

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7315 Brookville Rd., Chevy Chase	Meeting Date:	4/8/2026
Resource:	Individually Listed Master Plan Site Simpson Family House (35/72)	Report Date:	4/1/2026
Applicant:	Paul and Brandy Carlson Great American Landscapes, Agent	Public Notice:	3/25/20206
Review:	HAWP	Staff:	Dan Bruechert
Permit Number:	1151968	Tax Credit:	n/a
Proposal:	Hardscape alterations, grading, pergola and outdoor kitchen construction, retaining wall installation, <u>and tree removal.</u>		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final approval authority delegated to Staff;

1. A site plan with notated dimensions of the paved areas must be submitted.
2. Scaled elevation drawings and material specifications for the proposed pergola must be submitted.

ARCHITECTURAL DESCRIPTION

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

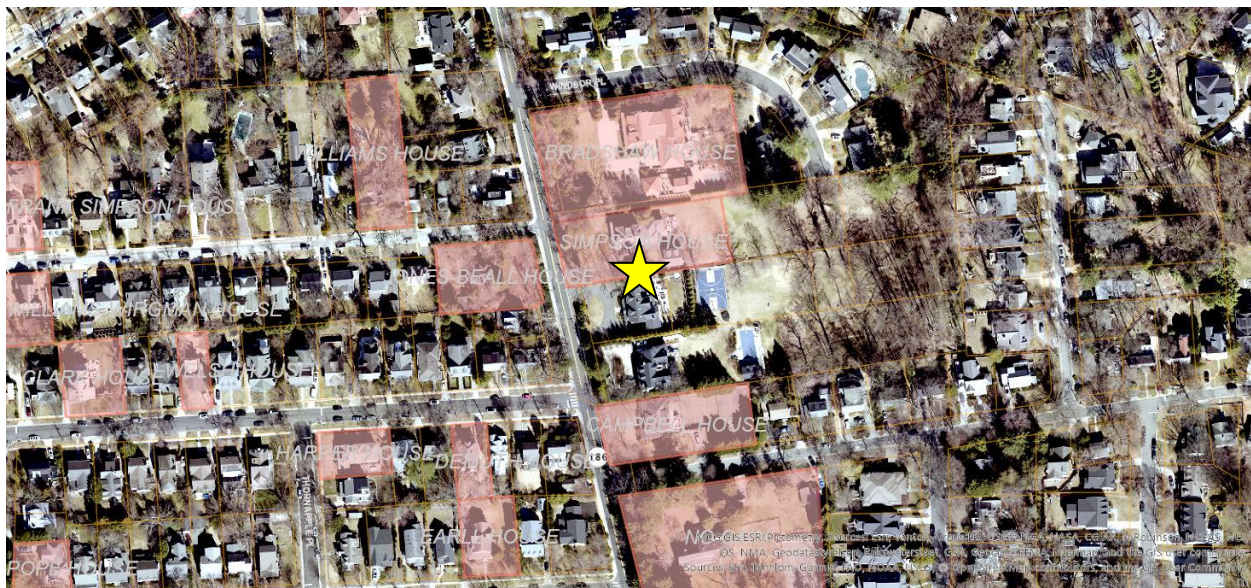


Figure 1: The Simpson House was constructed on a 3.2-acre site that has been subdivided over the years.

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 held a Preliminary Consultation on January 21, 2026 to evaluate a proposed partial demolition and addition to the 2021 rear addition. Commissioners were generally supportive of the proposal, but were divided about the appropriateness of the 4’ (four foot) projection of the proposed family room addition. Commissioners had several questions about the proposed landscape and hardscape alterations, however, work to the landscape and hardscape are no longer part of this HAWP. The submitted HAWP is a slightly refined version of the design shown at the Preliminary Consultation.

On March 11, 2026, the HPC approved a HAWP to demolish the existing screened-in porch and construct an addition and new screened-in porch. The applicant returns for alterations to the existing hardscape and landscape.

PROPOSAL

The applicant proposes alterations to the hardscape and landscape including:

- Constructing a retaining wall and regrading at the front of the house,
- Removing several trees,
- Replacing a portion of the asphalt driveway with flagstones,
- Constructing a new flagstone patio with a pergola and outdoor kitchen, and
- Paving an area to the west of the garage for storage.

Additional plantings are proposed but are not subject to HPC review.

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*.

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:

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.

