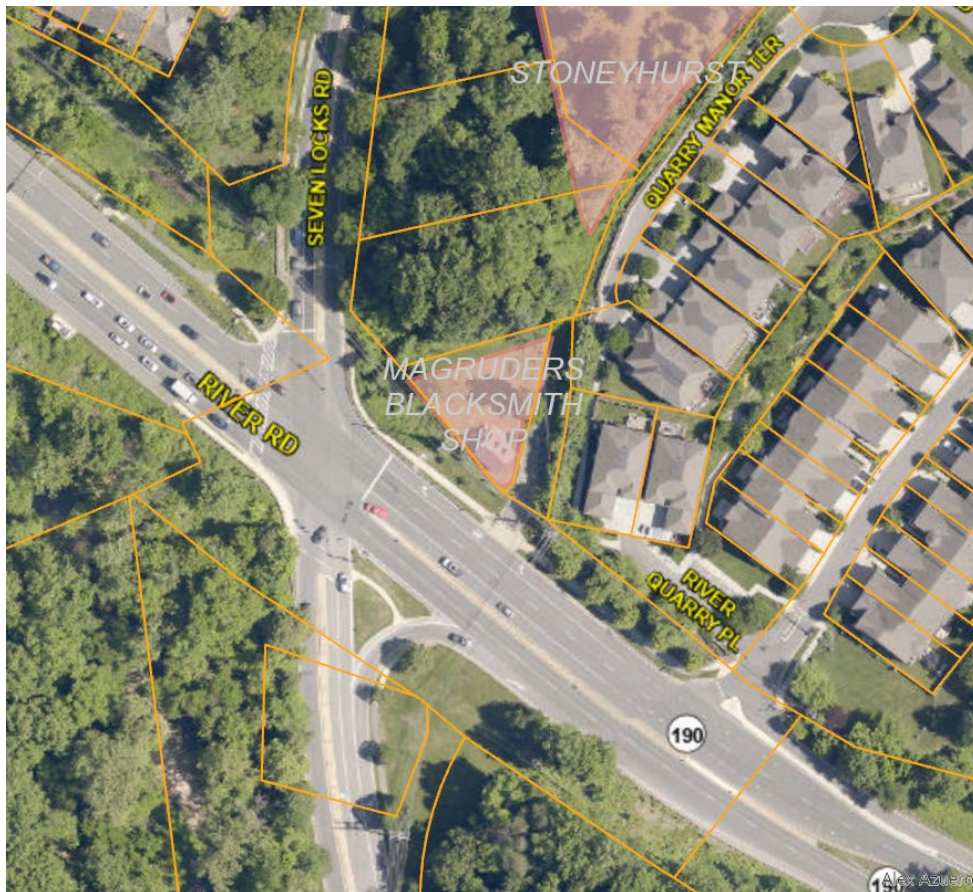


*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7835 River Road, Bethesda	<b>Meeting Date:</b>	8/14/2024
<b>Resource:</b>	Master Plan Site #29/40 <b>Magruder’s Blacksmith Shop</b>	<b>Report Date:</b>	8/7/2024
<b>Applicant:</b>	7835 River Road LLC (Constantine Stefanou, Agent)	<b>Public Notice:</b>	7/31/2024
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	Pending	<b>Staff:</b>	Chris Berger
<b>PROPOSAL:</b>	Fenestration alterations.		

**STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions based upon the Historic Preservation Commission (HPC) comments and return with an Historic Area Work Permit (HAWP).



*Figure 1: The Magruder Blacksmith Shop Master Plan Historic Site at 7835 River Road is shaded in pink near the intersection with Seven Locks Road.*

**BACKGROUND**

At the June 24, 2020, HPC meeting, the HPC approved HAWP application #29/40-20A for installation of a wood shake roof; construction of two dormers with wood shakes and true divided lite windows; rebuilt eaves; and copper roofing on the shed roof addition.<sup>1</sup>

**ARCHITECTURAL DESCRIPTION**

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

Excerpt from *Places From the Past*:

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.



*Figure 2: The front elevation and side elevations as seen from the River Road right of way.*

<sup>1</sup> Link to June 24, 2020, HPC meeting audio/video transcript: [https://mncppc.granicus.com/player/clip/2236?publish\\_id=596136c1-b7cc-11ea-888f-0050569183fa&redirect=true](https://mncppc.granicus.com/player/clip/2236?publish_id=596136c1-b7cc-11ea-888f-0050569183fa&redirect=true)  
 Link to June 24, 2020, HAWP staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/06/I.K-7835-River-Road-Bethesda.pdf>



Figure 3: The rear and side elevations.

**PROPOSAL**

The applicant proposes to replace the front and back doors and four windows.

**Front Door**

The existing door has wood panels at the bottom and rectangular Plexiglass lites at the top. The applicant proposes to replace with a composite door with glass lites similar in design to the existing door.

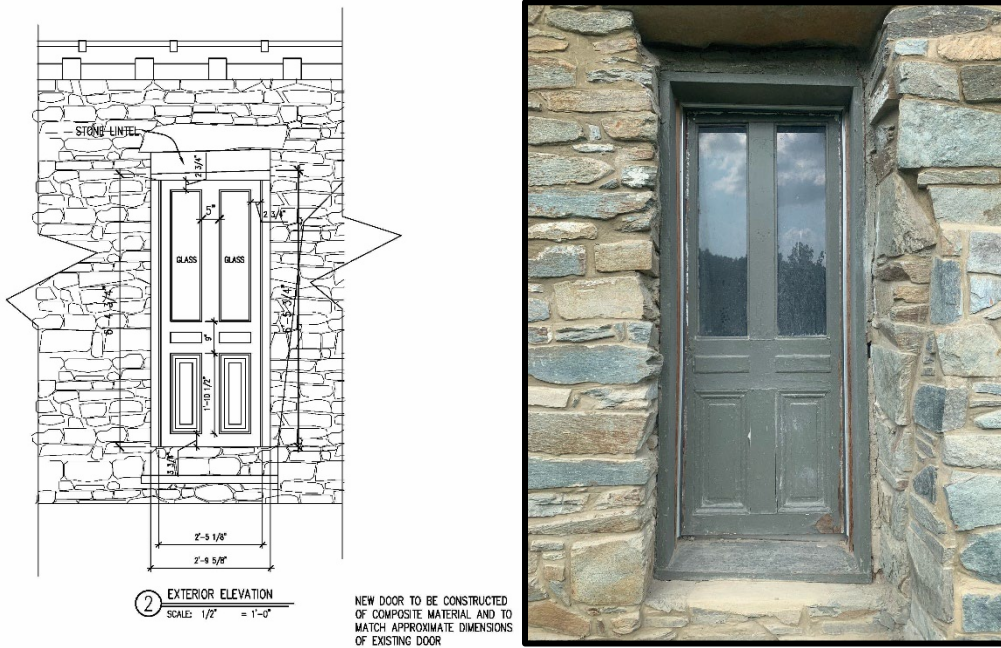


Figure 4: The as-built drawing for the front door and a recent photo of it.

**Back Door**

The applicant proposes to replace the paneled rear door with a composite paneled door. The applicant described the existing door as fiberglass.

