

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6124 MacArthur Boulevard, Bethesda	Meeting Date:	7/14/2021
Resource:	Master Plan Site #35/47 (Bonfield's Garage)	Report Date:	7/7/2021
Applicant:	William Fuchs	Public Notice:	6/30/2021
Review:	HAWP	Tax Credit:	No
Permit Number:	936957 REVISION	Staff:	Michael Kyne
PROPOSAL:	New tenant sign		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

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 a new tenant sign at the subject property.

The proposed sign was previously approved at the January 27, 2021 HPC meeting.¹ Subsequently, the Department of Permitting Services (DPS) denied the sign application, as it was determined to be a roof sign, which are not permitted. The proposed sign is identical to the previously approved sign, but it will be lowered and mounted to the face of the existing southeast (left) side addition. DPS has determined that this does not qualify as a roof sign and thus meets the code requirements.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Signs that are in conformance with all other County sign regulations.

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

¹ Link to January 27, 2021 staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/01/I.H-6124-MacArthur-Boulevard-Bethesda.pdf>

Link to audio/video transcript of January 27, 2021 HPC meeting:
http://mncppc.granicus.com/MediaPlayer.php?publish_id=5b1d01ec-6198-11eb-920e-0050569183fa

- (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 Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1) and (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

and with the general condition that the applicant shall present an electronic set 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# 936957
DATE ASSIGNED _____

APPLICANT:

Name: William Fuchs
Address: 4845 Massachusetts Ave
Washington DC 20005
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? 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: Z + 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

Date 12.14.2020

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

<p>Owner's mailing address Bill Fuchs - Wagshals 4845 Mass. Ave NW Washington DC 20016</p>	<p>Owner's Agent's mailing address Mania Architects 6617 31st St. Cabin John MD 20818</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Peter + Laura Rundlet 4443 Spingsdale St. NW Washington DC 20016 (re: 6201 Winward Pl. - right side)</p>	<p>Paul Singleton + Suzanna Rosen 6200 Winward Pl. Bethesda MD 20816 (right rear)</p>
<p>Helmut Schimansky + Cathy Kiefer 4230 Leeward Pl. Bethesda MD 20816 (rear)</p>	<p>Mark McInturff 4224 Leeward Pl. Bethesda MD 20816 (rear)</p>
<p>But Koplou 4210 Leeward Pl. Bethesda MD 20816 (left rear)</p>	<p>MacArthur Assoc Limited Part. 6106 MacArthur Blvd. Bethesda MD 20816 (left side)</p>

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



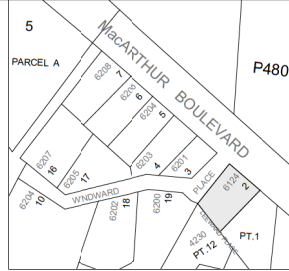
Pre-existing Conditions- No Date



Pre-existing Conditions 1990s



Existing Conditions 2020



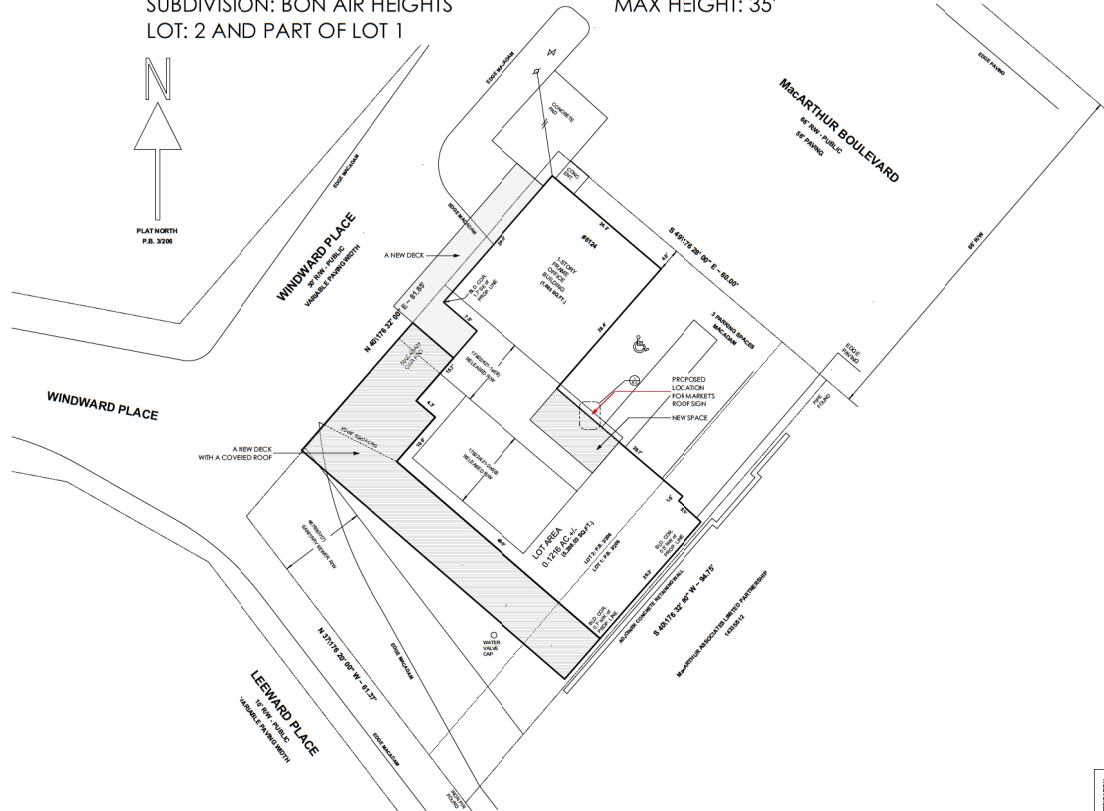
1 Location Map
SCALE: 1" = 100'

