

29/8-95C 10200 River Road

Edgar Perry House [9822 Falls Rd]

#2918-1 Edgar Perry House
APC # 2918-1-95C
7/12/95







Burt Hill Kosar Rittelmann Associates

1056 Thomas Jefferson St., NW
Washington, DC 20007-3813
202-333-2711
FAX: 202-333-3159

Architecture
Engineering
Interior Design
Research

1 September 1995

Patricia Parker
Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: 10200 River Road/9822 Falls Road

Dear Ms. Parker:

I spoke to your office about an issue which has arisen on the building renovation at the larger of the two outbuildings behind the Edgar Perry House. The existing walkway immediately adjacent to the Falls Road side of the building and that of the southwest where the steps exist are covered with slate. Due to the need to make the facility accessible, this walkway is to be removed in most of its length and replaced with a new concrete slab and steps. The drawings indicated the salvage of the slate and reuse on the walkway. The steps were to be only concrete.

I place the call to discuss the implication of not reinstalling the slate and leaving the walkway as the same concrete finish as the steps. After discussions with the contractor, concerns arose about the ability to salvage a large portion of the slate intact, the matching of new slate to existing, the lappage and irregularities of the slate and its detriment to accessible paths, and the prohibitive costs in replacing all of the material on a modest remodeling project.

In your absence, I spoke with Robin Ziek and after some discussion agreed that the deletion of the slate would pose no historic impact on the building or project. We are proceeding with this understanding. If you feel there is a need to revisit this topic, please give me a call.

Sincerely,

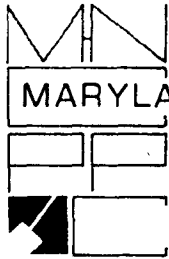
BURT HILL KOSAR RITTELMANN ASSOCIATES



David J. Capelli

G:\9341800\CORR\L-PP1





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 12, 1995

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

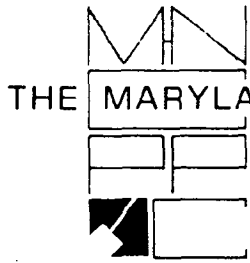
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: RIVER FALLS PARTNERSHIP (A.C. HINTON)
c/o DAVID CAPELLI

Address: 10400 MASTERS TERRACE ; POTOMAC, MD. 20854

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

Property Address: 9822 FALLS ROAD
POTOMAC, MD.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 12, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9822 Falls Road/
10200 River Road

Meeting Date: 7/12/95

Resource: Master Plan Site #29/8,
Edgar Perry House

Public Notice: 6/28/95

Case Number: 29/8-1-95C

Report Date: 7/05/95

Review: HAWP/Remove door/sidelights;
Install window, illuminated
sign, railing & door

Tax Credit: No

Applicant: River Falls J.V./
c/o A.C. Hinton

Staff: Patricia Parker

DATE OF CONSTRUCTION: ca. 1902

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Two and one-half story, three bay by five bay formstone house with hipped roof, porch, cupola and cross gables on all four elevations.

PROPOSAL: Involves two recent non-contributing outbuildings situated on Master Plan Site #29/8, the Edgar Perry House -

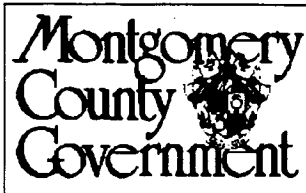
Storage Building (9822 Falls Road): Remove existing door, sidelights and awning. In its place, construct window to match existing windows on Falls Road facade. Side entrance to become principal entrance with enlarged opening containing a new storefront door to meet accessibility requirements. At this opening, applicant proposes to eliminate one concrete riser and to install new hand railing to meet ADA requirements. The new entrance would tie-in to the existing concrete walkway parallel to Falls Road. Also, applicant proposes to install a new illuminated awning/sign over the head of the new door opening.

RECOMMENDATION: Approval
 Approval with conditions:
 1. _____
 2. _____
 3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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; or
- 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. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; 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.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

9211710

CONTACT PERSON David Capelli
 DAYTIME TELEPHONE NO. (202) 333-2711
 TAX ACCOUNT # 00857862
 NAME OF PROPERTY OWNER River Falls Partnership DAYTIME TELEPHONE NO. ()
(A.C. Hinton)
 ADDRESS 10400 Masters Terrace Potomac MD 20854
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER David Capelli DAYTIME TELEPHONE NO. (202) 333-2711

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 9822 STREET Falls Road
 TOWN/CITY Potomac NEAREST CROSS STREET River Road
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Door CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Bank
 1B. CONSTRUCTION COST ESTIMATE \$ 7,500.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 (/) WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 (/) WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

[Signature] Signature of owner or authorized agent 8 June 95 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS
MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

9822 Falls Road is a minor accessory structure that is in disrepair.

Doubtful any original historic elements exist. Shed at rear is not

historic as it was constructed in 1977.

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

Removal of door has minimal impact on quality of historic environment.

Other changes are minor.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation 51 Monroe Street Rockville (279-1355)

P298

DAVID H. SEMMES

1040 River Rd.

Rockville

20854

R 348

A I Combined Ctrs. Ltd. Ptnshp.

% Capital Mangmt & Const. Inc

9812 Falls Rd

Rockville

20854

P272

~~Chevy~~ Chevy Chase Saving & Loan
Inc. Prop Mgnt Leasing Dept.

