

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	6124 MacArthur Boulevard, Bethesda	<b>Meeting Date:</b>	4/12/2023
<b>Resource:</b>	Master Plan Site #35/47 ( <i>Bonfield's Garage</i> )	<b>Report Date:</b>	4/5/2023
<b>Applicant:</b>	Silber Fuchs LLC	<b>Public Notice:</b>	3/29/2023
		<b>Tax Credit:</b>	N/A
<b>Review:</b>	HAWP	<b>Staff:</b>	Rebecca Ballo Michael Kyne
<b>Case Number:</b>	897899 REVISION		

**PROPOSAL:** Alterations to previously approved HAWP for new lighting and security cameras, screening, and 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, southwest side of MacArthur Boulevard, as marked by the blue star.*

## **BACKGROUND:**

The applicant previously appeared before the Commission for preliminary consultations for building alterations at the July 24, 2019 and September 11, 2019 HPC meetings. The applicant subsequently submitted a HAWP application (HAWP #897899), which was approved by the Commission at the December 18, 2019 HPC meeting. The applicant returned to the Commission for a preliminary consultation regarding after the fact alterations at the August 18, 2021 HPC meeting. The Commission heard the revised application and approved a HAWP for after the fact tree removal, grading, site alteration, new hardscape construction on December 1, 2021.<sup>1</sup>

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

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=62bbb12f-af0e-11e9-b703-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=62bbb12f-af0e-11e9-b703-0050569183fa)

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

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=88b51f16-d56f-11e9-b703-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=88b51f16-d56f-11e9-b703-0050569183fa)

Link to September 11, 2019 preliminary consultation staff report:

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

Link to audio/video transcript of the December 18, 2019 HPC meeting:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=d7f65486-2283-11ea-a240-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=d7f65486-2283-11ea-a240-0050569183fa)

Link to December 18, 2019 HAWP staff report: <https://montgomeryplanning.org/wp-content/uploads/2019/12/II.A-6124-MacArthur-Boulevard-Bethesda.pdf>

Link to audio/video transcript of the August 18, 2021 HPC meeting:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=9787973c-0415-11ec-9f1e-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=9787973c-0415-11ec-9f1e-0050569183fa)

Link to August 18, 2021 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/08/II.B-6124-MacArthur-Boulevard-Bethesda-Preliminary-Consultation.pdf>

Link to audio/video transcript of the December 1, 2021 HPC meeting:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=55789c65-538b-11ec-a798-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=55789c65-538b-11ec-a798-0050569183fa)

Link to December 1, 2021 staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/11/I.J-6124-MacArthur-Boulevard-Bethesda-897899-REVISION.pdf>

**PROPOSAL:**

The applicant proposes alterations to their previously approved HAWP, including new lighting and security cameras, screening, and building alterations.

**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 ensure 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 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 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 public right-of-way of Macarthur Boulevard). The applicants previously appeared before the Commission for preliminary consultations for building alterations at the July 24, 2019 and September 11, 2019 HPC meetings. The applicants subsequently submitted a HAWP application (HAWP #897899), which was approved by the Commission at the December 18, 2019 HPC meeting. The previous approval included the following work items:

- Removal of an existing non-historic rear deck and construction of a new deck with enclosed refrigeration/storage boxes in its place.
- Construction of a new deck on the right side of the historic building and existing non-historic rear addition.
- Enclosure of the covered walkway on the front of the existing non-historic left side addition.
- Construction of a balcony/bridge, connecting the parking/proposed delivery area at the front 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.

In June 2021, historic preservation staff conducted a follow up site visit to the subject property. Upon inspection, staff determined that unpermitted work had occurred at the rear of the property, including:

- Additional site clearing.
- Tree removals.
- Significant regrading.
- Construction of a new retaining wall, ranging from approximately 2' to 6' in height.

The applicant returned to the Commission for a preliminary consultation regarding the after the fact alterations at the August 18, 2021 HPC meeting. The applicant revised their proposal in accordance with the Commission's comments and returned with a HAWP for after the fact tree removal, grading, site alteration, new hardscape construction at the December 1, 2021 HPC meeting. Specific revisions included:

- Removal of the after the fact retaining wall.
- Reduction in the height of the deck posts and addition of concrete pedestal bases below, shortening the unbraced length of the posts.
- Removal of the after the fact parking pad/delivery area at the rear.
- Partial restoration of the site to its previous condition, with an embankment, ornamental landscaping, and planting of evergreens.
- Restoration of the embankment at the right side of the building, where unapproved excavation and construction of a CMU retaining wall had occurred.
- The addition of a lattice-clad screening fence at the rear (below the deck), decreasing the noise generated by the at grade condensers and screening mechanical equipment from public view.
- Painting the proposed deck posts, pedestal bases, and screening to match the color scheme of the building.
- Revision of the approved delivery walkway at the right side of the building, with the proposed



railing revised to be a traditional wood railing with balusters, shortening the delivery/parking area at the front of the building, and extension of the delivery walkway railing as necessary to accommodate the shortened delivery/parking area.

Staff supported the applicant’s proposal, finding that the proposed revisions responded appropriately to the Commission’s concerns and recommendations at the August 18, 2021 preliminary consultation, and the HPC approved the HAWP application.

The applicant has returned with further revisions to their HAWP application, addressing safety and security issues, as well as Department of Permitting Services (DPS) requirements. Specific revisions include:

- The installation of three light fixtures under the deck at the right side of the building. The proposed lights fixtures will be recessed, so that they are not readily visible from the public right-of-way. Additionally, the lighting will be LED, each with lumens equivalent to a traditional 75-watt incandescent light bulb, and warm color temperature (2700 Kelvin, see Fig. 3).

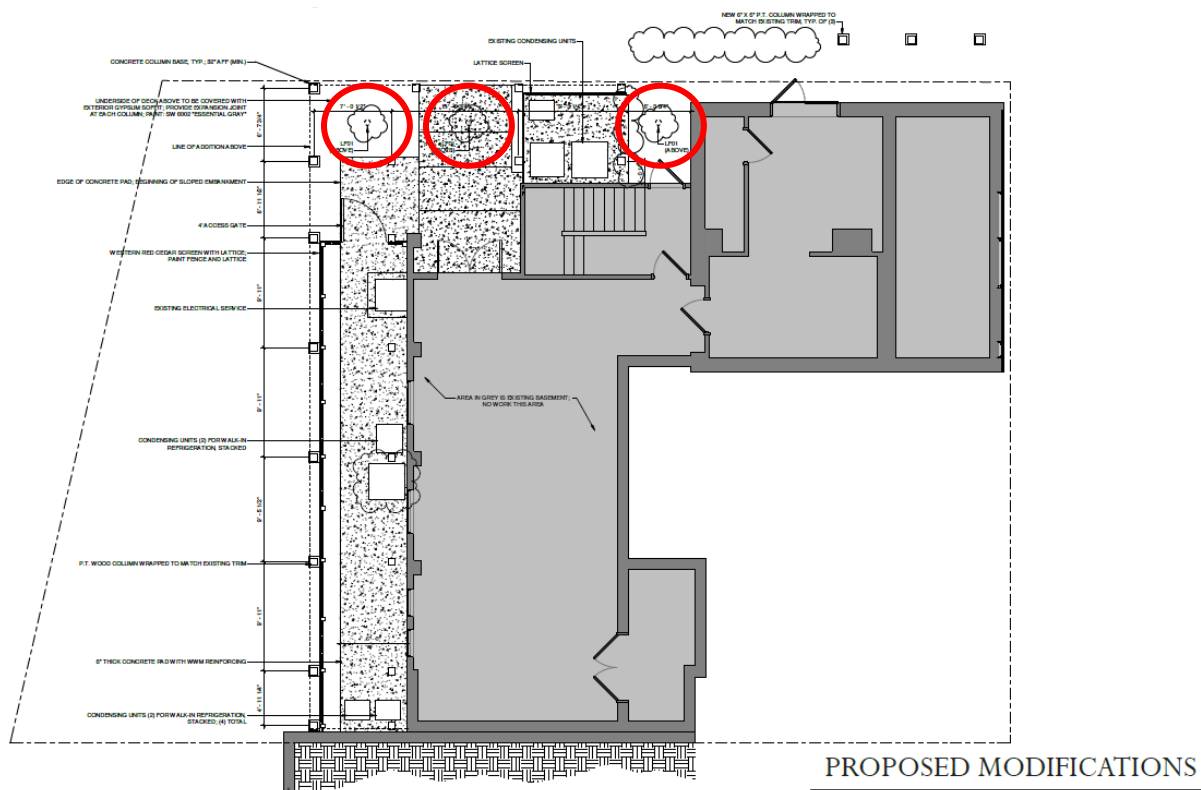


Fig. 2: Proposed lighting fixture locations circled in red.



