

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10200 River Rd., Potomac	<b>Meeting Date:</b>	9/1/2021
<b>Resource:</b>	Master Plan Site 29/8-1 <b>Edgar Perry House</b>	<b>Report Date:</b>	8/25/2021
<b>Applicant:</b>	Melissa Brent	<b>Public Notice:</b>	8/18/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	963260	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Sign Installation		

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**STAFF RECOMMENDATION**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

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



*Figure 1: The Edgar Perry House is located at the north west corner of River Rd. and Falls Rd. 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 northwest 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.”

## **PROPOSAL**

The applicant proposes to install two signs on the site for the building’s new tenant. One sign replaces the existing sign in the parking lot at the corner of River Rd. and Falls Rd. This sign will match the dimensions and materials as the existing sign and will not impact the existing historic character of the site. The second proposed sign is at the rear of the building. It consists of internally lit channel letters and the Chase bank logo. This sign is on the roof of a later, non-historic addition.

## **APPLICABLE GUIDELINES**

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of 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 ensure 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 Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation 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 relevant *Standards* are as follows:

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.

**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 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 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.  
visit.



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 963260  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Melissa Brent  
Address: 19187 Foggy Bottom Rd  
Daytime Phone: 410-507-0605

E-mail: melissa\_brent@mgpermits.com  
City: Bluemont Zip: 20135  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 10200 River Road

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
No/Individual Site Name Chase Bank

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: 963260 Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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 checked="" type="checkbox"/> Other: <u>Sign installation</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

8-11-21

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:

Chase Bank - reface 2 existing pylon signs and install 1 illuminated wall sign

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

Chase Bank - reface 2 existing pylon signs and install 1 illuminated wall sign

Work Item 1: Reface 2 pylon signs

Description of Current Condition:	Proposed Work: Reface pylon sign cabinets only-Sign E01 & E03 on plans
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Work Item 2: Install 1 illumianted wall sign

Description of Current Condition:	Proposed Work: Install 1 illuminated wall sign on front elevation
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Work Item 3: \_\_\_\_\_

Description of Current Condition:	Proposed Work:
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Adjacent and Confronting Properties:

Rockville, MD 20854

10100 River Road

10240 River Road

9812 Falls Road

9900 Falls Road

Potomac MD, 20854

10140 River Road



PHILADELPHIASIGN

BRINGING THE WORLD'S BRANDS TO LIFE

Philadelphia Sign Company • 707 West Spring Garden St • Palmyra, NJ 08065


SITE ID CHS.NB.607  
POTOMAC RIVER ROAD

site address-- 10200 River Road  
Potomac, MD 20854

### AUTHORIZATION AND CONSENT FORM

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly authorized by the Lease to grant authorization for Philadelphia Sign Company and/or their sub contractor to apply for permits and install new signage at the above referenced location as per the attached brand book.

#### LANDLORD APPROVAL

Signature  Print Name Awin Avinoc Date 7.12.21  
Title Agent email AA@ALA-INL.COM  
Address 107 W Jefferson St Phone 301.656.9000  
Rockville MD 20850

Return Form to: **Philadelphia Sign Company**  
707 West Spring Garden St  
Palmyra, NJ 08065

email (Preferred): [emetzger@philadelphiasign.com](mailto:emetzger@philadelphiasign.com)

or FAX to: 856-829-8549 ATTN : Eric Metzger



## Site Plan



■ Exterior Signs  
■ Interior Signs

**CHASE**

CHS.NB.607 - Potomac River Road  
10200 River Road  
Potomac, MD 20854

DESIGNER - JM

CREATED - 02.17.21

DRAWING - B92898

**PHILADELPHIASIGN**  
BRINGING THE WORLD'S BRANDS TO LIFE  
707 WEST SPRING GARDEN ST. • PALMYRA, NJ • 08065  
P: 856-829-1450 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

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EXISTING



PROPOSED



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10200 River Road  
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DESIGNER - JM  
CREATED - 02.17.21  
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EXISTING



