



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: January 21, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 979995: Hardscaping replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Silber Fuchs LLC c/o William Fuchs
Address: 6124 MacArthur Boulevard, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Michael K... on _____. The approval memo and stamped drawings follow.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Silber Fuchs LLC, c/o William Fuchs
Address: 4845 Massachusetts Avenue
Daytime Phone: 202-363-0884

E-mail: Bill@wagshals.com
City: Washington Zip: 20016
Tax Account No.: 07-00418062

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

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

Is the Property Located within an Historic District? Yes
X No
Is there an Historic Preservation/Land Trust/Environment
map REVIEWED and documentation from the Easement
Are other Planning and/or Hearing Examiner Approvals / Permits
(Conditional Use, Variance, Record Plat, etc.?) If YES, include
supplemental information.

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

Building Number: 6124 Street: MacArthur Boulevard
Town/City: Bethesda Nearest Cross Street: Windward Place
Bonair
Lot: 2, Part of 1 Block: _____ Subdivision: 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 checked="" 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 _____
Date

**Bonfield's Garage
6124 MacArthur Blvd.
Bethesda, Maryland**

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING	
Owner's mailing address: Silber Fuchs LLC c/o William Fuchs 4845 Massachusetts Ave. Washington, DC 20016	Owner's Agent's mailing address:
Adjacent and Confronting Property Owners mailing address	
MACARTHUR ASSOC LTD PRTNSHP 6106 MACARTHUR BLVD BETHESDA MD 20816-3204 <small>Lot P1 Tax Acct: 07-00430177</small>	HELMUT J SCHIMANSKY & CATHY KIEFER 4230 LEEWARD PL BETHESDA MD 20816-3203 <small>Lot P12, LT PT 15 Tax Acct: 07-00847351</small>
PAUL SINGLETON & SUZANNE ROSEN 6200 WINDWARD PL BETHESDA MD 20816-3226 <small>Lot 19 Tax Acct: 07-03412244</small>	PETER F RUNDLET LAURA RUNDLET 4443 SPRINGDALE ST NW WASHINGTON, DC 20016 <small>Lot 3 Tax Acct: 07-00418073</small>
MARK MCINTURFF REVOCABLE TR101 4224 LEEWARD PL BETHESDA MD 20816-3203 <small>Lot P12, Lot Pt 15 Tax Acct: 07-00425397</small>	BRET KOLOW 4210 LEEWARD PL BETHESDA MD 20816-3203 <small>Lot P13 Tax Acct: 07-00435807</small>

REVIEWED
By Michael Kyne at 4:33 pm, Jan 21, 2022

APPROVED

Montgomery County

Historic Preservation Commission

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

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.

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 work proposed consists of the installation of a concrete sidewalk and brick pavers in front of the building adjacent to MacArthur Boulevard to provide access to the building and construction of a patio area. The brick pavers will replace existing asphalt and will match the pavers that were previously located in front of the building with many of them salvaged from the previous parking areas.

REVIEWED

By Michael Kyne at 4:33 pm, Jan 21, 2022

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: Hardscape Installation

Description of Current Condition:
Currently the area in front of the building consists of asphalt, concrete and some brick pavers.

Proposed Work:
Install a 5' wide concrete sidewalk to provide access from the parking area to the building entrances.
Install a brick paver patio area in the northeast area in front of building.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Montgomery County
Historic Preservation Commission


Work Item 3: _____

Description of Current Condition:

Proposed Work:

**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	*	*	*				*
Window							*
Masonry Repair/Repoint	*	*	*				*
Signs	*	*	*				*

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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 1/13/2022

Application No: 979995
AP Type: HISTORIC
Customer No: 1425300

Comments

jsl@ssimaryland.com will upload any plans to ePlans.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 6124 MACARTHUR BLVD 1ST
BETHESDA, MD 20816
Othercontact Lewis
Homeowner Silber Fuchs LLC (Primary)

