

UPDATED 7/18/2019

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6124 MacArthur Boulevard, Bethesda	Meeting Date:	7/24/2019
Resource:	Master Plan Site #35/47 (<i>Bonfield's Garage</i>)	Report Date:	7/17/2019
Applicant:	Bill Fuchs (Tom Manion, Architect)	Public Notice:	7/10/2019
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Building alterations		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #35/47, *Bonfield's Garage*
 STYLE: Automobile Repair Garage
 DATE: c. 1927

Excerpt from *Places from the Past*:

Bonfield's Garage, one of the last early automobile repair garages, represents the transformation of lower Montgomery County from a farming community into a residential suburb. The Bonfield family opened an auto repair garage here about 1927. For 70 years, Walter Bonfield, inheriting the business from his father, operated the garage and lived in the second-level apartment over the shop. Adjacent to the building are open-air grease pits, predating the hydraulic lifts in today's service stations. Bonfield expanded his business in 1936, installing gas pumps to supplement the automobile repair service. The 2½-story front-gable structure is a traditional building form used for commercial structures as early as the mid-1800s. In contrast, the metal streamline sign announcing Bonfield's services was a response to the faster pace of the automobile age.



Fig. 1: Subject property, as marked by the yellow star.

PROPOSAL

The applicant proposes the following work items:

- Removal of an existing non-historic rear (southwest) deck and construction of a new deck with enclosed refrigeration/storage boxes in its place.
- Construction of a new deck on the west/northwest side of an existing non-historic rear addition and historic building.
- Enclosure of the covered walkway on the front (northeast) side of the existing non-historic rear addition.
- Construction of a one-story addition at the rear of the existing non-historic rear addition adjacent the existing rear deck.
- Construction of a balcony/bridge, connecting the parking/proposed delivery area at the front (northeast) side of the property to the proposed refrigeration/storage at the rear.
- Creation of multiple door openings on the southeast (left side, as viewed from the front) of the historic building.
- Conversion of the non-original fixed windows behind the original sliding garage doors to operable windows/entry.

APPLICABLE GUIDELINES

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement

or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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:

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

The subject property is a c. 1927 automobile repair garage with c. 1990s rear addition, which projects to the southeast (left side, as viewed from the front). The proposed additions/alterations will be adjacent to the existing addition. The only alterations that will directly impact the historic building are the construction of a new deck on the west/northwest side of the existing non-historic rear addition and

historic building, the creation of a new door opening on the southeast (left side, as viewed from the front) of the historic building, and the conversion of the non-original fixed windows behind the original sliding garage doors to operable windows/entry.

Staff is generally supportive of the proposal, as most of the proposed additions and alterations are to an existing non-historic addition. Staff also finds that the proposed alterations are compatible with the use and character of the property.

Staff previously met with the applicants to discuss their proposal and suggest compatible alternatives. The applicants initially proposed a larger door opening on the southeast (left side, as viewed from the front) of the historic building, but staff found that such an alteration would alter a significant amount of historic fabric on a highly visible location of the historic building. This would be inconsistent with *Standards* #2 and #9. The applicant's initial proposal, with paired outswing doors on the southeast (left) elevation, is depicted on the proposed first floor floorplan and proposed left elevation

Staff recommended that the opening be reduced in size and relocated to the rear corner of the historic building. Staff also recommended that the applicants explore reopening the original garage door opening, which had been previously enclosed with fixed windows.



Fig. 2: Current proposal. Proposed door opening shown in red circle and other infill shown in blue square. Rendering does not depict the paired outswing doors, as shown on the elevation and floorplan.

Although the applicant's current proposal is consistent with staff's recommendations, staff seeks the Commission's guidance regarding the following aspects of the proposal:

- The appropriateness and compatibility of the location of the proposed new door opening on the southeast (left side, as viewed from the front) of the historic building. While the new door opening will be on a secondary elevation, it will be highly visible from the public right-of-way of MacArthur Boulevard.
- The appropriateness and compatibility of the size of the proposed new door opening on the southeast (left side, as viewed from the front) of the historic building, specifically as it relates to the proximity and crowding of the historic window directly to the right.
- The appropriateness and compatibility of the asymmetrical fenestration pattern created by the proposed new door opening on the southeast (left side, as viewed from the front) of the historic building. Staff notes that the existing fenestration pattern of the historic building is generally symmetrical and stacked.
- The appropriateness and compatibility of the proposed paired outswing doors on the southeast (left) elevation of the historic building, as depicted on the proposed first floor floorplan and proposed left elevation. As noted above, staff found that this alteration would be incompatible with *Standards* #2 and #9 and recommended that the applicant explore alternatives; however, because this is the applicant's preferred plan, staff requests the HPC's guidance as to whether the

applicant should further develop the proposal.

- The application states that all proposed materials, trims, colors, and finishes will match the existing addition; however, complete material specifications have not been provided at this stage. Staff asks for the Commission's guidance regarding appropriate materials for the proposed additions and alterations.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.



HISTORIC PRESERVATION COMMISSION

301/563-3400

DPS-88

PRELIMINARY

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: PERMITS@MANIONARCHITECTS.COM Contact Person: Tom MANION
Daytime Phone No.: 301-229-7000

Tax Account No.: 00418062
Name of Property Owner: PURCHASER BILL FUCHS (WAGSHALS) Daytime Phone No.:
Address: 4845 MASSACHUSETTS AVE WASHINGTON, DC 20016
Street Number City State Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: TOM MANION, AIA Daytime Phone No.: 301-229-7000

LOCATION OF BUILDING/PROJECT
House Number: 6124 MACARTHUR BLVD Street: MACARTHUR BLVD
Town/City: BETHESDA Nearest Cross Street: WINDWARD PLACE
Lot: 2 & P1 Block: Subdivision: BONAIR HEIGHTS
Liber: 17572 Folio: 0545 Parcel:

PART ONE: TYPE OF PROJECT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Reuse
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stab ☒ Room Addition ☐ Porch ☒ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: \$ 325,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other:
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: FENCE OR RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

