

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7315 Brookeville Rd., Chevy Chase	Meeting Date:	1/6/2021
Resource:	Individually Listed Master Plan Site Simpson Family House (35/72)	Report Date:	12/30/20
Applicant:	Lacy Rice Matt McDonald, Architect	Public Notice:	12/23/2020
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Partial demolition and building addition		

STAFF RECOMMENDATION

Staff recommends the HPC provide feedback for the applicant to return with a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: *Individually Listed Master Plan Site: Simpson Family House (35/72)*
 STYLE: Queen Anne/Colonial Revival
 DATE: 1905



Fig. 1: The Simpson House was constructed on a 3.2 acre site that has been subdivided over the years.

From the *1999 Chevy Chase Individual Sites – Amendment to the Approved and Adopted Master Plan for Historic Preservation*:

“The subject property is one of 20 individual sites located in Chevy Chase Section 3, Section 5, and in the vicinity of Martin’s Additions.

The Simpson Family House was built by and inhabited by a prominent local family of carpenter-builders. The property served as the headquarters for the Simpson-Troth building consortium which built many houses in the Chevy Chase area. In 1905, John Simpson, Jr. purchased the 3.2 acre lot from No Gain’s Griffith family and constructed the house. After his death in 1919, his brother Frank moved to the house from his Williams Lane residence. Frank and John, Jr. and their seven siblings had grown up in the area, on Jones Mill Road, and were strongly influenced by their family’s close knit relationship and by their father’s occupation as a builder. Many of them either worked or had spouses or children in the construction business, and their extended families worked together.

The Simpson Family House represents the manufacturing business which once took place on the property. The center of the construction business, the land was once dotted with barns and outbuildings for milling, woodworking, and warehousing.

The Simpson Family House is an outstanding, well-preserved example of an American Foursquare house, characterized by its two-story cubic shape, low pyramidal roof, hipped dormers and full width porch. This example is particularly noteworthy for its refined details including slender paired porch columns set on brick piers, substantial hip roofed dormers with battered walls, Union Jack sash windows, and side bay window with roof balustrade.”

PROPOSAL

The applicant proposes to remove non-historic additions, the swimming pool, and construct a new rear addition.

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 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

Secretary of the Interior's Standards for Rehabilitation:

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 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 subject property is a two-story American Foursquare with a full width front porch. The subject property has been added onto throughout its history including a one-story side addition and a two-story addition at the rear. Immediately to the rear of the house is a rectangular swimming pool.

The applicant proposes removing the non-historic additions on the left side and rear of the house. The applicant additionally proposes to remove the swimming pool. Staff finds that these features are not historic and do not contribute to the historic character of the property. Removing these features should be supported under a review for a HAWP.

To the rear of the house, the applicant proposes constructing a two-story addition directly behind the historic massing of the house. The addition will match several details of the historic house including, the hipped roof, three-over-one windows, and use of paired columns. The primary difference between the new construction and the historic is the elimination of the decorative cornice, the siding material, and the foundation material. The proposed siding of the addition will be fiber cement siding in a reveal similar to the historic house and the proposed foundation appears to be CMU (Staff assumes this will be parged). Based on the materials identified, Staff finds the addition is sufficiently differentiated to comply with Standard 9. The rear of the proposed addition steps down to a single story and includes a breakfast room and screened-in porch.

To the right side of the proposed addition, the applicant proposes to construct a porte cochere. The port cochere will have paired round columns on brick bases; this matches the configuration of the historic porch columns. Staff finds that this feature will be set back far enough from the street so it will not have a significant impact on the character of the historic house. While the columns have the same configuration as the historic porch columns, the feature should not be confused as historic construction due to its placement and subtle differentiation of materials.

On the left side, the proposed addition will project beyond the wall plane of the historic house. The historic house has a one-story office space on the left of the front façade. The full-width front porch wraps around to form a hipped roof above this space. Behind this room, the proposed addition aligns with the wall plane of the office, but is proposed to be two stories tall. There is a considerable distance between the office and the addition, so the visual impact may not be as significant as when shown in elevation (see below).



The addition appears large when viewed in plan, however, it is difficult to quantify the footprints of the addition and historic house, because measurements of the existing house were not included with the submitted plans. Staff recommends the HPC request measurements of the footprint of the house and the proposed construction at a second Preliminary Consultation or HAWP application to fully evaluate the size of the addition. While the addition is large, it is not overwhelming or out of scale since most of the mass is directly behind the historic construction reducing its impact in accordance with the *Secretary of the Interior's Standards*.

Staff requests feedback from the HPC on the following design elements:

- Are the apparent size and scale of the addition appropriate to be compatible with the historic house?
 - Staff finds based on this preliminary review that the design meets the findings of compatibility necessary for a HAWP approval.
- Does the addition need to be inset from the historic wall planes on both the first and second floors to preserve the corners of the historic Foursquare form?
 - The first floor of the extant non-historic additions projected beyond the historic wall plane, but preserved the house corners on the second floor.
 - Staff finds that a slight inset is in keeping with current best practices and recommendations would be sufficient.
 - Staff finds that since the historic corners on the first floor have already been altered, preserving the corners on the second floor is sufficient to satisfy Standards 2 and 9.
- Does the addition massing on the left side detract from the historic character and/or form of the historic house or is it sufficiently separated?
 - Staff finds there is sufficient visual distance and that the additional is appropriately detailed to make a finding of compatibility necessary for a HAWP approval.
 - Additional information, such as a perspective rendering, would be useful for the HAWP review to aid in the compatibility analysis.

STAFF RECOMMENDATION

Staff recommends the applicant make revisions based on the feedback from the HPC and return for a second Preliminary Consultation or HAWP as recommended.



PRELIMINARY DESIGN REVIEW

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: Lacy Rice

E-mail: _____

Address: 7315 Brookville RoadCity: Chevy Chase Zip: 20815

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):Name: MCDStudio LLC cc:Matt McDonaldE-mail: matt@mcdstudio.comAddress: 4948 St. Elmo Ave. Suite 300City: Bethesda Zip: 20814Daytime Phone: 301-215-7277

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 35/72Is the Property Located within an Historic District? Yes/District Name
X No/Individual Site Name 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: 7315 Street: Brookville RoadTown/City: Chevy Chase Nearest Cross Street: Williams RoadLot: P3 Block: _____ Subdivision: 0014 Parcel: P431**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:**☐ New Construction☐ Deck/Porch☐ Shed/Garage/Accessory Structure☒ Addition☐ Fence☐ Solar☒ Demolition☐ Hardscape/Landscape☐ Tree removal/planting☐ Grading/Excavation☐ Roof☐ Window/Door☐ 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

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

Owner's mailing address LACY RICE 7315 BROOKVILLE ROAD CHEVY CHASE, MD 20815	Owner's Agent's mailing address MCD STUDIO, LLC 4948 ST. ELMO SUITE 300 BETHESDA, MD 20814
Adjacent and confronting Property Owners mailing addresses	
7311 BROOKVILLE ROAD CHEVY CHASE, MD 20815	7401 BROOKVILLE ROAD CHEVY CHASE, MD 20815
7310 BROOKVILLE ROAD CHEVY CHASE, MD 20815	

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

The site, located at 7315 Brookville Road and referred to as the Simpson Family House, is a property listed on the Maryland Historical Trust. Built c1905 on the east side of Brookville Road in Chevy Chase by a local carpenter/builder John Simpson. The main structure is a 2-1/2 story American Four-square house set back from the road on a large wooded lot. Designed in a Colonial Revival style with craftsman details on a wood frame structure with weatherboard walls. The typical window type is a 3/1 Double hung. The roof is hipped with wide overhanging eaves and clad with asphalt shingles. The hipped roof has three hipped dormers with small square casement windows with cross panes. A three-bay porch with a hipped roof extends across the front facade. It is supported by paired attenuated Doric columns on brick piers with spindle railings between.

