

2nd Preliminary Consultation

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6124 MacArthur Boulevard, Bethesda	Meeting Date:	9/11/2019
Resource:	Master Plan Site #35/47 <i>(Bonfield's Garage)</i>	Report Date:	9/4/2019
Applicant:	Bill Fuchs (Tom Manion, Architect)	Public Notice:	8/28/2019
Review:	2 nd Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A		
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.

BACKGROUND:

The applicants previously appeared before the Commission for a preliminary consultation at the July 24, 2019 HPC meeting.¹

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 balcony/bridge, connecting the parking/proposed delivery area at the front (northeast) side of the property to the proposed refrigeration/storage at the rear.
- Conversion of the non-original fixed windows behind the sliding garage doors on the façade of the historic building to an 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*

¹ Link to the audio/video transcript of the July 24, 2019 HPC meeting:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=62bbb12f-af0e-11e9-b703-0050569183fa

Link to the July 24, 2019 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2019/07/II.A-6124-MacArthur-Boulevard-Bethesda..pdf>

Link to photographs of the subject property, as presented at the July 24, 2019 HPC meeting:

<https://montgomeryplanning.org/wp-content/uploads/2019/07/Photos-for-II.A-6124-MacArthur-Boulevard-Bethesda.pdf>

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 [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and
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 the conversion of the non-original fixed windows behind the sliding garage doors on the façade of the historic building to an entry.

The applicants previously appeared before the Commission for a preliminary consultation at the July 24, 2019 HPC meeting. The applicants' previous proposal included the introduction of new doors in the east (left) elevation of the historic building. Staff expressed concerns about the proposed impact to the historic building in the staff report dated July 17, 2019, and the applicants responded by presenting revisions at the July 24, 2019 HPC meeting. Per the revisions presented at the July 24, 2019 HPC meeting, the introduction of new doors to the historic building was removed from the proposal. Instead, the applicants proposed to install a new angled door in the enclosed (currently open, but proposed to be enclosed) walkway on the front (northeast) side of the existing non-historic rear addition.

The Commission expressed the following concerns regarding the applicants' revised proposal at the July 24, 2019 HPC meeting:

- The proposed angled door in the enclosed walkway should be straight, but it should remain in the existing addition.
- The apparent massing of the proposed storage boxes at the rear should be reduced.
- Additional information should be submitted regarding the design and materials of the proposed storage boxes.
- Additional information should be submitted regarding the visibility of the proposed storage boxes from the front, sides, and rear. Specifically, streetscape studies, demonstrating the visibility (or lack thereof) from various angles on MacArthur Boulevard were recommended.
- The HPC was supportive of removing the non-original windows from behind the sliding garage doors on the façade of the historic building.

The applicants have returned with a revised proposal, responding to the Commission's previous concerns with the following:

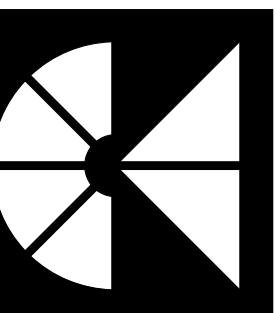
- The applicants propose to install a straight/flush door in the enclosed walkway.
- In the current elevations, the applicants have shown the form and massing of the proposed storage boxes, and they have reiterated that all materials will match those of the existing addition.
- The applicants propose to remove the non-original windows from behind the sliding garage doors on the façade of the historic building; however, according to the submitted elevations, the sliding garage doors will also be removed.

Staff seeks the Commission's guidance regarding the following aspects of the proposal:

- Is the submitted information sufficient to determine the appropriateness of the proposed alterations and additions, in terms of scale, massing, and materiality? Staff finds that what the applicant has proposed to be generally compatible, and that additional information regarding materials and details can be submitted with a future HAWP application.

STAFF RECOMMENDATION:

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



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7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionandassociates.com

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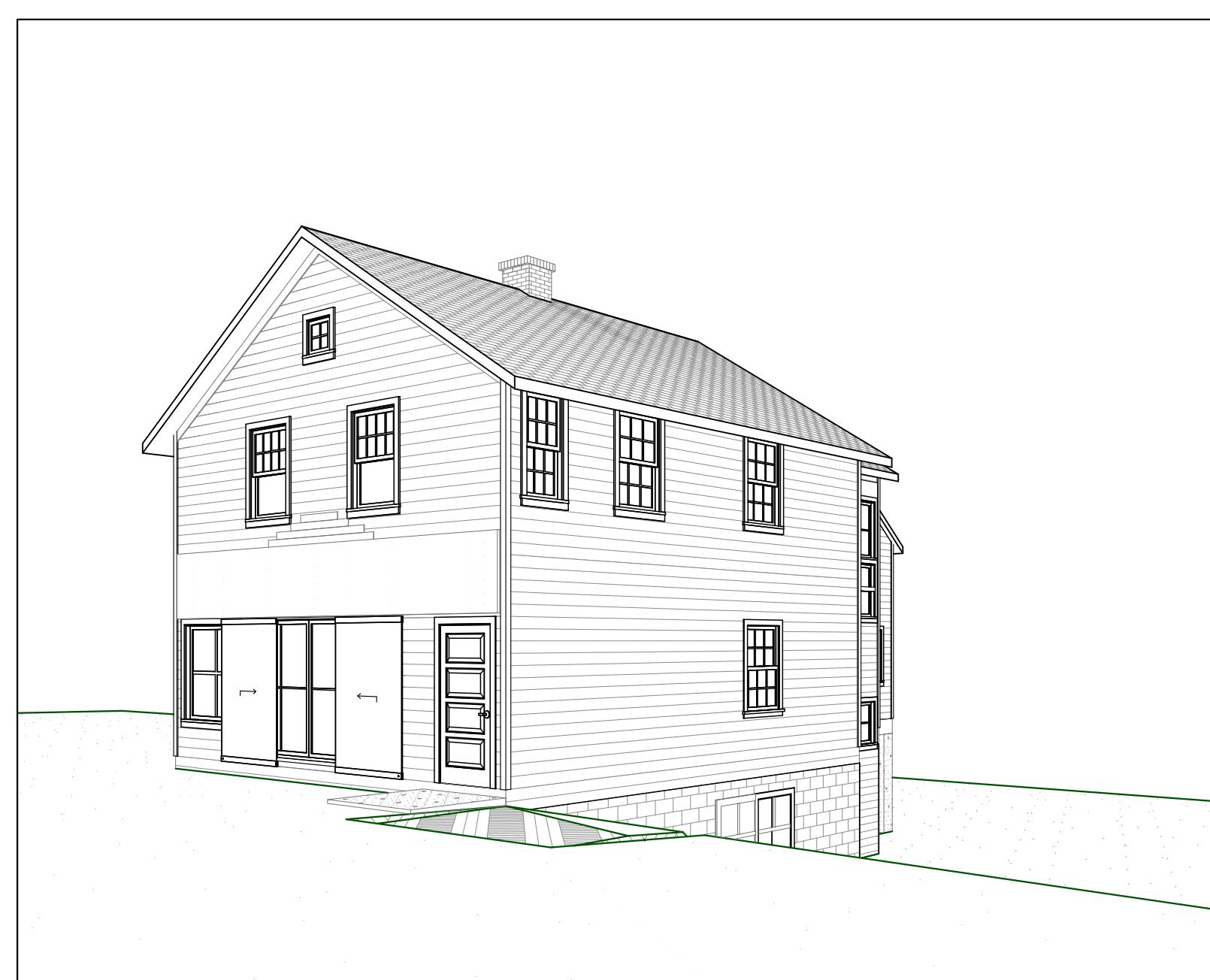
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Front Perspective



