

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7835 River Road, Bethesda	Meeting Date:	11/13/2024
Resource:	Master Plan Site #29/40 Magruder's Blacksmith Shop	Report Date:	11/6/2024
Applicant:	7835 River Road LLC (Constantine Stefanou, Agent)	Public Notice:	10/28/2024
Review:	HAWP	Tax Credit:	Yes
Permit No.:	1092363	Staff:	Laura DiPasquale
Proposal:	Fenestration alteration.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two conditions** the HAWP application, with final approval authority delegated to staff:

1. The applicant must provide a drawing or specification showing the true-divided-light detail with 7/8" to 1 1/8" putty slope muntins.
2. The brickmolds for all windows and doors must be painted wood.

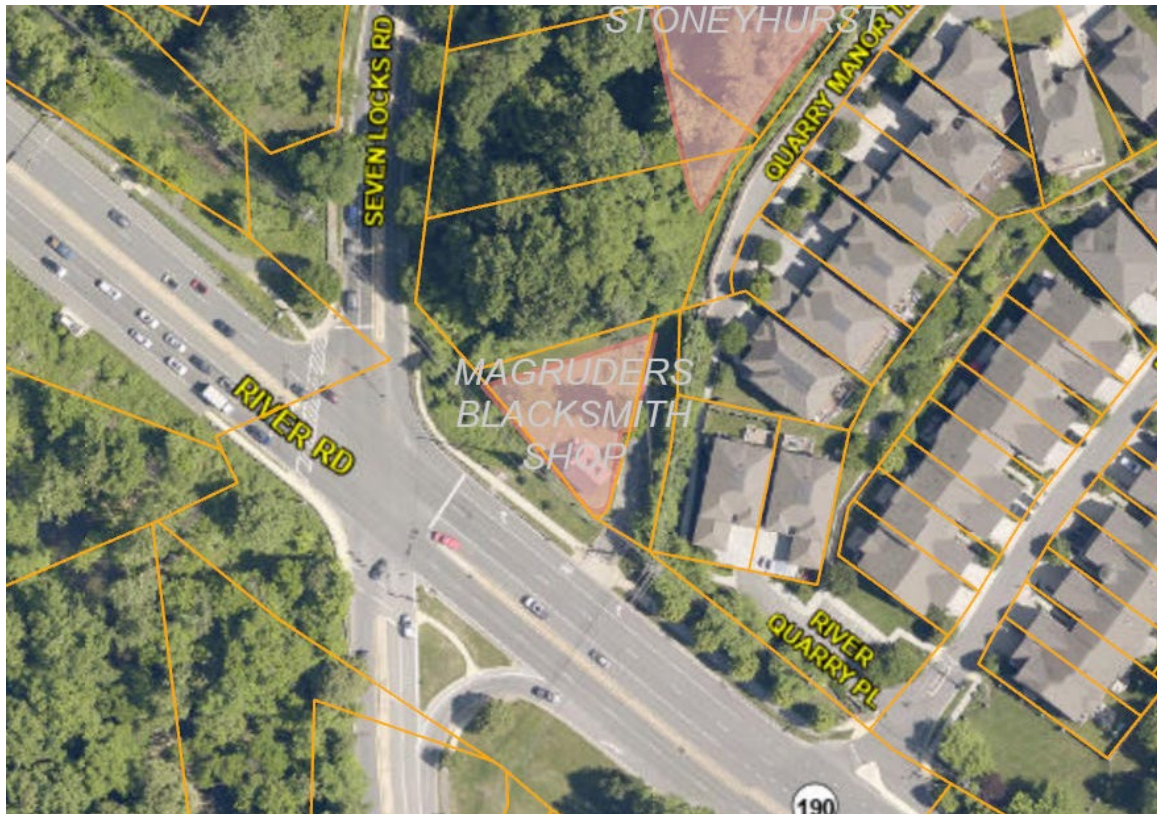


Figure 1: The Magruder Blacksmith Shop Master Plan Historic Site at 7835 River Road is shaded in pink near the intersection with Seven Locks Road.

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.



Figure 3: The rear and side elevations.

BACKGROUND

In August 2024, the HPC reviewed a preliminary consultation application for replacement of the front and back doors and four windows on the property. That review informs the current proposal. At that time, the HPC had the following comments:

- The commissioners supported the replacement of the existing doors but found the proposed designs incompatible to the master plan historic site. Two commissioners supported replacement with high-quality composite doors as long as the details replicated those found on an historic wood door. They supported glass lites in the doors. A commissioner suggested the applicant consider a manufacturer who specialized in period-specific doors. One commissioner supported staff's recommendation that the doors be wood and of a traditional plank or board and batten design.
- The commissioners supported replacement of the windows with wood windows with true divided lites. The proposed wood windows should instead be recessed so they are not flush with the exterior wall as was proposed.
- The 6/6 wood sash windows should have counterweights.

As part of the preliminary consultation report, staff recommended 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.
- Matching front and back doors are preferred.

PROPOSAL

The applicants propose to replace the front and back doors and three windows.



Figure 1: Google Streetview image of 7835 River Road from River Road. The door and three windows visible in this image are proposed for replacement, along with the rear door, not visible in this image.

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 ensure 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.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

Doors

The existing front door has wood panels at the bottom and rectangular Plexiglass lites at the top. Previously, the applicant proposed to replace with a composite door with glass lites similar in design to the existing door. The applicant also proposes to replace the existing six-panel wood rear door. The applicant previously proposed a six-pane composite/fiberglass door at the rear. This application proposes new black walnut wood door slabs with dimensions to match approximate dimensions of existing and new oil rubbed bronze hardware and true divided lights. The doors would be recessed approximately 10 inches from the façade. The plan drawings show a flat brickmould, but do not specify its material. Staff finds the proposed doors in keeping with the HPC recommendations at the August 14, 2024 preliminary consultation review. Staff recommends that the brickmould be painted wood.