There are two non-historic additions added at a later time on the rear and the left side of the house. They are also wood frame construction with weatherboard walls, but the window types are typically 1/1 or 6/6 double hung and do not match those of the historic structure. The roofs are shed or shallow hipped with wide overhanging eaves and clad with asphalt shingles.

The site is mostly flat with a slight slope towards the rear. The North side of the property is heavily vegetated blocking clear views of the left elevation.

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

The proposed project will remove the non-historic additions on the rear and left facades of the four-square structure along with the existing in ground pool. Removing the left addition will allow a clear view of the original stair tower that is visually blocked on the left facade.

We are proposing a two-story addition at the rear facade of the four-square structure with a Porte-Cochere on the right elevation of the addition and a screen porch on the right. The existing four-square structure has already been impacted by the existing rear addition. This is where we propose to place the addition so that the other 3 facades remain intact. The proposed addition will be minimally visible from the public road.

To protect the historic integrity of the project the proposed addition will be compatible with the massing, scale and architectural features of the existing house. The proposed addition will be a wood frame structure with weatherboard siding and corner trim. The detailing/trim will be similar to the existing four-square structure and will have 3/1 double hung windows of similar size and proportion. The roof will be hipped with wide overhanging eaves and clad with asphalt shingle. We propose differentiating the old and the new by off setting the right and left elevations of the addition so that the existing four-square structure and its hipped roof are visually separate from the proposed addition. The hipped roofs over the rear addition will also be lower in elevation than the existing hipped roof.

The porte-cochere will be located at the right-side of the rear addition so will not visually obstruct the four-square structure. The hipped roof will be supported by paired attenuated Doric columns to be compatible with the architectural details of existing front porch .

Work Item 1: _____

Description of Current Condition:

The existing rear addition and left side addition are not compatible with the historic integrity of the structure

Proposed Work:

The rear and left side additions will be removed as part of the scope of work

Work Item 2: _____

Description of Current Condition:

N/A

Proposed Work:

The proposed 2-story addition will create space for a family room, kitchen, mudroom and screened porch on the first floor with a master suite above in a smaller footprint. The existing kitchen will be reallocated to a powder room and new staircase to the basement level.

Work Item 3: _____

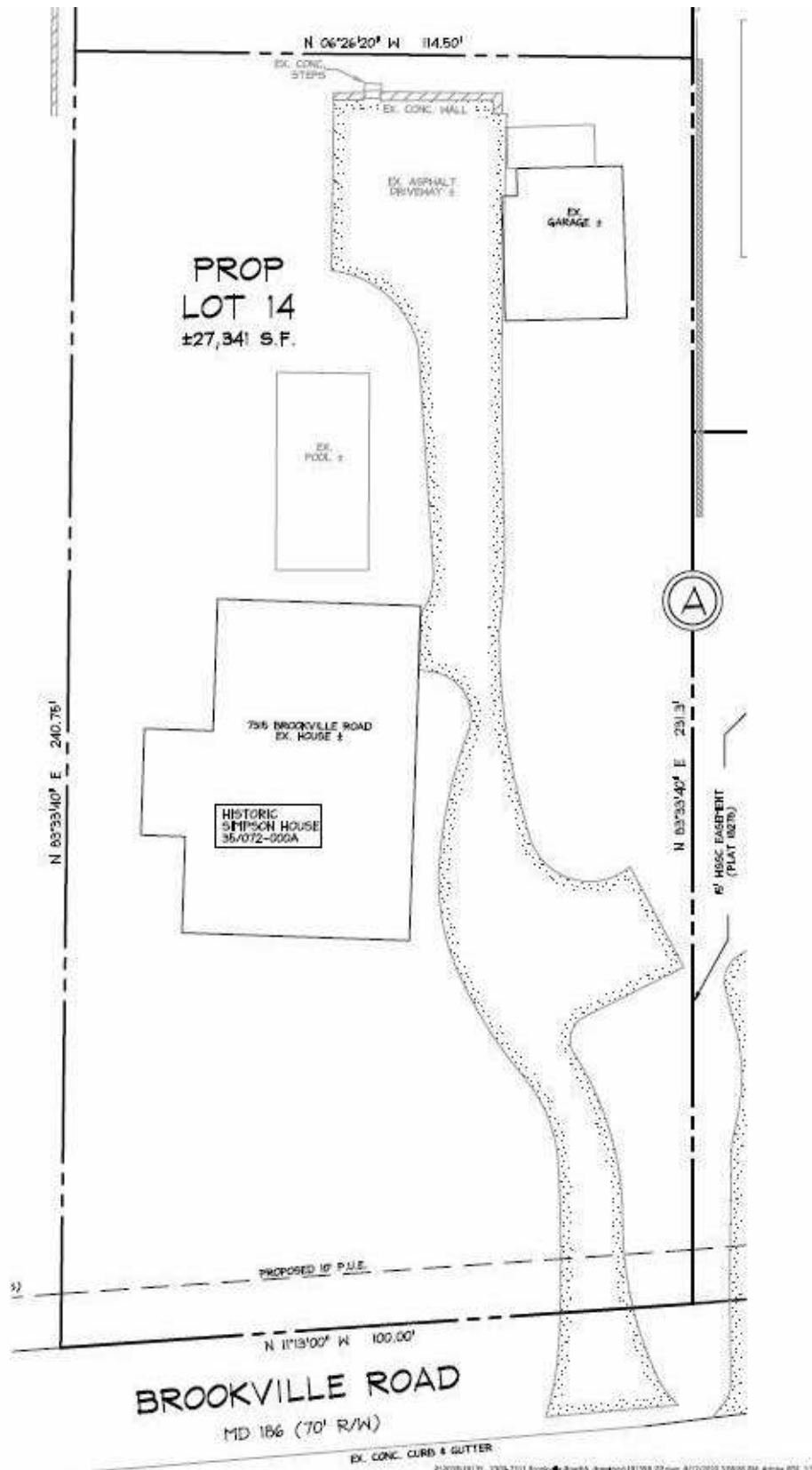
Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Material specifications will be refined after this preliminary review. Tree survey will be provided when project footprint and hardscape has been determined for Final HWAP



① Existing Site Plan
 1/32" = 1'-0"

