

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6124 MacArthur Boulevard, Bethesda	Meeting Date:	12/18/2019
Resource:	Master Plan Site #35/47 <i>(Bonfield's Garage)</i>	Report Date:	12/11/2019
Applicant:	Bill Fuchs (Tom Manion, Architect)	Public Notice:	12/4/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/47-19A	Staff:	Michael Kyne
PROPOSAL: Building alterations			

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE:	Master Plan Site #35/47, <i>Bonfield's Garage</i>
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 preliminary consultations at the July 24, 2019 and September 11, 2019 HPC meetings.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.

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>

Link to the audio/video transcript of the September 11, 2019 HPC meeting:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=88b51f16-d56f-11e9-b703-0050569183fa

Link to the September 11, 2019 preliminary consultation staff report:

<https://montgomeryplanning.org/wp-content/uploads/2019/09/II.A-6124-MacArthur-Boulevard-Bethesda.pdf>

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:
 - (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 and September 11, 2019 HPC meetings. At the September 11, 2019 HPC meeting, the Commission fully supported the applicants' proposal, but made the following recommendation:

- Ensure that the plans and elevations submitted with the HAWP application are accurate. Specifically, make it clear that the existing garage doors are to remain.

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

- The proposed elevations clearly depict the original garage doors remaining (see images below).



Fig. 2: Previous proposed front elevation, without original garage doors shown.



Fig. 3: Current proposed front elevation, showing original garage doors to remain.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application only for alterations to the main house under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for *Rehabilitation #2, #9, and #10*.

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (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 Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation 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 301-563-3400 or michael.kyne@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# 897899
DATE ASSIGNED

APPLICANT:

Name: William Fuchs

Address: 4845 Massachusetts Ave

Daytime Phone: _____

AGENT/CONTACT (if applicable):

Name: Thomas Manion, AIA

Address: 7307 MacArthur Blvd, Ste 216

Daytime Phone: 301.229.7000

E-mail: bill@wagshals.com

City: Washington Zip: 20016

Tax Account No.: 00418062

E-mail: tom @ amiona ch ie ds .c om

City: Bethesda Zip: 20816

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name Bonfield's Garage

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: 6124 Street: MacArthur Blvd

Town/City: Bethesda Nearest Cross Street: Winward Place

Lot: 2, P1 Block: _____ Subdivision: _____ Parcel: _____

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:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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

11 - 25 - 2019

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Historic wood framed service station, Bonfield's was one of the original filling and service stations on Conduit Road, now MacArthur Blvd.

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

Storage deck added to rear of historic building, wrapped on 2 sides.
Enclose front arcade, with modifications to windows/doors.

Work Item 1: MODIFY FRONT ENTRY/BONFIELD'S GARAGE

Description of Current Condition:

HISTORIC BUILDING HAS AN EXISTING SLIDING GARAGE DOOR SYSTEM WITH 2 WINDOWS (NEWER DESIGN) BEHIND THEM

Proposed Work:

REPLACE NEW STYLE WINDOWS WITH DOORS FOR EGRESS FROM OLD GARAGE TO FRONT AREA.

Work Item 2: MODIFY ADDITION ARCADE

Description of Current Condition:

EXISTING ADDITION BUILT IN 1998 HAS A FRONT COVERED ARCADE w/ WINDOWS & DOOR INTO SPACE

Proposed Work:

ENCLOSING ARCADE & REUSING WINDOW SYSTEM @ FAÇADE ADDING EGRESS/INGRESS DOORS AT BONFIELD'S END. ~~REDDISH~~
ALL MATERIALS TO MATCH PREVIOUSLY APPROVED ADDITION

Work Item 3: ADD STORAGE UNITS TO REAR

Description of Current Condition:

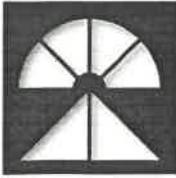
EXISTING ADDITION HAS A 10FT DEEP 1ST FLOOR DECK ACROSS THE REAR FAÇADE OF THE ADDITION ONE SECTION IS COVERED.

Proposed Work:

ENCLOSE DECK FOR STORAGE UNITS ACROSS REAR. REUSE REAR WINDOWS ON NEW FAÇADE TO MATCH EXISTING. EXTEND DECK ON WINDWARD SIDE FOR ACCESS FROM FRONT. ADD DOOR IN EXISTING STAIRWELL FOR 1ST FLOOR EGRESS.

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments							
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses	
New Construction	*	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*	*
Demolition	*	*	*		*			*
Deck/Porch	*	*	*	*	*			*
Fence/Wall	*	*	*	*	*	*		*
Driveway/ Parking Area	*	*		*	*	*		*
Grading/Excavation/Landscaping	*	*		*	*	*		*
Tree Removal	*	*		*	*	*		*
Siding/ Roof Changes	*	*	*	*	*			*
Window/ Door Changes	*	*	*	*	*			*
Masonry Repair/ Repoint	*	*	*	*	*			*
Signs	*	*	*	*	*			*



MANION + ASSOCIATES, ARCHITECTS, P.C.
7307 MacArthur Blvd Ste 216, Bethesda MD 20816
Telephone: 301.229.7000
www.manionarchitects.com

November 26, 2019

Wagshals @ Historic Bonfield Garage
6124 MacArthur Blvd.
Bethesda, Md. 20816

Materials Selections Overview

Specifications on the submitted Permit Plans.

EXISTING ORIGINAL BUILDING.

1. Original Siding to remain as is with special coating paint
 - a. Repairs and matches in any damaged areas
2. Windows to remain as is.
3. Front windows behind original sliding doors to change
 - a. Original sliding for doors to remain
 - b. New glass egress doors to be installed in existing opening
 - c. Storefront doors with metal cladding to match existing colors.
4. Roof Shingles to remain with patches as needed to match.
5. Existing door to second floor replaced to meet egress code.

EXISTING ADDITION

1. To remain as is in all areas not affected by New Addition work.

NEW ADDITION (Front Arcade enclosure)

1. Siding to match addition Hardi clapboard.
2. Trims to match addition
3. Front windows to be reuse of existing if possible (or new to match)
4. Paint and finishes to match the existing building.

NEW ADDITION (Rear Walk-in Storage Boxes on Deck)

1. Rebuilt deck system with wood and steel
2. Addition to be clad to match the Addition Hardi Siding
3. Windows from rear facade to be reused if possible (or new to match)
4. New door to side for entry and egress (fire rated)
5. Roof to be shingles to match existing addition & old building.
6. Trims and finishes to match existing addition & building paint system

Submitted as synopsis of HAWP plans submitted to MCDPS.

Sincerely,

Thomas Manion, AIA
Principal Architect

MANION + ASSOCIATES, ARCHITECTS P.C.

