

Montgomery Planning Historic Preservation

6/24/2020

Case I.K

7835 River Road, Bethesda

Master Plan Site #29/40

Magruder's Blacksmith Shop

By 1751

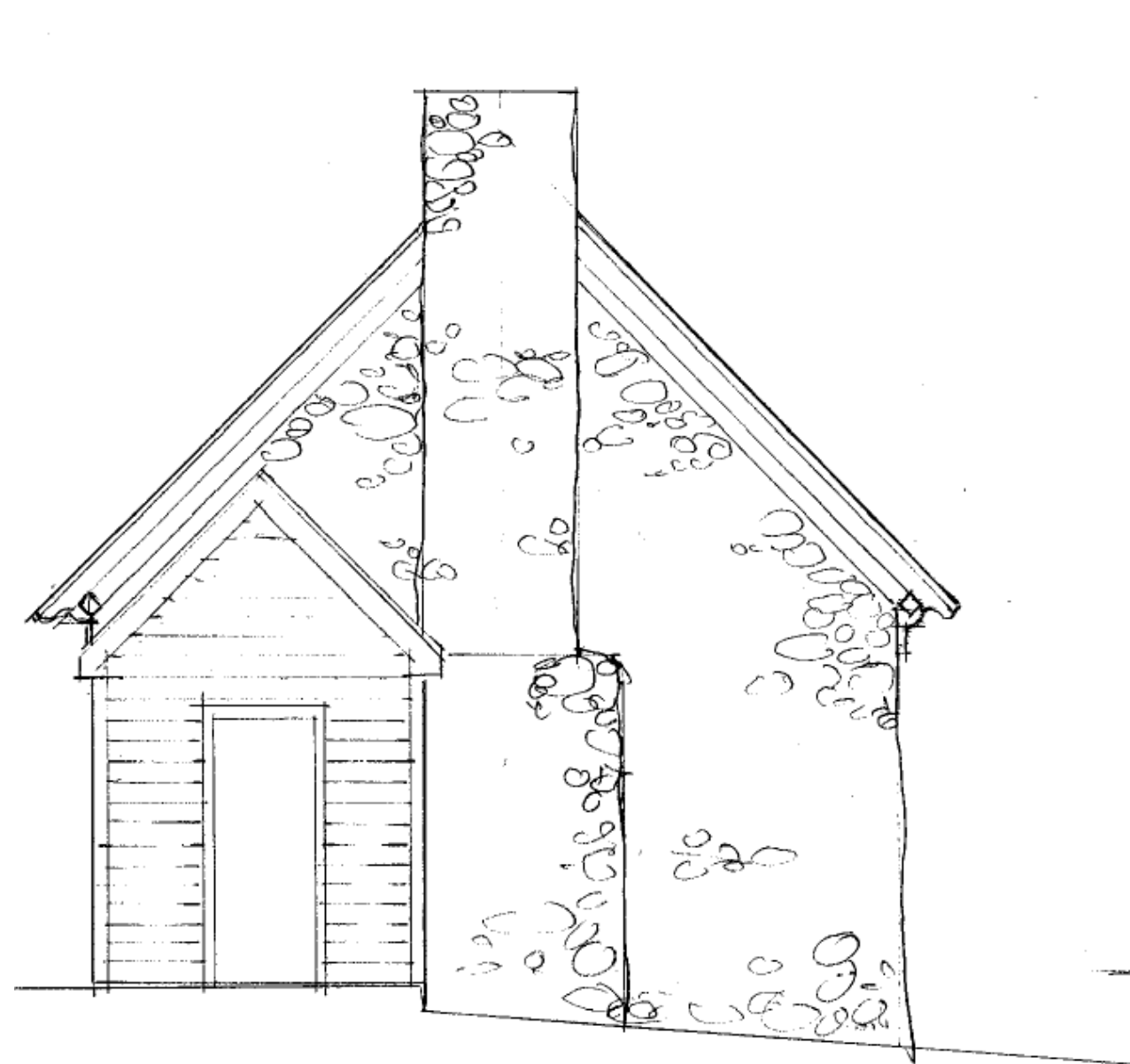


Background

