

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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| Address: | 7835 River Rd., Bethesda | Meeting Date: | 3/25/2020 |
| Resource: | Master Plan Site #29/40 Magruder's Blacksmith Shop | Report Date: | 3/18/2020 |
| Applicant: | 7835 River Road LLC (Paul Treseder, Architect) | Public Notice: | 3/11/2020 |
| Review: | Preliminary Consultation | Tax Credit: | N/A |
| Case Number: | N/A | Staff: | Michael Kyne |
| PROPOSAL: <u>After-the fact</u> roof replacement and dormer construction | | | |

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #29/40
 Magruder's Blacksmith Shop
DATE: By 1751

Excerpt from Places from the Past:

29/40 Magruder's Blacksmith Shop (By 1751)

The oldest known standing structure in Potomac is a familiar landmark and one of the oldest structures in the county as well. Evidence suggests the building was used as a blacksmith shop and was built for Ninian Magruder before his death in 1751. His initials are carved on the chimney. Constructed of uncoursed rubblestone, this building probably incorporated living quarters as well. Ninian conveyed this property to his son, Samuel Magruder, who later built the manor house known as Stoneyhurst.

River Road was one of the earliest roads in the area, used in the 1700s for transporting barrels or hogsheads of tobacco to the port of Georgetown. The smithy served the needs of merchants and travelers along this road, as well as local residents.

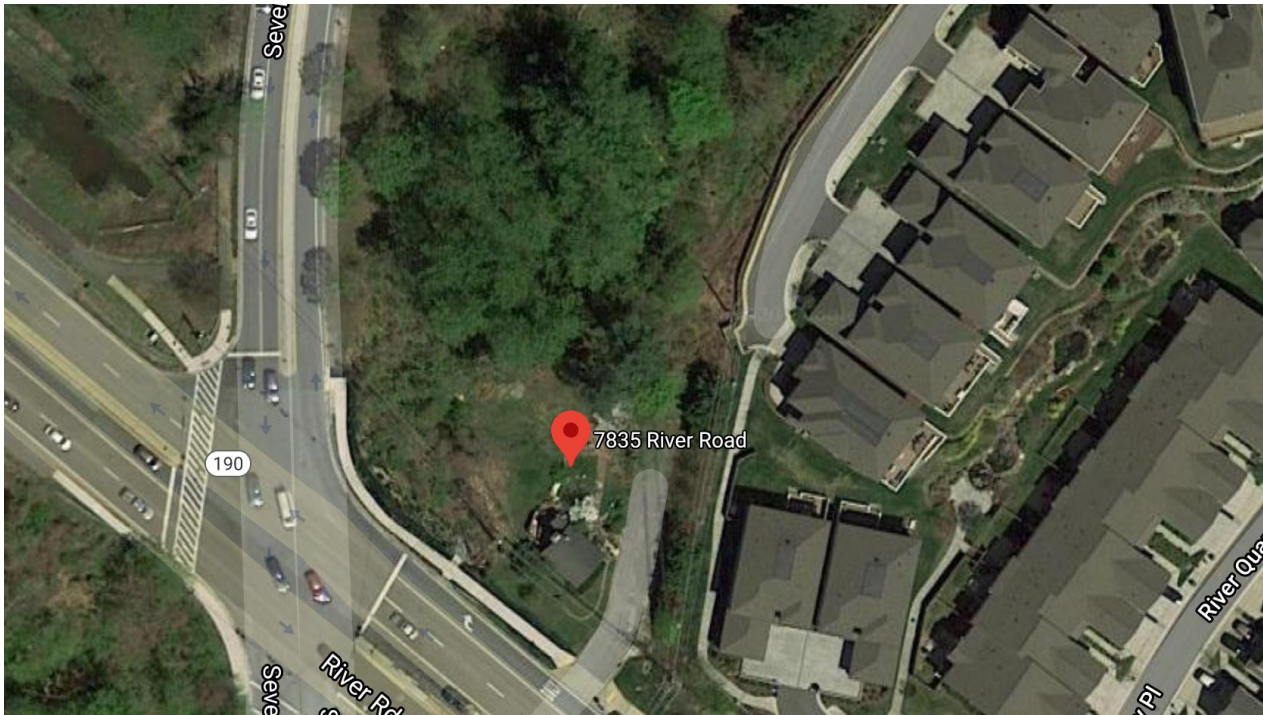


Fig. 1: Subject property.

