

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7835 River Rd., Bethesda	Meeting Date:	6/24/2020
Resource:	Master Plan Site #29/40 Magruder's Blacksmith Shop	Report Date:	6/17/2020
Applicant:	7835 River Road LLC (Paul Treseder, Architect)	Public Notice:	6/10/2020
Review:	HAWP	Tax Credit:	Partial
Case Number:	29/40-20A	Staff:	Michael Kyne
PROPOSAL:	Roof replacement and dormer construction		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #29/40
 Magruder's Blacksmith Shop
 DA TE: 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.

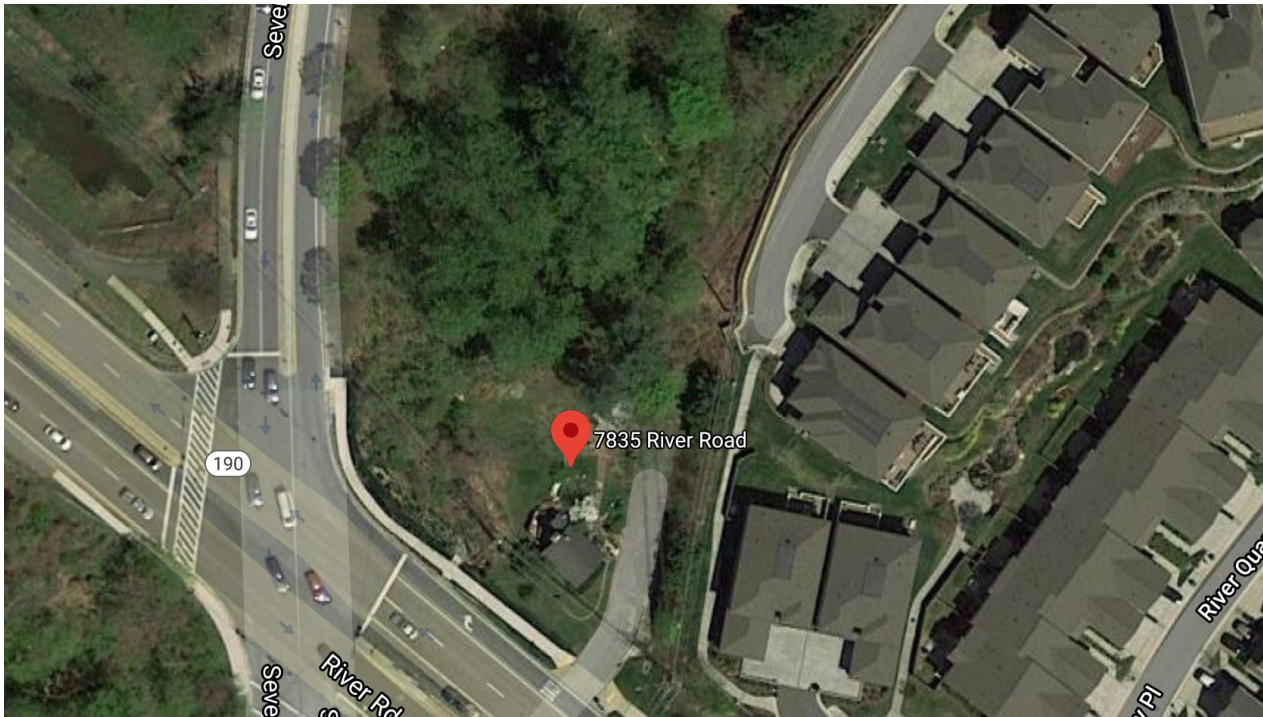


Fig. 1: Subject property.

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 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.¹

PROPOSAL:

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

- 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

¹ Link to March 25, 2020 HPC meeting audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=318e1fb8-6f73-11ea-99b9-0050569183fa
Link to March 25, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/03/III.A-7835-River-Road-Bethesda.pdf>

information in these documents, incorporated in their entirety by reference herein, is outline below.

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 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 applicable *Standards* are as follows:

- 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 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:

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.

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.

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.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8 (b), (1) and (2), having found the proposal is consistent

with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9 and #10 outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8 (b), (1) and (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district 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 shall present the **3 permit sets 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

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 _____

☐ 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:

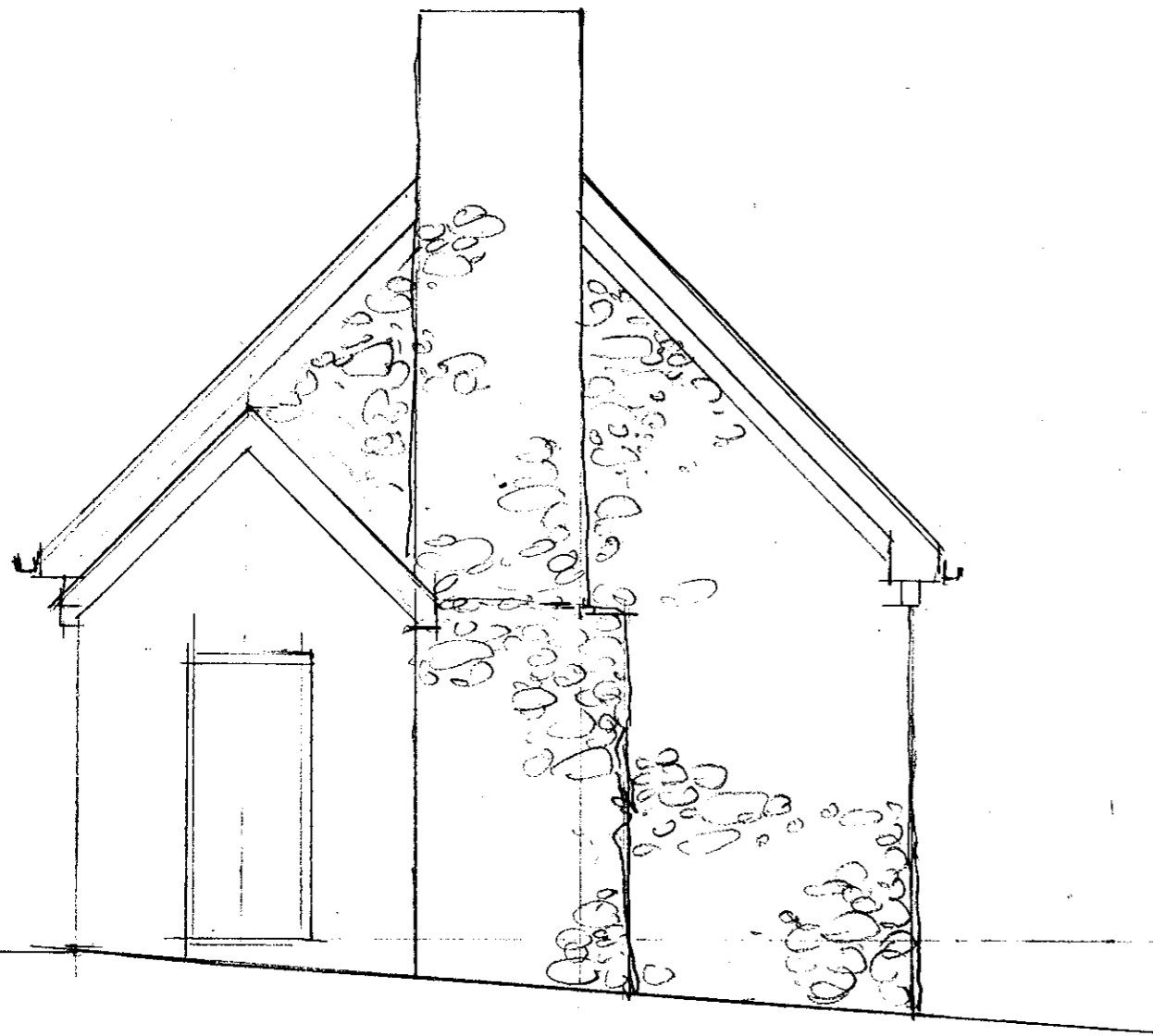
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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

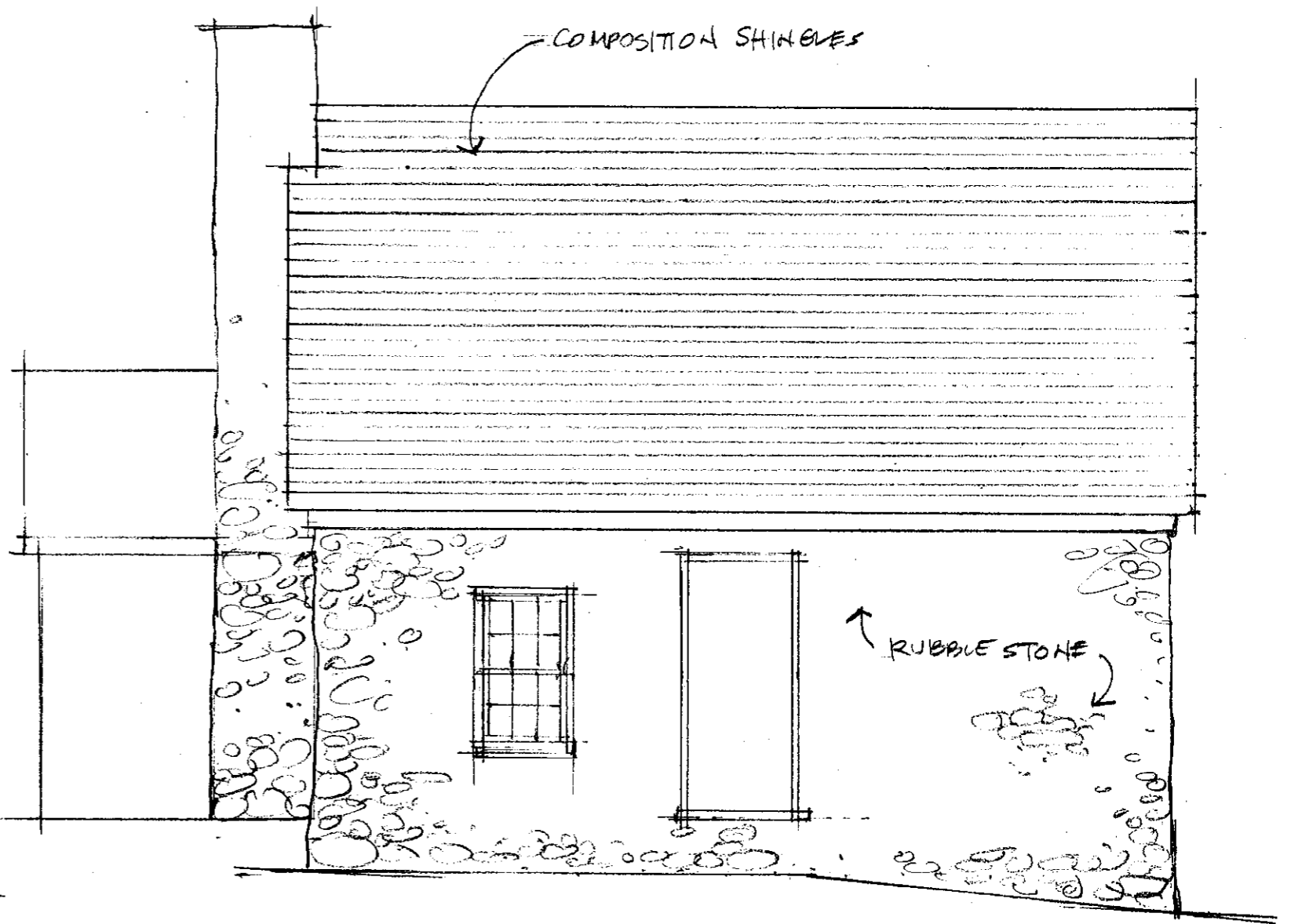
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*

