



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: August 7, 2020

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #915945: Roof replacement and dormer construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 24, 2020 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: 7835 River Road LLC (Paul Treseder, Architect)
Address: 7835 River Road, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



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INDEX TO DRAWINGS

- 001 COVER SHEET, PROJECT DESCRIPTION, CODE NOTE
- Z001 SITE PLAN, ZONING NOTES
- S001 ROOF FRAMING PLAN, STRUCTURAL LOADS & NOTES
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- A003 EXTERIOR ELEVATIONS, EXISTING.
- A004 EXTERIOR ELEVATIONS, EXISTING
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- A006 EXTERIOR ELEVATIONS, PROPOSED
- A007 DORMER DETAILS
- A008 EAVE AND RAKE DETAILS.

CODE NOTES

1. ALL NEW WORK SHALL BE IN CONFORMANCE WITH THE IRC AND THE IECC, 2015 EDITIONS, AS AMENDED BY MONTGOMERY COUNTY, MD.
2. NO NEW FLOOR AREA IS CREATED BY THIS WORK.
 AREA OF SECOND FLOOR > 5'-0" HEADROOM = 248.5 SF.
 AREA OF SECOND FLOOR > 7'-0" HEADROOM = 120.5 SF.
 AREA OF GLAZING PROVIDED = 19.9 SF.
 AREA OF VENTILATION PROVIDED = 14.9 S.F.
3. NEW DORMER WINDOWS SHALL MEET EGRESS REQS

REVIEWED
By Michael Kyne at 12:16 pm, Aug 07, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra Heiler

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LICENSE # 6283R
EXP. DATE 11-28-2020



PROJECT DESCRIPTION AND SCOPE OF WORK

No changes are proposed for the main level of the building. The owner proposes to repair the roof, which has severely deteriorated, and replace the asphalt shingles with new wood shingles. The existing copper roof of the attached shed is to remain.

As part of reconstructing the roof, the owner proposes to add 2 dormers on the rear elevation. This dormer will not be visible from River Road or Seven Locks Road. The dormers are necessary in order for the second floor to meet the code requirements of light, ventilation and egress for a habitable space (it is currently used as a bedroom). The dormers have been designed to be the minimum size in order to meet those requirements; each is 3'-6" wide, and together they account for 29% of the width of the main roof. The windows of the proposed dormers are single casements, 2'-4" wide x 4'-6" high, with true divided lites, 6 per sash, resulting in lite proportions very close to the existing 6 over 6 windows on the main level. Siding of the vertical cheek walls of the dormer will be wood shingles as well.

Also as part of the roof reconstruction, the eaves will be rebuilt to simulate the original eaves, which have deteriorated beyond repair. The design consists of 3 x 6 rafter tails at 32" o.c., which was the approximate original rafter size and spacing. These tails bear on a 6x6 tilted plate, which in turn is notched as if to bear on 6x6 joist tails spaced at 26" o.c.. Again this is the approximate original size and spacing of the plate and floor joists. The ends of the joists and rafter tails will be shaped to match the originals, as seen in photographs.

PROJECT ADDRESS
7835 RIVER ROAD, BETHESDA, MD. 20817

OWNER: GUS STEFENAU
401 S. FREDERICK AVE
GATHERSBURG, MD. 20877



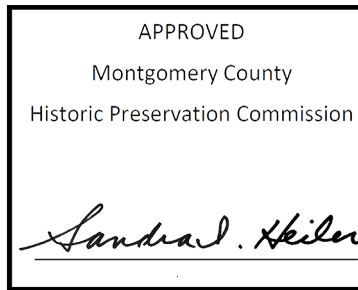
6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

DATE	7-28-2020
SCALE	
DRAWN	PT.
JOB	7835 RIVER ROAD
SHEET	001
OF SHEETS	

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By Michael Kyne at 12:16 pm, Aug 07, 2020



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ZONING NOTES

1. Description of the resource and its environmental setting

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 (abandoned).

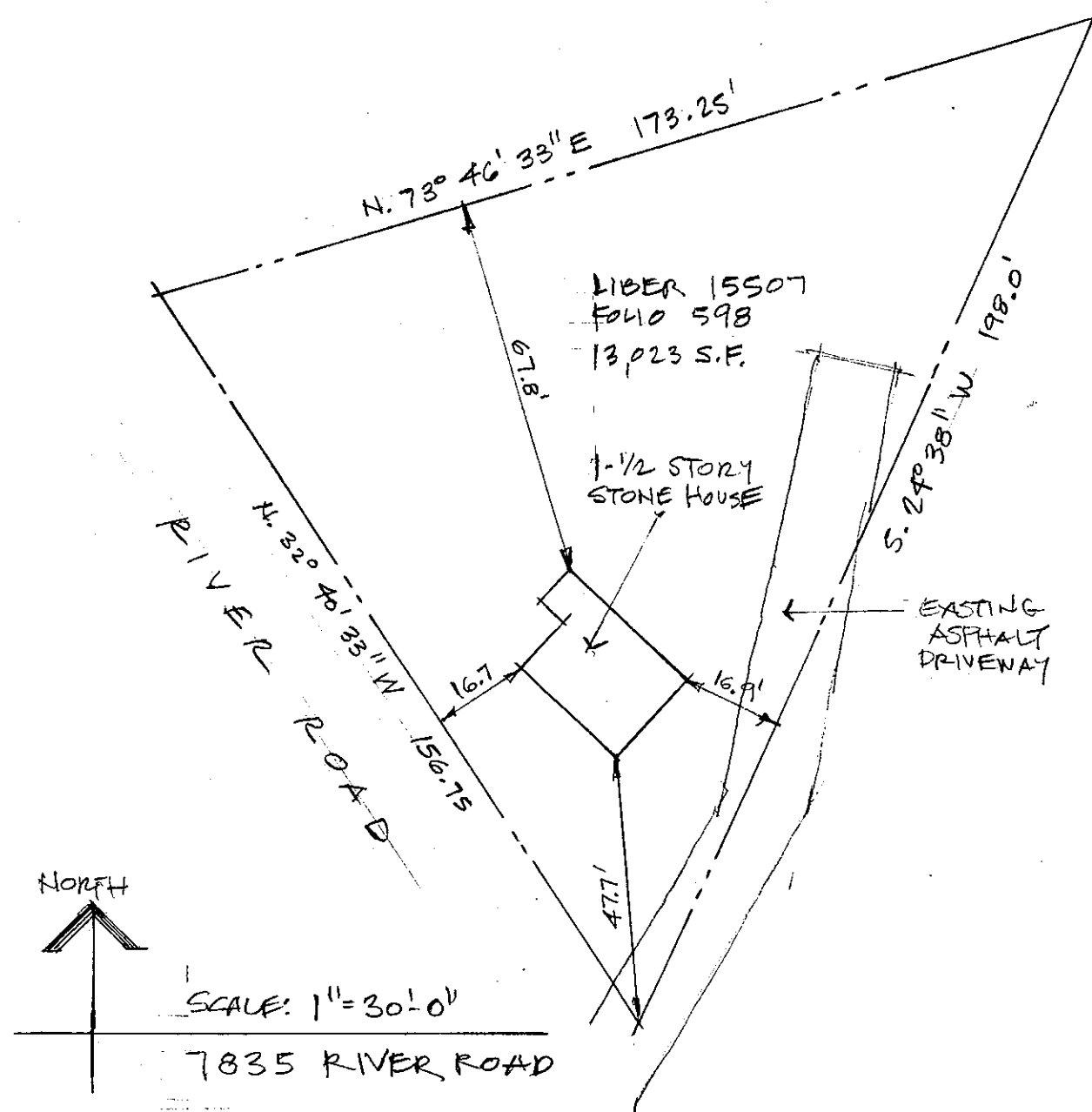
The building was originally at the corner of River Road and Seven Locks Road. River Road has been much widened, and a large drainage ditch now separates the house from that road. Seven locks Road, originally at the southeast side of the property, was relocated to the northwest border. The old road now 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 attached shed, is 497 square feet.

2. No changes are proposed to the building footprint or height.

3. No changes are proposed to the existing grade or impervious area.

SITE PLAN



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
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Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

DATE 7-28-2020

SCALE AS NOTED

DRAWN PT.