Wagshal's BBQ and DELI (Bonfield's Garage)



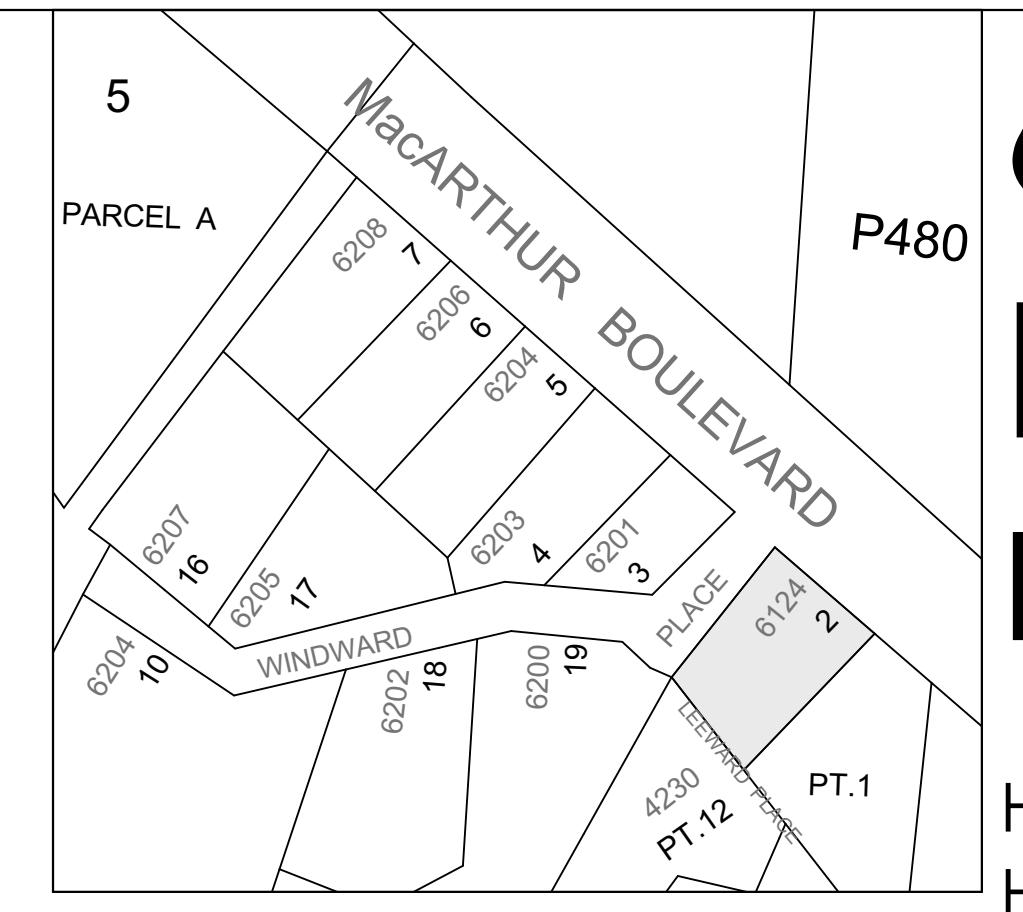
BONFIELD'S NO DATE_ IMAGE 848



WILD BIRD CENTER 1990s_ IMAGE 849



WILD BIRD CENTER 1990s_ IMAGE 850



Location Map

SCALE: 1" = 100'

**6124 MacArthur Blvd.
Bethesda, Maryland 20816
Partial Interior Demo Application**

HISTORIC SITE: BONFIELDS GARAGE

HISTORIC RESOURCE # 35/047-000A

TYPE: MASTER PLAN INDIVIDUAL SITE

LIBER: 17572

FOLIO: 0545

SUBDIVISION: BON AIR HEIGHTS

LOT: 2 AND PART OF LOT 1

ZONING: CRT-0.75 C-0.75 R-0.25 H-35

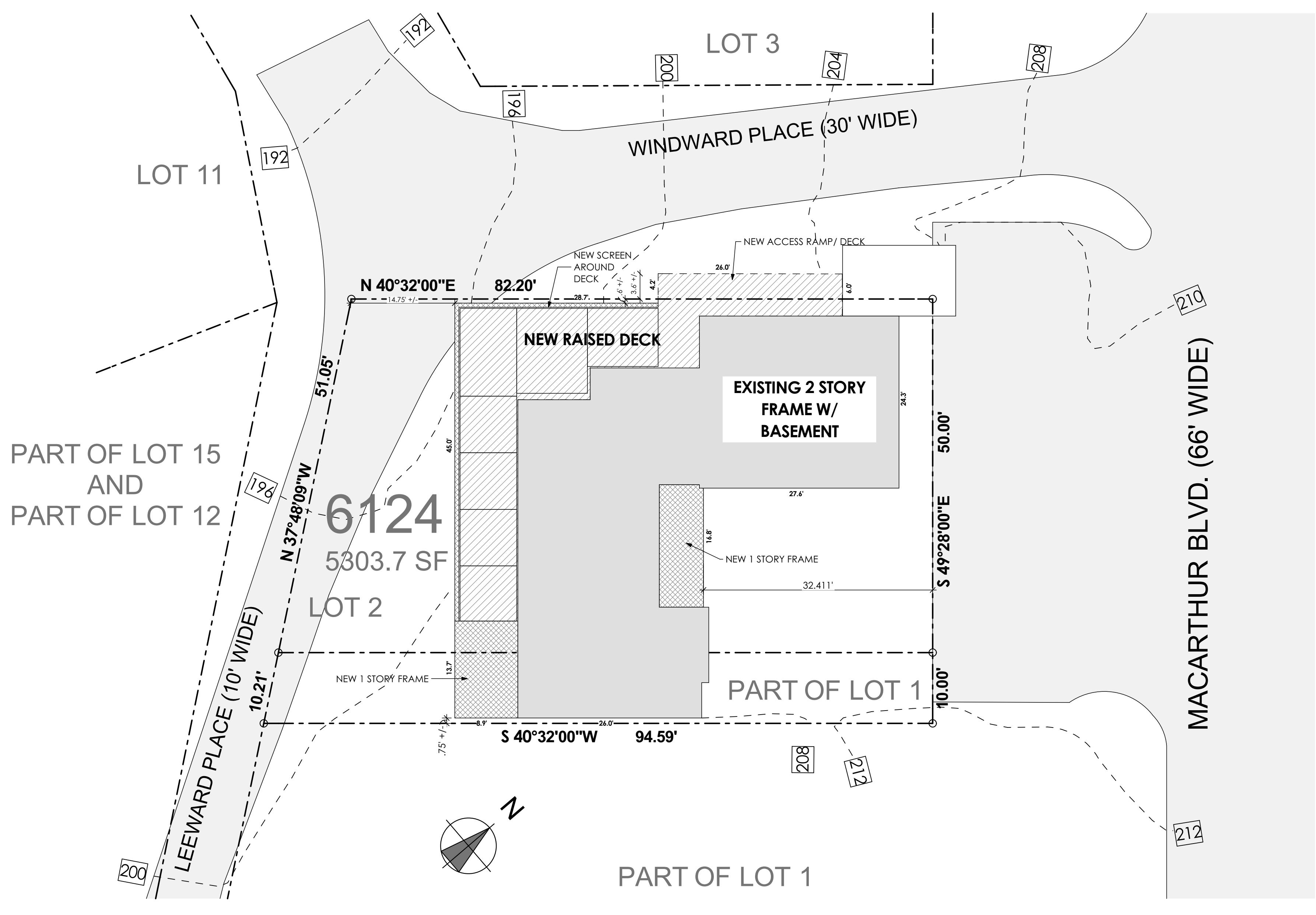
COMMERCIAL RESIDENTIAL TOWN (CRT)