- 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

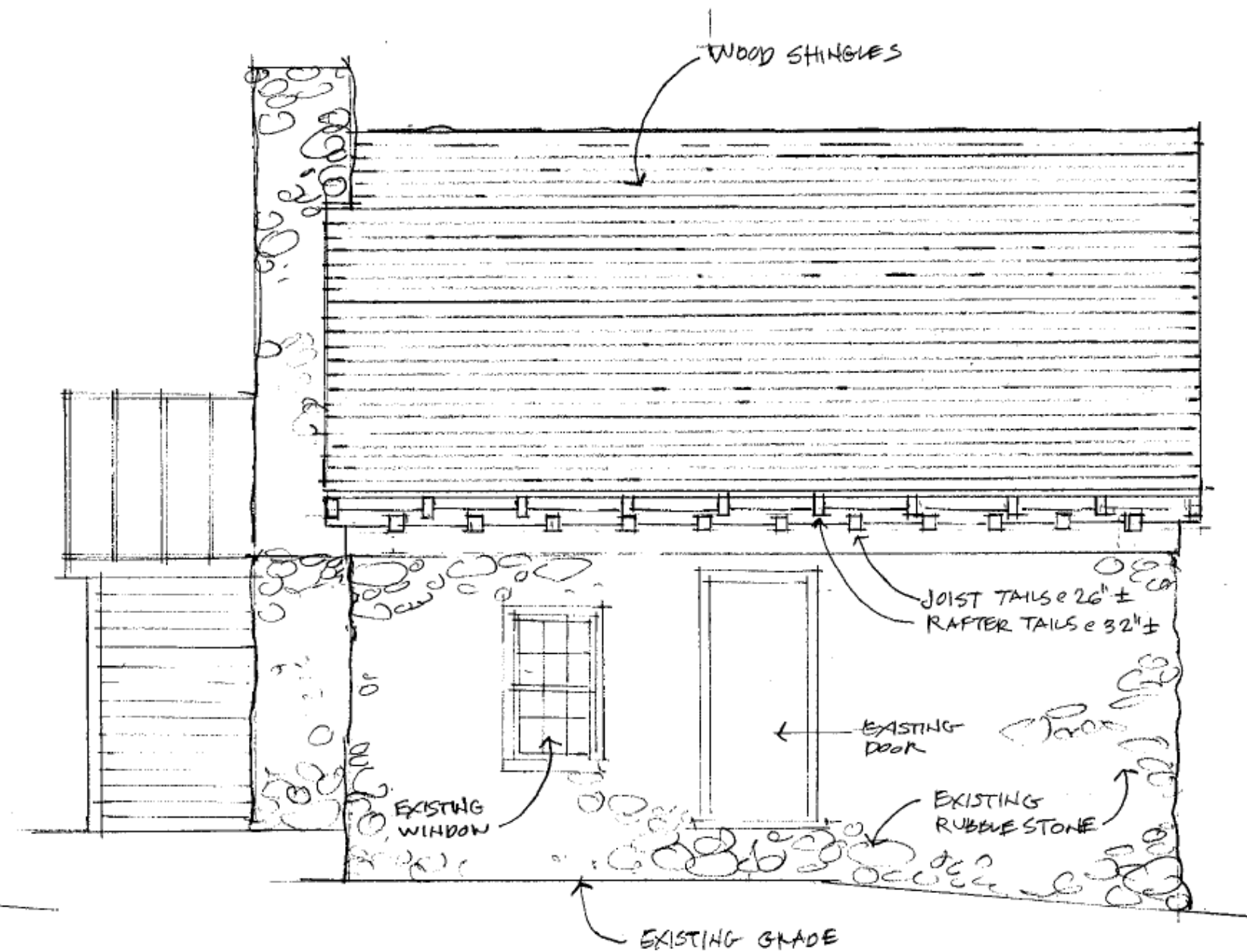
- The applicants propose the following work items at the subject property:
 - Roof replacement and dormer construction.