PROPOSED



CHS.NB.607 - Potomac River Road  
10200 River Road  
Potomac, MD 20854

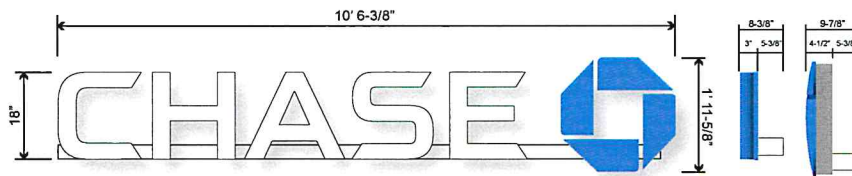
DESIGNER - JM  
CREATED - 02.17.21  
DRAWING - B92898

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Southwest Elevation



LIF-R-WBO-18-LED

**E02** WHITE W/ BLUE OCT ILLUM CHNL LTRS - BTM MTD RCWY - 20.7sf



**E01/E03** REFACE PANEL FOR EXISTING PYLON SIGNS



CHS.NB.607 - Potomac River Road  
10200 River Road  
Potomac, MD 20854

DESIGNER - JM

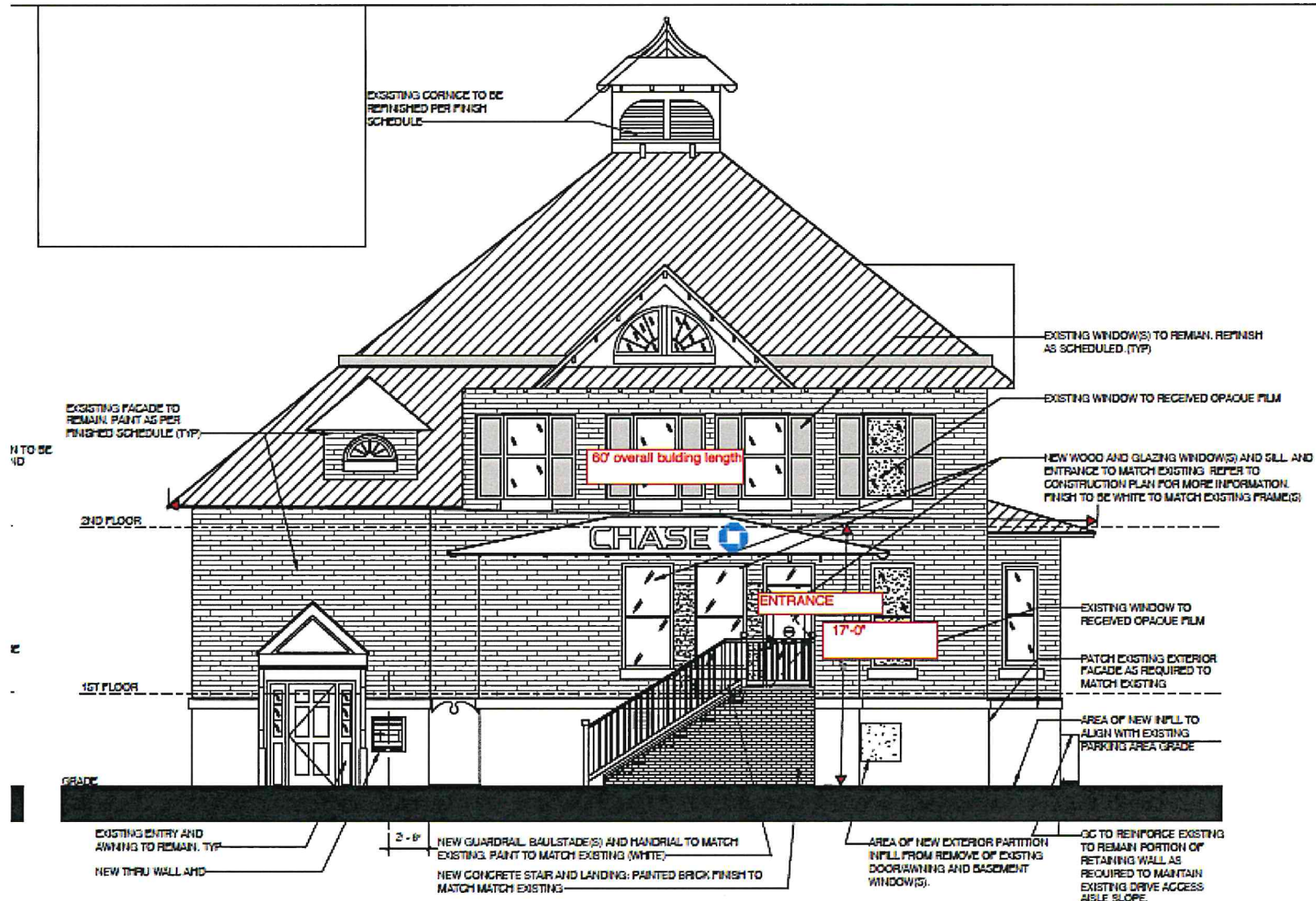
CREATED - 02.17.21