*Fig. 3: Kelvin temperature scale, courtesy of Led Lighting Wholesale.*

- The installation of three security cameras at the right side of the building, which is entirely appropriate and anticipated for a commercial building.
- The applicant previously proposed to install one additional condensing unit at the right side of the building, which was to be enclosed by a sound barrier with lattice screening. However, the applicant learned that the sound barrier in this location would not allow sufficient air circulation for the condensing units. As a result, the additional condensing unit will be moved to the rear of the building within the existing sound barrier/screening, where there is sufficient space. The applicant does propose to retain two sides of the lattice screening at the right side of the building to provide some visual screening of the three existing units (confirmed by staff's site visit photographs, see *Fig. 4*). Staff also notes that the previously approved access door at the right side of this screening (*Fig. 5*) has been removed from the proposal, as it was determined that the door would open into the public right-of-way. Access will now be provided via the open side of the screen.



*Fig. 4: Staff's July 2019 site visit photograph, showing three existing condensing units at the right side of the building.*

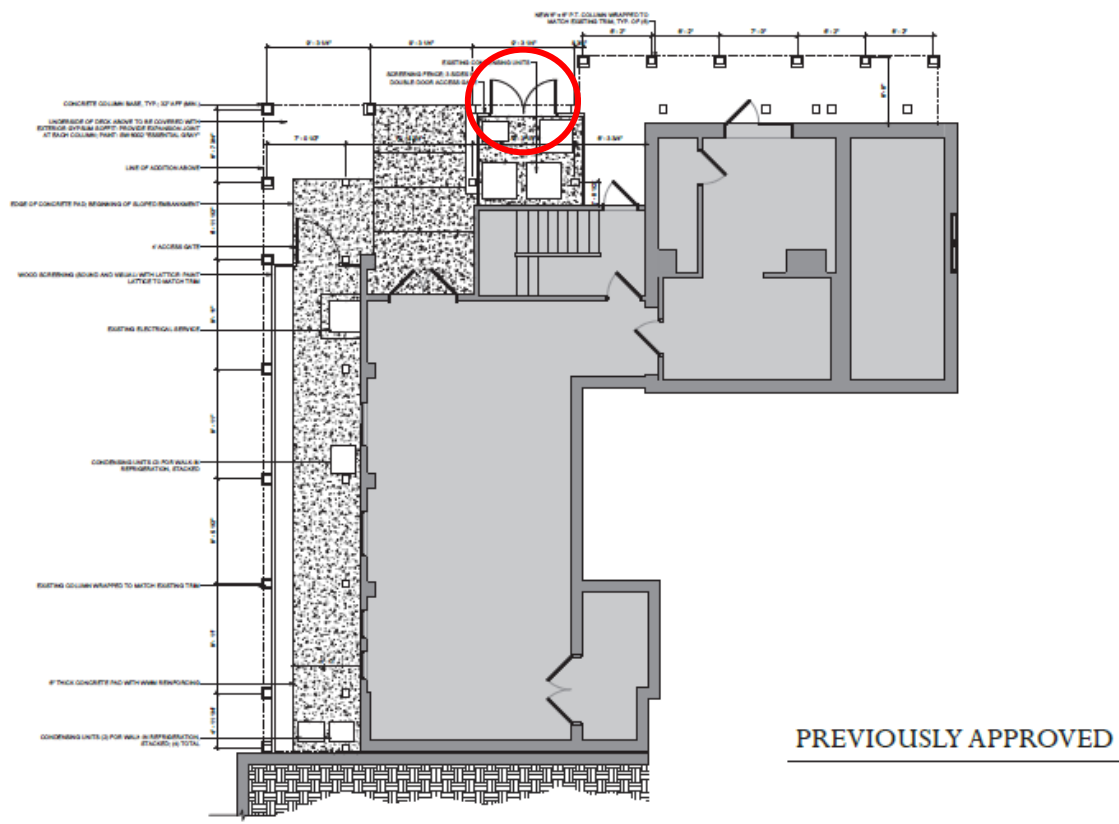


Fig. 5: Previously approved plan, with screening door circled in red.

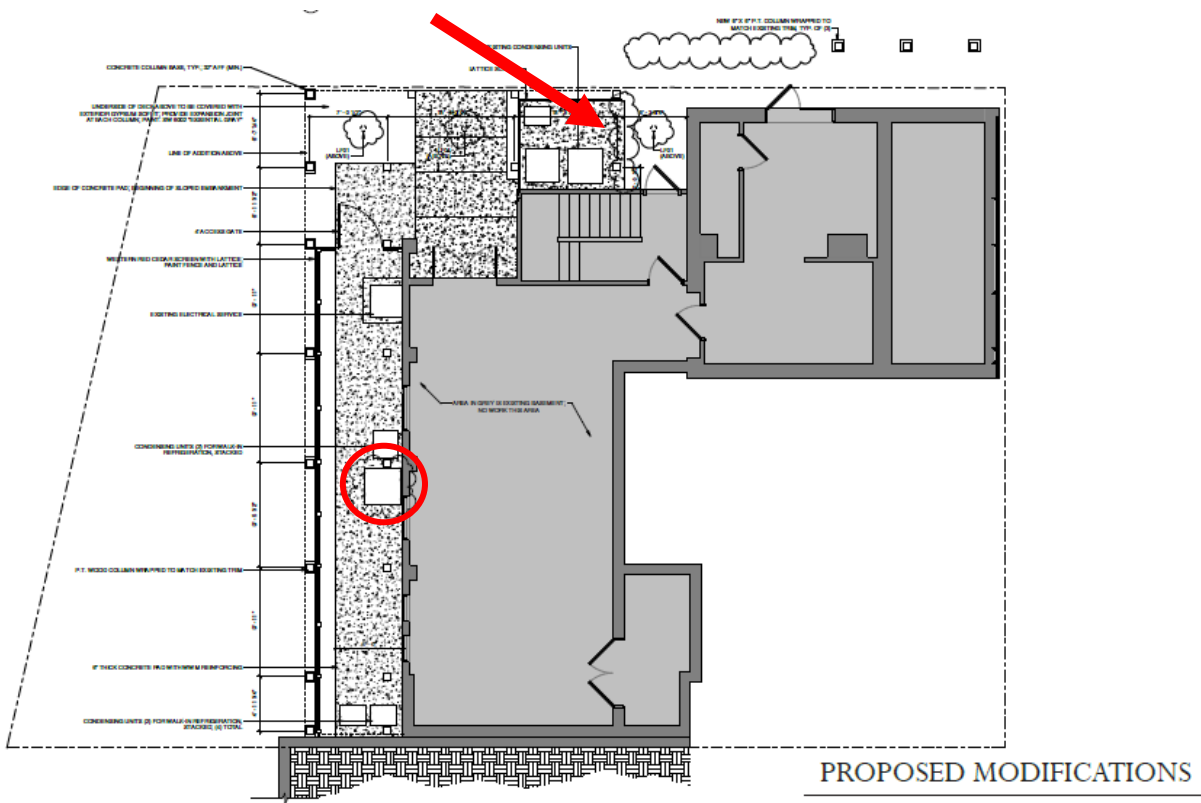


Fig. 6: Revised plan, with open side of screen clouded and indicated by the red arrow. Relocated unit circled in red.

- The previously approved delivery walkway at the front/right side of the building was not completed, as it was determined that three of the previously approved columns were to be located within the public right-of-way, and DPS would not allow for this encroachment. The applicant has redesigned the delivery walkway and its footings in consultation with DPS, so that the three columns could be eliminated, and DPS has indicated that they will approve the revision, if it is approved by the HPC. The delivery walkway will still extend over the property line into the public right-of-way, but there will be no columns in the right-of-way. Instead, the delivery walkway will be structurally self-supported, independent of the historic building.





Fig. 7: Previously approved and proposed right elevations, with the revisions/removed columns clouded and indicated by the red arrow.

Staff finds that the applicant's proposal, as revised, retains the character of the property and will not detract from the character defining features of the historic c. 1924 automobile garage, in accordance with Standards #2 and #9. Additionally, the proposed alterations 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-8(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 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 in character with 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 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](mailto: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** REVISOR  
**DATE ASSIGNED** \_\_\_\_\_

**APPLICANT:**

Name: Silber Fuch's LLC c/o William Fuchs

Address: 4845 Massachusetts Avenue

Daytime Phone: 202-363-0884 -----

E-mail: bill@walshals.com

City: Washington DC Zip: 20016

Tax Account No.: 07-00418062

**AGENT/CONTACT (If applicable):**

Name: Matthew Compton

Address: 2701 N. Charles Street, Ste 100

Daytime Phone: 410-948-3067 -----

E-mail: compton@foundryarchitects.com

City: Baltimore Zip: 21218

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 35/47

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
X\_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 Boulevard

Town/City: Bethesda Nearest Cross Street: Windward Place

Lot: 2, Part Lot 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: _____         |

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.