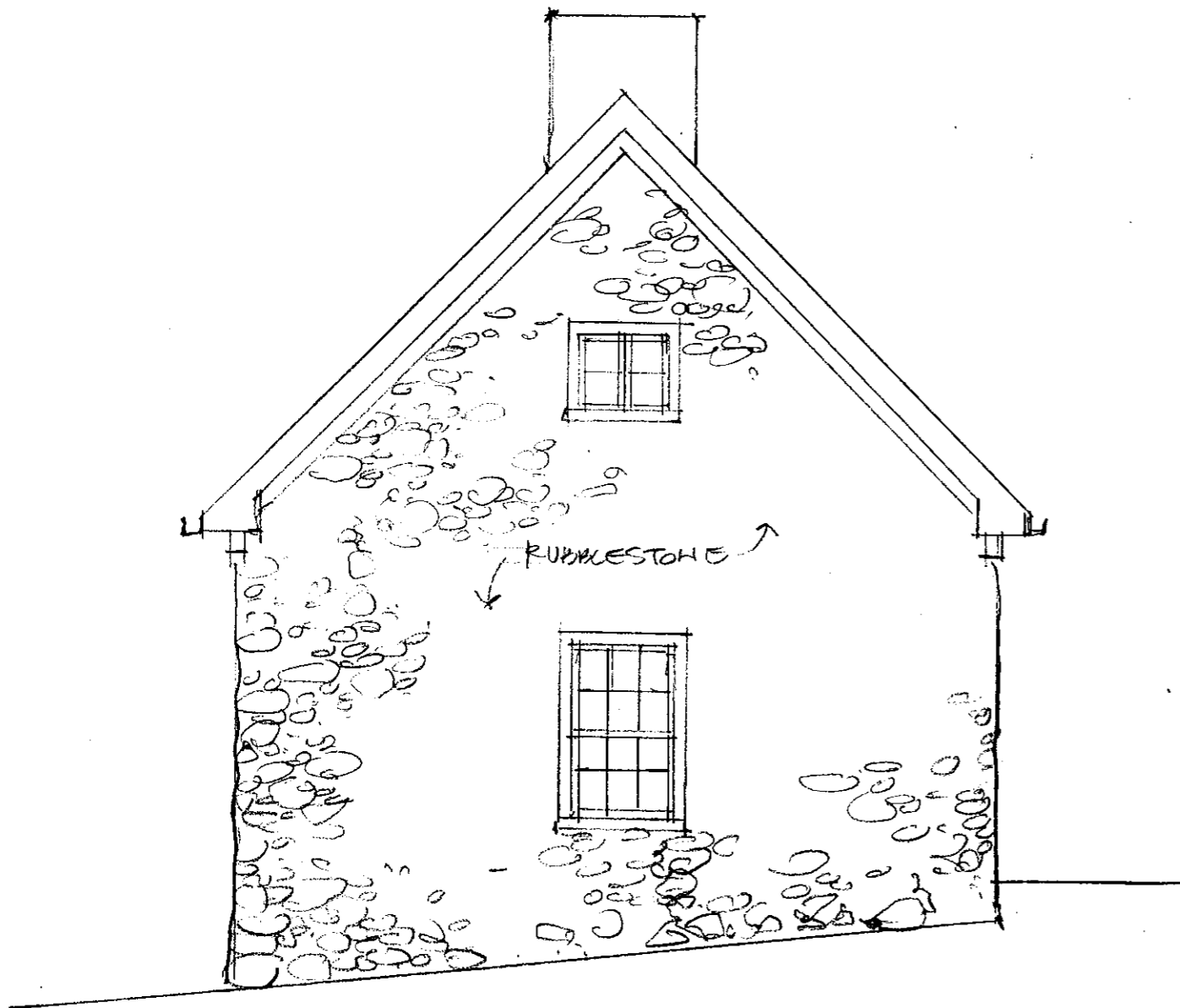


SIDE ELEVATION (EXISTING)
 NORTHWEST Scale: 1/4" = 1'-0"