JOB 7835
RIVER ROAD

SHEET
2001

OF SHEETS

REVIEWED

By Michael Kyne at 12:16 pm, Aug 07, 2020

APPROVED
Montgomery County
Historic Preservation Commission

Sandra Heiler

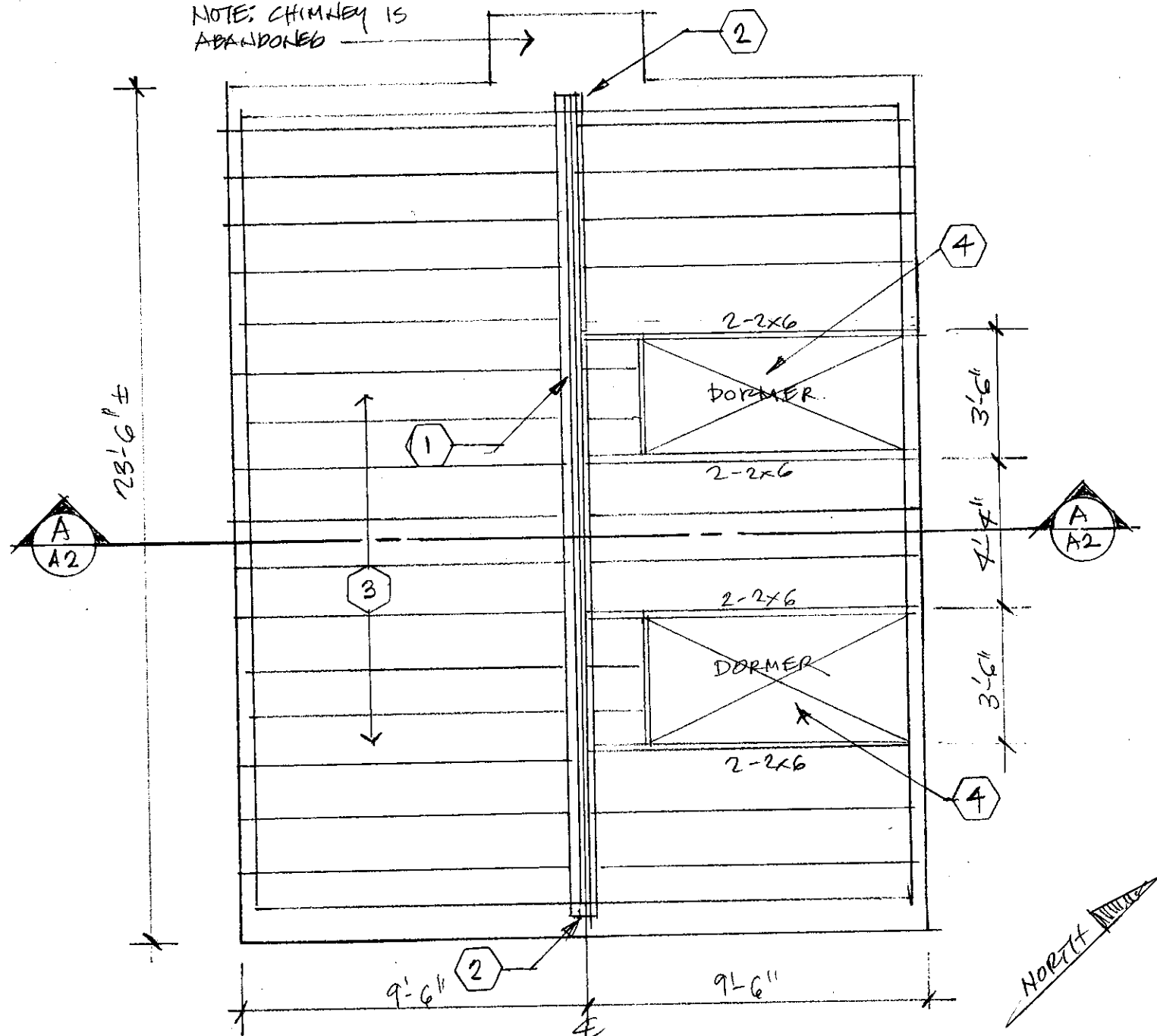
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NOTES: CHIMNEY IS ABANDONED



ROOF FRAMING PLAN

1/4" = 1'-0"

DESIGN LOADS

ROOF LIVE LOADS: 30 PSF
SNOW LOADS: 30 PSF
WIND LOADS: 115 MPH.

STRUCTURAL NOTES

1. NEW JOISTS AND RAFTERS SHALL BE HEM-FIR, #2 AND BETTER, WITH A MIN. $F_b = 1100$ psi AND A MINIMUM $E = 1,600,000$ psi
2. LVL LUMBER SHALL HAVE A MINIMUM $F_b = 2850$ AND A MINIMUM $E = 1,900,000$ psi
3. ALL RAFTERS SHALL HAVE SIMPSON HANGERS

KEYED NOTES

1. NEW RIDGE BEAM IS 4-1 3/4" x 1 1/4" LVL'S, NAILED TOGETHER AS PER MANUFACTURER'S SPEC.'S.
2. BEAM ENDS ON 4 1/2" MIN. SOLID MASONRY. PROVIDE PRESSURE-TREATED OR STEEL BEARING PLATE SO THAT BEAM DOES NOT HAVE DIRECT CONTACT WITH MASONRY.
3. EXISTING RAFTERS ARE 2X6 @ 32" o.c. REINFORCE WITH NEW 2X6 RAFTERS @ 16" o.c.
4. FRAME WALLS OF DORMERS WITH 2X4'S @ 16" o.c. FRAME ROOF OF DORMERS WITH 2X6'S @ 16" o.c.

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DATE 7-28-2020

SCALE 1/4" = 1'-0"

DRAWN P.T.

JOB 7835 RIVER ROAD

SHEET

SO01

OF SHEETS

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By Michael Kyne at 12:16 pm, Aug 07, 2020

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Montgomery County
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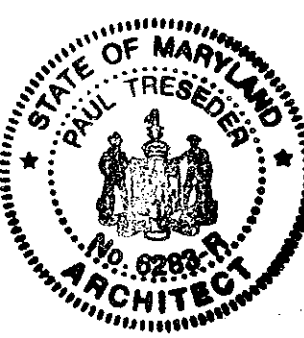
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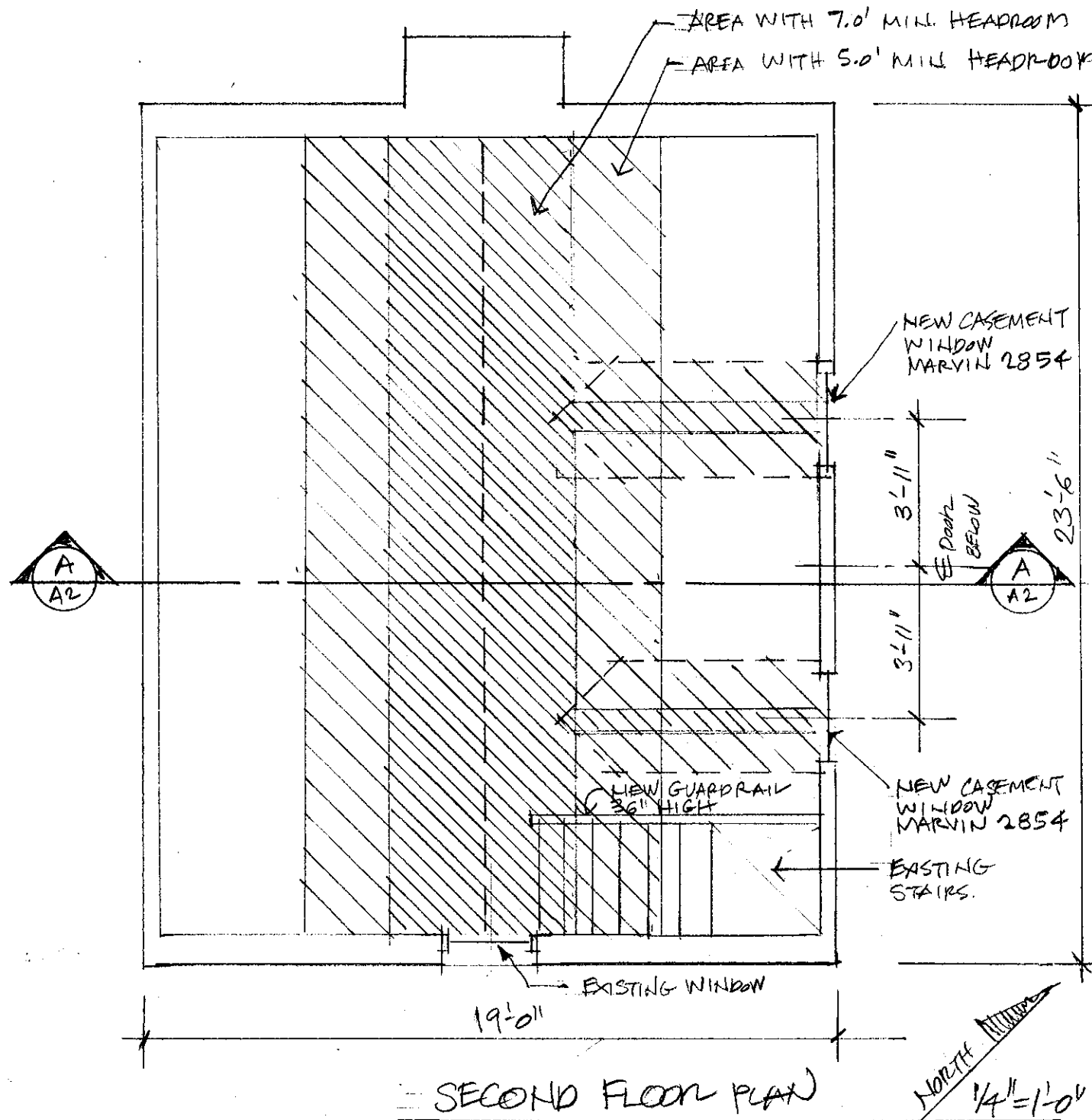
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GENERAL NOTES

