

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3807 Williams Lane, Chevy Chase	Meeting Date:	12/2/2020
Resource:	Master Plan Site #35/77 (<i>Frank Simpson House</i>)	Report Date:	11/25/2020
Applicant:	Peter Bass	Public Notice:	11/18/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/77-20A	Staff:	Michael Kyne
PROPOSAL:	New accessory structure		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Individually Listed Master Plan Site #35/77, *Frank Simpson House*
 STYLE: Queen Anne
 DATE: 1898

Excerpt from *Places from the Past*:

The Simpson House was the first house built on the former Williams Farm on land sold by Clayton Williams to a non-family member. It represents the beginning of the Williams Station community that grew along Williams Lane providing newcomers with access to the Chevy Chase Land Company streetcar stop located on Connecticut Avenue. Frank Simpson built the house in 1898. Simpson was a prominent local builder whose extended family lived and worked in Chevy Chase in various branches of the construction business. The spacious frame residence is a fine example of Queen Anne architecture as interpreted by an accomplished local builder. The house retains a high level of architectural integrity.

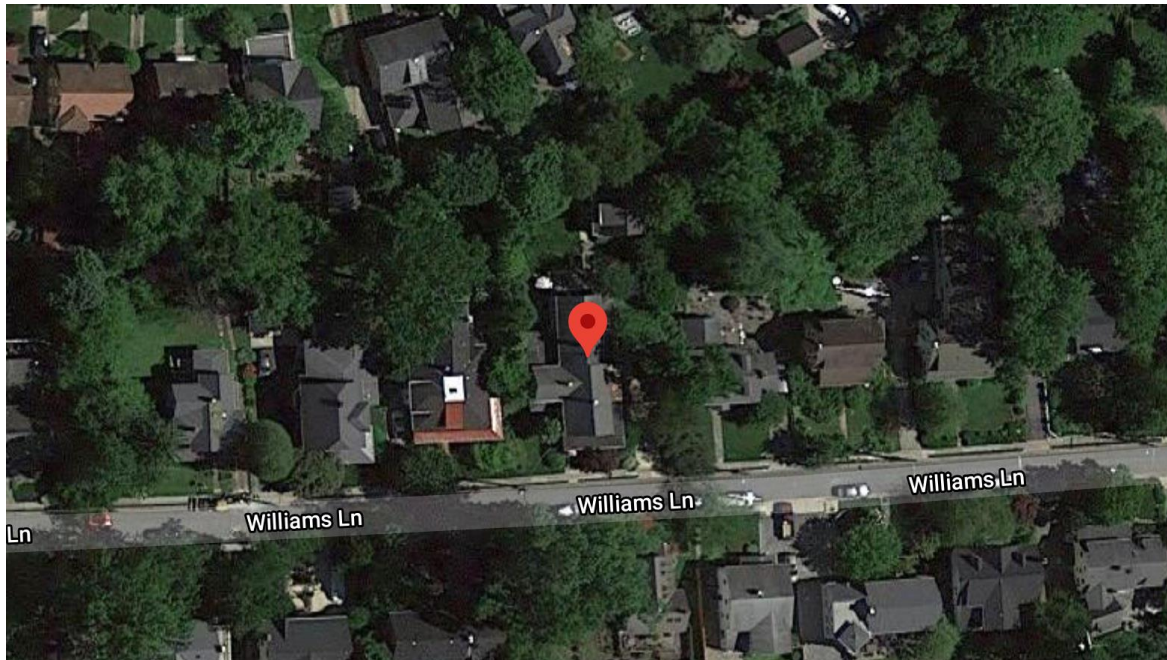


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to install a new accessory structure at the east side (right, as viewed from the public right-of-way of Williams Lane) of the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at individually listed Master Plan Sites, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A-8 (Chapter 24A-8)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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
 - (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.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

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.” *Standards #2, #9, and #10* most directly apply to the application before the commission:

#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.

#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.

#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.

PROPOSAL:

The applicant proposes to install a new accessory structure at the east side (right, as viewed from the public right-of-way of Williams Lane) of the subject property. The proposed accessory structure is intended for bicycle storage, and it will replace an existing temporary/makeshift bicycle storage area constructed from logs and plastic tarps in the same location. The proposed location was selected for ease of access, as it is just north of the existing driveway and just to the west of an existing concrete walkway at the east side of the property, which connects the driveway to an existing ADU at the northeast (rear/right) side of the property. There is an existing wooden picket fence at the northernmost end of the driveway that will partially obscure the view of the proposed accessory structure from the right-of-way of Williams Lane.

The proposed new accessory structure will have the following specifications:

- Painted T111 wood siding and painted metal trim

- Pressure treated wood skids base
- 8' x 8'
- 4' (48") high side walls with gambrel roof for additional height
- Overall height of 7'-10" (94")
- 4' x 6' wood double doors on the front (east) elevation
- One 18" x 23" single-hung vinyl window on the rear (west) elevation (this window will not be at all visible from the public right-of-way)
- Architectural asphalt shingles

Staff supports the applicant's proposal, finding the proposed design and materials to be generally compatible with the subject property. The proposed alterations will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards #2 and #9*. In accordance with *Standard #10*, the proposed new accessory structure can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10* outlined above.