9900 River Rd

Rockville

20854

27

FM & M H McConihe et AL

c/o WC & A N Miller Dev. Co

10101 River Rd

Rockville

20854

River Falls Community Center
% Susan Funk Treasurer

7915 Horseshoe LA

Rockville

20854

PARCEL 1
P.B. 92, P. 10085

Plat of Survey and Building Location
Parts of tracts of land called
"WILLIAMSBORO" and etc.,
Potomac (10th) District
Montgomery County, Maryland.
Surveyor's Certificate

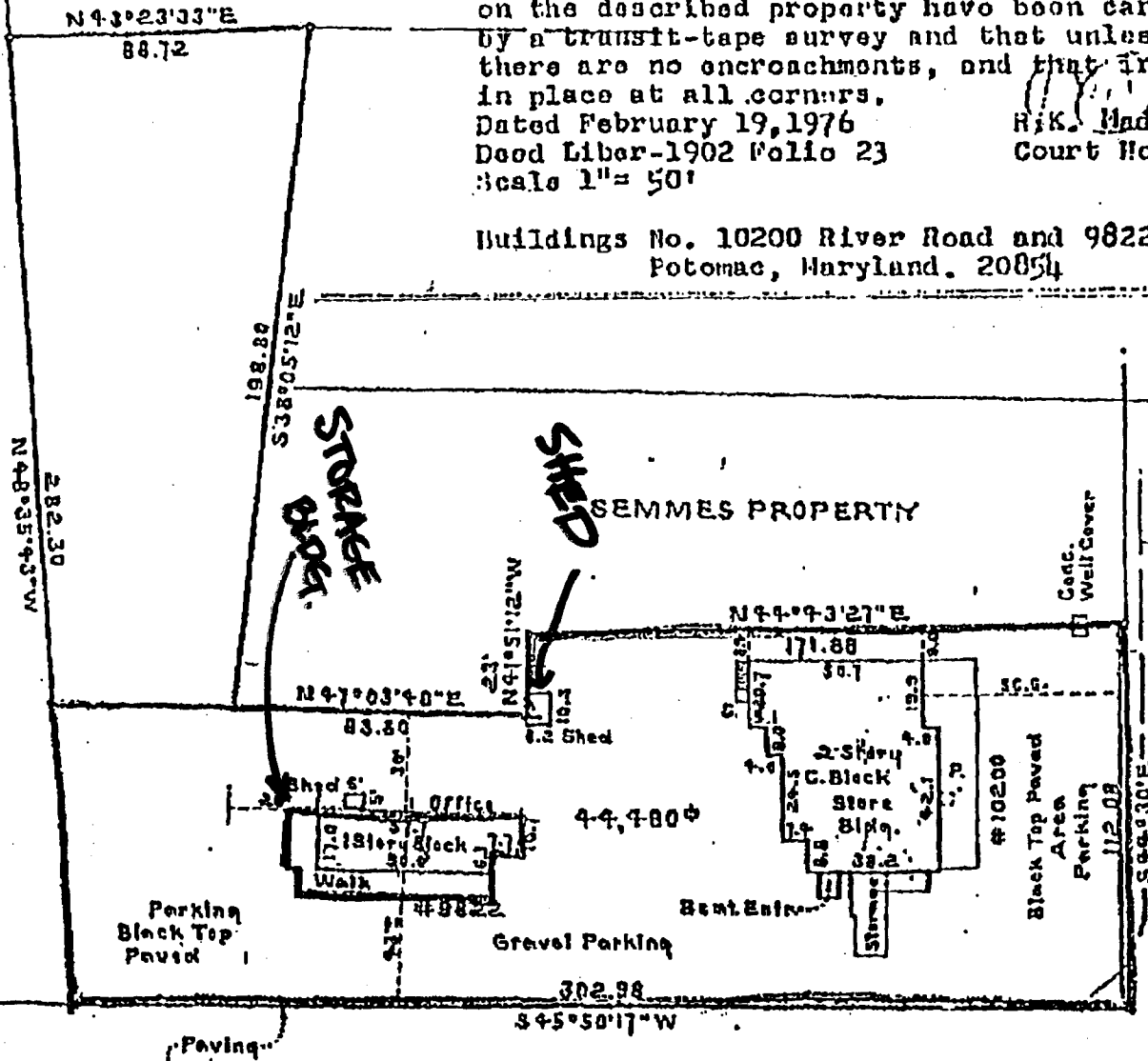
I heroby certify that the plan shown hereon is correct;
and that the location of all the existin; improvements
on the described property have been carefully established
by a transit-tape survey and that unless otherwise shown
there are no encroachments, and that iron pipe markers are
in place at all corners.
Dated February 19, 1976
Deed Liber-1902 Folio 23
Scale 1"= 50'



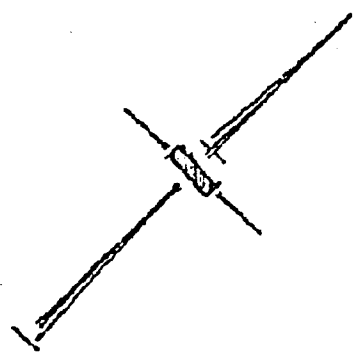
R. K. Maddox County Surveyor
Court House Rockville, Md.

Buildings No. 10200 River Road and 9822 Falls Road
Potomac, Maryland. 20854

BLIGO PARKWAY BUILDERS INC.



