

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7315 Brookeville Rd., Chevy Chase	Meeting Date:	3/24/2021
Resource:	Individually Listed Master Plan Site Simpson Family House (35/72)	Report Date:	3/17/2021
Applicant:	Lacy Rice Matt McDonald, Architect	Public Notice:	3/10/2021
Review:	HAWP	Staff:	Dan Bruechert
Permit No.:	942304	Tax Credit:	n/a
Proposal:	Partial demolition, building addition, accessory structure construction, and subdivision		

STAFF RECOMMENDATION

Staff recommends the HPC:

- 1) **Approve** the HAWP; and,
- 2) Provide comments to the Planning Board on the appropriateness of the proposed reduction of the Environmental Setting as part of the Board's consideration of the preliminary plan of Subdivision Preliminary Plan 120210070.

ARCHITECTURAL DESCRIPTION

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



Figure 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.”

BACKGROUND

The HPC heard a preliminary consultation for demolishing the non-historic additions and a swimming pool, and constructing new additions at the January 6, 2021 HPC meeting.¹ The HPC supported removing all of the non-historic additions, but was nearly unanimous in finding the footprint of the addition was too large to be compatible with the historic house. Commissioners also found that the historic corners needed to remain expressed and a co-planer rear addition was incompatible.

The HPC was split about the nearly 9’ (nine-foot) two-story projection on the left side. The proposed porte cochere received a mixed review from the HPC, and it has been eliminated from the design proposal.

The applicant has made revisions based on the HPC’s feedback and has returned for a HAWP.

PROPOSAL

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

Additionally, the subject lot is part of a subdivision proposal and Staff seeks the HPC’s comments and recommendations to the Planning Board on the proposed reduction in the Environmental Setting of the Master Plan Site before the proposal comes before the Planning Board.

¹ The Staff Report for the January 6, 2021 HPC meeting is available here: <https://montgomeryplanning.org/wp-content/uploads/2020/12/II.A-7315-Brookeville-Road-Chevy-Chase.pdf> and the audio of the hearing is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=e8fc4fde-5106-11eb-920e-0050569183fa.

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

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.

Building Addition

The design of the proposed addition draws from the historic house with its horizontal siding, three-over-one-windows, and hipped roof. For the addition, the applicant proposes fiber cement siding instead of wood and aluminum-clad wood windows instead of wood. The proposed two-story rear addition measures approximately 23' × 30' (twenty-three feet by thirty feet) and has a 14' × 16' (fourteen feet by sixteen feet) screened-in porch at the rear. The applicant proposes restoring the rear corners and inseting the addition by 1' 10" (one foot, ten inches) on either side to create a hyphen separating most of the mass of the new construction. A small gable roof will be installed over the hyphen, while a larger hipped roof will be constructed over the larger section of the addition to the rear. The roof ridge height on the addition is several feet lower than the historic roof, showing deference to the historic construction.

At the rear, the applicant proposes a one-story screened-in porch. The porch structure will be clad in a paintable PVC and will have a section of blank wall on the east elevation opposite a gas fireplace.

Staff finds that the applicant made revisions that were consistent with the recommendations of the HPC. First, the HPC recommended that the addition be reduced in size and mass. Two Commissioners specified that the addition should be reduced somewhere in the neighborhood of 25-50%. The footprint of the addition (excluding the screened-in porch) was reduced from approximately 1111 ft² to 690 ft², a 38% reduction. Additionally, the applicant proposes to reconstruct the corners of the historic house and separate the historic house and addition by using a hyphen. Because the mass of the rear addition has been reduced, the applicant was able to construct a lower roof height on the addition.

The one outstanding issue with the size and massing of the addition is the 2' 4" (two-foot, four-inch) addition projection on the left side of the house. Typically, additions need to be inset from the historic wall plane or at the very least even with the wall plane when a hyphen separates new from historic construction. This is an instance where Staff does not find an inset wall plane to be a necessity. First, the addition will be partially obscured by the office and hipped roof which project to the left of the historic foursquare form. Second, Staff finds the setback to be significant enough that the impact of the projection will be reduced. Third, Staff concurs with the Commissioners who voiced their support for a larger projection on the left side that it would not detract from the historic form.



Figure 2: A perspective drawing showing the left side of the house including the proposed projection.

Several other elements of the proposed addition warrant analysis. Staff notes that the window arrangement on the proposed addition does not appear to align in a rational pattern. The HPC typically requires windows on additions to historic buildings to be ordered and stacked. However, the historic windows are not ordered and stacked and seem to be installed wherever their installation made sense based on the interior plan. To require the windows on the addition to be stacked when they are not arranged in this manner on the historic house seems incongruent. Therefore, Staff finds the arraignment of windows on the proposed addition to be in keeping with the character of the house.

The proposed screened-in porch is placed directly behind the addition and will not be visible from the right-of-way. The applicant proposes to use Azek (or some other paintable PVC composite). This is typically a disfavored material because the PVC will not weather like wood. However, the HPC has generally allowed it for trim on new construction and additions. Staff finds that this is an instance where wood would be preferable, but the proposed Azek is an acceptable material under 24A-8(2) and Standards 9 and 10 and Staff recommends approval of the proposed screened-in porch.

Garage

The applicant proposes to demolish the existing garage and construct a new two-car garage closer to the front of the property. The existing garage is not historic and is a one-story building covered in T1-11 siding with vinyl windows. The garage appears to have an apartment or some other type of occupiable space and a deck. Staff finds the demolition of this structure will not impact the historic character of the site and recommends approval.

The proposed garage will be constructed much closer to Brookeville Rd. than the existing garage. This relocation is largely driven by the subdivision project (discussed below). The proposed garage is two-stories tall and has carriage-style doors. The second floor has a wall dormer to the rear (south) elevation and a pair of hipped dormers on the front (north) elevation. The hipped dormers have a pair of two-over-one sash windows and the wall dormer has three two-over-one sash windows. The exterior of the garage will be covered in fiber cement siding with architectural shingles, matching the details of the proposed addition.

Staff finds constructing a garage closer to the house will not have a significant impact on the historic house. The garage aligns with the rear plane of the proposed screened-in porch and is separated by the width of the driveway. Additionally, Staff finds that the proposed garage will be more than 150' (one hundred fifty feet) from the public right-of-way. Staff notes that while this is a Master Plan site, it is one of twenty that were nominated as a group as an alternative to expanding the Chevy Chase Historic District, and primary consideration should be given to how the property is viewed from the public right-of-way as opposed to how it is viewed in the round like most Master Plan Sites.

Staff finds that while the garage is large it will not detract from the character of the house and recommends the HPC approve the application.

Proposed Subdivision

Within the next few weeks, the applicant proposes to bring a preliminary plan of subdivision before the Planning Board that will impact the Simpson House lot. The proposal involves relocating the property lines for four properties (including the Simpson House) to create two new buildable lots. The proposed lots are identified as Lot 11, Lot 12, Lot 13 (new lot), Lot 14 (the Simpson House), and Lot 15 (new lot). The applicant proposes to convey the rear 19' 4" (nineteen feet, four inches) from Lot 14 to Lot 15. As part of this subdivision plant, the applicant seeks to have the rear 2,213 ft² (two thousand two hundred thirteen square feet) removed from the environmental setting of the Simpson House.



Figure 3: 2020 Aerial photo of the subdivision area – lots 13 and 15 will be accessed by extending Windsor Pl.

Currently, the rear 20' (twenty feet) of the Simpson House lot is lawn space, to the rear of the garage deck. The grade at this location slopes away from the house (see the site photo in the application). The garage relocation, discussed above, is partially motivated by the proposed reconfiguration of Lot 14 and the development of Lot 15.

The applicant argues that the rear portion of the lot was included within the environmental setting because the entire parcel was designated on the Master Plan for Historic Preservation and that the boundary changes will have little to no impact on the historic character of the Master Plan Site. Staff finds this to be a rational argument and notes that when the Simpson House was constructed, the property was a 3.2 acre lot. A year after the house was constructed the property was reduced by slightly less than an acre. In subsequent years the lot was subdivided again and reduced the property's current .75 acre configuration.²

² The history of the property is detailed more thoroughly in the MIHP Form available here: https://mcatlas.org/hp2/hpdocs/M_%2035-072.pdf.

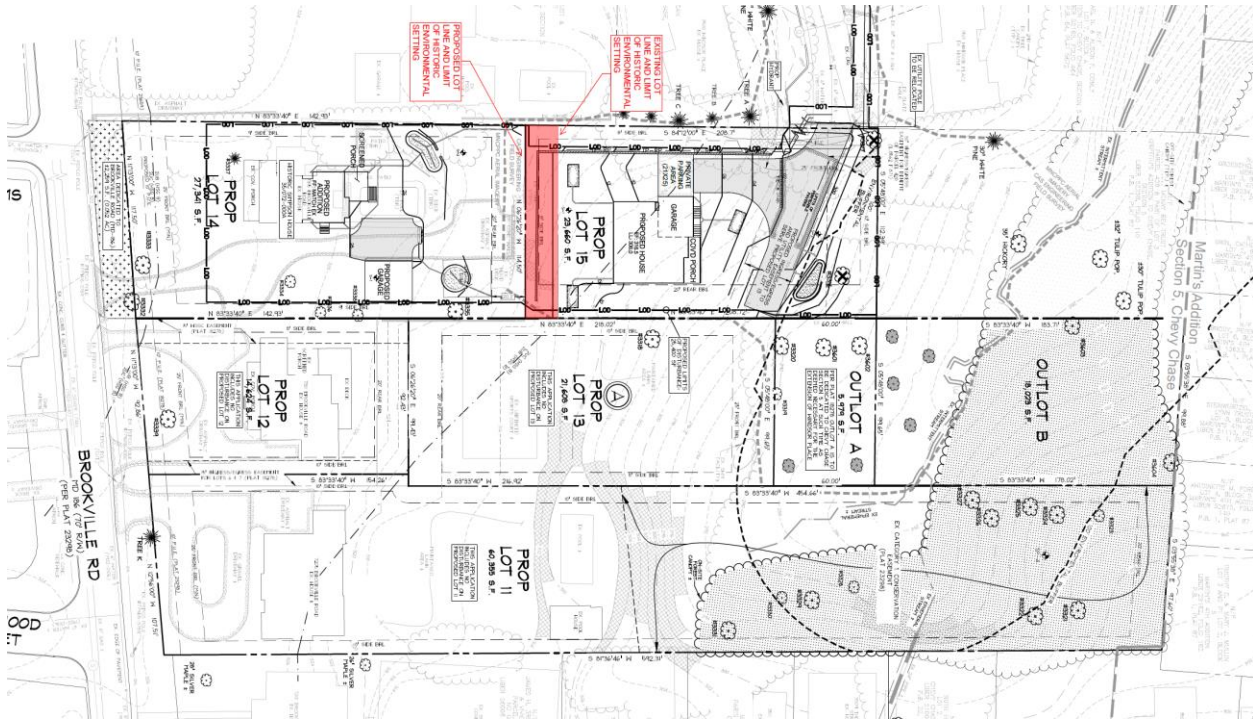


Figure 4: Proposed subdivision project, with the 19.3 feet proposed for transfer in red.

Staff notes that as long as this strip of land remains designated, a HAWP may be required for any changes to within this area on the Proposed Lot 15.

The house drawn on Lot 15 of the Preliminary Plan map is purely for illustrative purposes. Preliminary plans of subdivision set the lot boundaries, but do not dictate building location or form. That map also shows an 8' (eight-foot) side yard setback limit at the shared property line, which means that any new house constructed on the lot could conceivably be built up to that point.

The Planning Board has the authority to reduce the environmental setting as part of a subdivision and, under 24A-5(j) it is the HPC's responsibility to advise the Planning Board on "the appurtenances and environmental setting necessary to preserve it [the Master Plan Site/District]." The position of the HPC on this matter will be transferred to the Planning Board in the Staff Report at the Preliminary Plan hearing.

Staff finds that the proposed lot reconfiguration will not have an adverse effect on the historic character or long-term preservation of the Simpson House.

There are two primary questions for the HPC related to the proposed subdivision:

- Does the HPC support the boundary adjustments proposed in the subdivision plan?
- If so, does the HPC support removing the proposed 19' 4" (nineteen feet, four inches) from the Simpson House Master Plan Site designation?

STAFF RECOMMENDATION

1) Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and 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 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 to schedule a follow-up site visit.

2) Staff requests the Commission provide feedback and recommendations to the Planning Board regarding the proposed subdivision proposal.



FOR STAFF ONLY:
HAWP# 942304
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____

 X No/Individual Site Name _____

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: _____ 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:

☐ 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

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. 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	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/16/2021

Application No: 942304
AP Type: HISTORIC
Customer No: 1397533

Comments

Please include the Architect, Matt McDonald (info@mcdstudio.com) on the projectdox invite as well.