Front Perspective Proposed



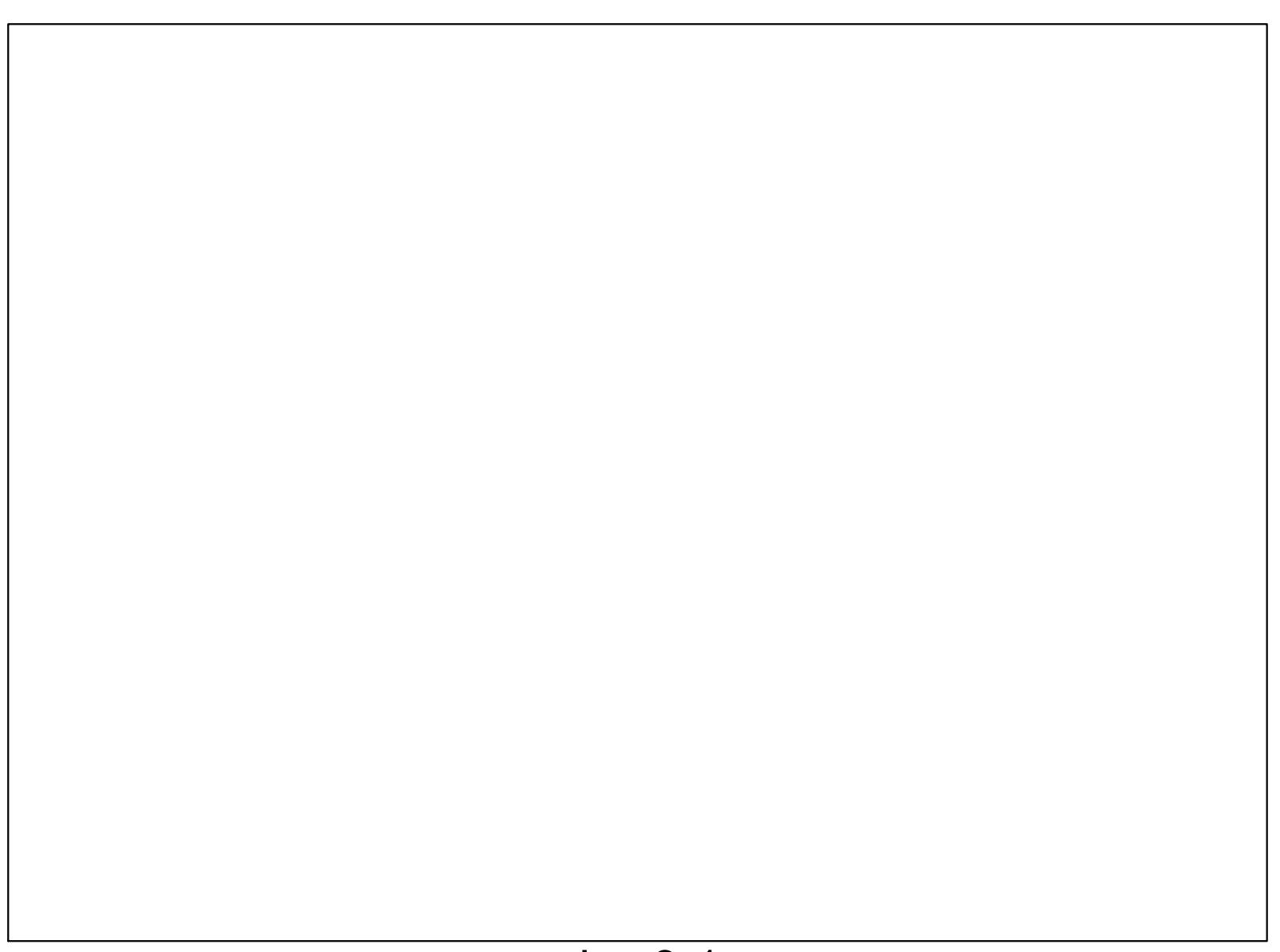
Front Right Perspective Existing



Rear Right Perspective Existing



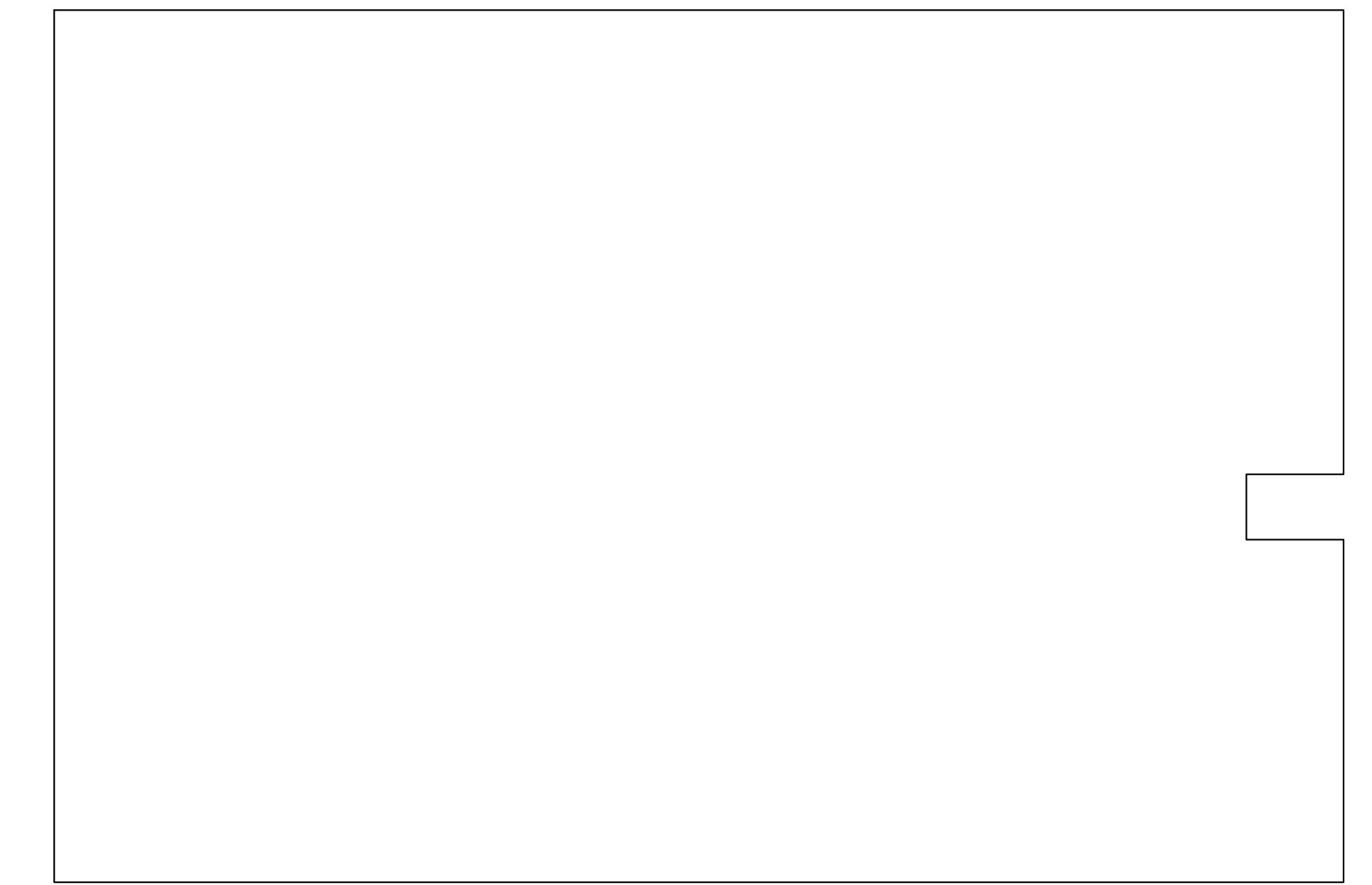
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Rear Perspective

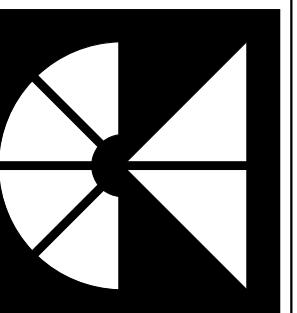