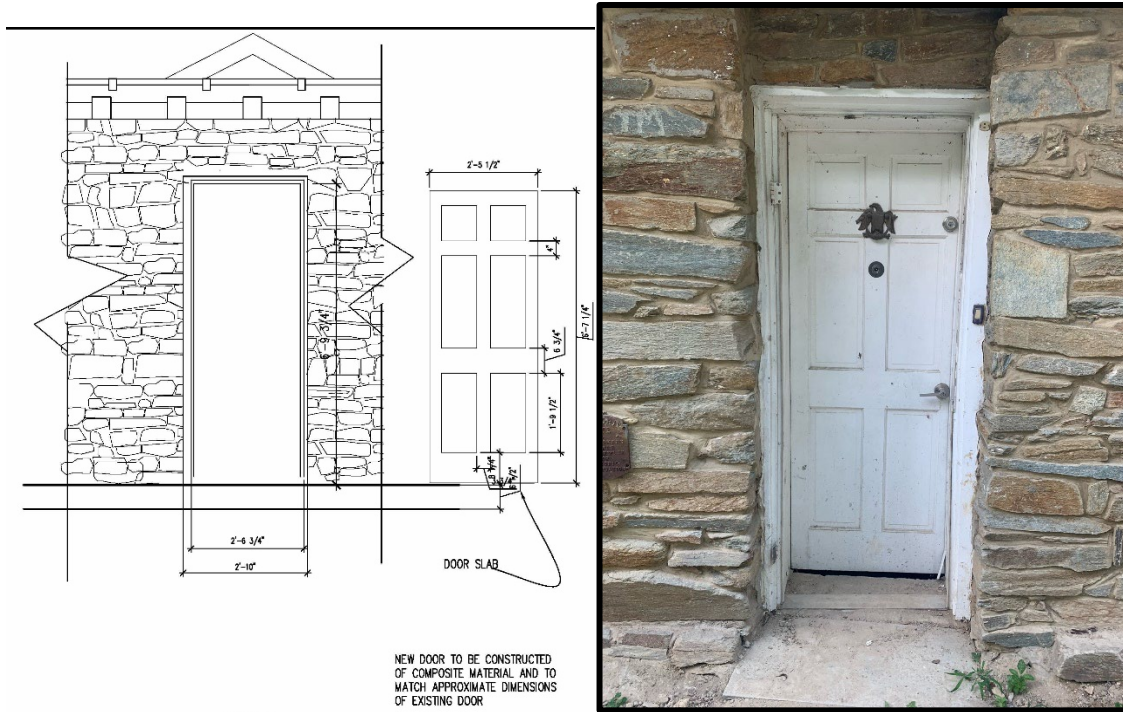


Figure 5: The as-built drawing for the back door and an existing photo of the door.

### Windows

According to the plans provided, the applicant seeks to replace three of the windows: the 6/6 wood double hung window on the front elevation; the six-lite wood hopper window on the second floor of the right-side elevation; and the 6/6 wood double hung window on the first floor of the right-side elevation.

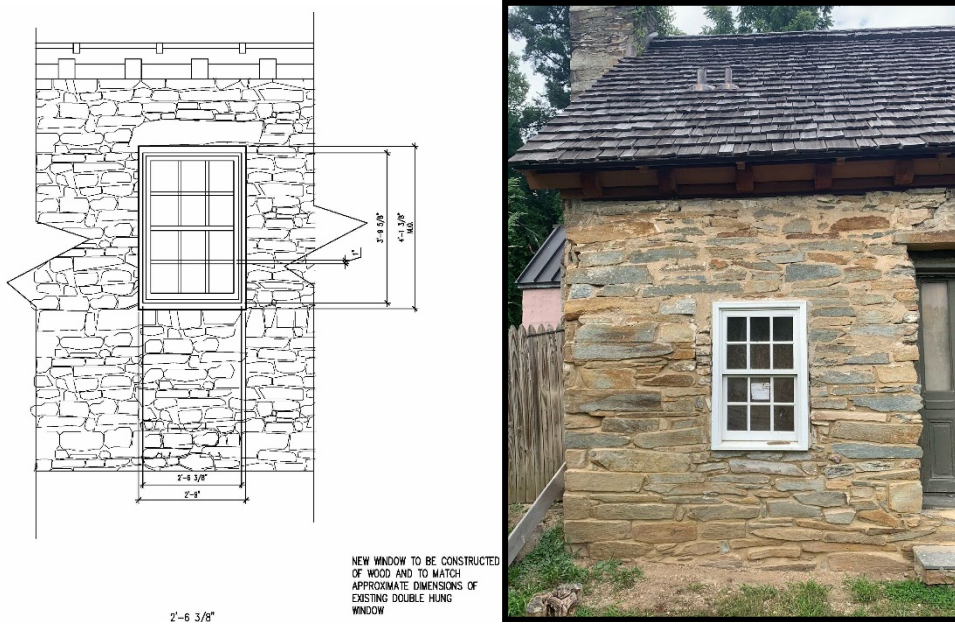


Figure 6: The drawing for the 6/6 window on the front elevation and a recent photo of it.

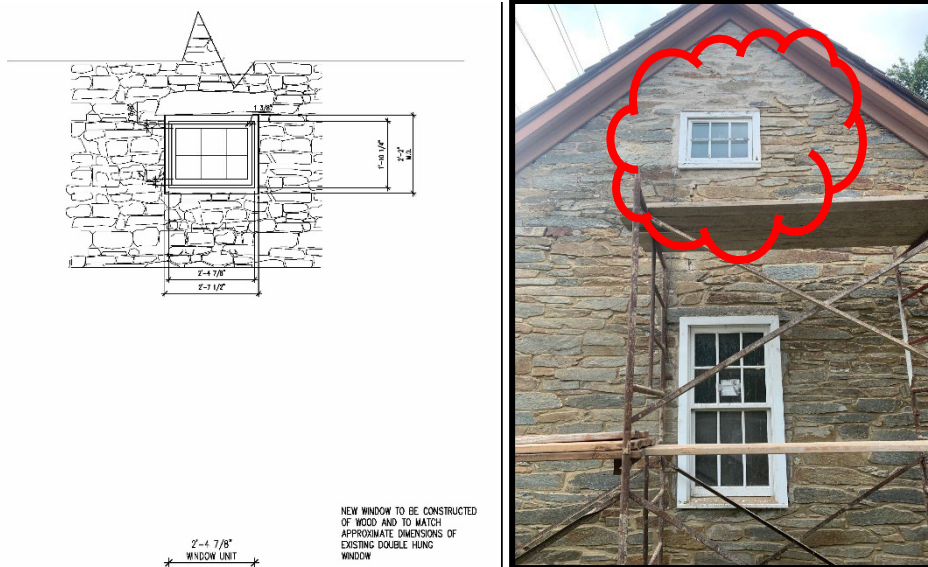


Figure 7: The drawing for the six-lite hopper window on the right-side elevation and a recent photo of it.