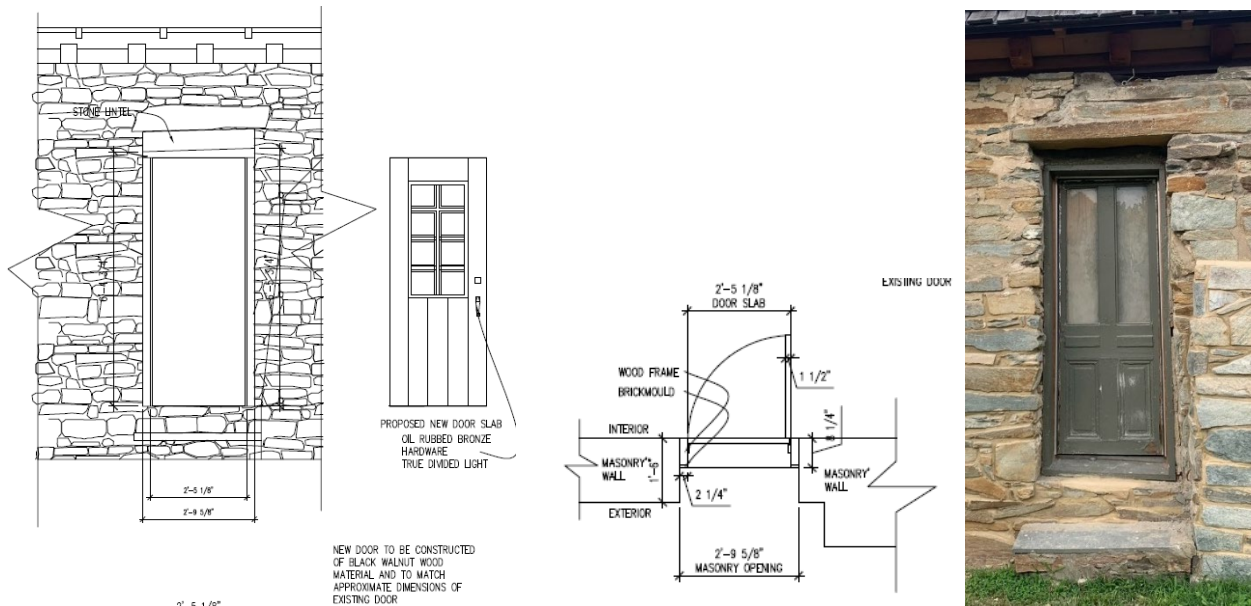


Figure 2: Proposed front door (left), plan (center) and existing door (right).

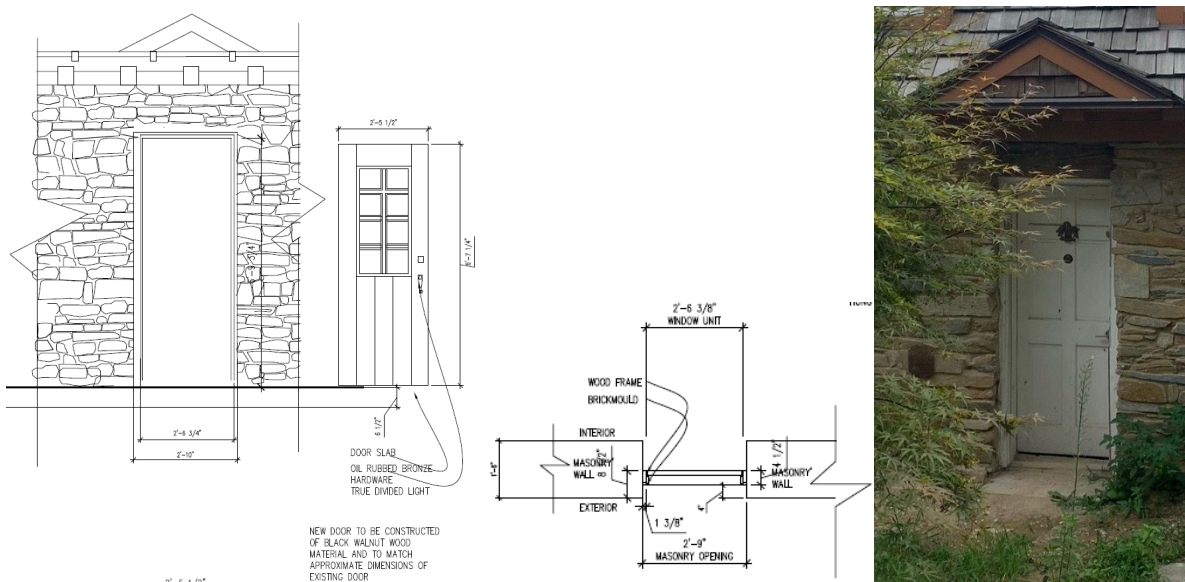


Figure 3: The proposed rear door (left), plan (center) and existing door (right).

Windows

According to the plans provided, the applicant seeks to replace three of the windows: the 6/6 wood window on the front elevation; the 6/6 wood window on the right-side elevation; and the the six-light wood window on the right-side elevation. The previous application did not include a plan or section drawings. The current application proposes a setback of four inches within the masonry opening for all windows. The revised drawings do not include counterweight details for the double-hung windows as recommended by the HPC at the August 14, 2024 preliminary consultation review; however, staff notes that these details for interior window operation are not in the purview of the HPC and thus not required for the complete HAWP application.

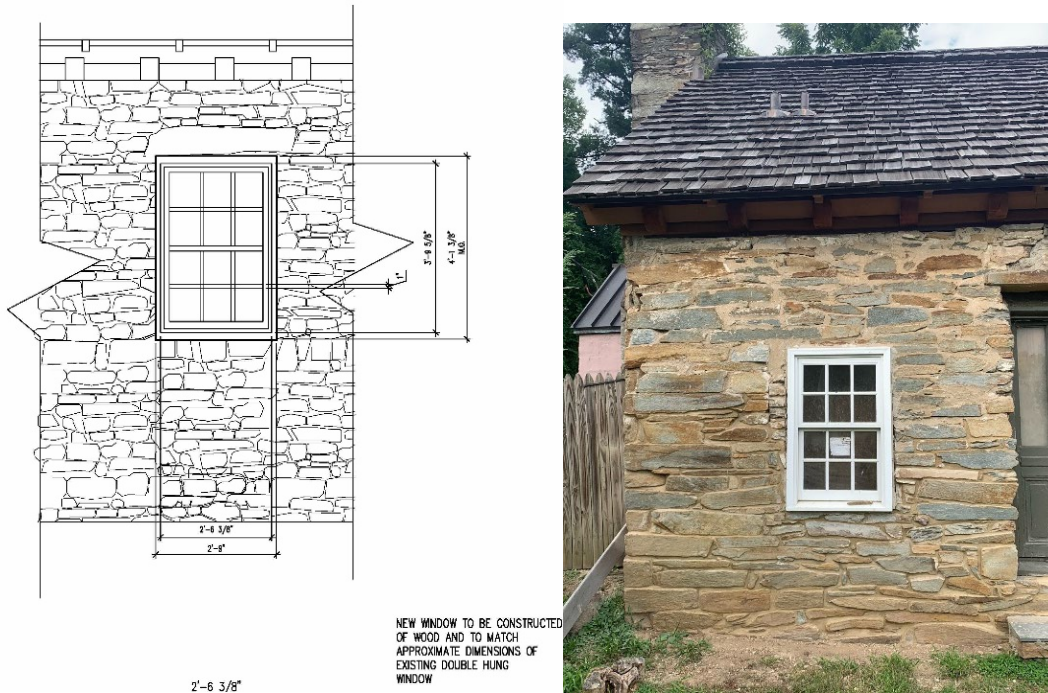


Figure 4: The drawing for the 6/6 window on the front elevation and an existing photo.

