

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6124 MacArthur Boulevard, Bethesda	Meeting Date:	1/27/2021
Resource:	Master Plan Site #35/47 (Bonfield's Garage)	Report Date:	1/20/2021
Applicant:	William Fuchs	Public Notice:	1/13/2021
Review:	HAWP	Tax Credit:	No
Permit Number:	936957	Staff:	Michael Kyne
PROPOSAL:	New signage		

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.

PROPOSAL:

The applicant proposes to install new signage at the subject property.

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

- (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 that projects to the southeast (left side, as viewed from the public right-of-way of MacArthur Boulevard).

The applicant proposes to replace the existing non-original mast sign on the original/historic steel signpost in front of the historic garage (at the main entrance to Pitmasters Back Alley BBQ). The existing steel signpost will be retained, but the proposed new mast sign will be constructed from aluminum, with LED lights and PVC lettering. Otherwise, the sign will be externally illuminated via the existing lights on the signpost.

The applicant also proposes to install a new 14'-8" wide x 3' high sign on the roof of the existing c. 1990s southeast (left side) addition/projection (over the main entrance to Wagshal's Market). The proposed rooftop sign will be constructed from steel and HDU (High Density Urethane) with router cut HDPE (High Density Poly Ethylene) letters. The sign will be externally illuminated by four (4) gooseneck lights, which will be mounted to the top of the proposed sign.

Please note that the proposed monument sign has been removed from the proposal.

Staff supports the applicant's proposal, finding that it is consistent with the *Standards*, and it will not detract from the subject property. As noted, the proposed mast sign will utilize the original/historic steel

signpost in front of the historic garage. While the existing sign on this post will be removed, it is clearly not original, as is evidenced by its design and materials, as well as the historic photographs provided by the applicant. While the Commission typically recommends limited signage at the front of historic buildings, staff is supportive of the proposed rooftop sign. As noted, this sign will be for a separate proprietor, and it will be on the roof of a c. 1990s addition that is setback significantly from the façade of the historic garage, and its visual impact to the historic building will be negligible, at best.

Accordingly, staff finds that the proposed new signage will not remove or alter character-defining features of the subject property, per *Standards #2* and *#9*. Additionally, the proposed new signage can be removed in the future without impairing the essential form and integrity of the historic property and its environment, in accordance with *Standard #10*.

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# _____
DATE ASSIGNED _____

APPLICANT:

Name: William Fuchs
Address: 4845 Massachusetts Ave
Washington DC 20008
Daytime Phone: _____

E-mail: bill@wagshals.com
City: Washington Zip: 20016
Tax Account No.: 00418062

AGENT/CONTACT (if applicable):

Name: Marion Architects
Address: 6617 81st St
Daytime Phone: 301.229.7000

E-mail: permits@marionarchitects.com
City: Cabin John Zip: 20813
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 6124 MacArthur Blvd. Bethesda MD
#35/047-000A 20816

Is the Property Located within an Historic District? Yes District Name BonAir Heights
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 Pl.
Lot: 2 + P.1 Block: - Subdivision: BonAir Heights 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 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 checked="" type="checkbox"/> Other: <u>Signage</u> |

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

12.14.2020

Date

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

Owner's mailing address Bill Fuchs - Wagshals 4845 Mass. Ave NW Washington DC 20016	Owner's Agent's mailing address Manion Architects 6617 31st St. Cabin John MD 20818
Adjacent and confronting Property Owners mailing addresses	
Peter + Laura Rundlet 4443 Spingdale St. NW Washington DC 20016 (re: 6201 Winward Pl. - right side)	Paul Singleton + Suzanne Rosen 6200 Winward Pl. 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)

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.

UPDATE: The current application is for signage for Wagshals Barbeque and Deli.