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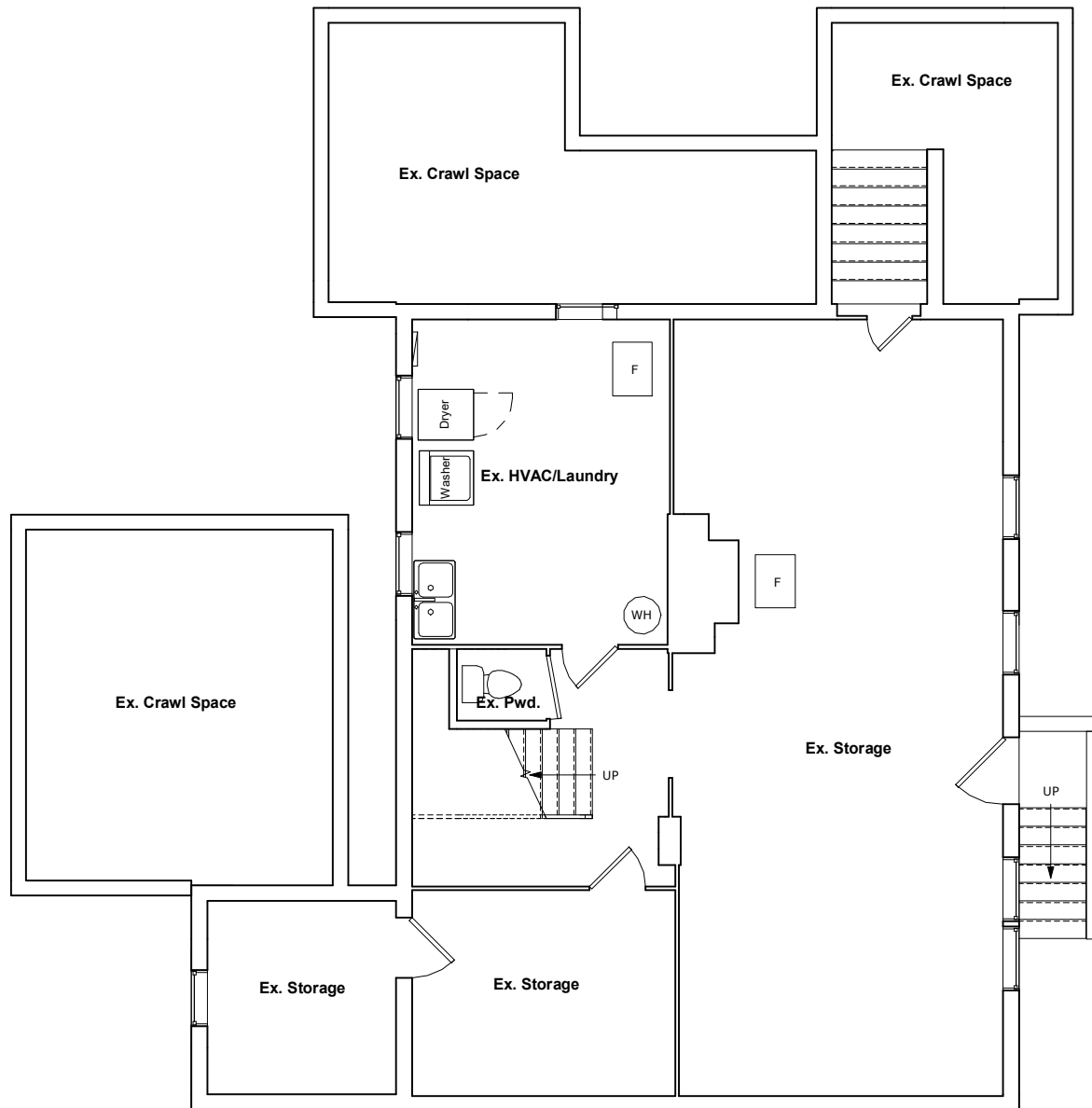
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Existing Simpson Site Plan

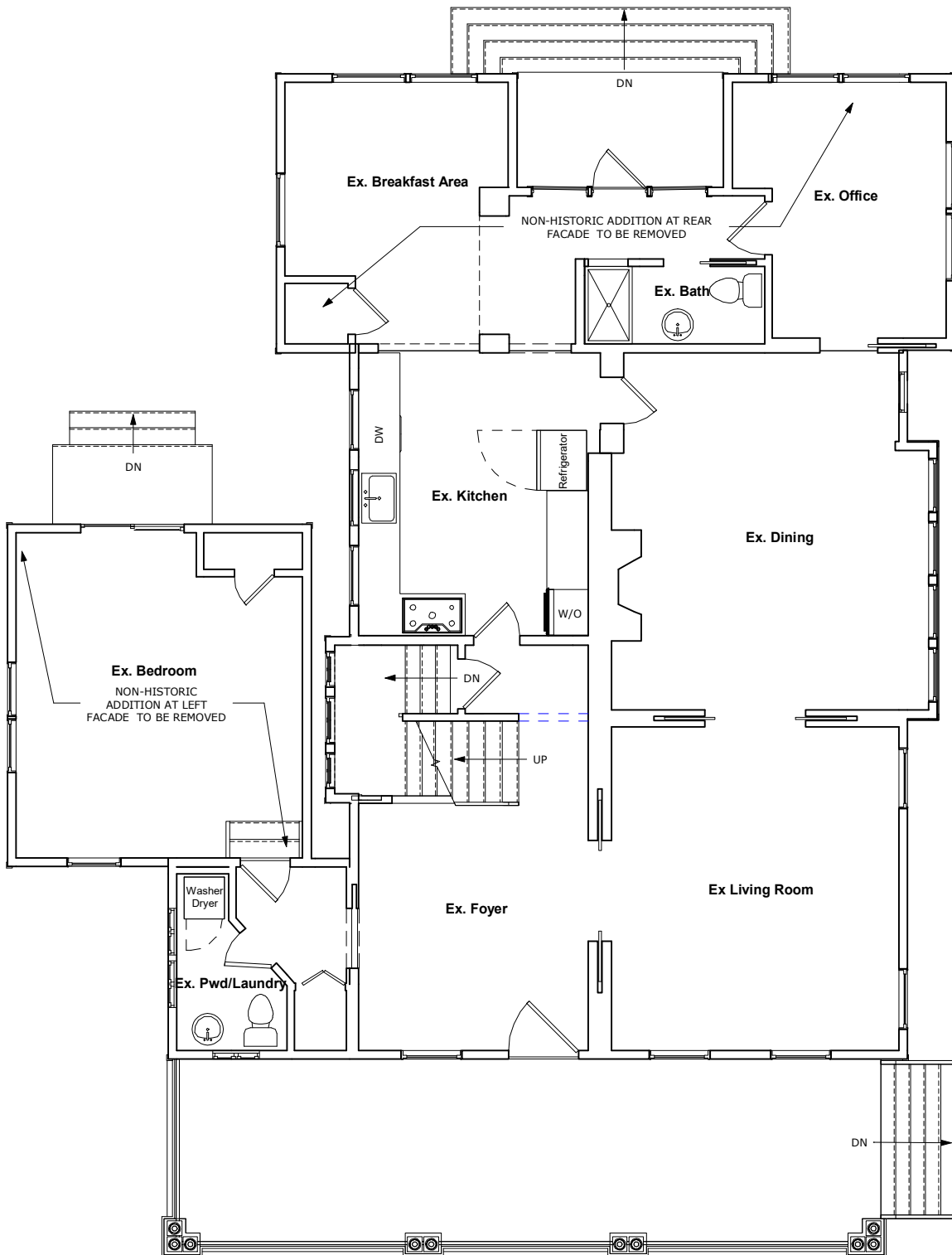
7315 Brookville

Scale:
 Drawing Issue Date: 10

1/32" = 1'-0"
 12/10/2020



① Existing Basement Plan
1/8" = 1'-0"