1. EXISTING FLOOR JOISTS AND DECK TO REMAIN.
2. NEW CASEMENT WINDOWS SHALL MEET THE EGRESS REQUIREMENTS OF R-310.2
3. NEW AND EXISTING WINDOWS SHALL MEET THE LIGHT AND VENTILATION REQUIREMENTS OF R-303.1
4. AREA WITH > 5' HEADROOM = 248.5 SF
5. AREA WITH > 7' HEADROOM = 120.5 SF
6. DAYLITE OPENING REQ'D = $.08 \times 248.5 = 19.9$ SF
(NEW) DAYLITE OPENING PROVIDED = 2×7.45 SF = 14.9 SF
(EXISTING) DAYLITE OPENING = 5.0 SF TOTAL = 19.9 SF



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DATE 7.28.2020

SCALE 1/4" = 1'-0"

DRAWN PT

JOB 7835
RIVER ROAD

SHEET
A001

OF SHEETS

REVIEWED

By Michael Kyne at 12:16 pm, Aug 07, 2020

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ENERGY NOTES

1. SECTION R 501.6 OF THE 2015 IECC APPLIES TO THIS PROJECT.

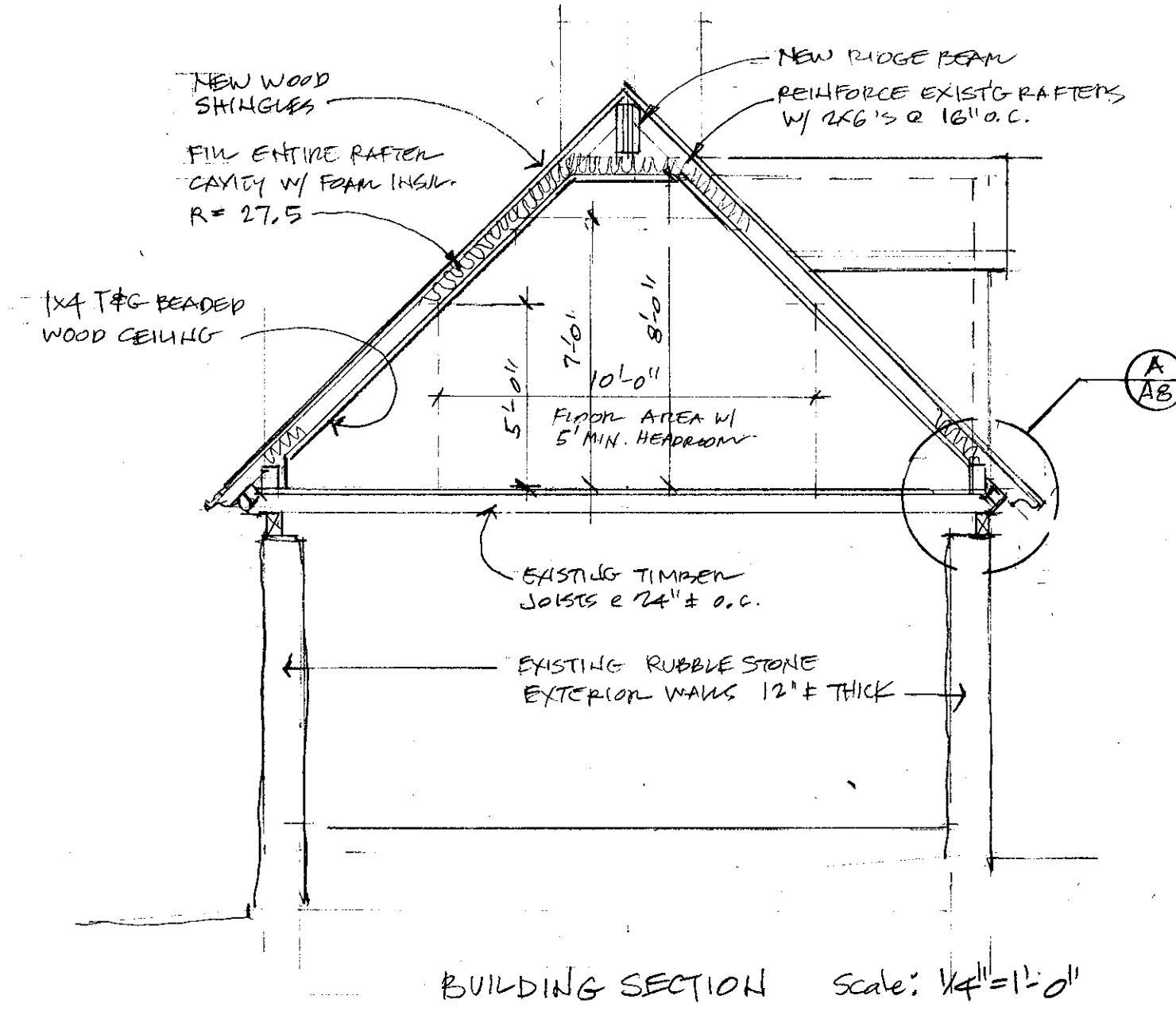
2. THIS PROJECT IS A REPAIR/RESTORATION OF AN HISTORIC PROPERTY. NEW WORK WILL BE SEALED AND INSULATED TO THE MAXIMUM EXTENT POSSIBLE

3. ALL NEW EXTERIOR STUD AND RAFTER CAVITIES SHALL BE FILLED WITH FOAMED-IN-PLACE INSULATION, R = 5 PER INCH.

4. ALL CRACKS AND GAPS SHALL BE FILLED WITH DURABLE SEALANT.

5. NEW WINDOWS SHALL BE WOOD, WITH INSULATED LOW-E GLASS
U = 0.32 SHGC = 0.26

6. THE AREA AFFECTED BY THIS WORK IS SERVED BY AN EXISTING FORCED-AIR HEATING SYSTEM.



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



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SCALE 1/4" = 1'-0"

DRAWN PT.