7/3/19
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

Owner's mailing address Bill Fuchs - Wasshals 4345 Massachusetts Ave Washington, DC 20016	Owner's Agent's mailing address Manion + Assoc Architects 7307 MacArthur Blvd #216 Bethesda, MD 20816
Adjacent and confronting Property Owners mailing addresses	
Peter & Laura Rundlet 4443 Springdale St. NW Washington, DC 20016 (re: 6201 Winward Place - right side)	Paul Singleton & Suzanne Rosen 6200 Winward Place Bethesda, MD 20816 (right rear)
Helmut Schimansky & Cathy Kiefer 4230 Leeward Pl. Bethesda, MD 20816 (rear)	Mark McInturff 4224 Leeward Pl. Bethesda, MD 20816 (rear)
Bret Koplow 4210 Leeward Pl. Bethesda, MD 20816 (left rear)	MacArthur Assoc. Limited Part. 6106 MacArthur Blvd. Bethesda, MD 20816 (left side)

Historic Area Work Permit
Bonfield's Garage
6124 MacArthur Blvd
Bethesda, MD 20816

1. Written Description of Project

a. Description of existing feature(s) and environmental setting, including their historical features and significance:

Historic resource #35/047-000A, Bonfield's Garage, is an individual historic site. There is a two-story with partial basement A-frame building that originally functioned as an auto repair shop. In the mid 1990s, a side and rear addition were built onto the garage creating an "L" shape plan with a covered walkway at the front of the building. At this time, the building was used by The Wild Bird Center. Recently the building interiors were renovated by Kennet & Kennet law Offices. The site is bounded on 3 sides by streets and the neighboring property is a surface parking lot. The property is steeply sloping toward the rear, and is accessed by MacArthur Boulevard which is Corp of Engineers managed.

b. General description of project and its effect on the historic resource(s), the environmental setting, and where applicable, the historic district:

This project is a renovation of the existing building to house a new bar-b-que and deli. The existing deteriorated rear deck that is not part of the historic building will be removed. A new deck and visual screen will be built in its place and extend on the west side of the addition building. The new deck will support the food storage refrigeration for the restaurant. The existing covered walkway toward MacArthur Blvd. will be enclosed and become interior deli space. A small 1-story addition will be added to the rear of the building adjacent the existing deck on the east end for storage & service.

The existing trash area will function as a truck delivery area. A balcony/bridge is proposed to connect this area to the storage units beyond the Historic Building. New door openings to the front patio are proposed on the east side of the Historic Building. The front fixed windows behind the original sliding garage doors will become operable glass doors.

All materials, trims, colors and finishes will match the built Addition and be compatible with the Historic Bonfields Garage.



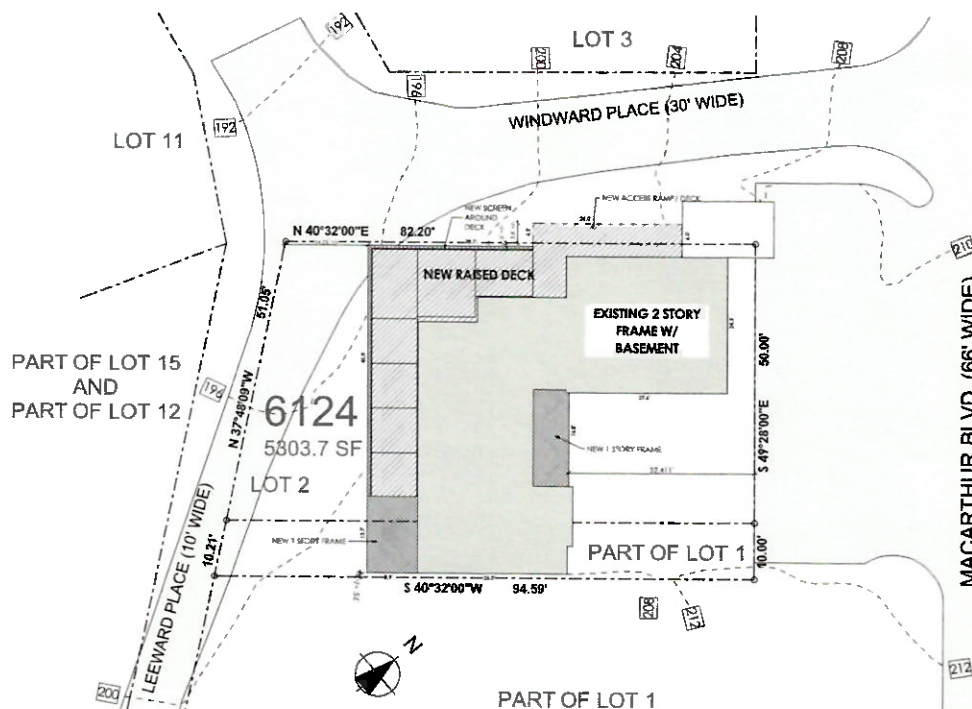
1 Location Map

ZONING: CRT-0.75 C-0.75 R-0.25 H-35
COMMERCIAL RESIDENTIAL TOWN (CRT)
ALLOWED FAR: 0.75
MAX NON-RESIDENTIAL FAR: 0.75
MAX RESIDENTIAL FAR: 0.25
MAX HEIGHT: 35'

Sheet Index- Existing Drawings	
ID	Name
EX1	Coversheet
EX2	Floor Plans
EX3	Floor Plans
EX4	Elevations
EX5	Elevations

MANION + ASSOCIATES ARCHITECTS
2307 MacArthur Blvd. Ste. 216, Bethesda, Maryland 20816

PROJECT PHASE: Preliminary Historic	ISSUE DATE: 7.02.19	
IN BY: CJJ	REVISIONS	6.25.19 6.28



2
H.1

Site Plan

SCALE 1" = 10'



**Scheme Prelim. Historic Review
NOT FOR CONSTRUCTION**

Wagshal's BBQ and Deli (Bonfield's Garage)
4124 MacArthur Blvd.