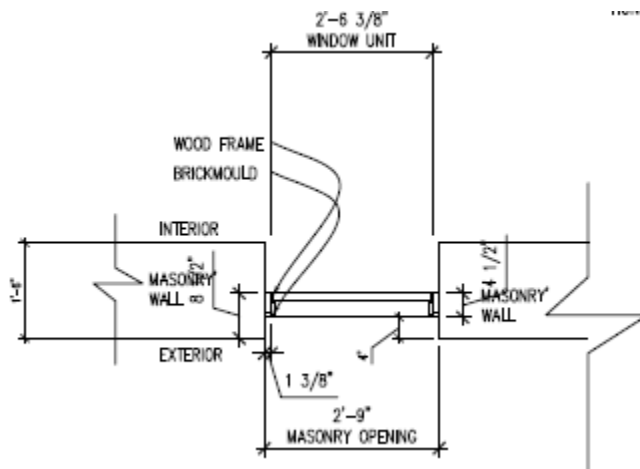


Figure 5: The proposed plan detail for the first-floor front window. Similar details are proposed for the other two windows, with the exception of the window widths.

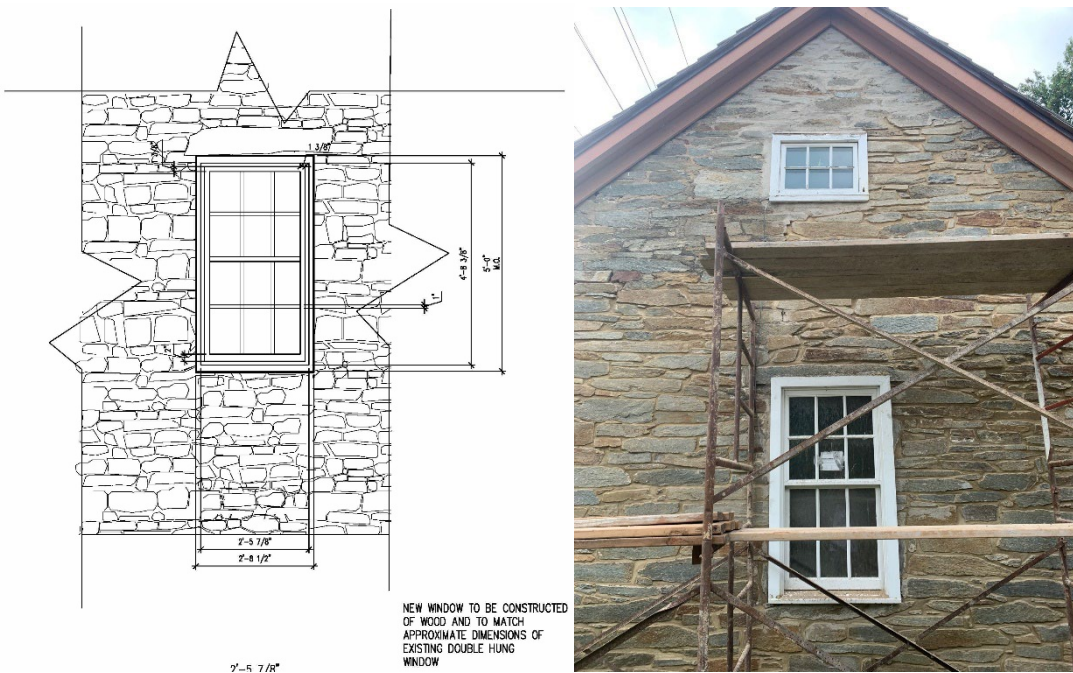


Figure 6: The drawing for the 6/6 window on the right-side elevation and a recent photo.

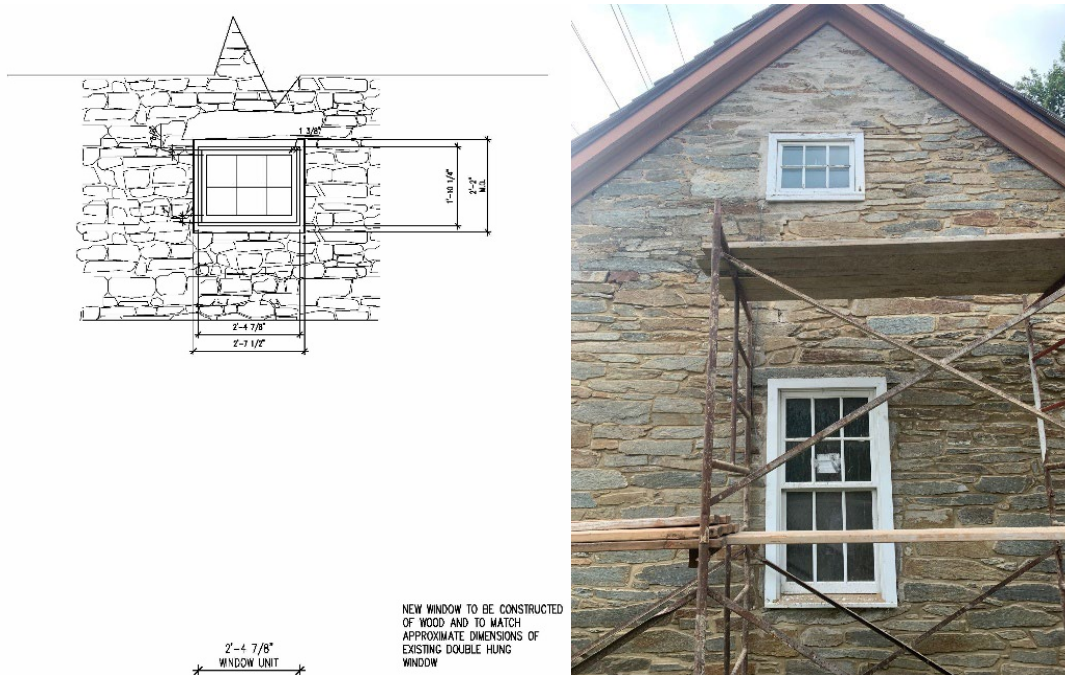


Figure 7: The drawing for the six-lite hopper window on the right-side elevation and a recent photo.