Affidavit Acknowledgement

The Homeowner is the Primary applicant

This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7315 BROOKVILLE RD
CHEVY CHASE, MD 20815

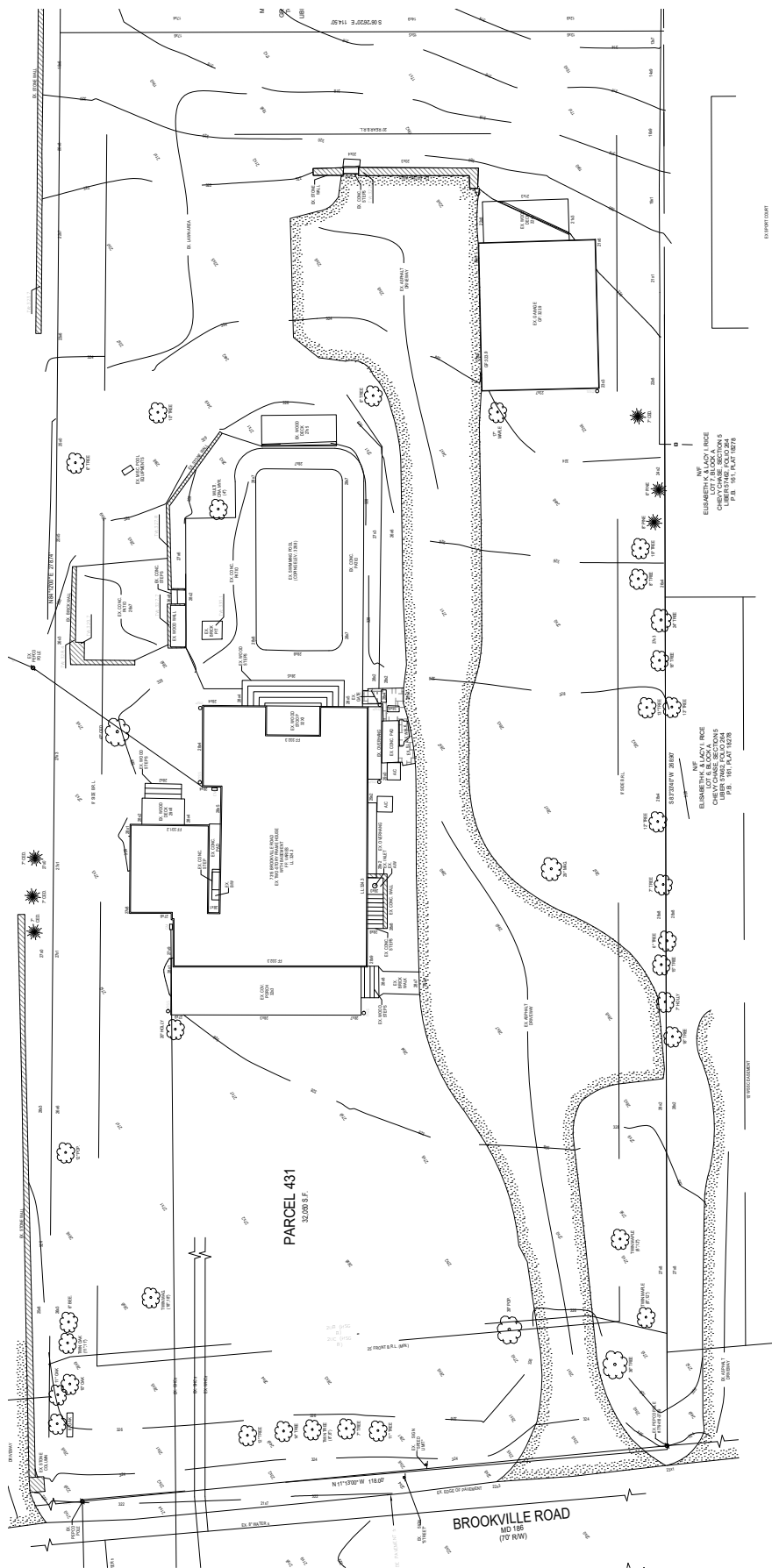
Homeowner Rice (Primary)

Othercontact McDonald

Historic Area Work Permit Details

Work Type ADD

Scope of Work Rear addition and interior renovations to an existing house. An existing addition will be removed and an existing detached garage will also be replaced.



① Existing Site Plan
1/32" = 1'-0"

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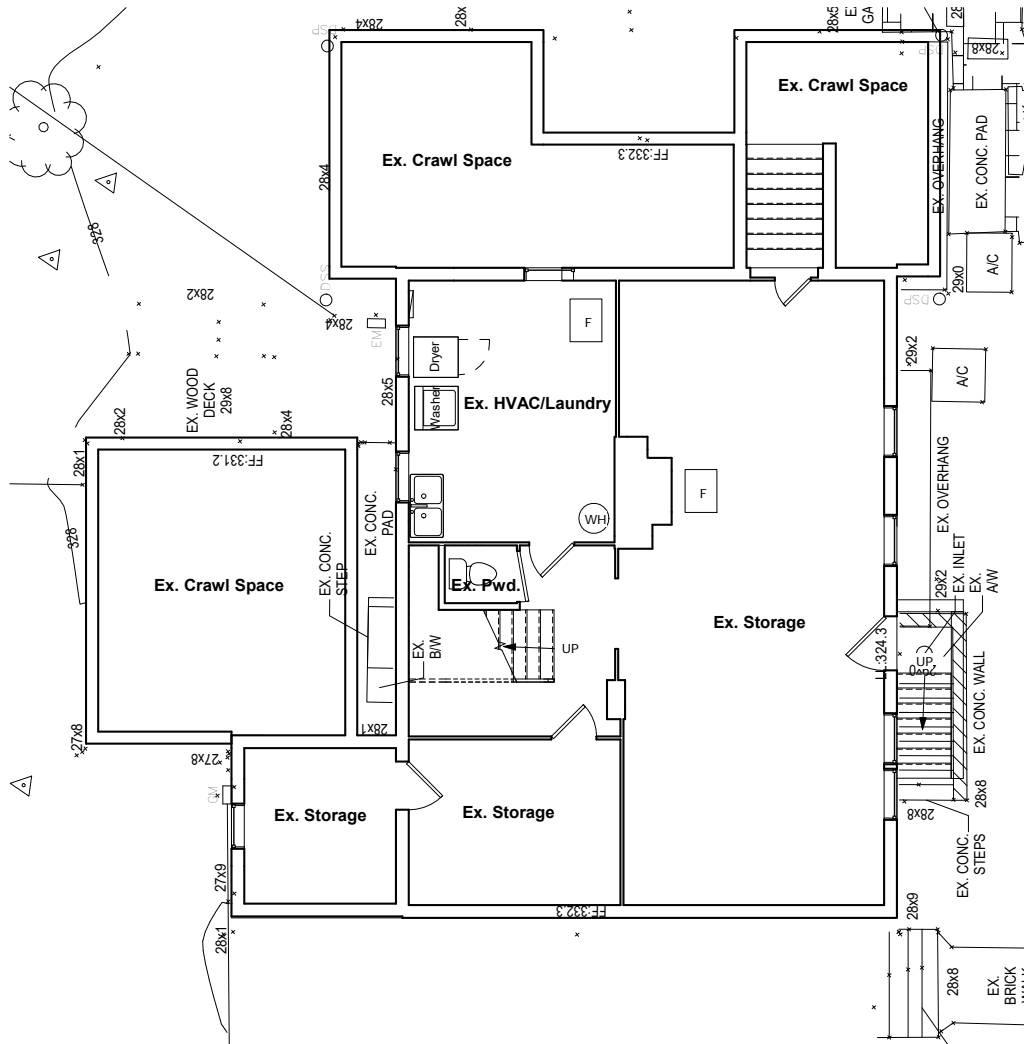
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Existing Site Plan

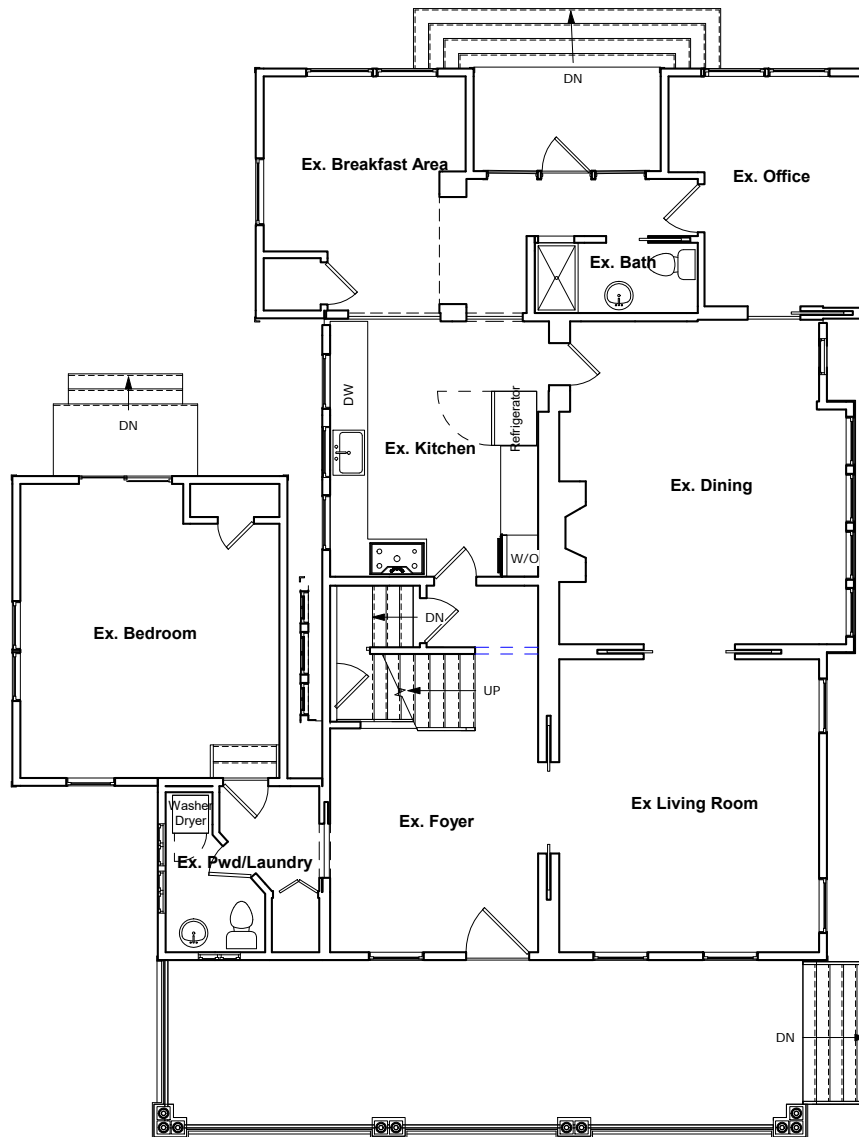
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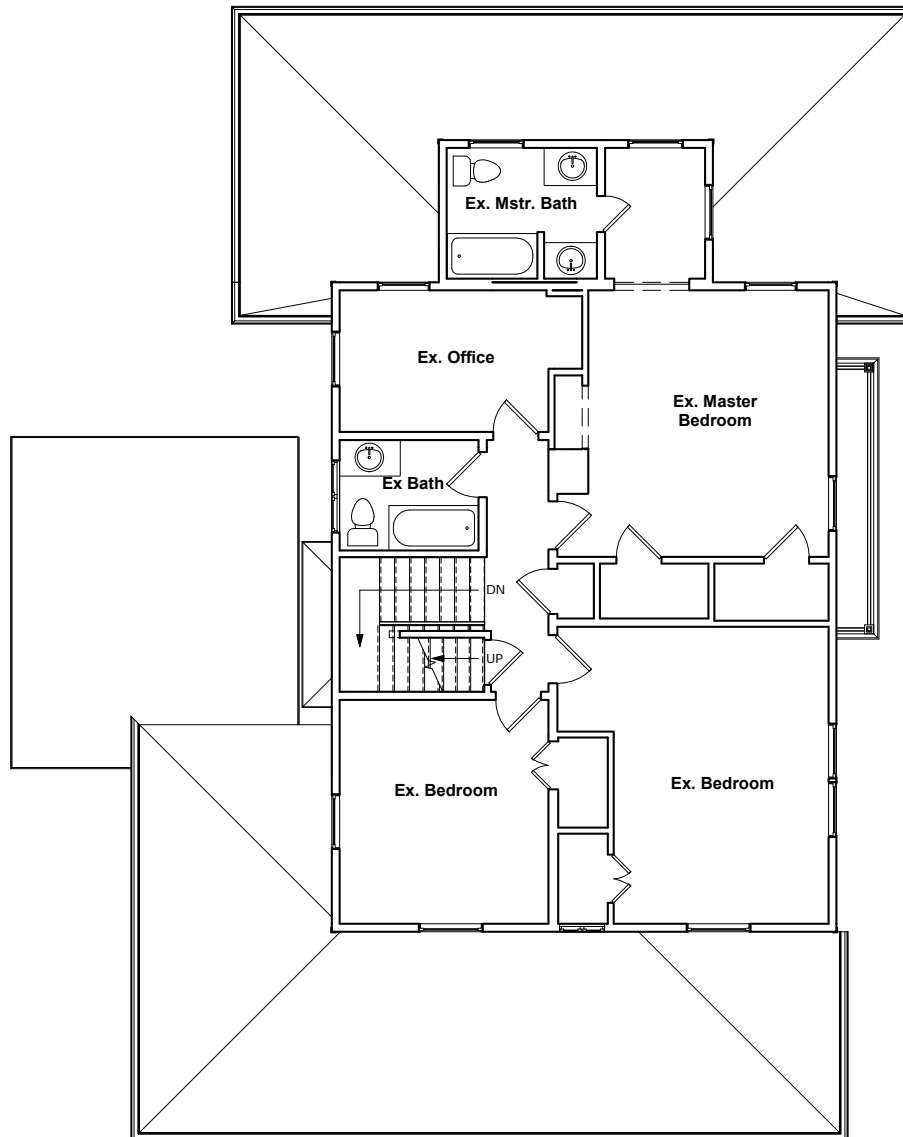
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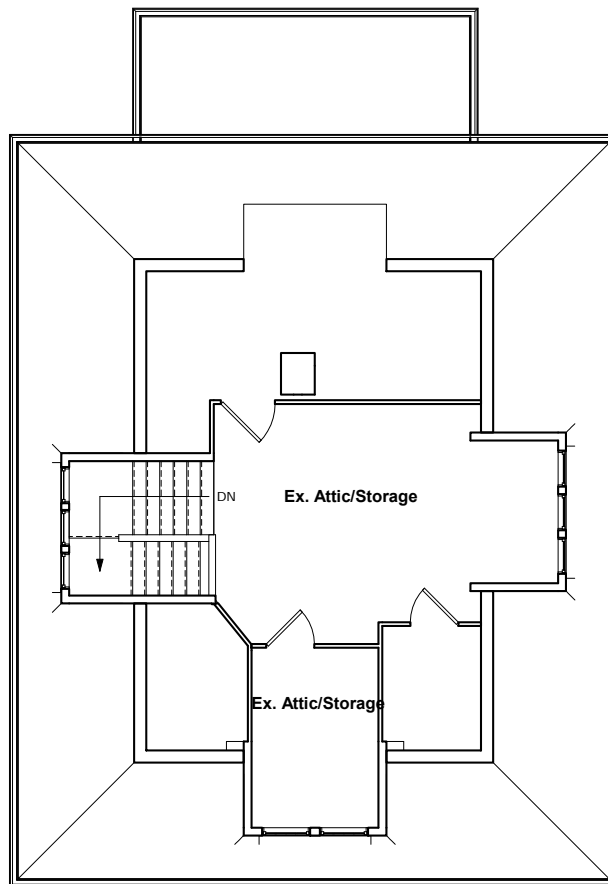
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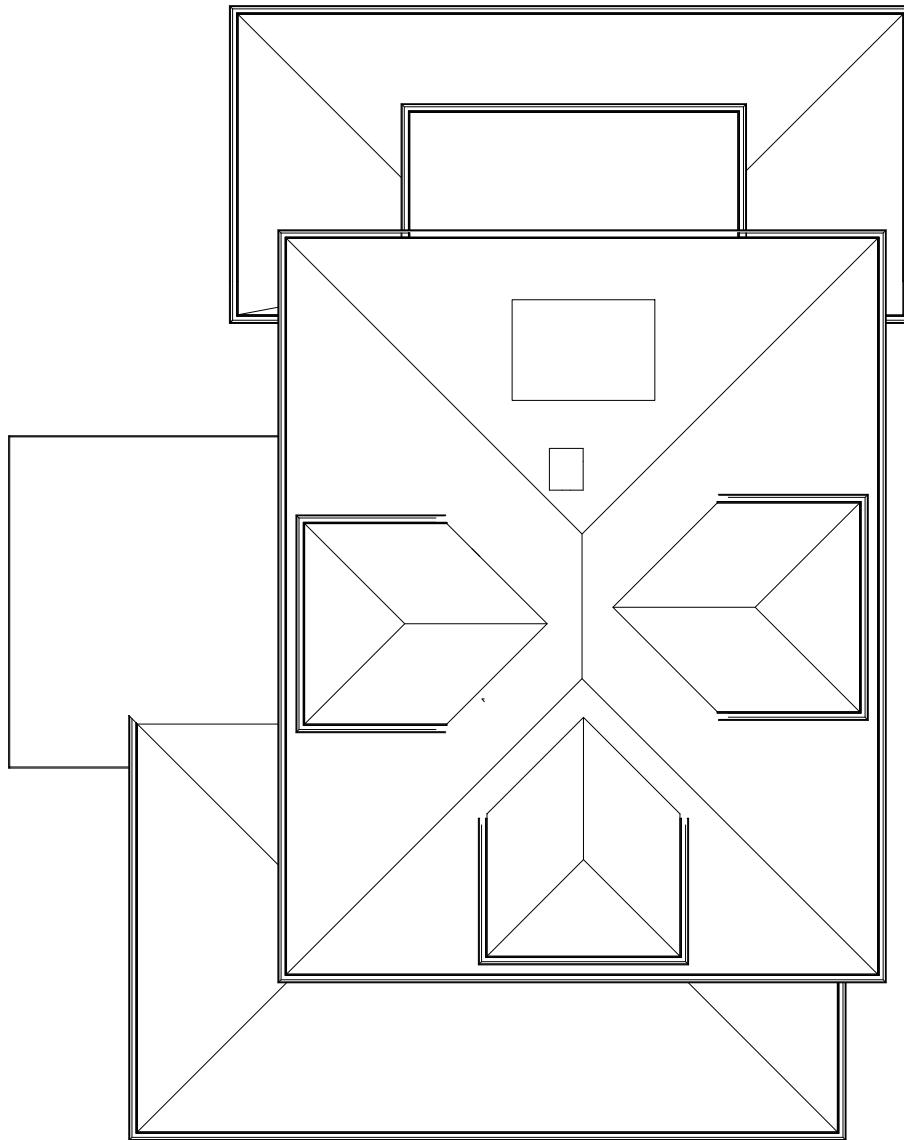
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① Existing Second Floor Plan
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① Ex. Third Floor Plan
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① Existing Roof Plan
3/32" = 1'-0"