8124 MacArthur Blvd.
Bethesda, Maryland 20816

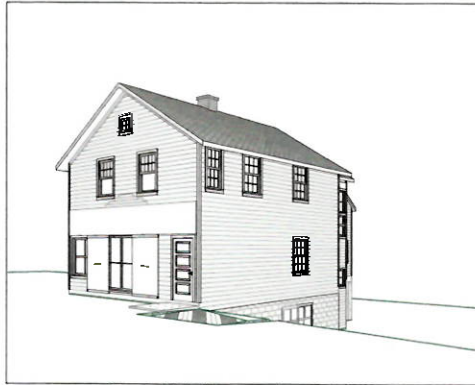
[H]



Front Perspective Existing



Front Perspective Proposed



Front Right Perspective Existing



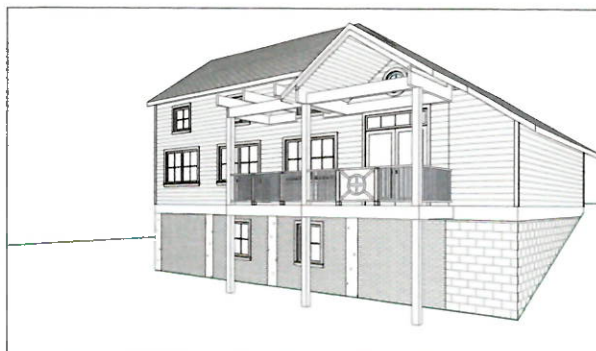
Rear Right Perspective Existing



Rear Right Perspective Proposed



Front Right Perspective Proposed



Rear Perspective Existing



Rear Perspective Proposed

Scheme Prelim. Historic Review

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DO NOT SCALE DRAWINGS
These drawings are for informational purposes only and are not to be used for construction. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

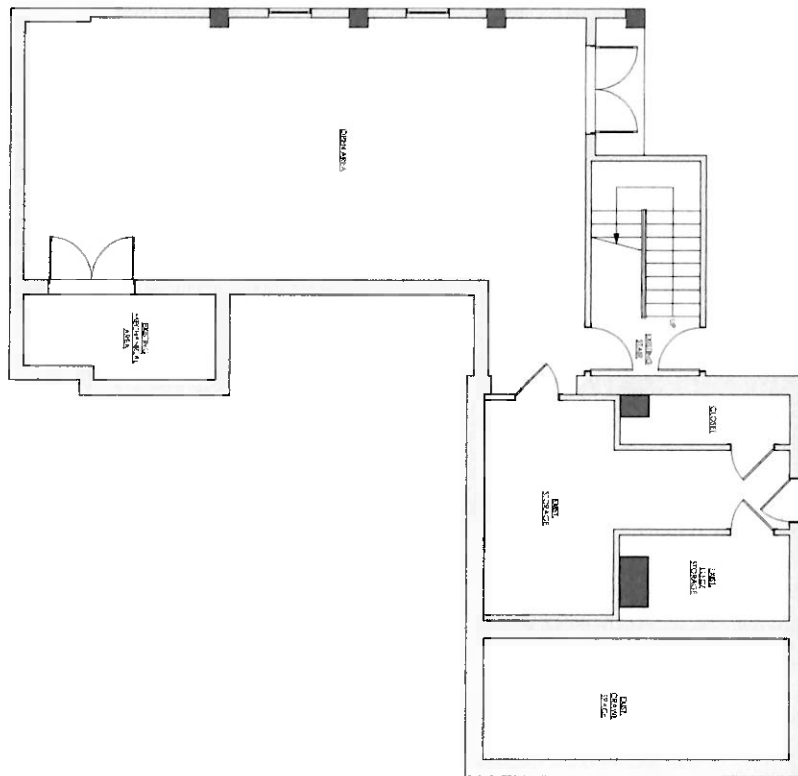
Wagshal's BBQ and Deli (Bonfield's Garage)
6124 MacArthur Blvd.
Bethesda, Maryland 20816

3D Views

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6/20/19

H.2

Basement Floor- Existing



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H-OE

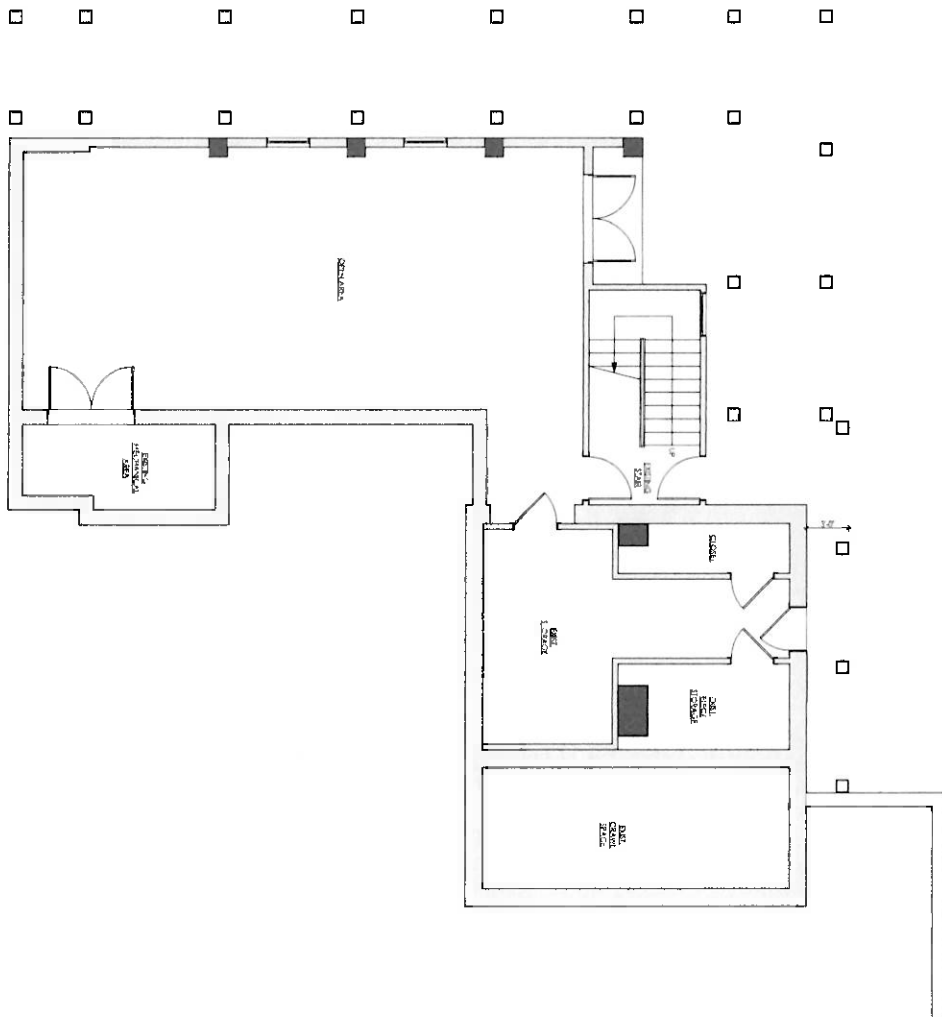
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 Written dimensions on these drawings shall have precedence over scaled dimensions. Commentator shall verify and be responsible for all dimensions and conditions on the job and modify the office of any variations from the dimensions and conditions shown.