Staff supports the proposed replacement of the two 6/6 wood sash windows and six-lite wood hopper window and finds them compatible to the character of the building. The existing windows appear to be modern replacements, and the proposed appear to closely match the designs of the existing. Staff notes that the drawings do not include muntin details, and suggests that the windows have 7/8” to 1 1/8” putty slope muntins, and that the applicant provide details to staff for final approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two conditions** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal, as modified by the conditions, will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

1. The applicant must provide a drawing or specification showing the true-divided-light detail with 7/8" to 1 1/8" putty slope muntins.
2. The brickmolds for all windows and doors must be painted wood.

and with the *Secretary of the Interior's Standards for Rehabilitation* # 2 and 6;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 301-495-2167 or laura.dipasquale@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: 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, 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

05/06/2024

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

Owner's mailing address 7835 River Rd LLC 401 S Frederick Ave Gaithersburg, MD 20877	Owner's Agent's mailing address Constantine Stefanou, President, MM 401 S Frederick Ave Gaithersburg, MD 20877
Adjacent and confronting Property Owners mailing addresses	
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:

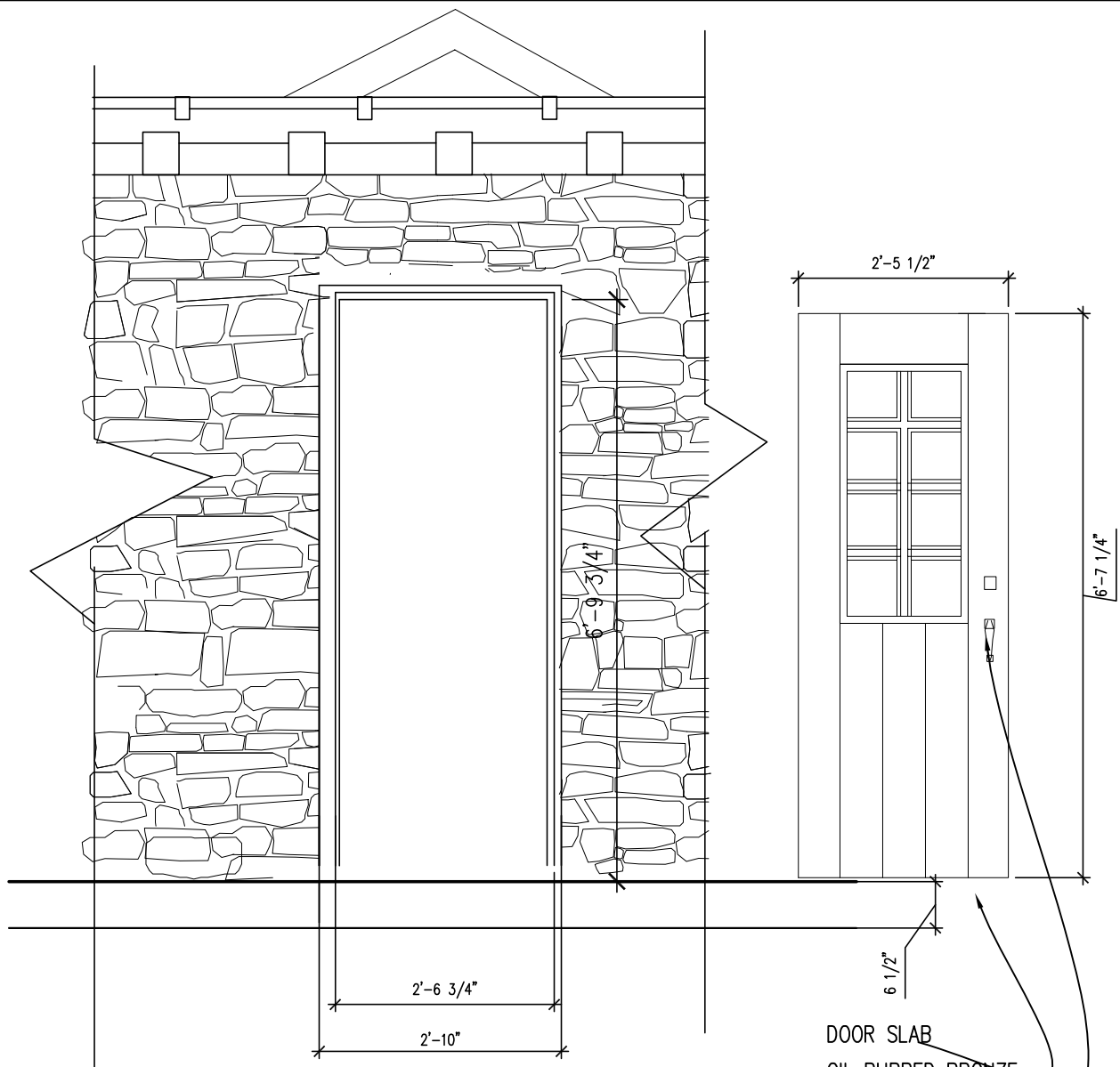
Magruder's Blacksmith shop is a master plan listed resource that was built, according to the ACHS summary, prior to 1751. It is constructed from uncoursed rubblestone, and is a two bay x one bay, 1-1/2 story design, 23.4' x 19.0'. It has a plain gabled roof running the long direction. The windows are 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

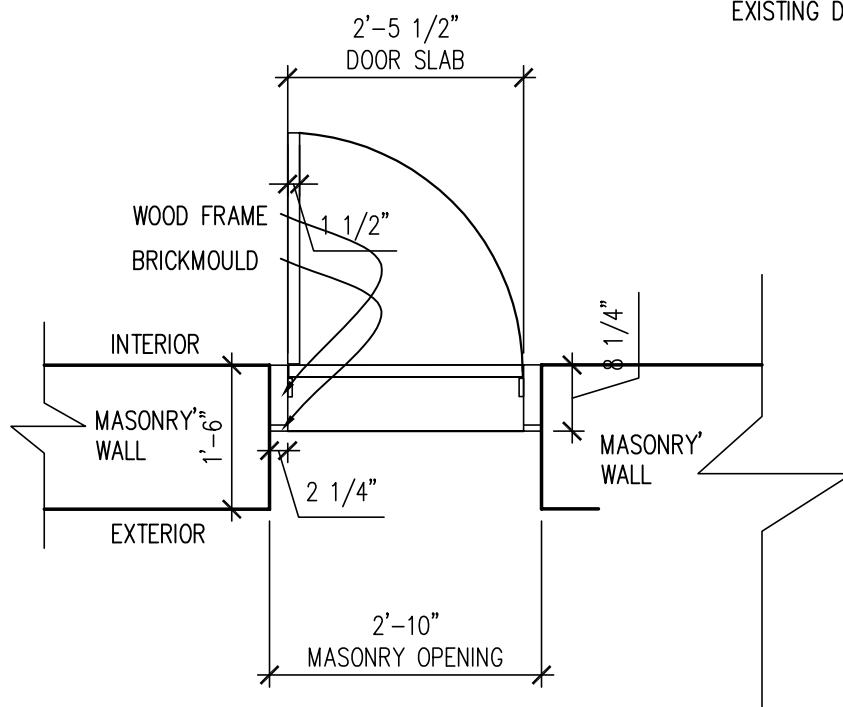
Description of Work Proposed: Please give an overview of the work to be undertaken:

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



DOOR SLAB
 OIL RUBBED BRONZE
 HARDWARE
 TRUE DIVIDED LIGHT

NEW DOOR TO BE CONSTRUCTED
 OF BLACK WALNUT WOOD
 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

5

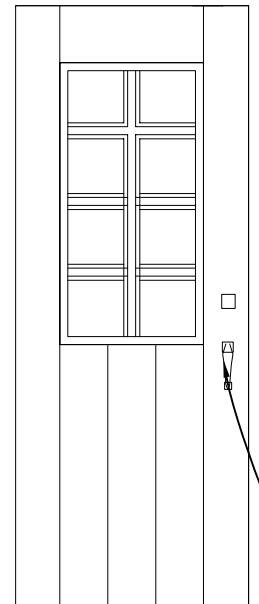
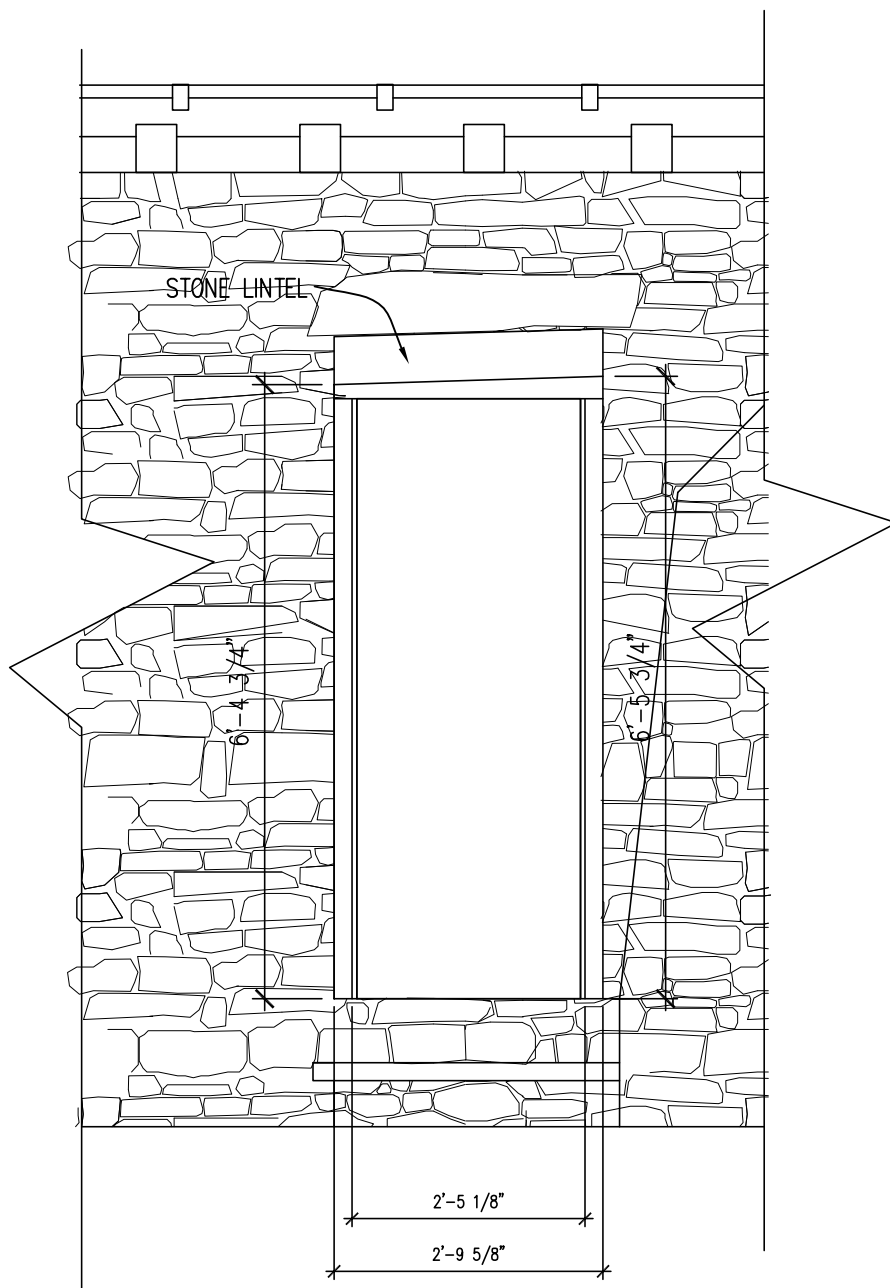
Project: 7835 RIVER ROAD, LLC
 7835 RIVER ROAD
 BETHESDA, MD 20817

Sheet Title: PROPOSED DRAWINGS
 BACK DOOR
 Scale: 1/2" = 1'-0"

PERMIT SET
 9/18/2024
 REVISIONS

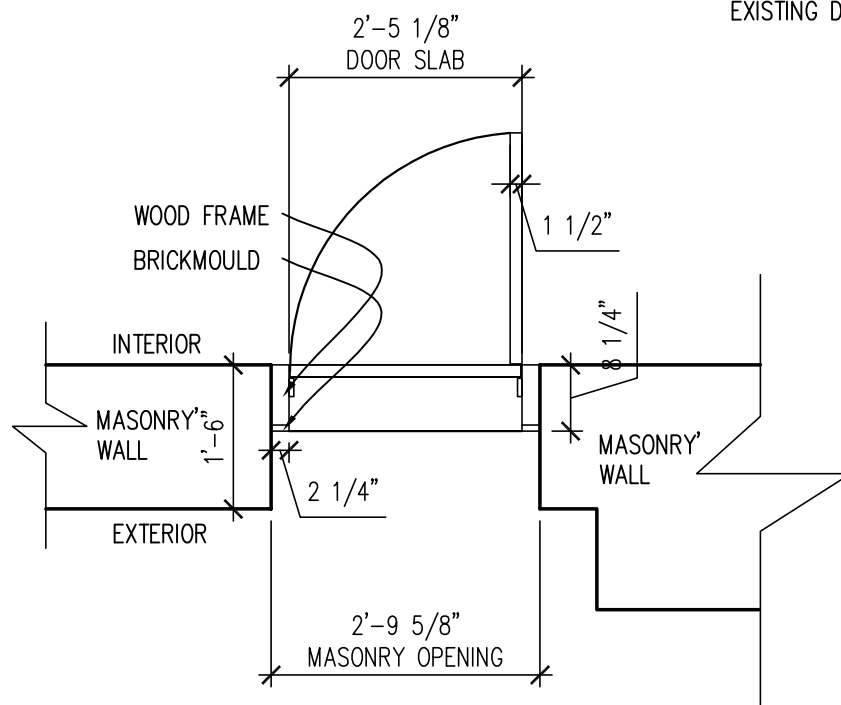
13215 Violets Lock Road
 Germantown, MD 20874
 Tel: 410-353-4962
 paultbaines@gmail.com

