

29/8-2-06A 10200 RIVER RD

Perry Store, 29/008-002

file



## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: July 31, 2006

### MEMORANDUM

TO: Chevy Chase Bank FSB  
9900 Falls Rd, Potomac

FROM: Tania Tully, Senior Planner *TGT*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #426383

Your Historic Area Work Permit application for drive through ATM and parking lot alterations was **Approved with Conditions** by the Historic Preservation Commission at its July 26, 2006 meeting.

The conditions of approval were:

1. *A detailed landscape/site plan will be provided to and approved by staff prior to obtaining all other necessary permits.*

Prior to applying for a county building permit, if applicable, from the Montgomery County Department of Permitting Services, you must contact your assigned staff person to arrange for your three (3) sets of final permit drawings to be stamped at the Historic Preservation Office at 1109 Spring Street. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another town government agency before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and the official approval memo (given at the time of drawing stamping). 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 DPS at 240-777-6370.

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, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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



Owner: **Chevy Chase Bank, FSB**  
Property: Parcel P270 Tax Map FP342  
9900 Falls Road  
Rockville, Maryland 20854

LEB File No. 79481.001

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**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

Updated: July 7, 2006

<b><u>NAME:</u></b>	<b><u>ADDRESS:</u></b>	<b><u>PARCEL</u></b>
Chevy Chase Bank, FSB	River Road Rockville, MD 20854 <u>Mailing Address:</u> c/o Leasing Dept. 7501 Wisconsin Avenue Bethesda, MD 20814	P272
Chevy Chase Bank, FSB	9916 Falls Road Rockville, MD 20854 <u>Mailing Address:</u> 10250 River Road Potomac, MD 20854	P218
Kubier, Louise B. et. al.	10250 River Road Rockville, MD 20854 <u>Mailing Address:</u> c/o BOA Corp Real Est Asmt 101 N. Tryon Street Charlotte, NC 28255-0001	P243
Falls Road Limited Partnership	10240 River Road Rockville, MD 20854 <u>Mailing Address:</u> c/o AAFMAA 102 Sheridan Avenue Ft. Myer, VA 22211-1110	N296
Semmes Building LLC	10220 River Road Rockville, MD 20854	P298

<u>NAME:</u>	<u>ADDRESS:</u>	<u>PARCEL</u>
River Falls Limited Partnership	10200 River Road Rockville, MD 20854 <u>Mailing Address:</u> Al Hinton 9723 Avenel Farm Dr. Potomac, MD 20854	P325
JMH LLC	10140 River Road Potomac, MD 20854	P377
Potomac Electric Power Co.	10219 River Road Rockville, MD 20854 <u>Mailing Address:</u> c/o Corp Tax Dept. Ste 5617 701 9 <sup>th</sup> Street, NW Washington, DC 20068-0001	Parcel D
Ten Thousand Falls Rd, LLC	10000 Falls Road Rockville, MD 20854	Parcel C
McConihe, M H. et. al., Trustee	10101 River Road Rockville, MD 20854 <u>Mailing Address:</u> c/o Hagner Mngmt Corp. 1321 Connecticut Ave., NW Washington, DC 20036-1801	Block F

July 7, 2006

**VIA HAND-DELIVERY**

Montgomery County Historic Preservation Commission  
Attention: Ms. Tania Tully  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910

Re: Chevy Chase Bank  
9900 Falls Road, Potomac, Maryland ("Perry Store")  
Petition for Historic Area Work Permit

Dear Ms. Tully and Members of the Historic Preservation Commission:

Our firm represents Chevy Chase Bank, which has a branch bank located at 9900 Falls Road in Potomac on an historic property known as the "Perry Store" property. The Perry Store property is improved with three structures – the two story brick building located directly on the corner of Falls Road and River Road (the "Perry Store"), the one-story octagonal building directly west of the Perry Store, and a drive-through facility located on the far western edge of the property.

The purpose of this letter and the accompanying application is to request an Historic Area Work Permit to permit the removal of the drive-through facility, which is not designated historic, and a reconfigured parking arrangement in order to permit more parking on the property. No changes to the "Perry Store" historic building or the octagonal building are proposed.

Enclosed are two (2) complete sets of the following attachments in support of our request:

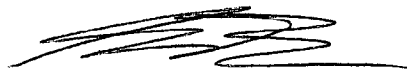
1. HAWP Application Form
2. Description of "Perry Store" property from Potomac Master Plan
3. Existing Site Plan
4. Proposed Site Plan
5. Photographs (3) of property
6. List of Adjoining and Confronting Property Owners

July 7, 2006

Page 2

We would appreciate the Commission's review of this application at its earliest convenience. If you have any questions, please do not hesitate to call the number above. Thank you very much for your favorable consideration.

Very truly yours,



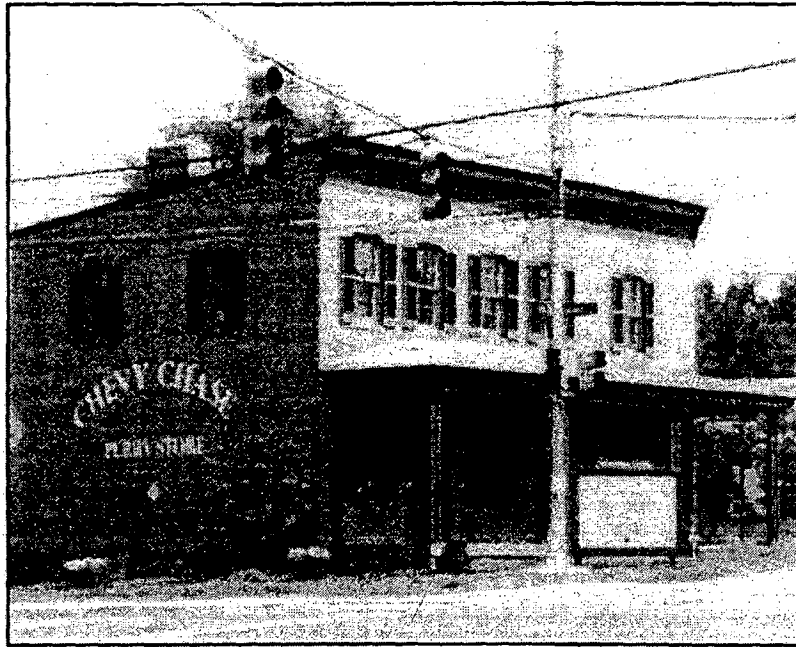
Harry W. Lerch  
Stuart Barr

Attachments, as described

Cc (w/ attachments): Mr. Page Lansdale

603525

## Post-Civil War Community Buildings



29/8-2 Perry Store (1880)  
9900 Falls Road (10211 River Road)

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

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

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

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

Environmental Setting: Parcel P270 (21,011 square feet).

