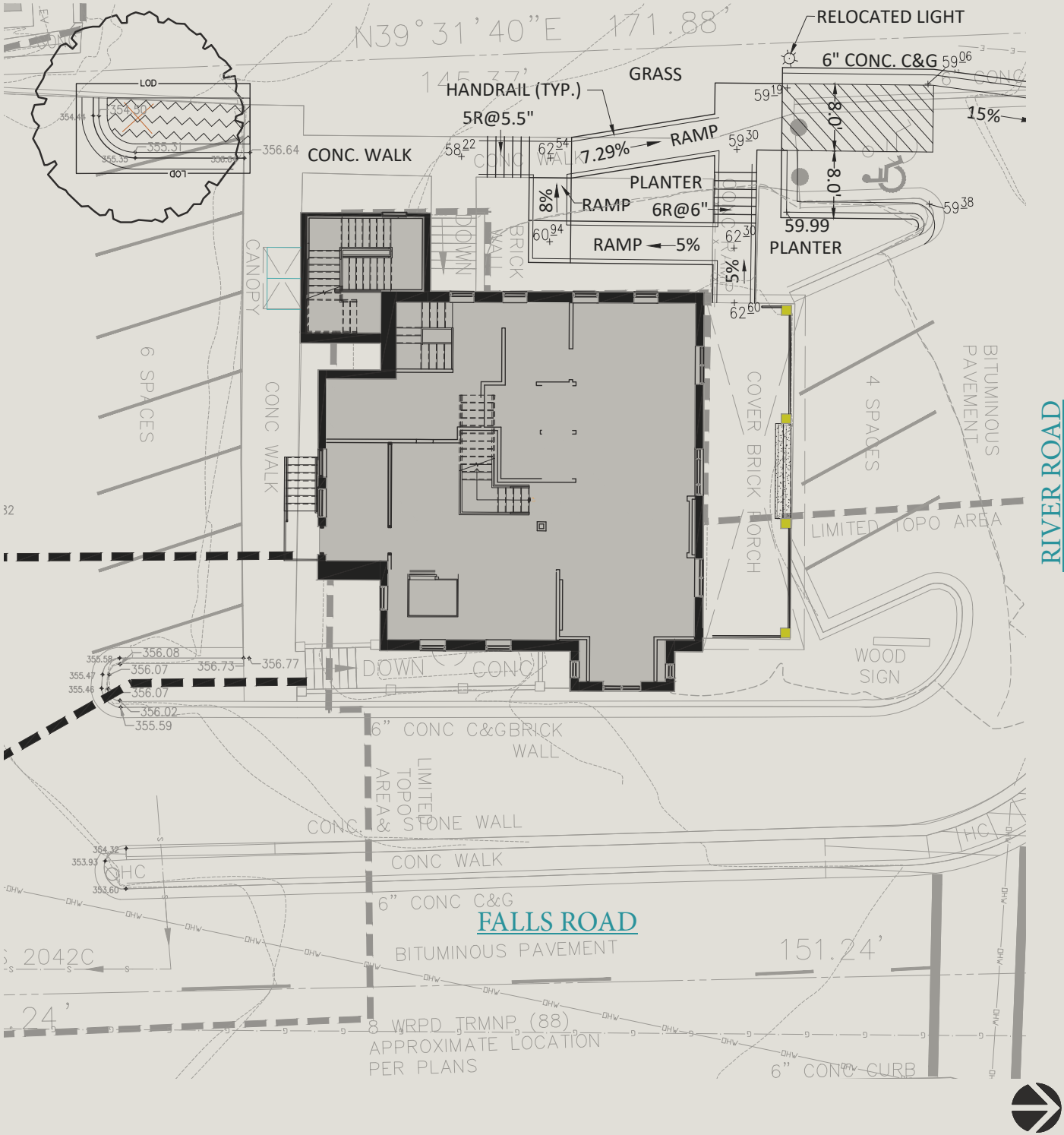
PROPOSED SITE PLAN- EDGAR PERRY HOUSE

NEW ADA PARKING & ADA
ENTRANCE



PARKING / LANDSCAPING

EXISTING SANDY SPRING
BANK STRUCTURE





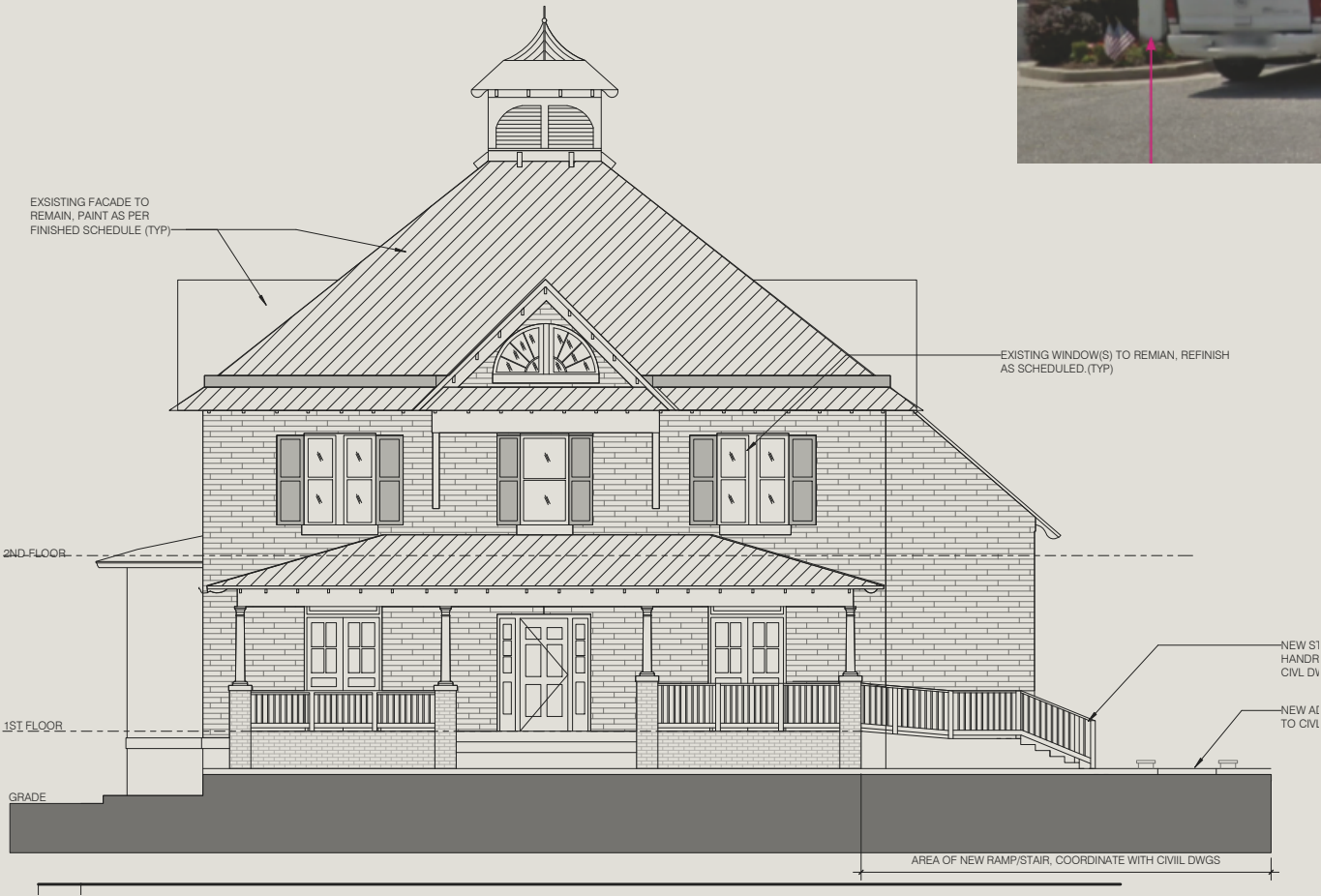
SHUTTER PAINT &
METAL ROOF PAINT