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



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



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



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

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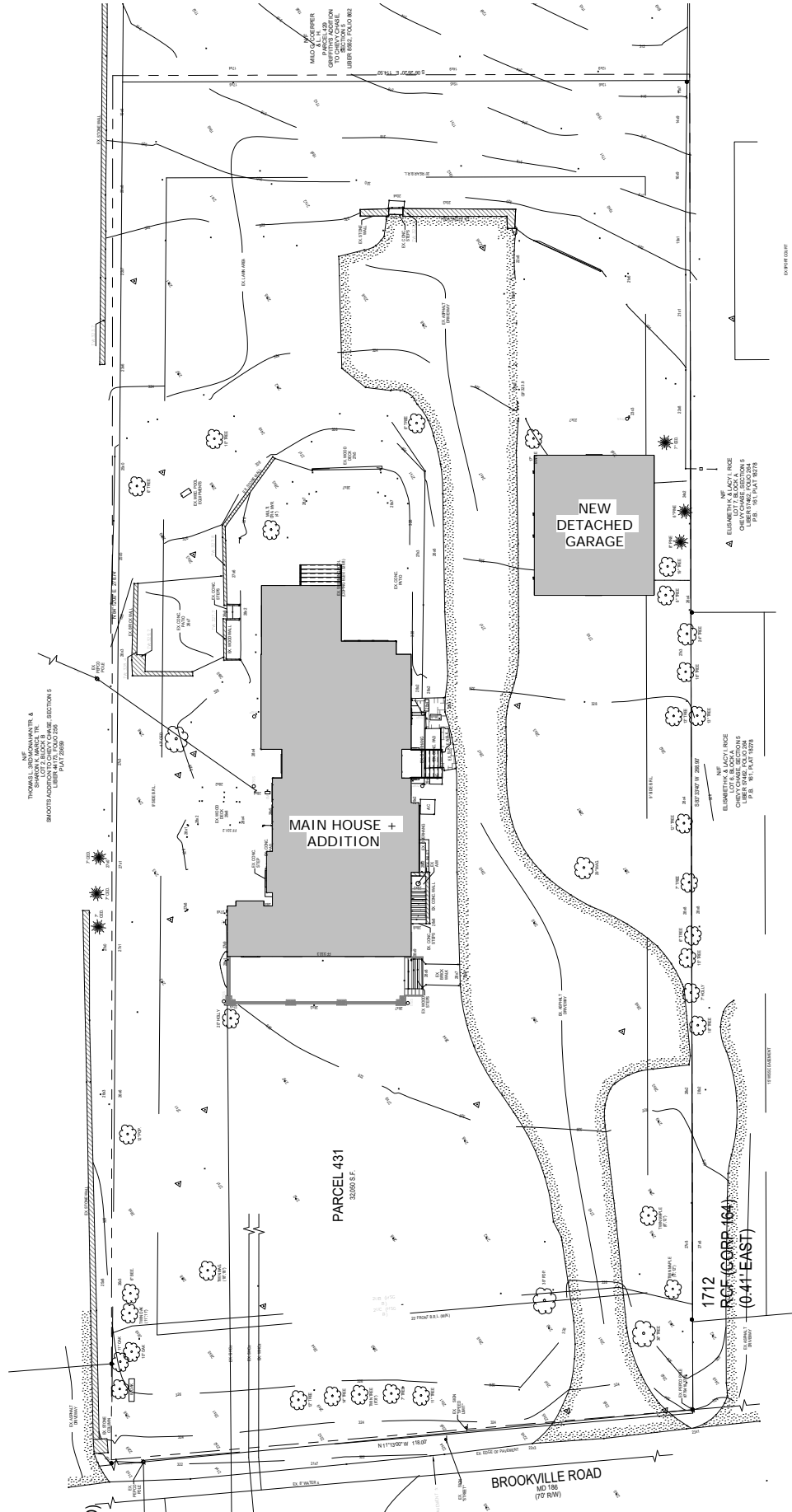
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Existing Elevations

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1 Proposed Site Plan
1/32" = 1'-0"

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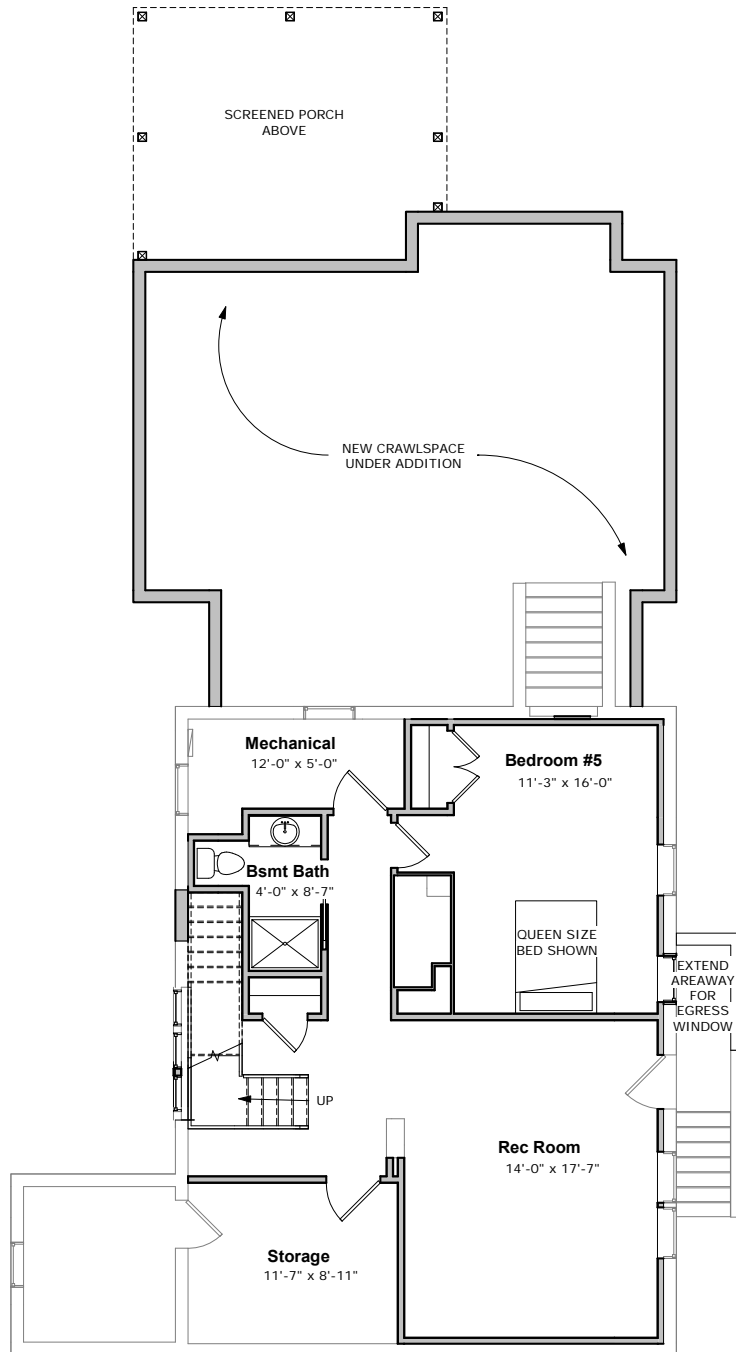
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Proposed Site Plan