① Existing First Floor Plan
1/8" = 1'-0"

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Existing Plans

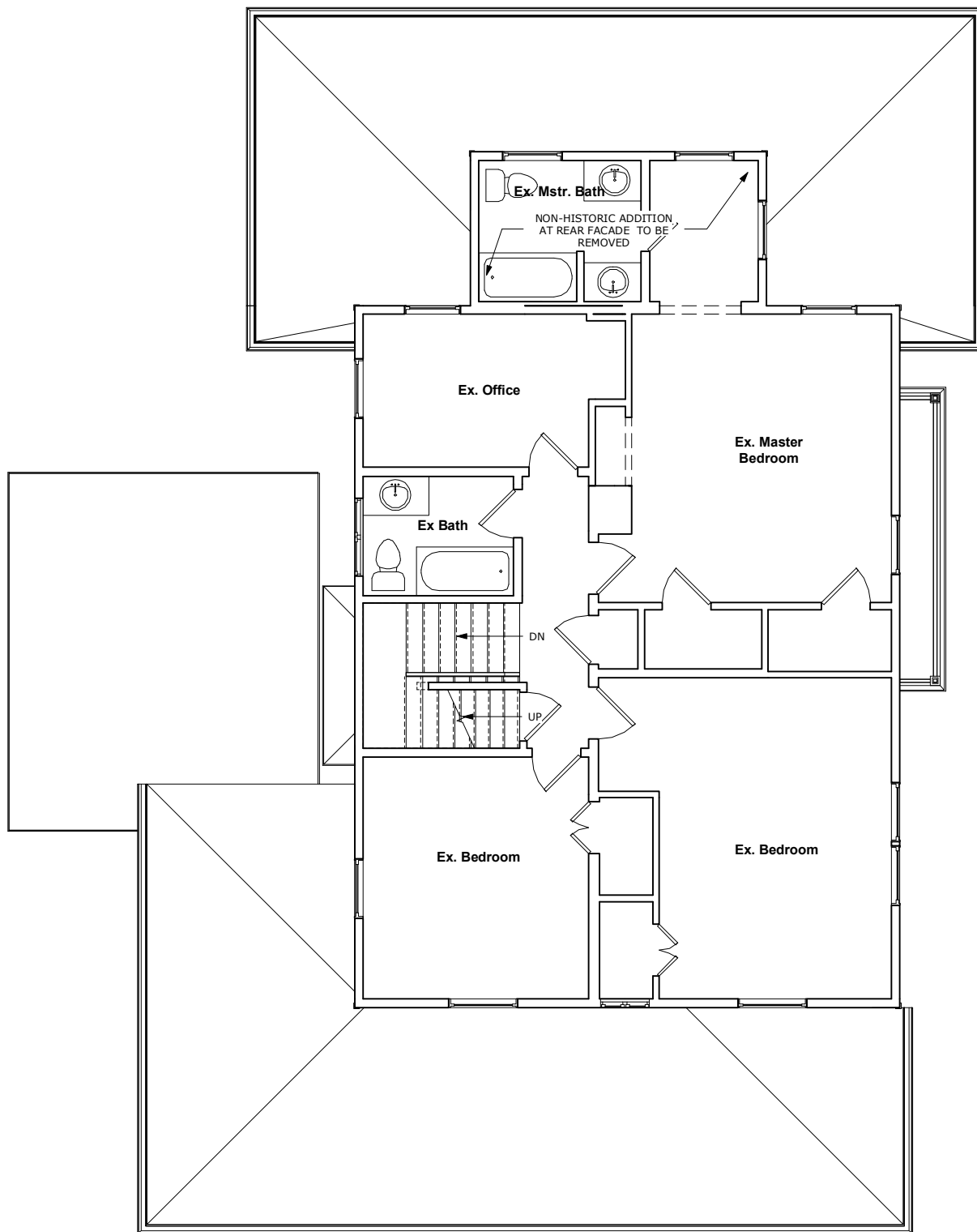
7315 Brookville

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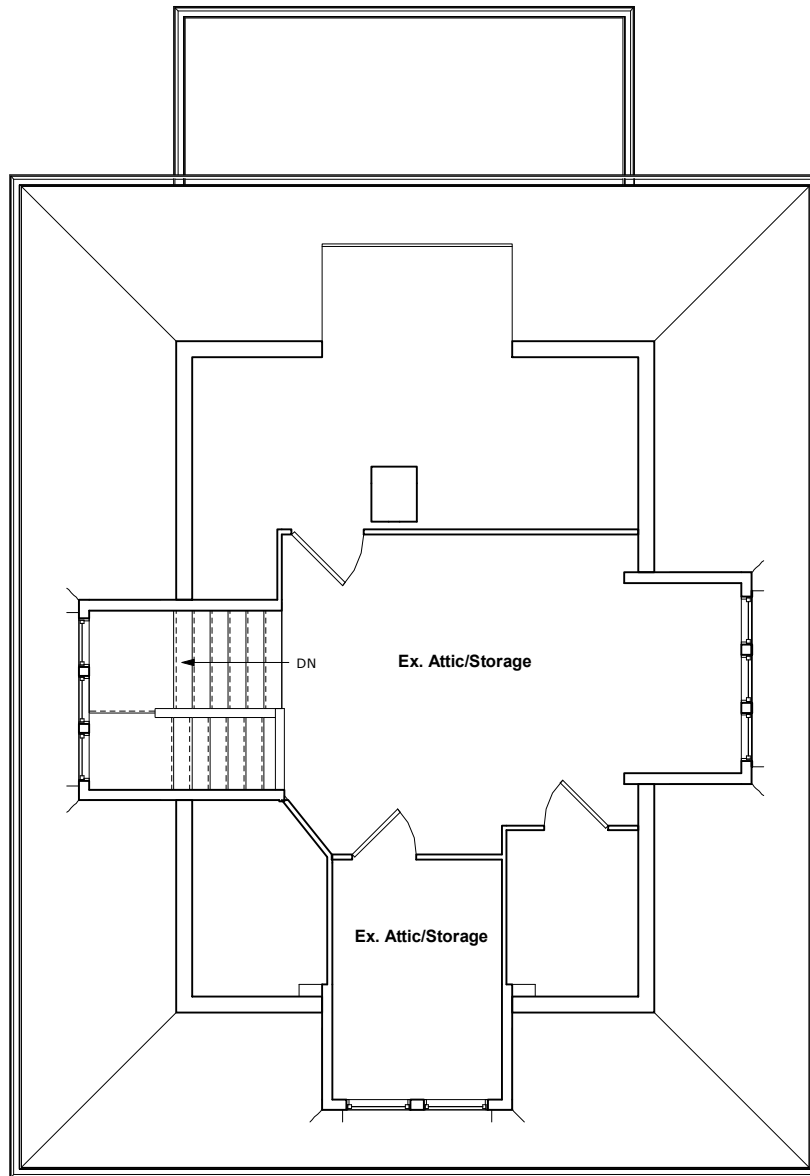
Drawing Issue Date: 12

