



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: November 14, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1092363 – Fenestration alteration

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with two (2) conditions** at the November 13, 2024 HPC meeting:

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.

The HPC staff has reviewed and stamped the attached submission materials.

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; Constantine Stefanou, Agent
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 Laura DiPasquale 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# 1092363 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

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:

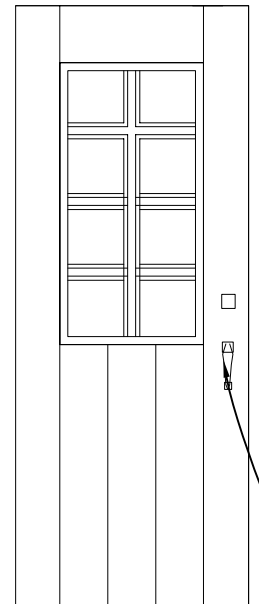
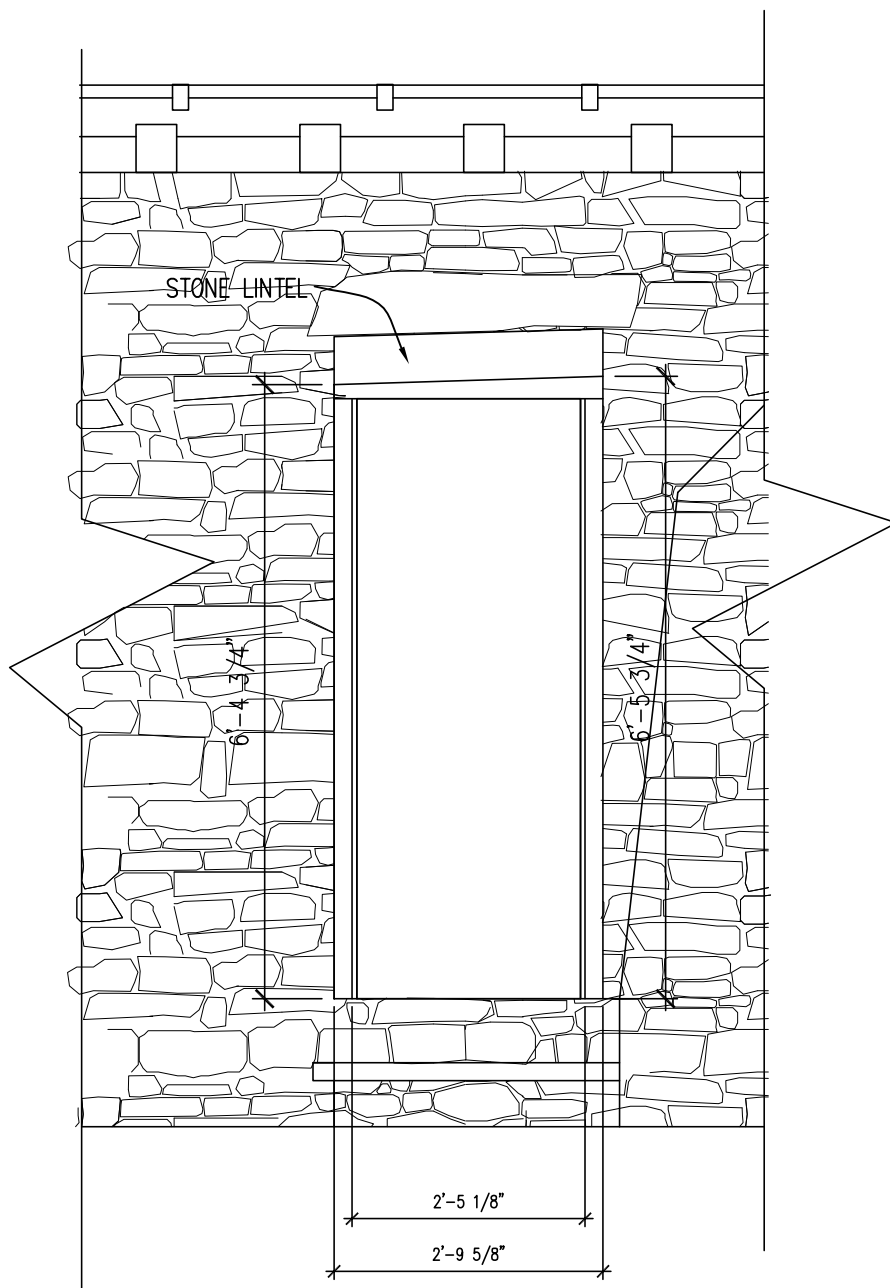
No changes are proposed for the building. The owner proposes to replace the windows and two doors.