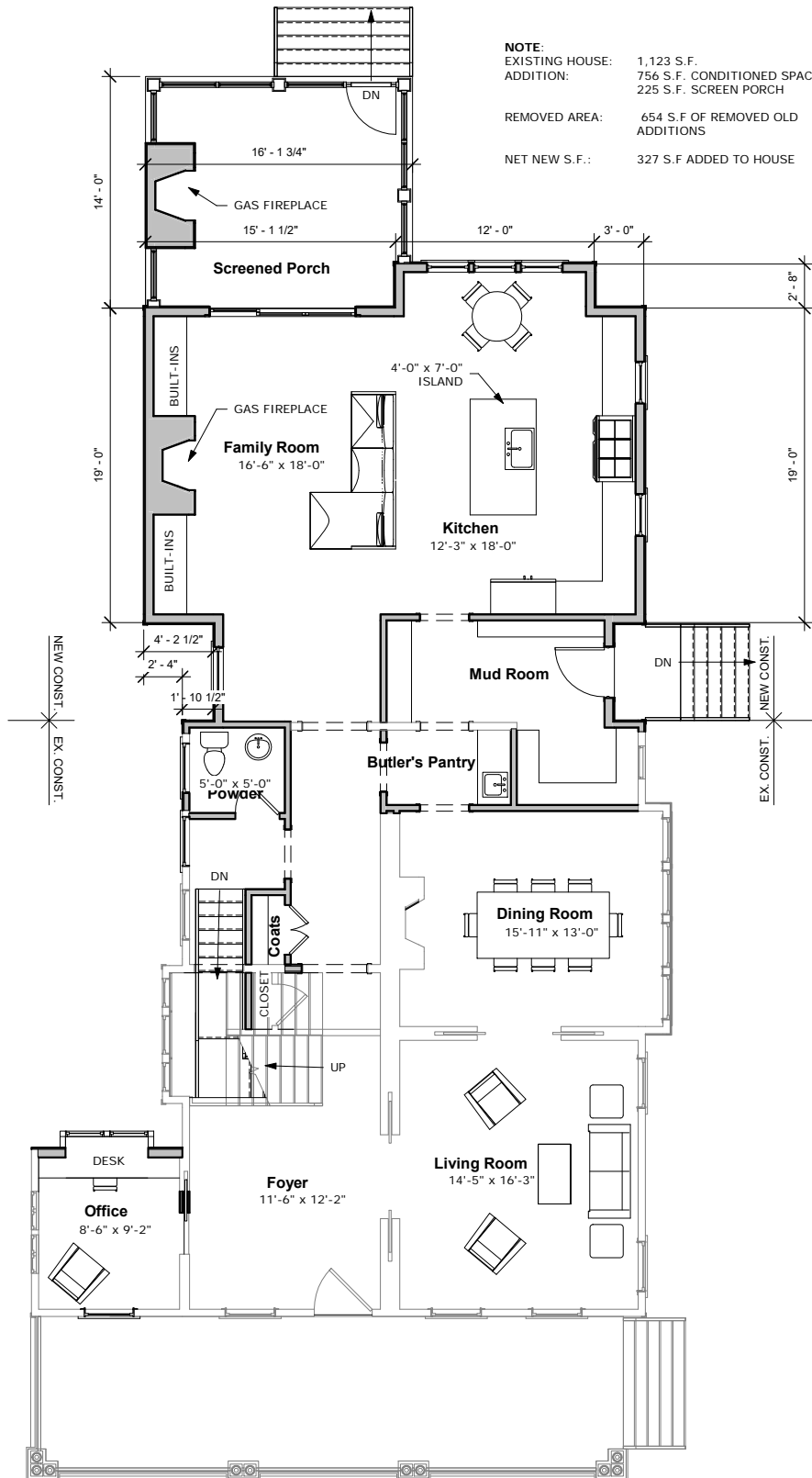
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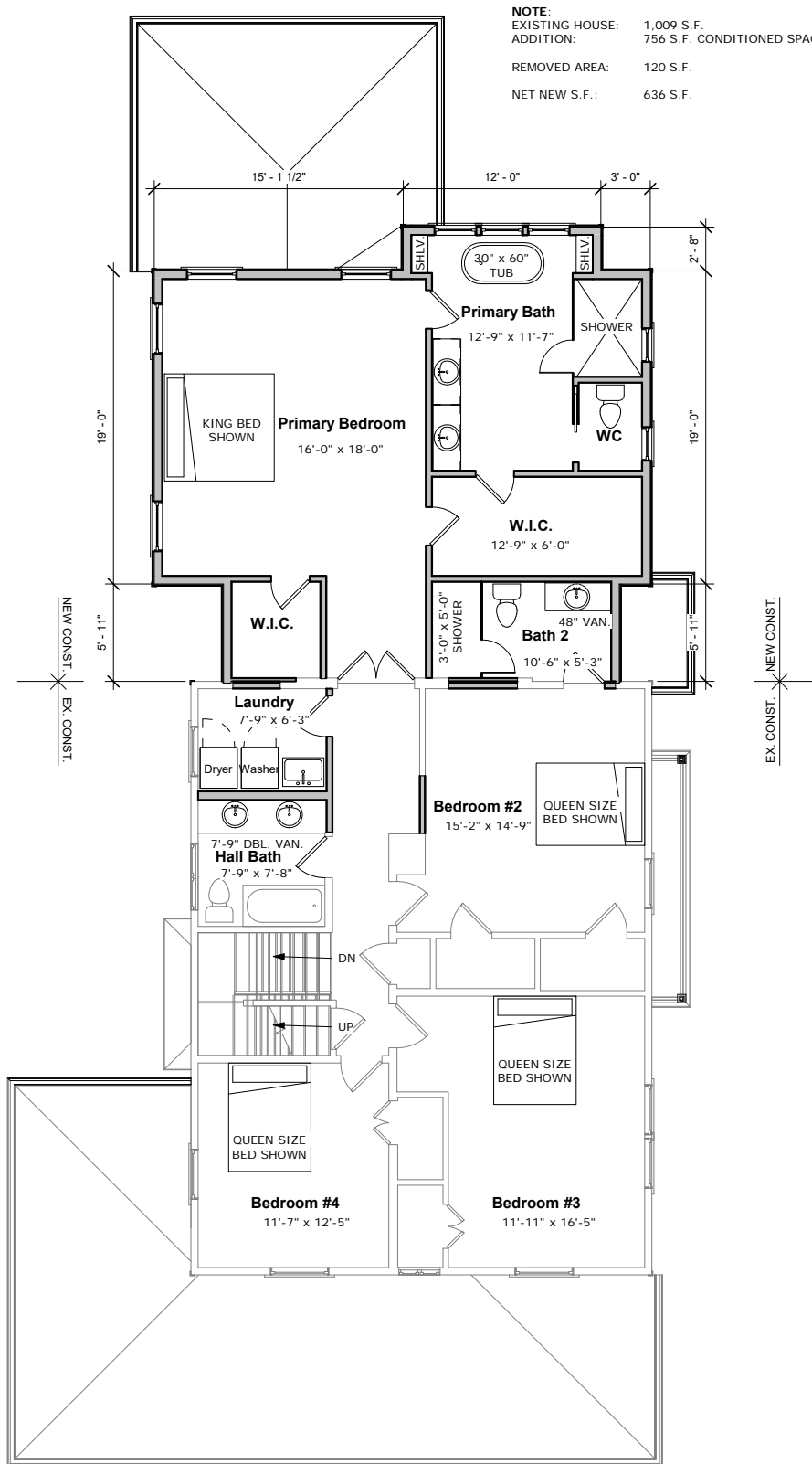
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① Proposed Basement Plan
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① Proposed First Floor Plan
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① Proposed Second Floor Plan
 3/32" = 1'-0"

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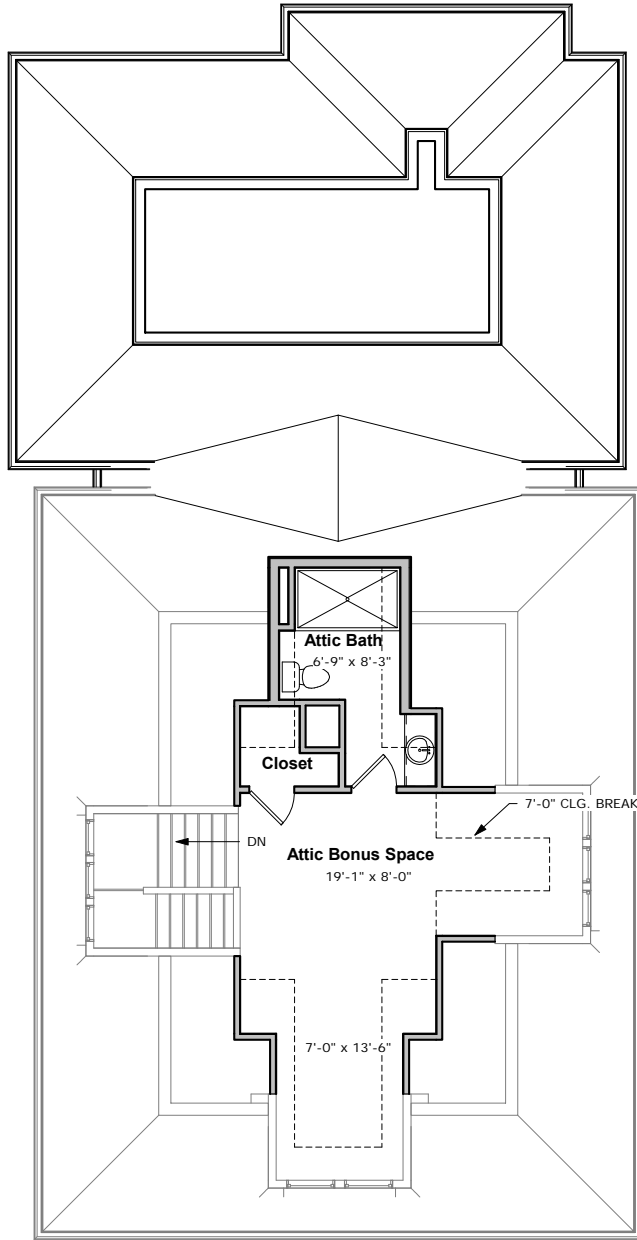
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Proposed Plan

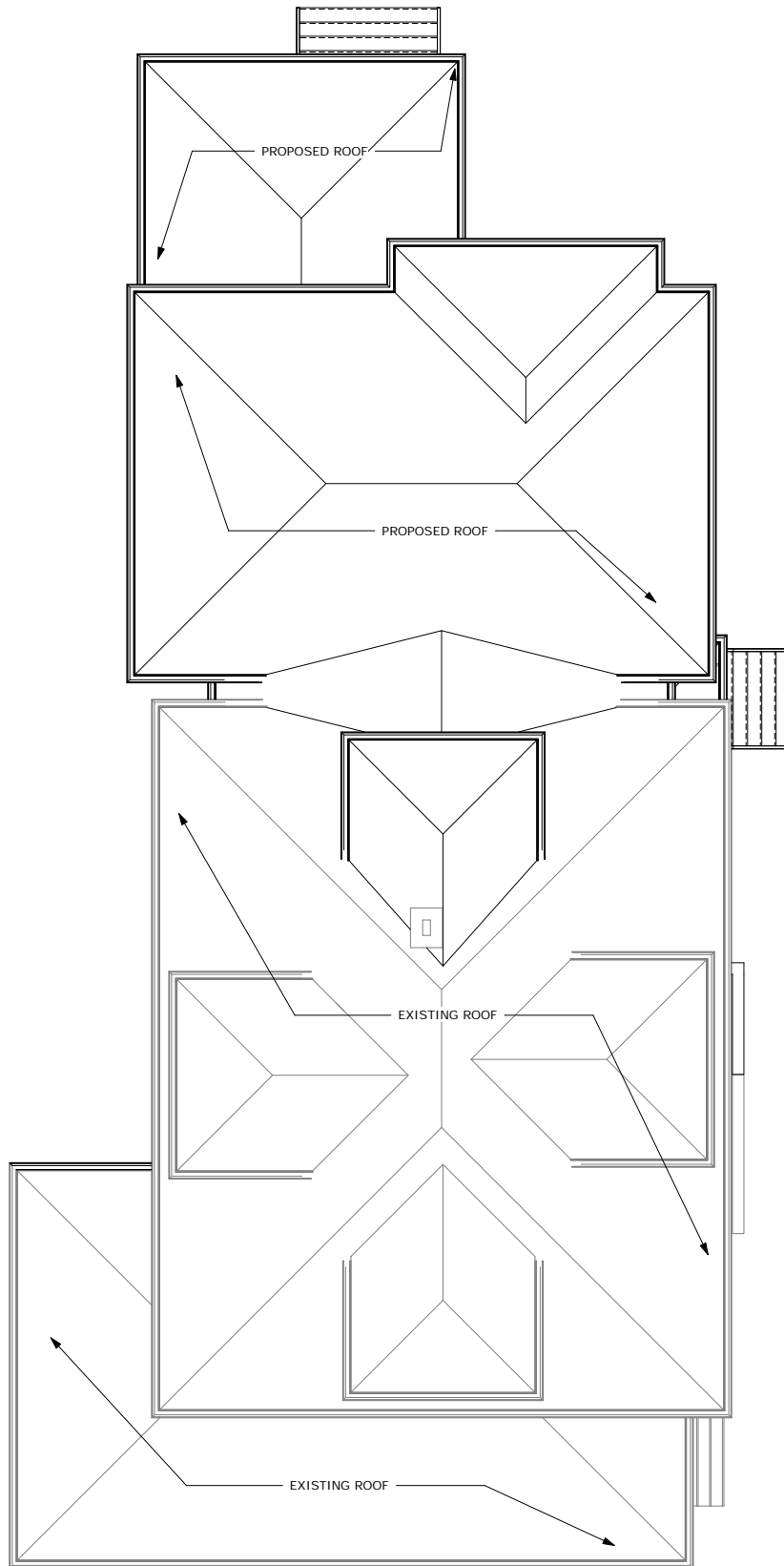
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① Proposed Third Floor Plan
3/32" = 1'-0"



① Proposed Roof Plan
3/32" = 1'-0"

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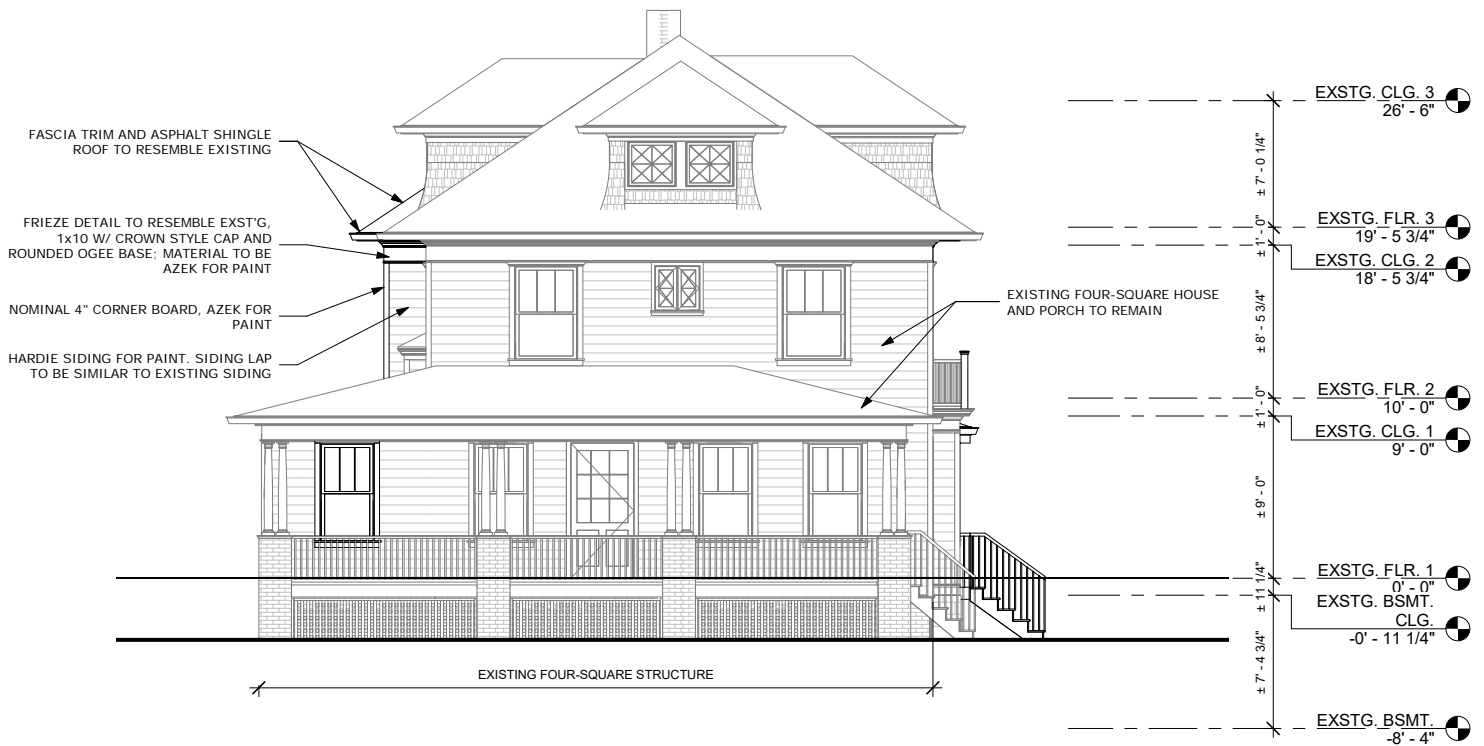
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Proposed Plan