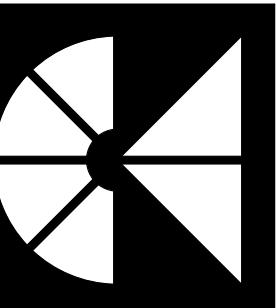
ALLOWED FAR: 0.75

MAX NON-RESIDENTIAL FAR: 0.75

MAX RESIDENTIAL FAR: 0.25

MAX HEIGHT: 35'





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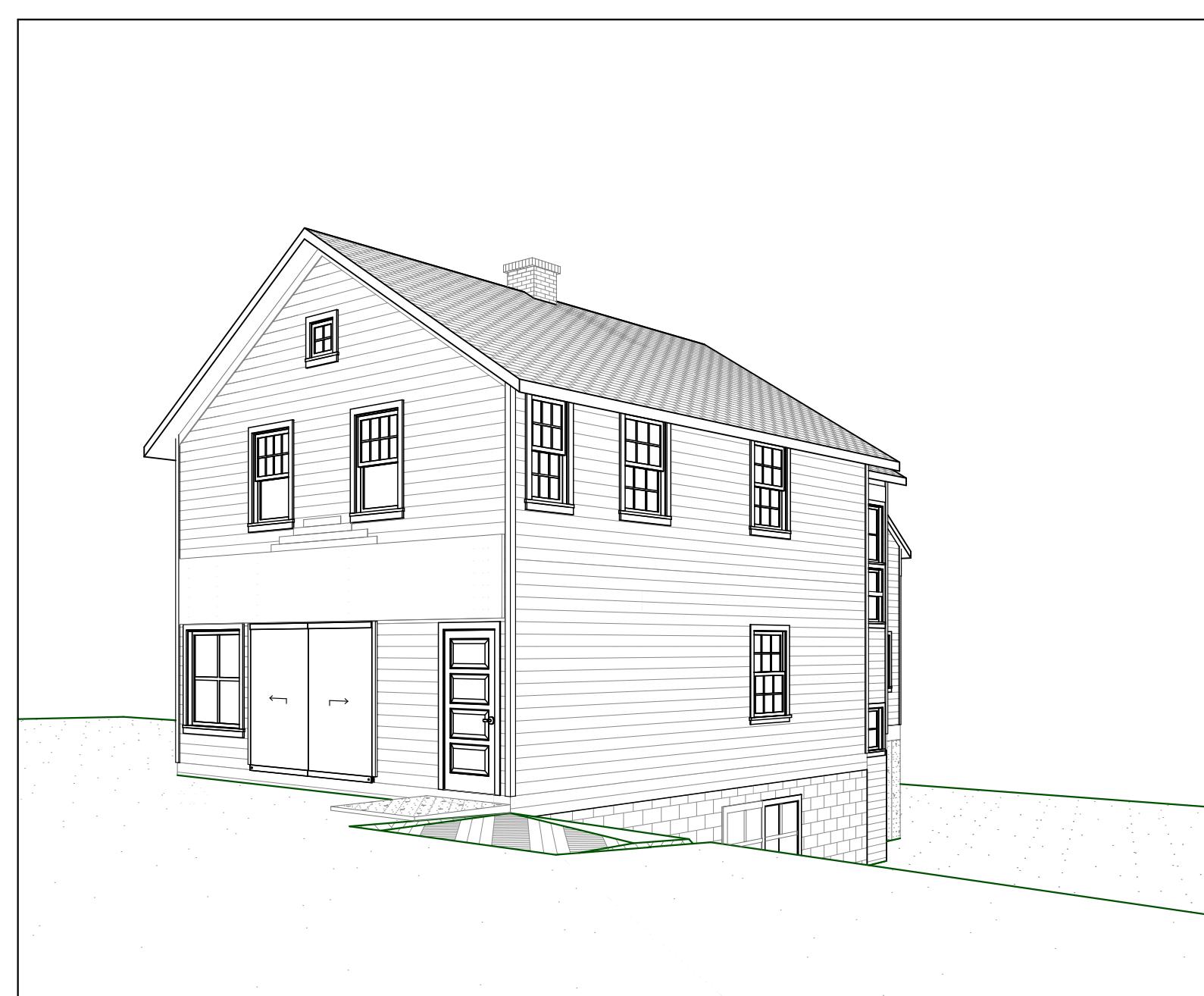
PROJECT PHASE: Partial Interior Demo
DRAWN BY: CJU
REVISIONS: 10.1.19 10.17.19
CHECKED BY: TM
ISSUE DATE: 9.9.19
10.24.19 10.31.19 11.25.19