REVIEWED

By Laura DiPasquale, M-NCPPC at 11:11 am, Nov 14, 2024

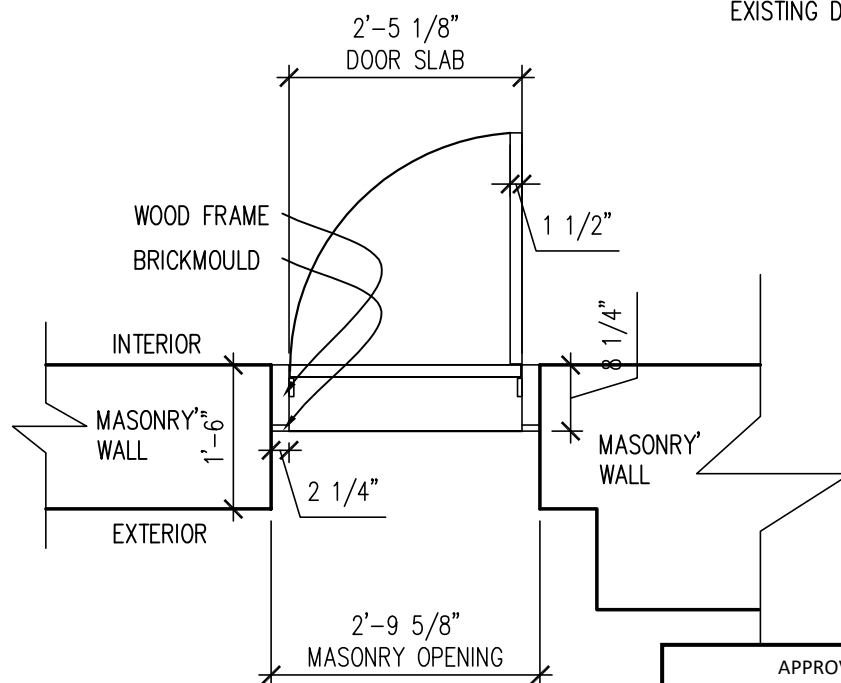
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PROPOSED NEW DOOR SLAB
 OIL RUBBED BRONZE
 HARDWARE
 TRUE DIVIDED LIGHT

NEW DOOR TO BE CONSTRUCTED
 OF BLACK WALNUT WOOD
 MATERIAL AND TO MATCH
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1