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. In 2021, the HPC approved a HAWP that included the demolition of a non-historic rear additions, filled in the swimming pool, and constructed an addition at the rear with a screened in porch. The HPC approved an expansion to this addition in March 2026, which included the finding that house could not accommodate additional construction without detracting from the house's historic character. The applicant proposes to make several alterations to the landscape and hardscape of the subject property including:

- Removing several trees,
- Constructing a retaining wall and regrading at the front of the house,
- Removing several trees,
- Replacing a portion of the asphalt driveway with flagstones,
- Constructing a new flagstone patio with a pergola and outdoor kitchen, and
- Paving an area to the west of the garage for storage.

Staff finds the proposed work will not have a substantial impact on the historic character of the house and recommends the HPC approve the HAWP.

Tree Removal, Regrading, and Retaining Wall

At the western edge of the property, along Brookville Rd., the lot slopes down approximately 6' (six feet).

There are five Hemlock trees, which the applicant states are in declining health. The applicant proposes to remove the five trees, soften the grade, and install a retaining wall along the front edge of the property. The applicant proposes to plant several flowering trees, in addition to other plantings, behind the new retaining wall.

The proposed rough stone retaining wall will abut the stone wall for the property to the north ([the Bradshaw House Master Plan Site #35/73-000A](#)). The height of the proposed wall narrows to the south from a maximum of 3' 9" (three feet, nine inches) to 18" (eighteen inches) at the entrance to the driveway. Two-foot-wide engaged piers are spaced approximately every 24' (twenty-four feet).

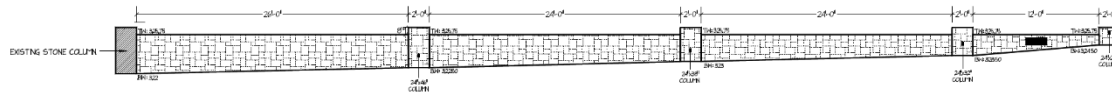


Figure 2: Elevation of the proposed retaining wall.

The second change proposed at the front is the removal of five Hemlock trees. The trees range in width from 7" d.b.h. (seven inches diameter at breast height to 14" d.b.h. (fourteen inches diameter at breast height), and are identified as in "declining health" in the accompanying project narrative. Several trees at the front, including a Maple, Redbud, Holly, and several other large trees of unidentified species, are to remain. Additionally, the applicant proposes to plant several flowering trees, including dogwoods and a Teddy Bear Magnolia, in the sloping area behind the retaining wall.

The last change proposed at the front of the house is softening the drop in grade. The existing grade shows signs of soil erosion, and reducing the grade, coupled with the retaining wall and additional plantings, should help to mitigate the erosion.

Staff finds the proposed changes are generally in keeping with the historic character of the site. Staff finds the proposed rough stone retaining wall is an appropriate material, and its relatively diminutive size will not overwhelm the historic house. Staff notes the retaining wall will be nearly 90' (ninety feet) from the front wall plane, limiting its impact on the character of the historic house. Staff supports the proposed wall under 24A-8(b)(2) and *Standards #2, 9, and 10*.

Staff further finds that removing the five Hemlock trees will not have a substantial impact on the character of the site. While Staff is unable to evaluate the condition of these trees, their grouped planting has limited the ability for the canopy to spread and make a substantial contribution to the tree canopy on site. Furthermore, the planting of the additional trees will help to mitigate the loss of these trees. Staff recommends the HPC approve the removal of the five Hemlocks under 24A-8(b)(2) and *Standard #2*.

Finally, Staff finds that regrading the front edge of the property will help to resolve an ongoing issue that, once the retaining wall is installed, will not be visible from the public right-of-way. Staff finds the regrading is a de minimis change that should be approved as a matter of course under 24A-8(b)(1) and (2) and *Standard #2*.

Driveway Repaving

In front of the existing detached garage, there is a rectangular asphalt parking court. The applicant proposes to remove the asphalt, change the shape of the parking court, and install a flagstone driveway/car park using flagstones with a granite block border.

Staff finds the asphalt is a contemporary material and its removal should be approved as a matter of course. Staff further finds that the amount of additional impervious surface is negligible, and its curved

shape is in keeping with the other hardscaping and landscaping (discussed below). Finally, Staff finds that the proposed flagstones and granite block border are more in keeping with the historic character of the house by introducing a variety of colors and textures to the hardscaping instead of the uniform appearance of the existing asphalt. Staff recommends the HPC approve the flagstone driveway/car park under 24A-8(b)(2) and *Standard #2*.

Patio, Pergola, and Outdoor Kitchen

The existing rear stone patio will be demolished to accommodate the construction of the approved rear addition. The applicant proposes to install a new patio further to the rear that includes a pergola with an outdoor kitchen, surrounded by new plantings. At the January 21, 2026 Preliminary Consultation, the applicant presented a concept plan for this area that included a cabana covered by a hipped roof, located only 8' (eight feet) from the rear wall of the approved screened in porch and only 9' (nine feet) from the northern property line. Commissioners were concerned primarily that the cabana was too close to the house and that it was too close to the property line.