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 Basement Floor Plan Existing

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 PROJECT PHASE: Preliminary Historic
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 CHECKED BY: TM
 ISSUE DATE: 7.02.19
 REVISIONS: 6.23.19 6.28.19
 7.1.19



Basement Floor- Proposed



DRAWING KEY
 EXISTING PARTITION
 NEW PARTITION

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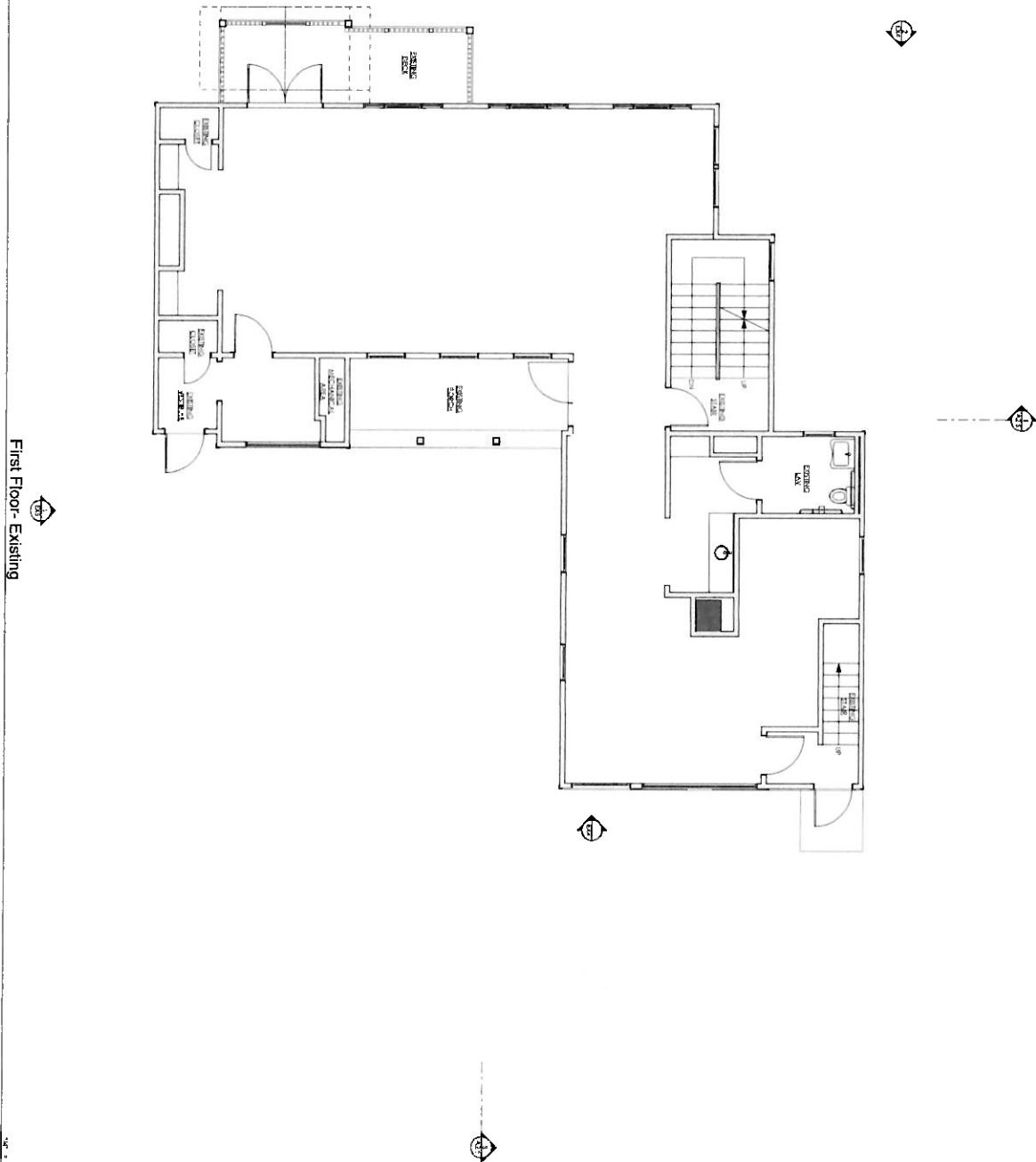
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 All dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall notify the office of any variations from the dimensions and conditions shown.

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 Bethesda, Maryland 20816
Basement Floor Proposed