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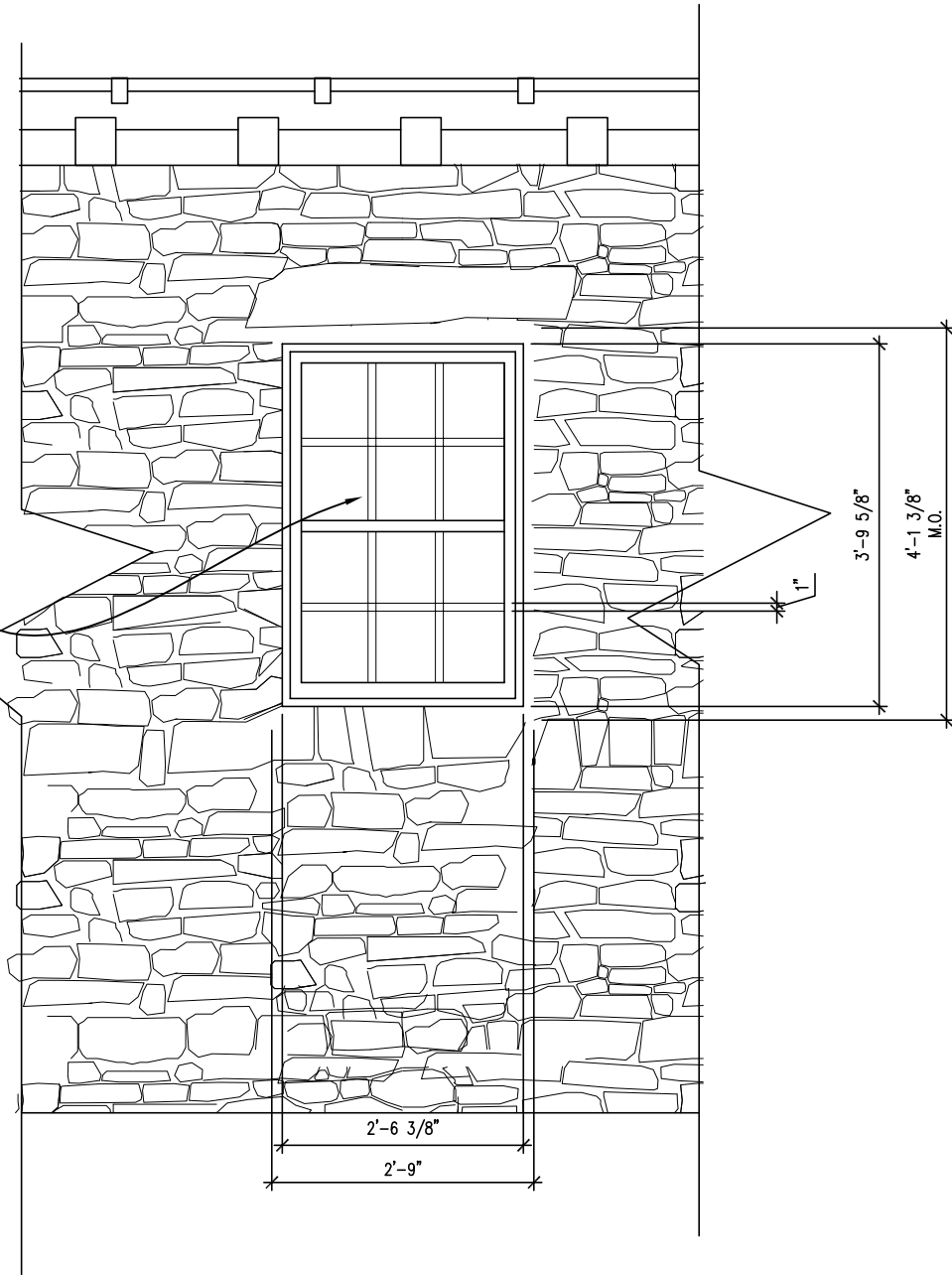
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PERMIT SET
 9/18/2024
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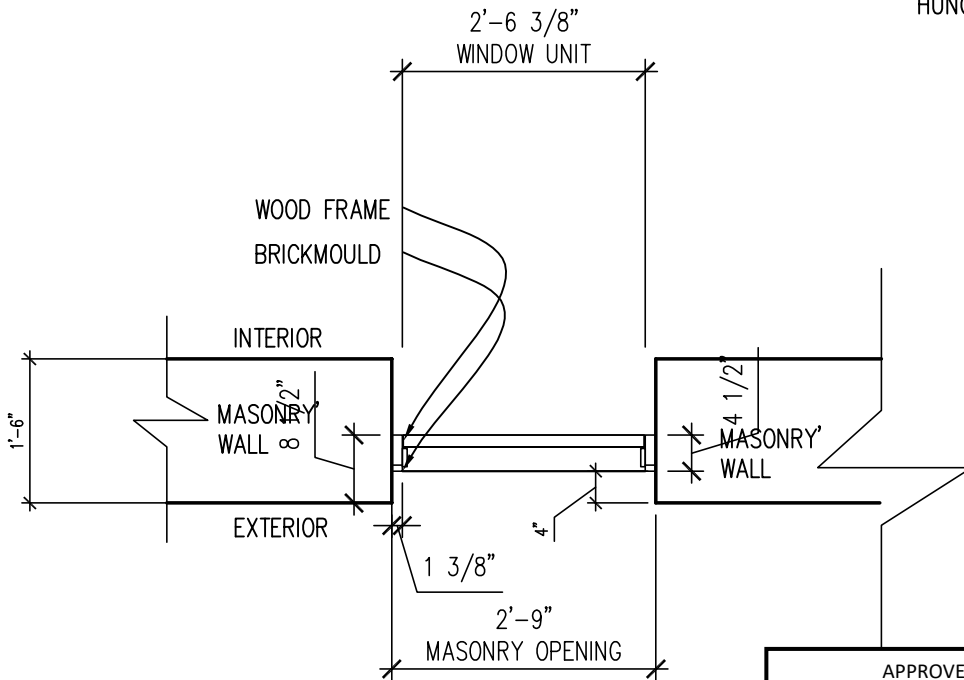
13215 Violets Lock Road
 Germantown, MD 20874
 Tel: 410-353-4962
 paulbaines@gmail.com