1/8" = 1'-0"

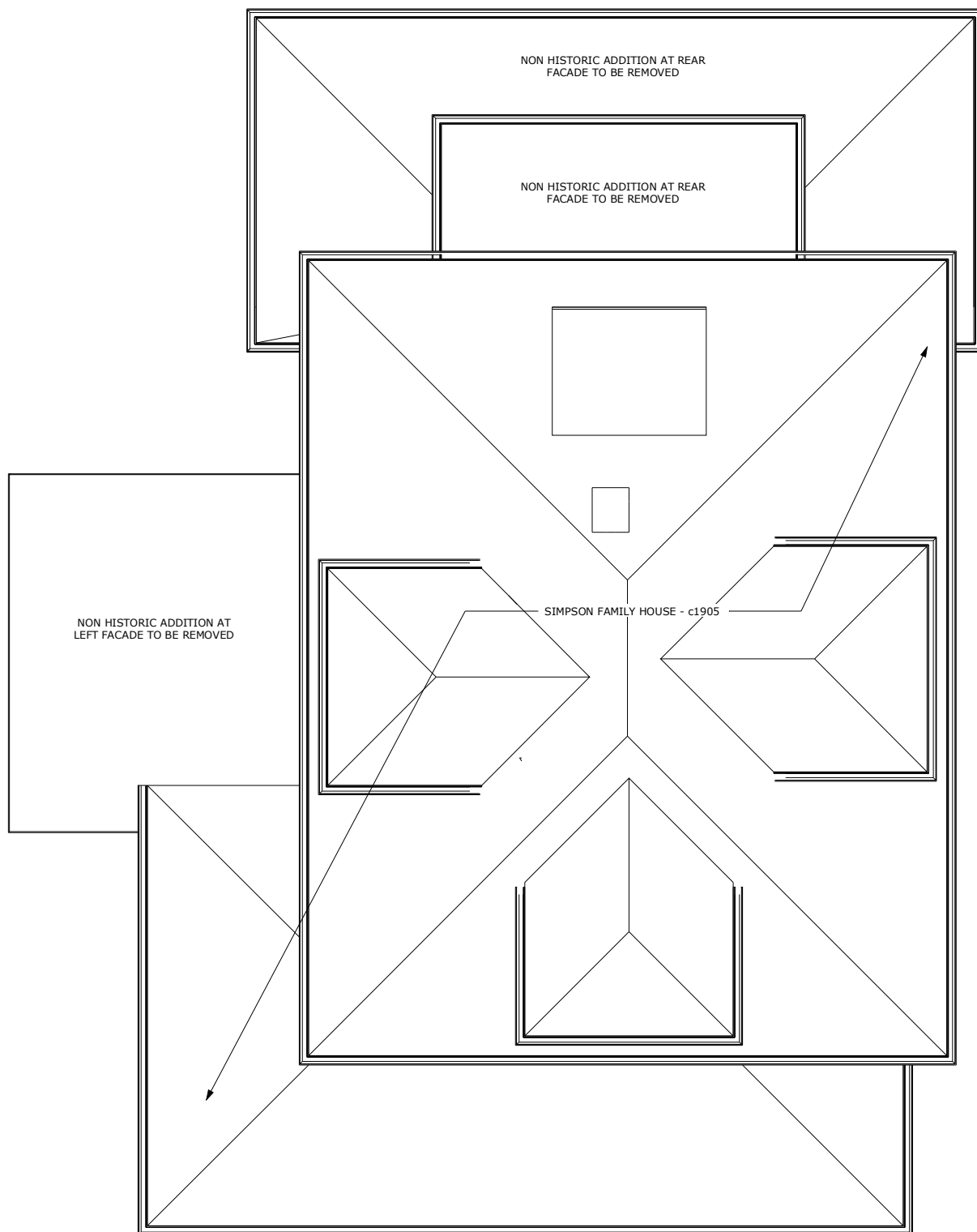
12/10/2020



① Existing Second Floor Plan
1/8" = 1'-0"



① Ex. Third Floor Plan
1/8" = 1'-0"



① Existing Roof Plan
1/8" = 1'-0"



① Existing Front Elevation
 1/8" = 1'-0"



① Existing Right Elevation
 1/8" = 1'-0"



① Existing Rear Elevation
1/8" = 1'-0"



① Existing Left Elevation
1/8" = 1'-0"



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Existing Photos - Front of House/West Elevation

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Scale:

Drawing Issue Date: 20

12/10/2020



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Existing Photos - Right Side of House/South
Elevation