view1

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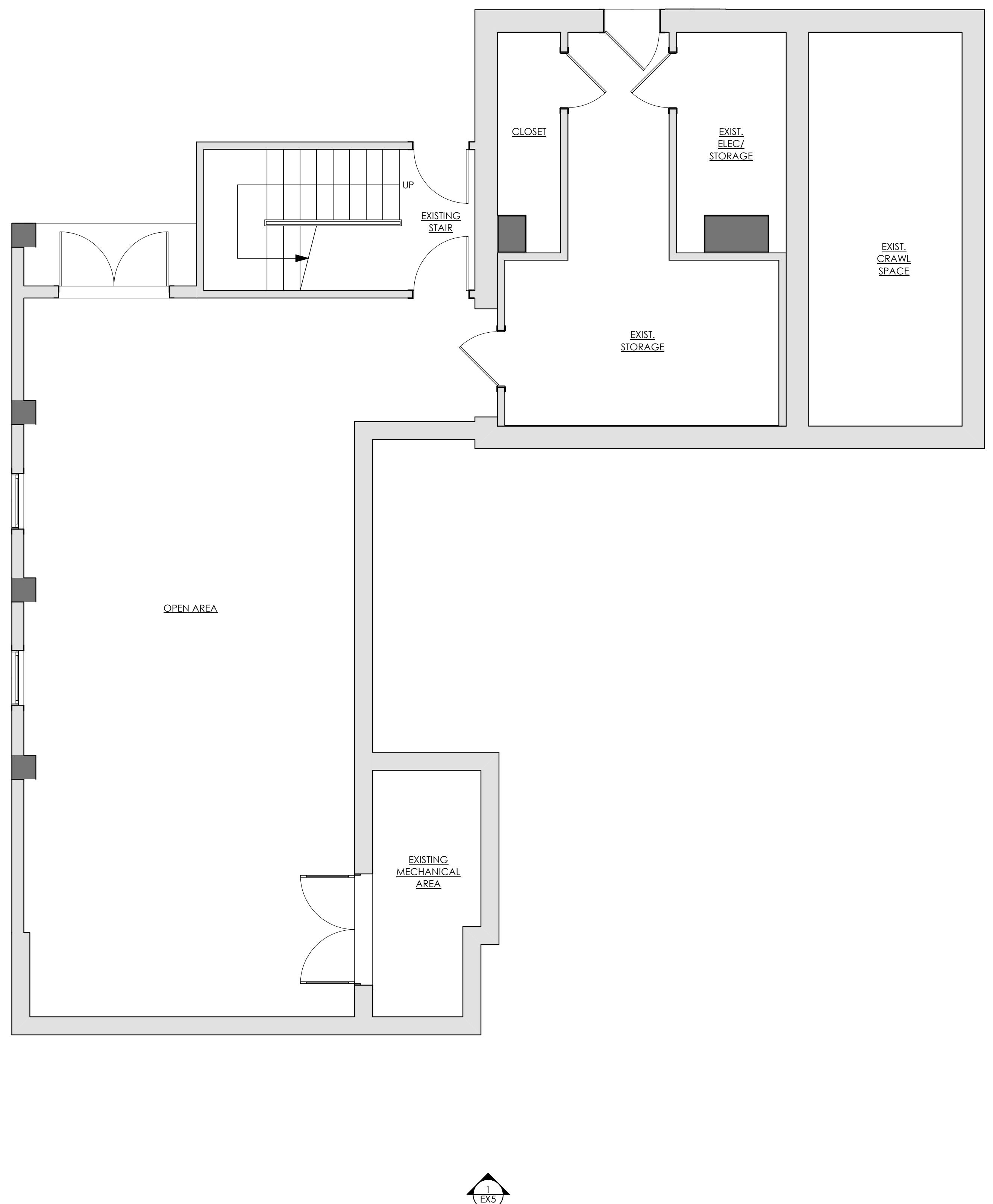
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Wagshal's BBQ and DELI (Bonfield's Garage)	SEAL:
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	Basement Floor Plan