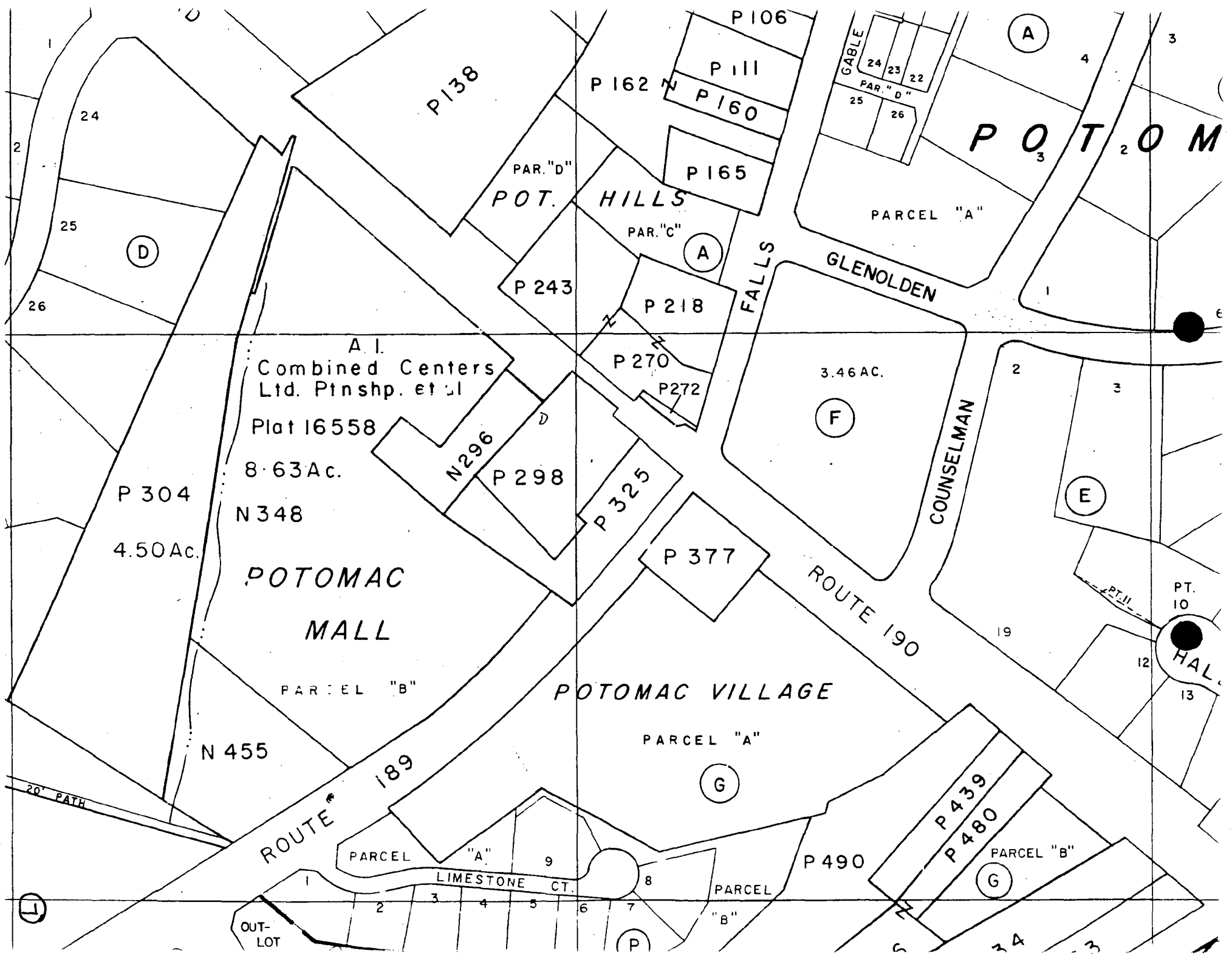
RIVER ROAD (Paving)



Exhibit

6-8-95

PROPOSED BRANCH FACILITY
MELLON BANK
POTOMAC, MARYLAND



A.I.
Combined Centers
Ltd. Ptnshp. et al

Plat 16558

8.63 Ac.

N 348

POTOMAC
MALL

PARCEL "B"

N 455

ROUTE 189

PARCEL "A"

LIMESTONE CT.

OUT-LOT

POTOMAC VILLAGE

PARCEL "A"

ROUTE 190

P 490

P 439
P 480

PARCEL "B"

P 162 N
P 160

P 165

PAR. "D"
POT.

HILLS

PAR. "C"

P 243

P 218

P 270

P 272

N 296

P 298

P 325

P 377

3.46 AC.

F

COUNSELMAN

E

PT.
10

HAL.

13

POTOM

GLENOLDEN

FALLS

GABLE
24 23 22
PAR. "D"
25 26

PARCEL "A"