BACKGROUND:

The applicants previously completed roof replacement and dormer construction at the subject property without permits in the summer of 2019. The asphalt shingle roofing, historic rafter tails, and entire roof structure was replaced with a new roof truss system and standing seam copper roofing. A gable dormer was also constructed on the rear (north) roof plane. The dormer is sided with slate and has two one-over-one double-hung windows on its north elevation. A stop work order has been placed on the property pending resolution of this after-the-fact work through the Historic Area Work Permit review process.

PROPOSAL:

The applicants propose the following work items at the subject property:

- **After-the fact** roof replacement and dormer construction.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement

or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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 the 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the Secretary of the Interior’s Standards for Rehabilitation. The Standards are as follows:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 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.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.

STAFF DISCUSSION:

As noted in *Places from the Past*, the subject property is the oldest building in Montgomery County, having been constructed and used as a blacksmith shop prior to 1751. The building is a one and a half story stone structure with a one-story west side addition, which was constructed sometime after 1975 (see Fig. 2 below). The building has six-over-six double-hung and four-lite casement windows, and, prior to recent unpermitted roof alterations, the building had asphalt shingle roofing. Originally, the building had wood shingle roofing, as it did until at least 1976 (based upon the Maryland Historical Trust's 1976 Historic Sites Inventory Form).