Existing Front Perspective



Proposed Front Perspective



Existing Front Right Perspective



Existing Rear Right Perspective



Proposed Rear Right Perspective



Proposed Front Right Perspective



Existing Rear Perspective

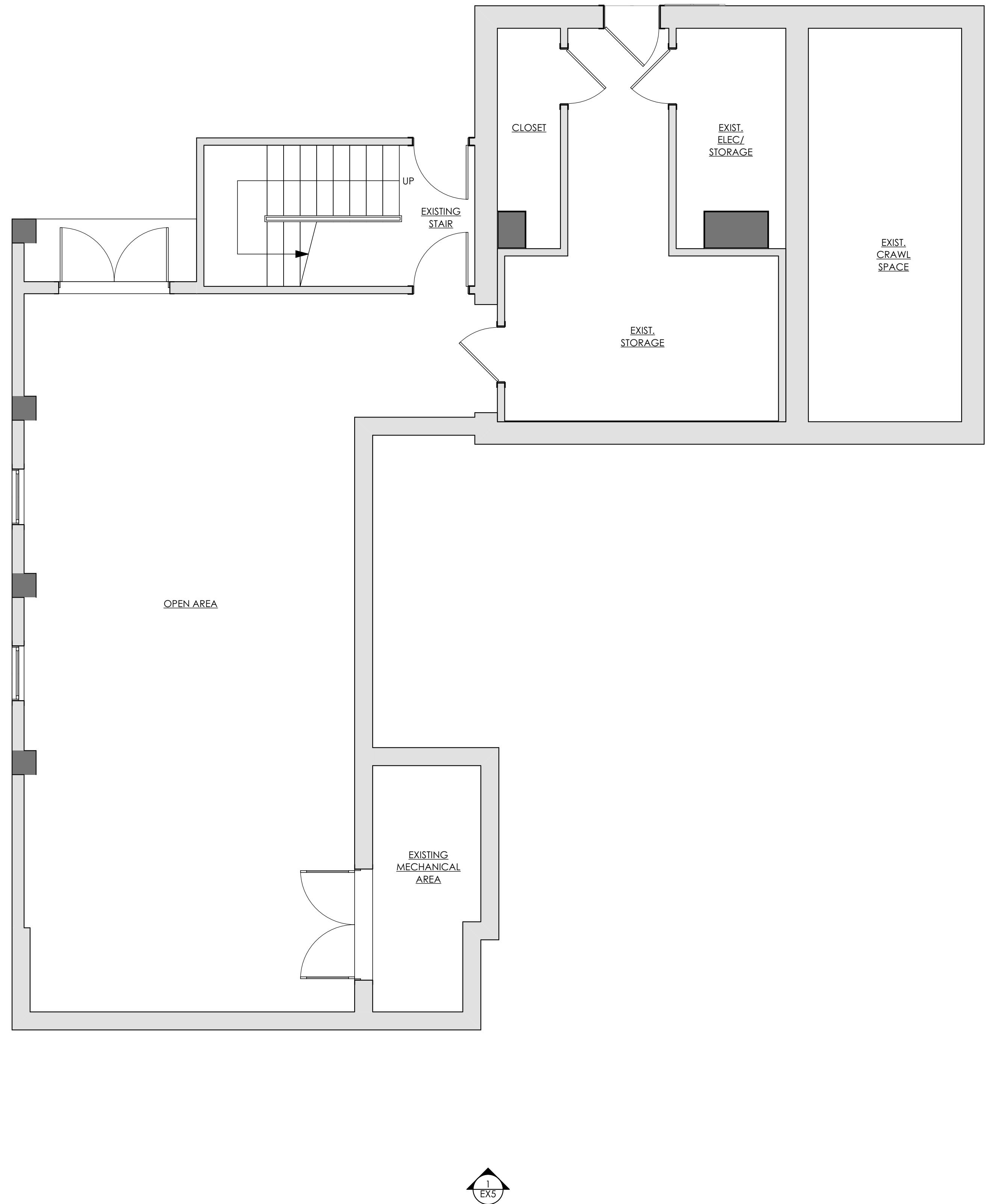


Proposed Rear Perspective

DO NOT SCALE DRAWINGS ■
Written 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 must notify this office of any variations from the dimensions and conditions shown.

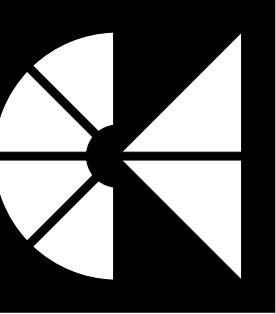
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED AND DRAWN IN ACCORDANCE WITH THE STANDARDS OF THE STATE OF MARYLAND AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSURE NO.: 1727-R
EXPIRATION DATE: 09/09/2020

H.2



Basement Floor- Existing

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



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PROJECT PHASE: Partial Interior Demo
DRAWN BY: CJJ
ISSUE DATE: 9.9.19
REVISIONS | 10.1.19 | 10.1.

CHECKED BY: TM

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wagshal's BB&Q and DELI (Bonnie's Garage)
6124 Macarthur Blvd.

Resident Physician
Bethesda, Maryland 20816
Resident Physician

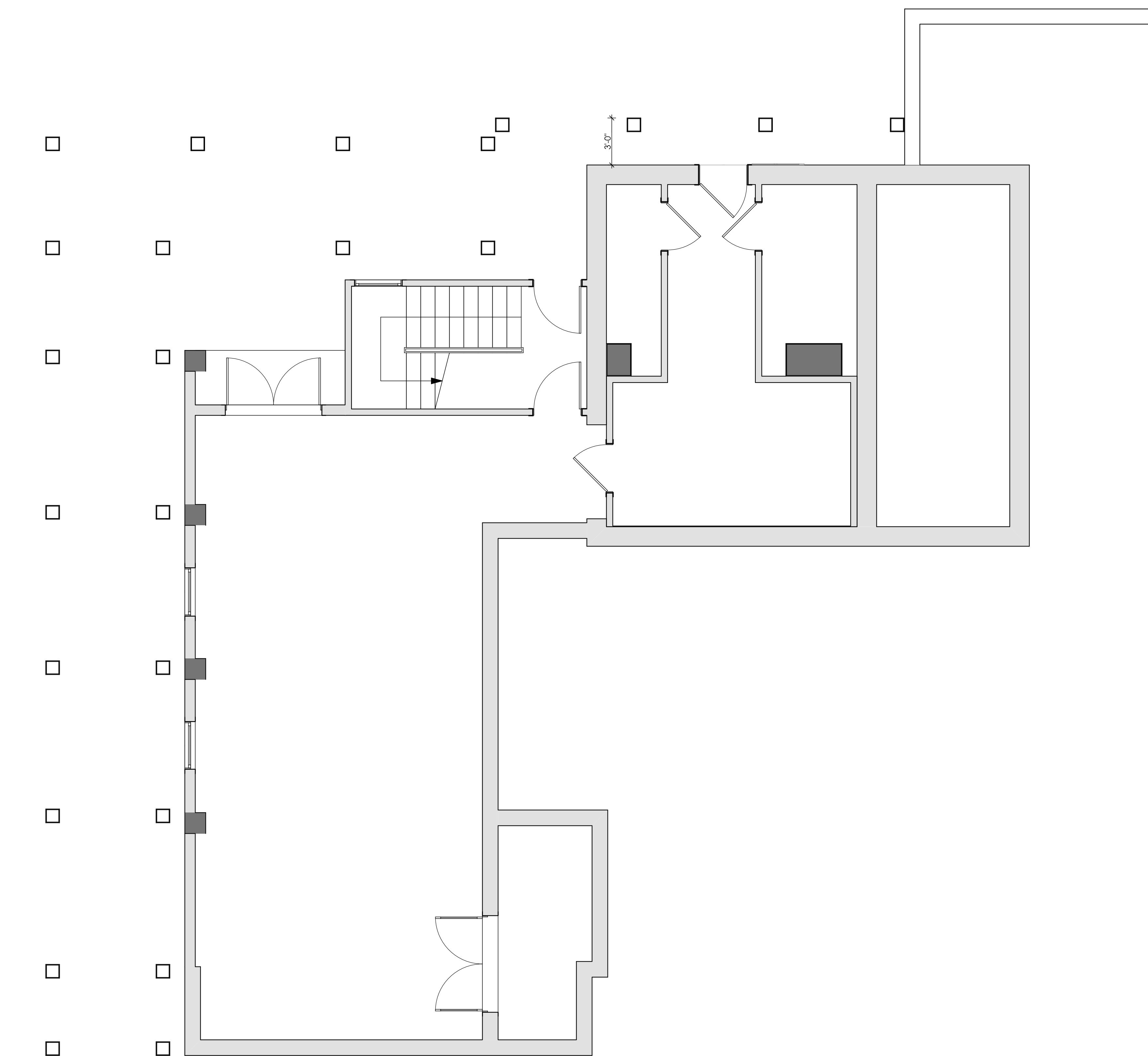
Basement Floor Plan

DO NOT SCALE DRAWINGS

Written 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 must notify this office of any variations from the dimensions and conditions shown.