A

D

A

3

4

2

24

25

26

6

2

3

P 304

4.50 Ac.

20' PATH

L

P

34

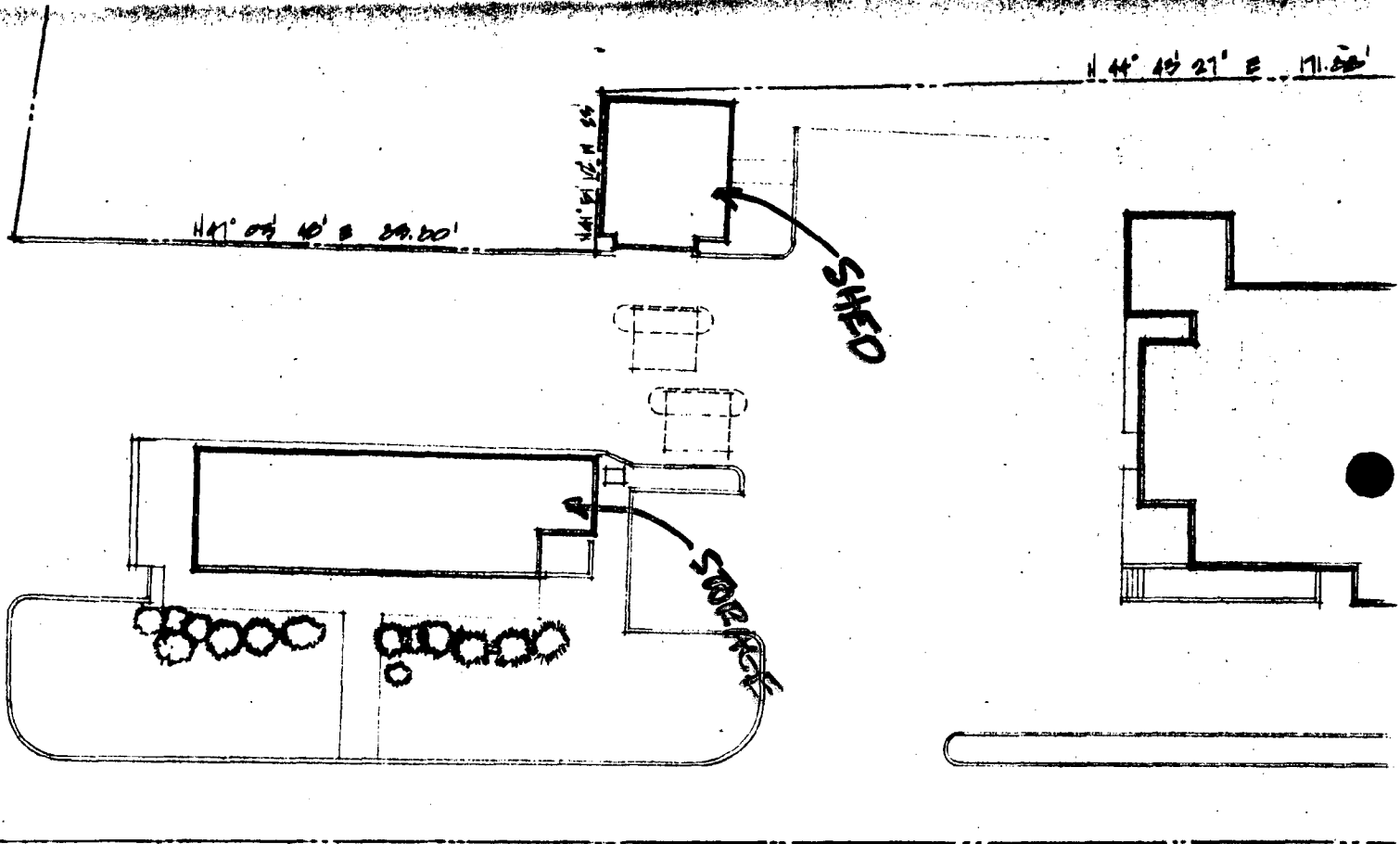
3

N 45° 45'

N 44° 49' 27" E 171.00'

N 41° 05' 40" E 29.00'

N 41° 12' 11" E 27.00'



SHED

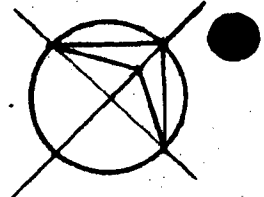
STORAGE

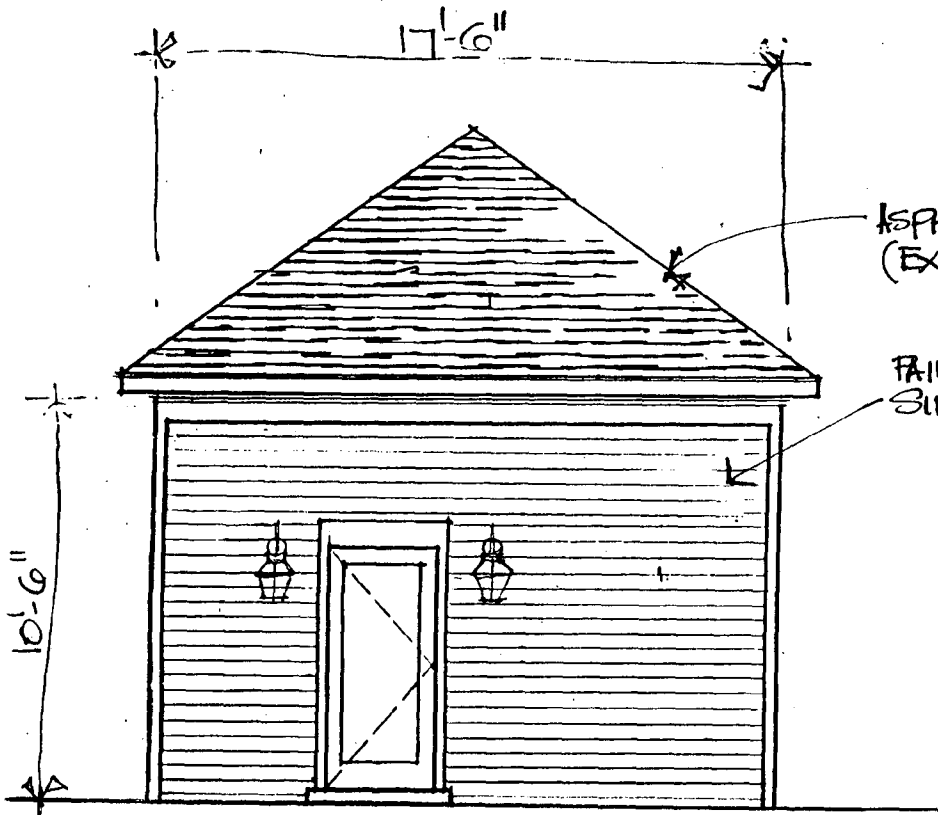
S 49° 50' 17" N 302.90'

FALLS ROAD

SITE PLAN

SCALE: 1/16" = 1'-0"