STAFF RECOMMENDATION:

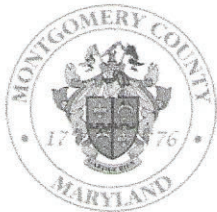
Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) 1 and 2, having found that the proposal will not substantially impact the historic resource and is consistent with the purposes of Chapter 24A;

and with *the Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*;

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 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 930581

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Peter Bass

E-mail: pebass@me.com

Address: 3807 Williams Lane

City: Chevy Chase Zip: 20815

Daytime Phone: 202-286-9252

Tax Account No.: 00468306

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 35/077-000AIs the Property Located within an Historic District? ☐ Yes/District Name _____
☒ No/Individual Site Name Frank Simpson 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: 3807 Street: Williams Lane

Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue

Lot: P413 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 checked="" 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: _____ |

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

Date

5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 3807 Williams Lane Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Main structure is the Frank Simpson house, located on the north side of Williams Lane in the Village of Chevy Chase , Section 5. Main house is a 2-1/2-story , L-shaped Queen Anne house characterized by its projecting front gable and wrap-around porch. There is a stone patio off of the northwest corner of the house.

There is a 1-1/2-story frame stand-alone guesthouse at the northeast corner of the parcel. The remainder of the backyard is primarily lawn and shrubbery plantings.

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

A utility shed, **8' x 8'**, pre-fabricated, purchased from Walmart, Home Depot or equivalent. Structure will contain gardening equipment and bicycles.

Work Item 1: Utility/bike shed

Description of Current Condition:

Property has no shed or storage structure.

Proposed Work:

adding shed

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

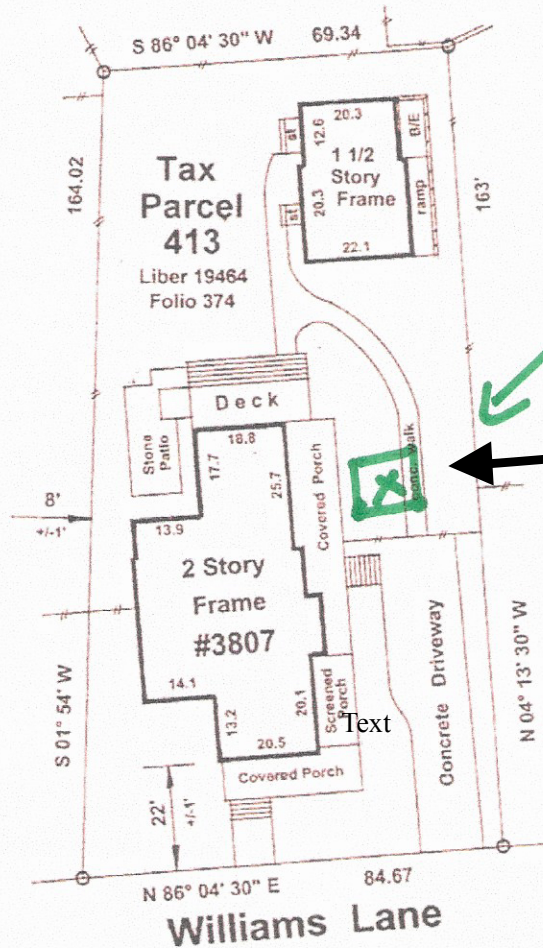
Proposed Work:

Landtech Associates Inc.

10260 Old Columbia Road Rivers Center-Suite J
Columbia, MD 21046

Phone: 410-290-8099 Fax: 410-290-8299

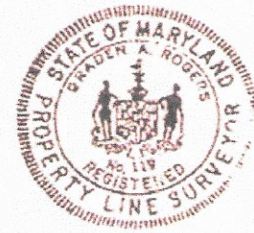
NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS



Location of shed

Front Door of shed

- Flush to porch railing
- Distance to side property line app. 18'



License Expires 3/28/2020

- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4) No title report furnished.
- 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
- 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.

Certification: This is to certify that the improvements indicated herein are located as shown

Braden A. Rogers

BRADEN A. ROGERS - Prof L.S. MD. Lic No 119

LIBER	19464	FOLIO	374	#3807 Williams Lane	
LOT	P 413	BLOCK	SECTION 5		
PLAT ENTITLED	Chevy Chase			SCALE	1" = 30'
RECORDED IN	Montgomery County, Maryland			CASE NO.	180574-PM
PLAT BOOK	2	PAGE	PLAT NO 159	DATE	6/14/2018
				JOB NO.	LT 2180961

Quote

Reference Number

#1606010635458722

Date

Sun, Nov 22, 2020

Design Link

<https://shedview.shedsunlimited.net/?lng=en-US#ea7227d67bdf4854db5640c85fc3f5d5>