PAUL
 BAINES
 ARCHITECT/BUILDER



PROPOSED NEW DOOR SLAB
OIL RUBBED BRONZE
HARDWARE
TRUE DIVIDED LIGHT

NEW DOOR TO BE CONSTRUCTED
OF BLACK WALNUT WOOD
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

1

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

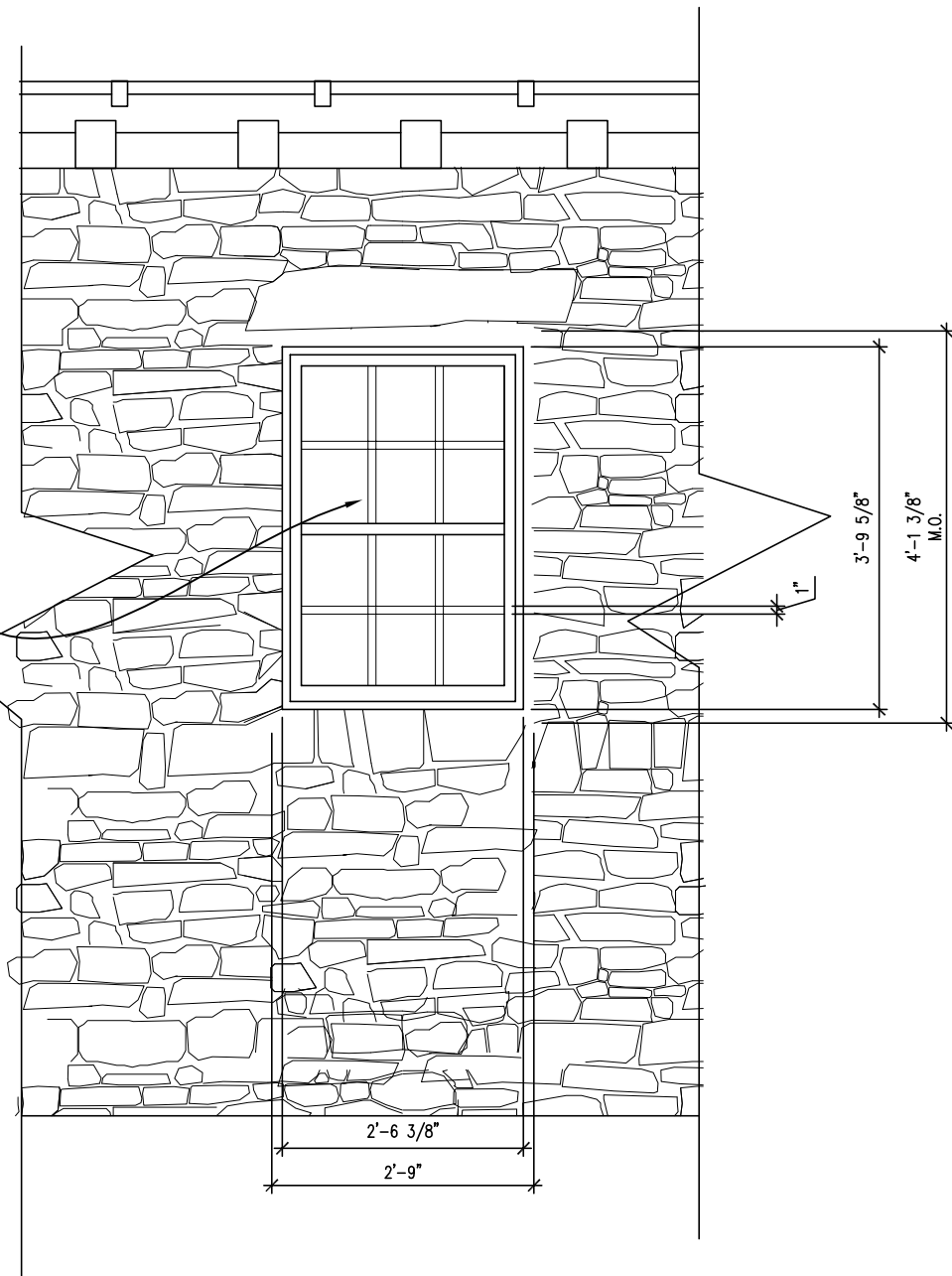
Sheet Title: PROPOSED DRAWINGS
FRONT DOOR
Scale: 1/2" = 1'-0"

PERMIT SET
9/18/2024
REVISIONS

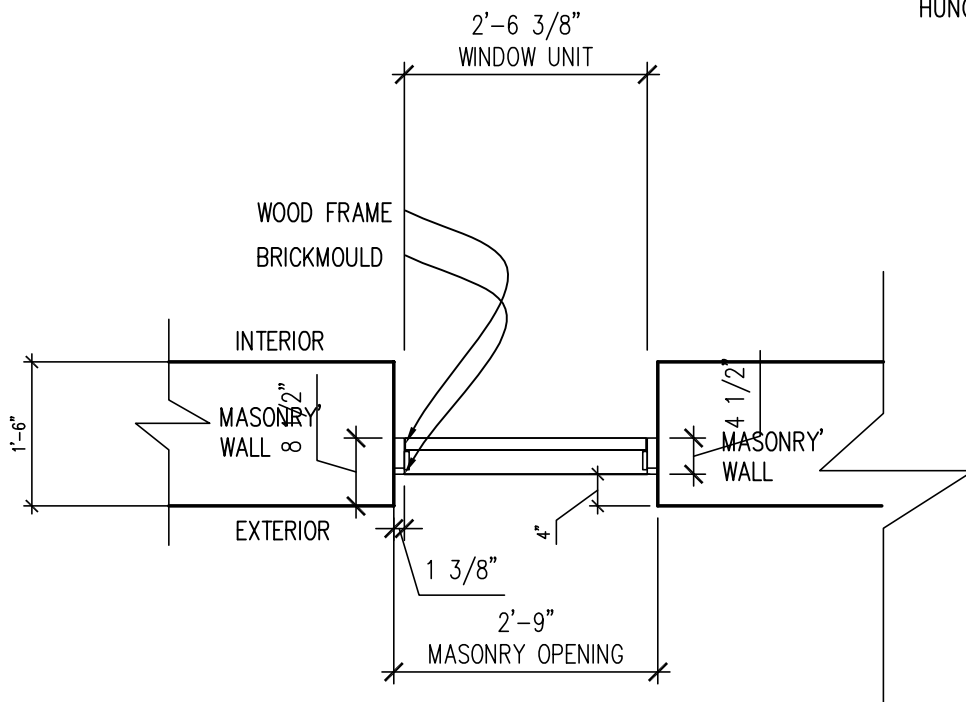
13215 Violets Lock Road
Germantown, MD 20874
Tel: 410-353-4962
paultbaines@gmail.com