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



Pre-existing Conditions- No Date



Pre-existing Conditions 1990s



Existing Conditions 2020

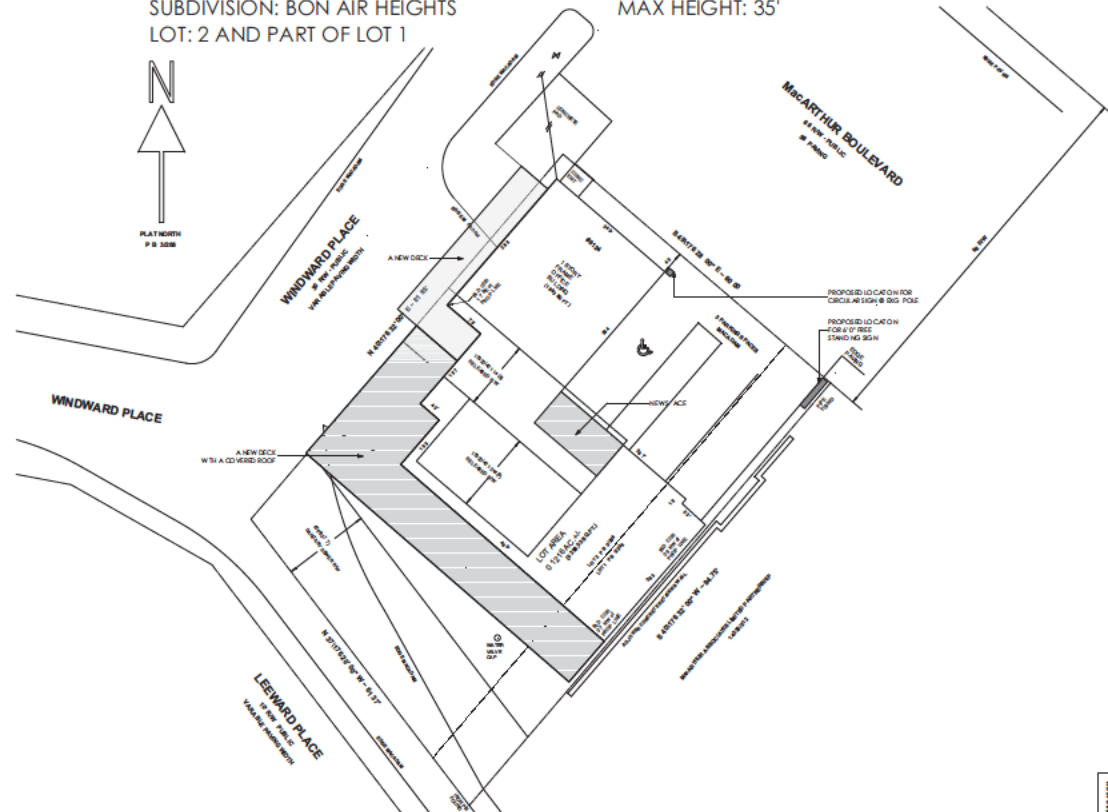


1 Location Map
SCALE: 1" = 100'

6124 MacArthur Blvd.
Bethesda, Maryland 20816
HAWP 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'



2 Site Plan
SCALE: 1" = 10'

Sheet Index- HAW	
ID	Name
H 1	Site Plan and Historic Photos
H 2	Signage



MANION ASSOCIATES ARCHITECTS
7307 MacArthur Blvd. Ste. 2 & 6, Bethesda, Maryland 20814
T: 301.229.7000 F: 301.229.7177 www.manionandassociates.com
PROJECT PHASE: HAWP
DRAWN BY: RL
CHECKED BY: TM
REVISIONS



Wagshal's BBQ and DELI (Bonfield's Garage)
6124 MacArthur Blvd
Bethesda, Maryland 20816
Site Plan and Historic Photos

DO NOT SCALE DRAWINGS
These drawings are for informational purposes only. They are not to be used for construction or other purposes without the express written consent of the architect. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any changes or modifications to these drawings. The architect is not responsible for any delays or cancellations of these drawings. The architect is not responsible for any damages or losses resulting from the use of these drawings.