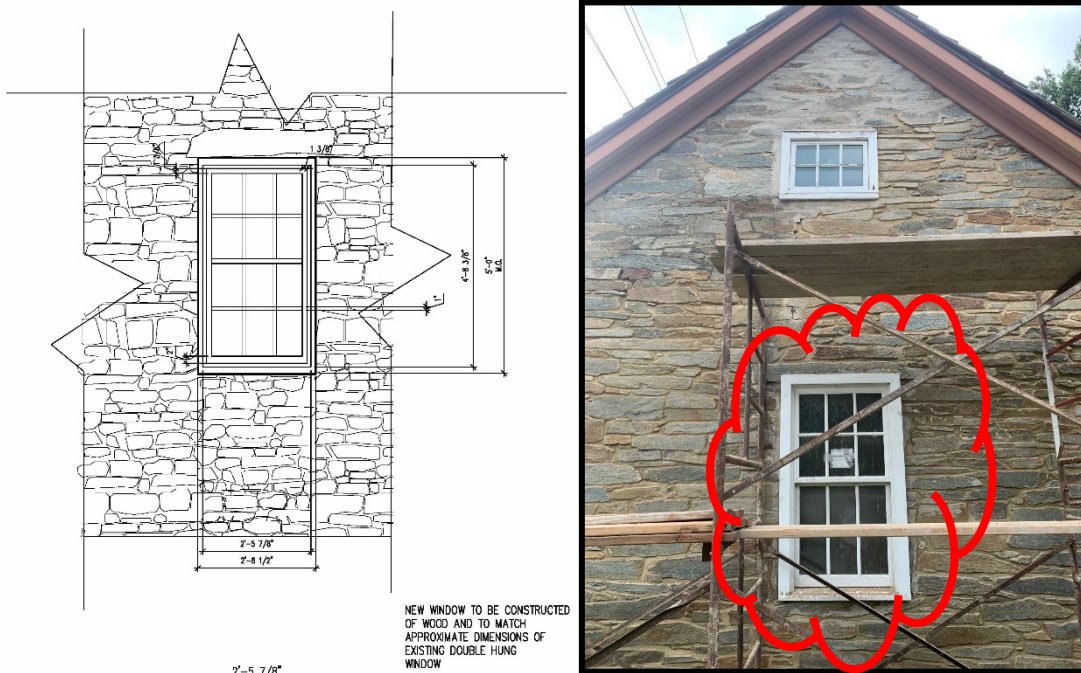


Figure 8: The drawing for the 6/6 window on the right-side elevation and a recent photo of it.

**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***

- (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
- (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**

Staff appreciates the applicant’s ongoing dedication to maintain the historic resource and install new front and back doors and replacement windows that better protect the master plan historic site, reputedly the oldest still standing in Montgomery County.

Staff supports the proposed replacement of the two 6/6 wood sash windows and six-lite wood hopper window. In accordance with Chapter 24A-8(b)(1), the replacement windows will not substantially alter the exterior features of the historic site, and per Chapter 24A-8(b)(2) the proposal is compatible in character with the historic site. In accordance with the applicable *Standards*, the historic character of the property will be retained and preserved by the installation of the replacement windows; the alteration will not destroy historic materials that characterize the property; and the essential form and integrity of the historic property and its environment will be unimpaired if they are removed in the future.

Staff finds the door material and designs incompatible to the historic building and do not meet either Chapter 24A-8(b)(2) or *Standards #2*. The proposed composite material is not appropriate for building, and staff recommends wood doors instead. Staff understands why the applicant sought to copy the design of the existing doors, both of which appear to have been longtime features of the building. But neither door design is compatible to the building, which was built by 1751. Now that both the existing doors have reached the end of their lifespan, the applicant has an opportunity to both suit his needs to secure the building and improve livability for future tenants while also finding doors that are compatible in character with the building's historical and architectural 18<sup>th</sup> century period of significance. Staff recommends the applicant instead propose matching wood board and batten or vertical plank doors, which were the predominant door design at the time of the building's construction. The replacement doors need not be true reproductions and may include modern features such as lites and hardware. Staff would be glad to provide the applicant with potential examples of compatible doors. This work would also qualify for the County's rehabilitation tax credit.

***Items to Include in HAWP Application***

Staff recommends the following items be included in the HAWP application:

- Provide final designs of the doors and windows.
- Show the hardware and label the brickmould material on the fenestration drawings.

**STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions based upon the HPC's comments; receive any necessary approvals from the Town of Brookeville; and return with an Historic Area Work Permit.

***Staff Requested HPC Feedback***

- Appropriateness of the proposed replacement front door.
- Appropriateness of the proposed replacement back door.
- Appropriateness of the proposed replacement windows.
- Any other comments.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**FOR STAFF ONLY:**  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: 7835 River Road LLC  
Address: 401 S Frederick Ave  
Daytime Phone: 301-641-1855

E-mail: gus@mycpatax.com  
City: GAITHERSBURG Zip: 20877  
Tax Account No.: 00852131

**AGENT/CONTACT (if applicable):**

Name: Constantine Stefanou Managing Member  
Address: 401 S Frederick Ave  
Daytime Phone: 301-641-1855

E-mail: gus@mycpatax.com  
City: GAITHERSBURG Zip: 20877  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property #29/040-000A

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
No/Individual Site Name Magruder's Black Smith

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: 7835 Street: River Road  
Town/City: Bethesda Nearest Cross Street: River Rd & Seven Locks Rd  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: 0001 Parcel: P610

**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:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input checked="" type="checkbox"/> Window/Door          |
|   |  | <input type="checkbox"/> 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

05/06/2024  
Date



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> 7835 River Rd LLC 401 S Frederick Ave Gaithersburg, MD 20877	<b>Owner's Agent's mailing address</b> Constantine Stefanou, President, MM 401 S Frederick Ave Gaithersburg, MD 20877
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Old Seven Locks Rd LLC	8401 Old Seven Locks Rd, Lot 29  8200 River Quarry Place, Bethesda MD 20817
Old Seven Locks Rd LLC	8401 Old Seven Locks Rd, Lot 28  8307 Quarry Manor Terrace, Bethesda MD 20817
Old Seven Locks Rd LLC	8401 Old Seven Locks Rd, Lot 27  8222 Old Seven Locks Road, Bethesda MD 20817

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

Magruder's Blacksmith shop is a master plan listed resource that was built, according to the ACHS summary, prior to 1751. It is constructed from uncoursed rubblestone, and is a two bay x one bay, 1-1/2 story design, 23.4' x 19.0'. It has a plain gabled roof running the long direction. The windows are wood 6 over 6 double hung in the main level, and 4 lite casements in the gable. The original roof was wood shingles, replaced at some point with asphalt shingles. A significant feature is the large stone chimney at the northwest end which has 2 flues and both interior and exterior fireboxes.

The building was originally at the corner of River Road and Seven Locks Road. River Road has been much widened, and a large drainage ditch now separates the house from that road. Seven locks Road, originally at the southeast side of the property, was relocated to the northwest border. The old road now serves as the driveway access to the property. The structure originally fronted on River Road, but is now accessed from the rear (northeast).

The parcel on which the building sits is 13,023 square feet and the building footprint along with the

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

No changes are proposed for the building. The owner proposes to replace the windows and two doors.