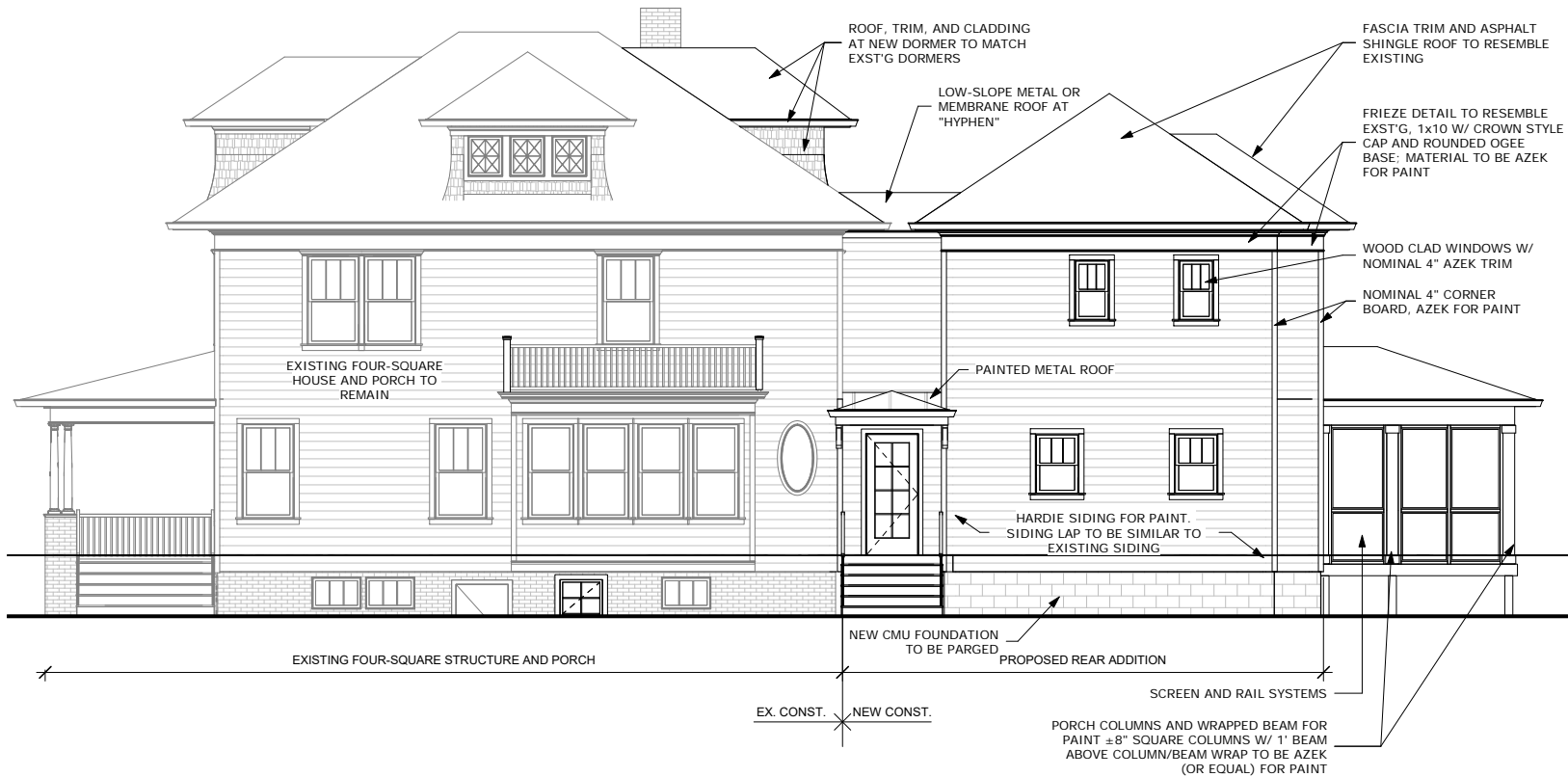
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① Proposed Front Elevation
3/32" = 1'-0"



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

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Proposed Elevations

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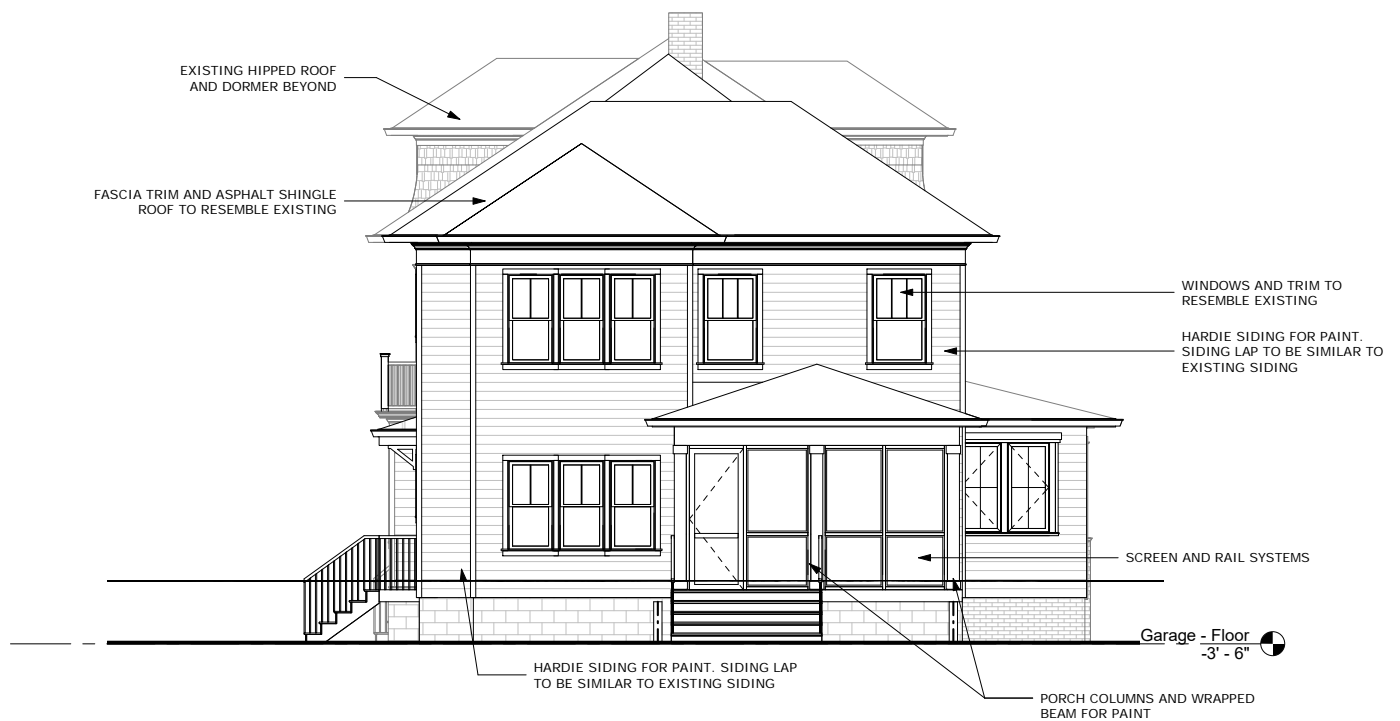
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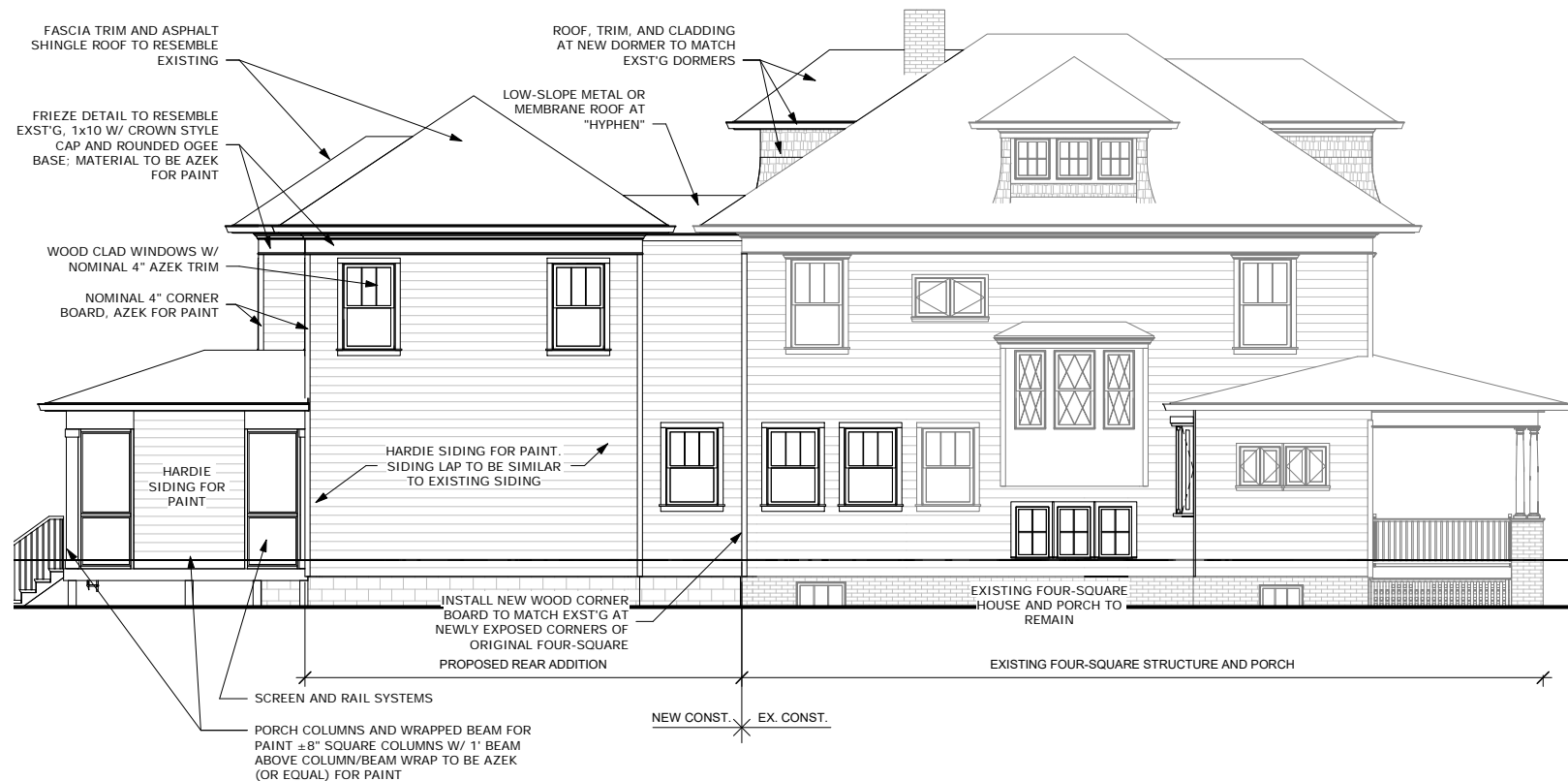
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2-17-2021



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



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

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Proposed Elevations

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3/32" = 1'-0"
2-17-2021



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



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



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Proposed Elevations w/ Garage

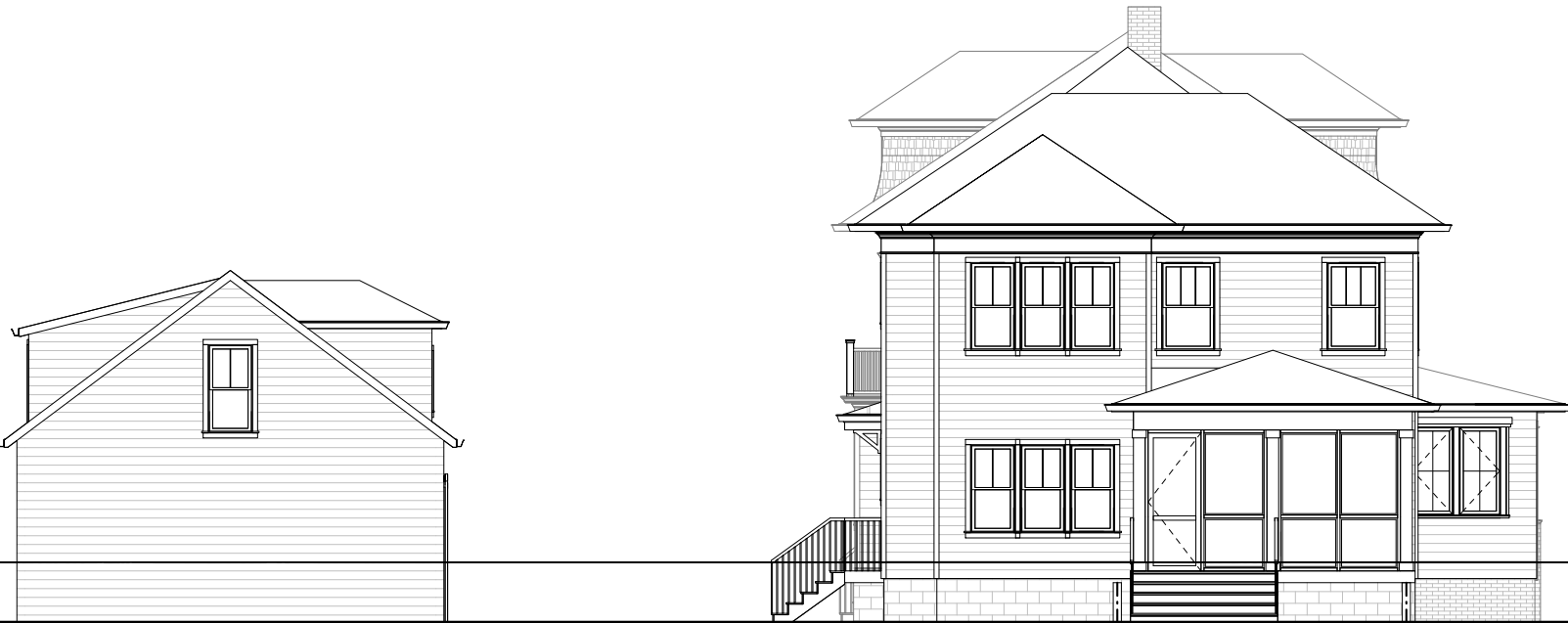
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2-17-2021