JOB TB35 RIVER ROAD

SHEET A002

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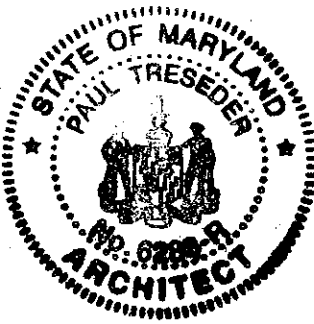
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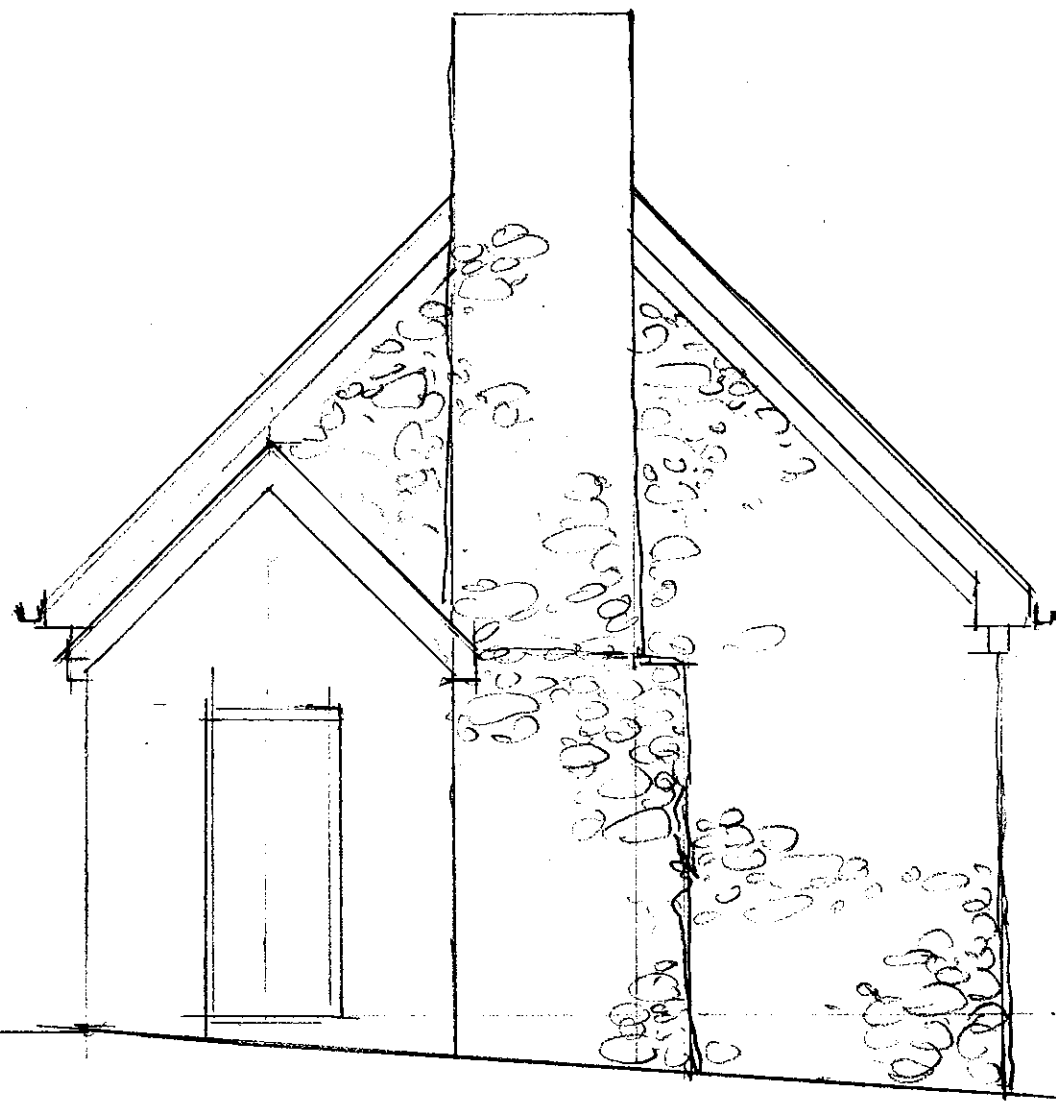
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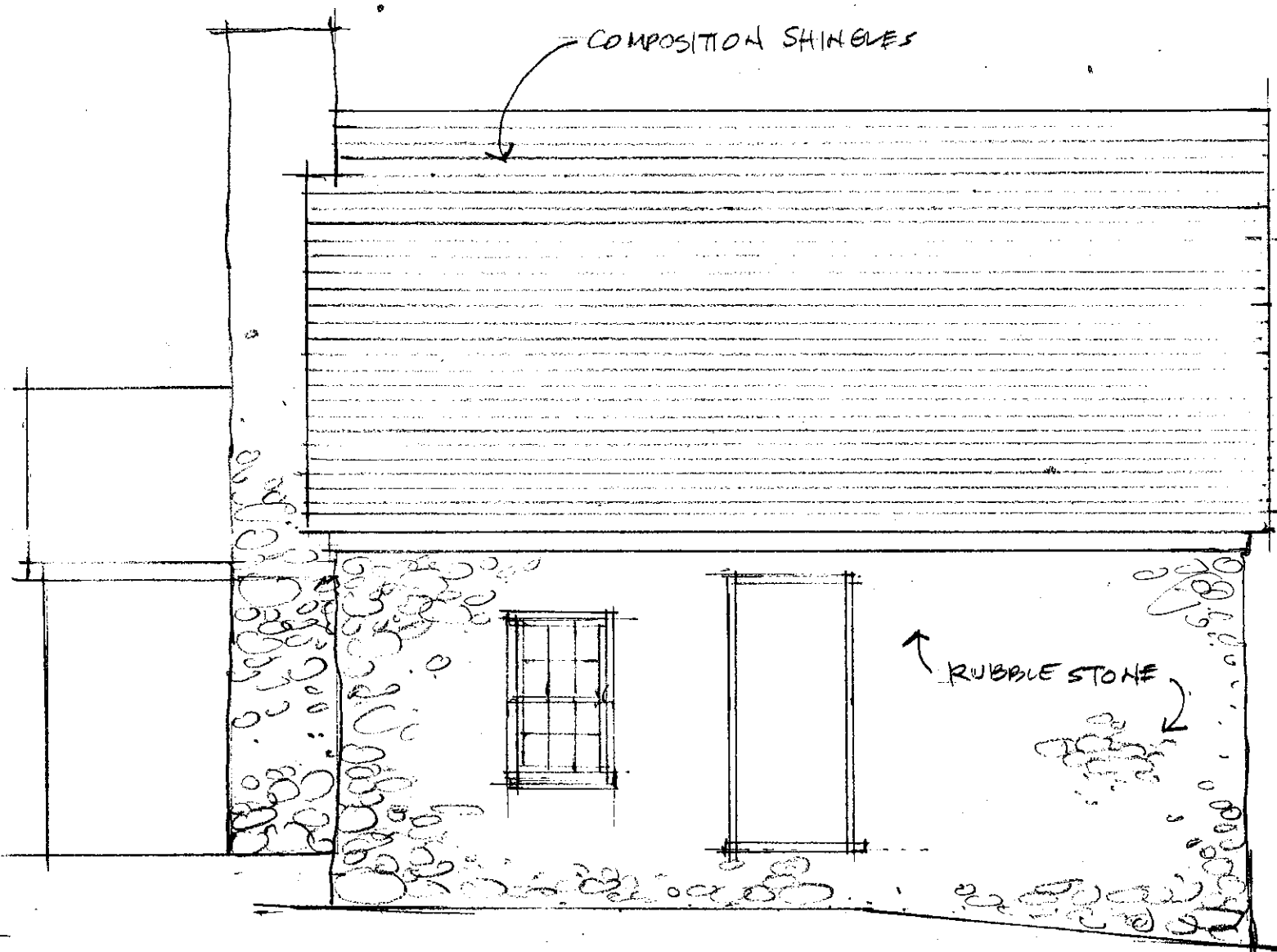
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SIDE ELEVATION (EXISTING)
NORTHWEST Scale: 1/4" = 1'-0"