PAUL
 BAINES
 ARCHITECT/BUILDER

SASH OPERATION
DOUBLE HUNG
TRUE DIVIDED LIGHT



NEW WINDOW TO BE CONSTRUCTED
OF SOUTHERN YELLOW PINE WOOD
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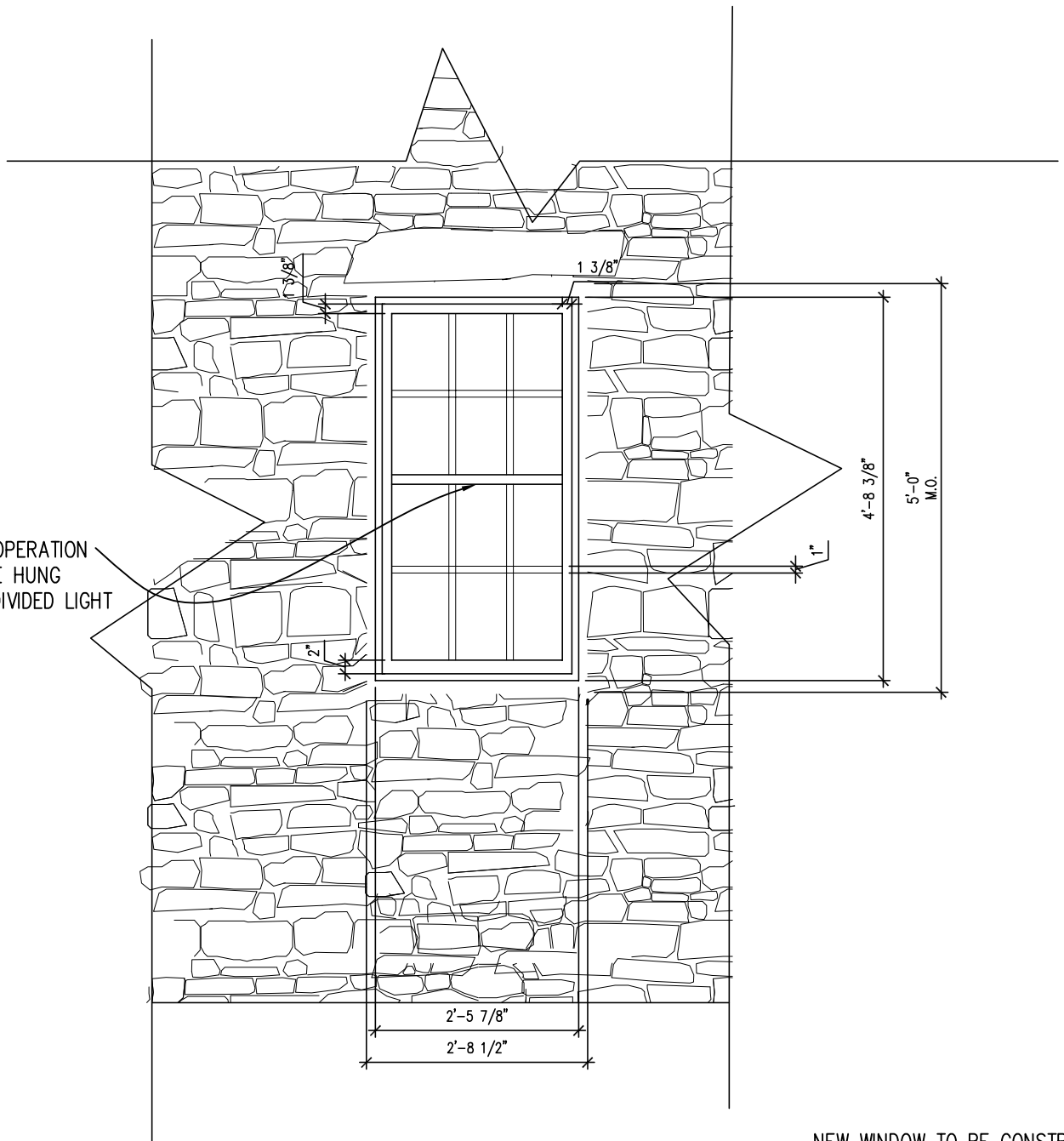