PAUL
BAINES
ARCHITECT/BUILDER

SASH OPERATION
DOUBLE HUNG
TRUE DIVIDED LIGHT



NEW WINDOW TO BE CONSTRUCTED
OF SOUTHERN YELLOW PINE 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

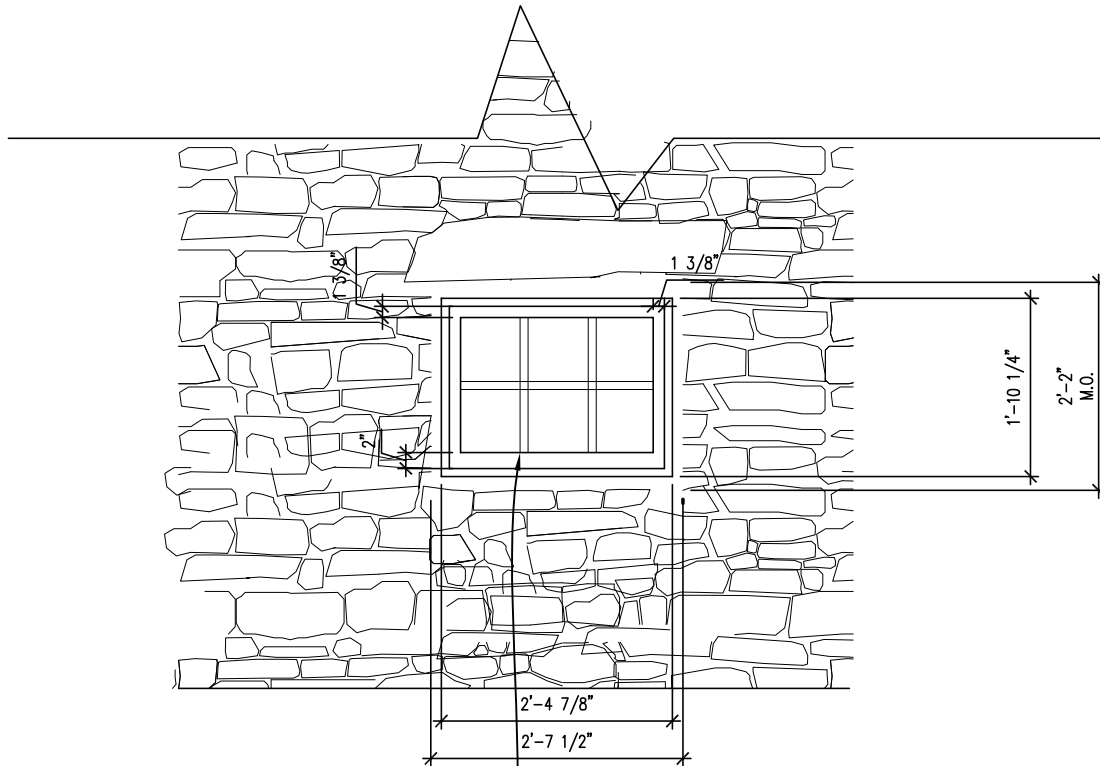
Project: 7835 RIVER ROAD, LLC
7835 RIVER ROAD
BETHESDA, MD 20817

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

PERMIT SET
9/18/2024
REVISIONS

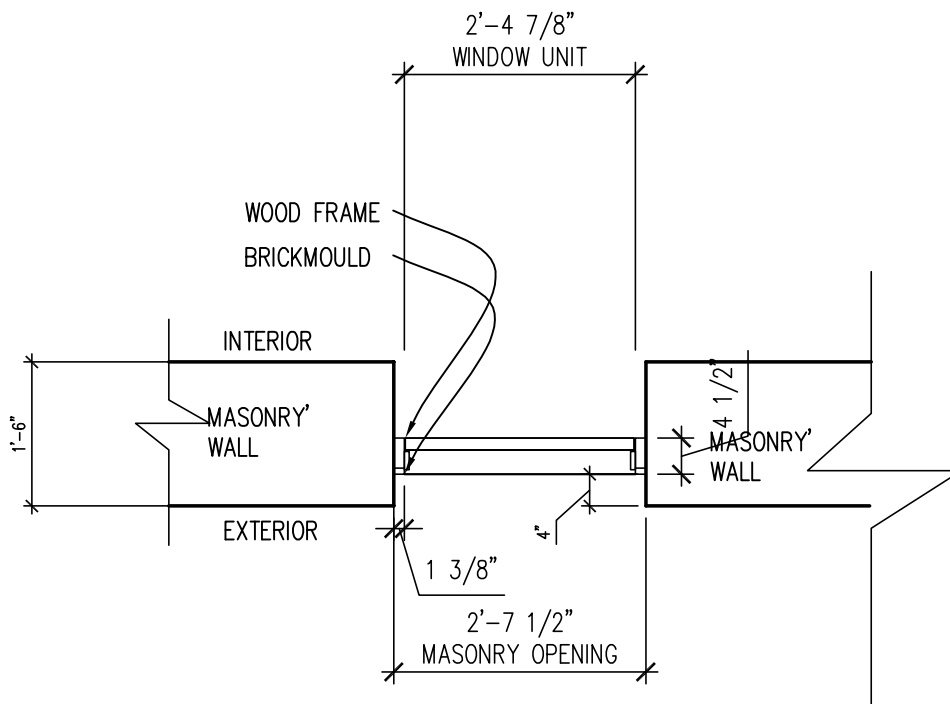
13215 Violets Lock Road
Germantown, MD 20874
Tel: 410-353-4962
paulbaines@gmail.com

PAUL
BAINES
ARCHITECT/BUILDER



SASH OPERATION
CASEMENT
TRUE DIVIDED LIGHT

NEW WINDOW TO BE CONSTRUCTED
OF SOUTHERN YELLOW PINE WOOD
AND TO MATCH APPROXIMATE
DIMENSIONS OF EXISTING 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