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

A003

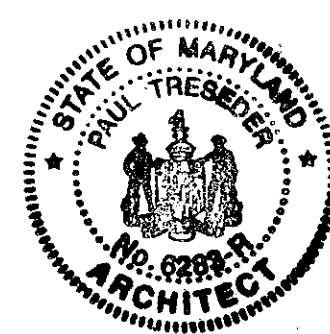
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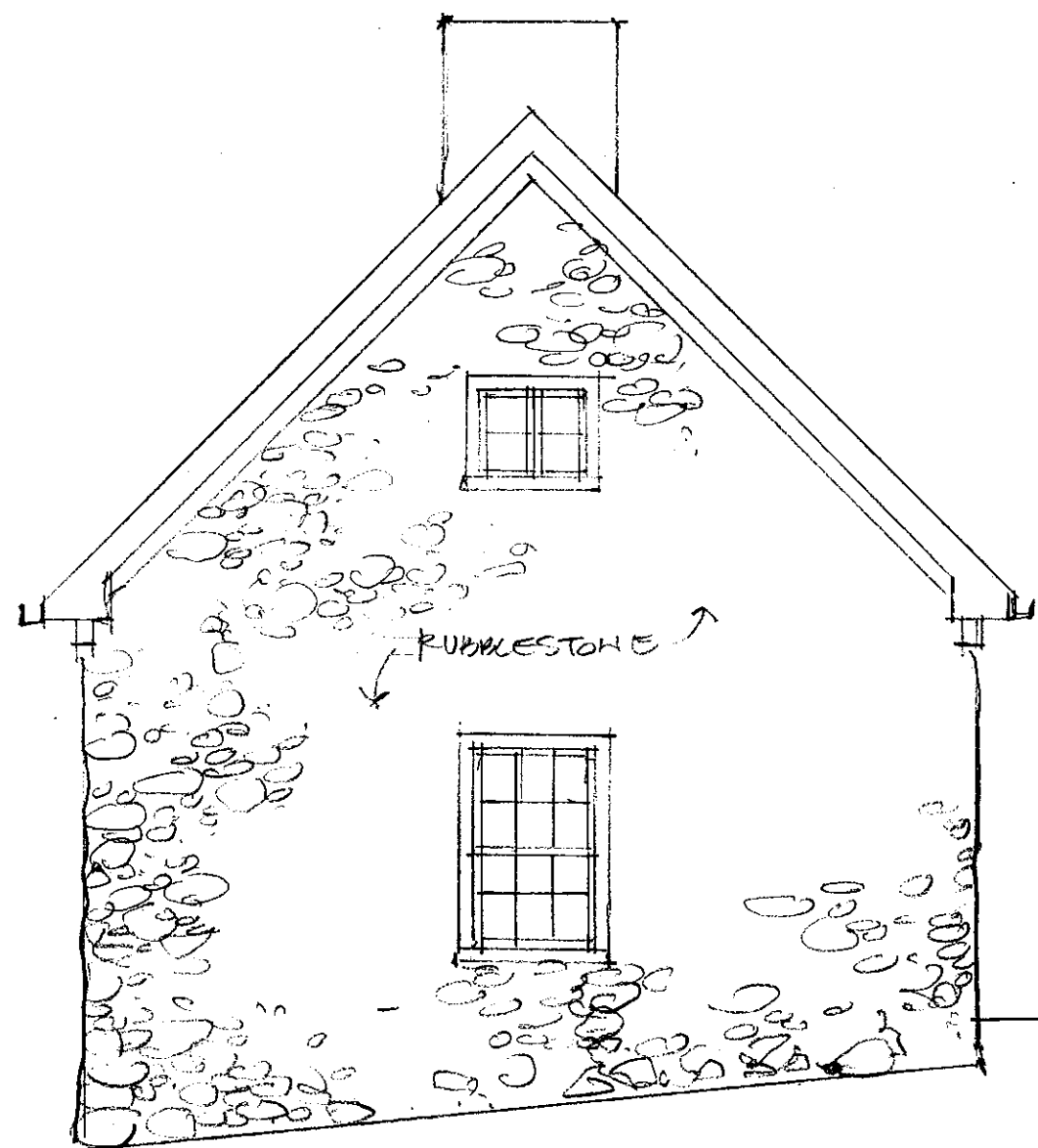
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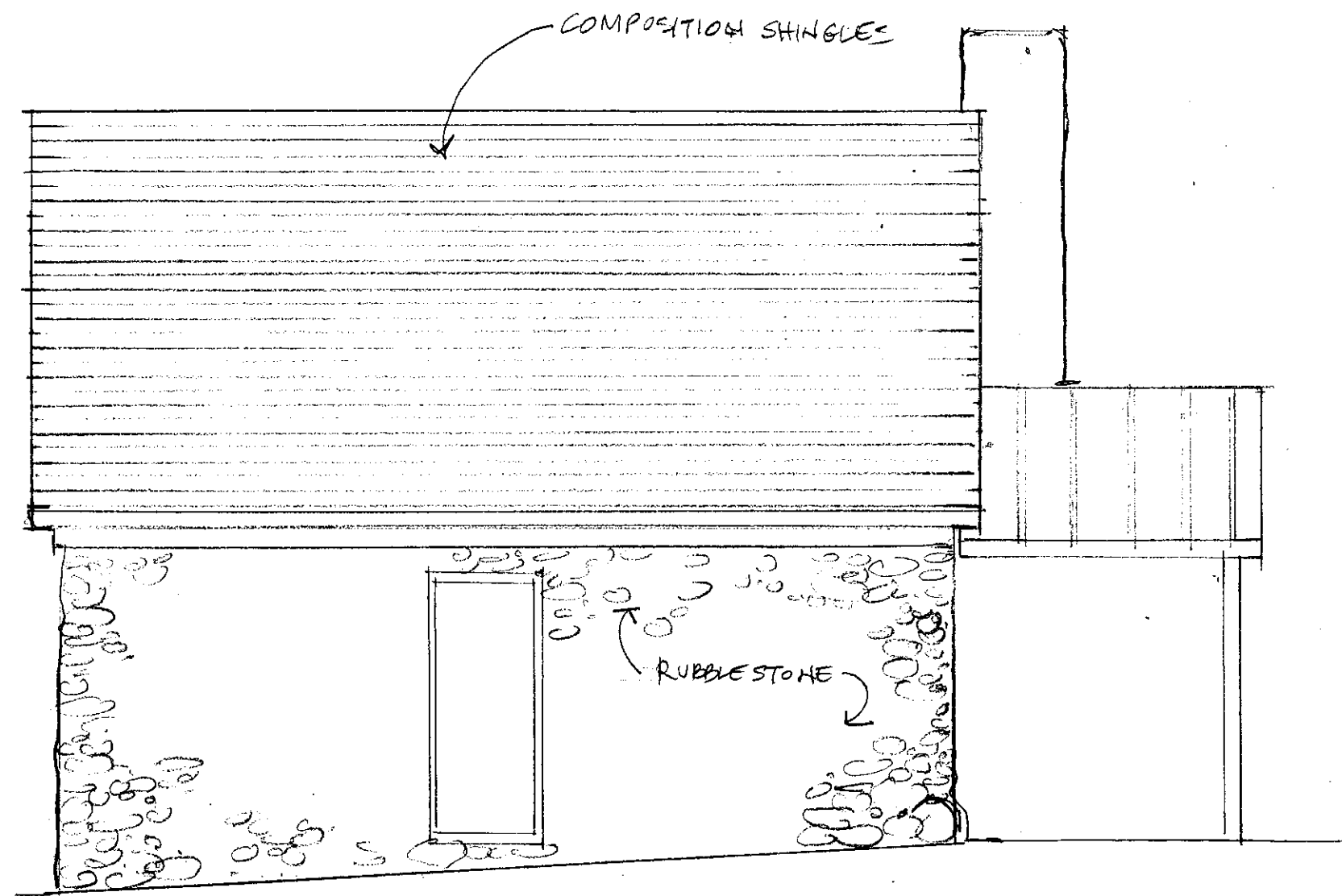


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SIDE ELEVATION (EXISTING)
SOUTH EAST Scale: 1/4" = 1'-0"



REAR ELEVATION (EXISTING)
NORTH EAST Scale: 1/4" = 1'-0"