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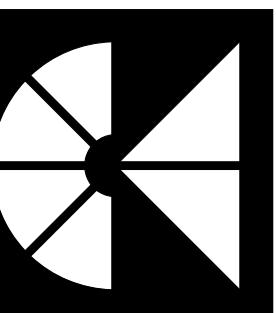
H-OE



Basement Floor- Existing

SCALE: 1/4" = 1'-0"

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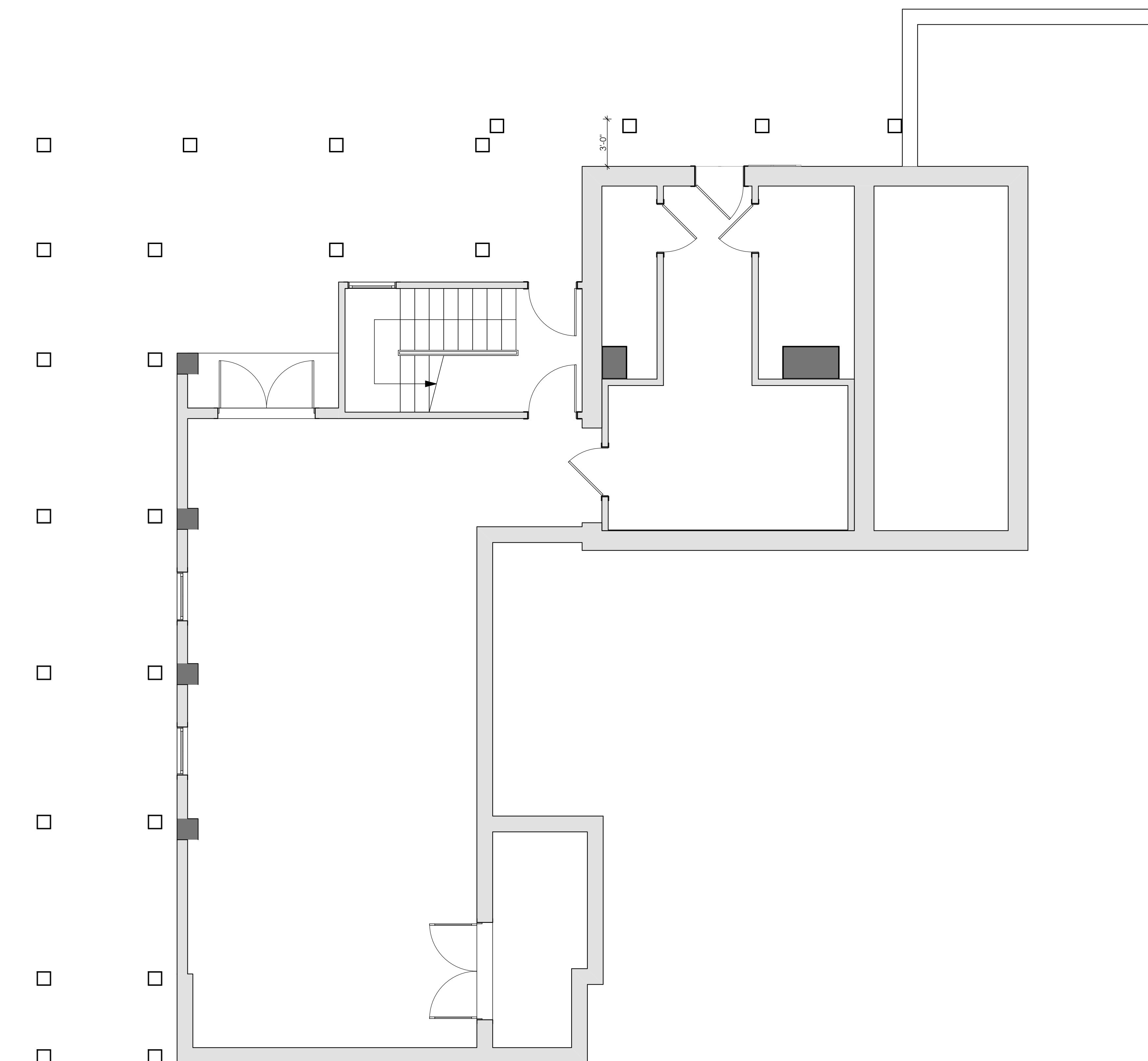
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Basement Floor