D. Matthew Compton, AIA, LEED AP

Digitally signed by D. Matthew Compton

**D. Matthew Compton**  
Signature of owner or authorized agent

DN: cn=D. Matthew Compton, o=Foundry Architects, ou, email=compton@foundryarchitects.com, c=US  
Date: 2023.03.22 17:51:17 -0400

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

<p><b>Owner's mailing address</b>          4845 Massachusetts Avenue          Washington DC 20016</p>	<p><b>Owner's Agent's mailing address</b>          2701 N. Charles Street          Suite 100          Baltimore, MD 21218</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>MACARTHUR ASSOC LTD PRTNSHP          6106 MACARTHUR BLVD          BETHESDA MD 20816-3204</p> <p>Lot P1 Tax Acct: 07-00430177</p>	<p>MACARTHUR ASSOC LTD PRTNSHP          6106 MACARTHUR BLVD          BETHESDA MD 20816-3204</p> <p>Lot P1 Tax Acct: 07-00430177</p>
<p>PAUL SINGLETON &amp; SUZANNE ROSEN          6200 WINDWARD PL          BETHESDA MD 20816-3226</p> <p>Lot 19 Tax Acct: 07-03412244</p>	<p>PETER F RUNDLET          LAURA RUNDLET          4443 SPRINGDALE ST NW          WASHINGTON, DC 20016</p> <p>Lot 3 Tax Acct: 07-00418073</p>
<p>MARK MCINTURFF REVOCABLE TR101          4224 LEEWARD PL          BETHESDA MD 20816-3203</p> <p>Lot P12, Lot Pt 15 Tax Acct: 07-00425397</p>	<p>BRET KOPLOW          4210 LEEWARD PL          BETHESDA MD 20816-3203</p> <p>Lot P13 Tax Acct: 07-00435807</p>

Description of Property: Please describe the building and surrounding environment. \*ODMVEF JOGPSNBUJPO PO TJHOJGJDBOU TUSVDUVSFT, MBOETDBQF GFBUVSFT, PS PUIFS TJHOJGJDBOU GFBUVSFT PG UIF QSPQFSUZ:

Bonfield's Garage is a two-story A-frame building with partial basement 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. Later, the building interiors were renovated by Kennet & Kennet law Offices. Most recently, the Montgomery County Historic Preservation Commission approved a HAWP application (#897899) to allow various alterations to the building and site to facilitate the adaptive reuse of the premises for a commercial restaurant and retail (i.e., delicatessen) use. Please refer to the approved HAWP plans attached hereto as Exhibit A for more information.

The site is bounded on the west and south sides by streets, and on the north by land that is owned by the U.S. Army Corps of Engineers and leased to the applicant, beyond which is MacArthur Boulevard. The neighboring property to the east is a surface parking lot. The property is steeply sloping toward the rear and is accessed by MacArthur Boulevard.

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

The proposed work is a modification of existing approved HAWP #897899. See the attached letter, dated March 21, 2023.

Work Item 1: Elimination of three columns

Description of Current Condition:

Construction is in progress, per the approved HAWP #897899

Proposed Work:

MCDPS Division of Land Management/Right of Way has confirmed that they will not allow three previously proposed columns to be located within the Right of Way. As a result, the structure of the delivery walkway and its footings were re-designed in consultation with MCDPS, so that the three columns could be eliminated. MCDPS has confirmed that, should this re-design be approved by the HPC pursuant to a HAWP, the delivery walkway may extend over the property line into the Right of Way. See the attached submission.

Work Item 2: Relocation of a proposed condensing unit

Description of Current Condition:

Construction is in progress, per the approved HAWP #897899

Proposed Work:

One new condensing unit for the walk-in refrigeration was previously proposed to be located on a concrete pad that contained existing condensing units. A solid sound barrier was proposed to enclose the area. We later learned that the solid barrier in this tight location did not allow for sufficient air circulation for the condensing units. The new condensing unit will be relocated inside the previously proposed and approved visual and sound barrier at the rear of the building where there is more space and adequate air flow. This means there is no change to the existing concrete pad and existing condensing units required as part of this scope of work. However, we are proposing to keep the proposed visual barrier (painted lattice) on two sides of the existing concrete pad, which will visually screen the area in keeping with the rest of the design but will allow adequate air flow. See the attached submission. See the attached submission.

Work Item 3: Adding three new lights and security cameras

Description of Current Condition:

Construction is in progress, per the approved HAWP #897899

Proposed Work:

Three new downlights are proposed for the underside of the refrigeration addition. They will be located outside existing exterior doors for safety. The fixtures are 2700K, 75 watt equivalent LED fixtures. Three new surface mounted security cameras are proposed on the Windward Place elevation. See the attached submission.

**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	*	*	*	*	*		*

March 17, 2023

Response Submission Regarding Modifications to the Approved HAWP

HPC Case No.: 897899

Bonfield's Garage

6124 Macarthur Boulevard

Bethesda, MD 20816

Prepared by: Matthew Compton, AIA, LEED AP; Foundry Architects

HPC Staff and Commissioners—

We would like to request your approval of modifications to the approved HAWP #897899 for 6124 Macarthur Boulevard, Bethesda, MD 20816 (see attached). At the beginning of the document, we have included side-by-side comparisons of the previously approved submission with the following proposed changes highlighted (the full updated submission follows):

1. MCDPS Division of Land Management/Right of Way has confirmed that they will not allow three previously proposed columns to be located within the Right of Way. As a result, the structure of the delivery walkway and its footings were re-designed in consultation with MCDPS, so that the three columns could be eliminated. MCDPS has confirmed that, should this re-design be approved by the HPC pursuant to a HAWP, the delivery walkway may extend over the property line into the Right of Way.
2. One new condensing unit for the walk-in refrigeration was previously proposed to be located on a concrete pad that contained existing condensing units. A solid sound barrier was proposed to enclose the area. We later learned that the solid barrier in this tight location did not allow for sufficient air circulation for the condensing units. The new condensing unit will be relocated inside the previously proposed and approved visual and sound barrier at the rear of the building where there is more space and adequate air flow. This means there is no change to the existing concrete pad and existing condensing units required as part of this scope of work. However, we are proposing to keep the proposed visual barrier (painted lattice) on two sides of the existing concrete pad, which will visually screen the area in keeping with the rest of the design but will allow adequate air flow.
3. Three new downlights are proposed for the underside of the refrigeration addition. They will be located outside existing exterior doors for safety. The fixtures are 2700K, 75 watt equivalent LED fixtures and a cutsheet has been included in the submission.
4. Three new surface mounted security cameras are proposed on the Windward Place elevation.

We thank you for your time and consideration of these modifications.