Work Item 1: Front Door

<p>Description of Current Condition: Front door dilapidated wood/plexiglass</p>	<p>Proposed Work: Replace with new window wood door 30" tall</p>
---	--

Work Item 2: Back Entrance Door

<p>Description of Current Condition: Back entrance door Fiberglass window door 30" tall</p>	<p>Proposed Work: Replace with Fiberglass window door 30" tall</p>
---	--

Work Item 3: Windows

<p>Description of Current Condition: Dilapidated wood windows</p>	<p>Proposed Work: Replace with new wood Window. Total Four windows. 2 of windows downstairs, 1 at to of stairs and 1 in bathroom.</p>
---	---

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*





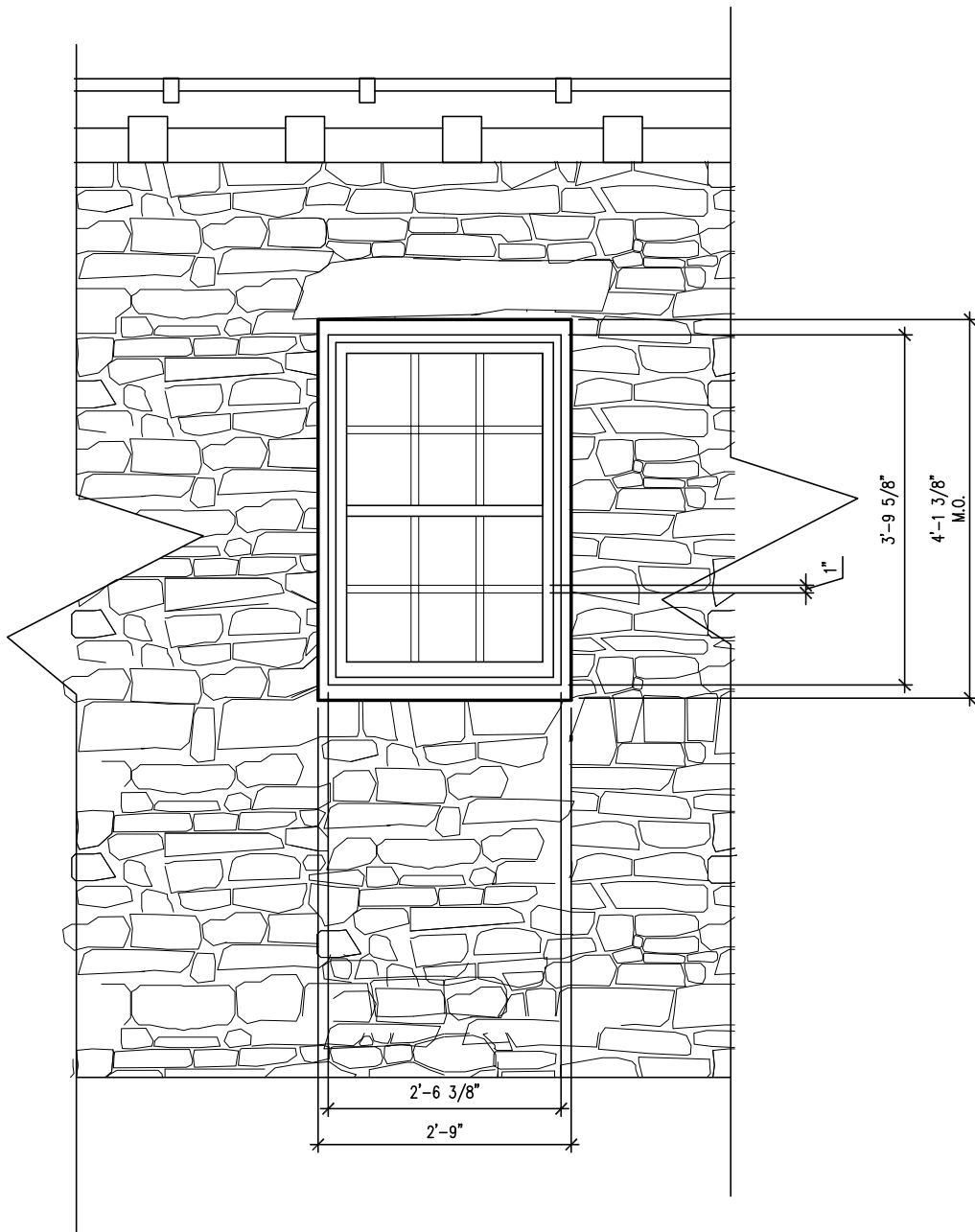




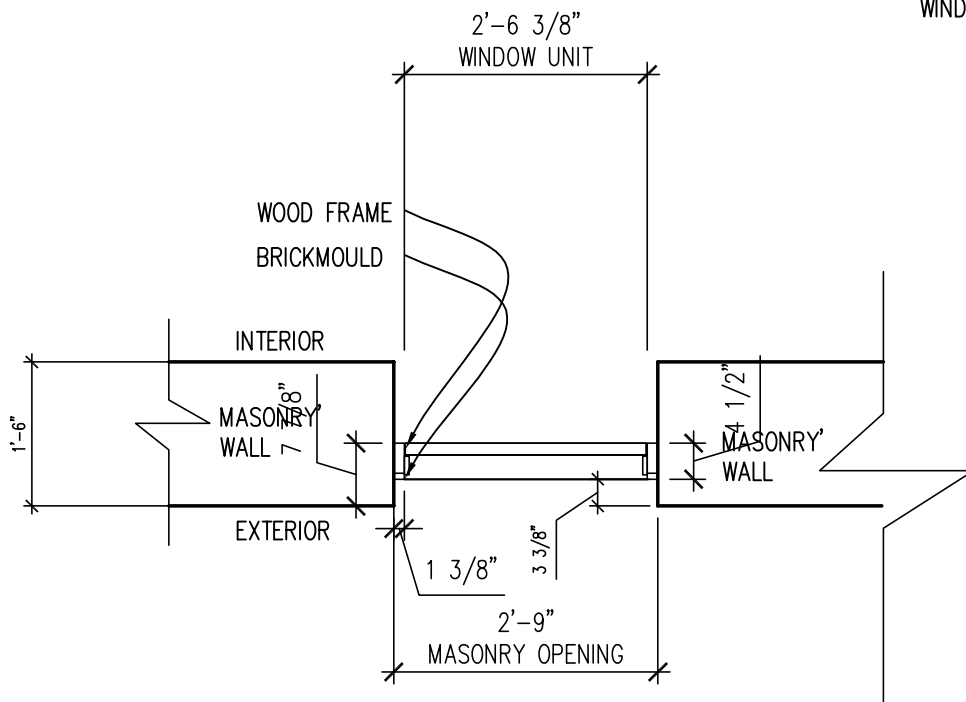
Historic Renovations  
provided by

STEFANON





NEW WINDOW TO BE CONSTRUCTED OF WOOD AND TO MATCH APPROXIMATE DIMENSIONS OF EXISTING DOUBLE HUNG WINDOW



Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 18759, expiration date 9/25/24