SCALE: 1/4" = 1'-0"

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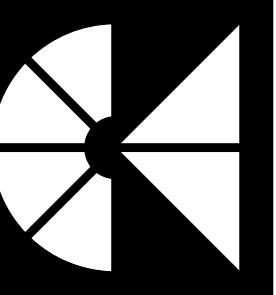
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■ DO NOT SCALE DRAWINGS ■ Wagshal's BBQ and DELI (Bonfield's Garage)

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Basement Floor Proposed

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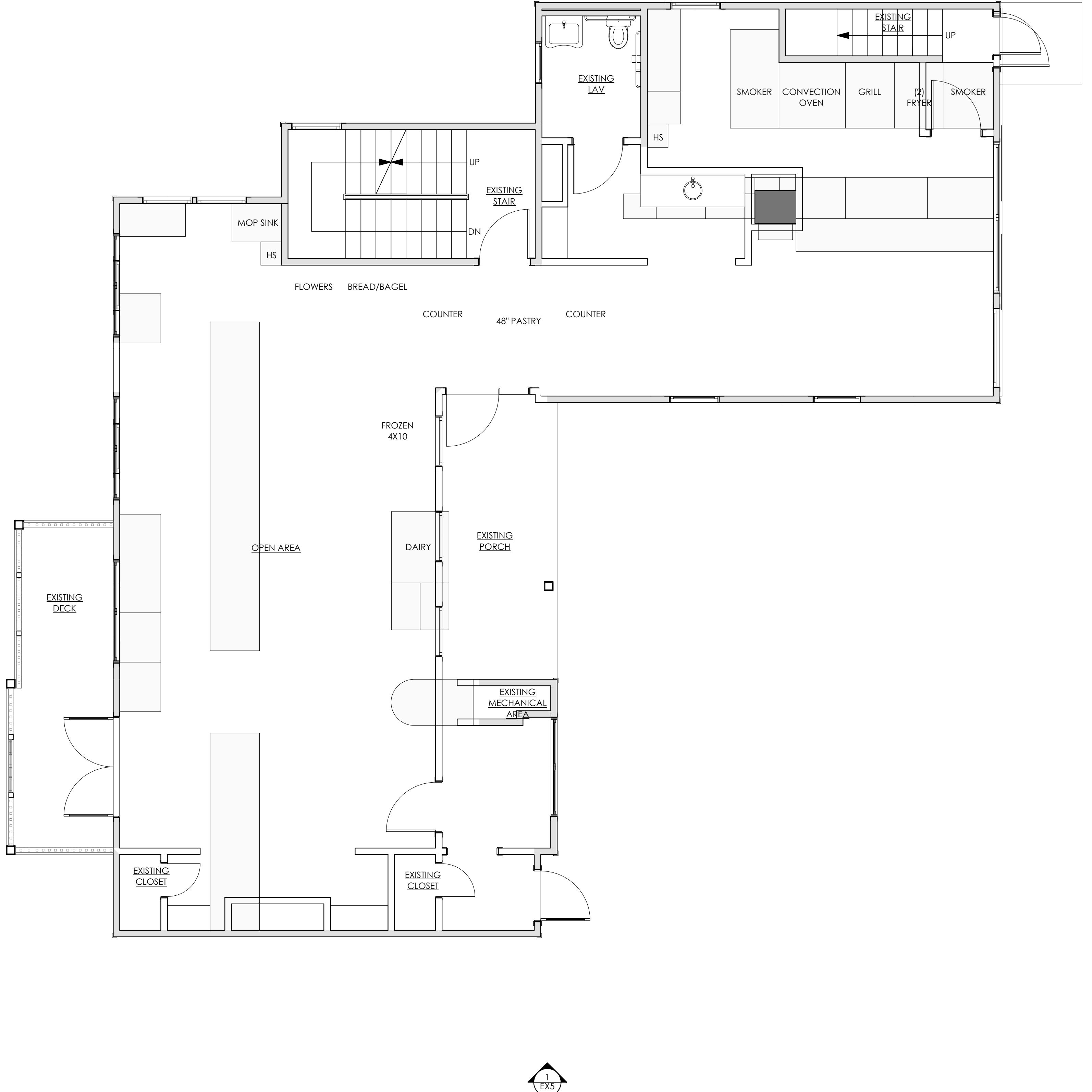
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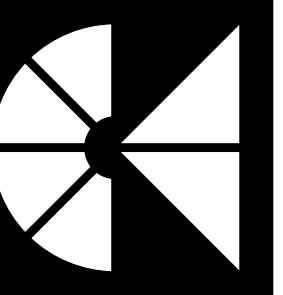
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	First Floor Plan

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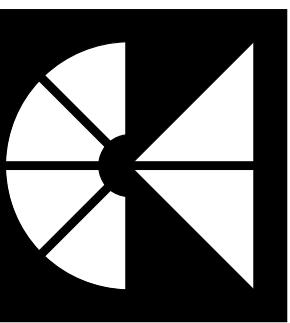
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First Floor

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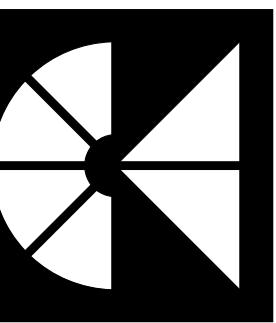
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Wagshal's BBQ and Deli (Bonfield's Garage)
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Existing Roof

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1/4" = 1'-0"