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'

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



2 Site Plan
SCALE: 1" = 10'

MANION ASSOCIATES ARCHITECTS
7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionassociates.com
PROJECT PHASE: HAWP
ISSUE DATE: 06/07/21
DRAWN BY: RL
CHECKED BY: TM

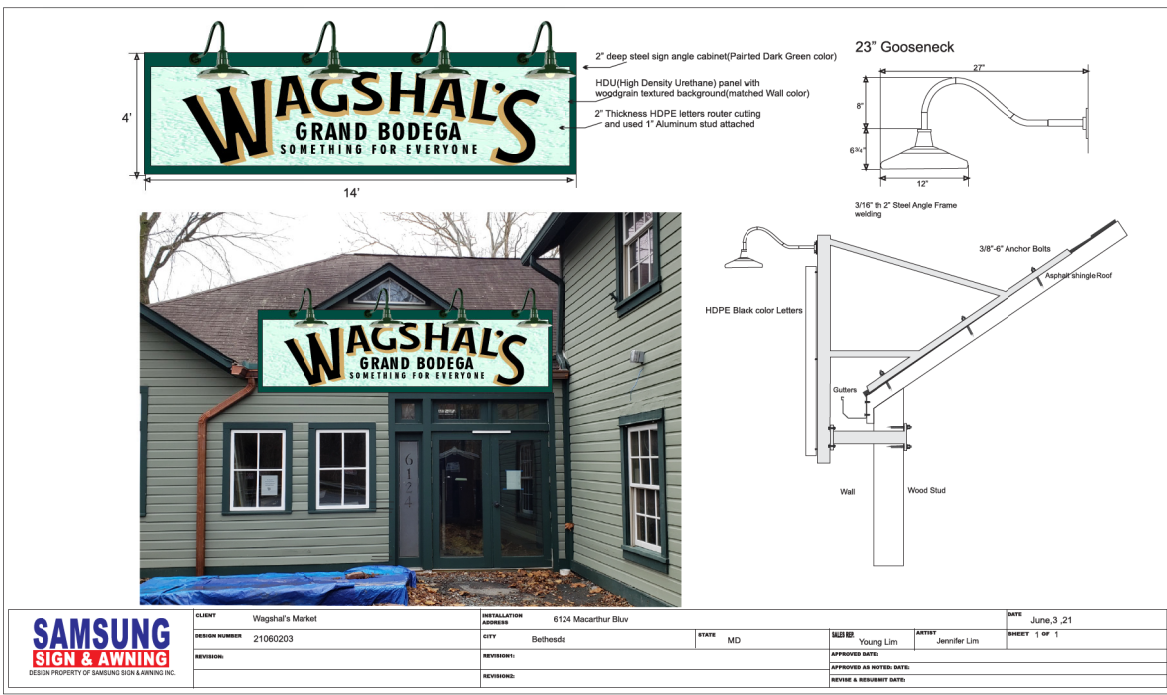


Wagshal's BBQ and DELI (Bonfield's Garage)
6124 MacArthur Blvd.
Bethesda, Maryland 20816
Site Plan and Historic Photos

DO NOT SCALE DRAWINGS
These drawings were prepared in accordance with the standards and practices of the State of Maryland. Contractors shall verify and be responsible for any discrepancies between the drawings and field conditions and shall notify the office of any variations from the dimensions and conditions shown.

PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly licensed Professional Architect under the laws of the State of Maryland, do hereby certify that these drawings were prepared by me or under my direct supervision and that I am a duly licensed Professional Architect of the State of Maryland.
LICENSER NO. 3775-E
EXPIRES DATE: 06/09/2022





SAMSUNG
SIGN & AWNING
 DESIGN PROPERTY OF SAMSUNG SIGN & AWNING INC.

CLIENT	Wagshal's Market	INSTALLATION ADDRESS	6124 MacArthur Blvd		STATE	MD	DATE	June 3, 21
DESIGN NUMBER	21060203	CITY	Bethesda				SHEET	1 OF 1
REVISION:		REVISION:					APPROVED DATE:	
							APPROVED AS NOTED DATE:	
							REVISE & RESUBMIT DATE:	

1 Wagshal's Market Sign Bonfields



MANION ASSOCIATES ARCHITECTS
 7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
 T:301.229.7000 F:301.229.7171 www.manionassociates.com
 PROJECT PHASE: HAMP ISSUE DATE: 06/07/21
 DRAWN BY: RL
 CHECKED BY: TM



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

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original drawings as submitted to me for my review and approval.

LICENSE NO. 3977-E
 EXPIRES 06/30/2022

DO NOT SCALE DRAWINGS
 All dimensions are in feet and inches. Contractors shall verify and be responsible for any variations from the dimensions and conditions shown.