PROJECT TITLE

**CHEVY CHASE BANK**

POTOMAC - "THE PERRY STORE"

SUBJECT

**EXISTING SITE PLAN**

COMPUTED

CKL

CHECKED

CKL

SCALE: ~~NO SCALE~~

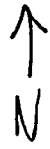
PROJECT NUMBER

051-10139-000

DATE

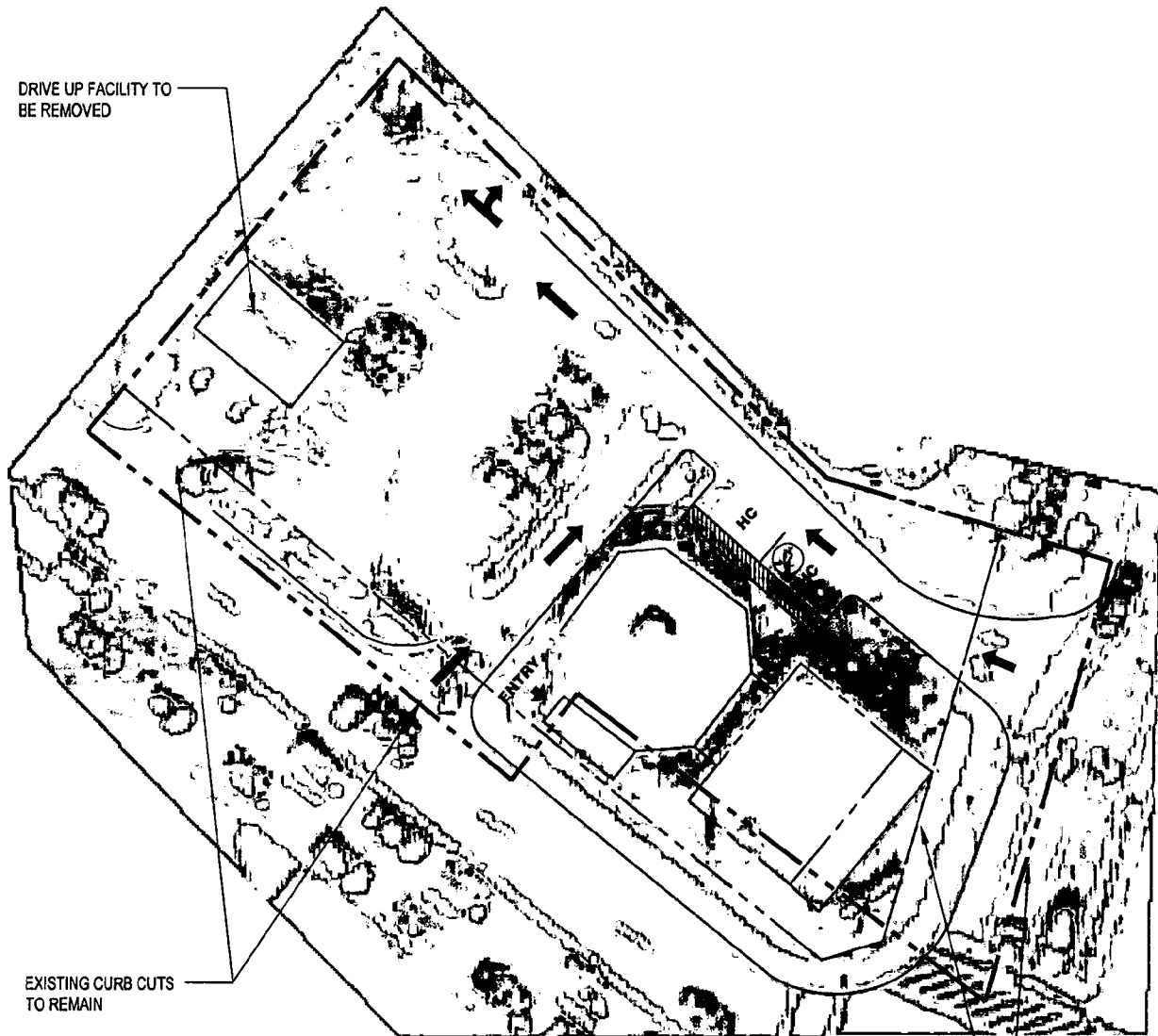
JULY 6, 2006