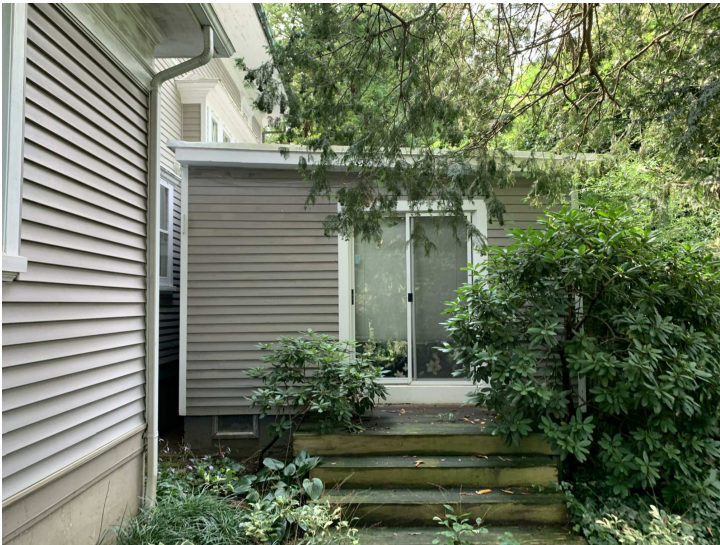
7315 Brookville

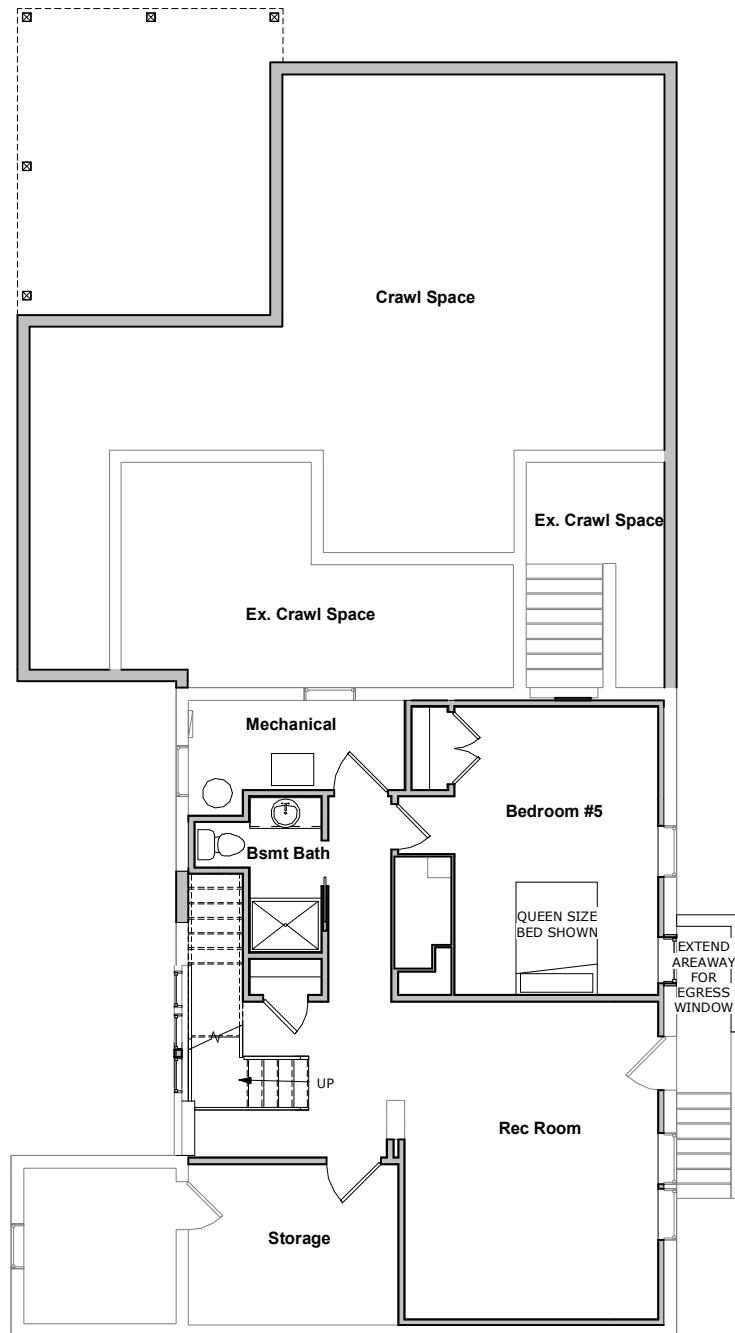
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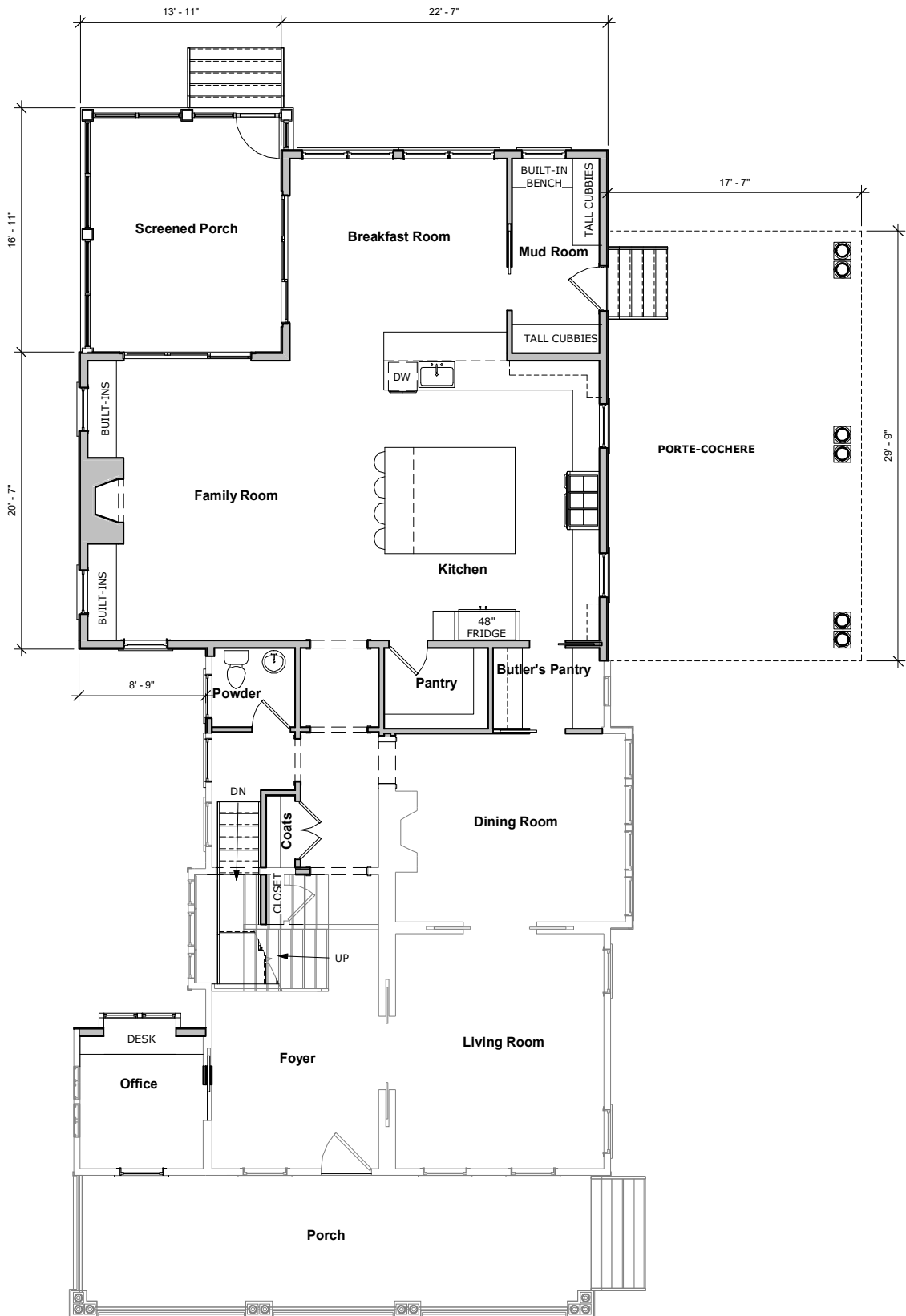
12/10/2020







① Proposed Basement Plan
3/32" = 1'-0"



① Proposed First Floor Plan
3/32" = 1'-0"