EXISTING

MAIN BLDG ENTRANCE ELEVATION

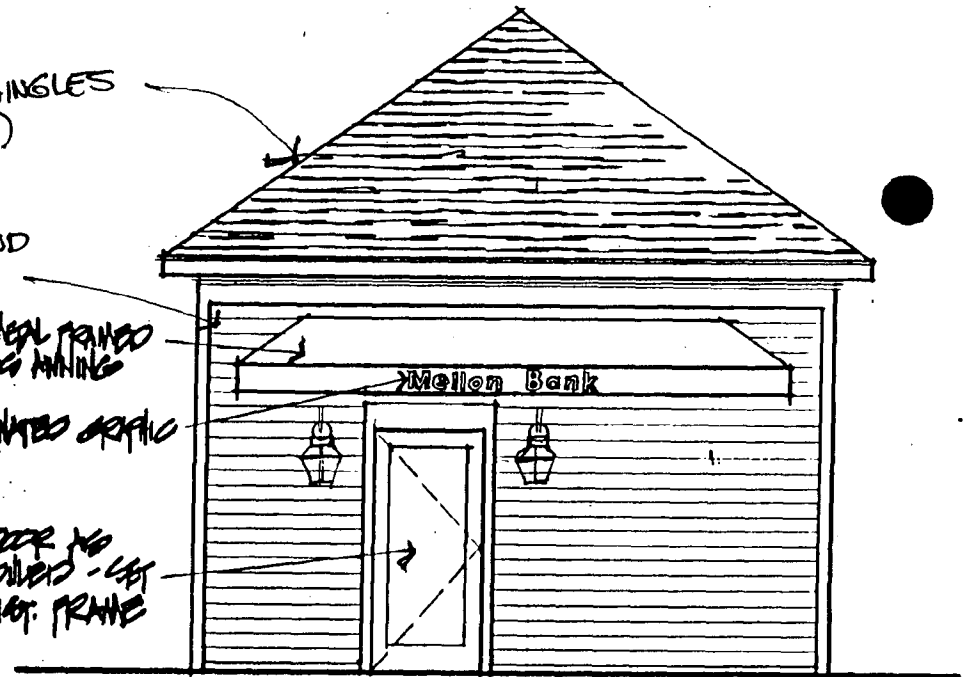
ASPHALT SHINGLES
(EXISTING)

PAINTED WD
SIDING

NEW NEAL FRAMED
CANOPY AWNING

ILLUMINATED GRAPHIC

NEW DOOR AND
SCHEDULES - SET
IN EXIST. FRAME



PROPOSED

MAIN BLDG ENTRANCE ELEVATION

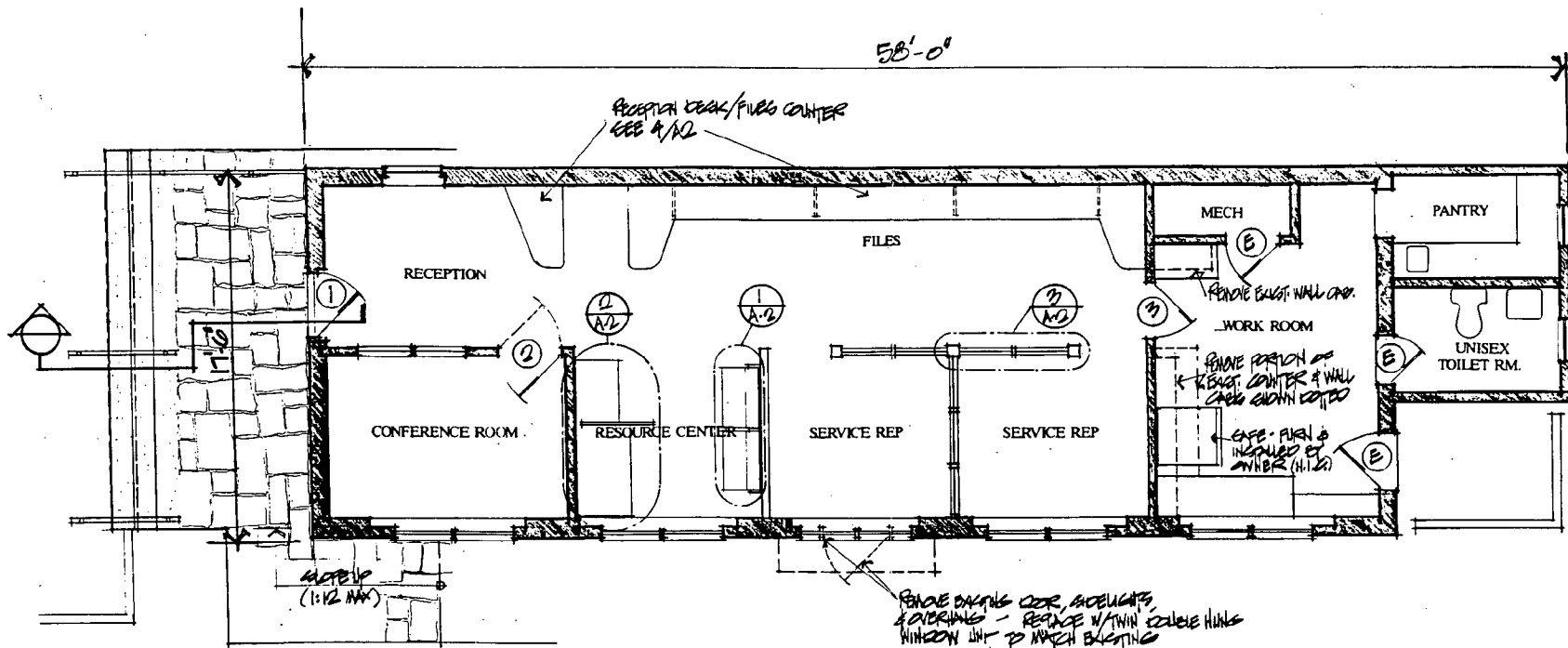
6-8-95

STORAGE BLDG.

PROPOSED BRANCH FACILITY

MELLON BANK

POTOMAC, MARYLAND



PLAN - MAIN BUILDING (STORAGE BLDG.)