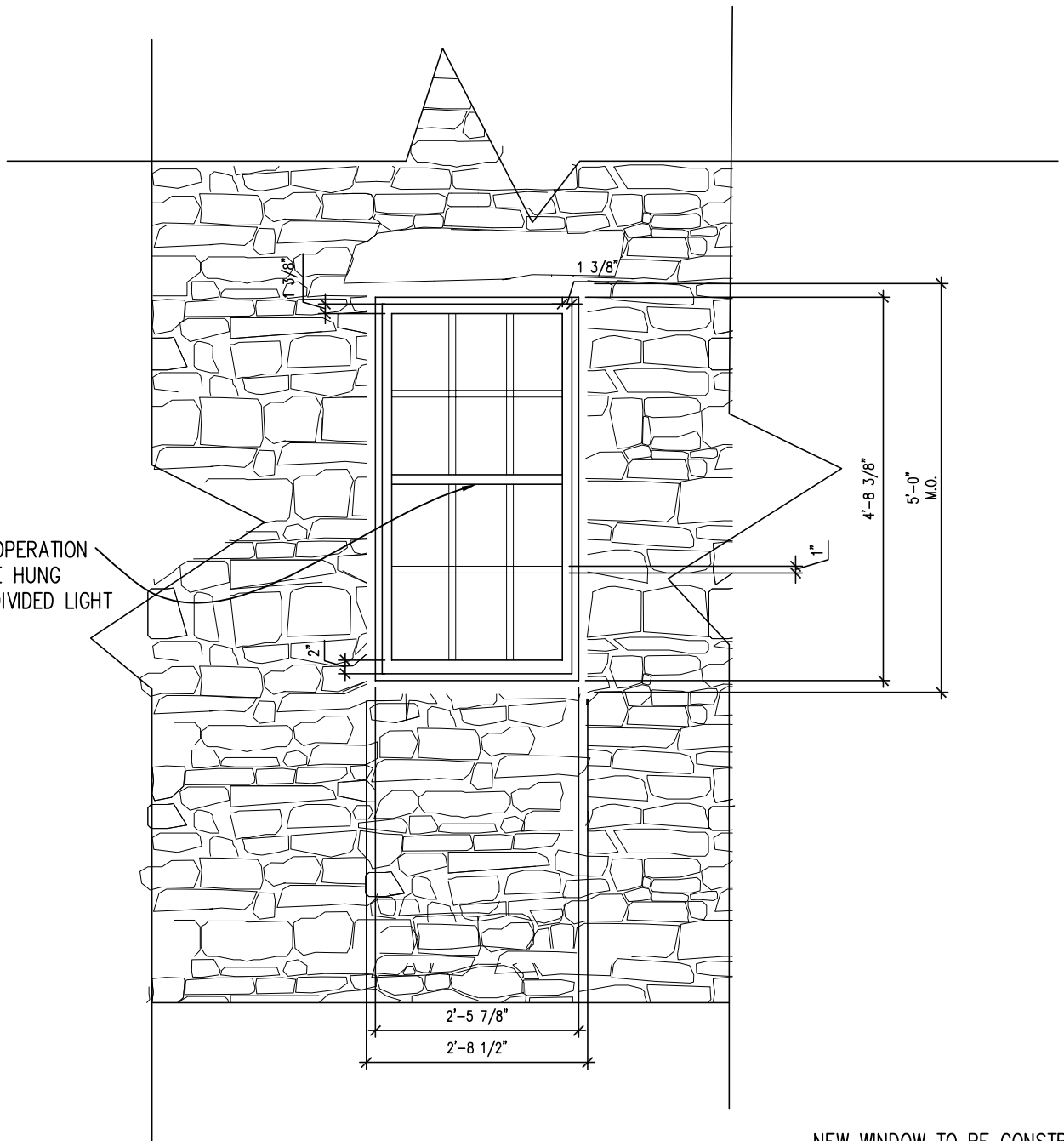
Sheet Title: WINDOW DRAWINGS
GABLE WINDOW SF
Scale: 1/2" = 1'-0"

PERMIT SET
9/18/2024
REVISIONS

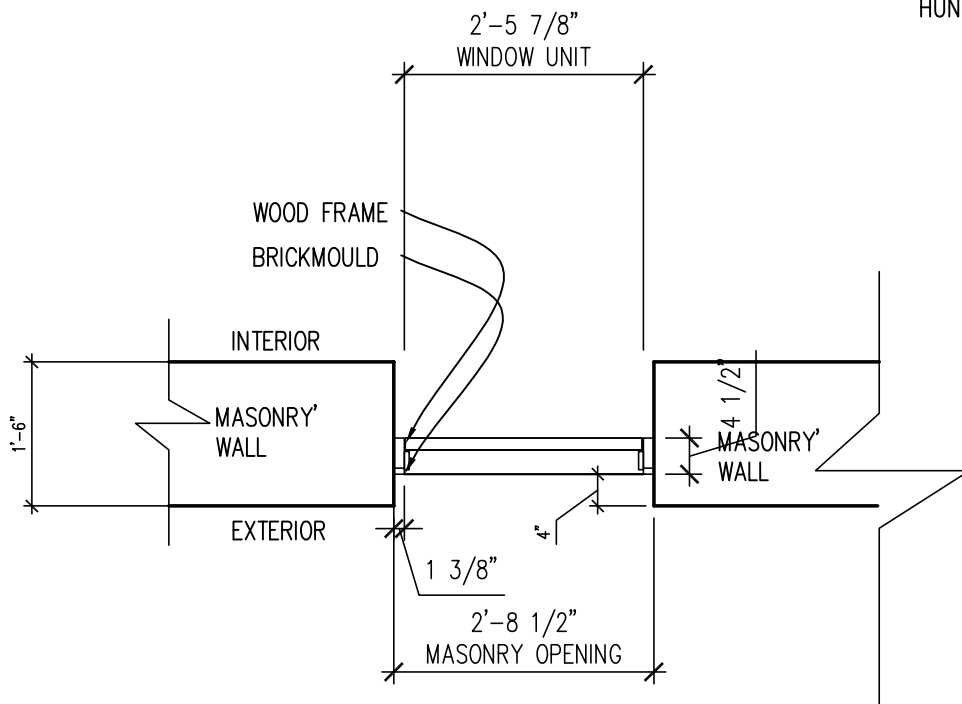
13215 Violets Lock Road
Germantown, MD 20874
Tel: 410-353-4962
paulbaines@gmail.com

PAUL
BAINES
ARCHITECT/BUILDER

SASH OPERATION
DOUBLE HUNG
TRUE DIVIDED LIGHT



NEW WINDOW TO BE CONSTRUCTED
OF SOUTHERN YELLOW PINE 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
9/18/2024
REVISIONS

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

PAUL
BAINES
ARCHITECT/BUILDER