PAGE 1 OF 2 PAGE



DRIVE UP FACILITY TO  
BE REMOVED

EXISTING CURB CUTS  
TO REMAIN



PREVIOUS DEDICATION  
REQUIRED DURING SITE  
PLAN REVIEW FOR BANK



PROJECT TITLE

**CHEVY CHASE BANK**  
**POTOMAC - "THE PERRY STORE"**

SUBJECT  
**PROPOSED SITE PLAN**

COMPUTED

CKL

CHECKED

CKL

SCALE: NO SCALE

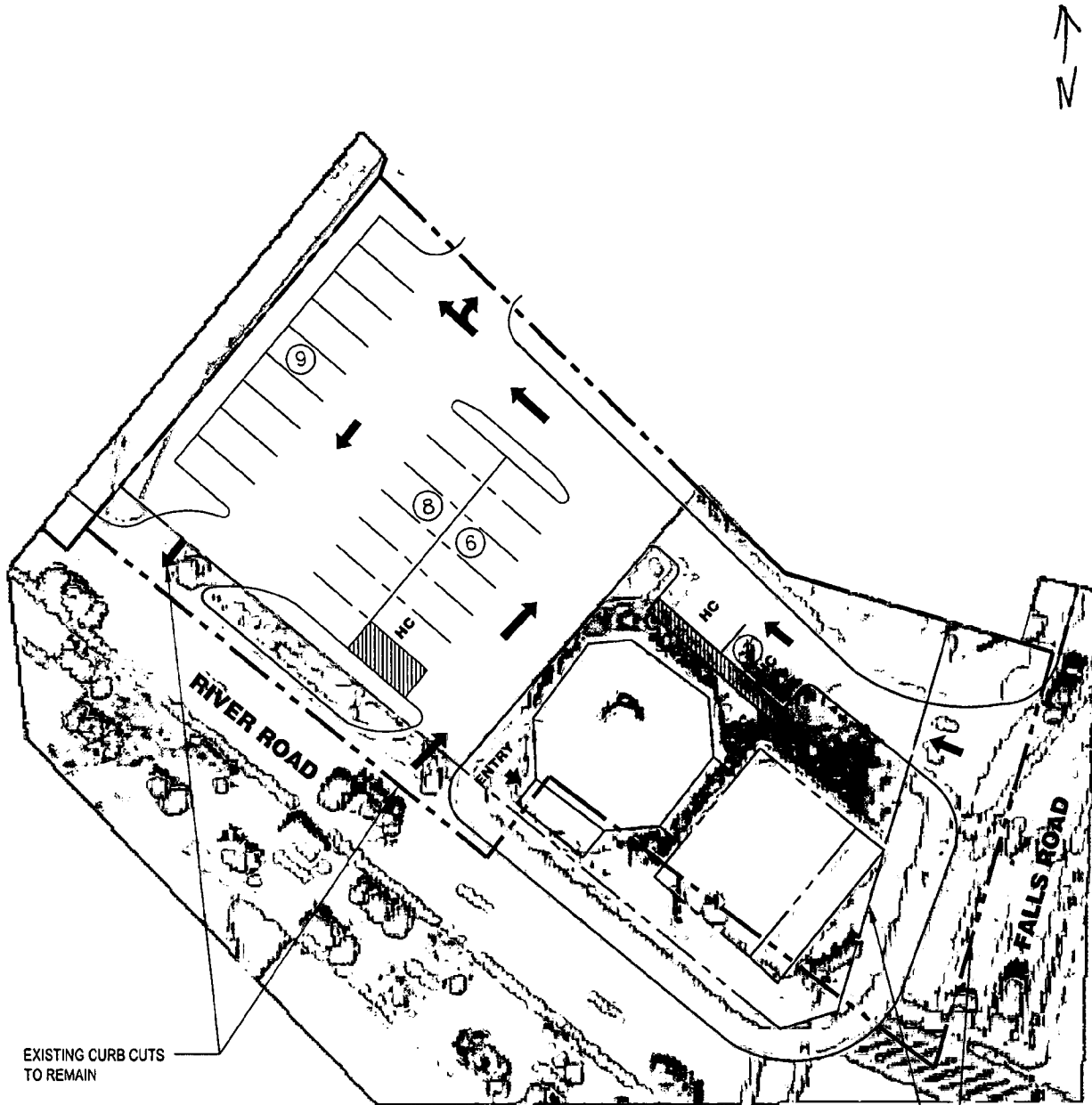
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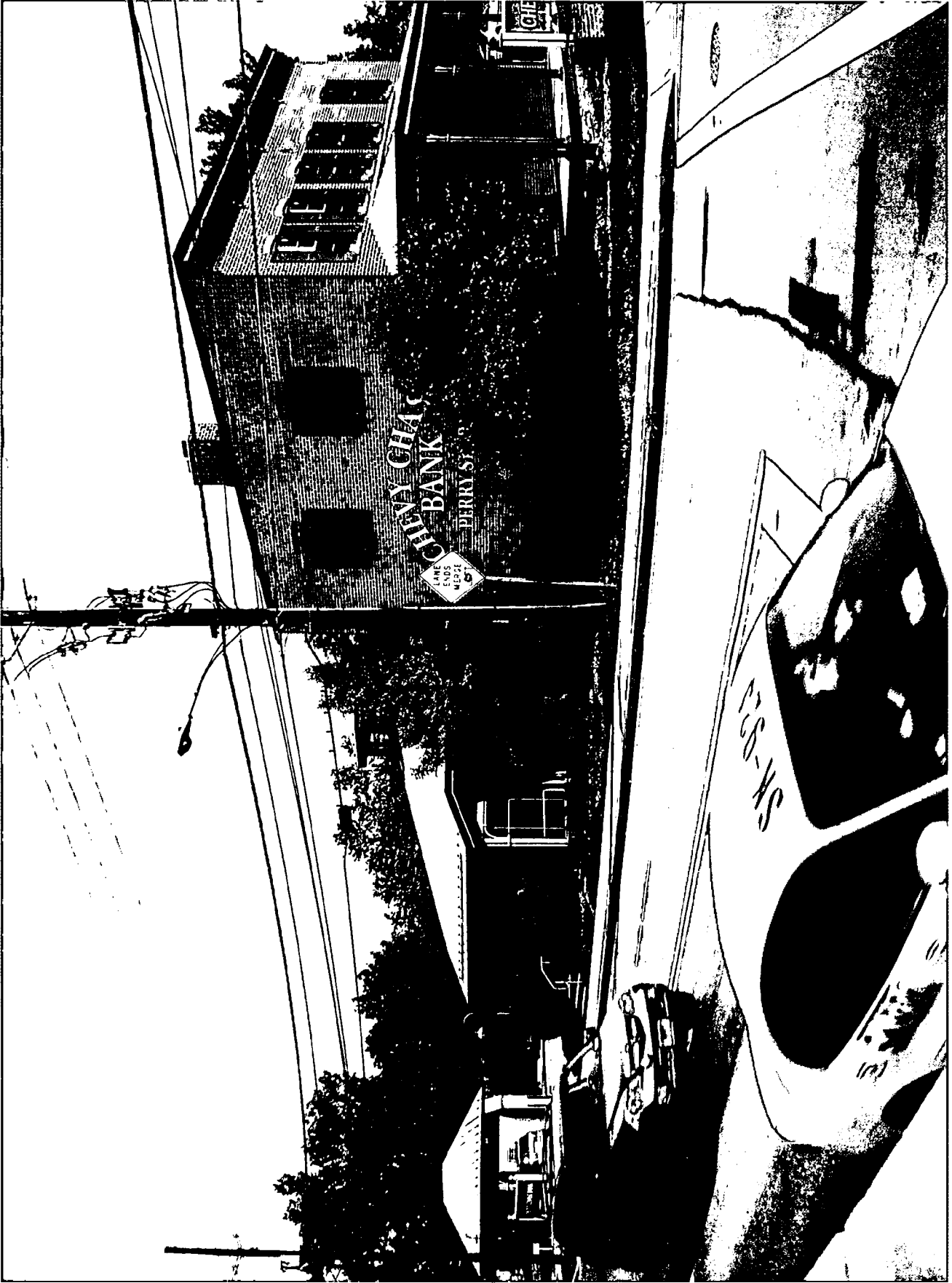
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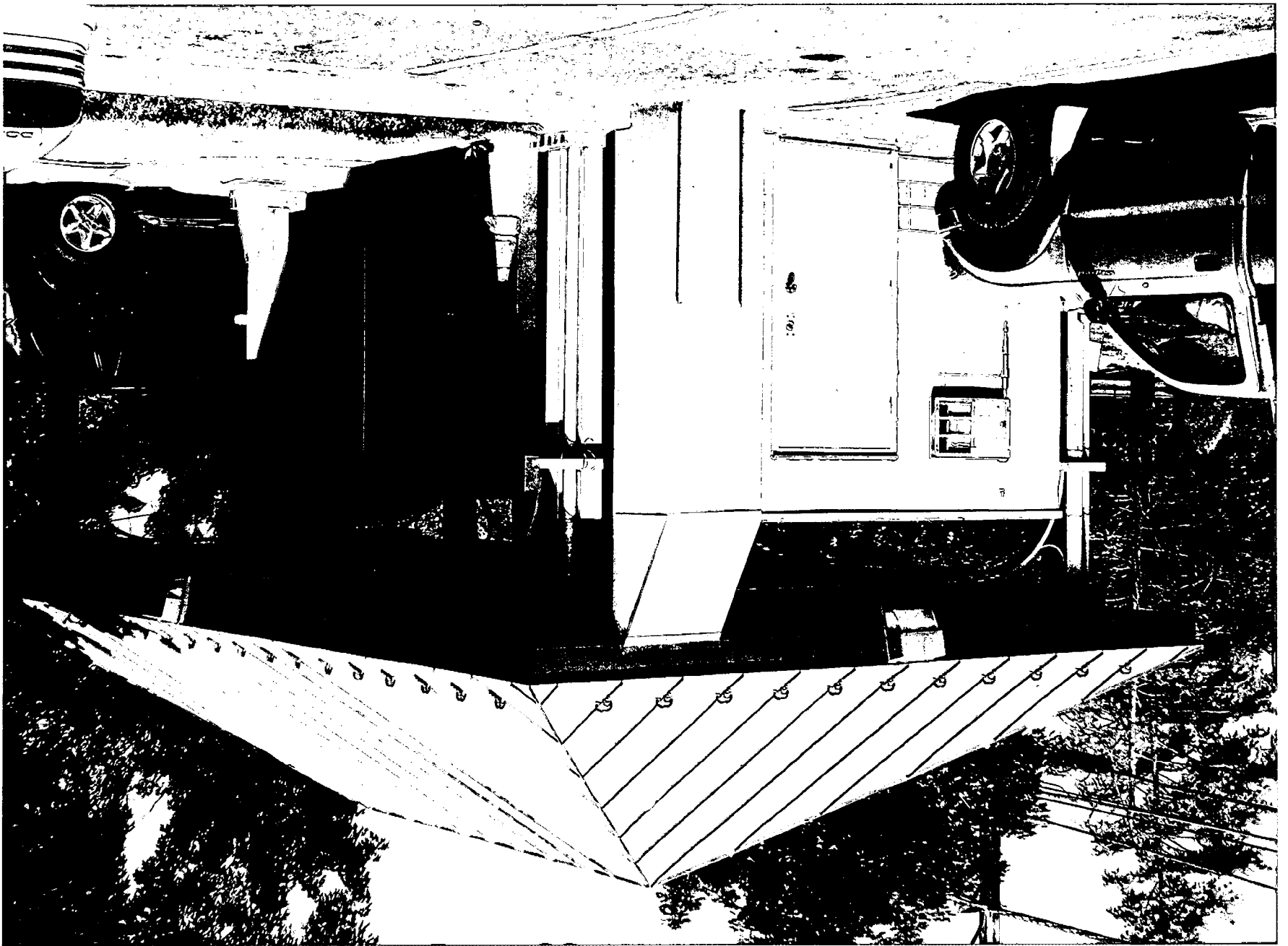
PAGE 2 OF 2 PAGE