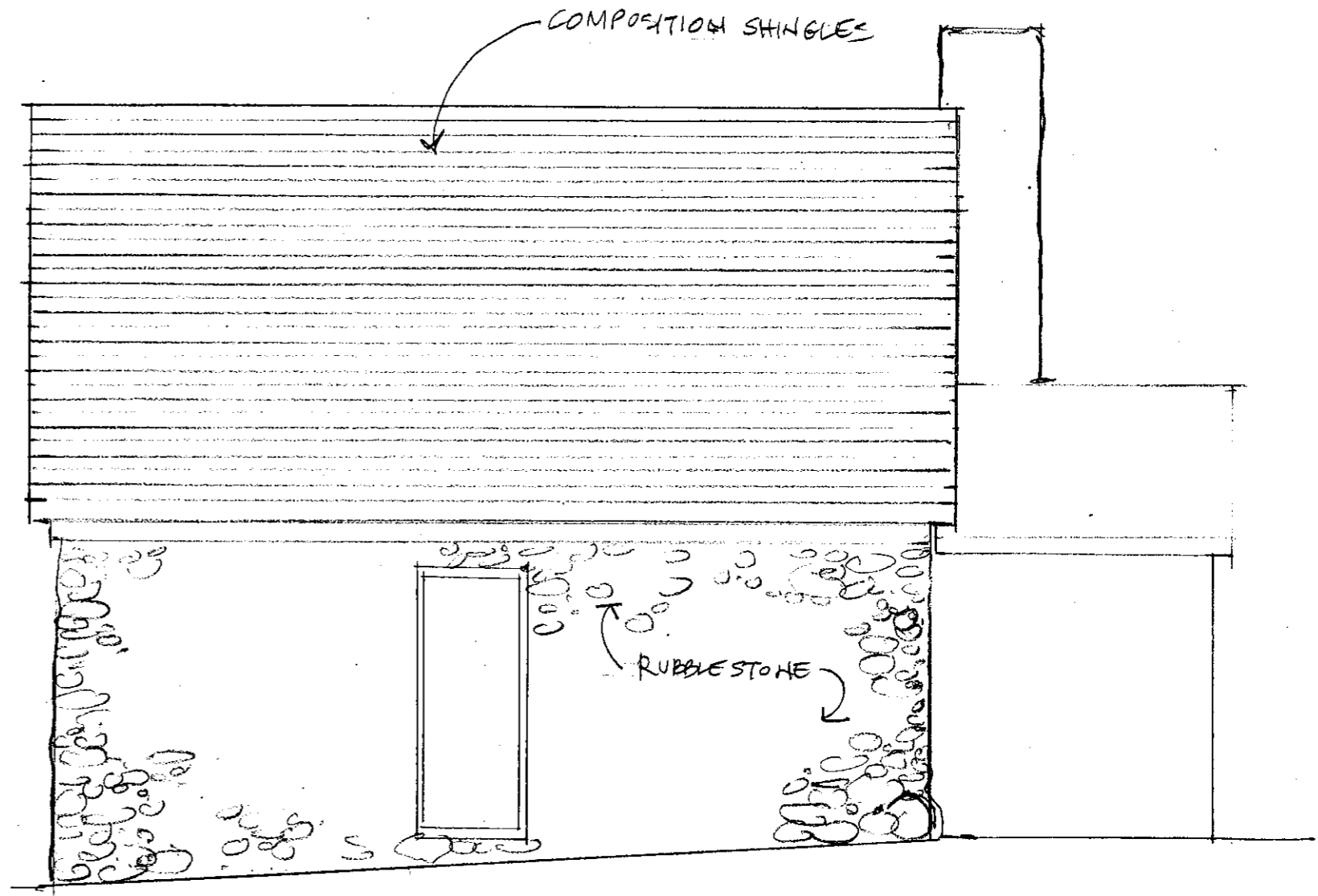


FRONT ELEVATION (EXISTING)
 SOUTHWEST Scale: 1/4" = 1'-0"