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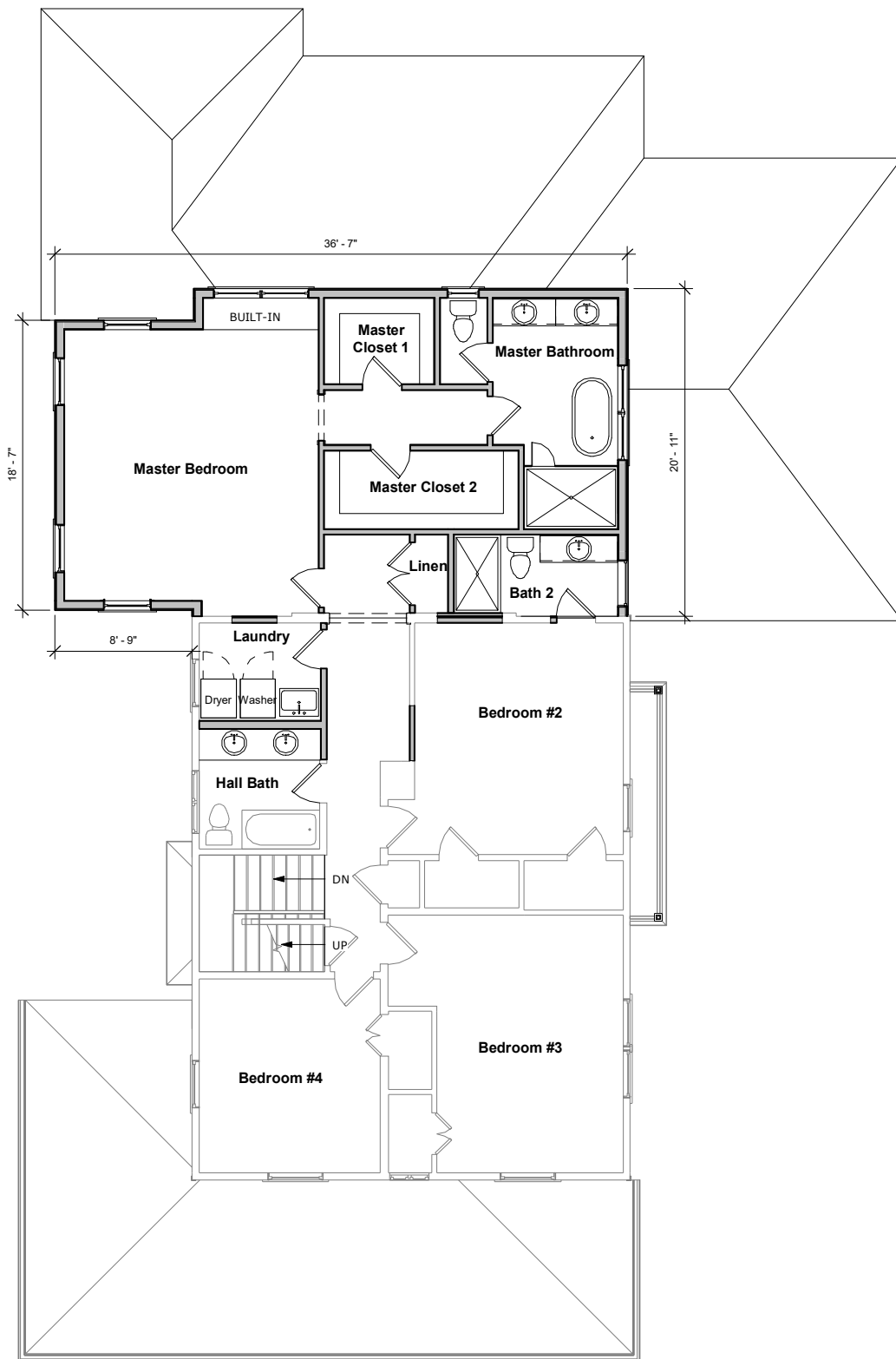
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Proposed Plan

7315 Brookville

Scale:
Drawing Issue Date: 25

3/32" = 1'-0"
12/10/2020



① Proposed Second Floor Plan
3/32" = 1'-0"

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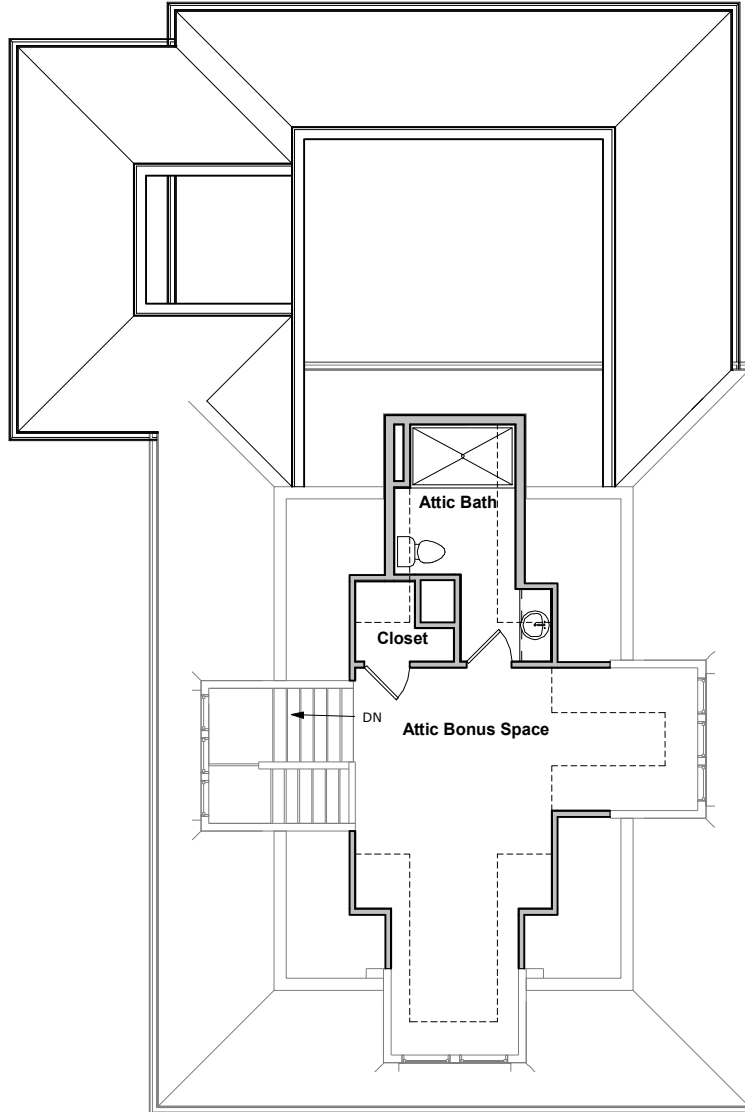
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Proposed Plan