EXISTING CURB CUTS  
TO REMAIN

PREVIOUS DEDICATION  
REQUIRED DURING SITE  
PLAN REVIEW FOR BANK







<p><b>Owner's mailing address</b></p> <p>Chevy Chase Bank FSB  c/o Page Lansdale  7501 Wisconsin Avenue  Bethesda, MD 20814</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Harry W. Lerch, Esq.  Lerch, Early &amp; Brewer, Chtd.  3 Bethesda Metro Center, #460  Bethesda, MD 20814</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Chevy Chase Bank FSB  c/o Leasing Department  7501 Wisconsin Avenue  Bethesda, MD 20814</p>	<p>Chevy Chase Bank FSB  10250 River Road  Bethesda, MD 20814</p>
<p>Louise B. Kubier, et. al.  c/o BOA Corp Real Est Asmt  101 N. Tryon Street  Charlotte, NC 28255</p>	<p>Falls Road Limited Partnership  c/o AAFMAA  102 Sheridan Avenue  Ft. Myer, VA 22211-1110</p>
<p>Semmes Building LLC  10220 River Road  Rockville, MD 20854</p>	<p>River Falls Limited Partnership  c/o Al Hinton  9723 Avenel Farm Dr.  Potomac, MD 20854</p>
<p>JMH, LLC  10140 River Road  Potomac, MD 20854</p>	<p>Potomac Electric Power Co.  c/o Corp Tax Dept. Ste 5617  701 9<sup>th</sup> Street, NW  Washington, DC 20068-0001</p>
<p>Ten Thousand Falls Rd, LLC  10000 Falls Road  Rockville, MD 20854</p>	<p>M. H. McConihe, et. al., Trustee  c/o Hagner Management Corp.  1321 Connecticut Ave., NW  Washington, DC 20036-1801</p>

Owner: **Chevy Chase Bank, FSB**  
Property: Parcel P270 Tax Map FP342  
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Rockville, Maryland 20854

LEB File No. 79481.001

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

<b>Address:</b>	9900 Falls Rd, Potomac	<b>Meeting Date:</b>	7/26/2006
<b>Resource:</b>	<i>Master Plan</i> Site #29/008-002 Perry Store	<b>Report Date:</b>	7/19/2006
<b>Applicant:</b>	Chevy Chase Bank FSB (Harry Lerch, Agent)	<b>Public Notice:</b>	7/12/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	29/8-2-06A	<b>Staff:</b>	Tania Tully

**PROPOSAL:** drive through ATM and parking lot alterations

**RECOMMENDATION:** Approve with Conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Designated *Master Plan* Site #29/008-002  
**STYLE:** Italianate  
**DATE:** 1880

**PROPOSAL:**

Remove non-historic drive-through ATM facility with parking spaces and a landscaping.

**STAFF RECOMMENDATION:**

- Approval
- Approval with conditions

***1. A detailed landscape/site plan will be provided to and approved by staff prior to obtaining all other necessary permits.***

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.

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

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

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
  4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.
  7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
  8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
  9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
  10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
  11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
  12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
  13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
  14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Page Lansdale

Daytime Phone No.: 240-497-7260

Tax Account No.: 10-00863555

Name of Property Owner: Chevy Chase Bank FSB Daytime Phone No.: \_\_\_\_\_

Address: 7501 Wisconsin Avenue Bethesda, MD 20814  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Page Lansdale Daytime Phone No.: 240-497-7260

### LOCATION OF BUILDING/PREMISE

House Number: 9900 Street: Falls Road

Town/City: Potomac Nearest Cross Street: River Road

Lot: P270 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed
- Move  Install  Wreck/raz Drive  Sela  Fireplace  Woodburning Stove  Single Family
- Revision  Repair  Revocable  Through Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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.

*Handwritten signature*

Attorney in fact or authorized agent  
Chevy Chase Bank FSB

7/6/06

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

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

Application/Permit No.: 426383 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt. 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

4

**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:

Existing historic building (the "Perry Store") - see Master Plan  
description attached - will not be touched.

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

Non-historic drive through 2 lane ATM building will be demolished  
and replaced with an additional tier of parking and a landscape  
strip.

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**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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 canopy 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.

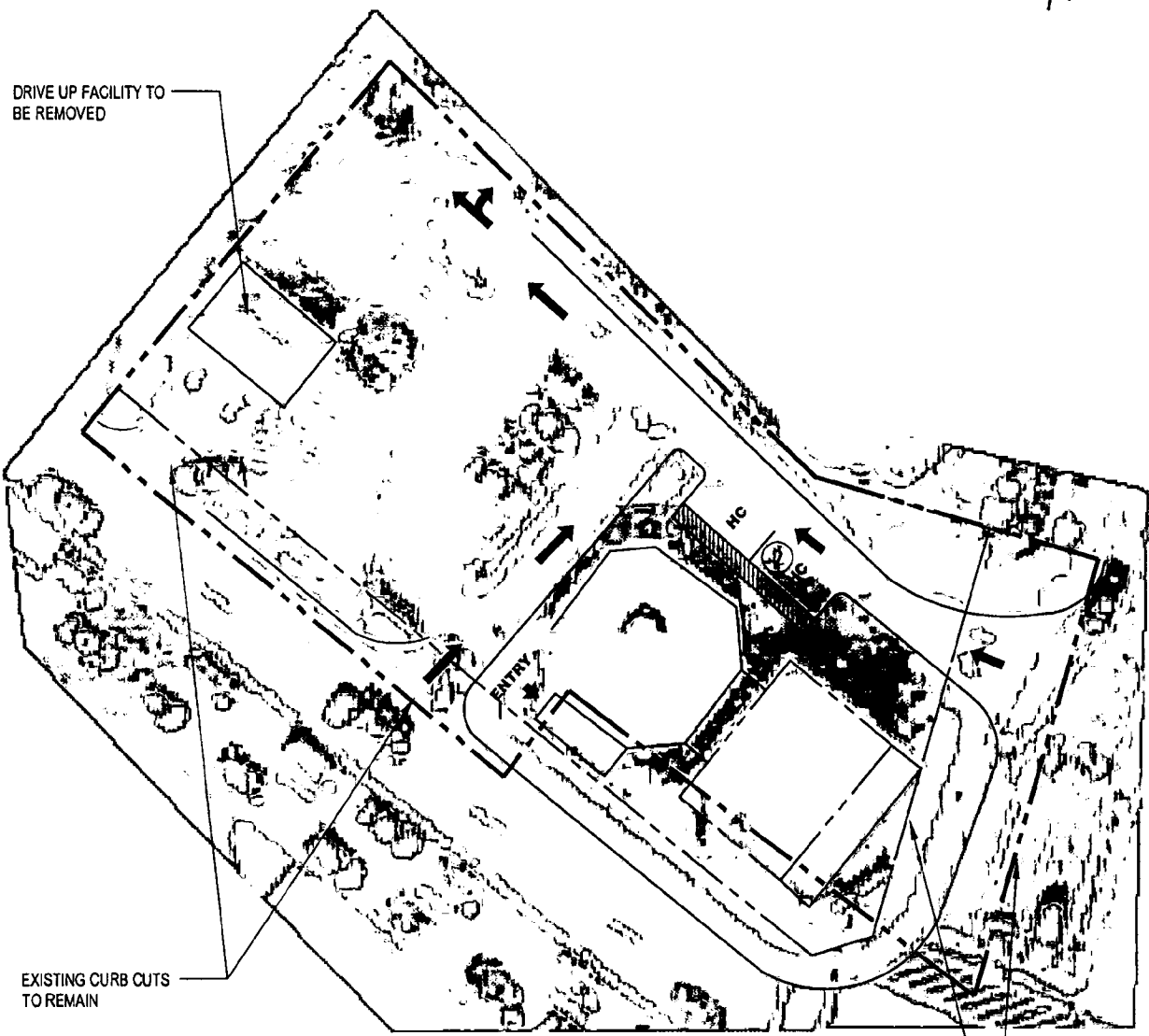
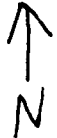
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