Sincerely,

Matthew Compton, AIA, LEED AP

Foundry Architects

# Wagshal's

6124 Macarthur Blvd. Bethesda, MD 20816

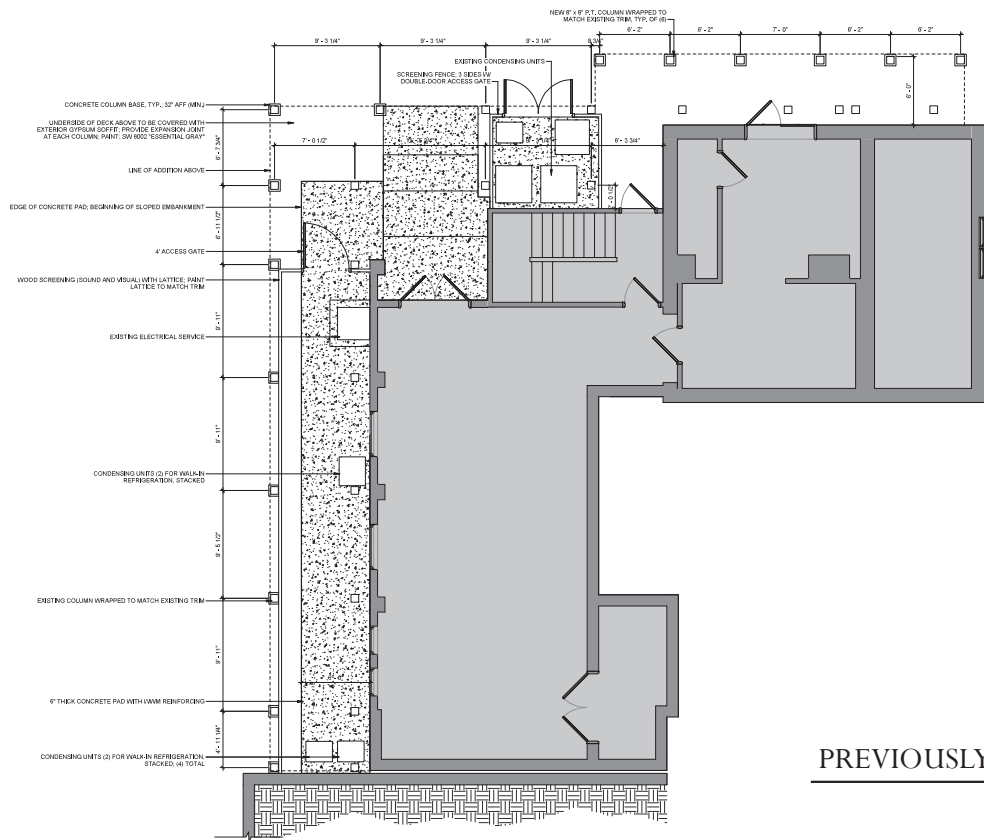
Revision to Case #897899

March 17, 2023



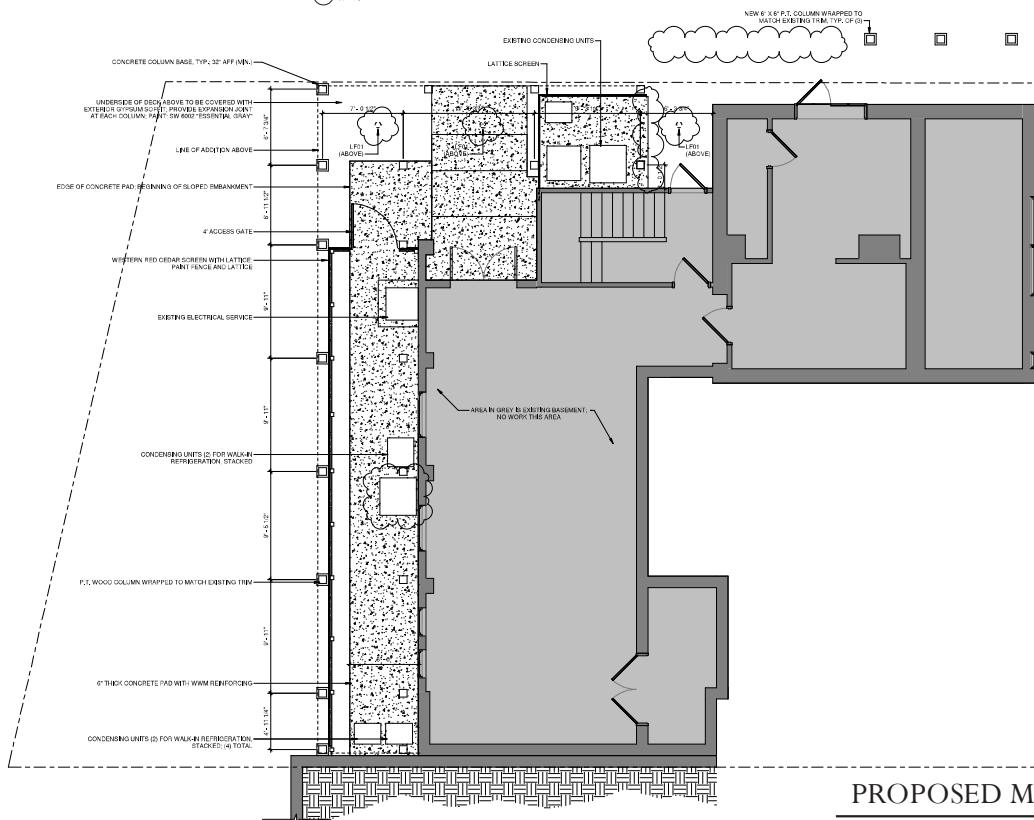
## Highlighted Revisions to Previously Approved HAWP

Complete HAWP Submission Follows



PREVIOUSLY APPROVED

1 FLOOR PLAN - LOWER LEVEL  
10/11/19



PROPOSED MODIFICATIONS

1 FLOOR PLAN - LOWER LEVEL  
10/11/19

- Eliminated three columns in ROW, per MCDPS
- Relocated condensing unit behind sound screen and adjusted visual screen accordingly
- Added three recessed downlights at exterior door locations (LED, 75 W equivalent, 2700 K); cutsheet included in complete submission



