



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 9, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #897899 REVISION: Alterations to previously approved HAWP for new lighting and security cameras, screening, and building alterations.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with one (1) condition** at the April 12, 2023 HPC meeting.

1. Review and approval of the trash enclosure at the front of the building is delegated to 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
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.



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

REVIEWED

By Michael Kyne at 5:16 pm, May 09, 2023

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Michael Kyne at 5:16 pm, May 09, 2023

APPROVED

Montgomery County

Historic Preservation Commission



Wagshal's

6124 Macarthur Blvd. Bethesda, MD 20816

Revision to Case #897899

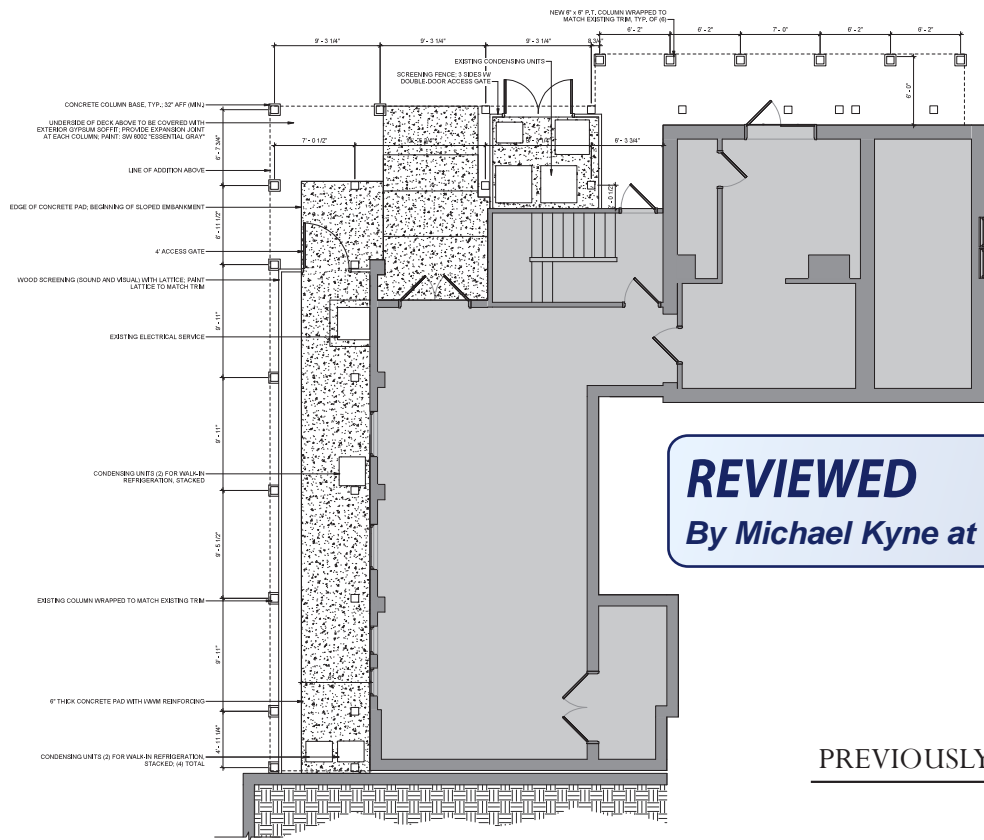
March 17, 2023

REVIEWED
By Michael Kyne at 5:16 pm, May 09, 2023

APPROVED
Montgomery County
Historic Preservation Commission


Highlighted Revisions to Previously Approved HAWP

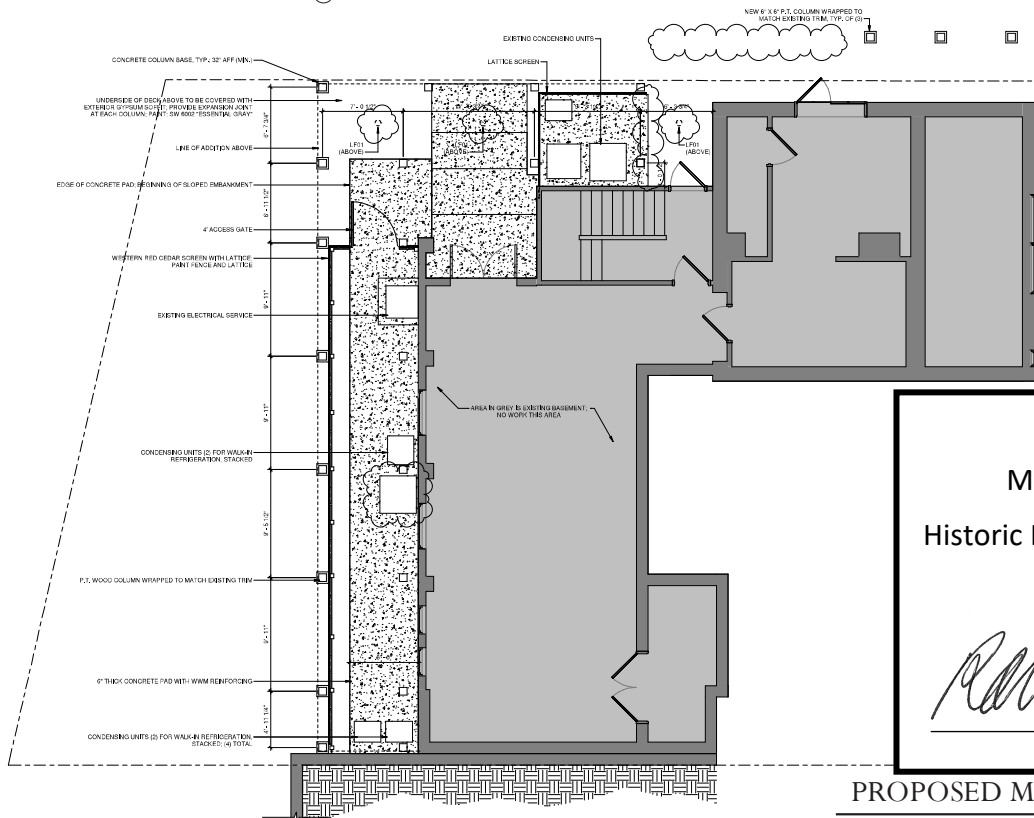
Complete HAWP Submission Follows



REVIEWED