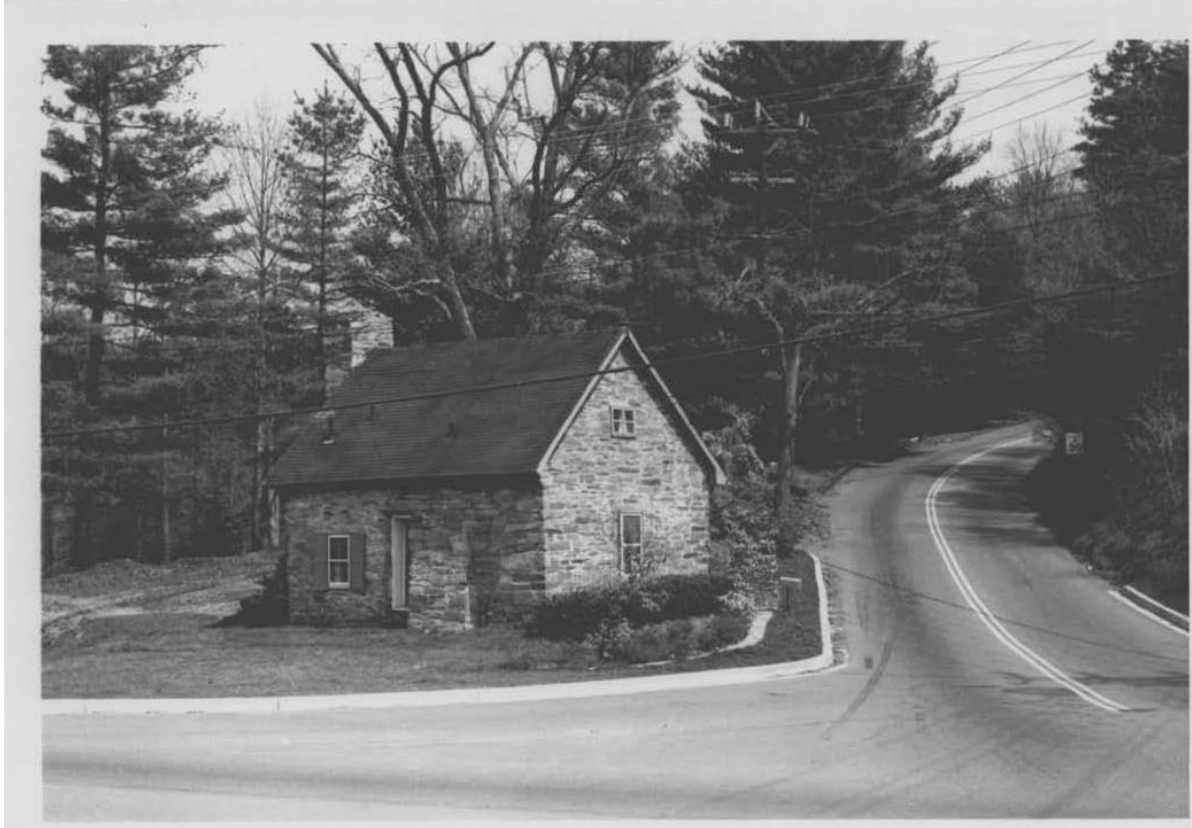


Fig. 2: Photograph dated 1975 from MHT's Historic Sites Inventory Form.

Staff visited the subject property on November 4, 2019 to meet with the applicant and assess recent unpermitted work for appropriateness and compatibility (see pages 11 - 28 for staff's site visit photographs) . Staff found that the asphalt roofing had been replaced with standing seam copper roofing and a large gable dormer had been constructed on the north (rear) roof plane. The dormer is sided with slate and has two one-over-one double-hung windows on its north (rear) elevation. The applicant stated that the roof rafters had been replaced as well, due to deterioration, and staff noted the original, historic roof rafters were still on site.

Staff advised the applicants that the unpermitted alterations – specifically the standing seam copper roofing, large gable-end dormer, slate dormer siding, and one-over-one double-hung dormer windows – were inappropriate for the style and date of the building. Staff recommended that the applicant remove the dormer and reinstall asphalt shingle roofing, resulting in routine maintenance, or submit a HAWP application for appropriate (i.e., architectural asphalt shingles or wood shingles) roof replacement and dormer construction.

The applicants have worked with staff to complete a proposal for compatible alterations. The applicants propose the following alterations:

- Installation of architectural asphalt shingles.
- Construction of one (Option A) or two (Option B) gable dormers on the north (rear) roof plane.
 - Both proposed dormers will have wood shingle siding and 6-lite wood casement windows.

Staff finds the proposed roofing materials generally compatible with the style and date of the building; however, staff finds that restoration of the wood shingle roofing is preferred, in accordance with preservation best practices. Staff encourages the applicants to explore restoration of the wood shingle roofing, which is eligible for the County's 25% Historic Preservation Tax Credit.

Staff also finds the 6-lite wood casement windows in the proposed dormers to be generally consistent with the existing upper floor windows, which are 4-lite wood casement windows. The proposed wood shingle dormer siding is consistent with the original building materials, as evidenced by MHT's 1976 Historic Sites Inventory Form.

Regarding the two dormer options, staff supports **Option B**, finding two smaller symmetrically-placed dormers more compatible with Colonial and/or Georgian period architecture. Single large central dormers, as proposed with Option A, are more reflective of later architectural styles (i.e., foursquare-, bungalow-, or craftsman-style architecture). Regional examples of historic dormers, which are generally consistent with Option B, include the Old Stone House (c. 1765) and the Lockkeeper's House (c. 1837) in Washington, D.C. (see Figs. 3 & 4).



Figs. 3 & 4: The Old Stone House, c. 1765 (top) and the Lockkeeper's House, c. 1837 (bottom) in Washington, D.C.