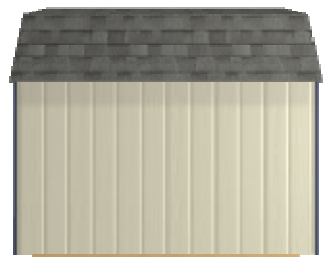
Images



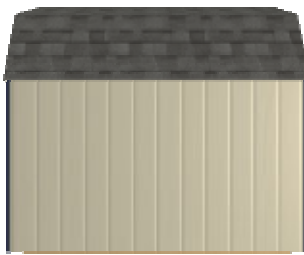
Perspective



Front



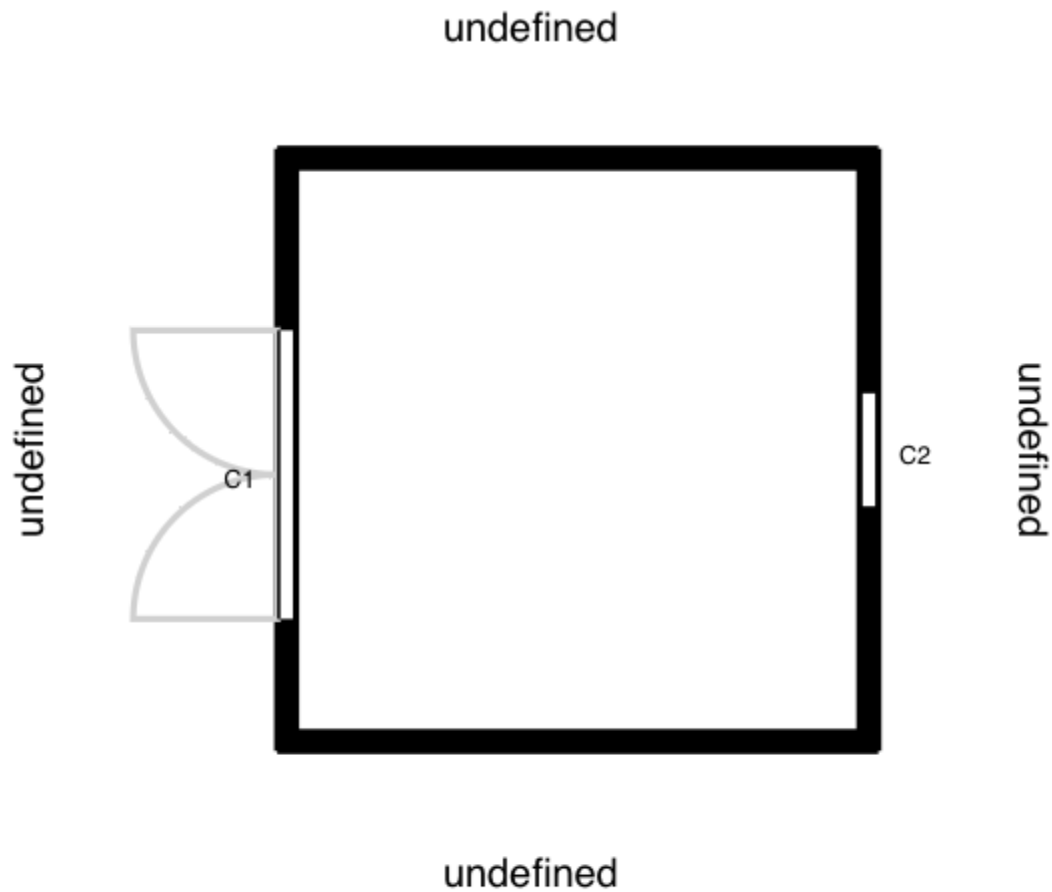
Left



Right



Back



Symbol Legend:

C1: 4' x 6' Standard Door

C2: 18x23 non-insulated window

Description	Quantity
Structure Details	
Style: Standard MiniBarn	1
Siding: Wood	1
Sidewall Height: 4' Walls	1
Size: 8x8	1
Base: Pressure Treated Skids	1
Roof Pitch: Standard	1
Roof Overhang: Roof Overhang	1
Siding Color: Beige	1
Trim Color: Deep Ocean	1
Roof Color: Dual Gray	1

Description		Quantity
Roof Material: Architectural Shingles		1
Doors & Ramps		
4' x 6' Standard Door		1
Color: Deep Ocean		1
Windows & Accessories		
18x23 non-insulated window		1
Color: White		1
Flooring & Interior		
Flooring: Deliver FULLY ASSEMBLED buildings to your location (Submit Estimate for Price)		1
Floor Joist: 2x4 non-treated 16" OC & 5/8" plywood		1

Signatures

Customer Signature:	
Date	
Desired Delivery Date:	
Delivery Notes:	

Dealer or Manufacturer Signature:	
Date	

Pricing and options shown are subject to change at any time and may vary based upon current promotions, specials, or annual pricing adjustments. Current pricing will be included in the final quote and will require your review and approval prior to order.

We will do all we can to ensure your complete satisfaction. Please contact us for questions, concerns, or custom styles or sizes.