The proposed patio will be constructed out of rectangular flagstones that match the appearance of the driveway/car park paving discussed above. The submitted plans are drawn to scale but do not include notated dimensions of the paving area; however, they appear to be consistent with the existing patio. Staff recommends that the HPC add a condition requiring the final permit drawings include dimensional notations and that these plans must be reviewed and approved before issuing the final HAWP approval documents.

The proposed pergola has been located further to the rear of the new screened-in porch and is approximately 12' (twelve feet from the northern property boundary) and has a metal frame with a louvered roof, 10' (ten feet) tall. The western side of the pergola has a privacy wall with wood siding that matches the exterior walls of the house and a centrally located window. The pergola includes an outdoor kitchen constructed using Ipe and granite details.



Figure 3: illustration of the proposed pergola.

Staff finds the proposed patio will not substantially increase the amount of impervious surface on the subject property and that the flagstone and granite are appropriate materials. With the recommended

condition that the applicant submit a final plan with dimensional notations, Staff recommends that the HPC approve the new patio under

Staff further finds that the proposed pergola is unlikely to detract from the historic character of the house for several reasons. Staff's primary reservation about the cabana presented in the landscape concept plan presented in January 2026 was that the roof would add massing to the structure which would add to the sense of mass of the house and its addition. The design of the proposed pergola, with its flat roof and open sides, is located further from the house and farther from the property line than the previous submission. Staff finds the new location is appropriate and, coupled with the flat roof, is unlikely to impact the character of the house. However, as the only materials submitted for the pergola were the site plan, perspective illustration, and precedent images, Staff recommends the HPC add a condition to the approval of the HAWP requiring the applicant to provide detailed plans (including elevations) and specifications for the pergola before the release of the final permit approval documents. With the recommended condition, Staff recommends that the HPC approve the pergola under 24A-8(b)(2) and *Standards #2, 9, and 10*.

Additional Paving to the East of the Garage

The area to the east of the garage is currently part of the rear lawn. The applicant proposes to construct an irregular paved area surrounded by new plantings for the storage of trash, recycling, and yard waste. Unlike the patio and driveway, this area will be paved with irregular flagstones.

Staff finds this area is relatively small and is far enough away from the house, and obscured by the detached garage, that it will not impact the character of the site and recommends the HPC approve its installation under 24A-8(b)(2) and *Standards #2, 9, and 10*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final approval authority delegated to Staff;

1. A site plan with notated dimensions of the paved areas must be submitted.
2. Scaled elevation drawings and material specifications for the proposed pergola must be submitted.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and therefore will not substantially alter the exterior features of the historic resource and is compatible 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 an electronic set 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