LEFT SIDE ELEVATION

NORTH WEST

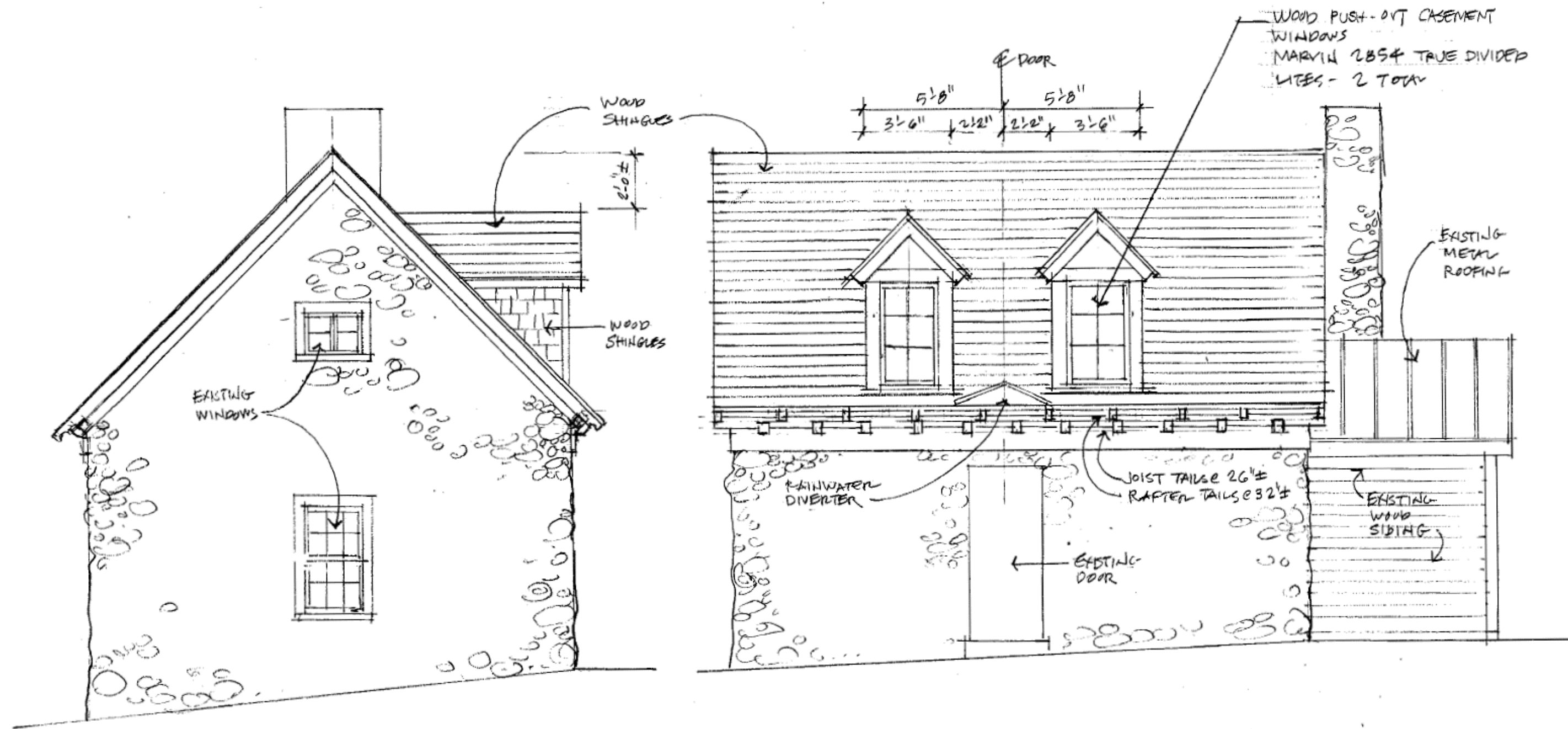
Scale: 1/4" = 1'-0"