Windward Place Elevation

**PREVIOUSLY APPROVED**



Windward Place Elevation

**PROPOSED MODIFICATIONS**

# Complete HAWP Submission

March 17, 2023



Existing Conditions



Corner of Windward and Leeward



Looking toward Windward and Leeward intersection



Existing Conditions



Existing conditions under addition



Existing conditions under addition



Existing Conditions



View down Windward from Macarthur

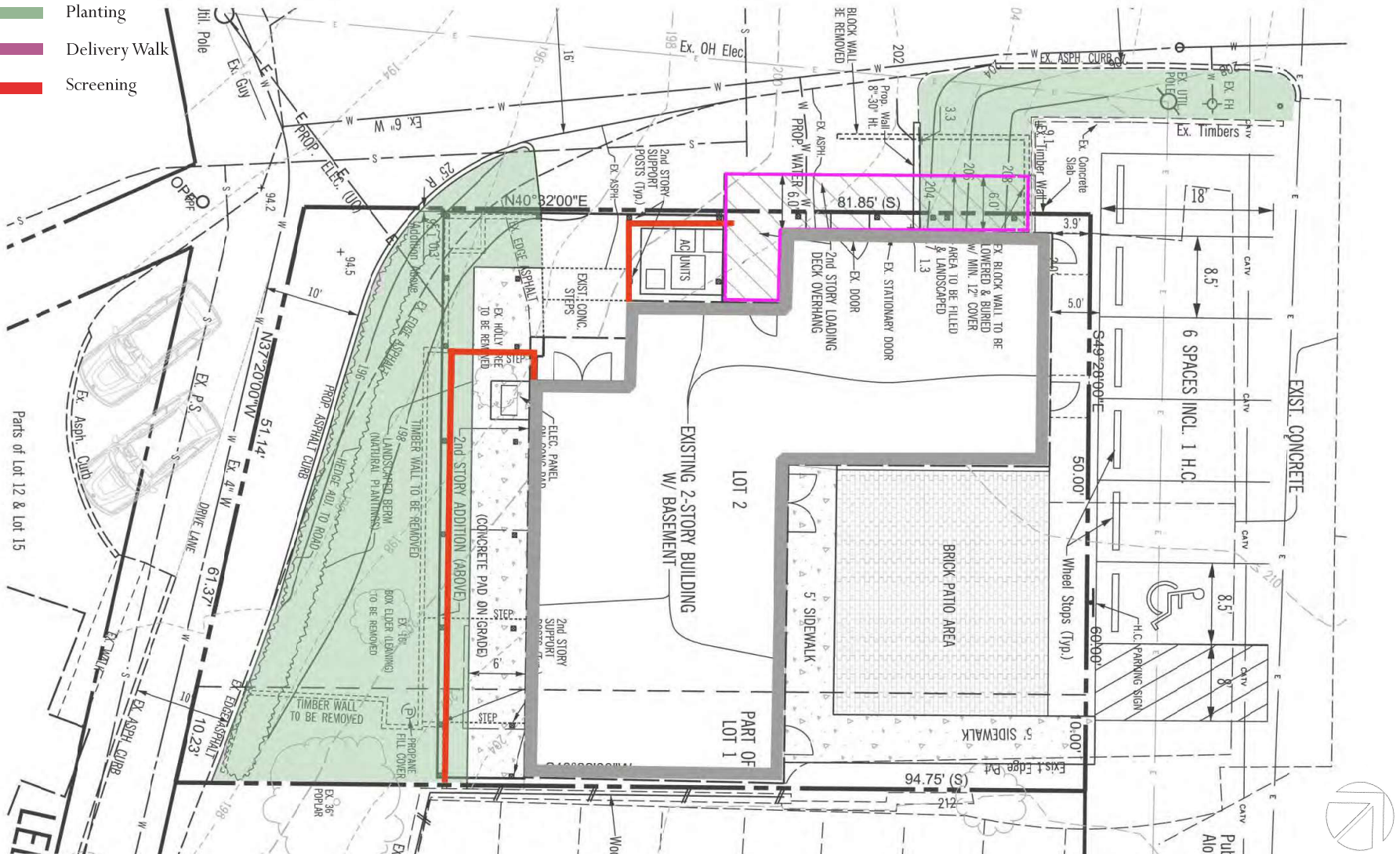


View up Windward toward Macarthur



Current Proposed Site Plan

- Planting
- Delivery Walk
- Screening





Corner of Windward and Leeward



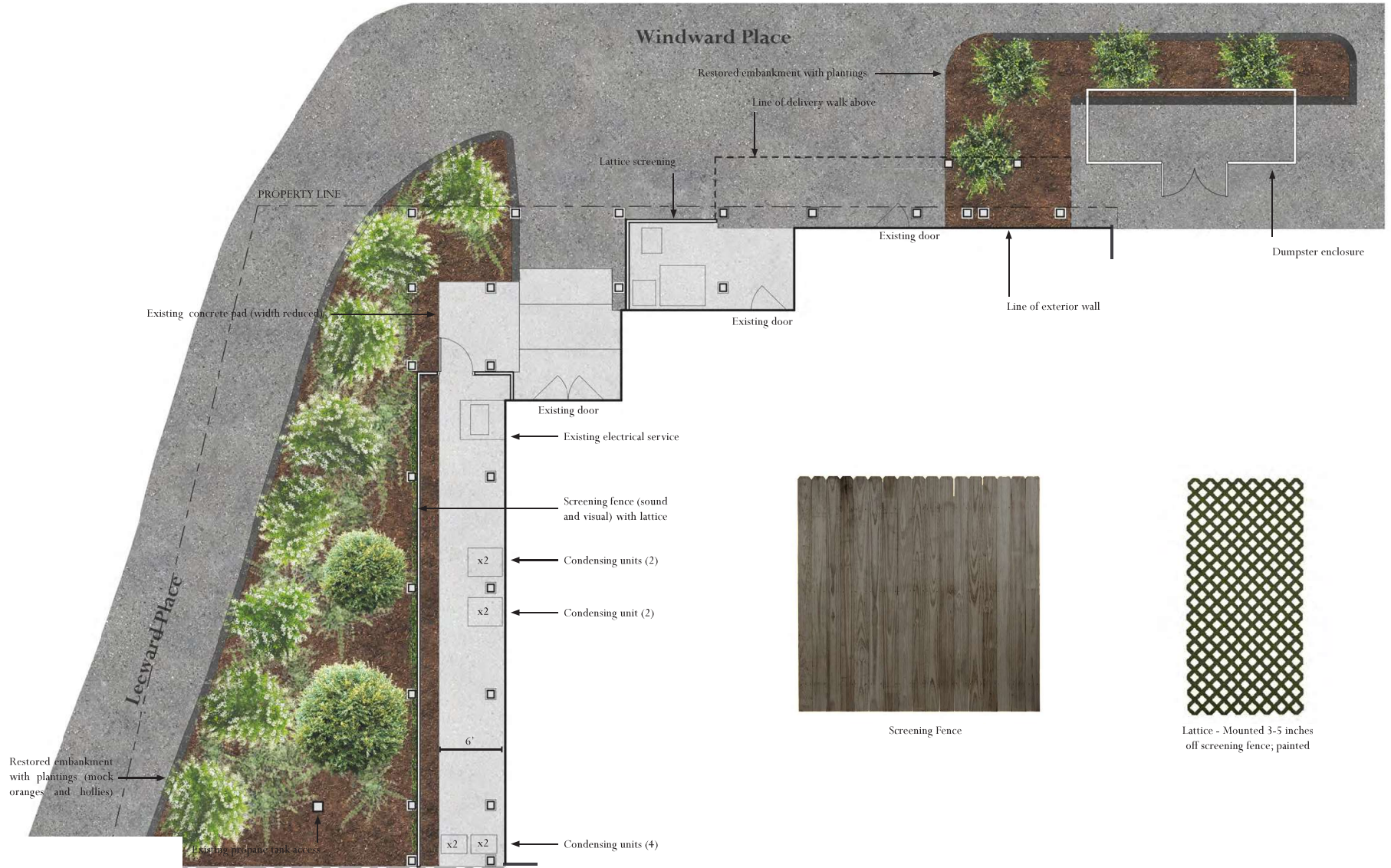
Existing



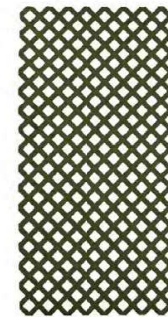
Proposed



Proposed Plan



Screening Fence



Lattice - Mounted 3-5 inches off screening fence; painted

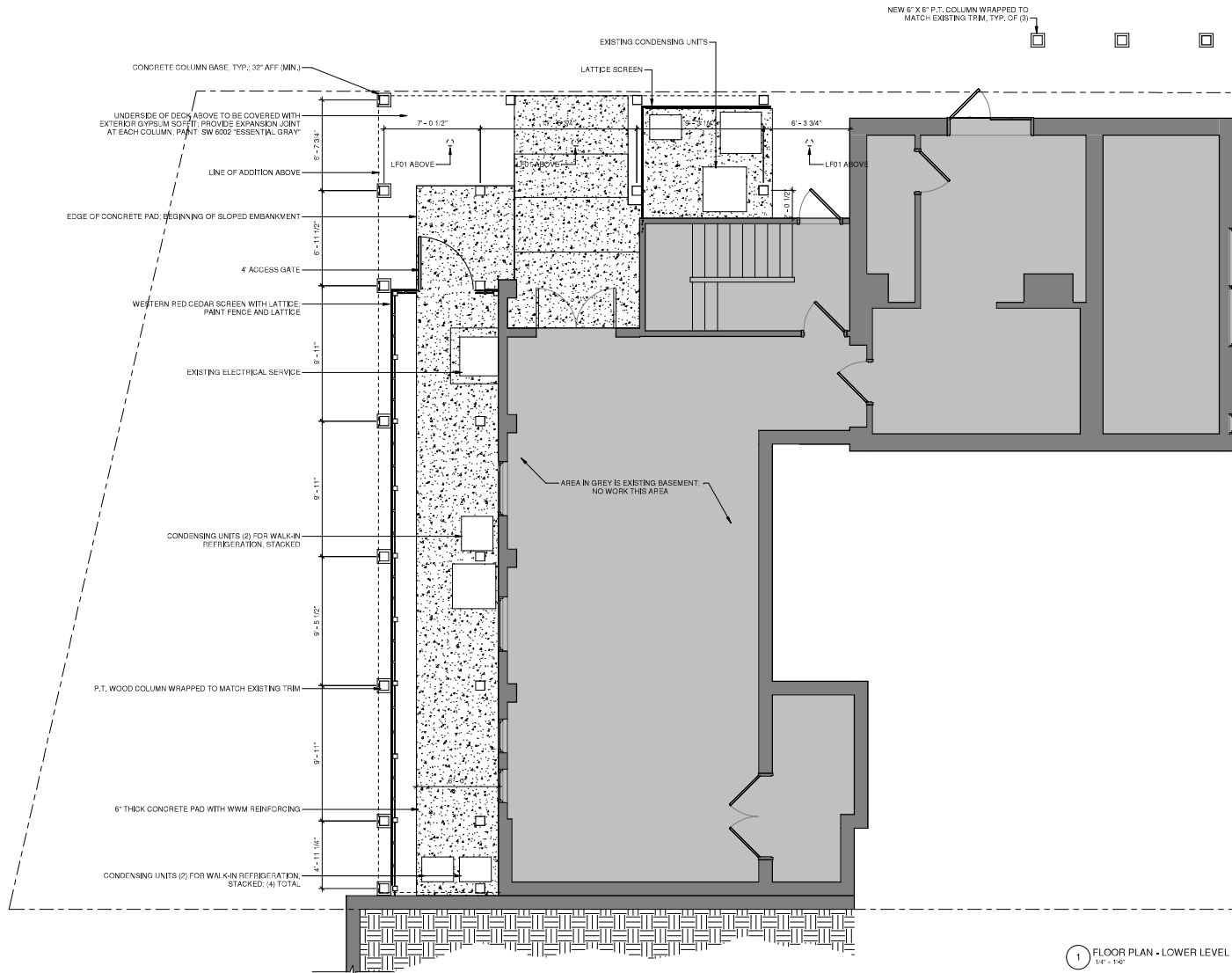


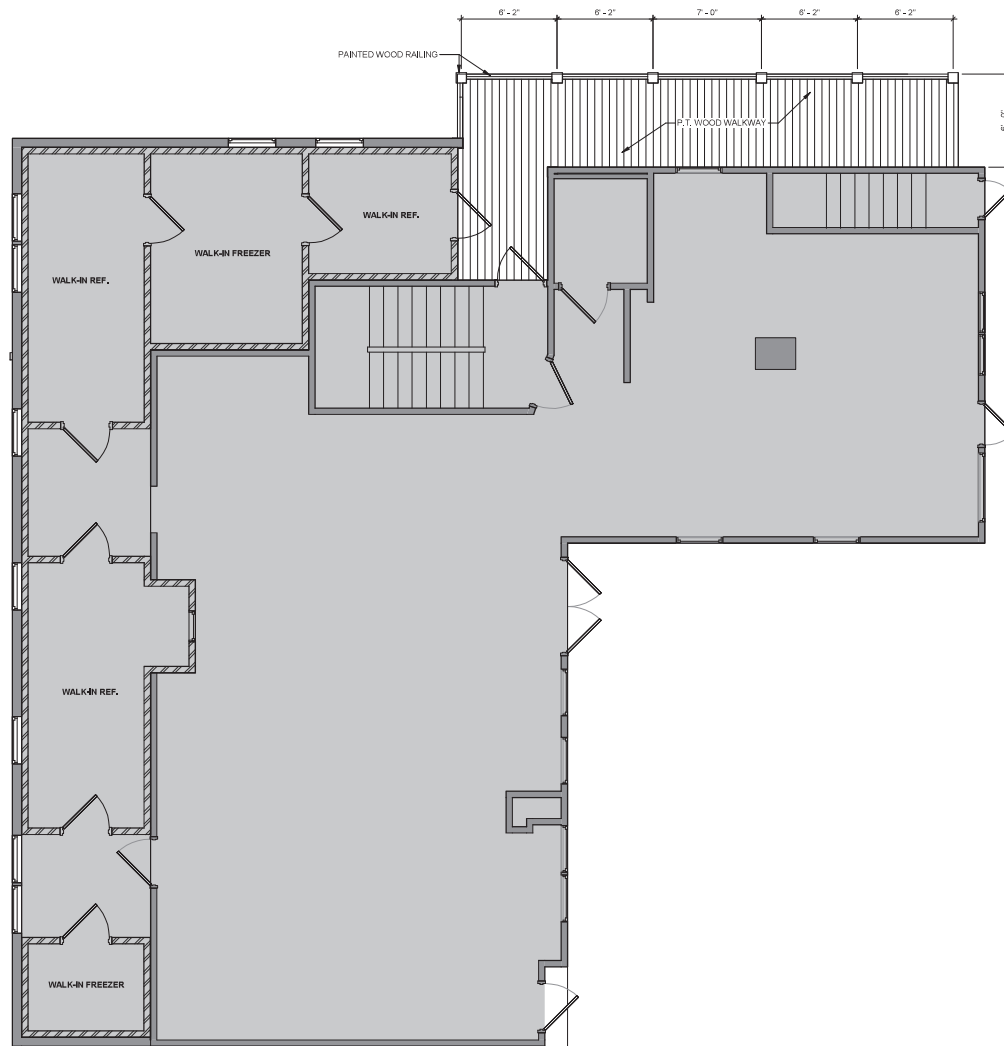