2

Project: 7835 RIVER ROAD, LLC  
7835 RIVER ROAD  
BETHESDA, MD 20817

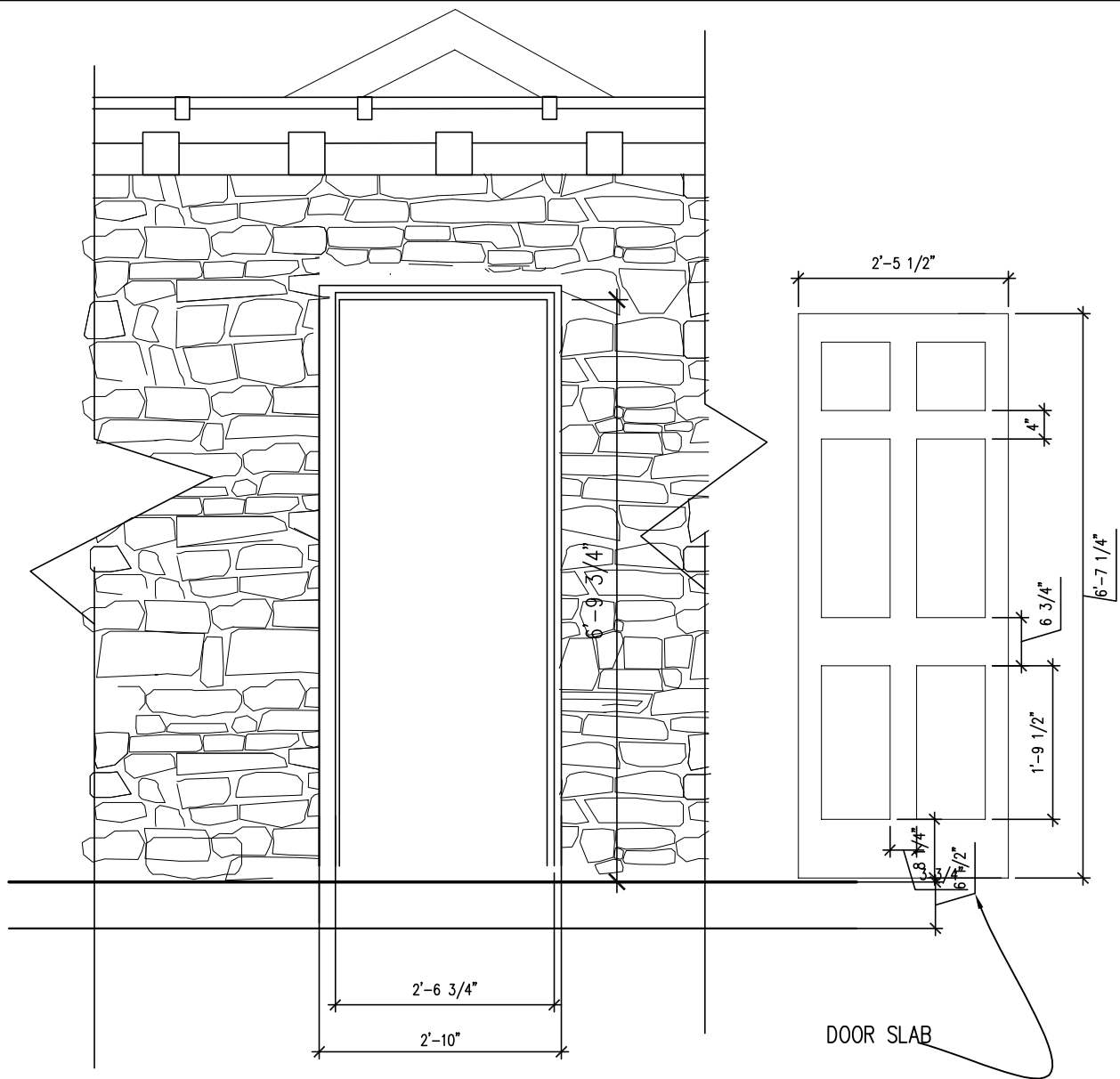
Sheet Title: WINDOW DRAWINGS  
FRONT WINDOW  
Scale: 1/2" = 1'-0"