H-3E

Roof- Existing

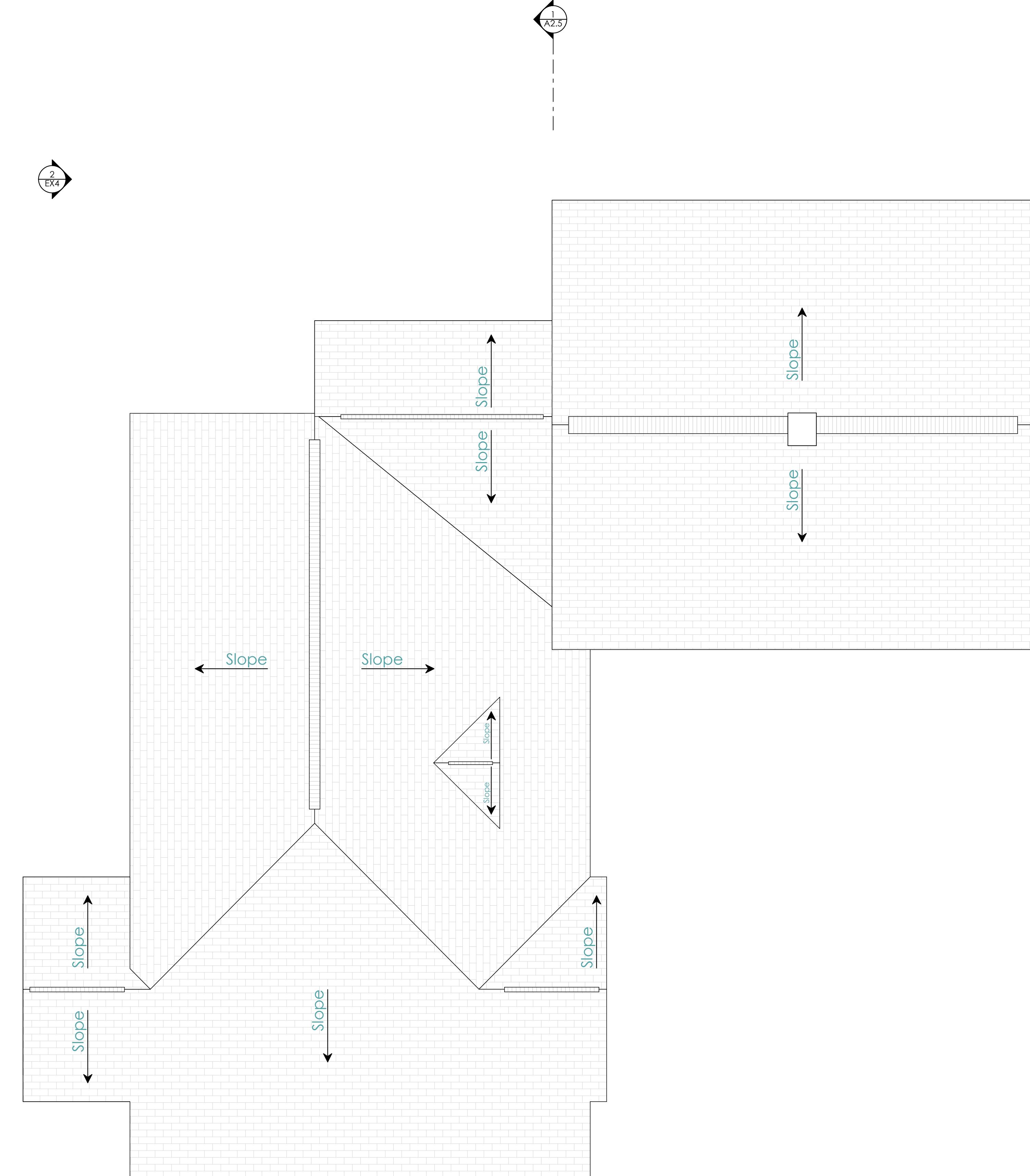
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2 EX4

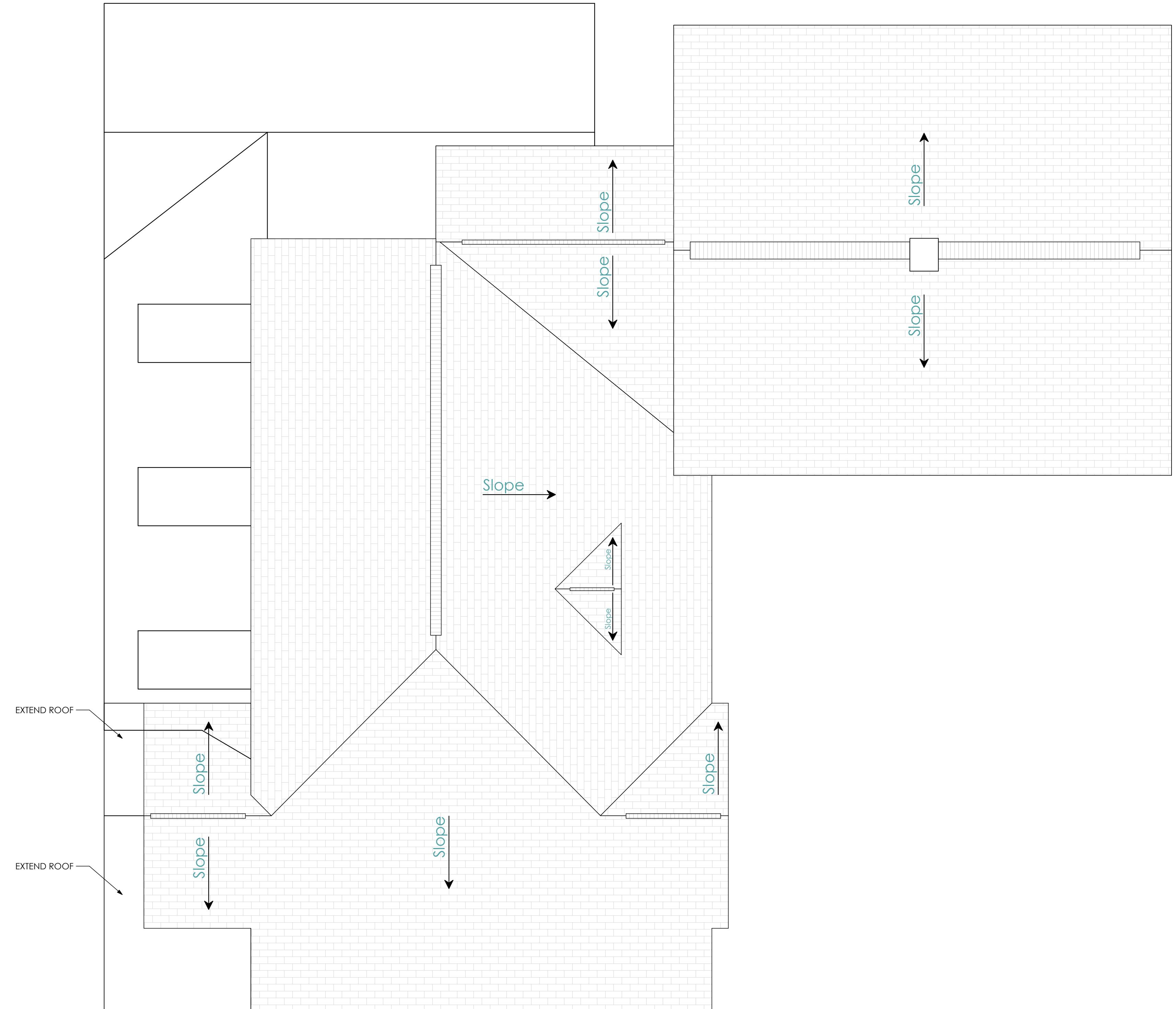
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1 EX5