Windward Place Elevation





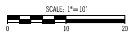
Leeward Place Elevation



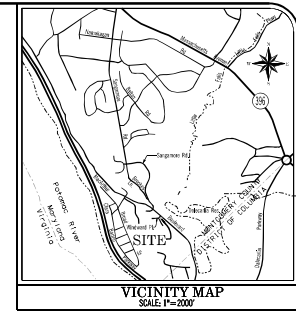
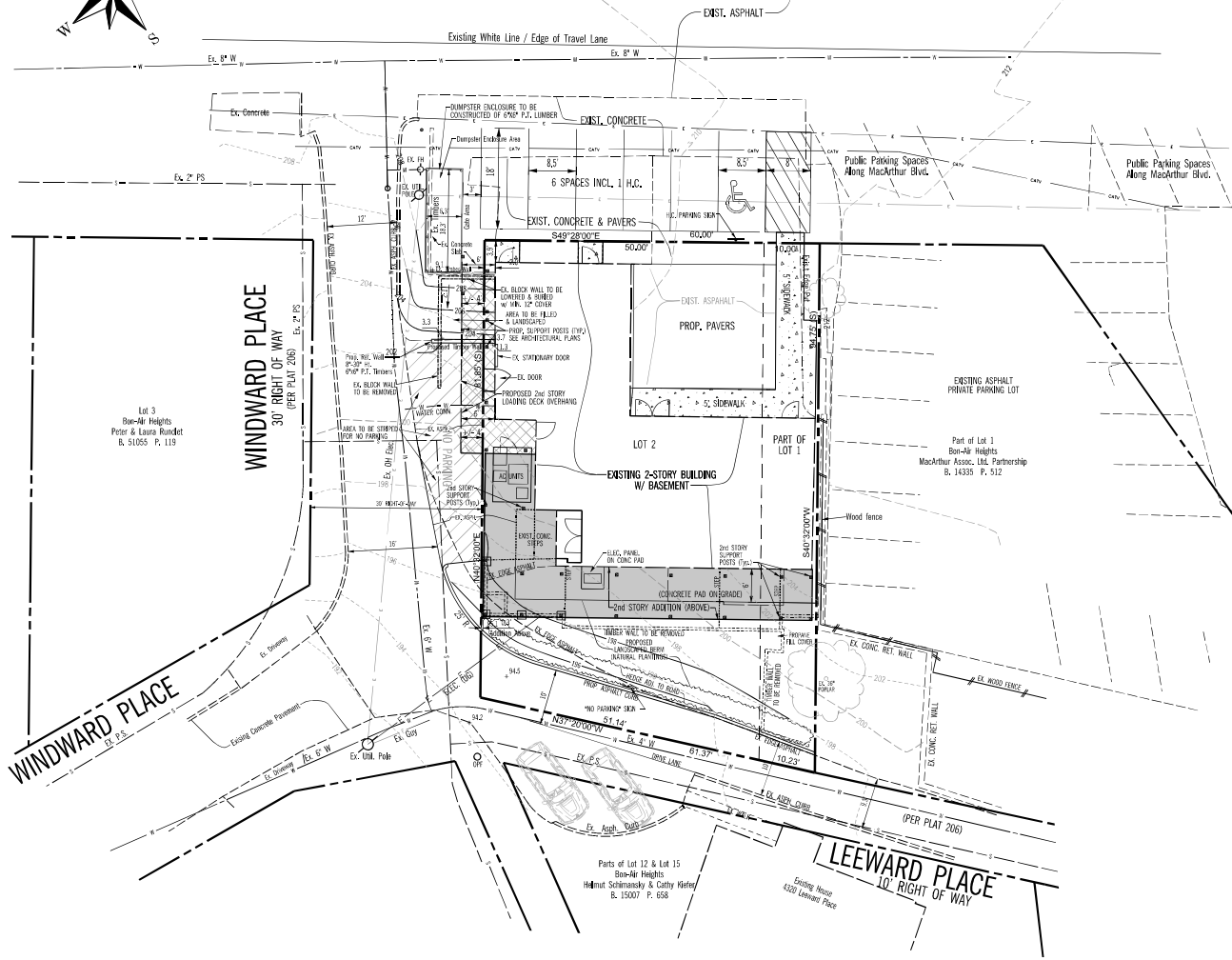


1 FLOOR PLAN - GROUND FLOOR  
1/4" = 1'-0"





# MACARTHUR BOULEVARD

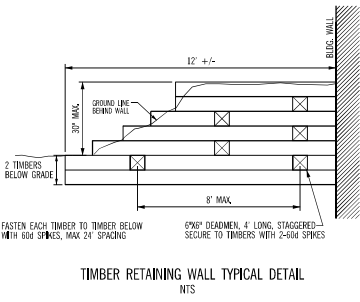


**NO PARKING ANY TIME**

GENERAL NOTES

1. REFER TO ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND SPECIFICATIONS FOR MATERIALS.
2. CONFORM TO ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS WITHIN THE STATE OF MONTGOMERY COUNTY.
3. THE DIMENSIONS ARE INTENDED TO BE USED IN DETERMINING MATERIAL QUANTITIES.
4. WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME UNLESS OTHERWISE NOTED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.

APPROVED	DATE	REVISED	REASON	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
				BITUMINOUS CONCRETE CURBS
				STANDARD NO. MC-103.01