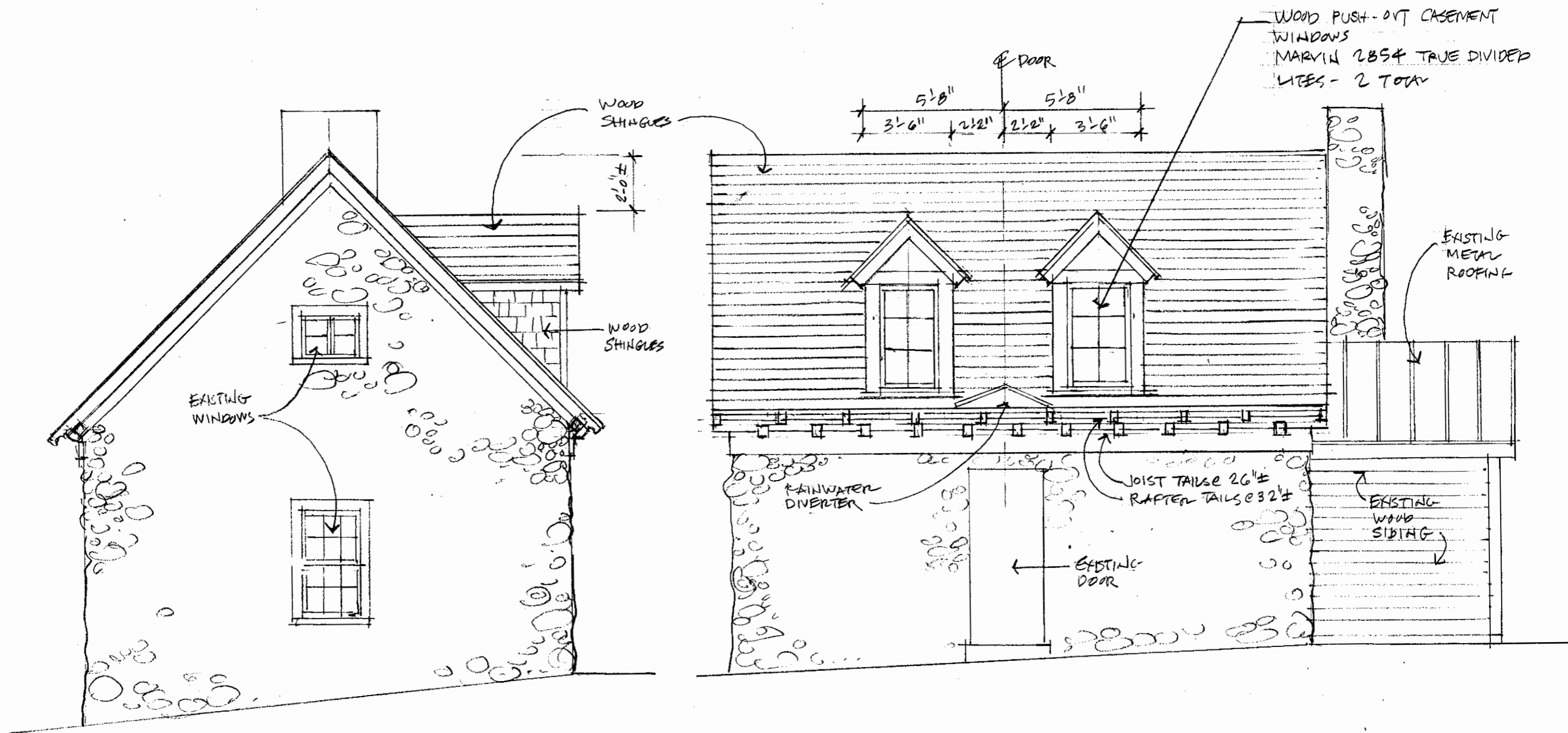
5.20.2020



SIDE ELEVATION (EXISTING)
 SOUTH EAST Scale: $\frac{1}{4}'' = 1'-0''$

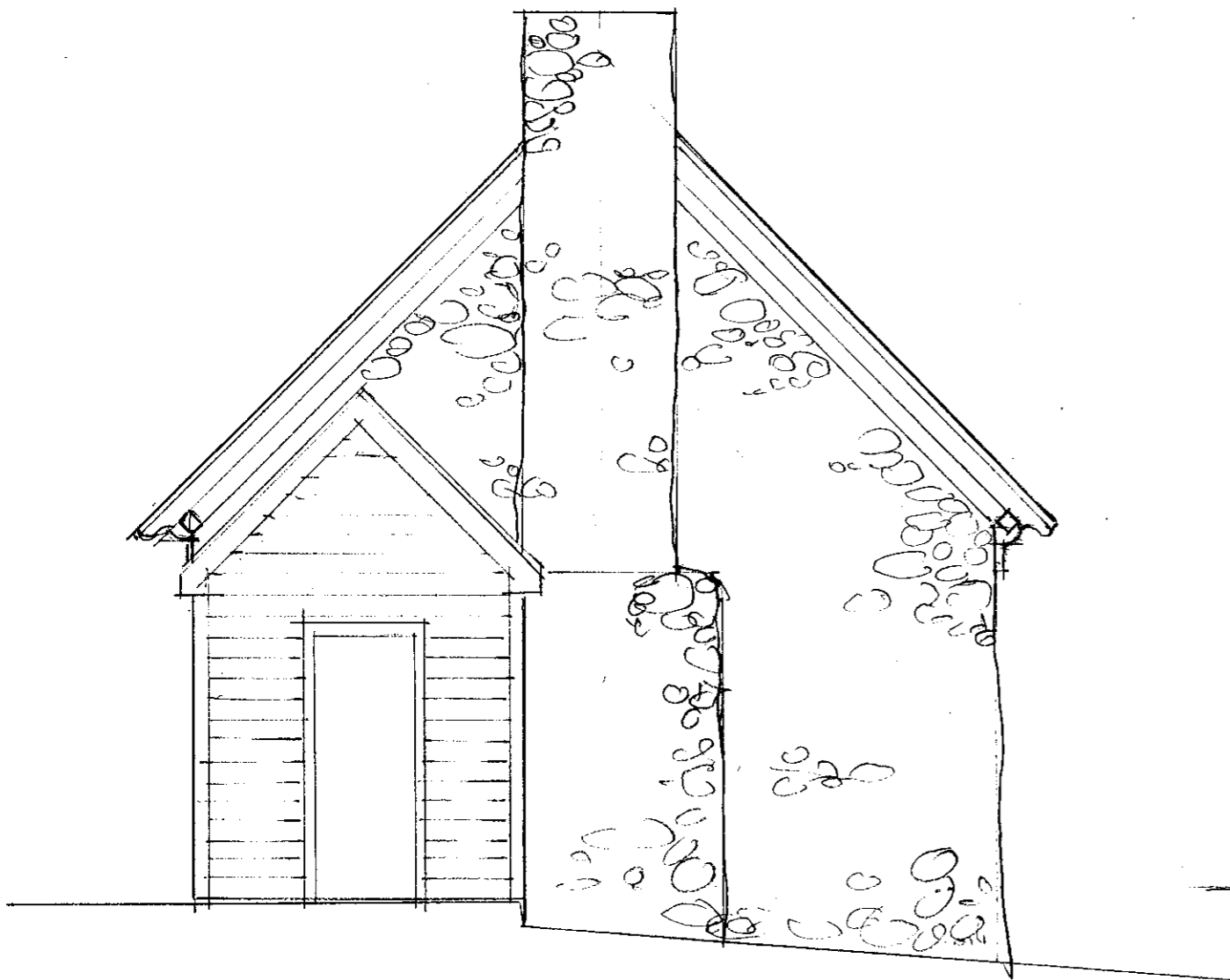


REAR ELEVATION (EXISTING)