PERMIT SET  
6/18/2024  
REVISIONS

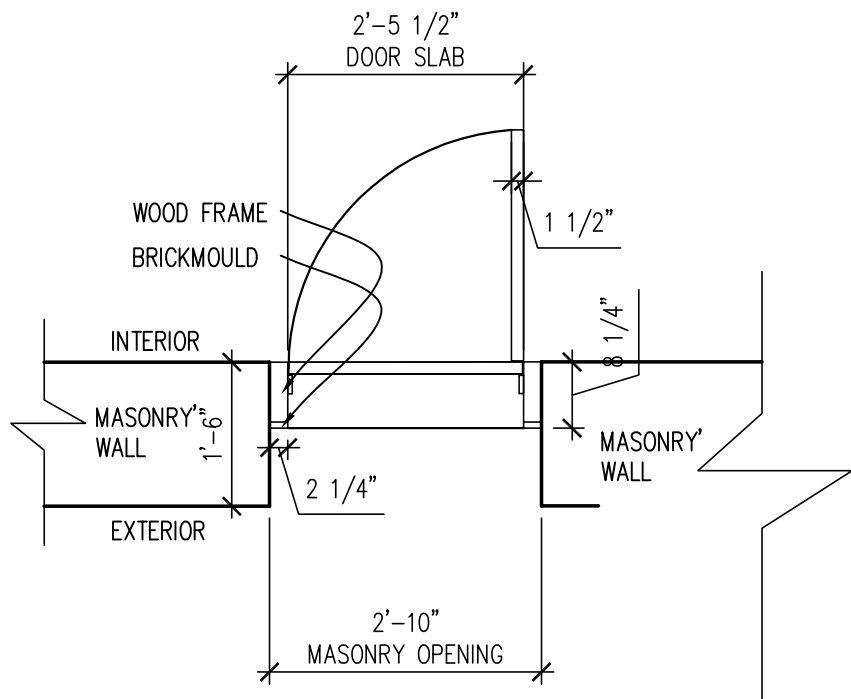


13215 Violets Lock Road  
Germantown, MD 20874  
Tel: 410-353-4962  
paulbaines@gmail.com

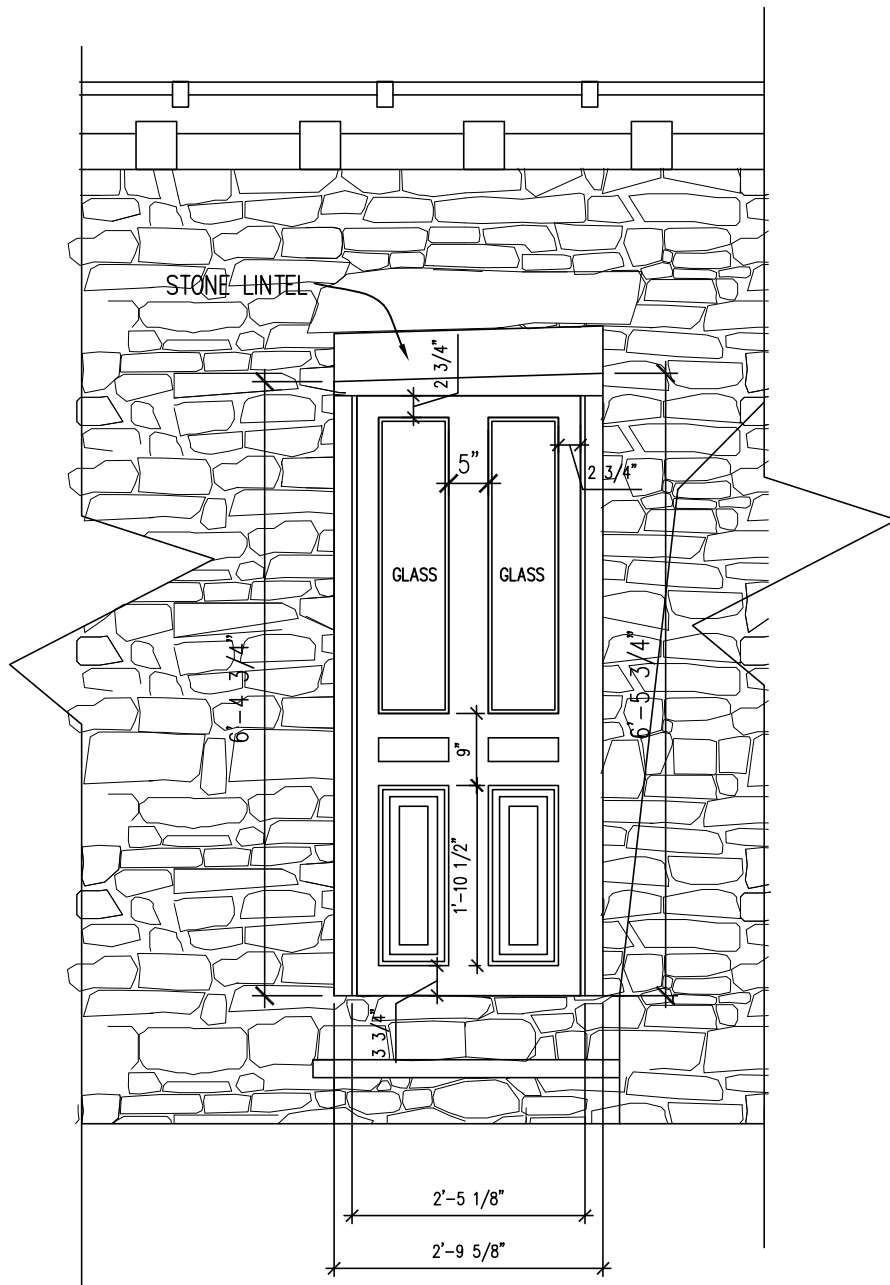
PAUL BAINES  
ARCHITECT/BUILDER



NEW DOOR TO BE CONSTRUCTED OF COMPOSITE MATERIAL AND TO MATCH APPROXIMATE DIMENSIONS OF EXISTING DOOR

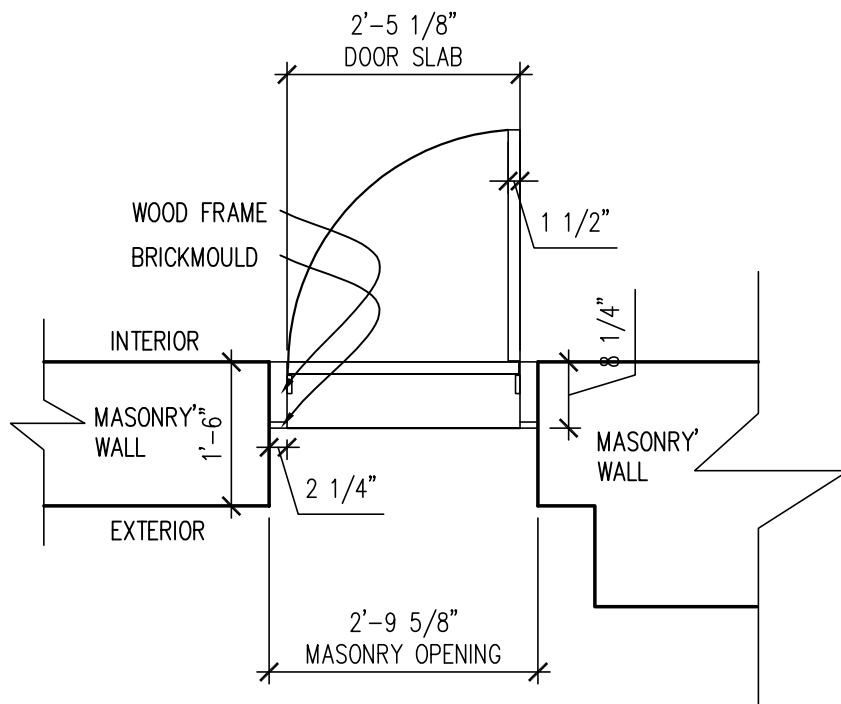


Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 18759, expiration date 9/25/24



2 EXTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"

NEW DOOR TO BE CONSTRUCTED OF COMPOSITE MATERIAL AND TO MATCH APPROXIMATE DIMENSIONS OF EXISTING DOOR



1 PLAN  
SCALE: 1/2" = 1'-0"

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 18759, expiration date 9/25/24

1

Project: 7835 RIVER ROAD, LLC  
7835 RIVER ROAD  
BETHESDA, MD 20817

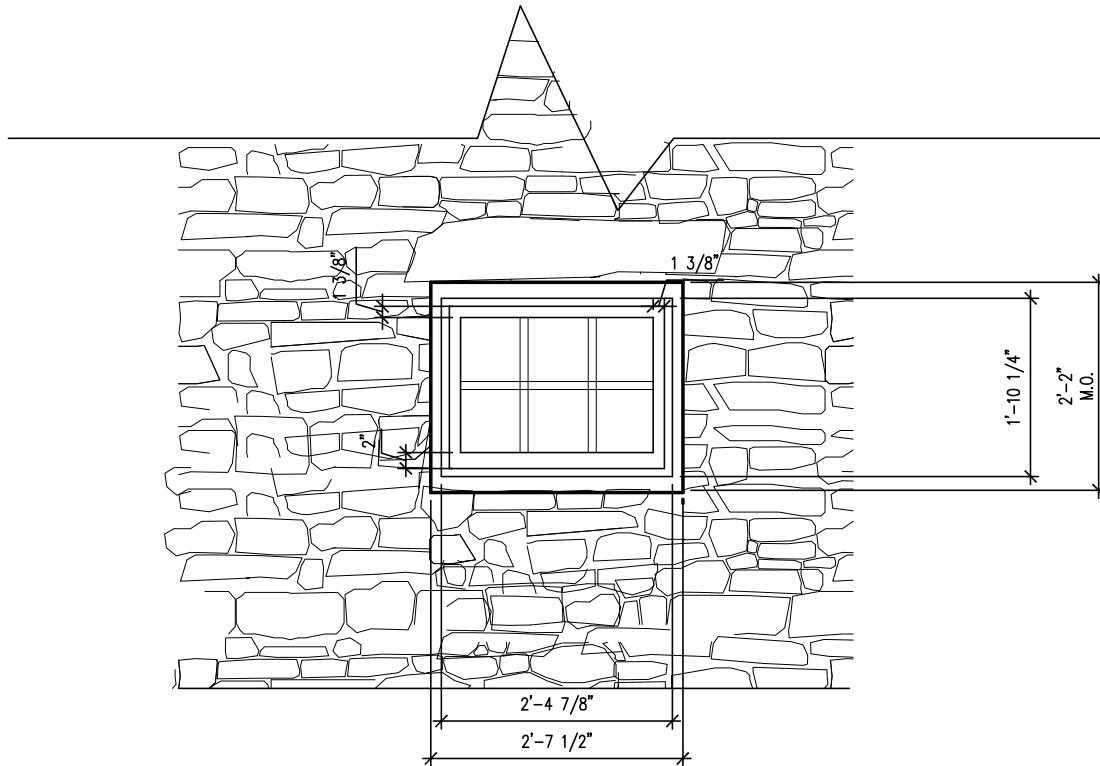
Sheet Title: AS BUILT DRAWINGS  
FRONT DOOR  
Scale: 1/2" = 1'-0"