6-8-95

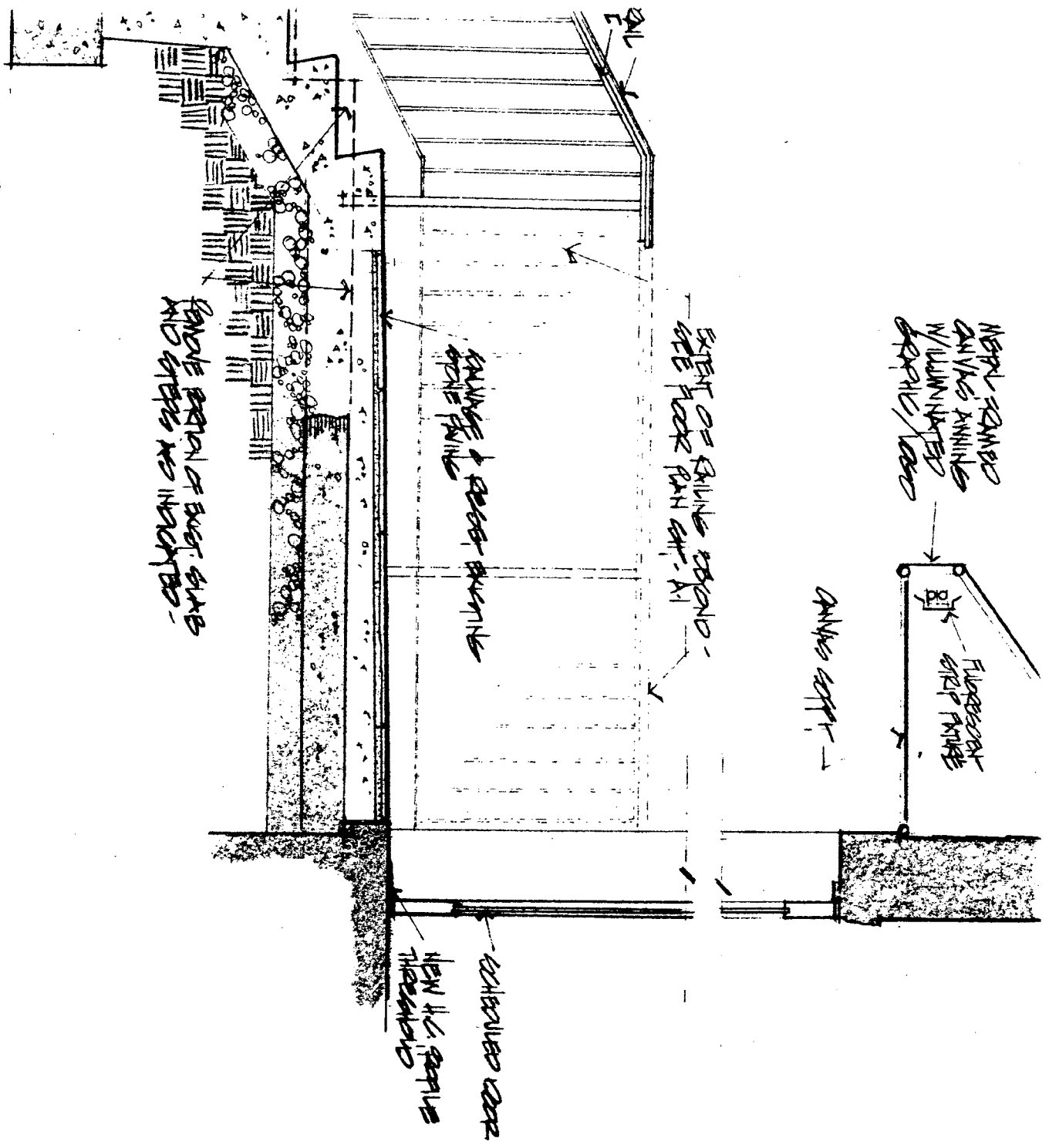
PROPOSED BRANCH FACILITY
MELLON BANK
POTOMAC, MARYLAND

⑥

(3)

SECTION THRU STAIRS/ENTRY

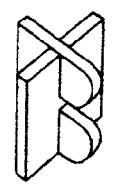
SCALE: 3/4" = 1'-0"