Historic Area Work Permit Details

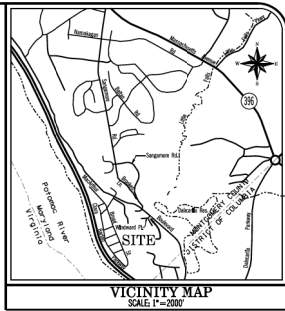
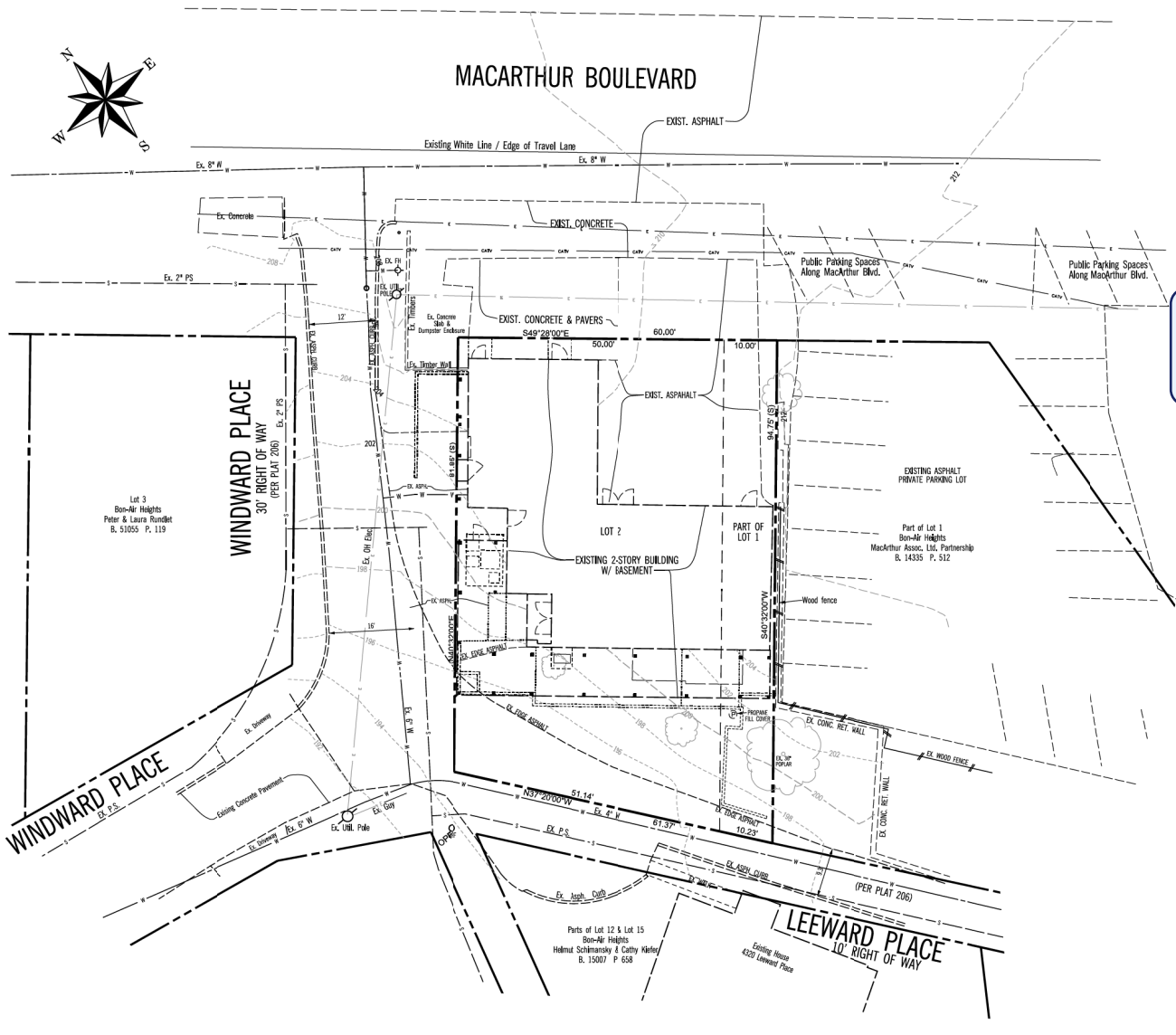
Work Type CONST
Scope of Work Install concrete sidewalk and brick pavers in front of building to replace existing asphalt or broken concrete.

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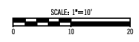



MACARTHUR BOULEVARD



REVIEWED
By Michael Kyne at 4:33 pm, Jan 21, 2022

APPROVED
Montgomery County
Historic Preservation Commission

SITE SOLUTIONS, INC.
P.O. Box 1783
Glenkenneth, Maryland 20871
(301) 540-7980
Planning • Landscape Architecture • Engineering

OWNER:
SILBER FUCHS LLC
6124 MACARTHUR BOULEVARD
BETHESDA, MD 20816
ATTN: BILL FUCHS

NO	REVISION	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 01-01-2022.