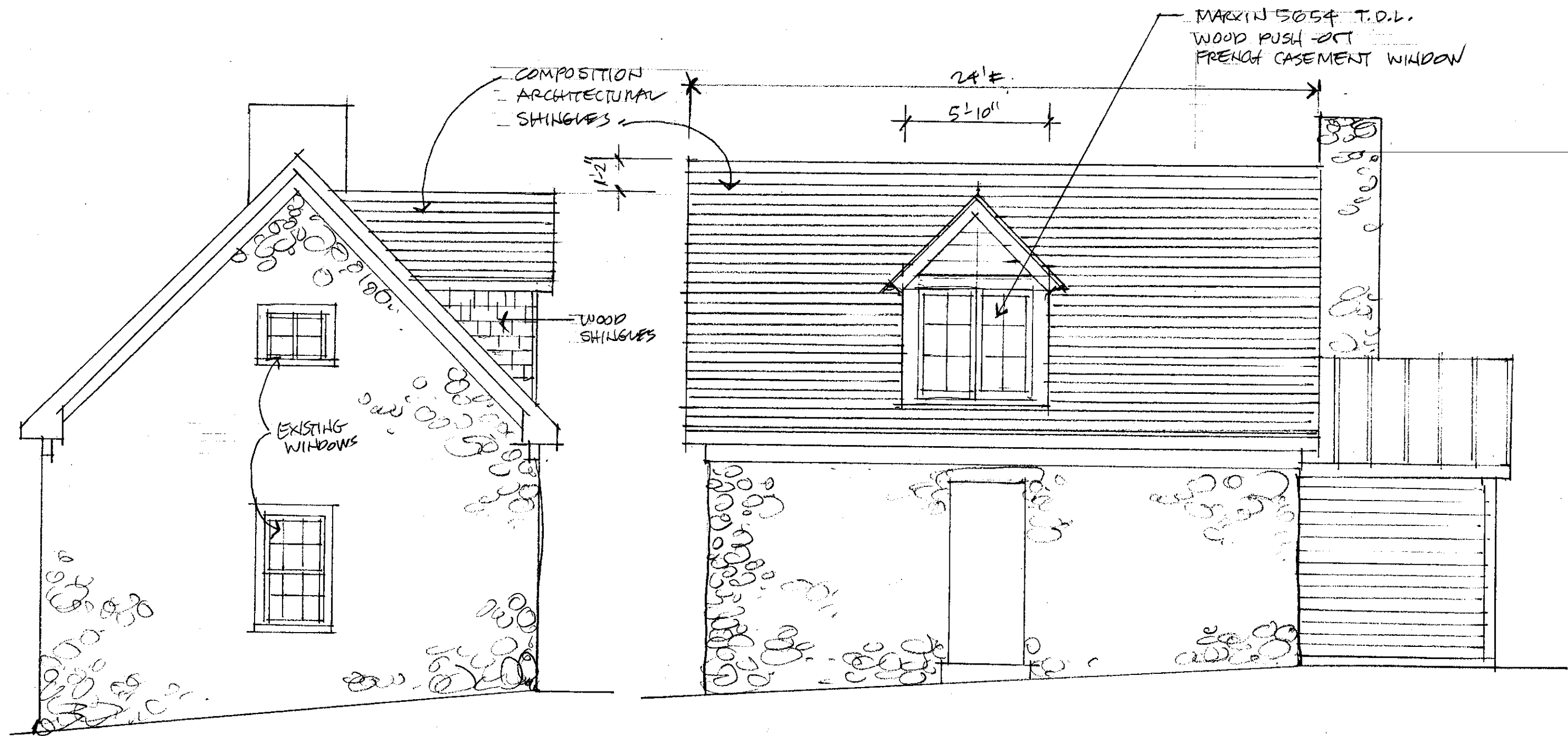
STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