Basement Floor

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



H-O-P

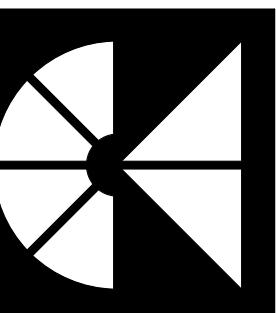
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OF THE STATE OF MARYLAND.
LICENSURE NO.: 3727-R
EXPIRATION DATE: 09/09/2020

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

SEAL:

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PROJECT PHASE: Partial Interior Demo
DRAWN BY: CJU
REVISIONS: 10.1.19 10.1.19
CHECKED BY: TM

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ISSUE DATE: 9.9.19

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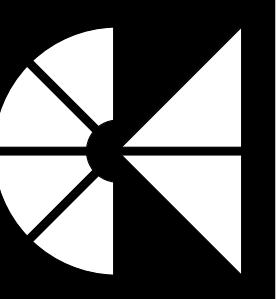
10.31.19

11.25.19

10.24.19

First Floor- Existing

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



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PROJECT PHASE: Partial Interior Demo
DRAWN BY: CJU
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CHECKED BY: TM

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

First Floor Plan

DO NOT SCALE DRAWINGS ■

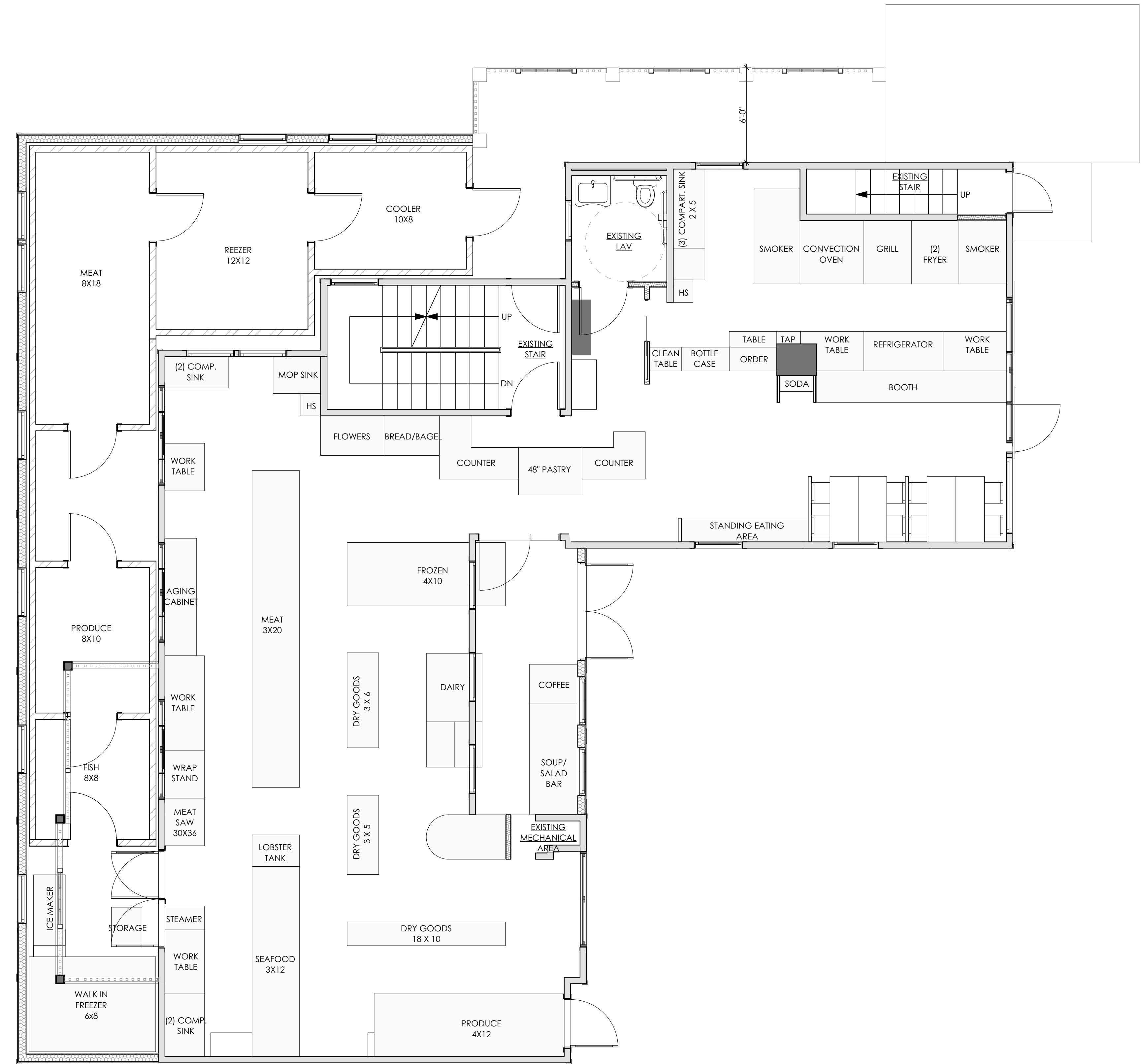
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and must notify this office of any variations from the dimensions and conditions shown.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DOCUMENTS ARE THE ORIGINAL
AND UNALTERED WORK OF THE
REGISTERED ARCHITECT
THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSURE NO.: 3727-R
EXPIRATION DATE: 09/09/2020

