MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 6124 MacArthur Boulevard, Bethesda
Meeting Date: 12/18/2019

Resource: Master Plan Site #35/47
(Bonfield’s Garage)
Report Date: 12/11/2019

Applicant: Bill Fuchs
(Tom Manion, Architect)
Public Notice: 12/4/2019
Tax Credit: N/A

Review: HAWP
Staff: Michael Kyne

Case Number: 35/47-19A

PROPOSAL: Building alterations

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the 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 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=62bb12f-a0e-11e9-b703-0050569183fa
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
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 [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).

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**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.
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

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:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ 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 11 - 25 - 2019
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.
<table>
<thead>
<tr>
<th>Work Item 1: MODIFY FRONT ENTRY/BONFIELD'S GARAGE</th>
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<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
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<tr>
<td>HISTORIC BUILDING HAS AN EXISTING SLIDING GARAGE DOOR SYSTEM WITH 2 WINDOWS (NEWER DESIGN) BEHIND THEM.</td>
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<td><strong>Proposed Work:</strong></td>
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<tr>
<td>REPLACE TWO STYLE WINDOWS WITH DOORS FOR EGRESS FROM OLD GARAGE TO FRONT AREA.</td>
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<tr>
<th>Work Item 2: MODIFY ADDITION ARCADE</th>
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<td><strong>Description of Current Condition:</strong></td>
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<tr>
<td>EXISTING ADDITION BUILT IN 1988 HAS A FRONT COVERED ARCADE W/ WINDOWS &amp; ODOUR INTO SPACE</td>
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<td><strong>Proposed Work:</strong></td>
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<tr>
<td>ENCLOSING ARCADE &amp; REUSING WINDOW SYSTEM @ FACADE ADDING EGRESS/USAGE DOORS AT BONFIELD'S EGO. REPLACE ALL MATERIALS TO MATCH PREVIOUSLY APPROVED ADDITION</td>
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<tr>
<th>Work Item 3: ADD STORAGE UNITS TO REAR</th>
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<tr>
<td><strong>Description of Current Condition:</strong></td>
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<tr>
<td>EXISTING ADDITION HAS A LOFT DECK 1ST FLOOR DECK ACROSS THE REAR FASADE OF THE ADDITION ONE SECTION IS COVERED.</td>
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<td><strong>Proposed Work:</strong></td>
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<tr>
<td>ENCLOSE DECK FOR STORAGE UNITS ACROSS REAR. REUSE REAR WINDOWS ON NEW FACE TO MATCH EXISTING. EXTEND DECK ON WINDWARD SIDE FOR ACCESS FROM FRONT. ADD DOOR IN EXISTING STAIRWELL FOR 1ST FLOOR EGRESS.</td>
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# HISTORIC AREA WORK PERMIT
## CHECKLIST OF APPLICATION REQUIREMENTS

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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,

[Signature]

Thomas Manion, AIA
Principal Architect

MANION + ASSOCIATES, ARCHITECTS P.C.
Site Plan

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'

Wagshal's BBQ and DELI (Bonfield's Garage)
6124 Macarthur Blvd.
Bethesda, Maryland  20816
Partial Interior Demo Application

EXISTING 2 STORY FRAME W/ BASEMENT
NEW RAISED DECK
NEW 1 STORY FRAME
NEW SCREEN AROUND DECK
NEW 1 STORY FRAME

LOT 1
LOT 2
LOT 3
LOT 11
LOT 15
LOT 12
LOT 1

LEEWARD PLACE (10' WIDE)
WINDWARD PLACE (30' WIDE)
MACARTHUR BLVD. (66' WIDE)

6124 5303.7 SF

PART OF LOT 1
PART OF LOT 1
PART OF LOT 1

WILD BIRD CENTER 1990s_IMAGE 848
WILD BIRD CENTER 1990s_IMAGE 849
WILD BIRD CENTER 1990s_IMAGE 850

SCALE: 1"   = 100'

SCALE: 1"   = 10'
Wagshal's BBQ and DELI (Bonfield's Garage)
6124 Macarthur Blvd.
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Existing Front Perspective
Existing Rear Perspective
Existing Front Right Perspective
Existing Rear Right Perspective
Proposed Front Perspective
Proposed Rear Perspective
Proposed Rear Right Perspective
Proposed Front Right Perspective

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

LICENSE NO.: 3727-R
EXPIRATION DATE: 05/08/2020

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

H2
3D Views

REVISIONS
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DRAWN BY: CJJ
CHECKED BY: TM
PROJECT PHASE: Partial Interior Demo
ISSUE DATE: 9.9.19

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.
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Basement Floor Plan

Basement Floor- Existing
SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS

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First Floor- Existing

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

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

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PROJECT PHASE: Partial Interior Demo

ISSUE DATE: 9.9.19

Second Floor Plan

DO NOT SCALE DRAWINGS

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SEAL:

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Wagshal’s BBQ and DELI (Bonfield’s Garage)
6124 Macarthur Blvd.
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EXPIRATION DATE: 05/08/2020

Second Floor- Existing

NO PROPOSED CHANGE TO THIS FLOOR
Existing Roof

- 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.

Roof - Existing

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H-3E
Wagshal's BBQ and DELI (Bonfield's Garage)
6124 Macarthur Blvd.
Bethesda, Maryland 20816
Proposed Roof

- Do not scale drawings
- Written dimensions on these drawings shall have precedence over scaled dimensions.
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Roof - Proposed

1/4" = 1'-0"
Do not scale drawings

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Front Elevation Proposed

Front Elevation Existing

First Floor

9'-6"

Second Floor

17'-6"

Roof

0'

Front Elevation Proposed

First Floor

9'-6"

Second Floor

17'-6"

Roof

0'
Right Elevation Proposed

Written dimensions on these drawings shall have precedence over scaled dimensions.

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Rear Elevation-Approved

1/4" = 1'-0"

- Basement Floor: 8'-9"
- First Floor: 9'-6"
- Second Floor: 9'-6"
- Roof: 17'-6"

Rear Elevation-Existing

- Basement Floor: 8'-9"
- First Floor: 9'-6"
- Second Floor: 9'-6"
- Roof: 17'-6"

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.

Manion Associates Architects
7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
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