Real Property Data Search

Search Result for MONTGOMERY COUNTY

| View Map | | View GroundRent Redemption | | | | View GroundRent Registration | | | |
|---|----------|---|---------------|------------------------|----------------|------------------------------|-----------------------------------|------------------|-----------|
| Special Tax Recapture: None | | | | | | | | | |
| Account Identifier: | | District - 10 Account Number - 00852131 | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | | 7835 RIVER ROAD LLC | | | | Use: | | RESIDENTIAL | |
| Mailing Address: | | 401 S FREDERICK AVE GAITHERSBURG MD 20877- | | | | Principal Residence: | | NO | |
| | | | | | | Deed Reference: | | /57436/ 00461 | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | | 7835 RIVER RD BETHESDA 20817-0000 | | | | Legal Description: | | ON RIVER ROAD | |
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| GN23 | 0000 | P610 | 10020001.16 | 0001 | | | | 2020 | Plat Ref: |
| Town: None | | | | | | | | | |
| Primary Structure Built | | Above Grade Living Area | | Finished Basement Area | | Property Land Area | | County Use | |
| 1890 | | 656 SF | | | | 13,068 SF | | 111 | |
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements | | |
| 1 1/2 | NO | STANDARD UNIT | STONE/ | 3 | 1 full | | | | |
| Value Information | | | | | | | | | |
| | | Base Value | | Value | | Phase-in Assessments | | | |
| | | | | As of | | As of | | As of | |
| | | | | 01/01/2020 | | 07/01/2019 | | 07/01/2020 | |
| Land: | | 261,300 | | 393,300 | | | | | |
| Improvements | | 15,100 | | 62,900 | | | | | |
| Total: | | 276,400 | | 456,200 | | 276,400 | | 336,333 | |
| Preferential Land: | | 0 | | | | | | 0 | |
| Transfer Information | | | | | | | | | |
| Seller: FEGAN DAVID C ET AL | | | | Date: 04/12/2019 | | | Price: \$480,000 | | |
| Type: ARMS LENGTH IMPROVED | | | | Deed1: /57436/ 00461 | | | Deed2: | | |
| Seller: DAVID A & L C FEGAN | | | | Date: 02/04/1998 | | | Price: \$0 | | |
| Type: NON-ARMS LENGTH OTHER | | | | Deed1: /15507/ 00598 | | | Deed2: | | |
| Seller: | | | | Date: | | | Price: | | |
| Type: | | | | Deed1: | | | Deed2: | | |
| Exemption Information | | | | | | | | | |
| Partial Exempt Assessments: | | Class | | 07/01/2019 | | 07/01/2020 | | | |
| County: | | 000 | | 0.00 | | | | | |
| State: | | 000 | | 0.00 | | | | | |
| Municipal: | | 000 | | 0.00 0.00 | | 0.00 0.00 | | | |
| Special Tax Recapture: None | | | | | | | | | |
| Homestead Application Information | | | | | | | | | |
| Homestead Application Status: No Application | | | | | | | | | |
| Homeowners' Tax Credit Application Information | | | | | | | | | |
| Homeowners' Tax Credit Application Status: No Application | | | | | | Date: | | | |