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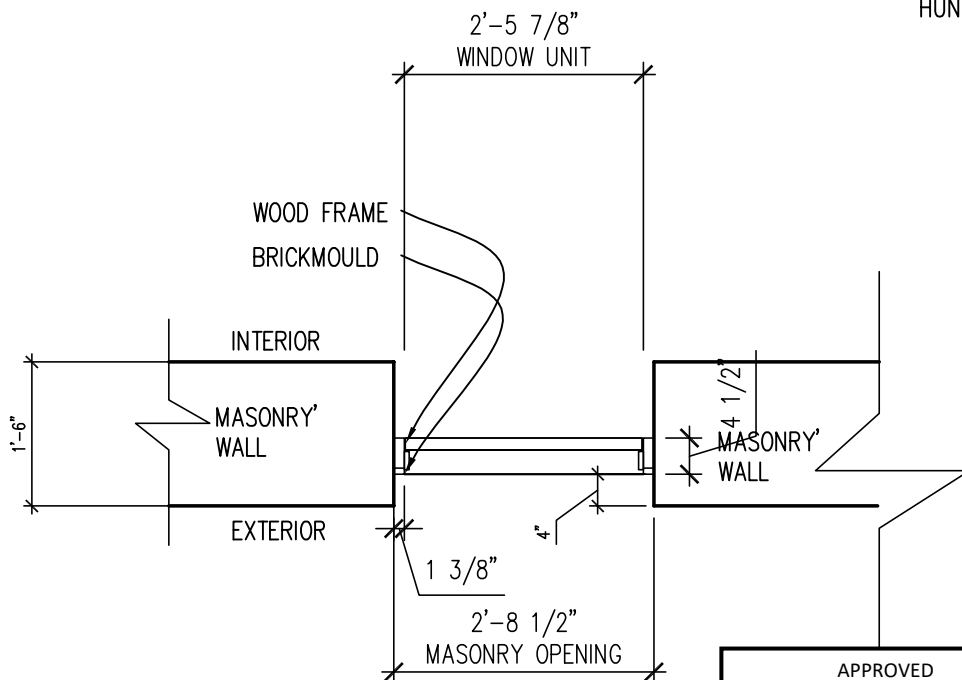
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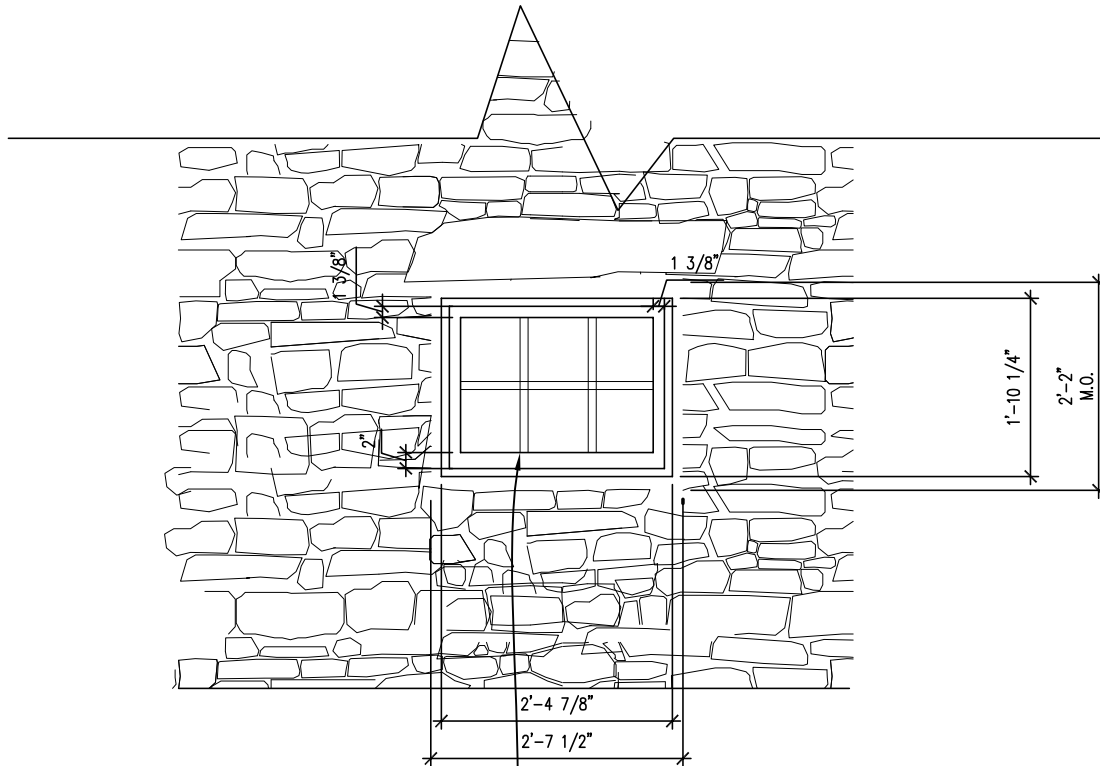
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SIDE WINDOW FF
Scale: 1/2" = 1'-0"