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First Floor- Existing

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H-1E

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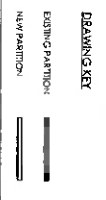
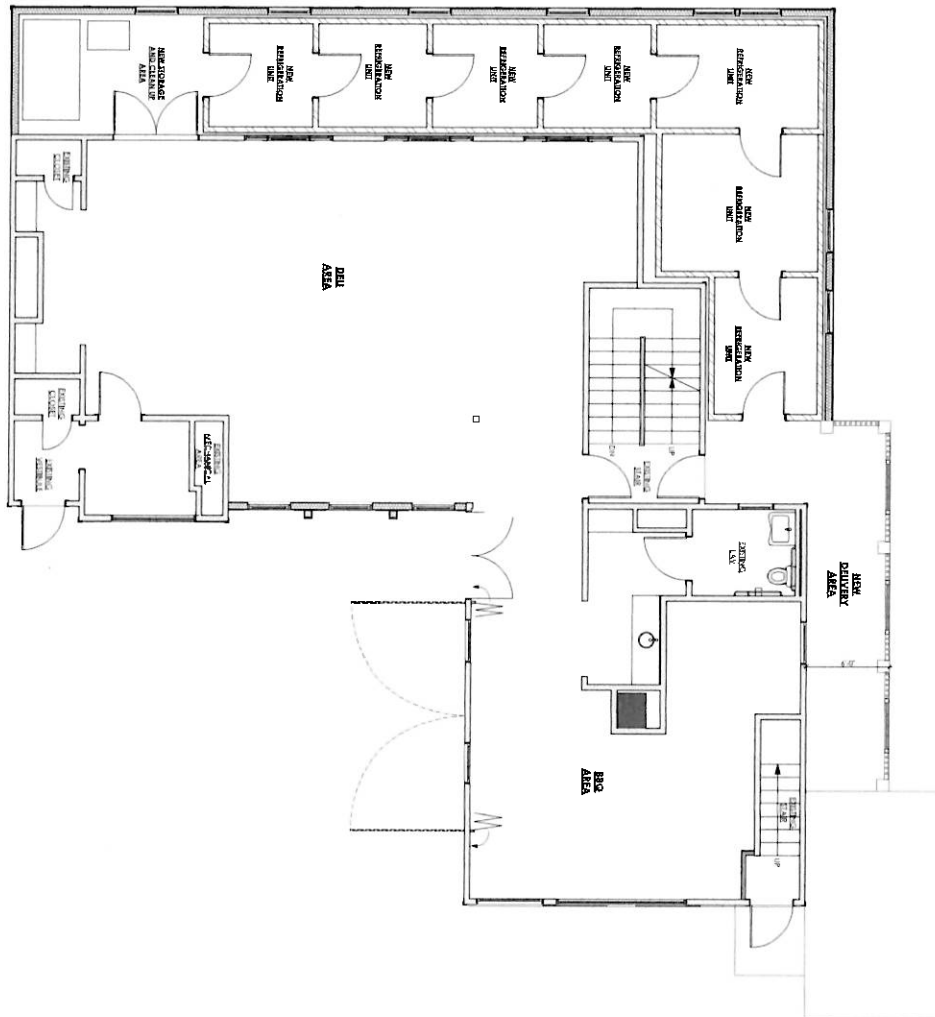
Wagshal's BBQ and DELI (Bonfield's Garage)
6124 MacArthur Blvd.
Bethesda, Maryland 20816
First Floor Existing

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First Floor Proposed



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H-1P

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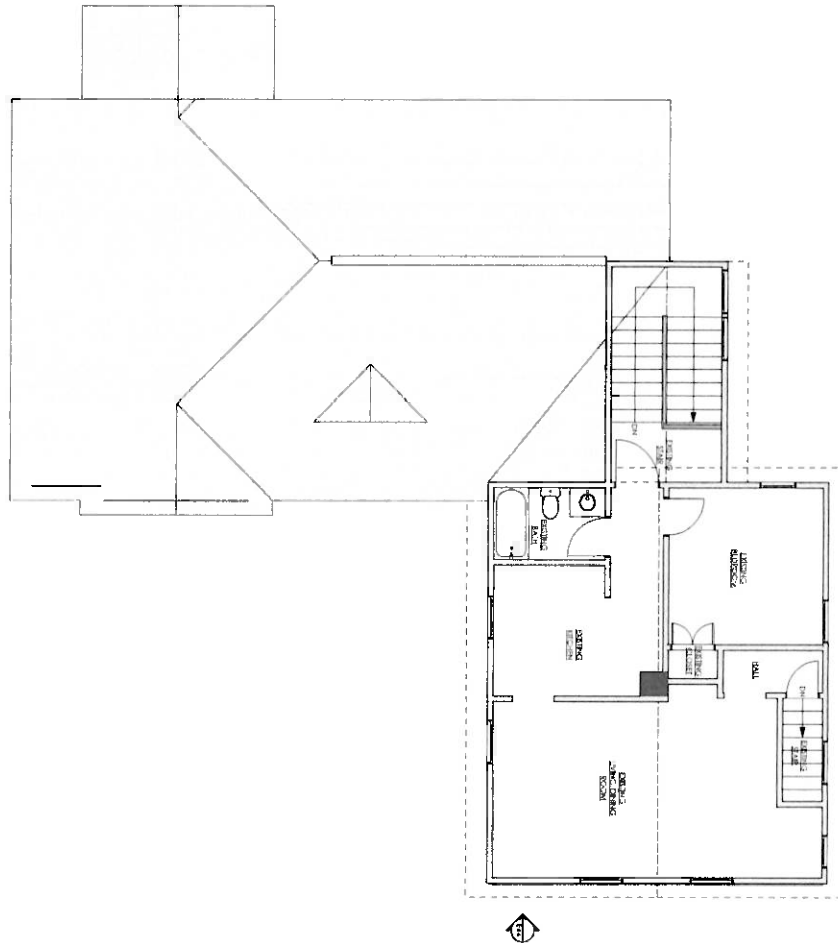
Wagshal's BBQ and Deli (Bonfield's Garage)
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 Bethesda, Maryland 20816
 First Floor Proposed