H-1E

First Floor

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



EX4
1

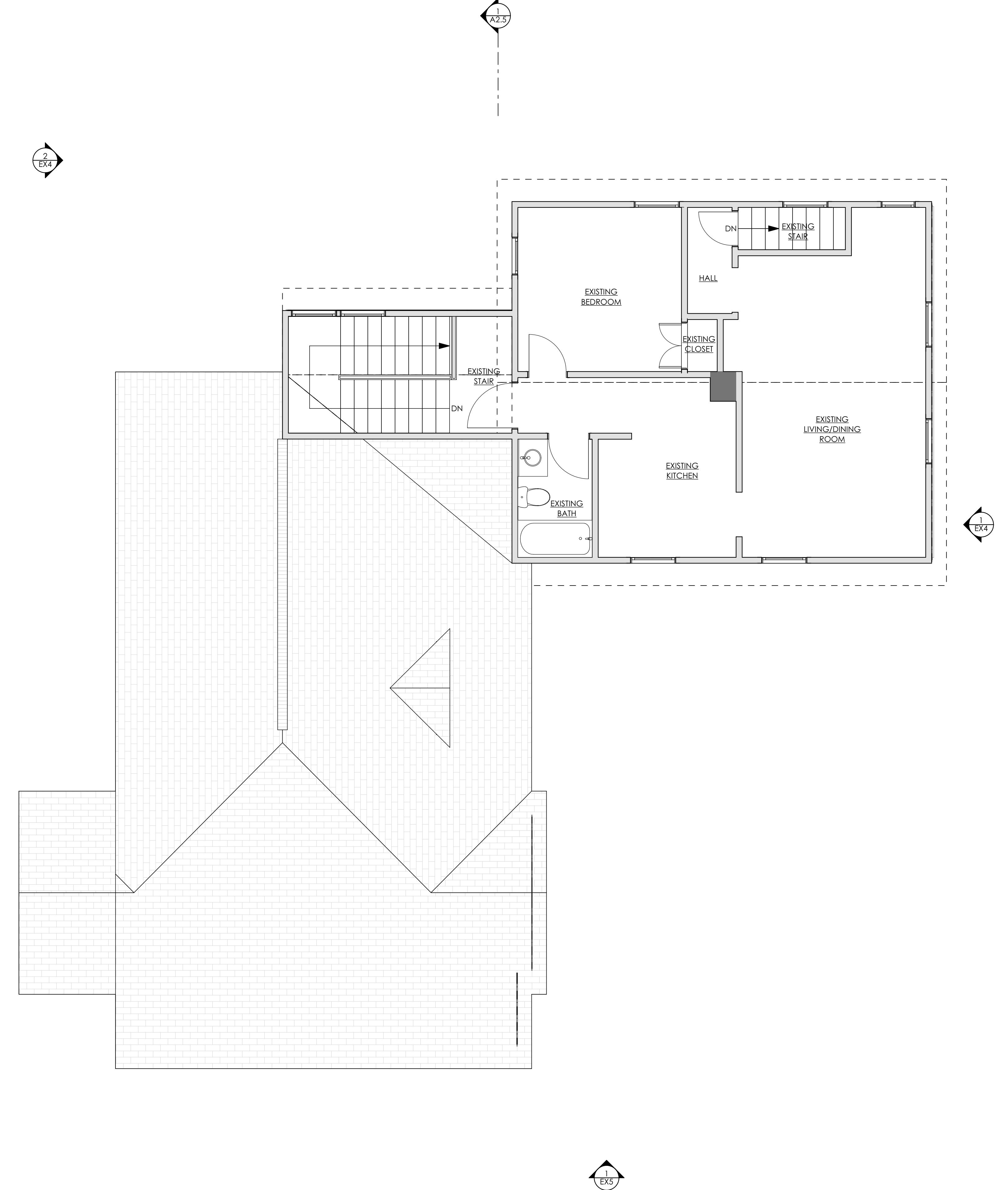
H-1P

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DOCUMENTS ARE BEING PRESENTED
TO THE MARYLAND BOARD OF ARCHITECTS
AS AN ACCURATE AND DETAILED
DESIGN BY A DULY LICENSED
ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO.: 3727-R
EXPIRATION DATE: 09/09/2020

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

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PROJECT PHASE: Partial Interior Demo ISSUE DATE: 9.9.19
DRAWN BY: CJJ REVISIONS: 10.1.19 10.17.19
CHECKED BY: TM 10.24.19 10.31.19 11.25.19
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Second Floor- Existing

NO PROPOSED
CHANGE TO THIS
FLOOR

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DO NOT SCALE DRAWINGS ■

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

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Second Floor Plan

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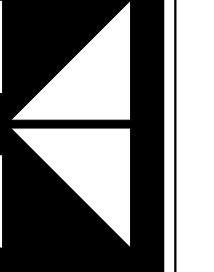
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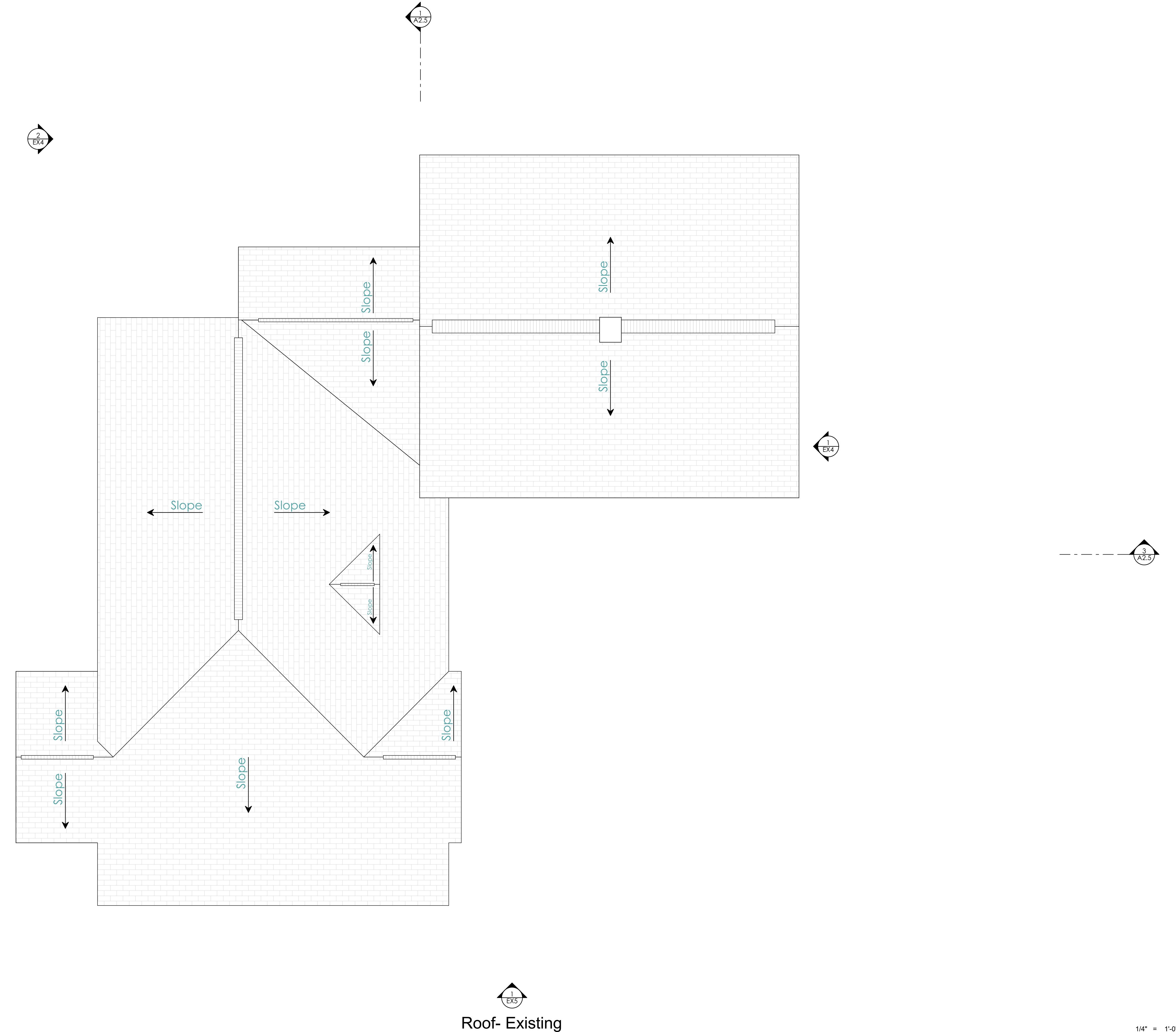
SEAL:

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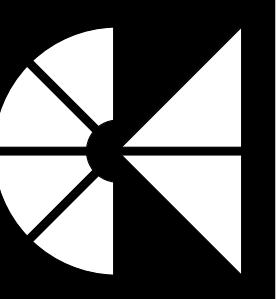
H-2E



H-3E
EXPIRATION DATE: 09/08/2020
LICENSING NO.: 3727-R
PROFESSIONAL CERTIFICATION
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ARCHITECT FOR APPROVAL
THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND.
EXPIRATION DATE: 09/08/2020