PERMIT SET  
6/18/2024  
REVISIONS

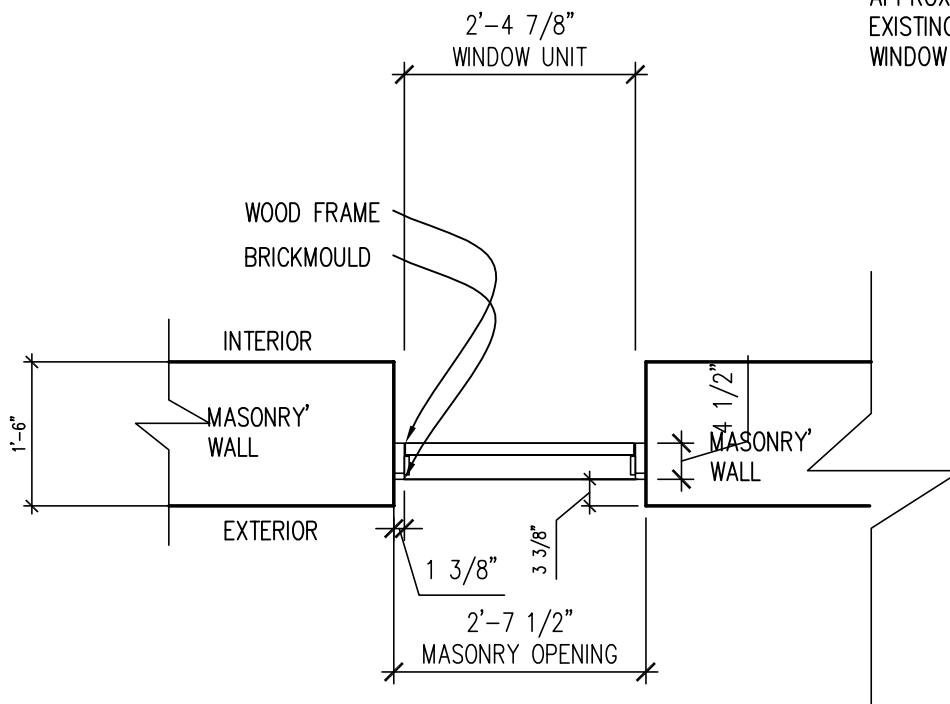


13215 Violets Lock Road  
Germantown, MD 20874  
Tel: 410-353-4962  
paulbaines@gmail.com

PAUL BAINES  
ARCHITECT/BUILDER



NEW WINDOW TO BE CONSTRUCTED OF WOOD AND TO MATCH APPROXIMATE DIMENSIONS OF EXISTING DOUBLE HUNG WINDOW



Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 18759, expiration date 9/25/24

4

Project: 7835 RIVER ROAD, LLC  
7835 RIVER ROAD  
BETHESDA, MD 20817

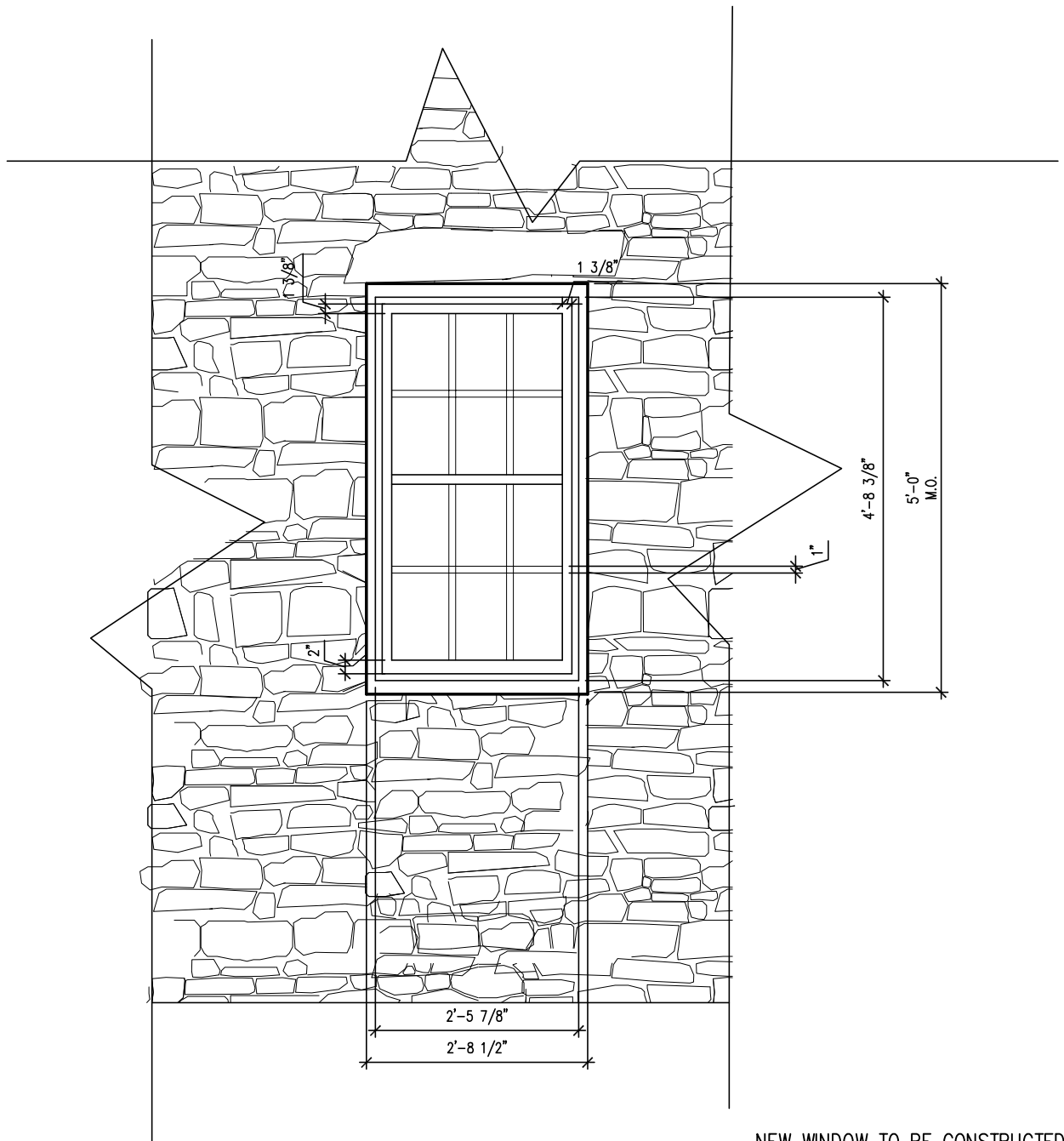
Sheet Title: WINDOW DRAWINGS  
GABLE WINDOW SF  
Scale: 1/2" = 1'-0"