 NORTH EAST Scale: $\frac{1}{4}'' = 1'-0''$



RIGHT SIDE ELEVATION - PROPOSED
 Scale: 1/4" = 1'-0"

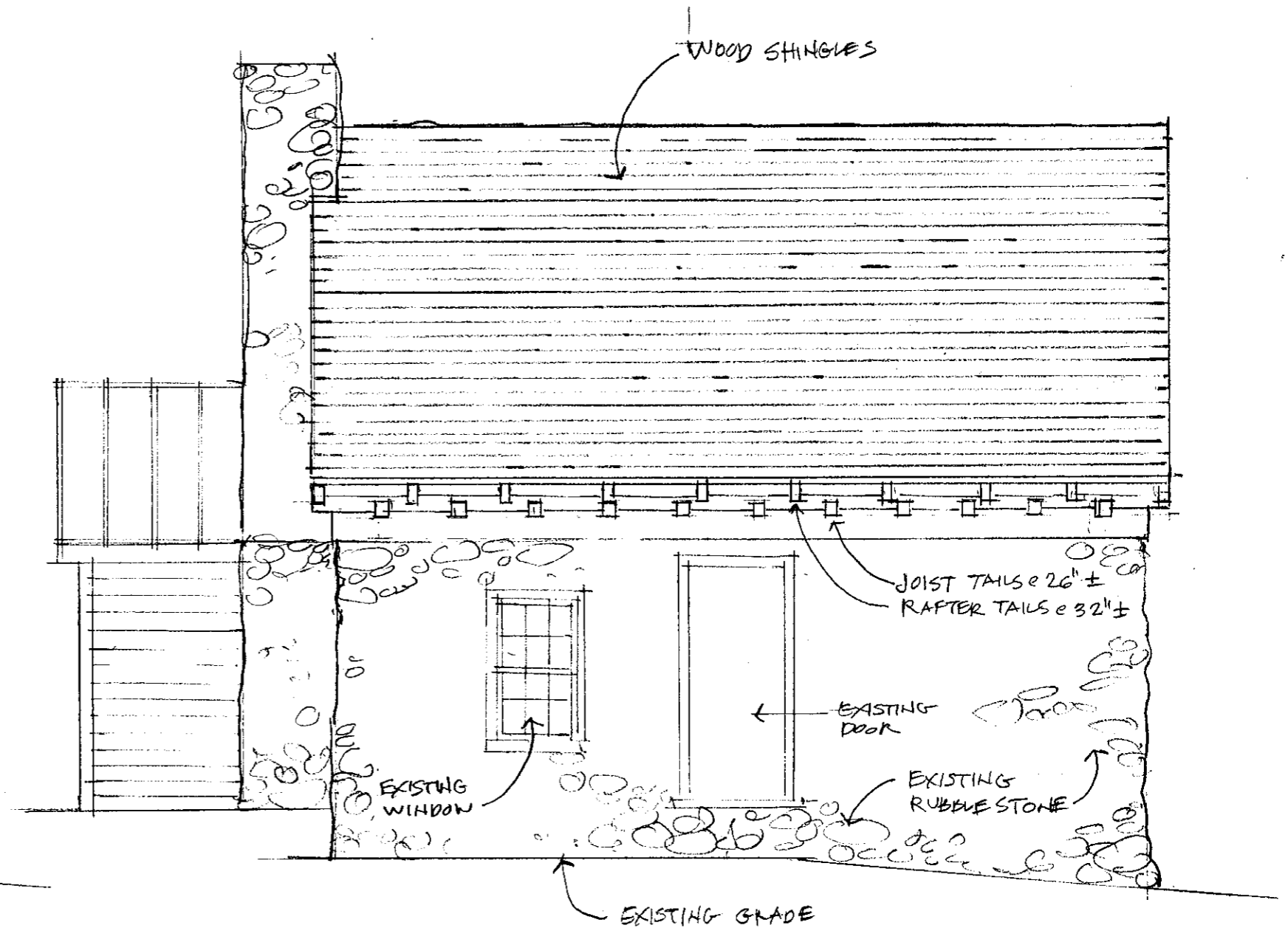
REAR ELEVATION - PROPOSED
 Scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION

NORTH WEST

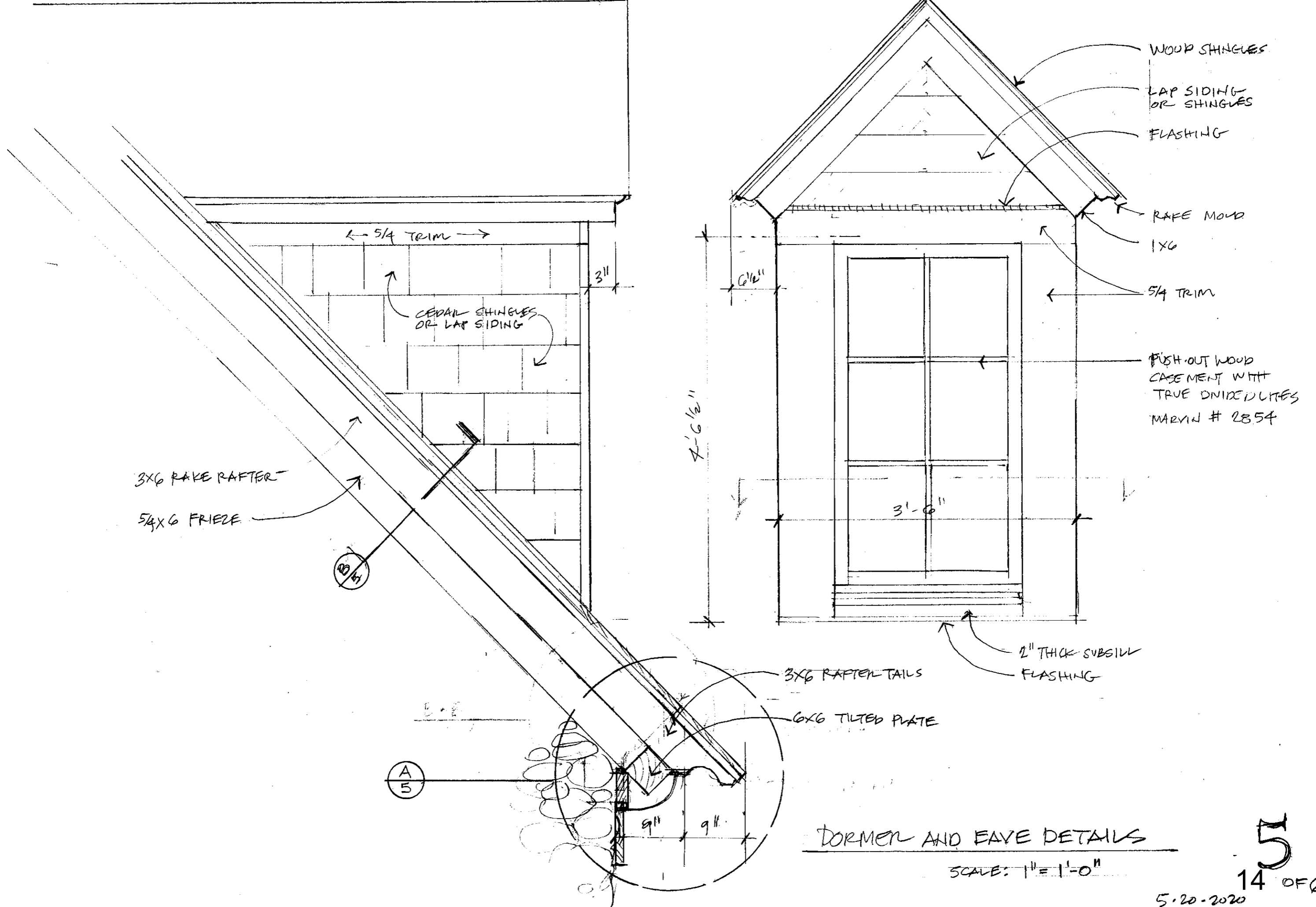
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FRONT ELEVATION