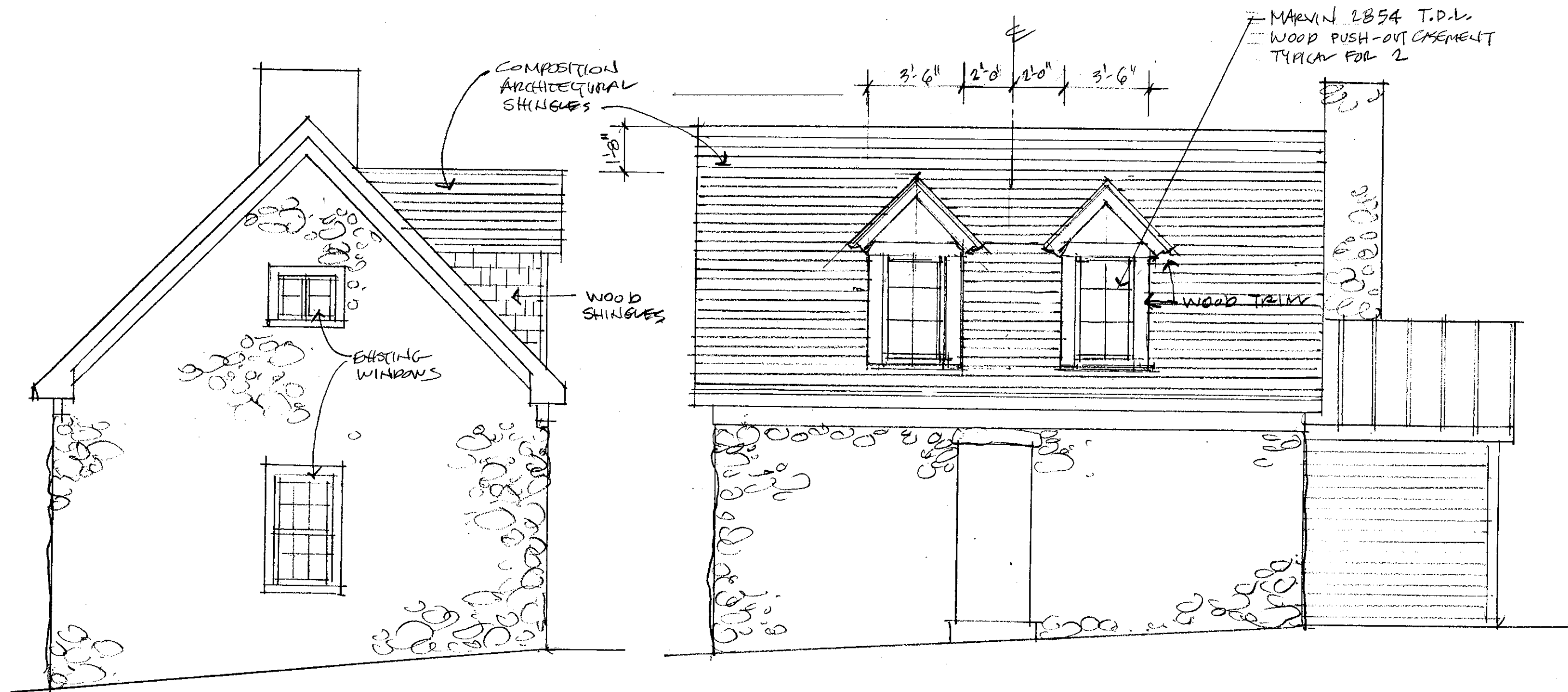
RIGHT SIDE ELEVATION - PROPOSED (A)

Scale: 1/4" = 1'-0"

LEFT SIDE ELEVATION SIMILAR.

REAR ELEVATION - PROPOSED (A)

Scale: 1/4" = 1'-0"