PERMIT SET  
6/18/2024  
REVISIONS

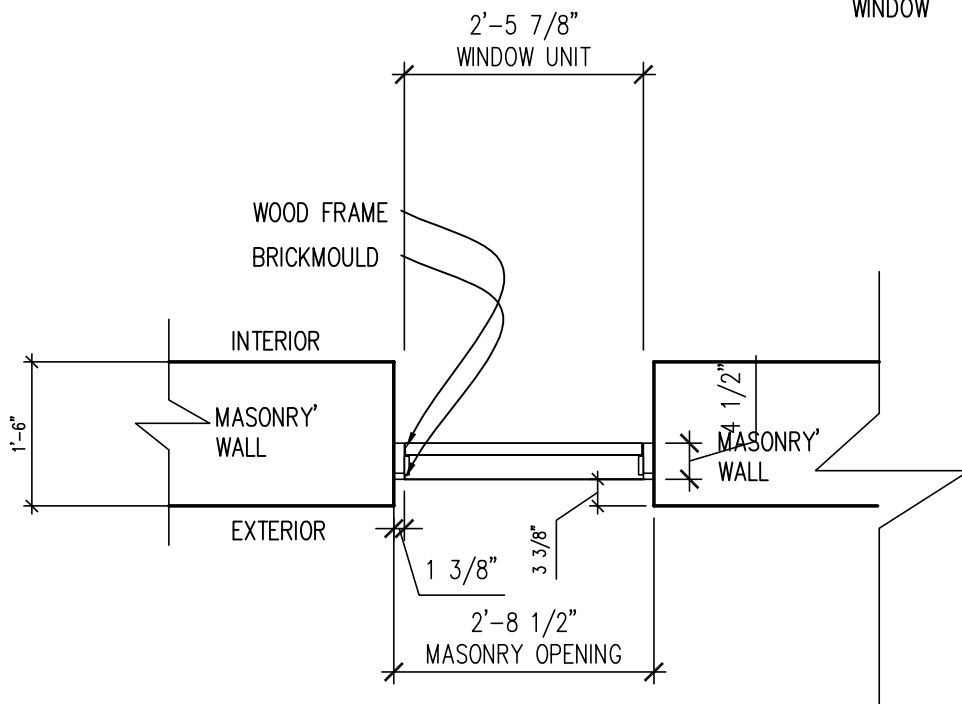


13215 Violets Lock Road  
Germantown, MD 20874  
Tel: 410-353-4962  
paulbaines@gmail.com

PAUL BAINES  
ARCHITECT/BUILDER



NEW WINDOW TO BE CONSTRUCTED OF WOOD AND TO MATCH APPROXIMATE DIMENSIONS OF EXISTING DOUBLE HUNG WINDOW



Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 18759, expiration date 9/25/24

3

Project: 7835 RIVER ROAD, LLC  
7835 RIVER ROAD  
BETHESDA, MD 20817

Sheet Title: WINDOW DRAWINGS  
SIDE WINDOW FF  
Scale: 1/2" = 1'-0"

PERMIT SET  
6/18/2024  
REVISIONS



13215 Violets Lock Road  
Germantown, MD 20874  
Tel: 410-353-4962  
paulbaines@gmail.com

PAUL BAINES  
ARCHITECT/BUILDER

**From:** [Gus Stefanou](#)  
**To:** [Berger, Chris](#)  
**Cc:** [Julia Guzman](#); [Paul Baines](#); [Elaine Kierl](#)  
**Subject:** 7835 River Rd project  
**Date:** Thursday, July 18, 2024 3:03:07 PM  
**Attachments:** [BLACKSMITH FRONT WINDOW.pdf](#)  
**Importance:** High

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Chris

Apologies for the delay.

I have attached by way of PDF the drawings requested for replacement of the existing windows and doors.

A few clarifications.

The existing rear door is a glass fiberglass material. The replacement door submitted will be like kind.

The front door is dilapidated. It is wood with plexiglass windows. I am requesting this be replaced with a composite windowed door as well.

The windows for the main historic structure are wood which will be replaced with wood windows.

The two windows in the rear dormer will remain. They were installed along with the dormer recently under historic review.

The concrete stucco addition is not historic. This was not part of the original blacksmith construction. Just an FYI. I believe this window can be replaced with a composite window.

Please lmk if you require anything additional.

Gus Stefanou MM  
7835 River Rd LLC

Gus Stefanou CPA

Stefanou CPA Group PC  
401S Frederick Ave  
Gaithersburg MD 20877

Cell 301.641.1855

Mycpatax.com

Est. 1983

----- Original message -----

From: Julia Guzman <julia@mycpatax.com>

Date: 7/18/24 2:52 PM (GMT-05:00)

To: Gus Stefanou <gus@mycpatax.com>

Subject: 7835 River Rd project

**Julia Guzman**

STEFANOUCPA GROUP, P.C.

401 South Frederick Ave

Gaithersburg, MD 20877

Phone: (301)258-7777 ext 3

Fax: (301)948-8323

E-mail: [julia@mycpatax.com](mailto:julia@mycpatax.com)











EMERY BLACKSMITH SHOP  
Established in 1850  
This shop was built in 1850 and is one of the oldest in the town. It was built by the Blacksmiths of the town and is now a museum. It is open to the public and is a great place to see the old tools and equipment used by the Blacksmiths of the town. It is a great place to see the old tools and equipment used by the Blacksmiths of the town. It is a great place to see the old tools and equipment used by the Blacksmiths of the town.









**EARLY BLACKSMITH**  
ORIGINALLY A BLACKSMITH SHOP, THIS HOME WAS BUILT IN THE LATE 18TH OR EARLY 19TH CENTURY. IT STANDS ON A TRACT ONCE OWNED BY NAGRODNER'S HONESTY. BELIEVED TO HAVE BEEN BUILT BY NIMIAN SENIOR (1751-1811). IT IS ONE OF THE OLDEST STANDING STRUCTURES IN MONTGOMERY COUNTY.



## EARLY BLACKSMITH SHOP

ORIGINALLY A BLACKSMITH SHOP, THIS HOME WAS BUILT IN THE MIDDLE OF THE EIGHTEENTH CENTURY. IT STANDS ON A TRACT ONCE KNOWN AS "MAGRUDER'S HONESTY". BELIEVED TO HAVE BEEN BUILT BY NINIAN MAGRUDER, SENIOR (? - 1751), IT IS ONE OF THE OLDEST STANDING STRUCTURES IN MONTGOMERY COUNTY.

MARYLAND HISTORICAL SOCIETY







Seven

7835 RIVER

COLLEGE OWNED  
A&W JUNK REMOVAL  
803-7400  
AANDWJUNK.COM





7835 RIVER ROAD

PRIVATE  
PROPERTY  
NO TRESPASSING

IF OWNED  
BY  
JUNK  
REMOVAL  
7-7400  
JUNK.COM





Seven Locks

12













ORIC  
TE  
\*  
OMERT  
NTA  
R'PEAR  
OR  
TORIC  
EVATION