 By Michael Kyne at 5:16 pm, May 09, 2023

PREVIOUSLY APPROVED

1 FLOOR PLAN - LOWER LEVEL



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

PROPOSED MODIFICATIONS

1 FLOOR PLAN - LOWER LEVEL

- 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

REVIEWED
 By Michael Kyne at 5:16 pm, May 09, 2023

APPROVED
 Montgomery County
 Historic Preservation Commission
Ronald A. Potter



Windward Place Elevation

PREVIOUSLY APPROVED



Windward Place Elevation

PROPOSED MODIFICATIONS

REVIEWED
By Michael Kyne at 5:17 pm, May 09, 2023

APPROVED
Montgomery County
Historic Preservation Commission



Complete HAWP Submission

March 17, 2023

REVIEWED
By Michael Kyne at 5:17 pm, May 09, 2023

Existing Conditions

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Patton



Corner of Windward and Leeward



Looking toward Windward and Leeward intersection

REVIEWED

By Michael Kyne at 5:17 pm, May 09, 2023

Existing Conditions

APPROVED
Montgomery County
Historic Preservation Commission



Existing conditions under addition



Existing conditions under addition

REVIEWED

By Michael Kyne at 5:17 pm, May 09, 2023

Existing Conditions

APPROVED
Montgomery County
Historic Preservation Commission

Robert H. [Signature]