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Roof- Proposed

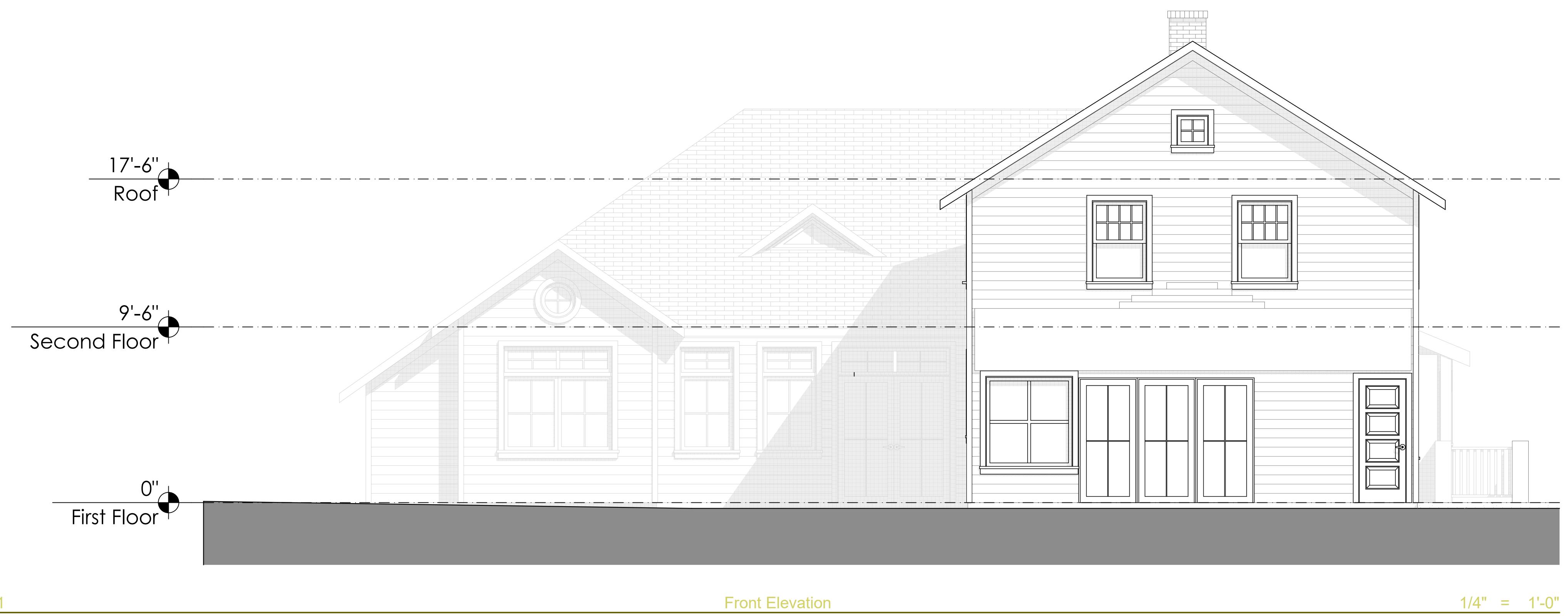
1/4" = 1'-0"