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Second Floor - Existing



NO PROPOSED
CHANGE TO THIS
FLOOR

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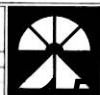
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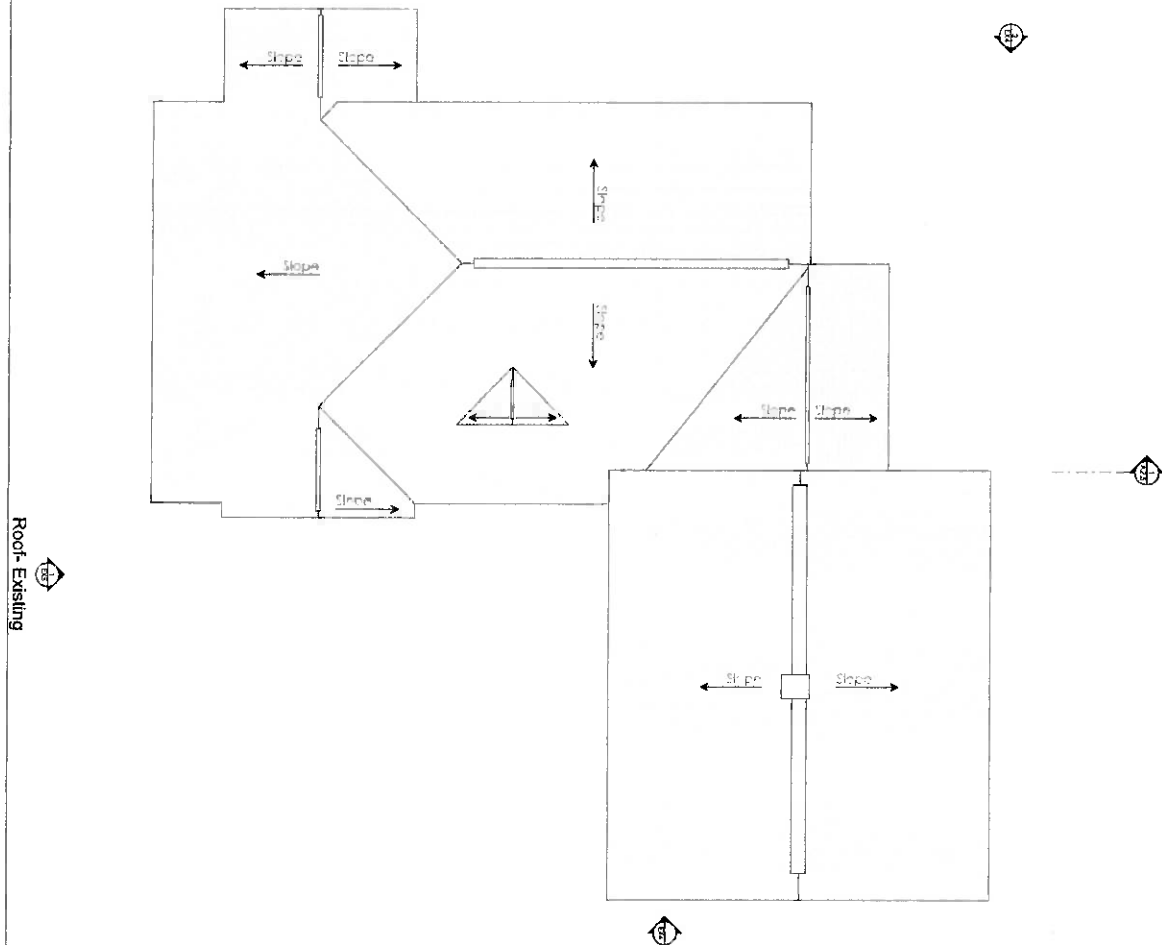
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Second Floor Plan Existing

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H-3E

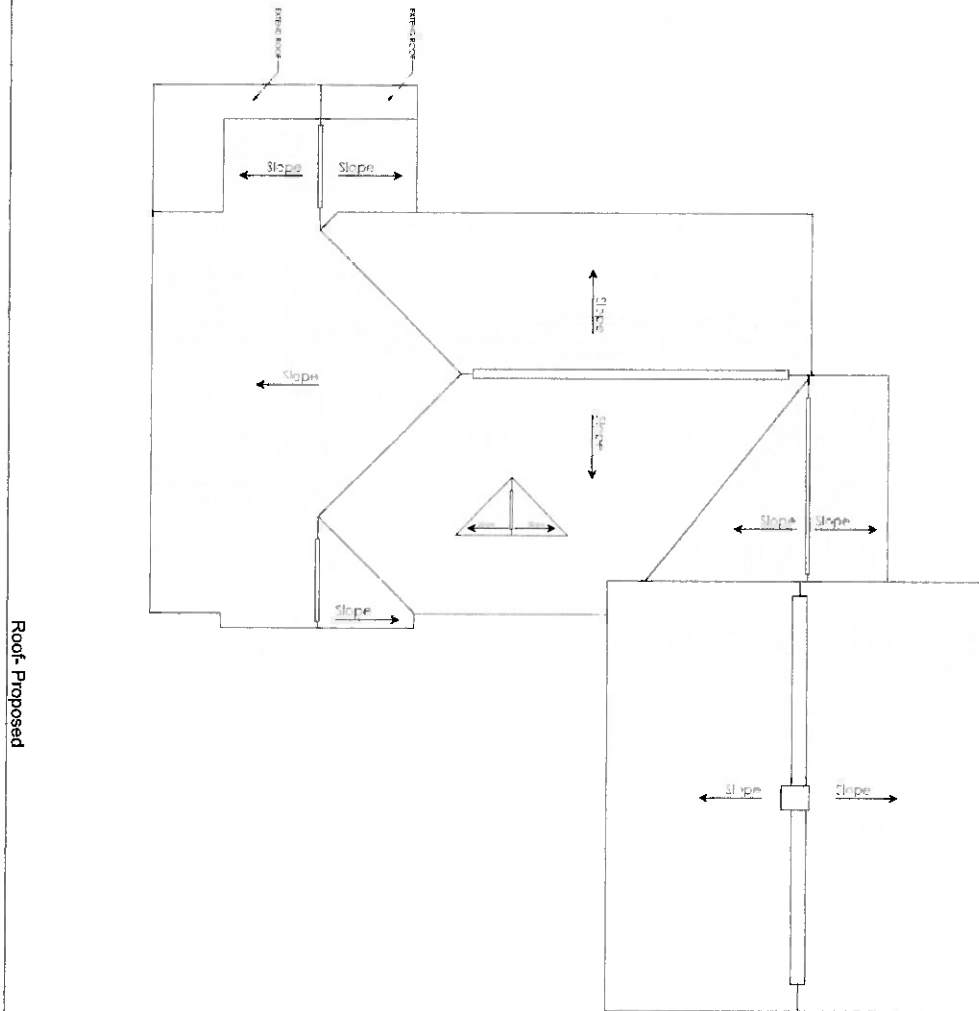
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 and shall notify the office of any variances
 from the dimensions and conditions shown.