A004

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REVIEWED

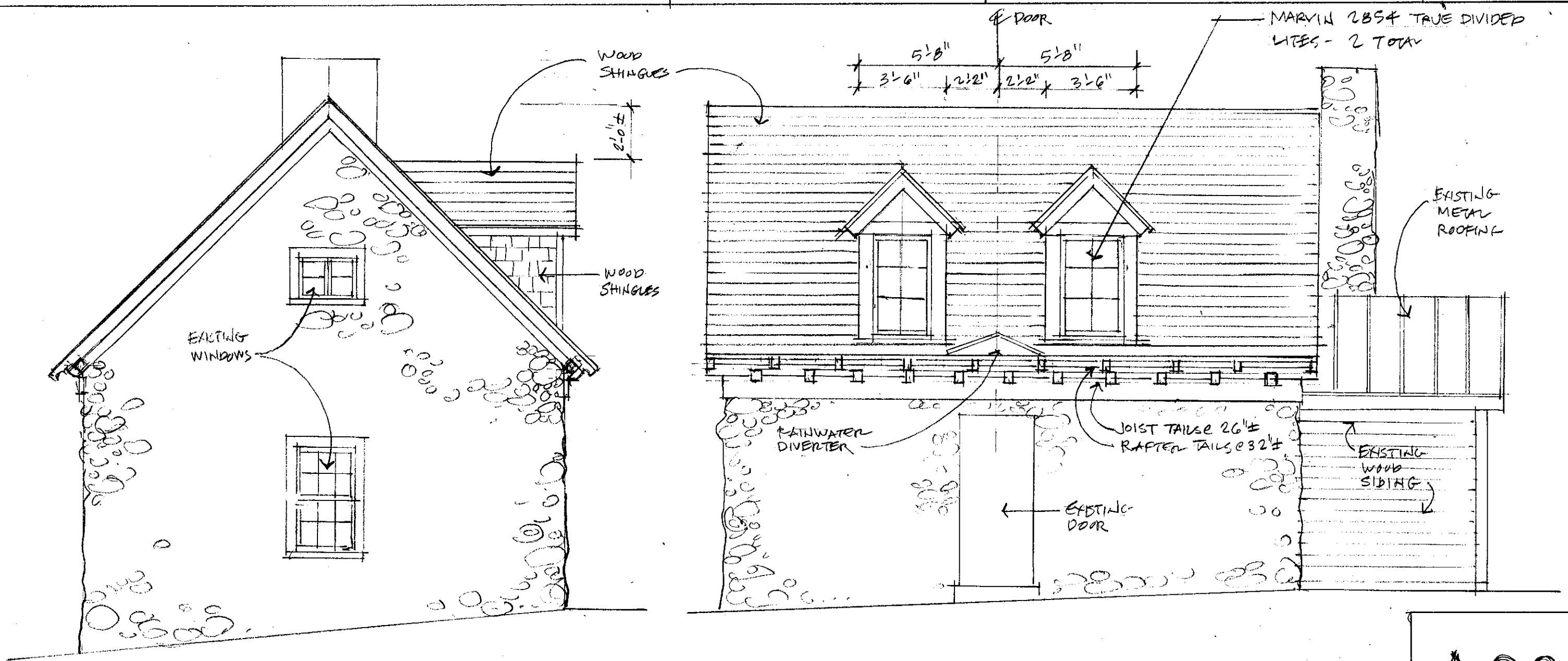
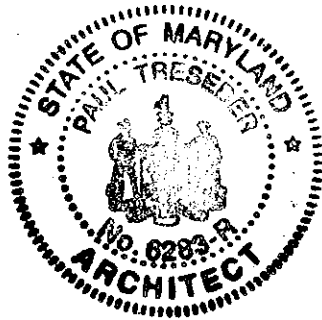
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RIGHT SIDE ELEVATION (PROPOSED)
Scale: 1/4" = 1'-0"

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

A005

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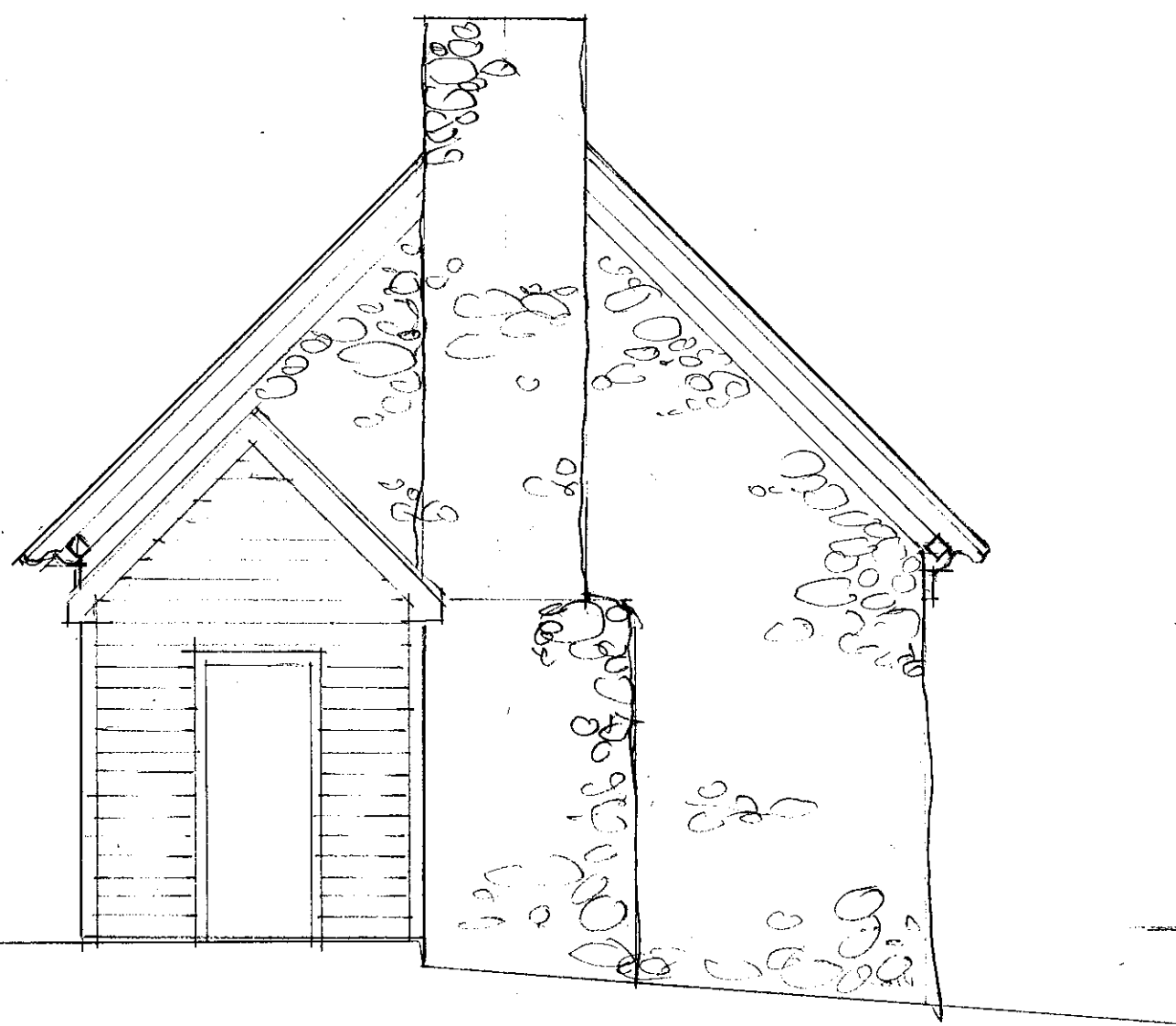
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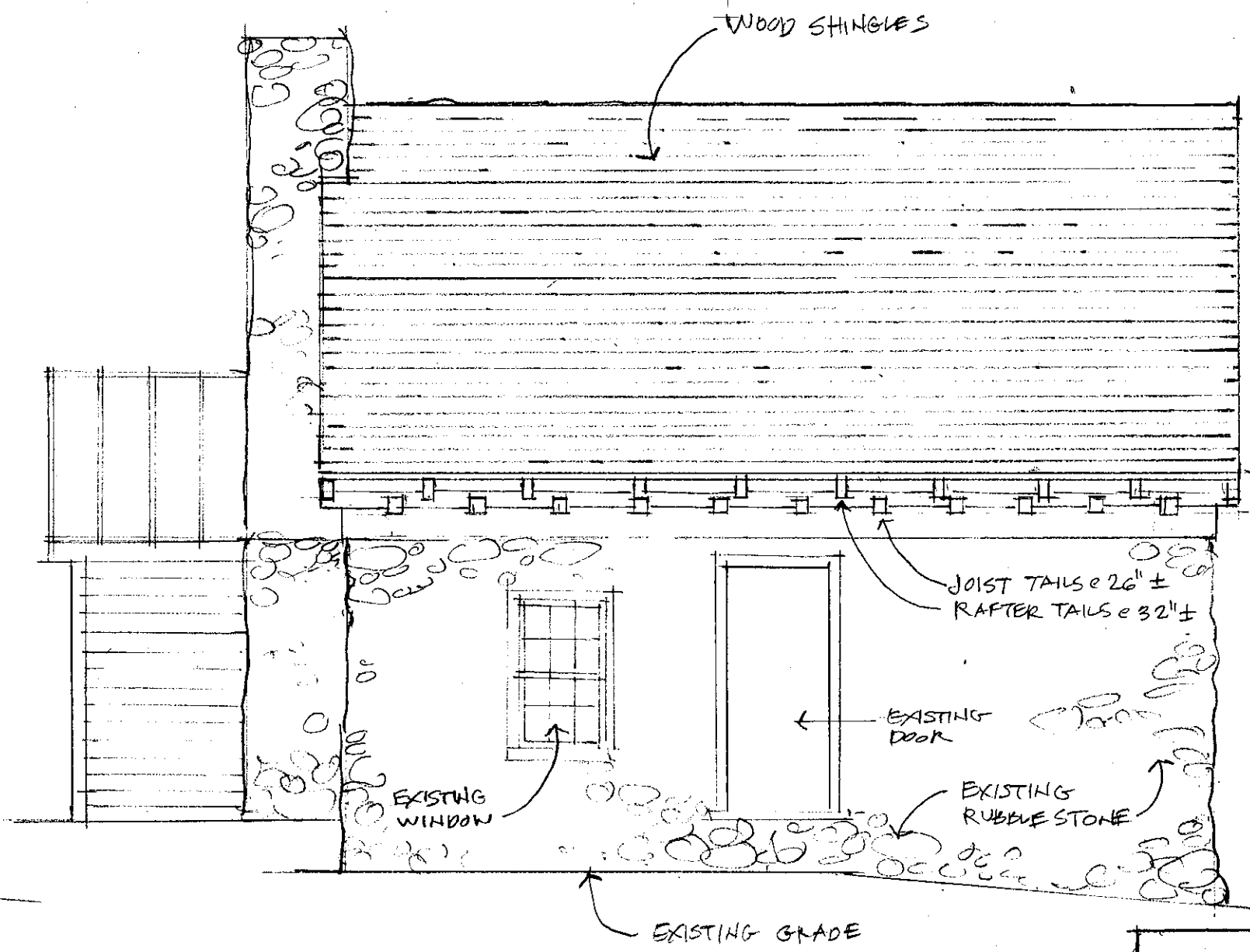


