7835 River Road, Bethesda

Master Plan Site #29/40

Magruder’s Blacksmith Shop

By 1751
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 with truss system, a standing seam copper roofing, and a gable dormer was 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.

• The applicants’ proposal for after-the-fact roof replacement and dormer construction was reviewed by the Commission at the March 25, 2020 HPC meeting.
Proposal

• The applicants propose the following work items at the subject property:
  • Roof replacement and dormer construction.
LEFT SIDE ELEVATION
NORTH WEST  Scale: 1" = 1'-0"

FRONT ELEVATION
SOUTH WEST  Scale: 1" = 1'-0"
Applicable Guidelines

• *Montgomery County Code; Chapter 24A-8*
• *Secretary of the Interior’s Standards for Rehabilitation*
Discussion

• At the March 25, 2020 preliminary consultation, the HPC expressed the following regarding the applicants’ proposal:

  • The installed standing seam copper roofing is inappropriate.
    • Wood shake is the appropriate roofing material.
    • In-kind roofing replacement may also be appropriate, if the applicant can sufficiently demonstrate that the proposed materials exactly match what was removed (i.e., three-tab asphalt shingles for three-tab asphalt shingles).

  • The installed dormer is inappropriate.
    • Option B (two dormer option) is the more appropriate option, if dormers are added.
    • Dormers should have wood shake shingles as facing material. The proposed slate is not appropriate.
    • Windows should be wood true divided lites.

• Other

  • The original roofing beams should be reused, where possible. If they are beyond repair, then they should be replicated in kind.
  • The applicants should provide additional information regarding fascia, soffit, rafter tails, other details for the roof.
  • None of the installed copper elements are appropriate.
Discussion (cont.)

The applicants have returned for a HAWP application with the following revisions:

- Wood shake roofing is proposed for main building and proposed dormers.
- Option B (two dormer option) is proposed.
  - Wood shingles are proposed for the two dormers.
  - Wood true divided lite windows are proposed for the two dormers.
- As part of the roof reconstruction, the eaves will be rebuilt, with exposed joist and rafter tails to match the original, which have deteriorated beyond repair.
- Proposed roofing details have been provided.
- The existing copper roofing on the non-original attached shed to the northwest (left) side of the main building will remain.
Discussion (cont.)

- Staff fully supports the applicants’ proposal, finding the submitted revisions generally consistent with the Commission’s recommendations at the March 25, 2020 preliminary consultation.

- Although the HPC found that none of the installed copper elements are appropriate, the applicants propose to retain the copper roofing that was previously installed on the non-original attached shed to the northwest (left) side of the main building.

- Nonetheless, staff finds that this aspect of the proposal will not significantly detract from the character-defining features of the main building, in accordance with Standards #2 and #9.

- Additionally, if the proposed dormers are removed in the future, the essential form and integrity of the resource will be unimpaired, in accordance with Standard #10.

- Staff recommends that the applicants apply for the County’s 25% Historic Preservation Tax Credit for the proposed wood shake roofing and roof reconstruction.
Recommendations

• Staff recommends that the HPC approve the HAWP application.
Questions for staff?