Wagshal's BBQ and DELI (Bonfield's Garage)
 6124 MacArthur Blvd.
 Bethesda, Maryland 20816
 Roof Existing

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Roof Proposed

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H-3P

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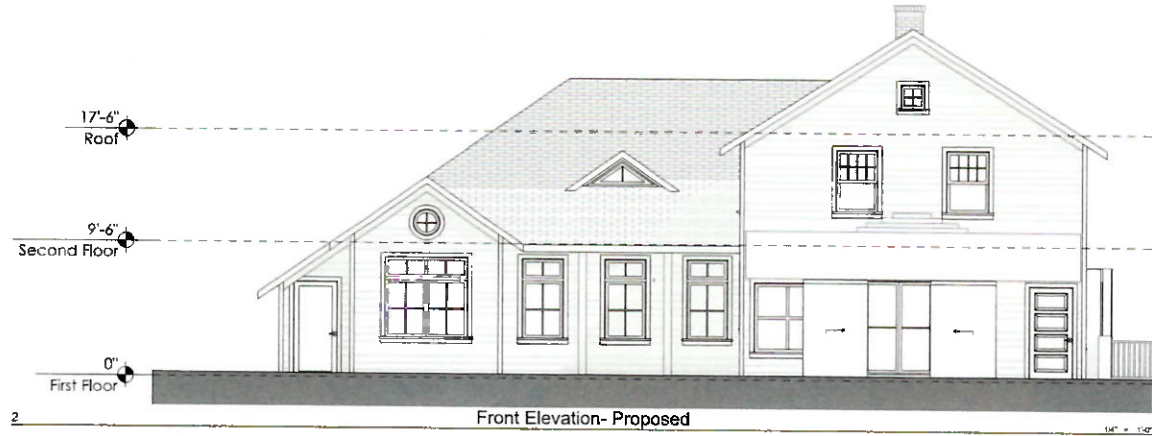
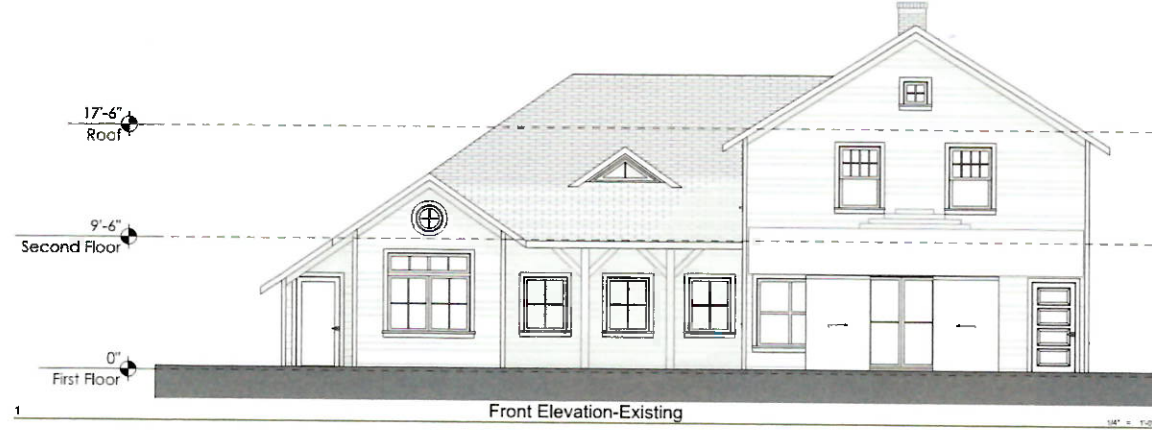
Wagshal's BBQ and Deli (Bonfield's Garage)
6124 MacArthur Blvd.
Bethesda, Maryland 20816
Roof Proposed

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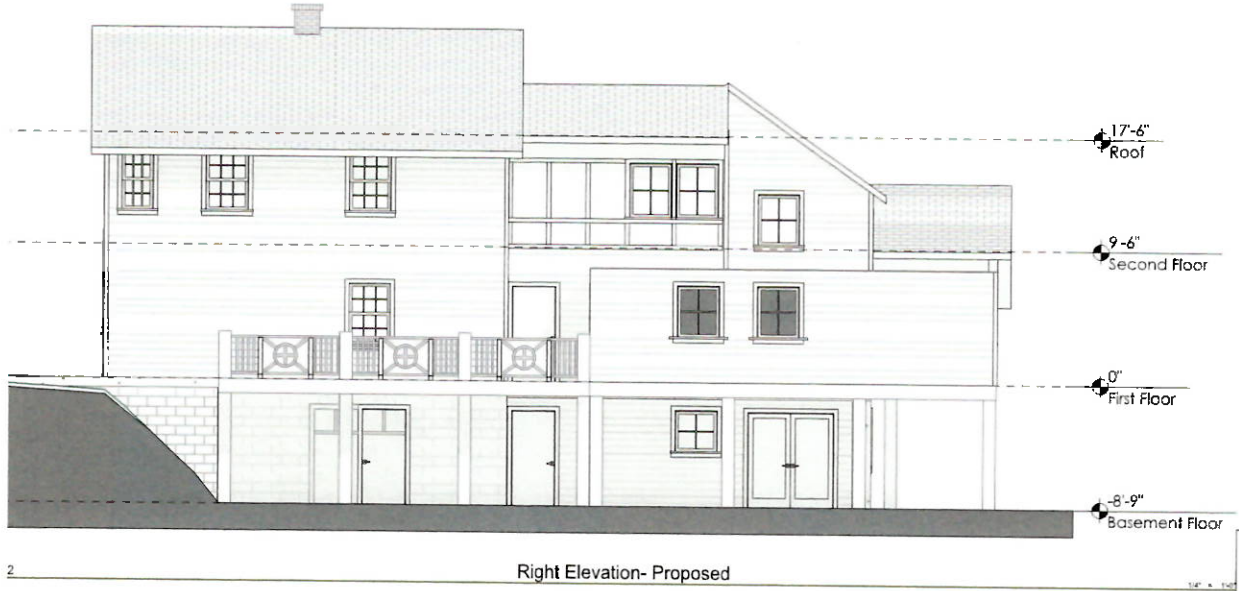
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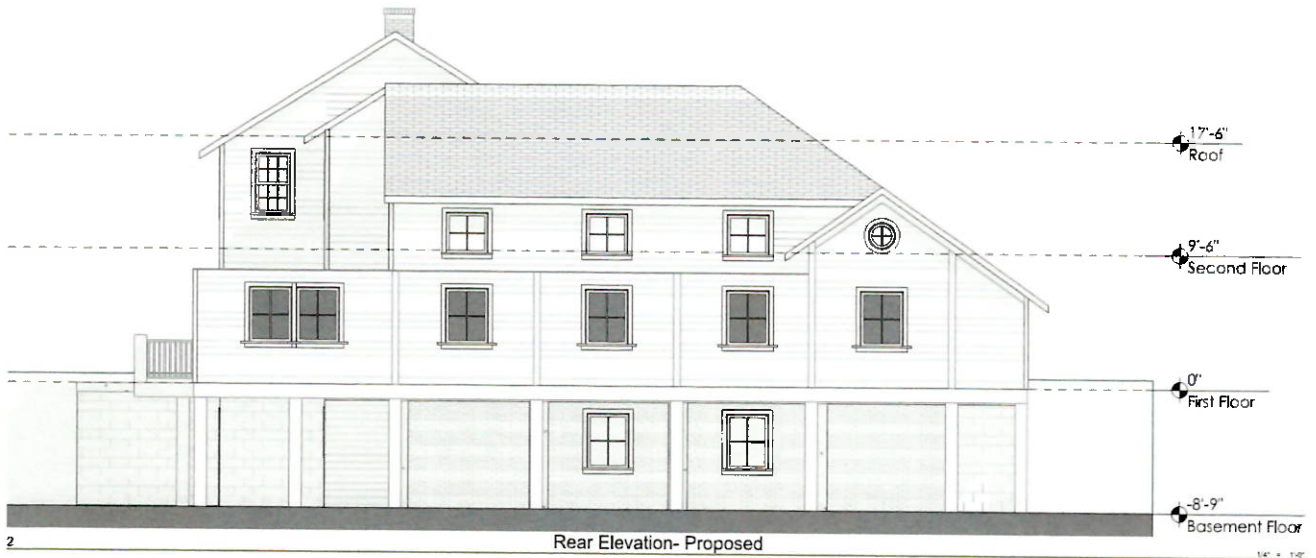
		MANION ASSOCIATES ARCHITECTS 2307 MacArthur Blvd. Ste. 214 Beltsville, MD 20814 301.229.7000 F.301.229.7171 www.manionassociates.com	
		PROJECT PHASE: Preliminary Historic DATE: 7/2/19 DRAWN BY: C.J.J. CHECKED BY: M.A. 7/1/19	
Wagshal's BBQ and Deli (Bonfield's Garage) 6124 MacArthur Blvd. Beltsville, Maryland 20816 Front Elevations		■ DO NOT SCALE DRAWINGS ■ All dimensions are shown in feet and inches (ft-in) unless otherwise noted. ■ All dimensions are shown in feet and inches (ft-in) unless otherwise noted. ■ All dimensions are shown in feet and inches (ft-in) unless otherwise noted. ■ All dimensions are shown in feet and inches (ft-in) unless otherwise noted.	
H-2.1			