PROJECT TITLE  
**CHEVY CHASE BANK**  
POTOMAC - "THE PERRY STORE"  
SUBJECT  
EXISTING SITE PLAN

COMPUTED  
CKL  
PROJECT NUMBER  
051-10139-000  
CHECKED  
CKL  
DATE  
JULY 6, 2006  
SCALE: *APPROX 1" = 50'* NO SCALE  
PAGE 1 OF 2 PAGE



DRIVE UP FACILITY TO BE REMOVED

EXISTING CURB CUTS TO REMAIN

PREVIOUS DEDICATION REQUIRED DURING SITE PLAN REVIEW FOR BANK

EXISTING

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POTOMAC - "THE PERRY STORE"

SUBJECT

**PROPOSED SITE PLAN**

COMPUTED

CKL

CHECKED

CKL

SCALE: ~~NO SCALE~~

PROJECT NUMBER

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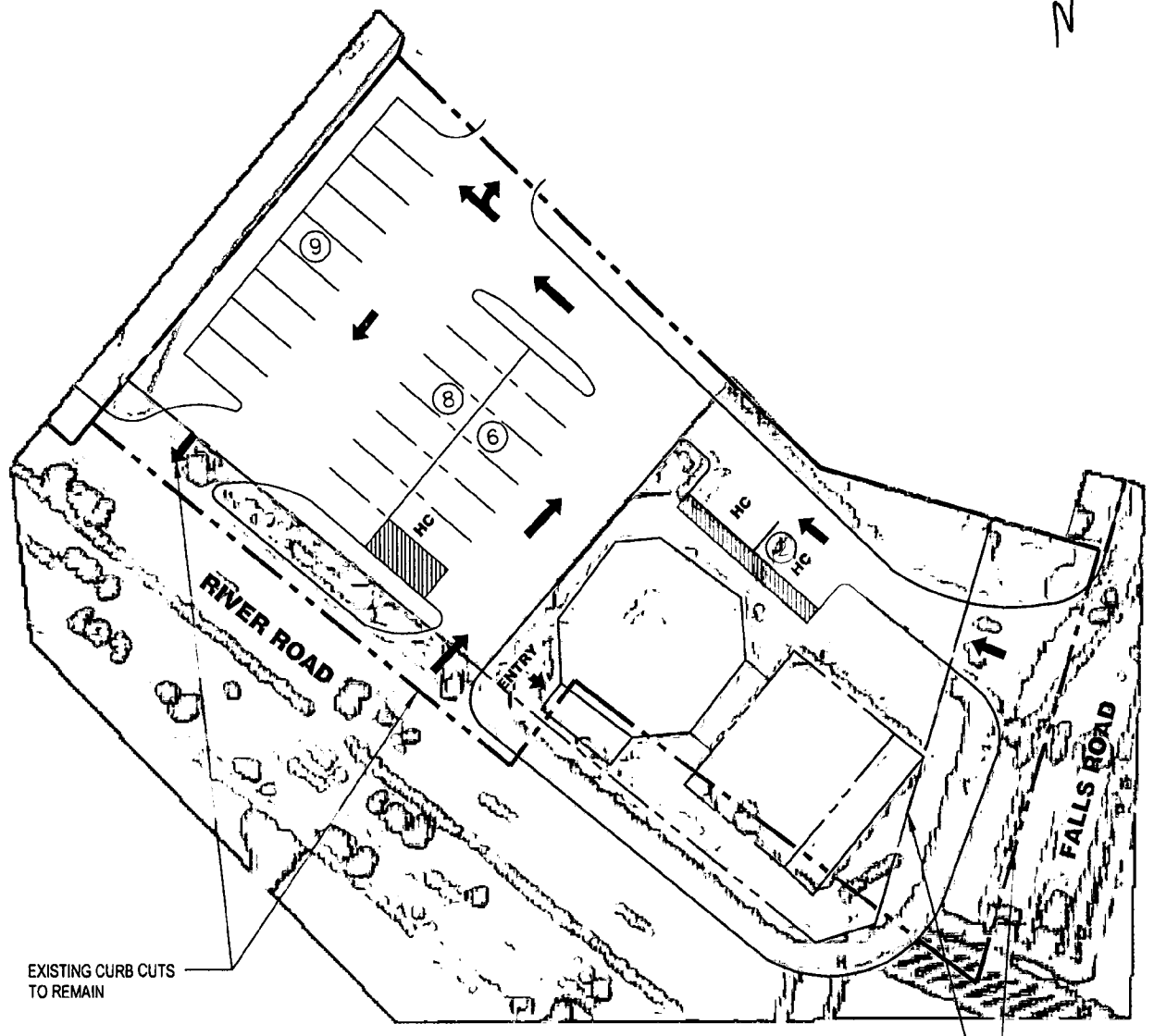
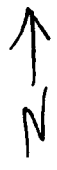
DATE