<input checked="" type="checkbox"/> DO NOT SCALE DRAWINGS	Wagshal's BBQ and Deli (Bonfield's Garage)
6124 MacArthur Blvd.	
Bethesda, Maryland 20816	
Existing Roof	
SEAL:	
PROJECT PHASE: Partial Interior Demo	
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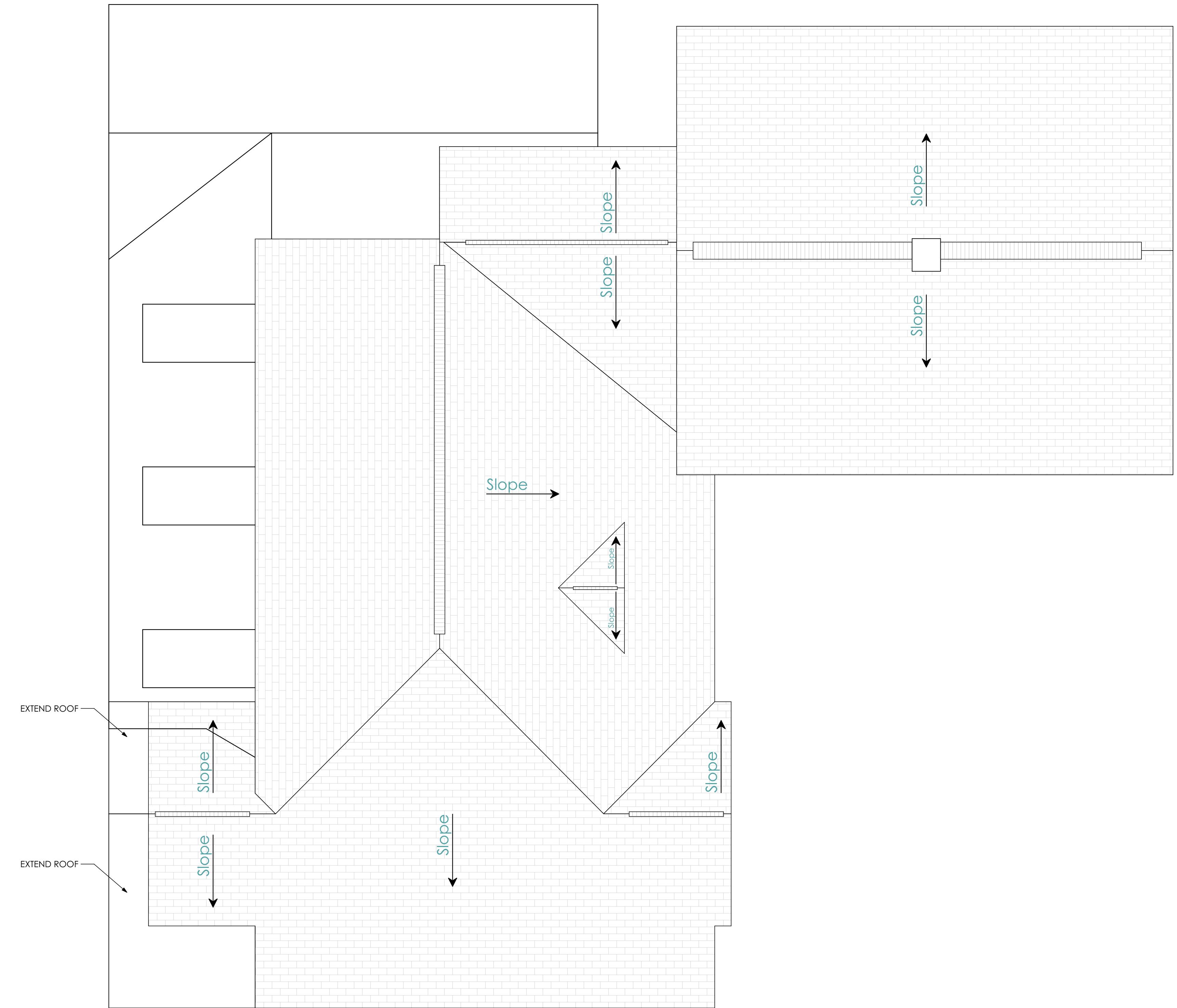
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Wagshal's BBQ and Deli (Bonfield's Garage)
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Existing Roof



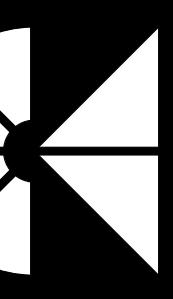
Roof- Proposed

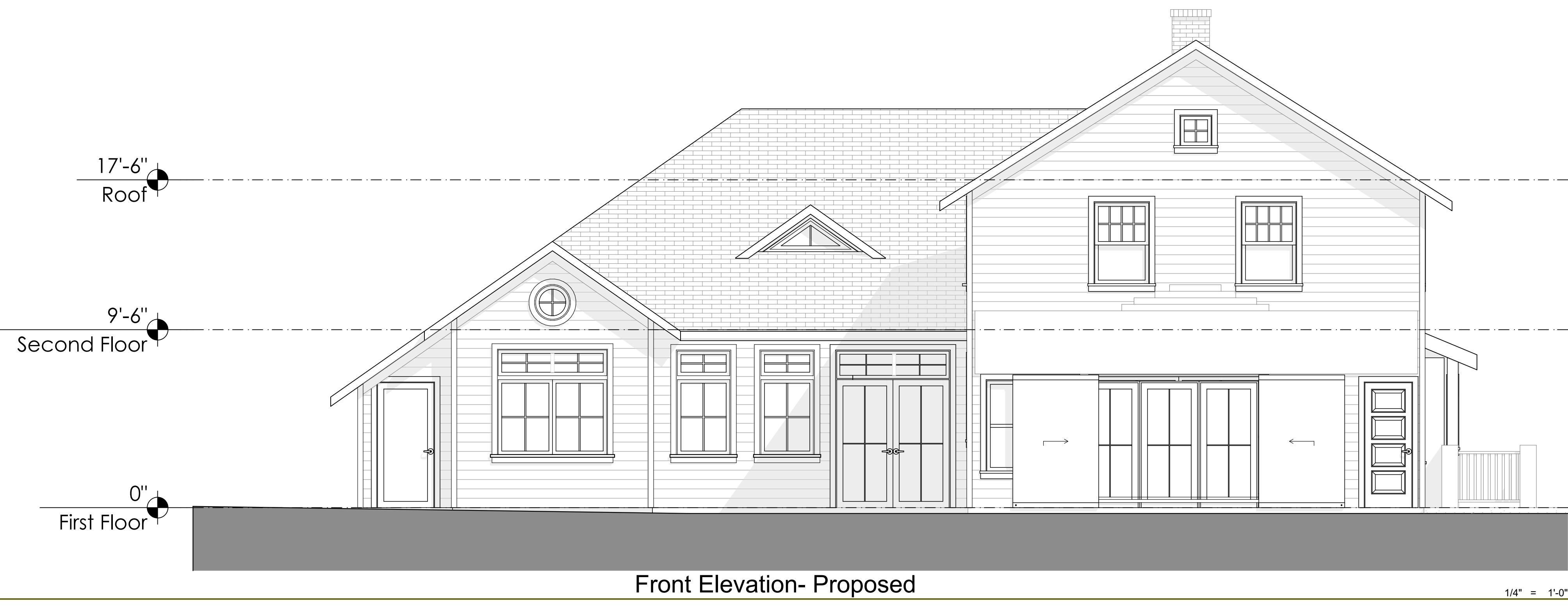
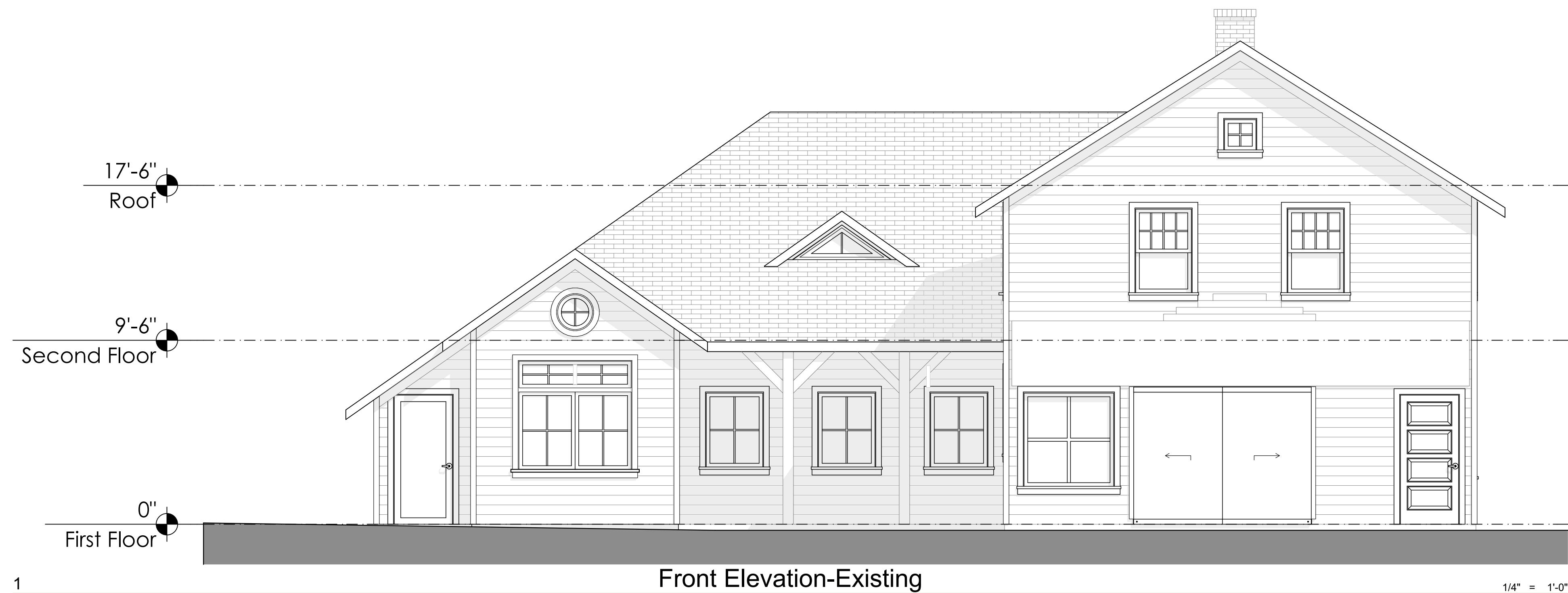
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION	
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<input type="checkbox"/> DO NOT SCALE DRAWINGS	■
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H-3P	