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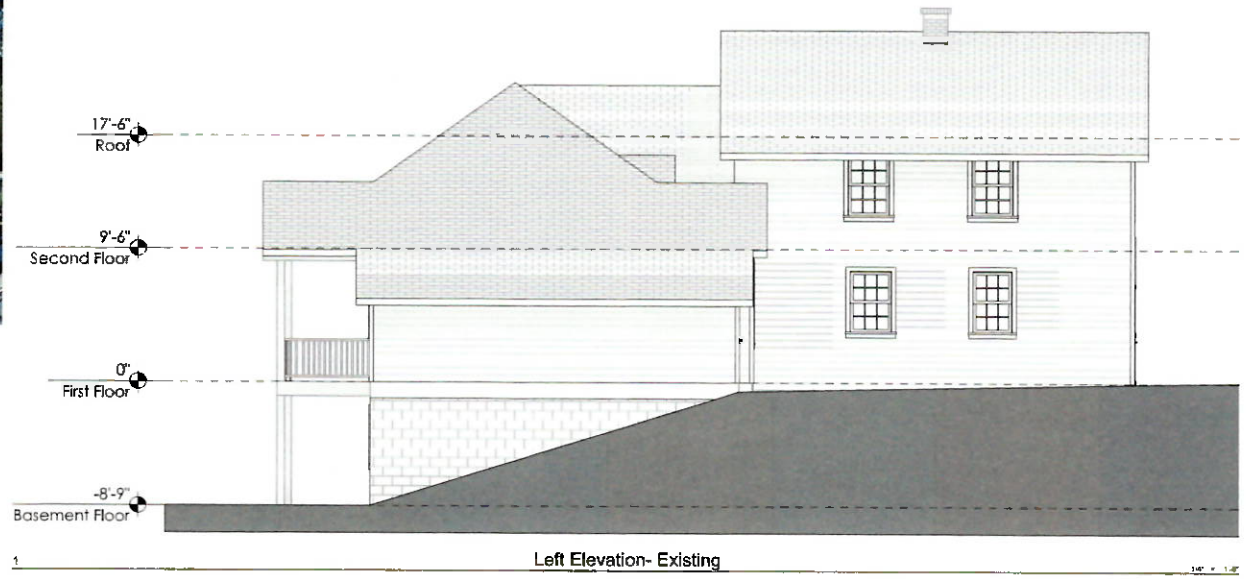
 <p>MANION ASSOCIATES ARCHITECTS 1301 229 7000 F. 301 229 7171 www.manionassociates.com PROJECT PHASE Preliminary Historic DRAWN BY C.J.J. CHECKED BY T.M.</p>		<p>DATE: 7/2/19 REVISIONS: 1/25/19 6/28/19 7/1/19</p>
<p>Wagshal's BBQ and Deli (Bonfield's Garage) 6124 MacArthur Blvd. Bethesda, Maryland 20816</p>		<p>Right Side Elevations</p>
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H-2.2




Scheme Prelim. Historic Review
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PROJECT PHASE: Preliminary Historic DRAWN BY: C.J.J. CHECKED BY: T.M.	DATE: 7/23/19 REVISED: 6/25/19 7/1/19
Wagholak's BBQ and Deli (Bonfield's Garage) 6124 MacArthur Blvd. Bethesda, Maryland 20816 Rear Elevations	
H-2.3	



Scheme Prelim. Historic Review
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		<p>ISSUE DATE: 7.02.19 REVISIONS: 6.23.19 6.28.19 7.1.19</p>	
<p>Wagshal's BBQ and Deli (Bonfield's Garage) 6124 MacArthur Blvd. Bethesda, Maryland 20816</p>		<p>Left Side Elevations</p>	
<p>H-24</p>		<p>DO NOT SCALE DRAWINGS These drawings are for informational purposes only and are not to be used for construction. Construction shall verify and be responsible for all dimensions and conditions shown on the drawings and conditions shown.</p>	