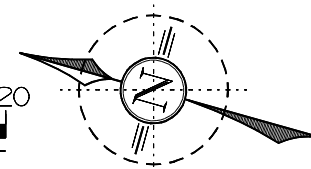
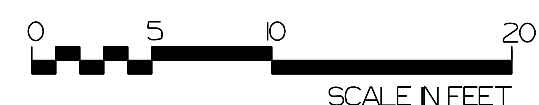
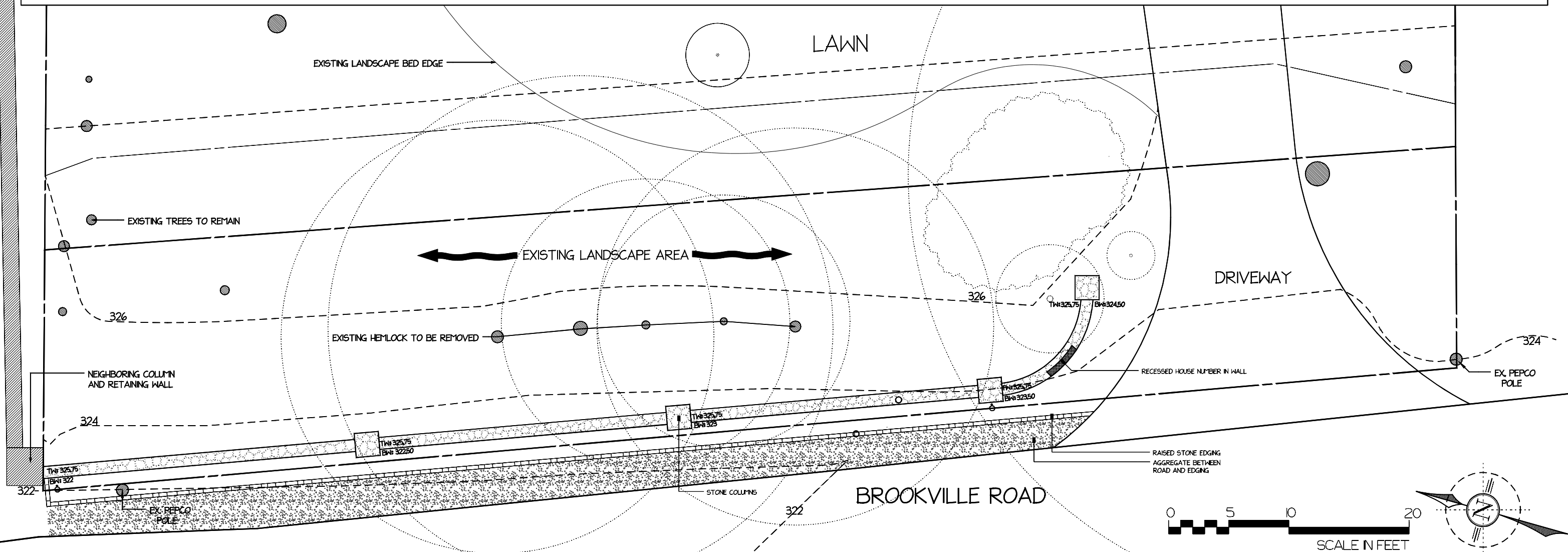
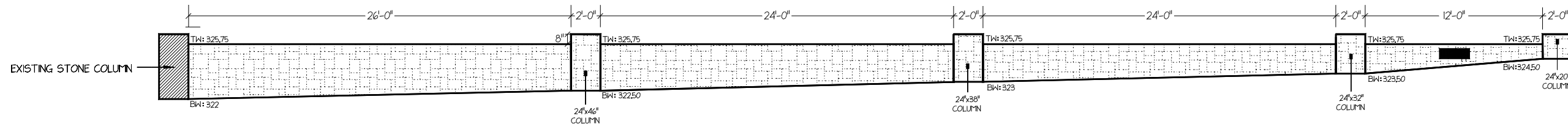
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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:



THE CARLSON RESIDENCE
 7315 BROOKVILLE RD.
 CHEVY CHASE, M.D. 20815



DATE: 3-3-2026	REV.	DATE:
SCALE: 1/8" = 1'-0"		
DRAWN BY: JK		
		9









Great American Landscapes

Design|Build

Maintenance

Outdoor Styling

March 12, 2026

Dear Members of the Historic Preservation Commission,

On behalf of the property owner located, we are pleased to submit the enclosed landscape design for the residence located at 7315 Brookville Rd. Chevy Chase MD. The intent of this project is to enhance the outdoor living spaces and front hillside erosion control of the hillside while maintaining and respecting the historic character of the property and surrounding district.

The proposed backyard design incorporates a louvered pergola, an outdoor kitchen finished in natural Ipe, and a flagstone patio. The pergola will be carefully integrated into the landscape and surrounded by mature plantings and flowering perennials to ensure it remains well screened and not visible from Brookville Road.

In addition, a portion of the existing asphalt driveway located in front of the detached garage will be removed and replaced with a flagstone surface accented with granite cobble.

New plant material will be incorporated throughout the landscape, including a selection of native species, to enhance the overall character of the property while complementing the surrounding environment.

The front hillside will be improved through the installation of a small natural stone retaining wall designed to help manage water runoff and reduce erosion toward Brookville Road. In addition, several declining Hemlock trees will be removed and replaced with a selection of native flowering trees to enhance the health and seasonal interest of the landscape.

Evergreen trees will also be incorporated to provide additional privacy for the homeowner, while a mix of flowering shrubs and perennial plantings will be introduced throughout the landscape to create a layered, natural planting design that complements the character of the property.



7205
BROOKVILLE

MD-186



The pergola will be a custom-built, louvered structure that is assembled onsite. Please see the link below for the manufacturer we are planning to use. The pergola will be finished in black and is approximately 21' x 12' with a height of 10'.

The privacy wall will run along the property line side (approximately 21' in length). The exterior of the wall will feature siding that matches the house or garage, while the interior will have shiplap siding painted to coordinate with the home's exterior color. The window style will also match the house.

Please let me know if this is helpful or if you need any additional information.

Sunroom Contractor | Four Seasons Sunrooms



INTERIOR SHIPLAP FOR PRIVACY WALL.



PERGOLA W/ IPE WOOD KITCHEN