View down Windward from Macarthur



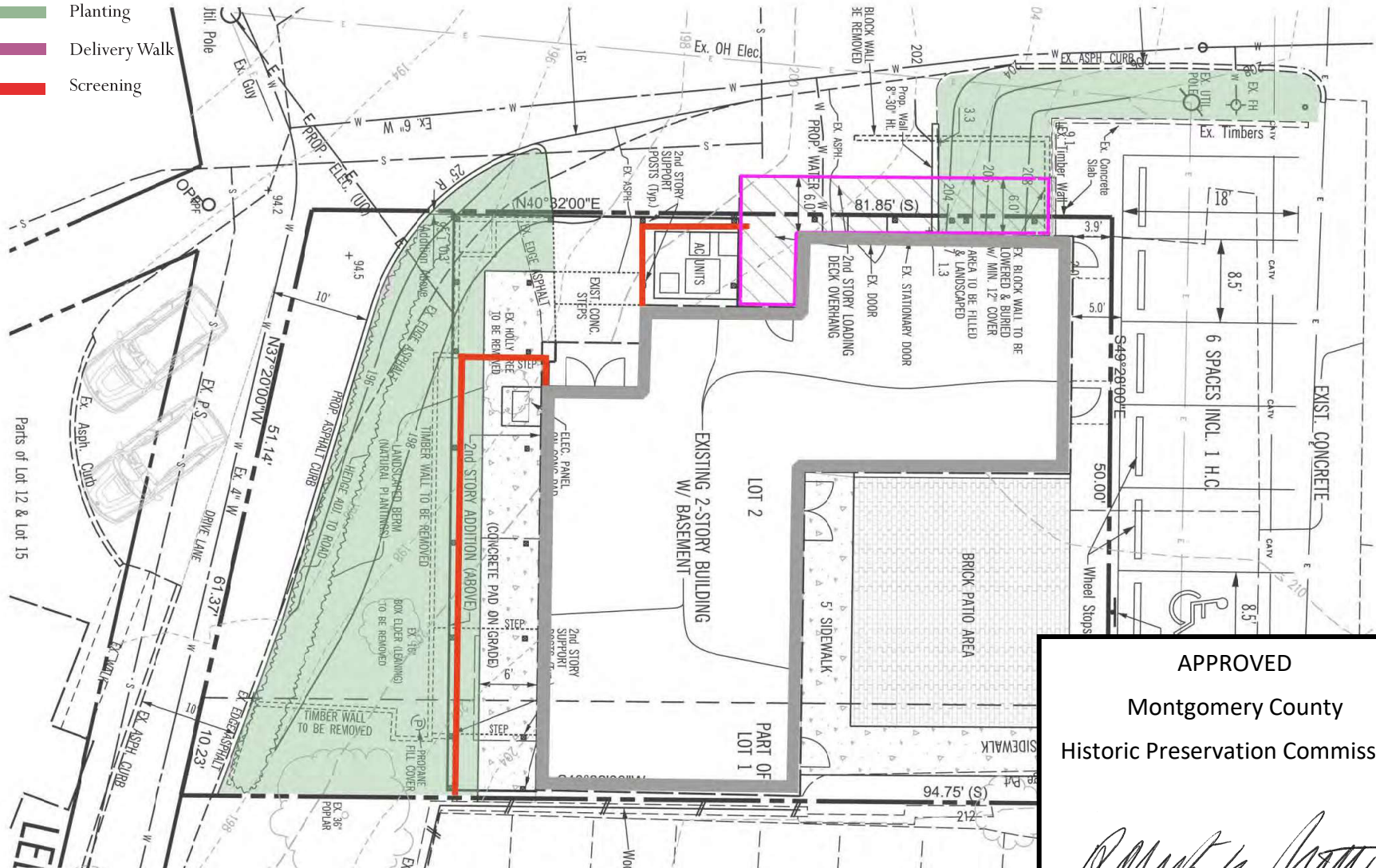
View up Windward toward Macarthur

REVIEWED

By Michael Kyne at 5:17 pm, May 09, 2023

Current Proposed Site Plan

- Planting
- Delivery Walk
- Screening



APPROVED
 Montgomery County
 Historic Preservation Commission

Robert H. [Signature]