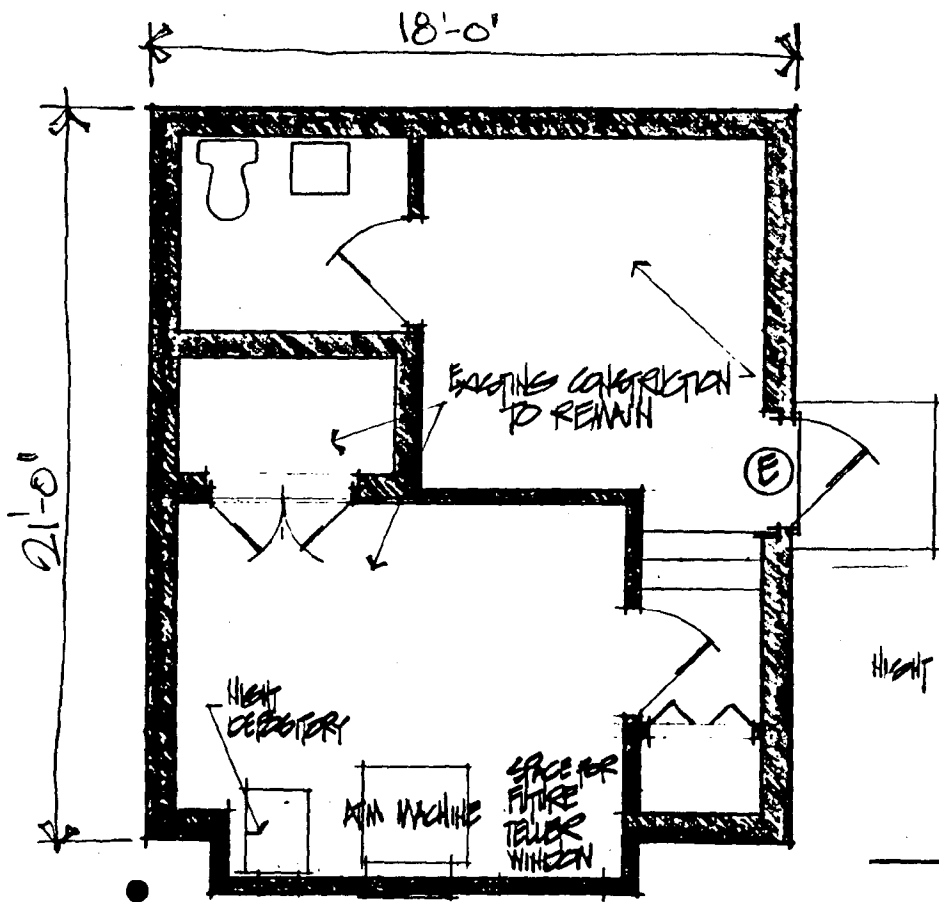


Revisions

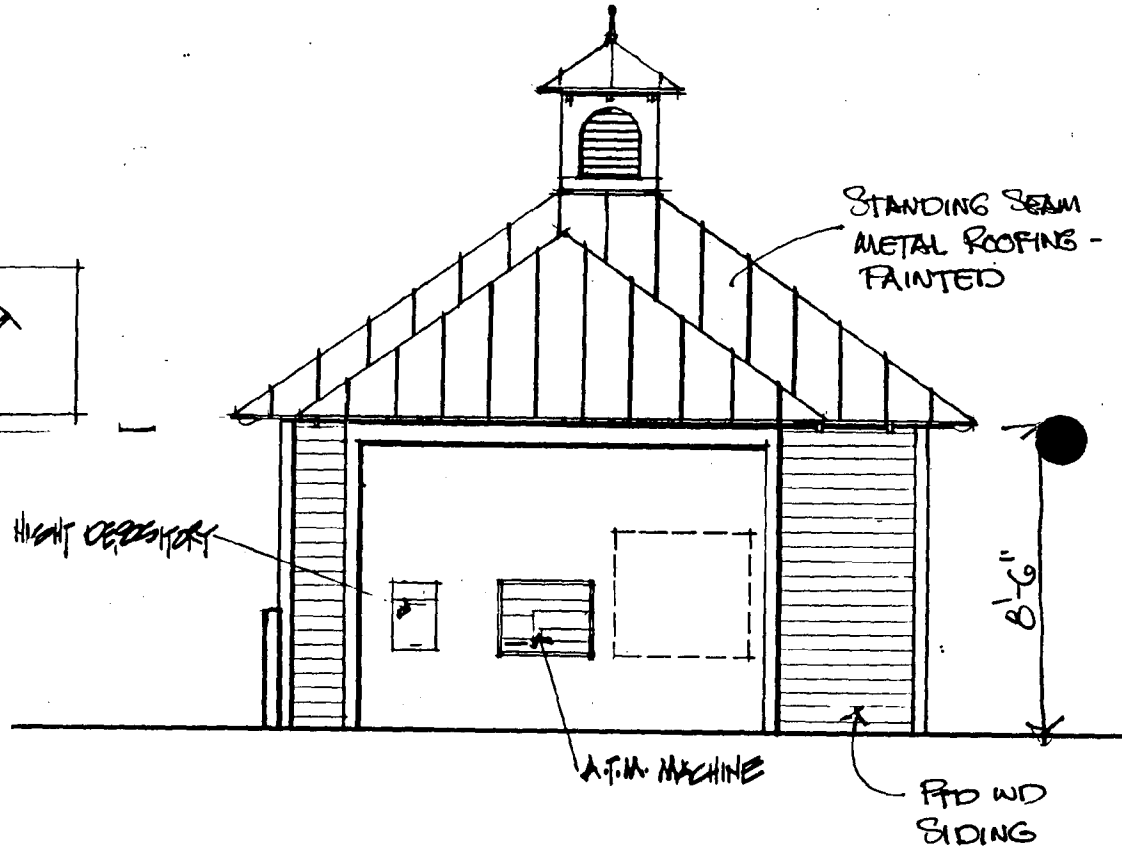
Burt Hill Kosar Rittelmann Associates

1056 Thomas Jefferson St., NW
 Washington, DC 20007
 202-333-2711
 FAX: 202-333-3159





PLAN - ATM BLDG.



FRONT ELEVATION - ATM BLDG.

6-8-95

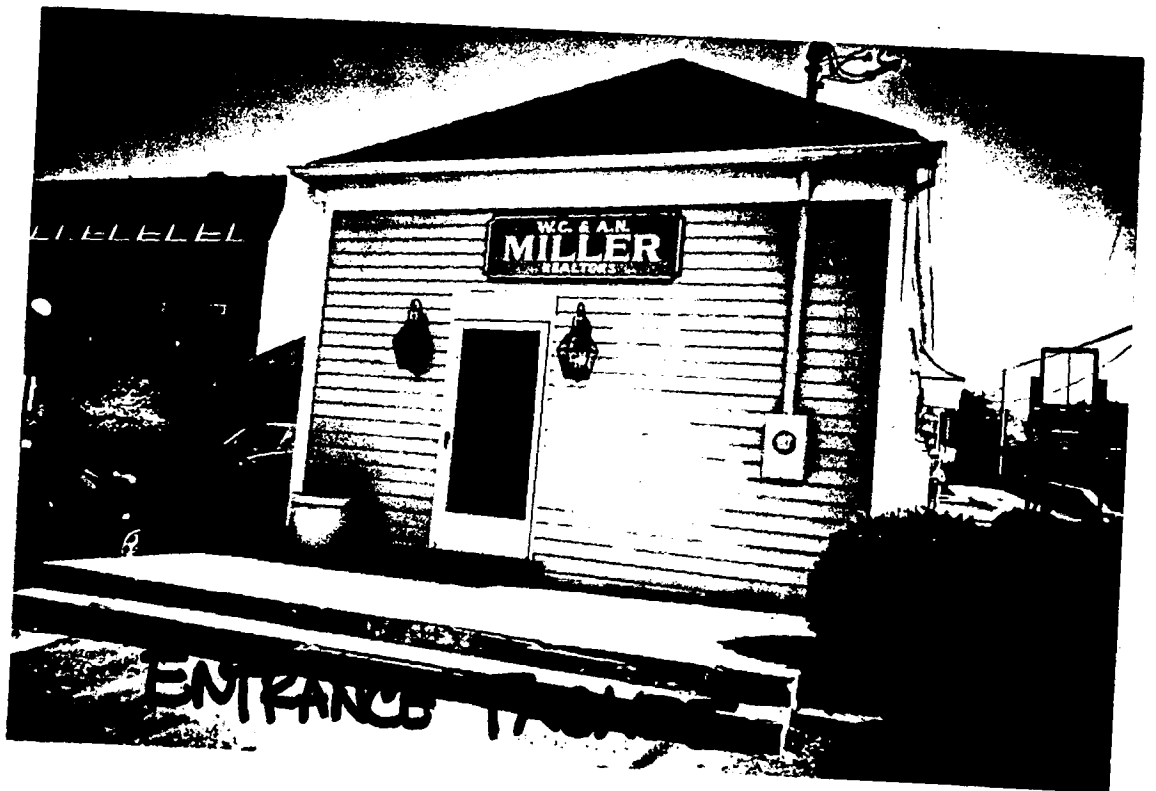
PROPOSED BRANCH FACILITY
 MELLON BANK
 POTOMAC, MARYLAND