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



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

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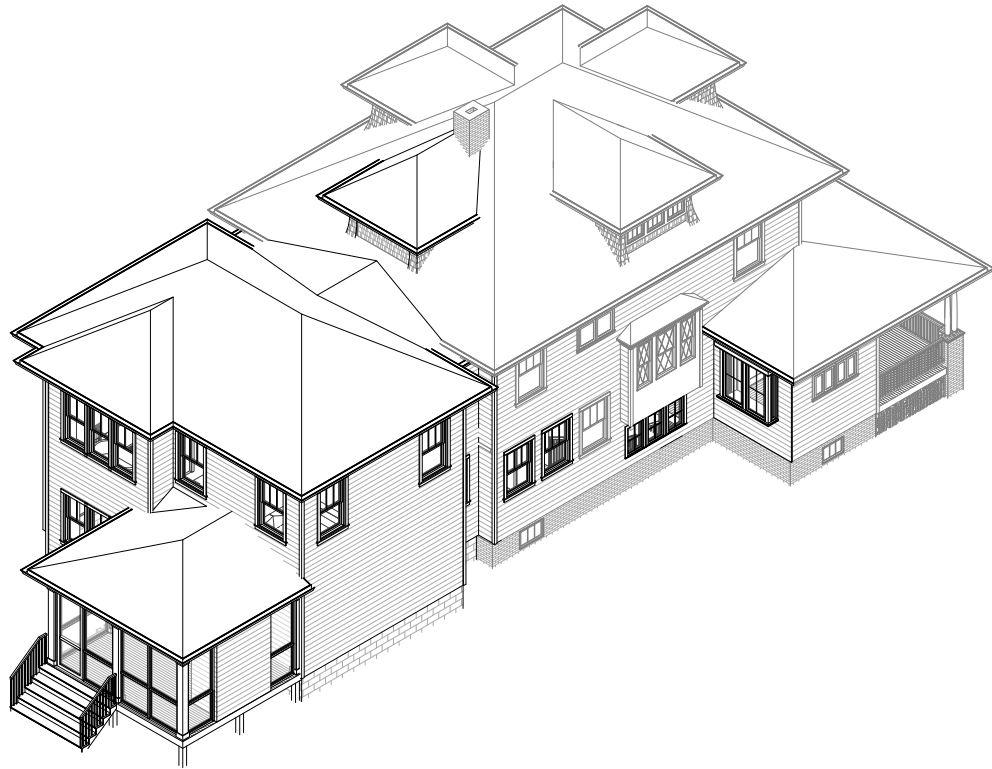
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Proposed Elevations w/ Garage

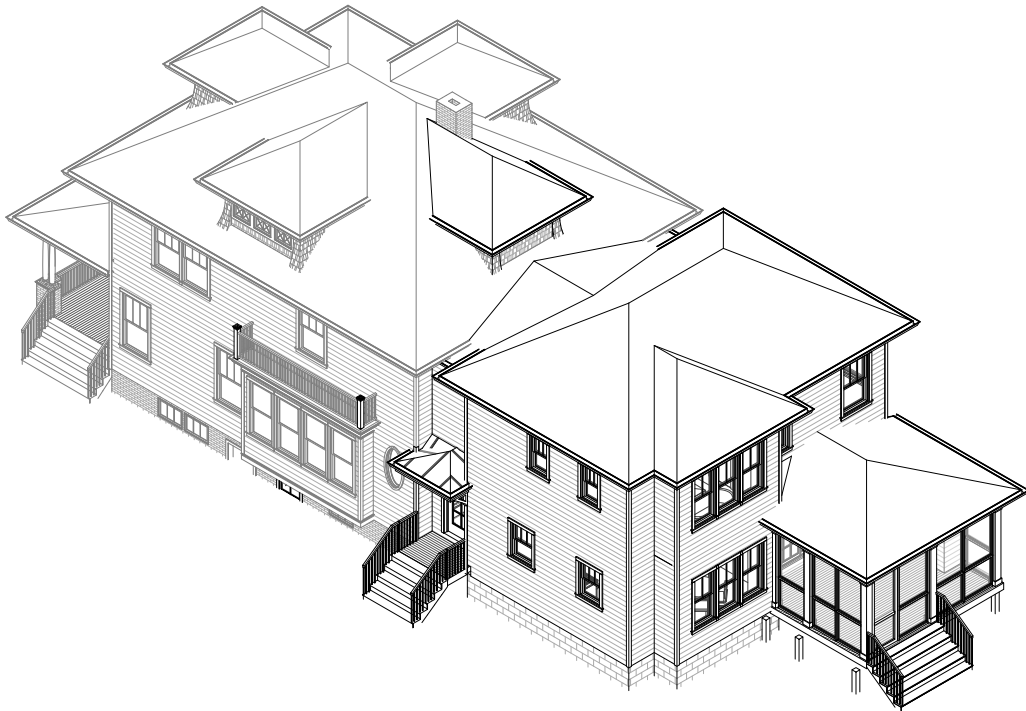
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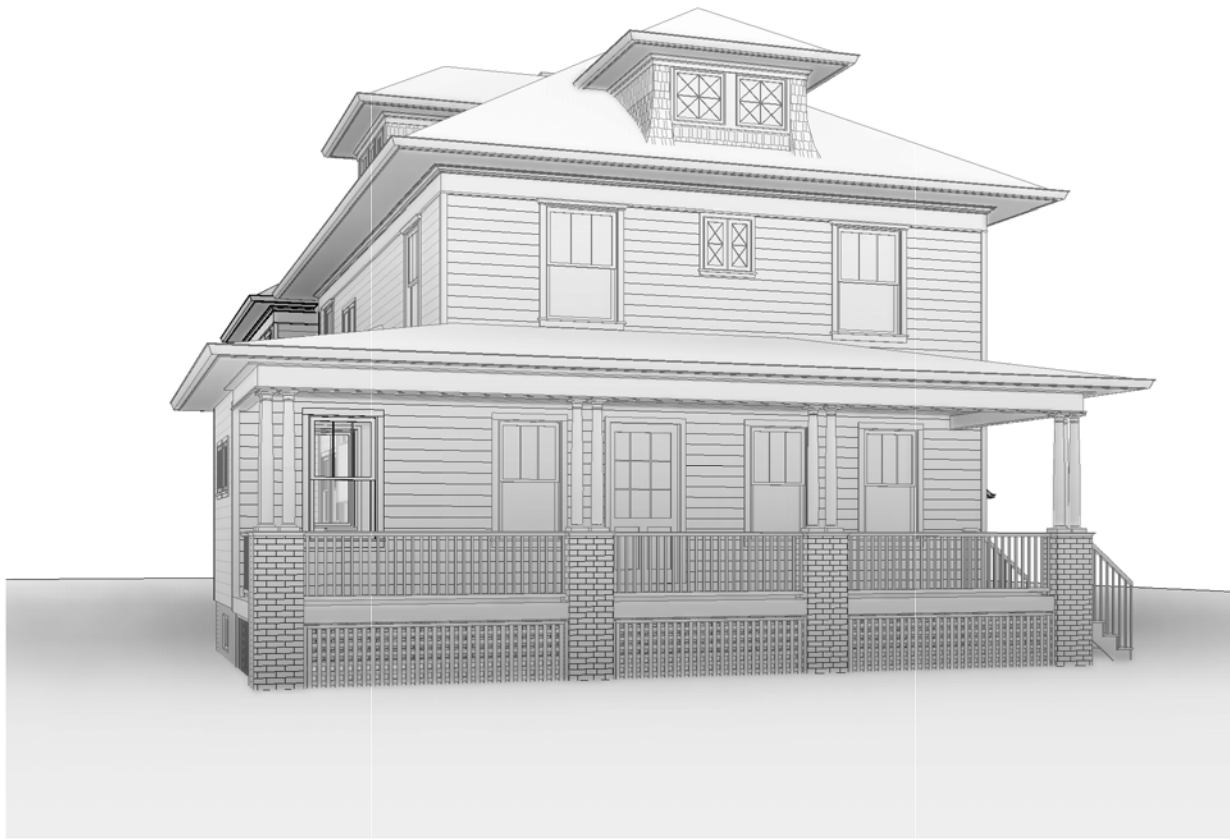
3/32" = 1'-0"
2-17-2021