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

EXTERIOR SIDING PAINT

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

WHITE TRIM DETAILS



RIVER ROAD/NORTHELEVATION

SHUTTER PAINT & METAL ROOF PAINT

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

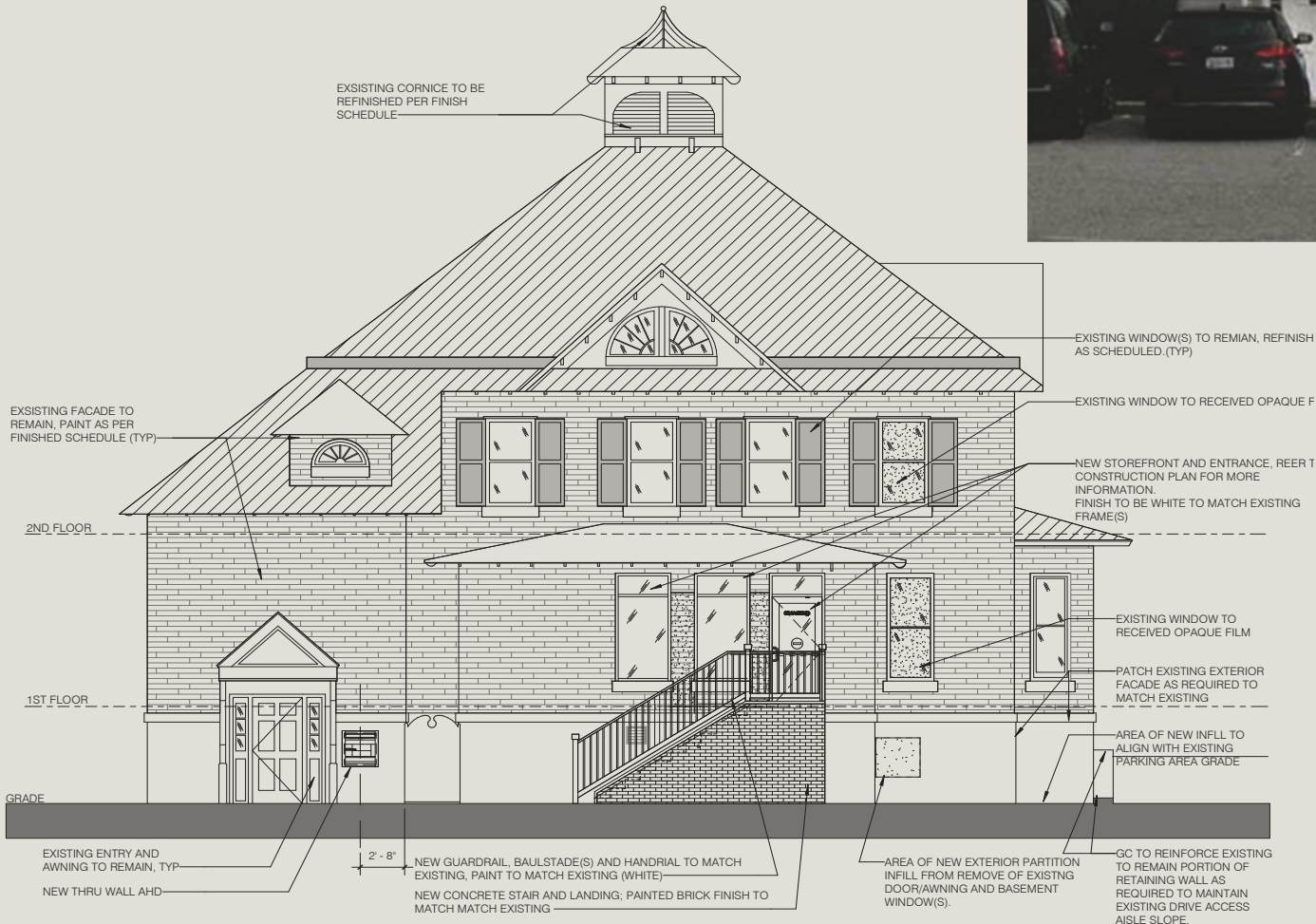