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LEFT SIDE ELEVATION (PROPOSED)
NORTH WEST Scale: 1/4" = 1'-0"



FRONT ELEVATION (PROPOSED)
SOUTH WEST Scale: 1/4" = 1'-0"

A006

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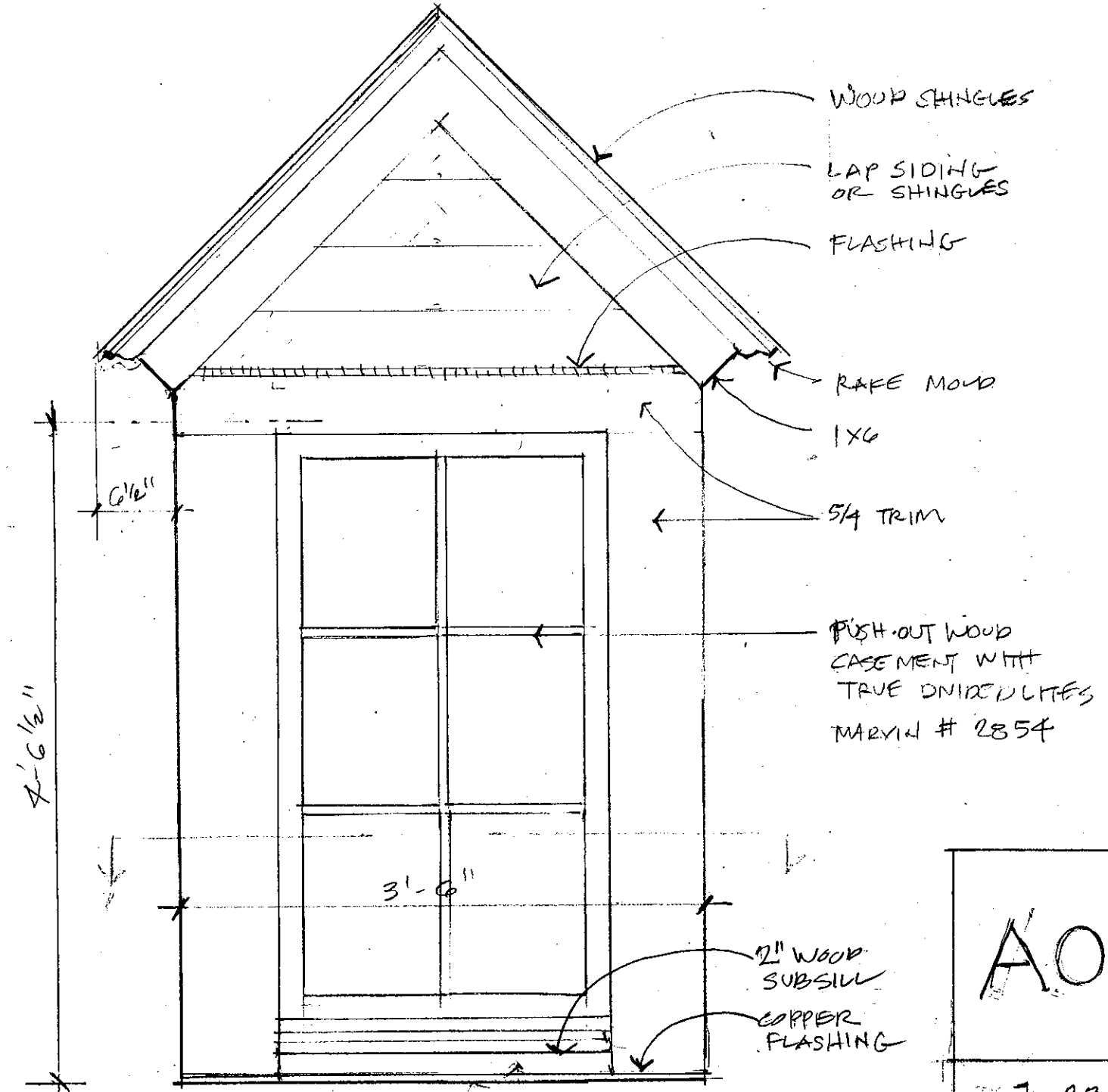
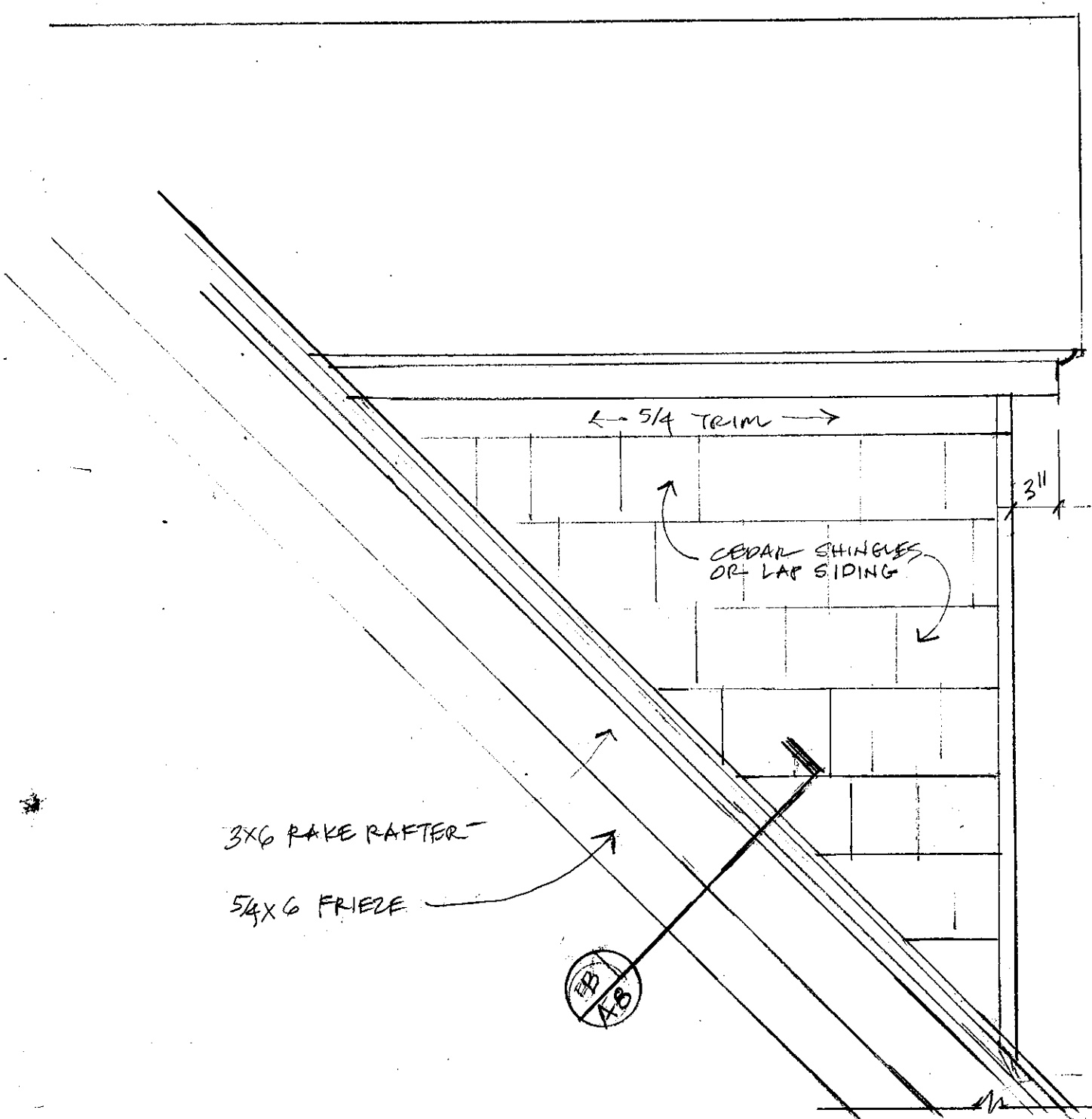