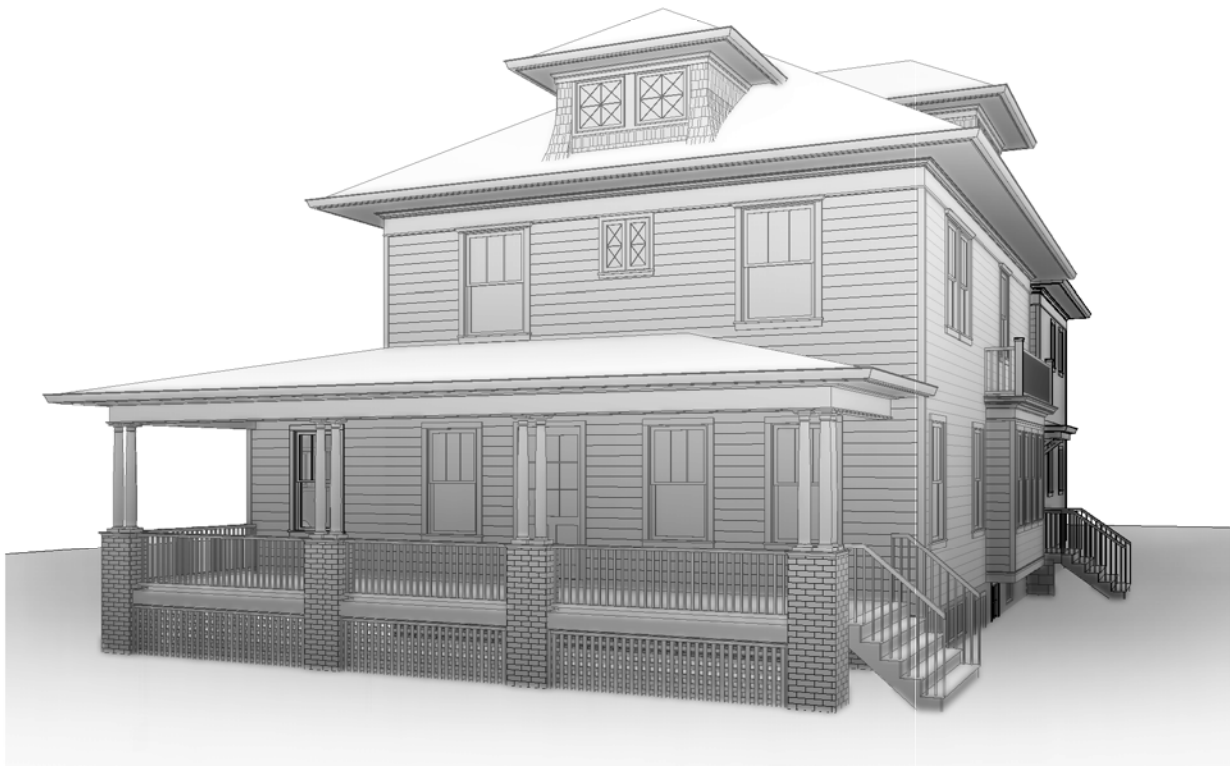
① Birds Eye Axonometric



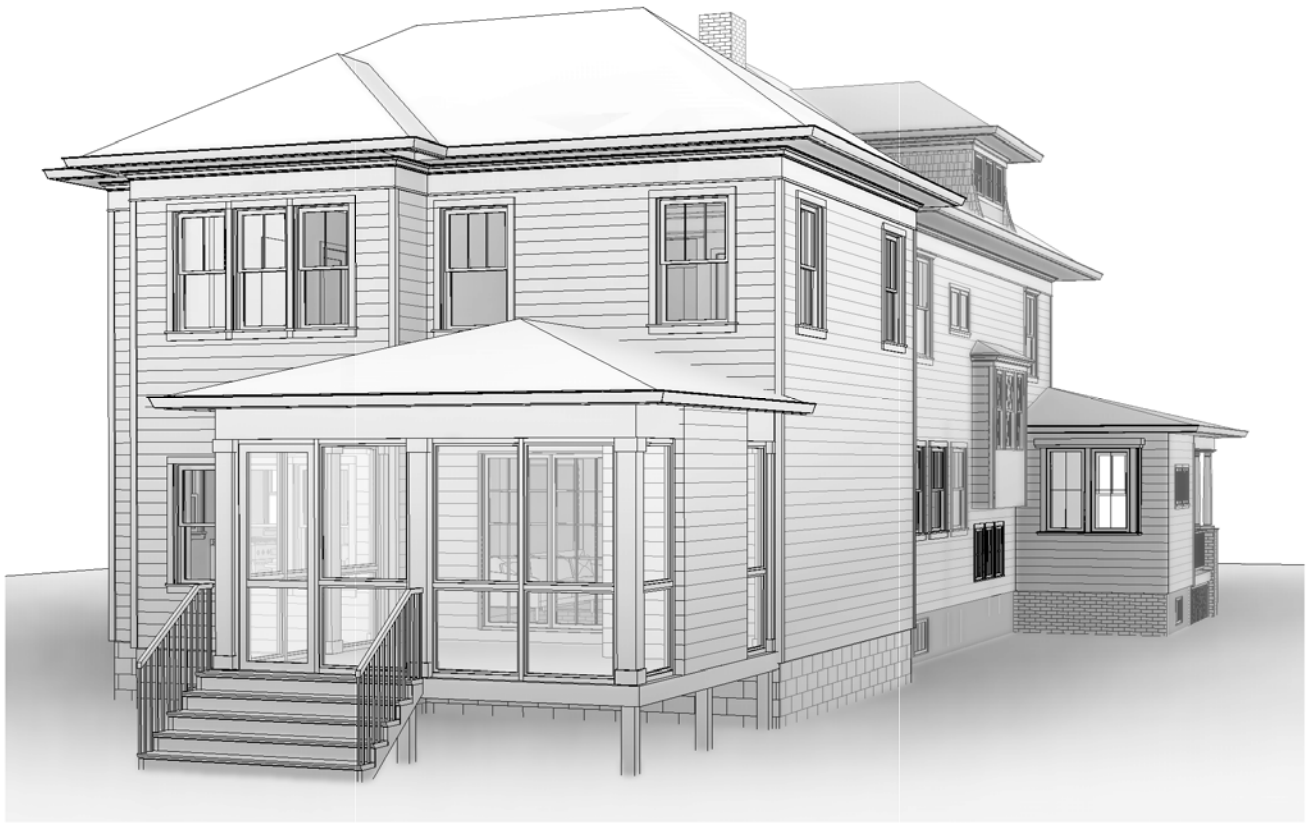
② Birds Eye Axonometric 2



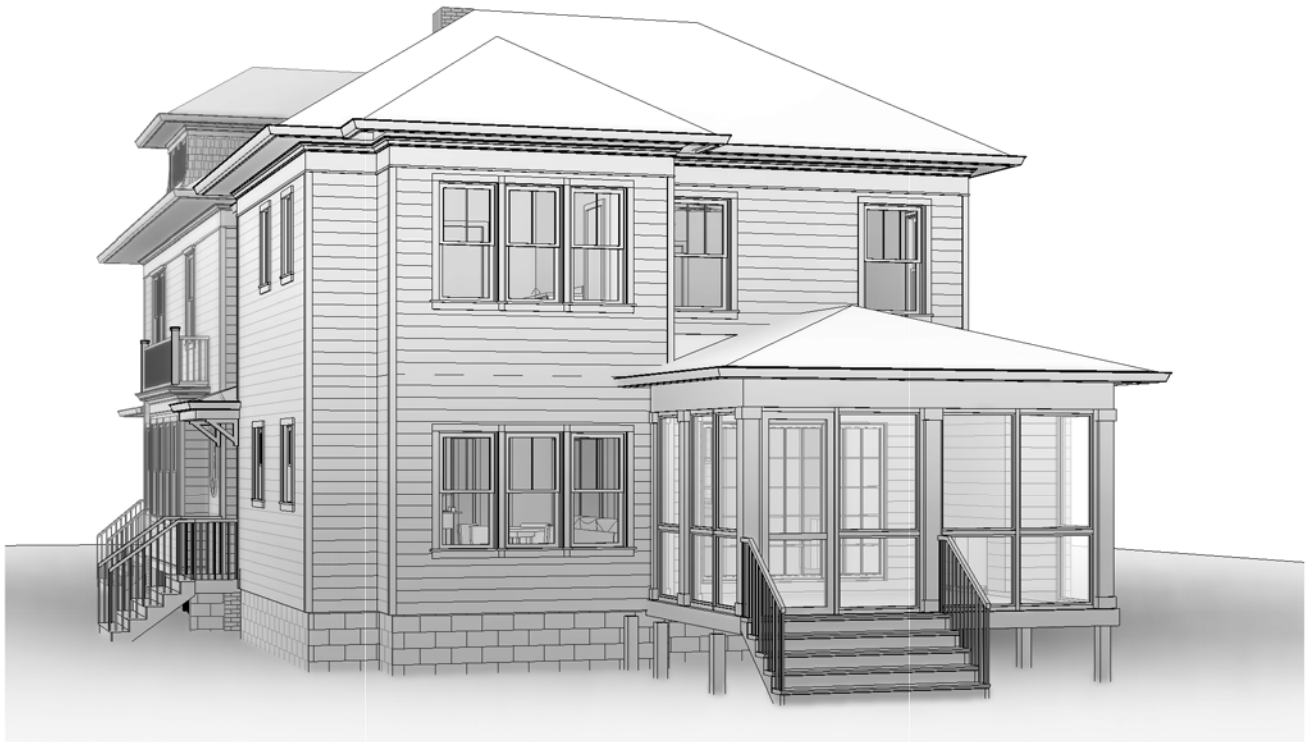
② Front-View2



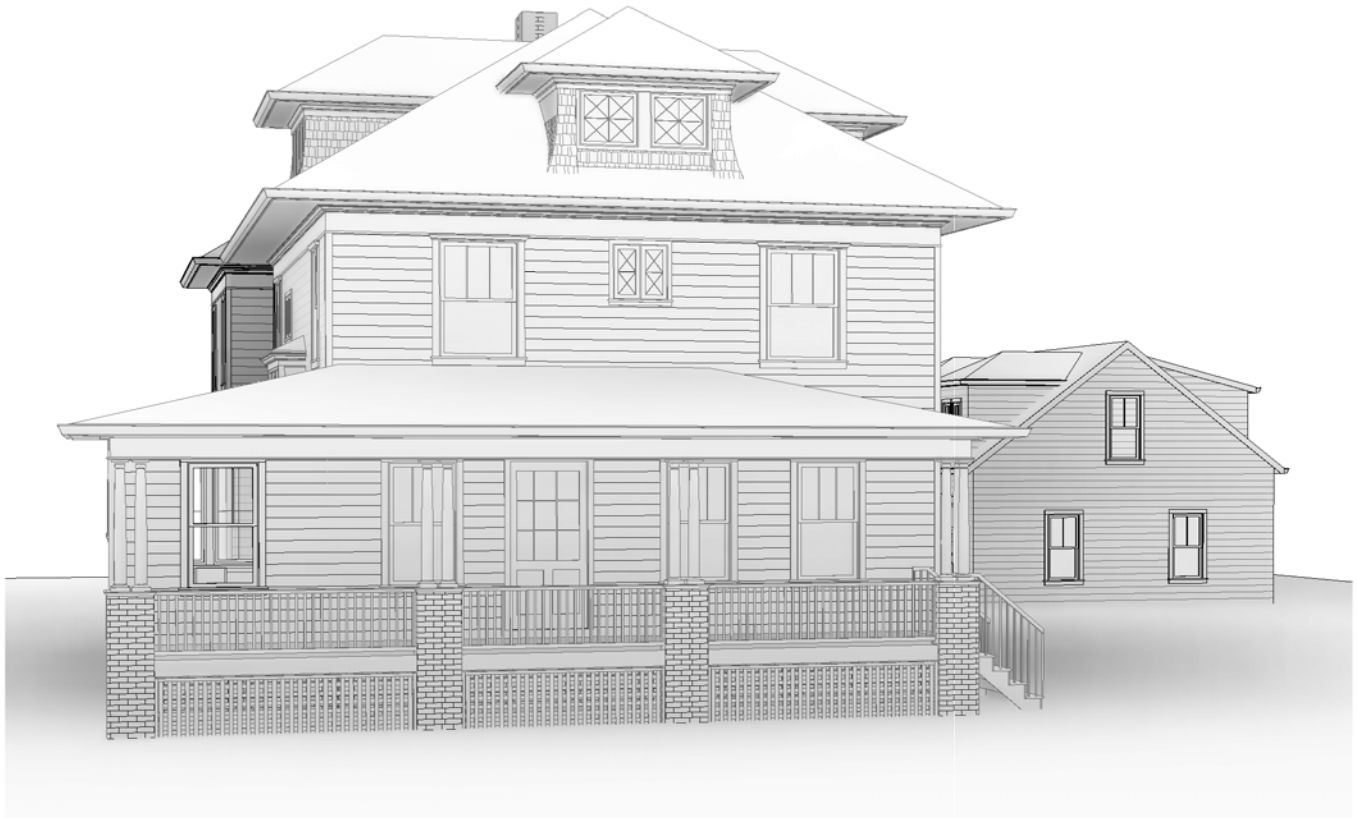
① Front-View1



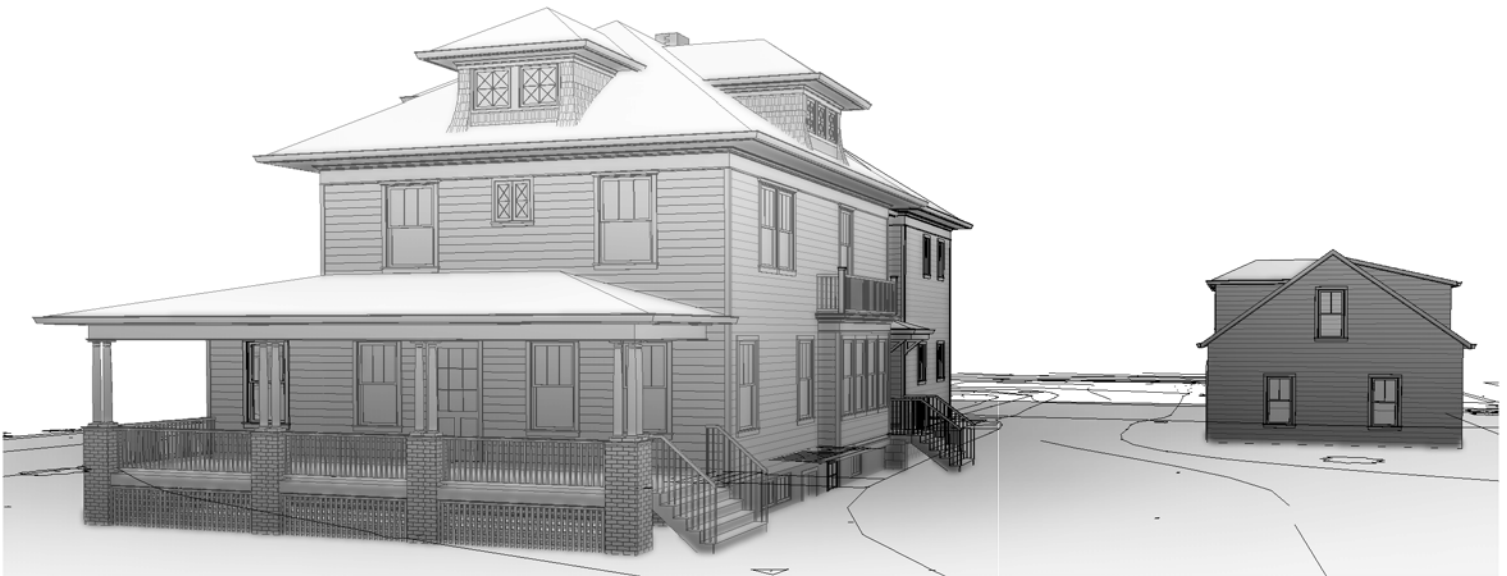
② Rear - View2



① Rear-View1



② Site View 2



① Site View from Driveway

mcdstudio

4948 St. Elmo Ave, Suite 304
Bethesda, MD 20814
P: (301) 215-7277
www.mcdstudio.com

Schematic Renderings

7315 Brookville

Scale:

Drawing Issue Date: **35**

2-17-2021



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Existing Photos - Front of House/West Elevation

7315 Brookville

Scale:

Drawing Issue Date: **36**

2-17-2021



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Existing Photos - Right Side of House/South
Elevation

7315 Brookville

Scale:

Drawing Issue Date: **37**

2-17-2021









7315 Brookville Road
Preliminary Description and Notes

Description:

Addition and renovation to an existing two story home with an attic and basement. We are also proposing the removal of an existing accessory garage and office and construction of a new accessory garage and home office.

Two previously constructed additions to the home will also be removed, these additions were not historic to the home.

Exterior Finishes:

In the area of the existing/original house, wood siding will be repaired in kind, as well as any wood trim details. This includes reinstalling wood corner boards at the two rear corners of the home that were concealed at the first floor by the previous additions to the home.

In the area of the addition, we are proposing a paintable cementitious siding (Hardie) with an exposed lap to match the existing siding. For the exterior trim, we are proposing a paintable, synthetic trim (Azek or equal) that will lessen the maintenance burden on the new owners.

We are proposing windows with a wood interior and clad exterior for the addition.

Additional interior finishes and fixtures will be TBD by the property owners.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/16/2021

Application No: 942304
AP Type: HISTORIC
Customer No: 1397533

Comments

Please include the Architect, Matt McDonald (info@mcdstudio.com) on the projectdox invite as well.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7315 BROOKVILLE RD
CHEVY CHASE, MD 20815
Homeowner Rice (Primary)
Othercontact McDonald

Historic Area Work Permit Details

Work Type ADD
Scope of Work Rear addition and interior renovations to an existing house. An existing addition will be removed and an existing detached garage will also be replaced.

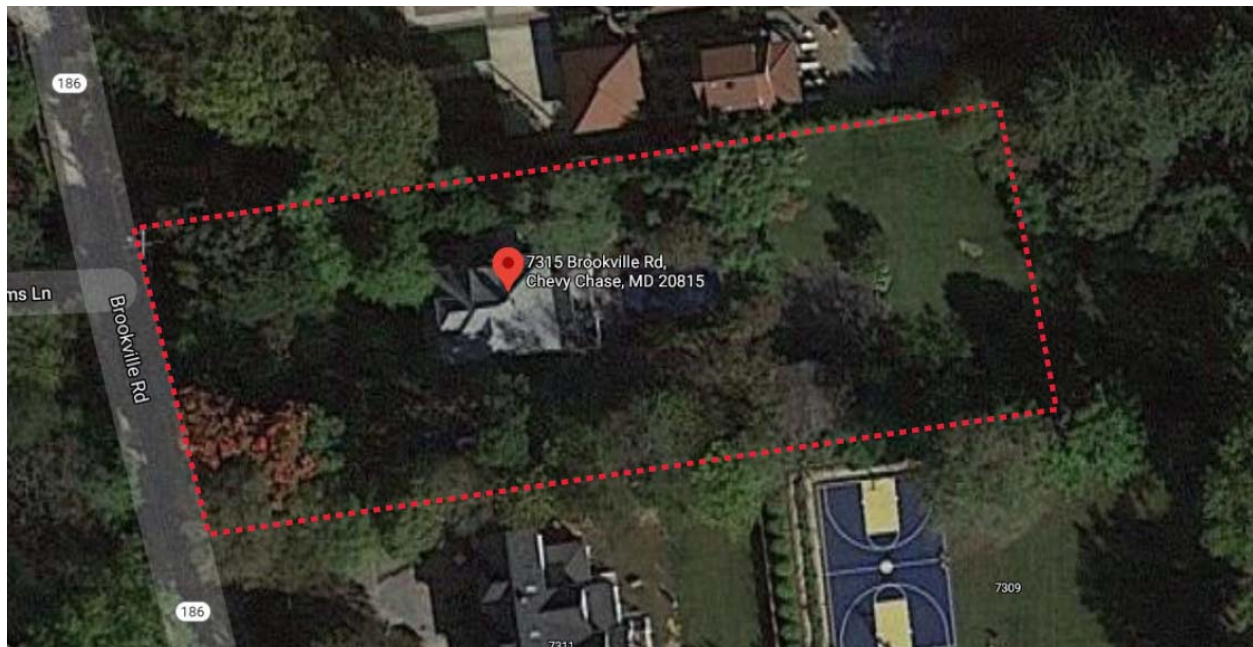
STATEMENT OF JUSTIFICATION – PROPOSED ADJUSTMENT TO ENVIRONMENTAL SETTING

CHEVY CHASE SECTION 5
7315 BROOKVILLE ROAD, CHEVY CHASE
SIMPSON HOUSE, #35/072-000A

March 16, 2021

I. INTRODUCTION

The Applicant, Lacy Rice (“Applicant”), currently has a Preliminary Plan Application (Chevy Chase Section 5; #120210070) under review at M-NCPPC to create two single-family residential lots from two unplatted parcels and adjust internal lots lines for several adjacent residential properties. The properties included in the application are: Parcels 429, Parcel 431 (Historic Simpson House), Outlots A and B, Lots 6 and 7, Block A, Chevy Chase Section 5 (Plat 18278) and Lot 10, Block A, Chevy Chase Section 5 (Plat 24402) . The total Preliminary Plan application includes approximately 3.99 acres and is zoned R-60.