**SITE SOLUTIONS, INC.**

P.O. Box 1793  
Clarksville, Maryland 20871  
(301) 540-7990

Planning • Landscape Architecture • Engineering

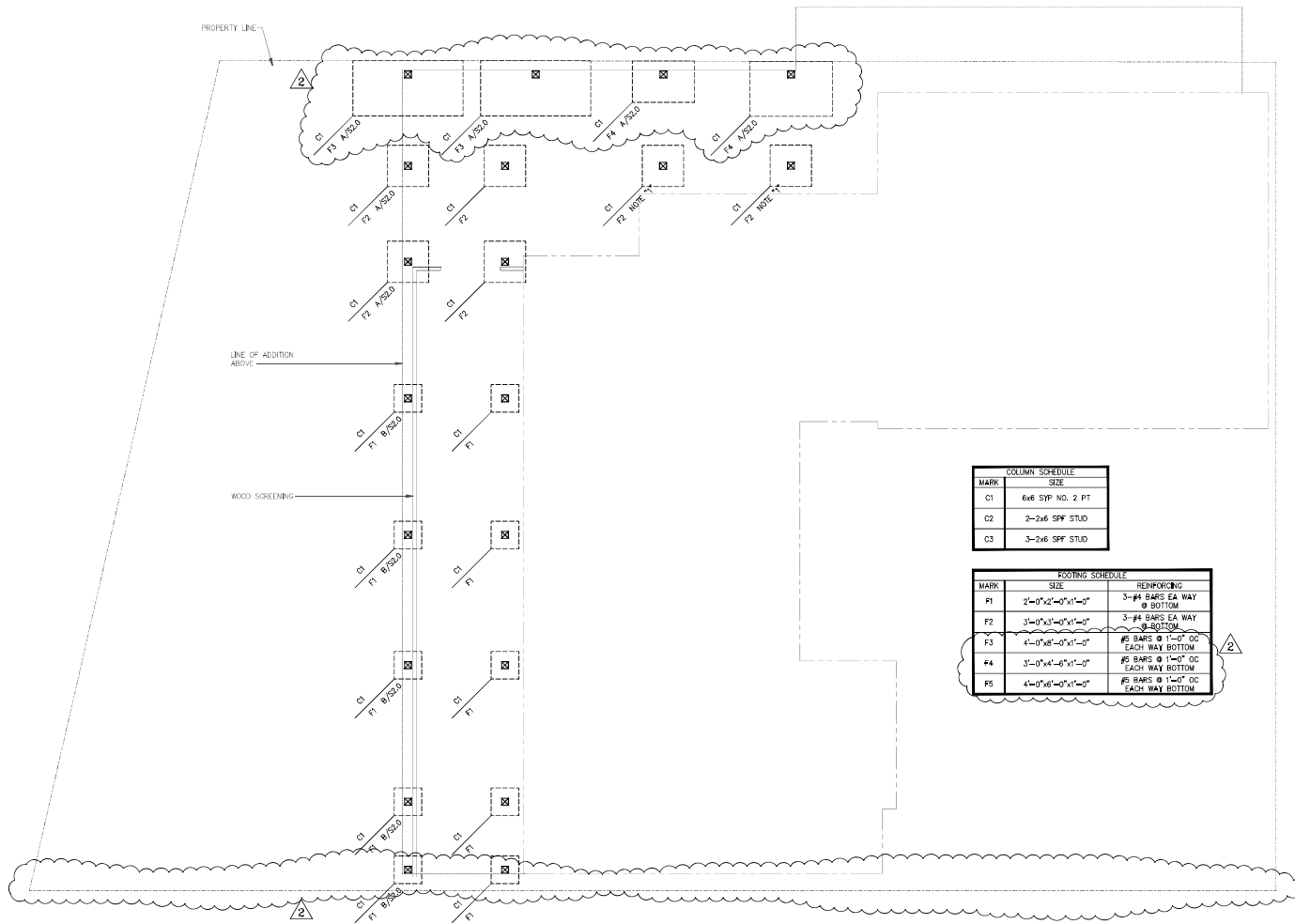
OWNER:	SILBER FUCHS LLC 6124 MACARTHUR BOULEVARD BETHESDA, MD 20816 ATTN: BILL FUCHS
DATE	1-11-2023
DESCRIPTION	Plan revised to add Second Story walkway on west side of building.
NO.	1
DATE	

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland (License No. 19156, Expiration 06/30/2023).



6124 MACARTHUR BOULEVARD  
RIGHT OF WAY IMPROVEMENT PLAN  
WAGSHAL'S BBQ & DELI  
(BONTELO'S GARAGE)  
LOT 2 & PART OF LOT 1, BON-AIR HEIGHTS  
BETHESDA ELECTION DISTRICT #7  
MONTGOMERY COUNTY, MARYLAND

DATE	2/1/2023	SHEET	1 OF 1
SCALE	1"=10'	NO.	3020
PROJECT		DATE	D-



COLUMN SCHEDULE	
MARK	SIZE
C1	6x8 SYP NO. 2 PT
C2	2-2x6 SPF STUD
C3	3-2x6 SPF STUD

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F1	2'-0" x 2'-0" x 1'-0"	3-#4 BARS EA WAY @ BOTTOM
F2	3'-0" x 3'-0" x 1'-0"	3-#4 BARS EA WAY @ BOTTOM
F3	4'-0" x 6'-0" x 1'-0"	#5 BARS @ 1'-0" OC EACH WAY BOTTOM
F4	3'-0" x 6'-0" x 1'-0"	#5 BARS @ 1'-0" OC EACH WAY BOTTOM
F5	4'-0" x 6'-0" x 1'-0"	#5 BARS @ 1'-0" OC EACH WAY BOTTOM

### Foundation Plan

1/4" = 1'-0"

1. FIELD VERIFY FOUNDATIONS.
2. UNDERPINNING AS REQUIRED PER DETAIL "B/S2.0".

approval

Project Name:  
 Wagnalls - Bonifelds  
 6124 Macarthur Boulevard



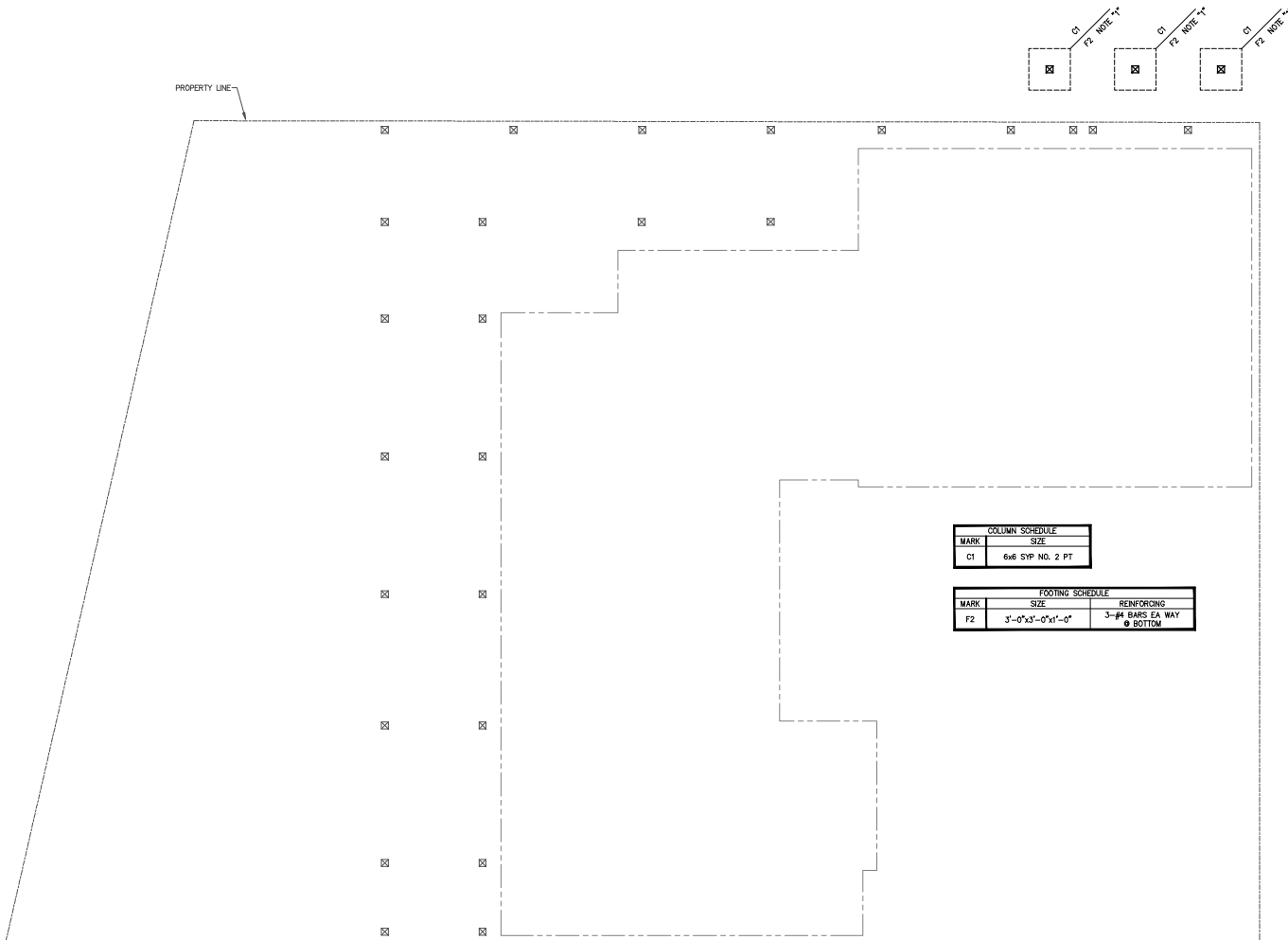
Foundry Architects LLC  
 2701 N. Chablis Street, Suite 100  
 Baltimore, MD 21218  
 410-948-3067



DATE	DESCRIPTION
03/25/22	* PERMIT RESUBMISSION*
06/08/22	* PERMIT RESUBMISSION*

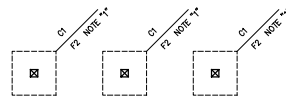
FOUNDATION PLAN

S1.1



COLUMN SCHEDULE	
MARK	SIZE
C1	6x6 SYP NO. 2 PT

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F2	3'-0"x3'-0"x1'-0"	3-#4 @RHS EA WAY ● BOTTOM



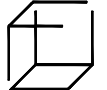
**Foundation Plan**

1/4" = 1'-0"

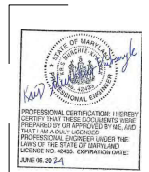
- 1. FIELD VERIFY FOUNDATIONS.