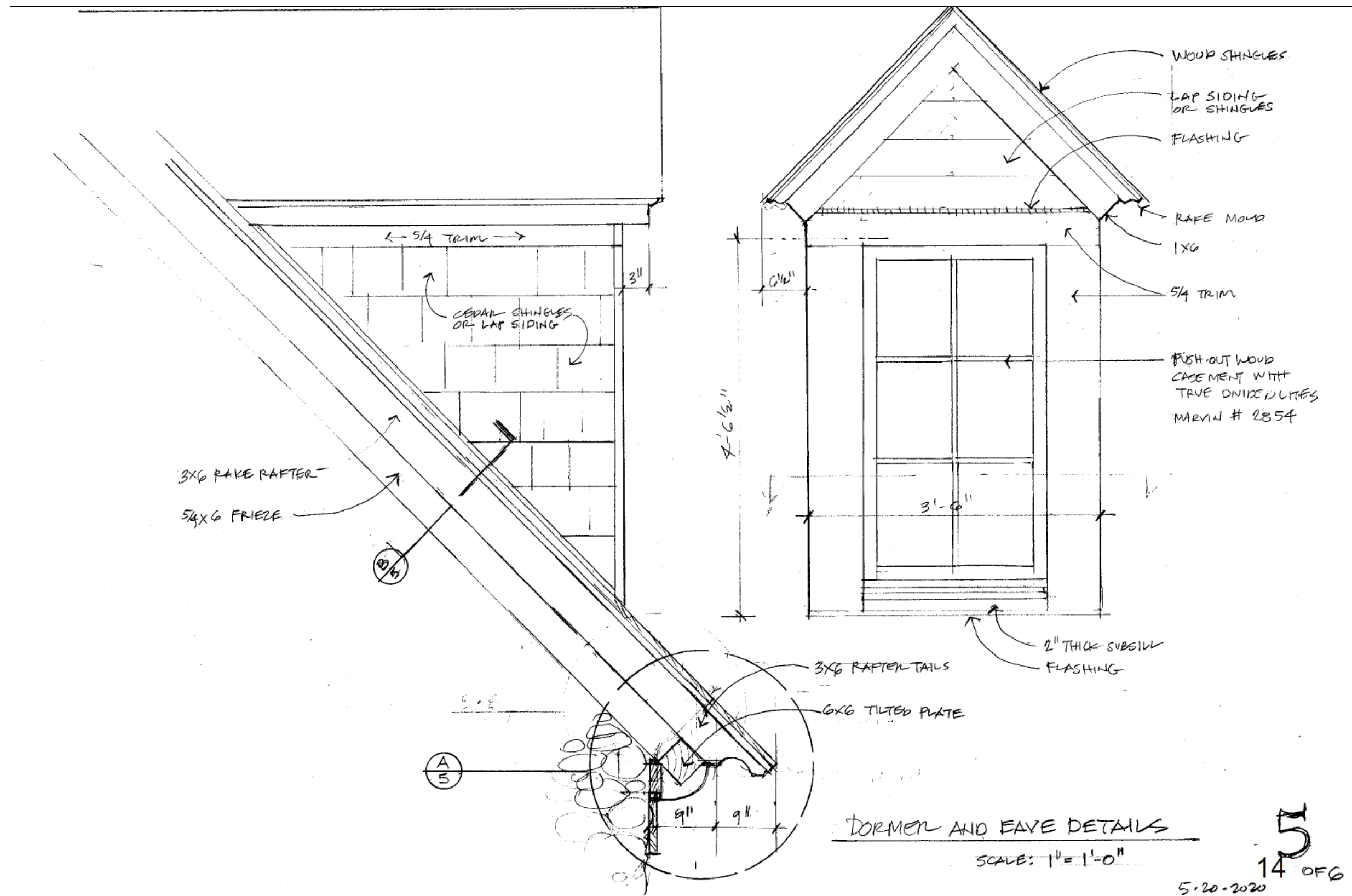


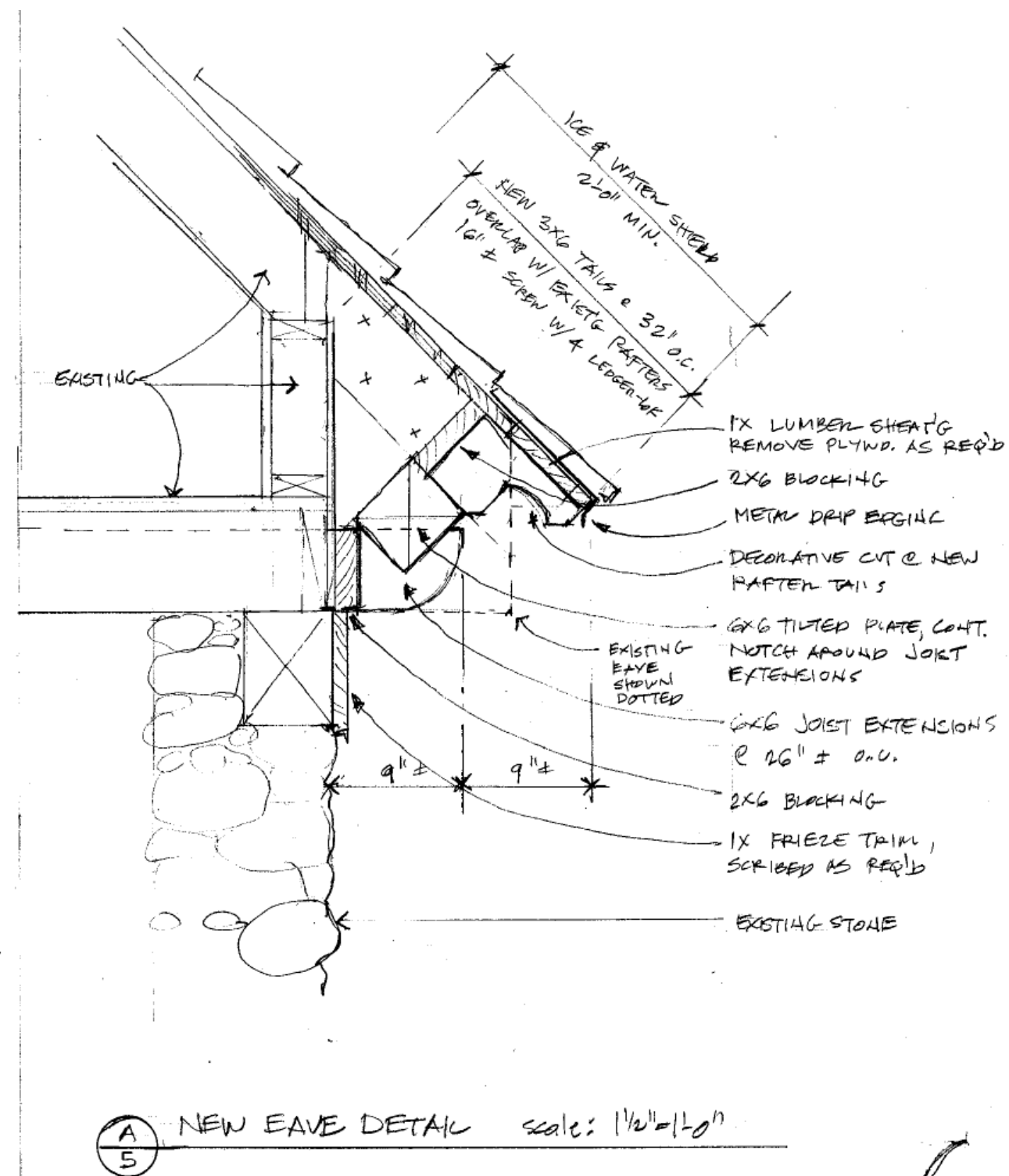
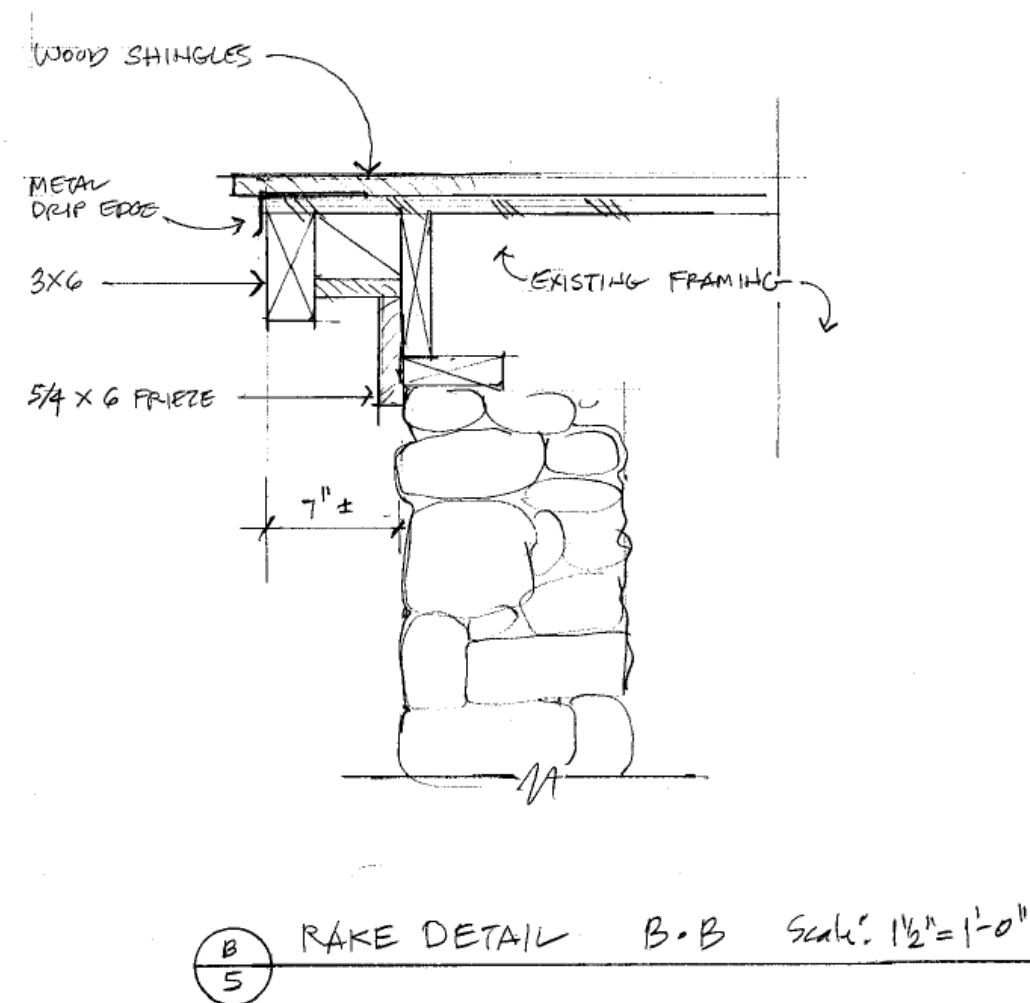
FRONT ELEVATION

SOUTH WEST

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







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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?