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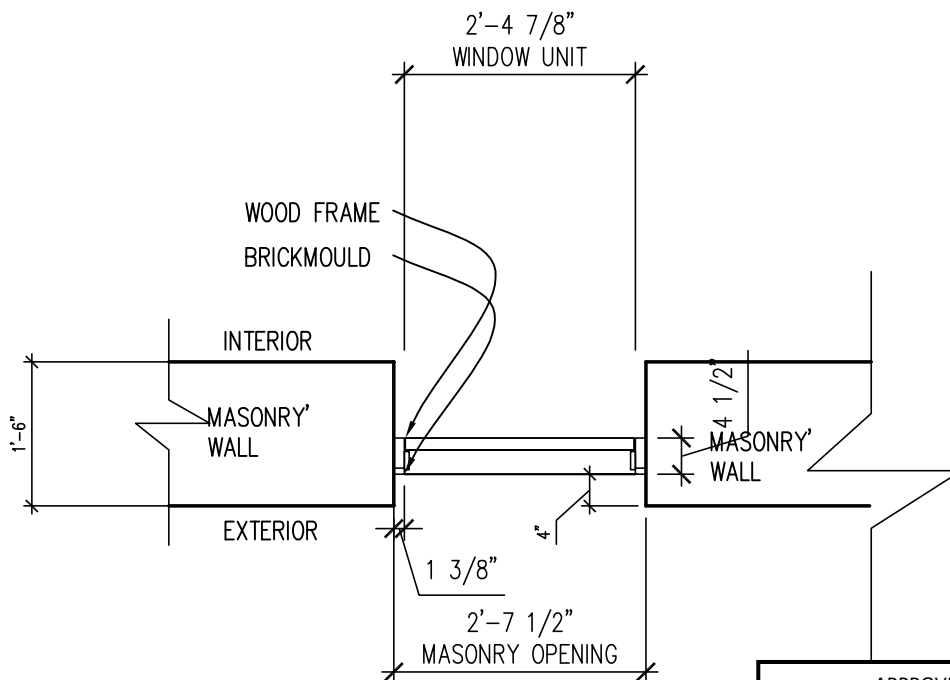
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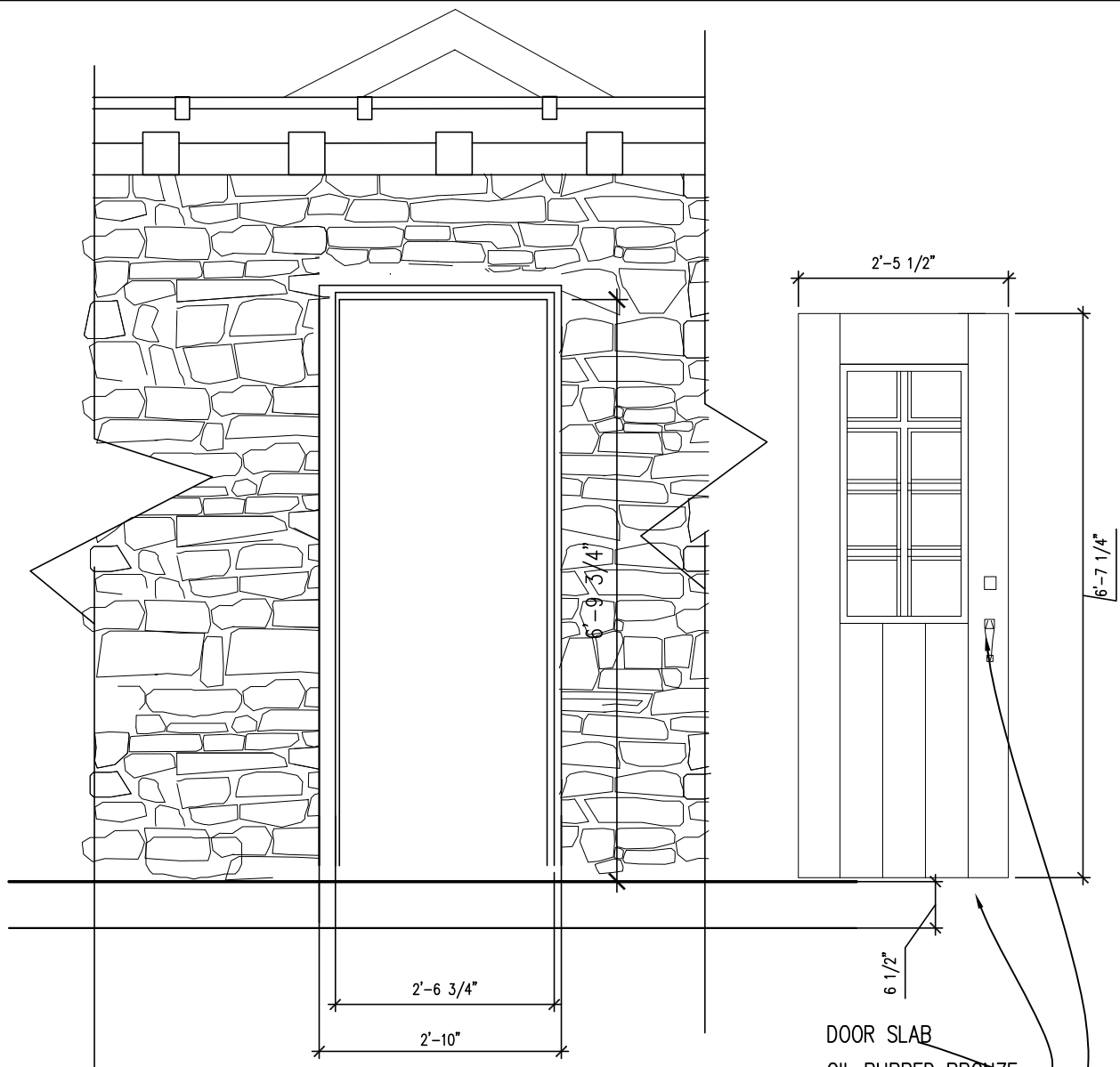
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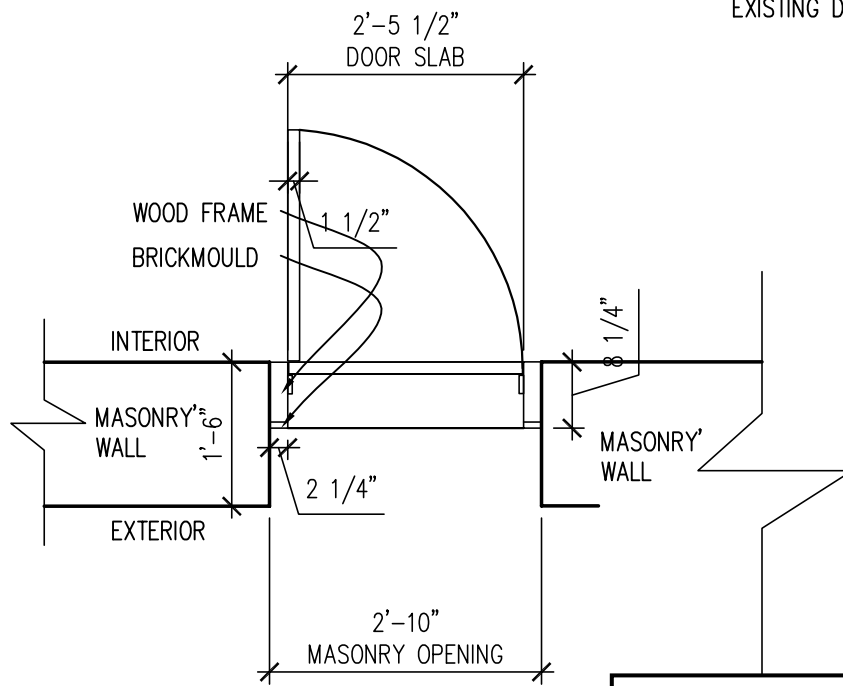
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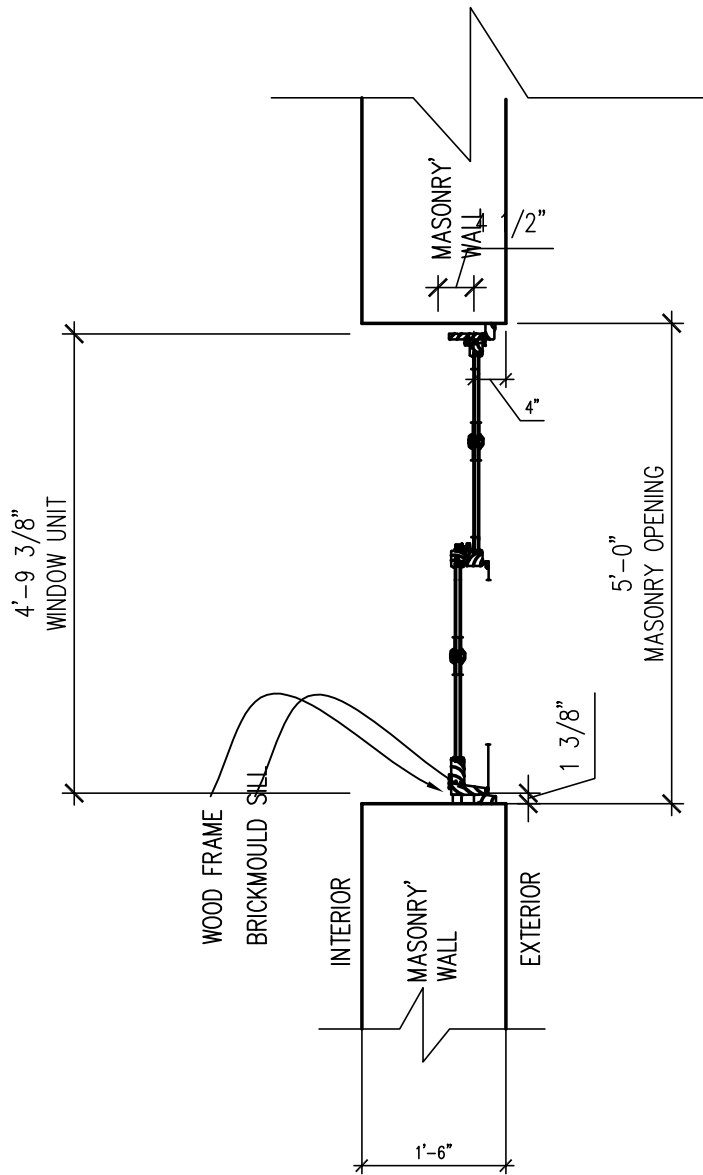


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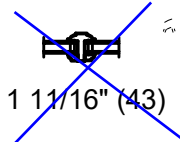
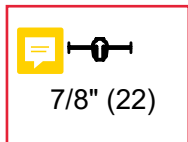
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<p>5</p>	<p>Project: 7835 RIVER ROAD, LLC 7835 RIVER ROAD BETHESDA, MD 20817</p>	<p>Sheet Title: PROPOSED DRAWINGS BACK DOOR Scale: 1/2"=1'-0"</p>	<p>PERMIT SET 9/18/2024 REVISIONS</p>	<p>13215 Violets Lock Road Germantown, MD 20874 Tel: 410-353-4962 paulbaines@gmail.com</p> <p>PAUL BAINES ARCHITECT/BUILDER</p>
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SECTION DETAILS - Authentic Divided Lites (ADL)



MUNTIN DETAILS TAKEN FROM MARVIN WEBSITE. TRUE DIVIDED LITE.

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