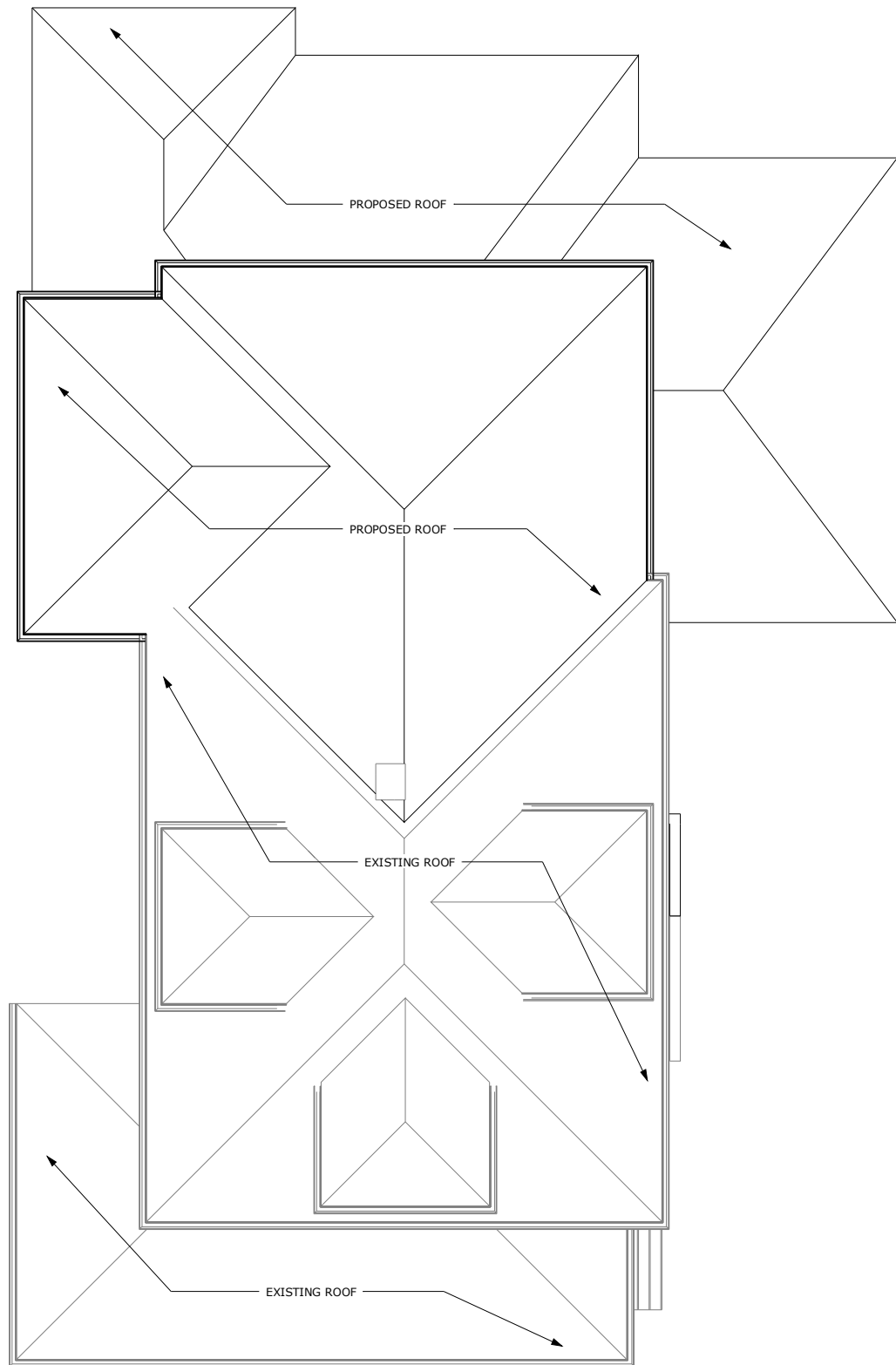
7315 Brookville

Scale:
Drawing Issue Date: **26**

3/32" = 1'-0"
12/10/2020



① Proposed Third Floor Plan
3/32" = 1'-0"



① Proposed Roof Plan
3/32" = 1'-0"

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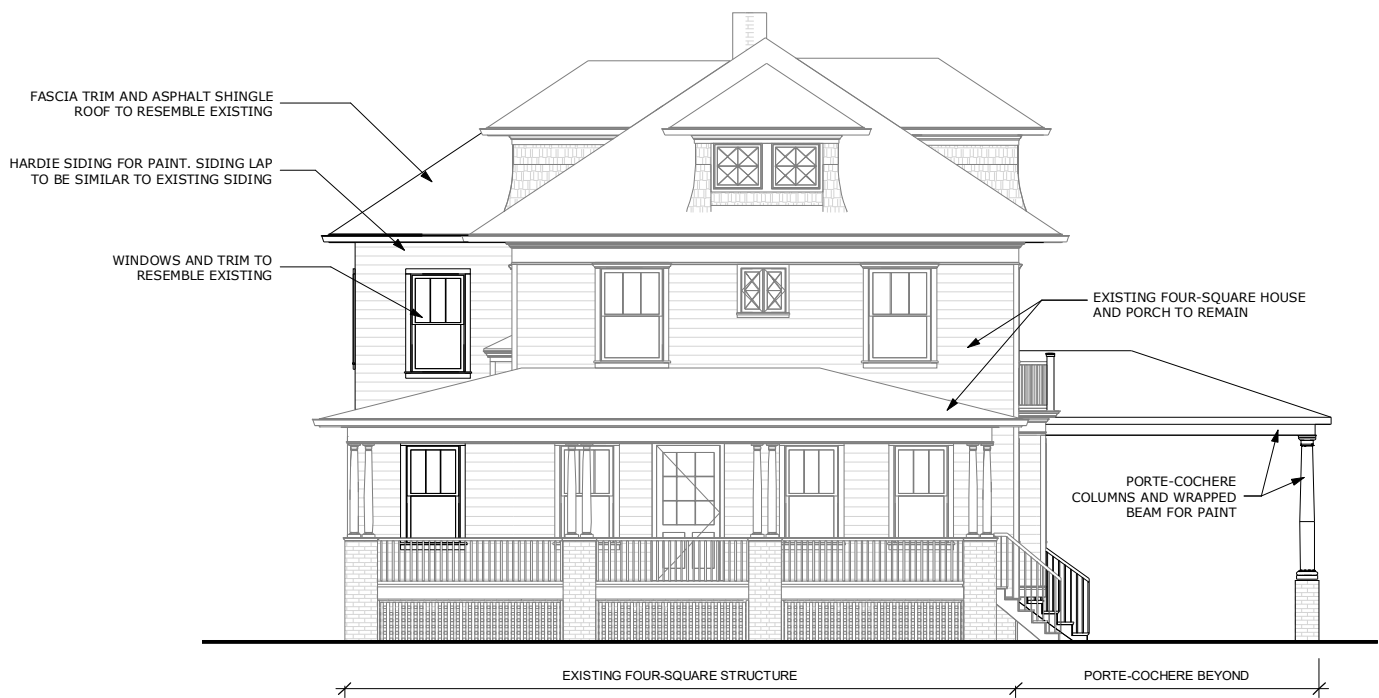
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Proposed Plan

7315 Brookville

Scale:
Drawing Issue Date: **28**

3/32" = 1'-0"
12/10/2020



① Proposed Front Elevation
3/32" = 1'-0"



② Proposed Right Elevation
3/32" = 1'-0"

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Proposed Elevations

7315 Brookville

Scale:
Drawing Issue Date: 29

3/32" = 1'-0"
12/10/2020



① Proposed Rear Elevation
3/32" = 1'-0"



② Proposed Left Elevation
3/32" = 1'-0"

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Proposed Elevations

7315 Brookville

Scale:

Drawing Issue Date: 30

3/32" = 1'-0"

12/10/2020