SOUTH WEST

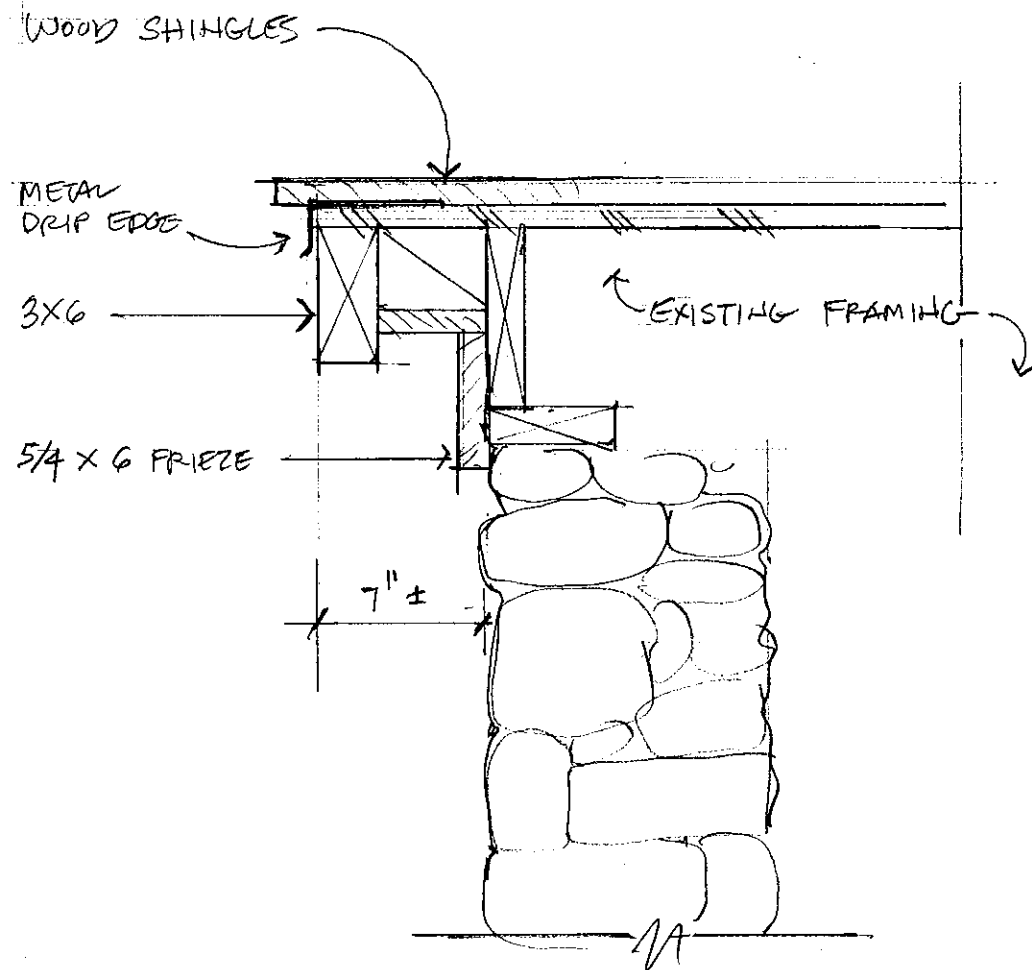
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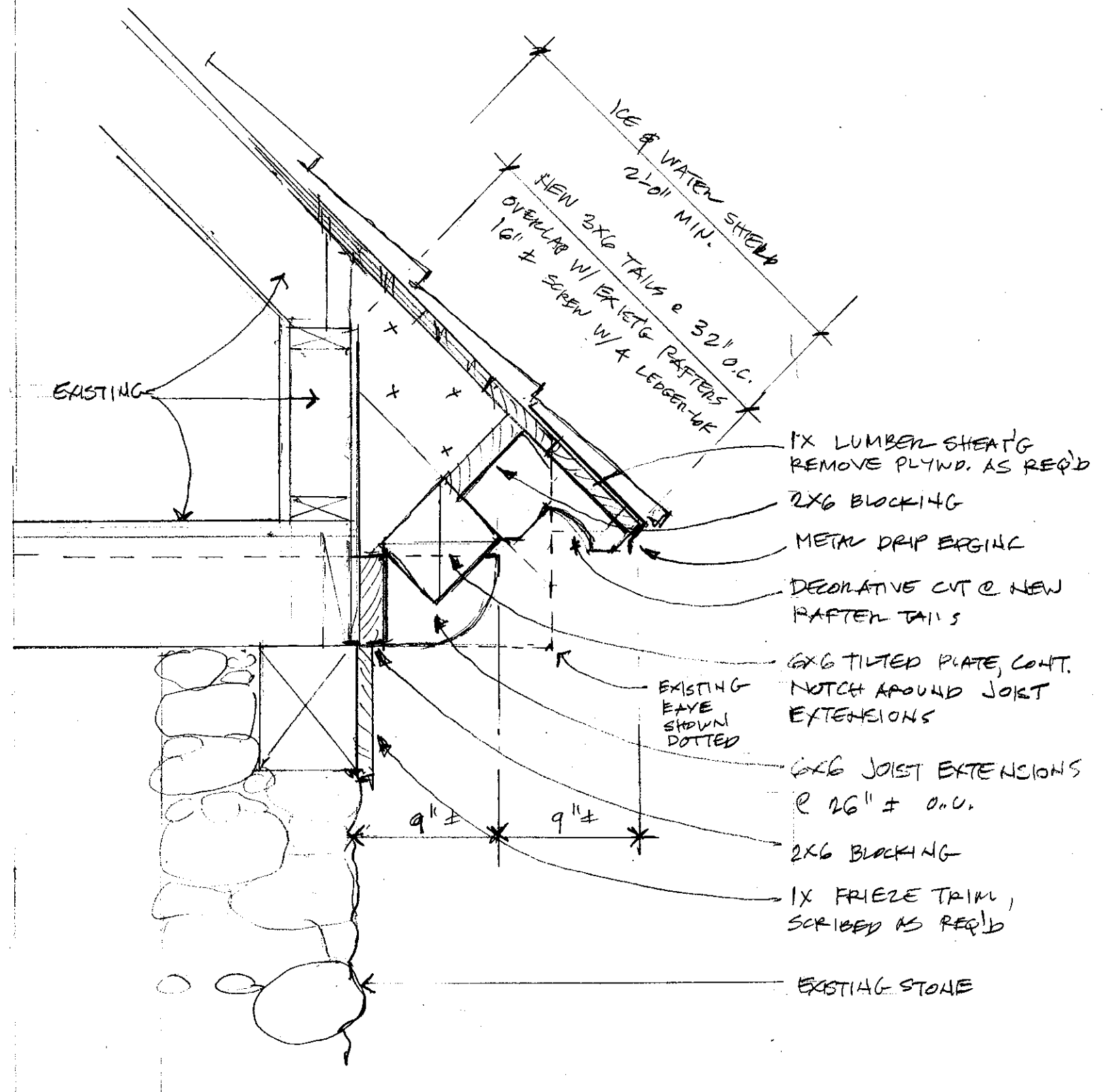
DORMER AND EAVE DETAILS

SCALE: 1" = 1'-0"

5.20.2020



B
5
 RAKE DETAIL B.B Scale: $1\frac{1}{2}" = 1'-0"$



A
5
 NEW EAVE DETAIL Scale: $1\frac{1}{2}" = 1'-0"$