H-3P

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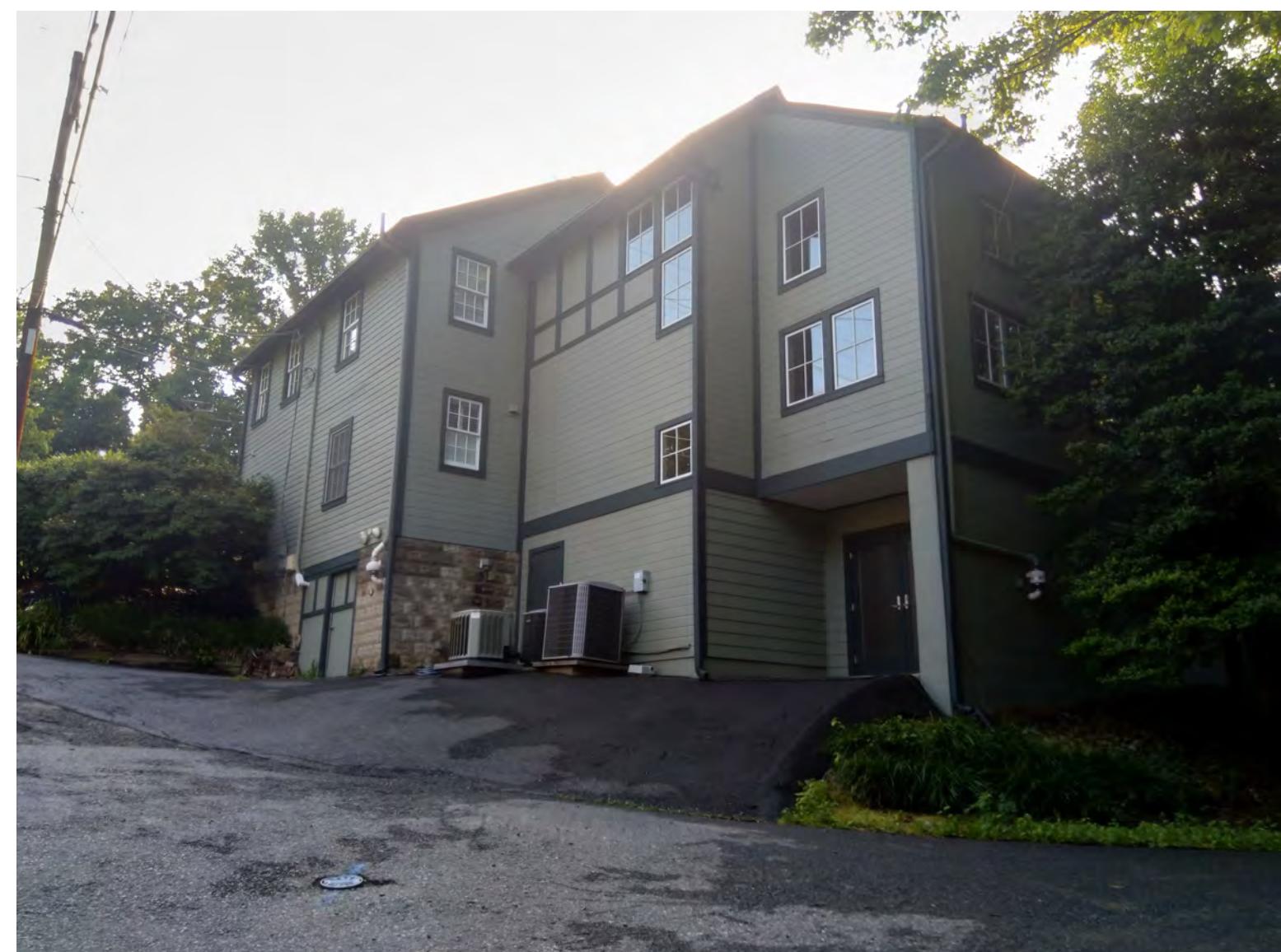
H2.1

■ Wagshal's BBQ and DELI (Bonfield's Garage)
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Front Elevation Proposed

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H2.2

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Right Elevation Proposed

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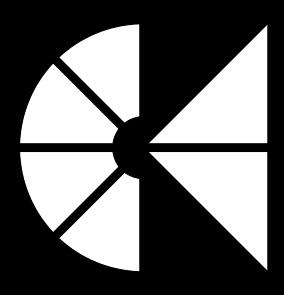
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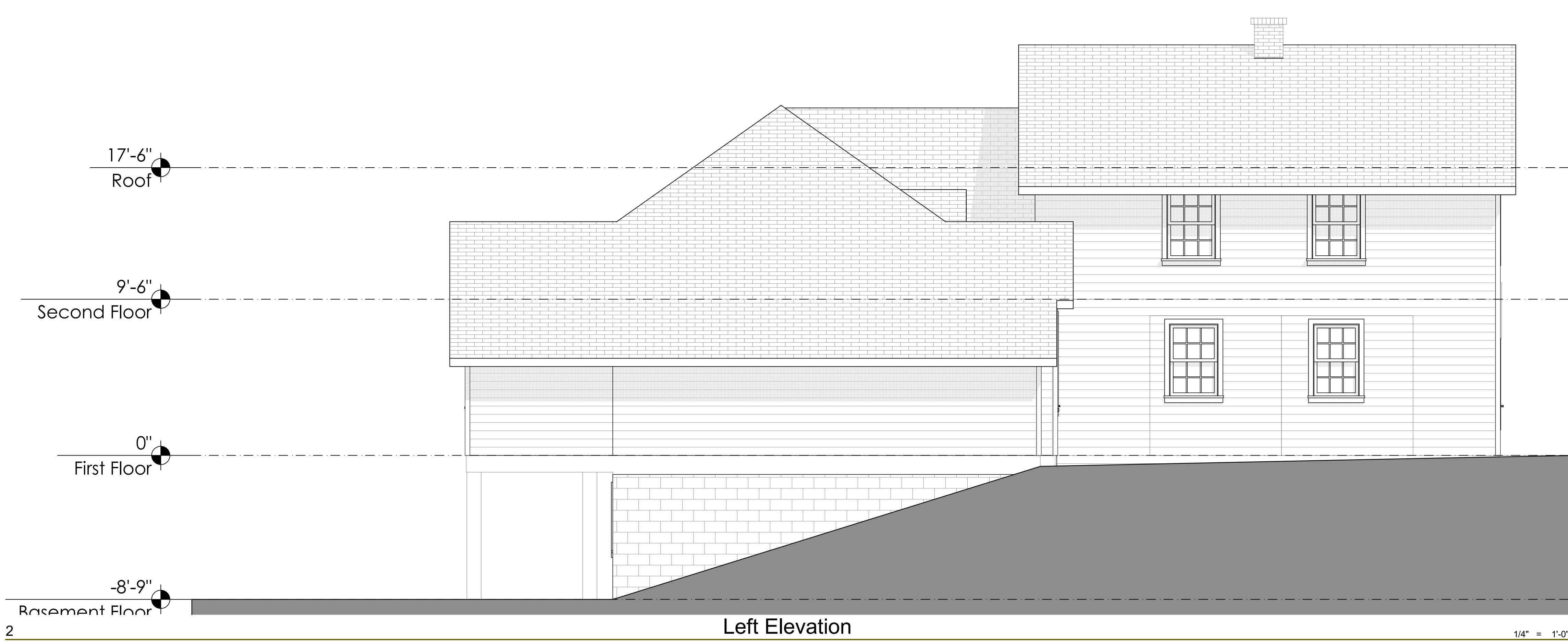
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H2.3

■ Wagshal's BBQ and DELI (Bonfield's Garage)
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Left Elevation Proposed

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2

Rear Elevation

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H2.4

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Rear Elevation Proposed

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