approval

Project Name:  
Wagnalls - Borfakis  
8124 MacArthur Boulevard



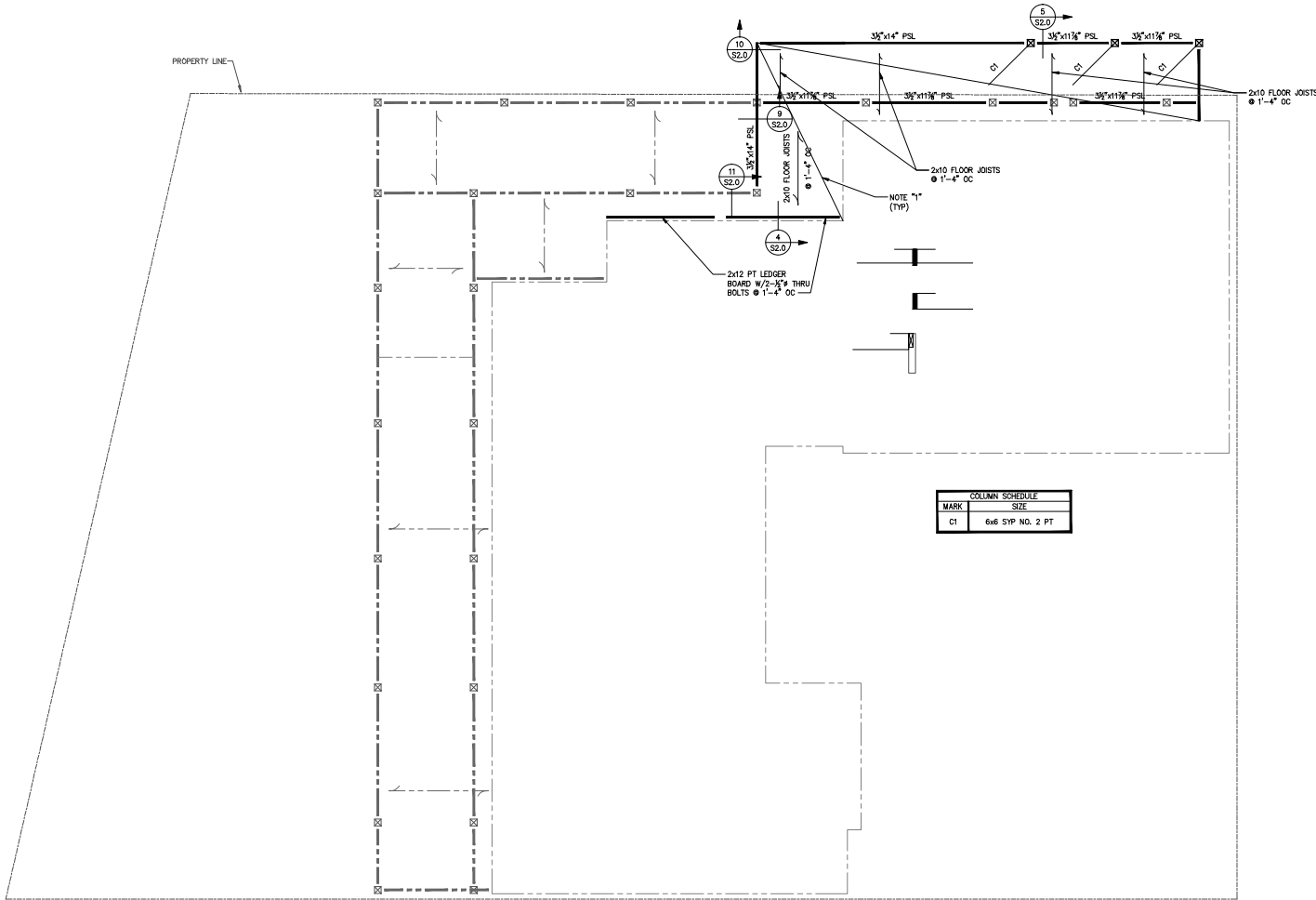
Foundry Architects LLC  
2701 N. Chablis Street, Suite 100  
Salisbury, MD 21158  
410.646.3067



DATE	DESCRIPTION
01/27/23	DECK SET

FOUNDATION PLAN

S1.1



### First Floor Framing Plan

1/4" = 1'-0"

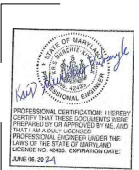
- ENTIRE FLOOR TO BE 3/4" TAG, APA RATED, PLYWOOD DECK WITH PANEL ID 48/24.
- SHORE BEAMS ABOVE PER SECTION "1.2" IN THE GENERAL NOTES PRIOR TO INSTALLING CANTILEVERED BEAM.

approval

Project Name:  
Wagnalls - Bonifelds  
8124 Macarthur Boulevard



Foundry Architects LLC  
2701 N. Chablis Street, Suite 100  
Baltimore, MD 21218  
410.948.3067



DATE	DESCRIPTION
01/27/23	DECK SET

FIRST FLOOR  
FRAMING PLAN

S1.2

### BAFFLE 5/6" LED DOWNLIGHT

The damp rated and dimmable Recessed LED Baffle 5/6" Downlight with a bright 965 lumens adjusts to fit 5" or 6" cans. Easily convert the included mounting bracket with a screwdriver. Use the included TP24 connector or E26 adapter base, depending on what your existing can accepts. Uniformed, baffled grooves minimize glare. Consuming only 13W, this light is equivalent to a 75W bulb.

### MODELS

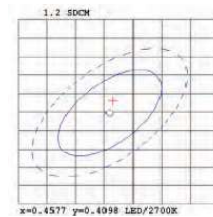
DL\_BFDR56-13W-27K-#    DL\_BFDR56-13W-3K-#  
DL\_BFDR56-13W-4K-#    DL\_BFDR56-13W-5K-#  
DL\_BFDR56-13W-6K-#

### LIGHT DISTRIBUTION ANGLE

#### SPECTRUM DISTRIBUTION



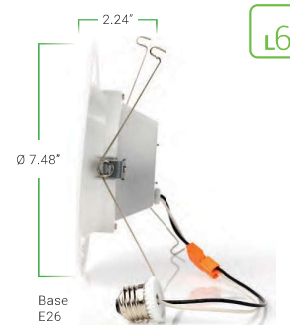
CIE1931 Chromaticity Diagram



### CERTIFICATIONS



\*No Energy Star certification for 2200K, 5500K, and 6000K



### SPECIFICATIONS

Voltage	120V
Wattage	13W
Current	0.115A
Power Factor	0.9

#### LIGHTING PERFORMANCE

Lumens	965
Equivalency	75W
Color Temperature	2700K-5000K
Color Rendering Index (CRI)	80
Beam Angle	90°
Dimmable	Yes
Efficiency (lm/w)	74
Frequency	60Hz

#### ENVIRONMENT

Operating Temperature	4°F to 104°F
Suitable for Damp Locations Ingress	Yes

#### CONSTRUCTION

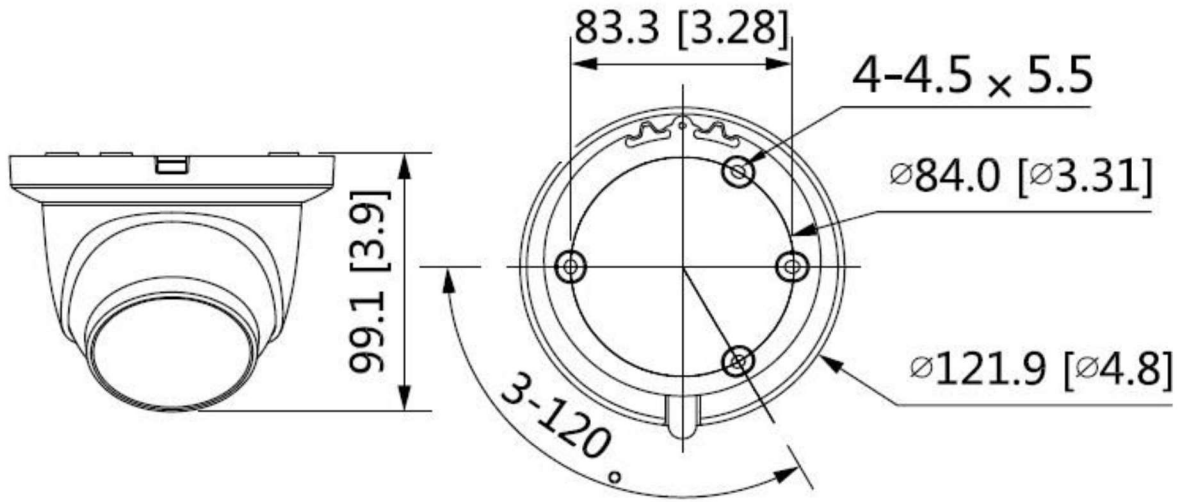
Housing	Polycarbonate
Weight	0.45lbs

#### LIFESPAN

Average Life (Hours)	35,000+
Warranty	7 years
Switching Time	>30,000



## Dimensions





6124 Macarthur Blvd. Bethesda, MD 20816

FOUNDRY  
a r c h i t e c t s

18