STORAGE BLDG.
9822 FALLS RD.



SHED
10200 RIVER ROAD



ENTRANCE

STORAGE BLDG.
9822 FALLS RD.

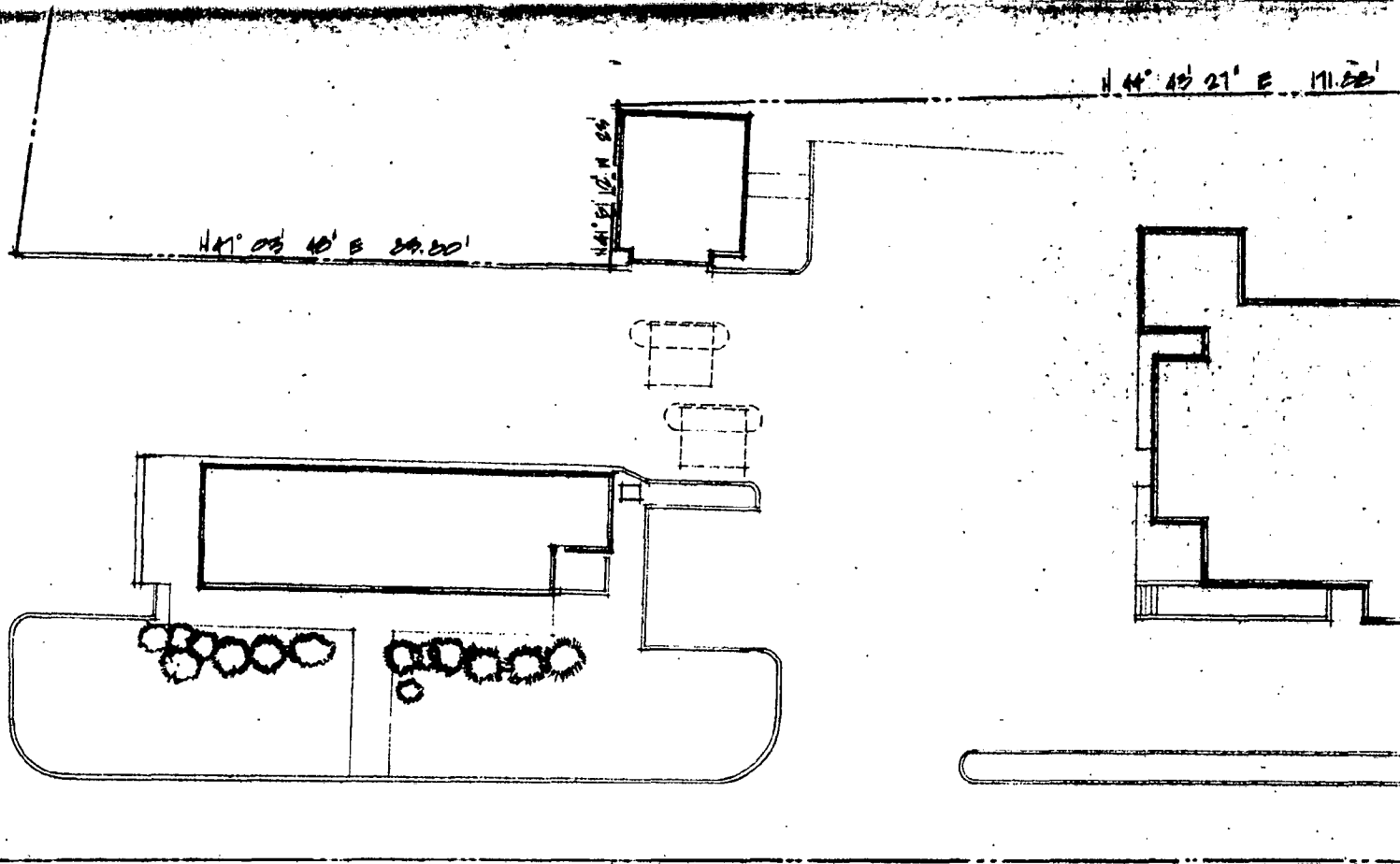
N 45° 35'

N 44° 15' 21" E 111.22'

N 41° 05' 40" E 24.20'

N 41° 51' 12" N 84'

S 49° 50' 11" W 302.92'



SITE PLAN

SCALE: 1/16" = 1'-0"