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

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H2.1

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Wagshal's BBQ and DELI (Bonfield's Garage)

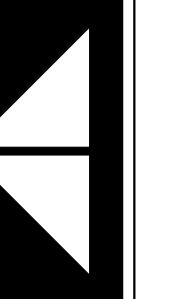
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Front Elevation Proposed

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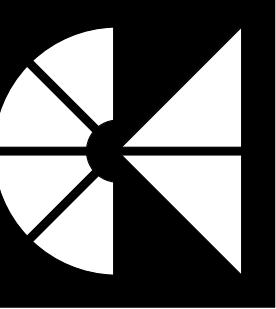
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Right Elevation Proposed

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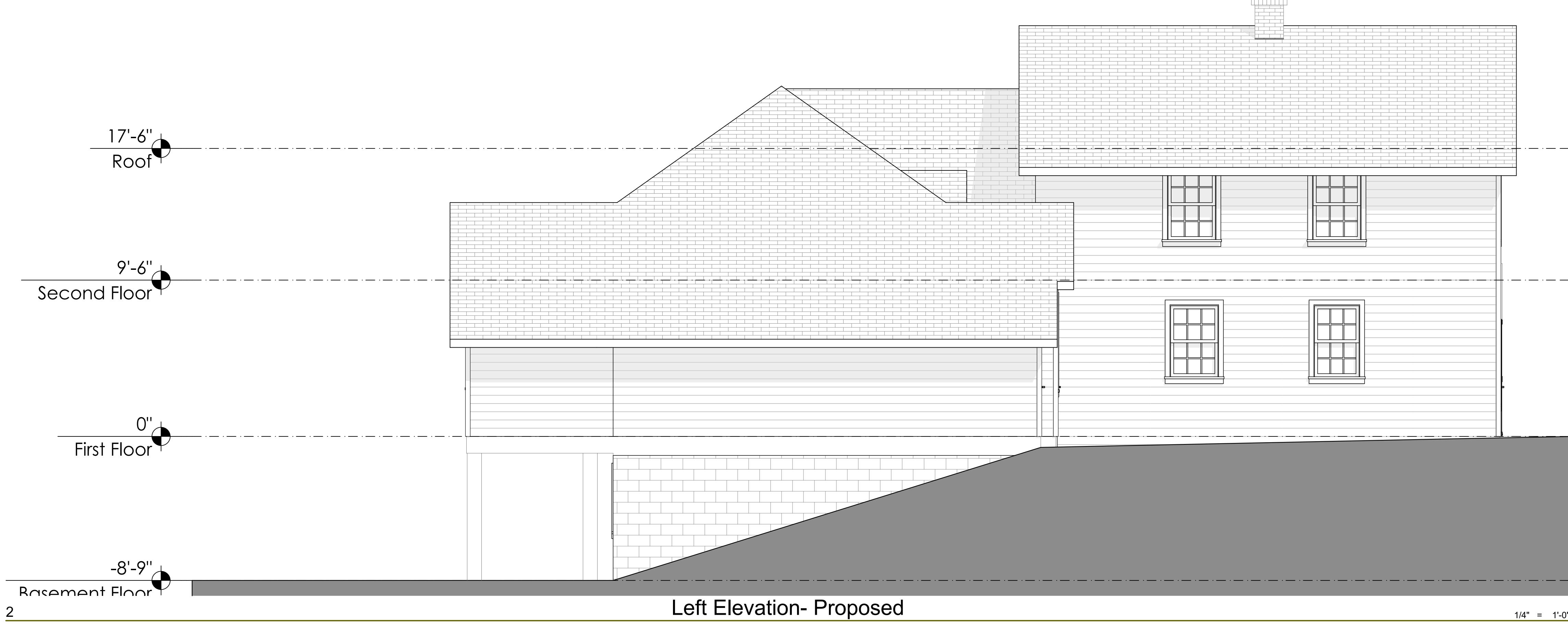
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H2.2



1



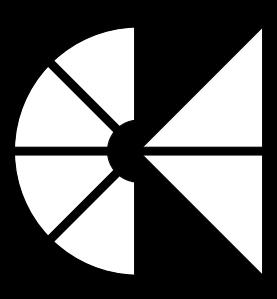
H2.3

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DOCUMENTS ARE BEING SUBMITTED
TO THE MARYLAND DEPARTMENT OF
LABOR AND INDUSTRY FOR USE AND
NOTICE THAT I AM A DULY LICENSED
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LICENSE NO.: 3277-R
EXPIRATION DATE: 09/09/2020

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

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2

Rear Elevation- Proposed

H2.4
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LICENSE NO.: 3277-R
EXPIRATION DATE: 09/08/2020

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Rear Elevation Proposed

SEAL:

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