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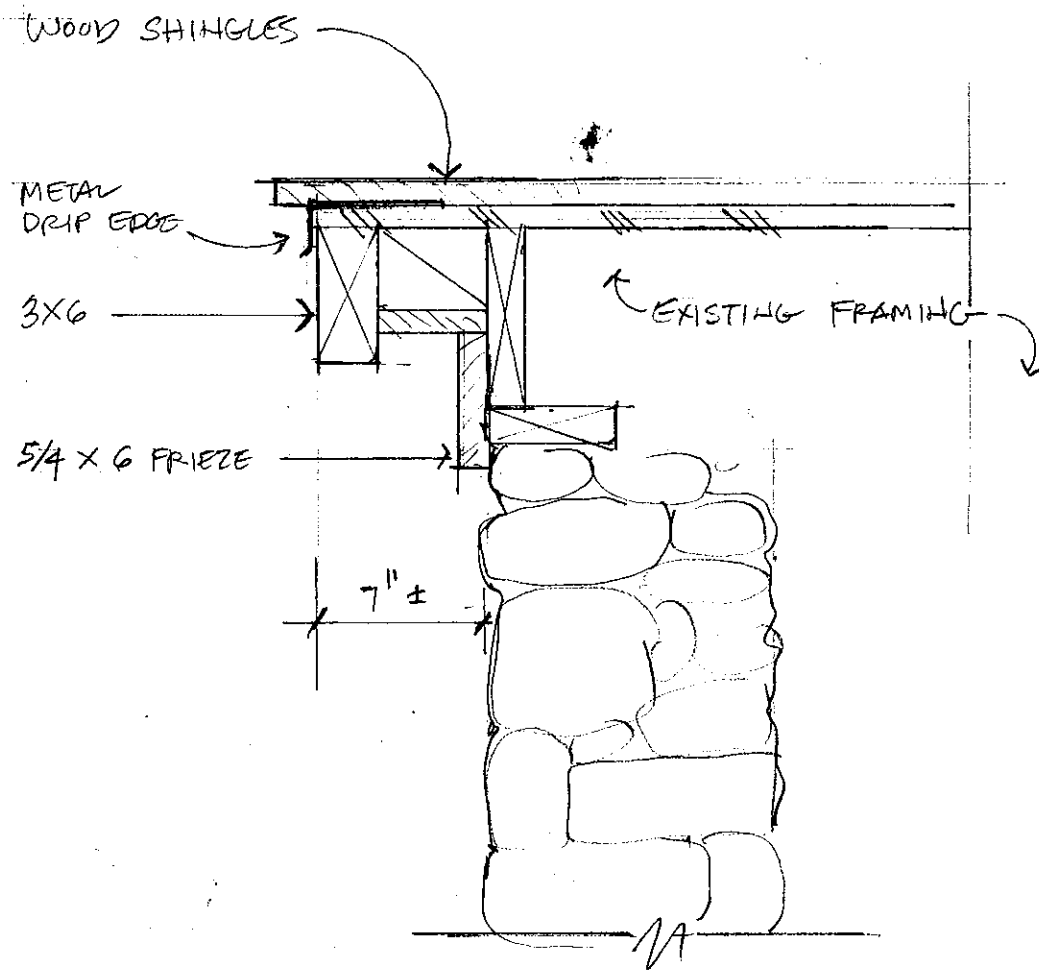
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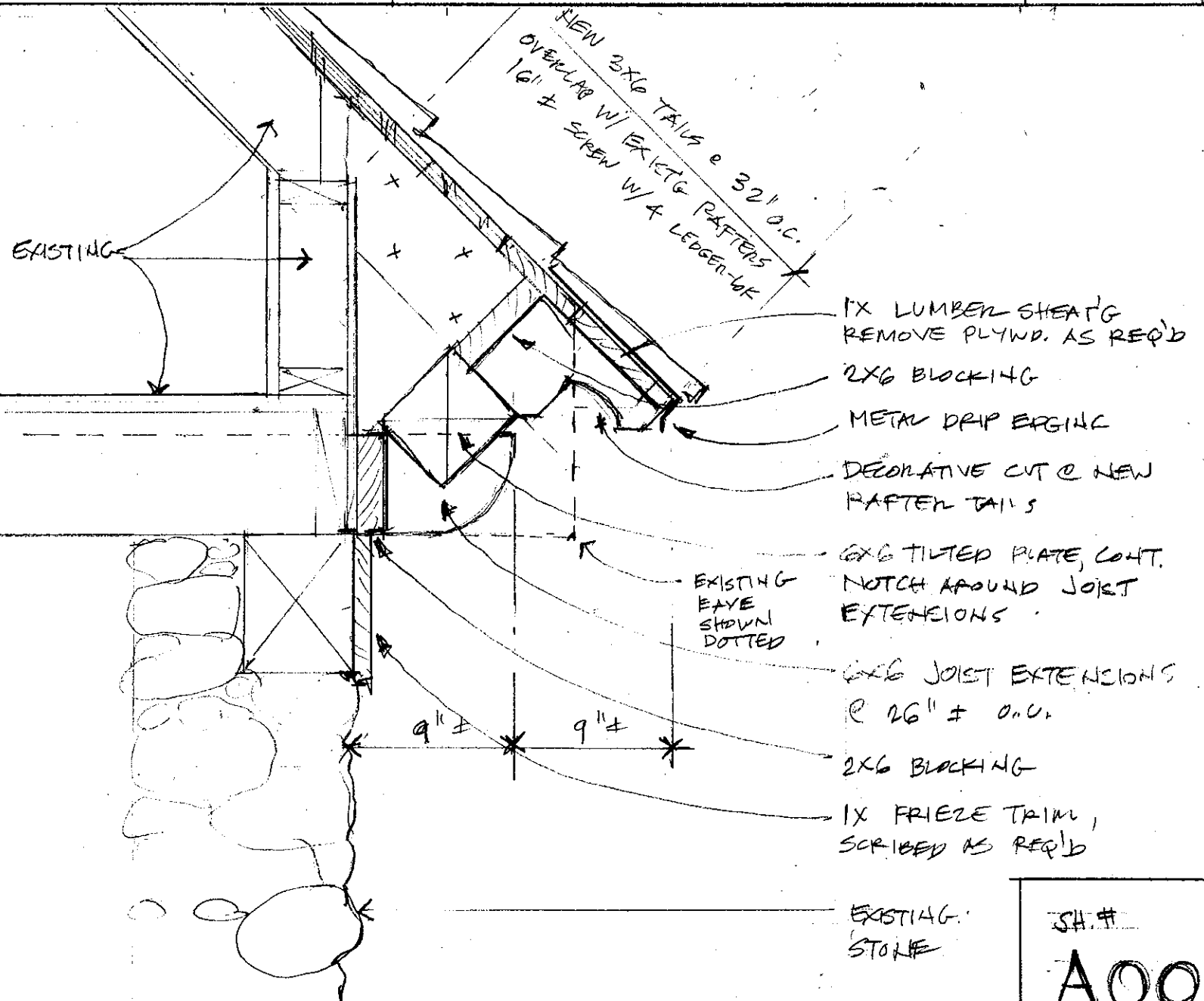


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B
8 RAKE DETAIL B-B Scale: 1/2" = 1'-0"



A
8 EAVE DETAIL Scale: 1/2" = 1'-0"

SH #
A008

7-23-2020