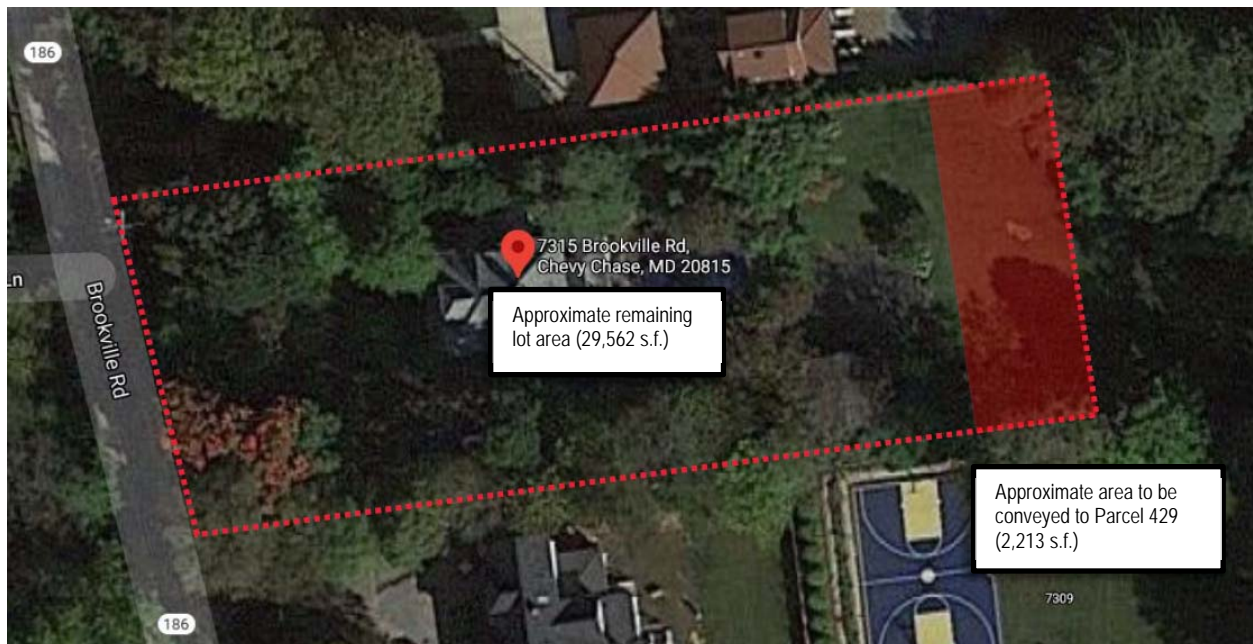


*Approximate Limits of Parcel 431; 7315 Brookville Road
Historic Simpson House (35-/72-000A)*

II. PROPOSED ADJUSTMENT TO ENVIRONMENTAL SETTING FOR THE SIMPSON HOUSE

Parcel 431 (Simpson House; 7315 Brookville Road) is currently an unplatted parcel improved with a single-family home and related site appurtenances. Under a pending Historic Area Work Permit (HAWP), the applicant intends to restore the existing residence, removing previous additions to the home and constructing a new two-story rear addition. Additionally, the applicant intends to remove the existing detached garage and construct a new detached garage, matching the existing house and proposed addition. The project also includes site work necessary to implement the new addition and garage construction, including removal of the existing pool and patio, removal of portions of the existing driveway, and construction of required stormwater management facilities.

The applicant is proposing to convey the rear 19.3-feet (approximately 2,213 square feet) of Parcel 431 to Parcel 429 (proposed Lot 15). Given environmental constraints and the need for a means of access and fire department access on Parcel 429, the useable area of that future lot is very constrained. The conveyance of the 2,213 feet between the parcels is therefore intended to make the useable areas of the lots more equitable. Because the strip of land to be conveyed between the lots is technically located within the Simpson House's historic environmental setting, however, we are seeking a modification to the setting to remove this area and make the new environmental setting consistent with the future lot lines to avoid confusion. The proposed lot line changes to Parcel 431 do not negatively impact the residence or its stature as a historic resource.



Approximate Limits of Parcel 431 Lot Line Adjustment

III. JUSTIFICATION

The area to be conveyed to Parcel 429 (proposed future Lot 15, as indicated in the Preliminary Plan application) includes maintained lawn and lacks any discernable environmental or historic features that would provide association with the existing house. The Maryland Inventory of Historic Properties Form, under Section 3, identifies “building(s)” as the historic resource, not the “site”, and the existing setting appears to have been set simply using the existing parcel lines. Therefore, the proposed changes to the boundary of the historic property will have little to no impact on the historic nature of the resource itself.

After the proposed conveyances, the resultant property (Proposed Lot 14, as identified in the preliminary plan application) will remain in compliance with all Montgomery County Zoning standards applicable in the R-60 zone (setbacks, lot coverage, etc).



Site photo, looking south; Approximate Limits of Parcel 431 conveyance to Parcel 429

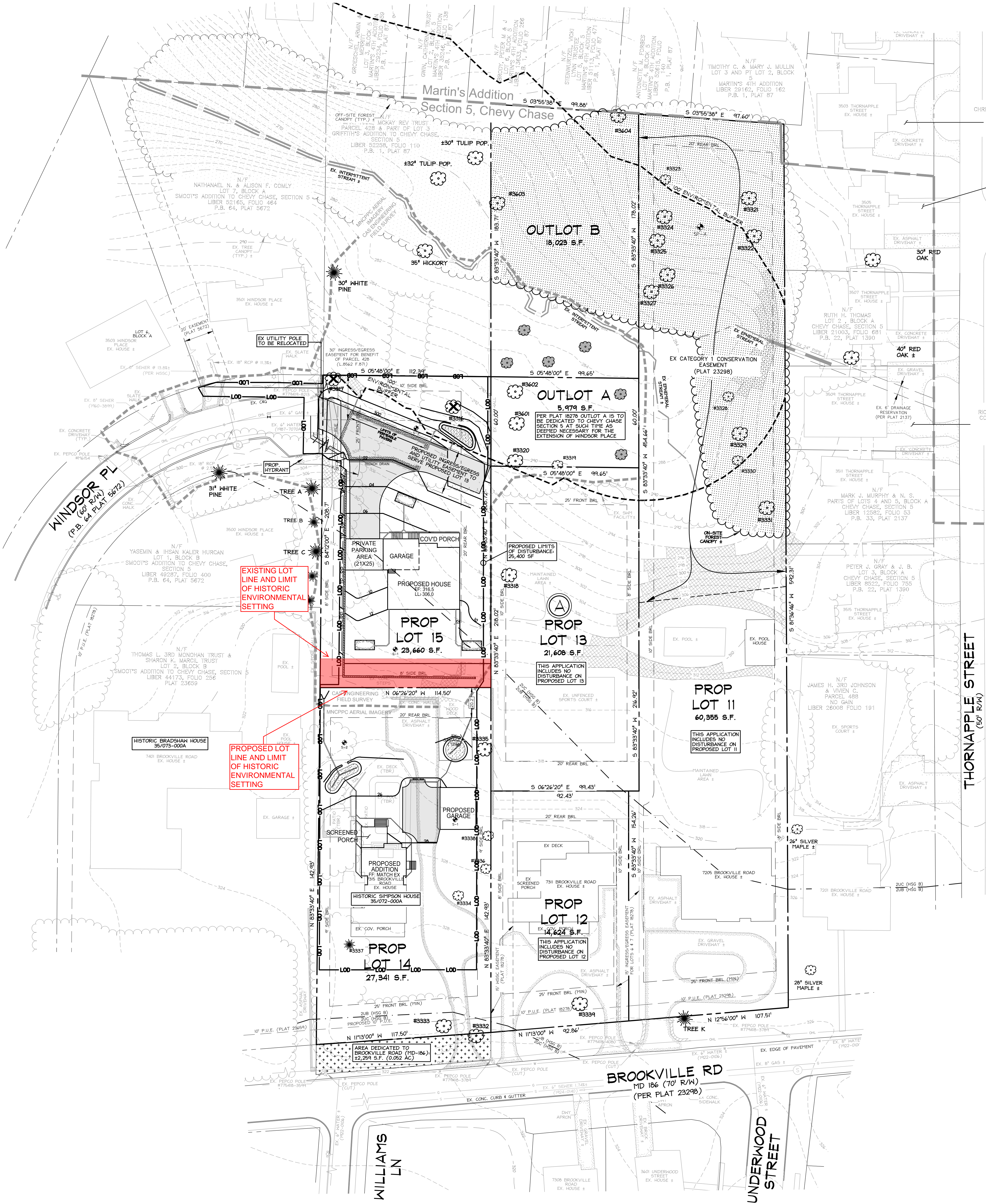
PRELIMINARY PLAN - M-NCP&PC No. 120210070

GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated May, 2020.
- Property is located on Tax Map HN562 and WSSC 200' Sheet 209NW03.
- Property is located on Soils Survey Map Number 27.
Soil type(s): 2UC, Glenelg Urban Land, HSG "B".
2UB, Glenelg Urban Land, HSG "B".
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PERCO
Telephone - Verizon
Gas - Washington Gas
- Parcels 429 and 431, Lot 6, Lot 7 and Lot 10 lie within the incorporated municipality of the Village of Chevy Chase, Section 5.
- This plan was created without the benefit of a title report.

LEGEND

EXISTING FEATURES	
	Ex. Storm Drain with Manhole
	Ex. Sewer Manhole and Invert
	Ex. Water Line with Valve
	Ex. Gas Line with Valve
	Ex. Overhead Utility with Pole
	Ex. Two-And-Ten-Foot Contours
	Ex. Spot Elevation
	Ex. Wood or Stockade Fence
	Ex. Retaining Wall
	Ex. Subject Property Line
	Ex. Adjoining Property Line
	Ex. Forest Sample
	Ex. Soil Line with Soil Types
	Ex. Environmental Buffer
	Ex. Filed Survey Linetype
	Ex. Steep Slopes (> 25%)
	Ex. Tree Canopy
	Off-Site Forest Canopy
	Ex. Specimen Tree (DBH ≥ 30") w/ Critical Root Zone Boundary
	Ex. Significant Tree (DBH ≥ 24") w/ Critical Root Zone Boundary
	Ex. On-Site Forest
	Ex. Tree To Be Removed
PROPOSED FEATURES	
	Limit Of Disturbance (L.O.D.)
	Prop. Water-House Connection
	Prop. Sewer-House Connection
	Prop. Gas-House Connection
	Prop. Electric-House Connection
	Prop. Contour with Elevation
	Prop. Spot Elevation
	Prop. Retaining Wall
	Prop. 4" PVC Drain Pipe
	Combination Tree Protection Fence and Root Pruning Trench
	Prop. SWM Facility
	Proposed Dedication
	Proposed Mitigation Tree



CAS JOB NO.: 19-135	
DATE: 05/2019	
DATE	REVISION
11/04/20	EST - Initial Preliminary Plan submitted to MNCPPC
12/04/20	EST - Final Preliminary Plan submitted to MNCPPC
01/08/21	EST - Revision SWMCC Uploaded to ePlans for Review by MCDPS-WRS
02/22/21	EST - Revision SWMCC Uploaded to ePlans for 2nd Review

VICINITY MAP
ADC MAP 5407, GRID J-3, SCALE: 1" = 200'

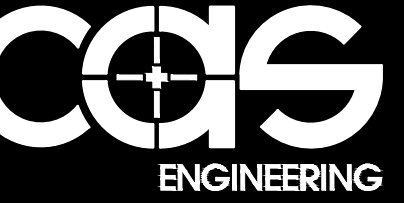


Curt A. Schreffler, P.E.
CURT A. SCHREFFLER, P.E.
02/22/2021

PROFESSIONAL ENGINEER CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19068, expiration date 3/31/2022, and that this plan meets MCDPS criteria for building and sediment control permit applications.

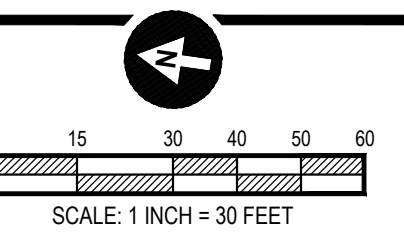
Parcels 429 & 431, Griffith's Addition to Chevy Chase, Section 5
Outlots A & B, Lot 6, Lot 7 and Lot 10, Block A, Chevy Chase, Section 5
Liber 2747 at Folio 591, Recorded 06/19/60, Liber 8562 at Folio 862, Recorded 11/1988
P.B. 161, Plat 18278 & Plat 23298, Recorded 8/1991 and 12/2005
Bethesda (7th) Election District, Montgomery County, MD
Unaddressed Windsor Place, 7315, 7311, 7309 and 7205 Brookville Road
Chevy Chase, Maryland 20815

TAX MAP: HN562
WSSC: 209NW03



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Frederick, Maryland 21701
301-507-8031 Phone
info@casengineering.com
www.casengineering.com

CAS ENGINEERING-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com



SHEET TITLE:
Preliminary Plan

PP-6

OWNER/APPLICANT
Lacy Rice
7205 Brookville Road
Chevy Chase, MD 20815
(301) 529-8279 cell
lacy@cpdc.com

Brookville Road & Windsor Place
Chevy Chase, Section 5
Proposed Lots 11-15, Block A
Outlots A and B
Preliminary Plan

PRELIMINARY PLAN NOTE: Unless explicitly noted on this Preliminary Plan or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, sidewalks, and other proposed features are for illustrative purposes only. The final locations of the proposed improvements will be determined at the time of building permit issuance. Please refer to the Zoning Data Table for development standards such as setbacks, building restriction lines, building height, and lot coverage. Other site development limitations may be included in the conditions of the planning board or planning staff approvals.