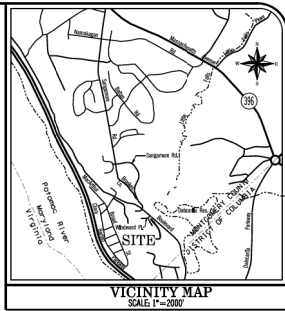
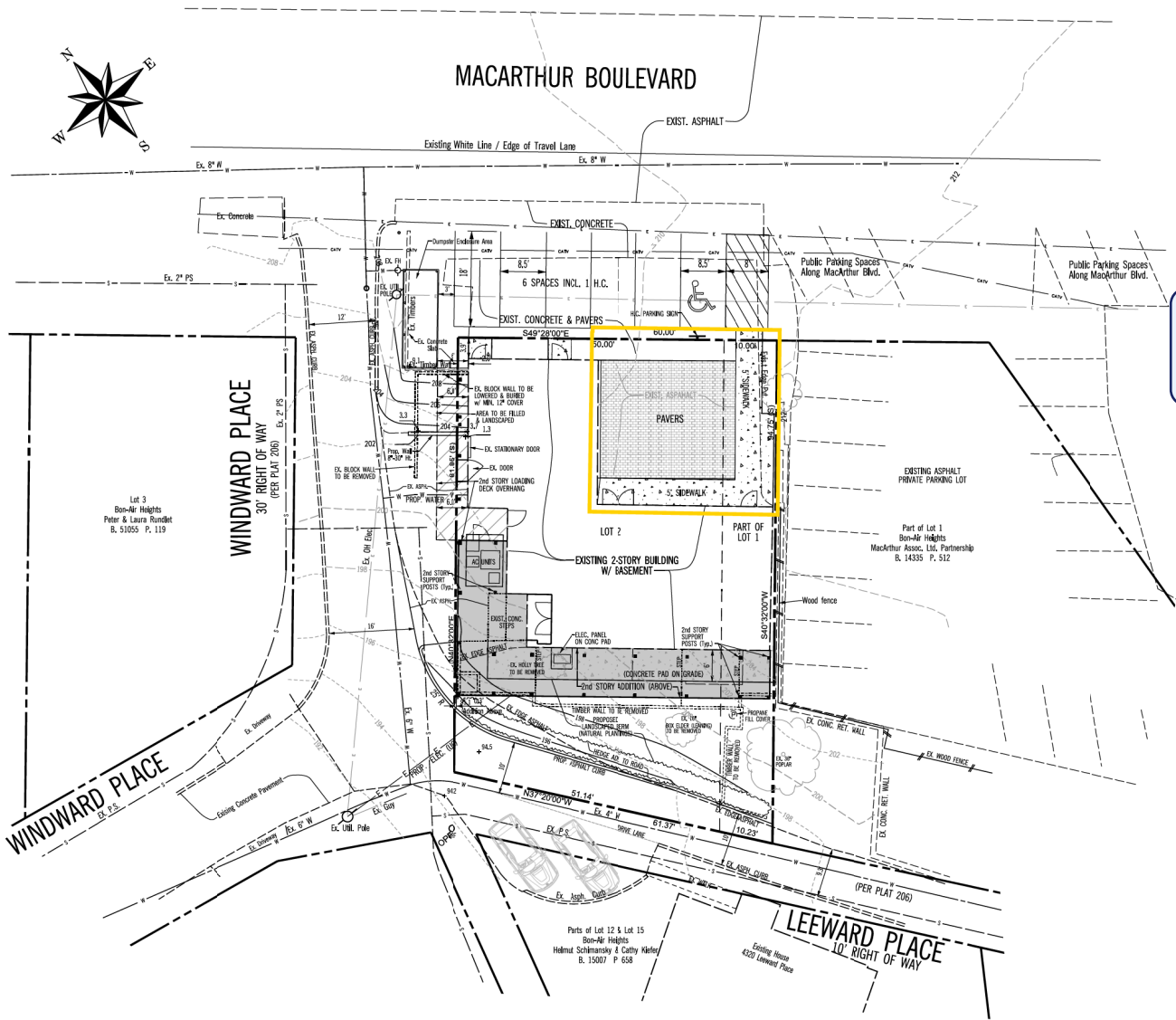
EXISTING CONDITIONS PLAN
WAGSHAL'S BBQ & DELI
(BONFIELD'S GARAGE)
LOT 2 & PART OF LOT 1, BONAIR HEIGHTS
BETHESDA ELECTION DISTRICT #7
MONTGOMERY COUNTY, MARYLAND

DESIGN	SCALE	1"=10'
OWNER	SHEET	1 OF 1
CHECKED	SHEET	3020
DATE	PROJECT NO.	D-

SHEET SOLUTIONS, INC.

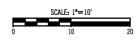


MACARTHUR BOULEVARD



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Montgomery County
Historic Preservation Commission

SITE SOLUTIONS, INC.
P.O. Box 1783
Clarksville, Maryland 20871
(301) 540-7980
Planning - Landscape Architecture - Engineering

OWNER:
SILBER FUCHS LLC
6124 MACARTHUR BOULEVARD
BETHESDA, MD 20816
ATTN: BILL FUCHS

NO	REVISION	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 01-01-2022.



SITE PLAN
WAGSHAL'S BBQ & DELI
(BONFIELD'S GARAGE)
LOT 2 & PART OF LOT 1, BON-AIR HEIGHTS
BETHESDA ELECTION DISTRICT #7
MONTGOMERY COUNTY, MARYLAND

DESIGN	JSL	SCALE	1"=10'
OWN			
CHECKED		SHEET	1 OF 1
DATE	1/11/2022	PROJ. NO.	3020
PLAT DATE		PLAT NO.	D-

SHEET SOLUTIONS, INC.

REVIEWED

By Michael Kyne at 4:33 pm, Jan 21, 2022

APPROVED

Montgomery County
Historic Preservation Commission



MacArthur Blvd



MacArthur Blvd



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6124 MacArthur Blvd,
Bethesda, MD 20816,
United States