EXTERIOR SIDING PAINT

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

WHITE TRIM DETAILS

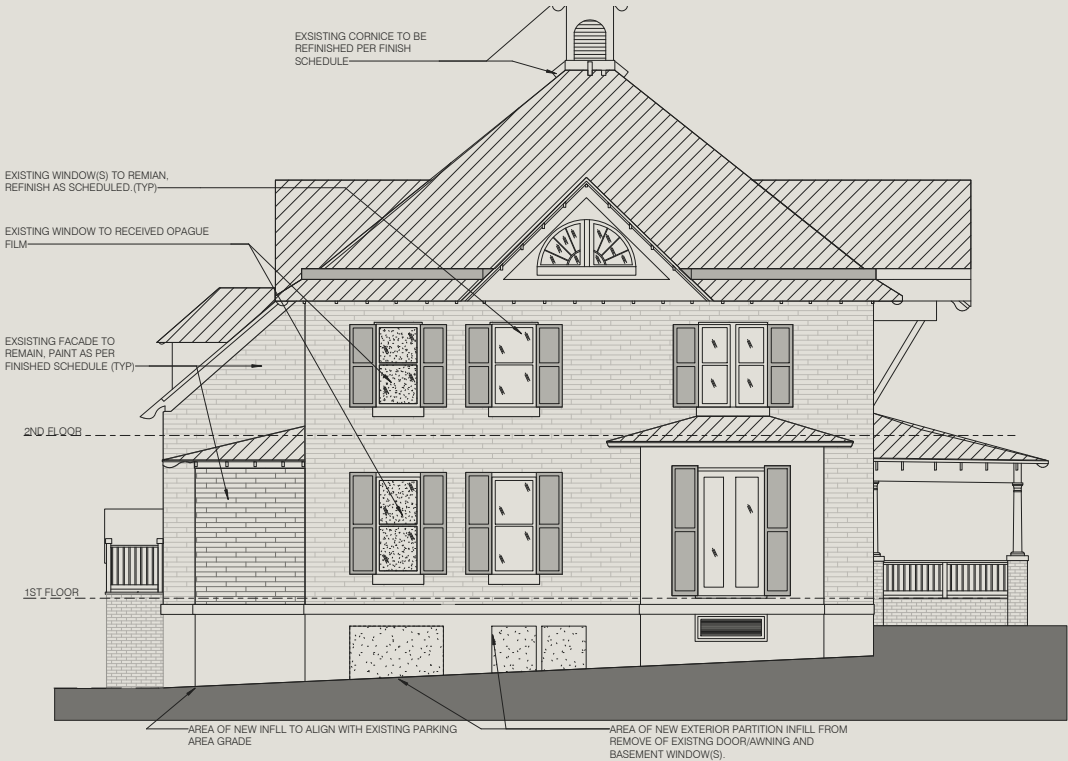


NEW ENTRY



REAR PARKING/SOUTH ELEVATION

PROPOSED ELEVATIONS EDGAR PERRY HOUSE



FALLS ROAD/EAST ELEVATION



WEST ELEVATION