JULY 6, 2006

PAGE 2 OF 2 PAGE



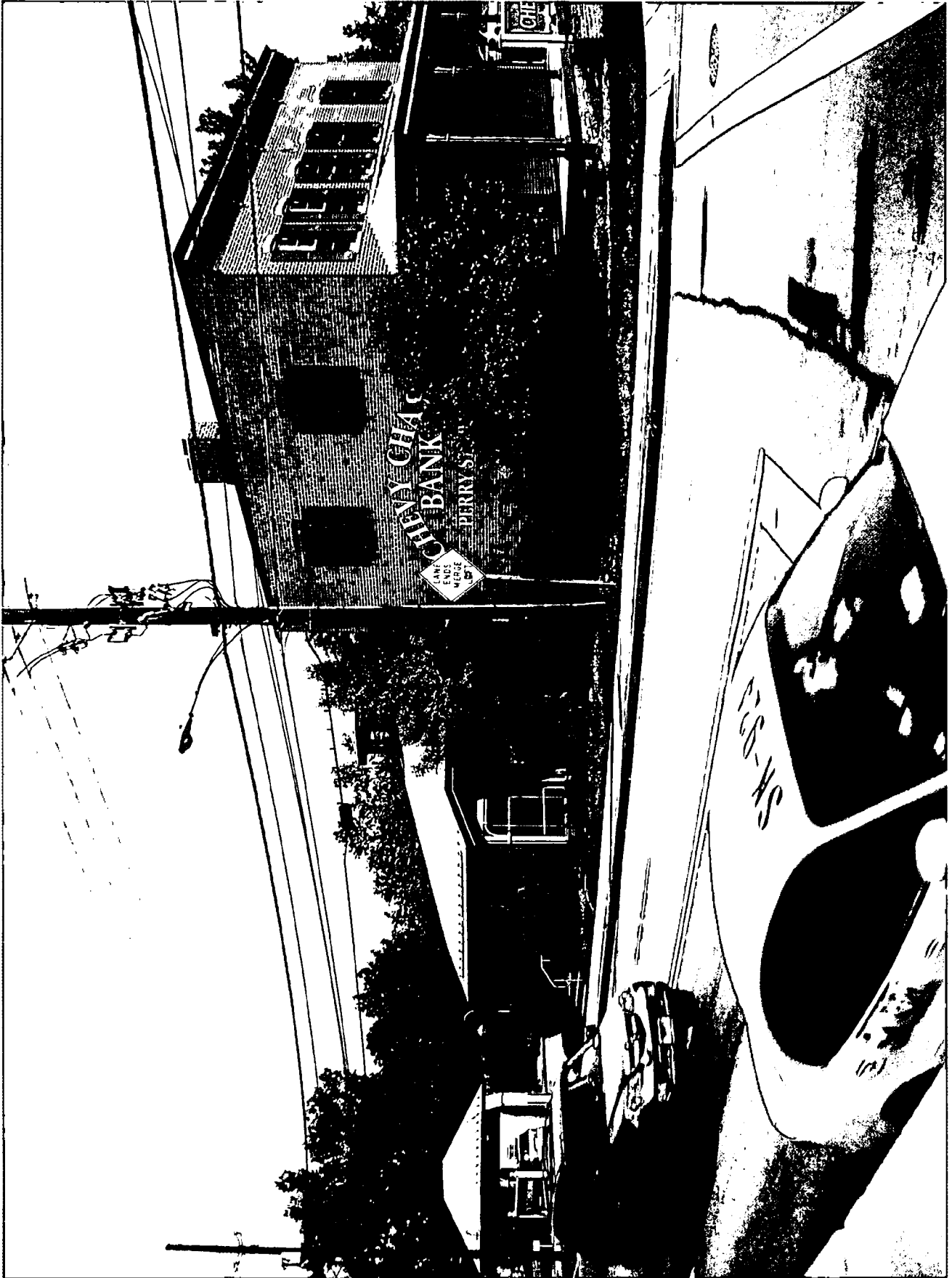
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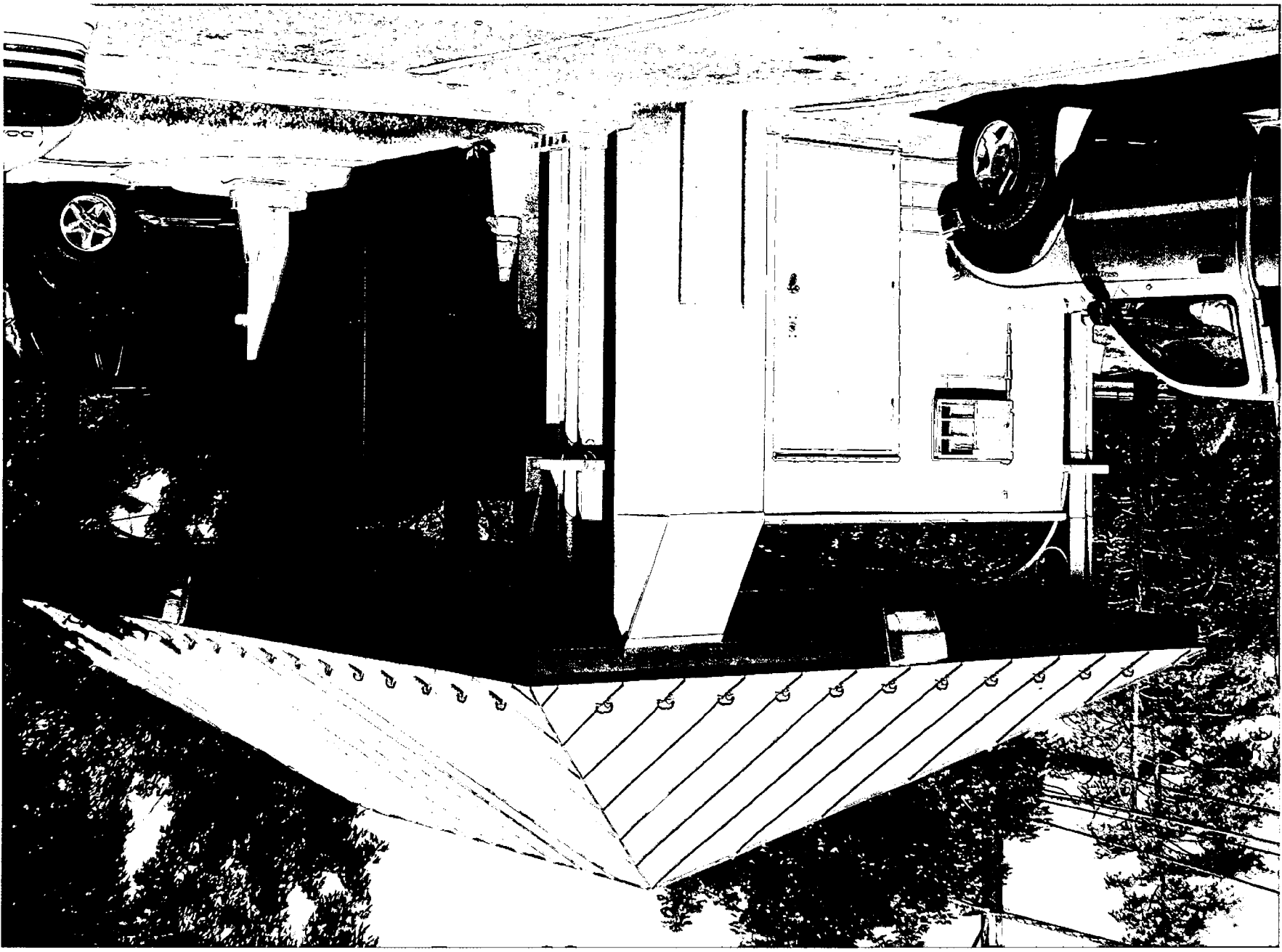