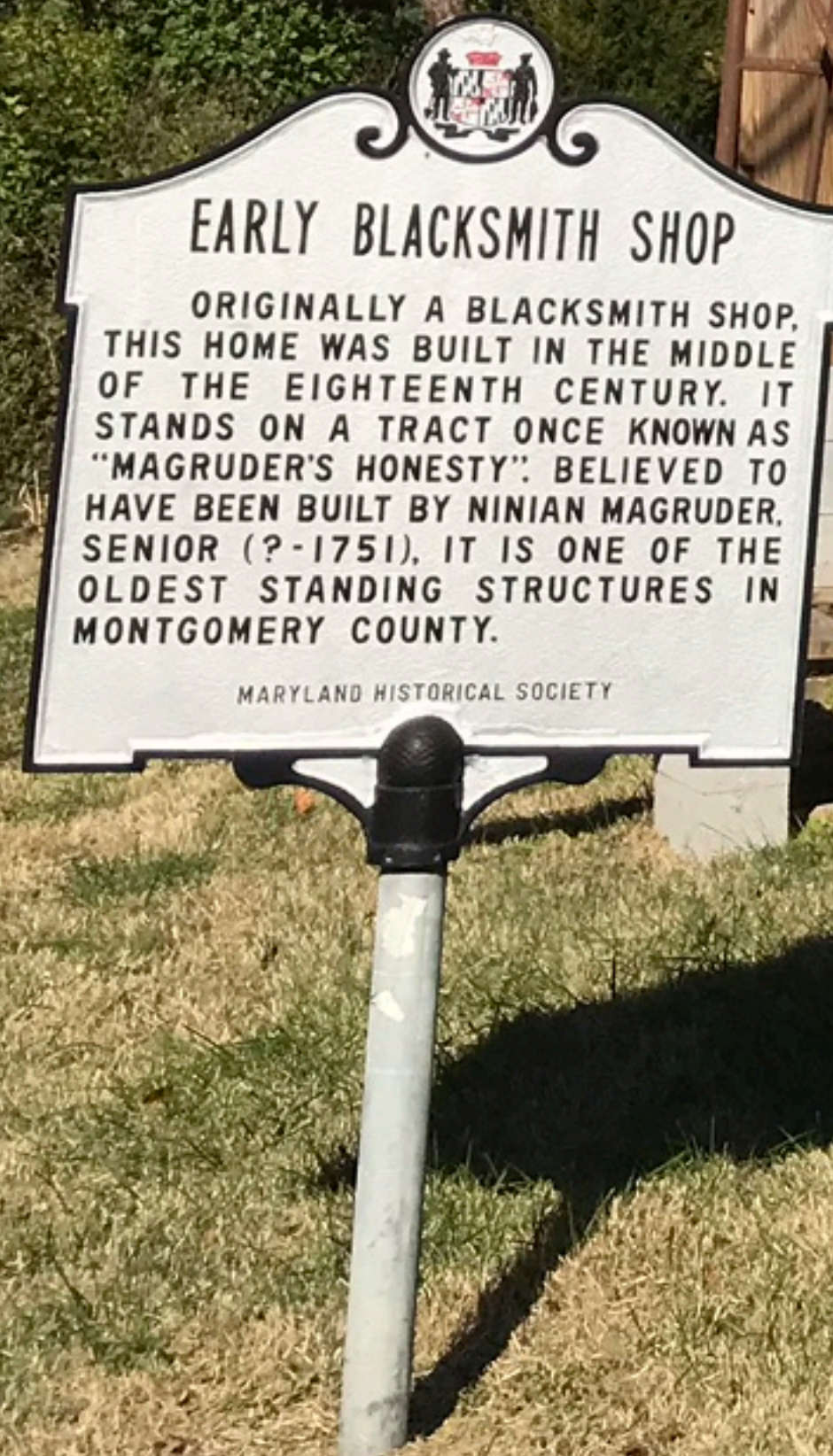
RIGHT SIDE ELEVATION - PROPOSED (B)

Scale: 1/4" = 1'-0"

LEFT SIDE ELEVATION SIMILAR

REAR ELEVATION - PROPOSED (B)

Scale: 1/4" = 1'-0"









EARLY BLACKSMITH SHOP
THE ORIGINALLY A BLACKSMITH SHOP
BUILT IN THE EARLY
MID NINETEENTH CENTURY IT
WAS A TRACT BUILT UNDER AN
ORDERED HUNTERY BELONGED TO
THE BORN BY WILSON BARNHART
IN 1751 IT IS ONE OF THE
OLD STANDING STRUCTURES IN
COUNTY.











EARLY BLACKSTONE SHIP
This house was built in the middle
of the eighteenth century. It
stands on a tract once owned by
"Thomas Worthington," believed to
have been one of the first settlers
in the area. It is one of the
oldest standing structures in
Hartford County.

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