DRAWING - B92898

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**OTJ**  
ARCHITECTS

CLIENT

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

CONSULTANTS

**MFP 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

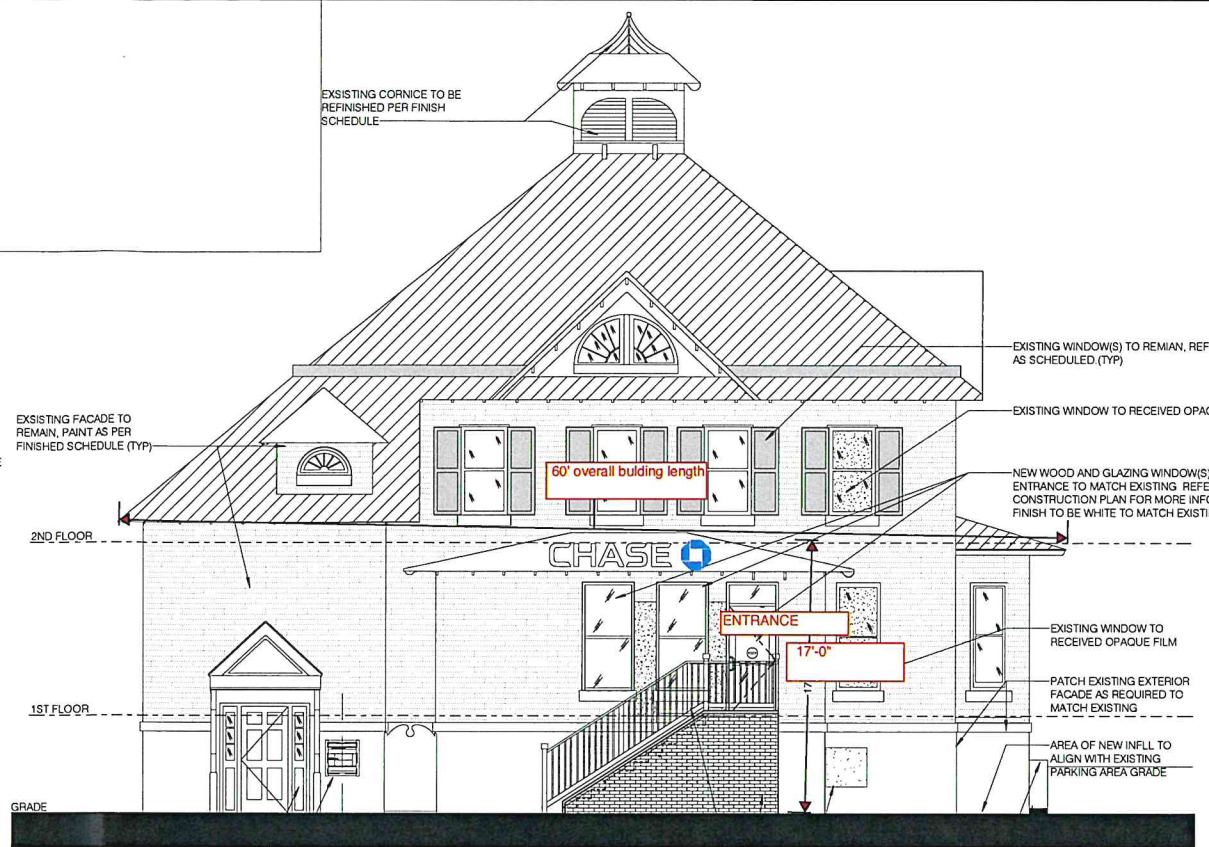
2

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

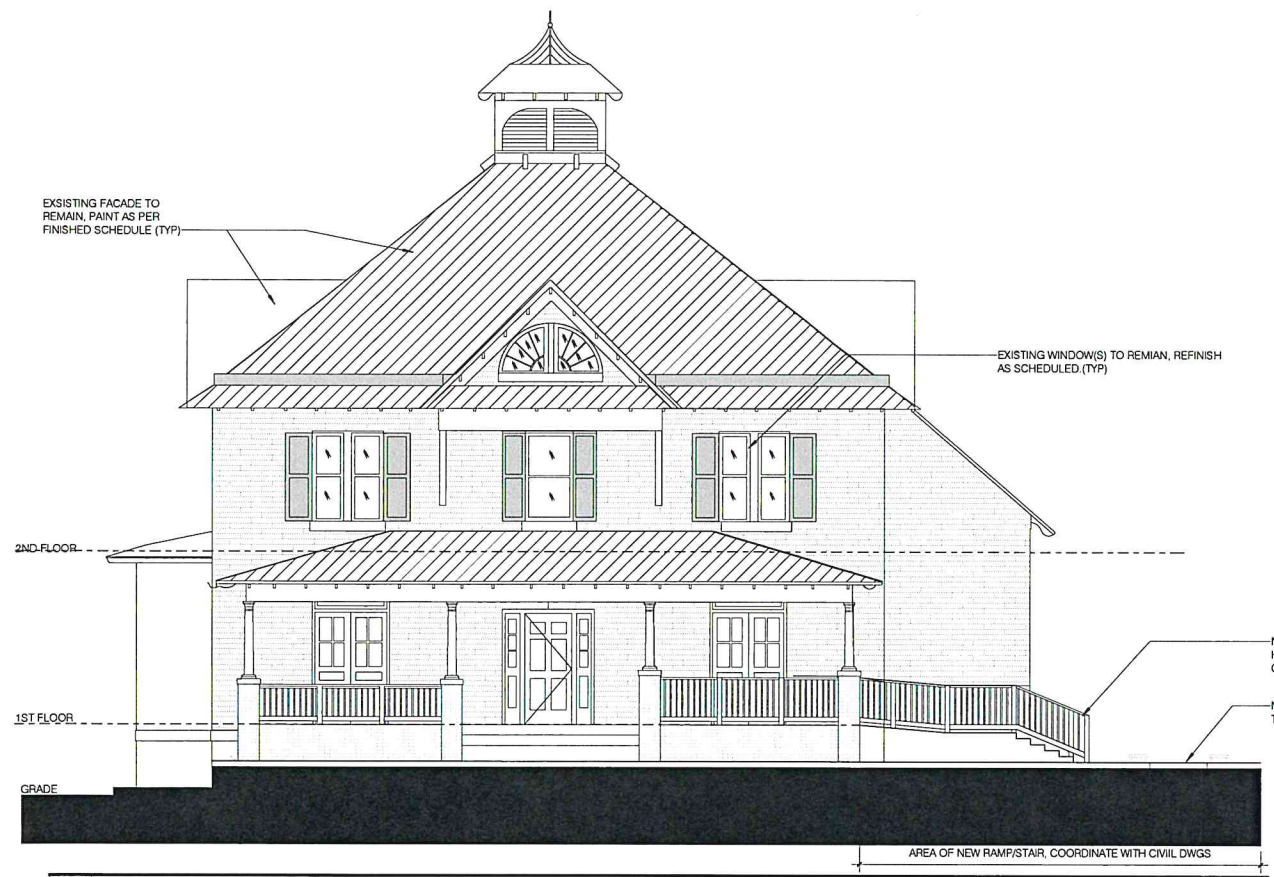




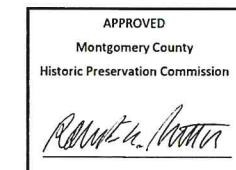
1 REMOVALS SCOPE AT SOUTH ELEVATION  
3/16" = 1'-0"



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



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



**REVIEWED**  
By Dan.Bruechert at 4:35 pm, Mar 29, 2021

**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:**  
VICA MARYLAND LLC  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN, MD 20874

SEAL / SIGNATURE

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 10756, and Expiration Date: 6/30/22

ISSUES		
REVISION NUMBER	DESCRIPTION	DATE

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

SHEET NAME  
**PROPOSED NORTH ELEVATION, & PROPOSED SOUTH ELEVATION**

3/16" = 1'-0"  
**A700**