EXISTING CURB CUTS TO REMAIN

PREVIOUS DEDICATION REQUIRED DURING SITE PLAN REVIEW FOR BANK

**PROPOSED**









## Post-Civil War Community Buildings



### 29/8-2 Perry Store (1880) 9900 Falls Road (10211 River Road)

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

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

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

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

Environmental Setting: Parcel P270 (21,011 square feet).

July 7, 2006

**VIA HAND-DELIVERY**

Montgomery County Historic Preservation Commission  
Attention: Ms. Tania Tully  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910

Re: Chevy Chase Bank  
9900 Falls Road, Potomac, Maryland ("Perry Store")  
Petition for Historic Area Work Permit

Dear Ms. Tully and Members of the Historic Preservation Commission:

Our firm represents Chevy Chase Bank, which has a branch bank located at 9900 Falls Road in Potomac on an historic property known as the "Perry Store" property. The Perry Store property is improved with three structures – the two story brick building located directly on the corner of Falls Road and River Road (the "Perry Store"), the one-story octagonal building directly west of the Perry Store, and a drive-through facility located on the far western edge of the property.

The purpose of this letter and the accompanying application is to request an Historic Area Work Permit to permit the removal of the drive-through facility, which is not designated historic, and a reconfigured parking arrangement in order to permit more parking on the property. No changes to the "Perry Store" historic building or the octagonal building are proposed.

Enclosed are two (2) complete sets of the following attachments in support of our request:

1. HAWP Application Form
2. Description of "Perry Store" property from Potomac Master Plan
3. Existing Site Plan
4. Proposed Site Plan
5. Photographs (3) of property
6. List of Adjoining and Confronting Property Owners



ATTORNEYS

Montgomery County Historic Preservation Commission

July 7, 2006

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We would appreciate the Commission's review of this application at its earliest convenience. If you have any questions, please do not hesitate to call the number above. Thank you very much for your favorable consideration.

Very truly yours,

Harry W. Lerch  
Stuart Barr

Attachments, as described

Cc (w/ attachments): Mr. Page Lansdale

603525

<p><b>Owner's mailing address</b></p> <p>Chevy Chase Bank FSB  c/o Page Lansdale  7501 Wisconsin Avenue  Bethesda, MD 20814</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Harry W. Lerch, Esq.  Lerch, Early &amp; Brewer, Chtd.  3 Bethesda Metro Center, #460  Bethesda, MD 20814</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Chevy Chase Bank FSB  c/o Leasing Department  7501 Wisconsin Avenue  Bethesda, MD 20814</p>	<p>Chevy Chase Bank FSB  10250 River Road  Bethesda, MD 20814</p>
<p>Louise B. Kubier, et. al.  c/o BOA Corp Real Est Asmt  101 N. Tryon Street  Charlotte, NC 28255</p>	<p>Falls Road Limited Partnership  c/o AAFMAA  102 Sheridan Avenue  Ft. Myer, VA 22211-1110</p>
<p>Semmes Building LLC  10220 River Road  Rockville, MD 20854</p>	<p>River Falls Limited Partnership  c/o Al Hinton  9723 Avenel Farm Dr.  Potomac, MD 20854</p>
<p>JMH, LLC  10140 River Road  Potomac, MD 20854</p>	<p>Potomac Electric Power Co.  c/o Corp Tax Dept. Ste 5617  701 9<sup>th</sup> Street, NW  Washington, DC 20068-0001</p>
<p>Ten Thousand Falls Rd, LLC  10000 Falls Road  Rockville, MD 20854</p>	<p>M. H. McConihe, et. al., Trustee  c/o Hagner Management Corp.  1321 Connecticut Ave., NW  Washington, DC 20036-1801</p>