REVIEWED

By Michael Kyne at 5:18 pm, May 09, 2023

Corner of Windward and Leeward

APPROVED
Montgomery County
Historic Preservation Commission



Existing

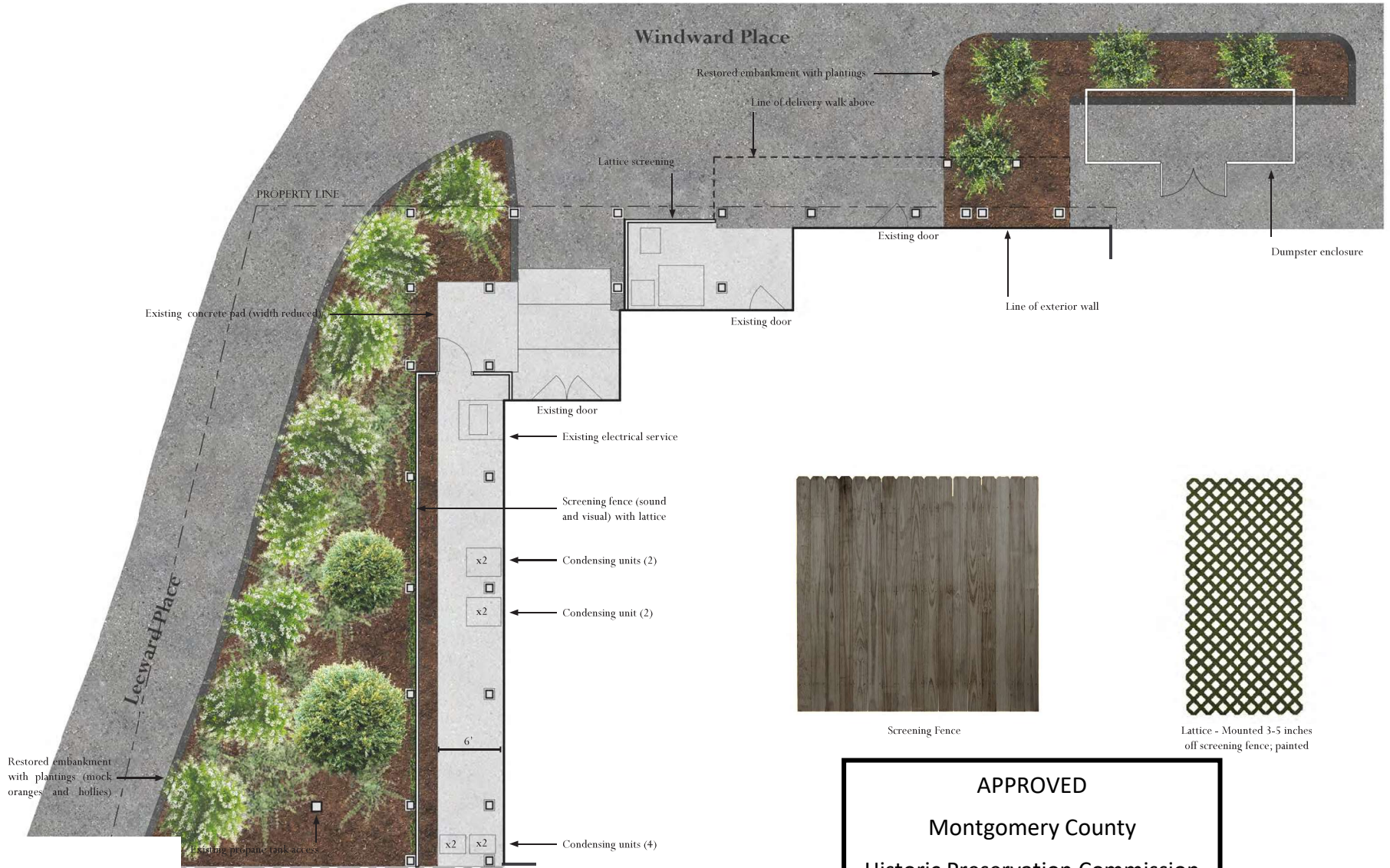


Proposed

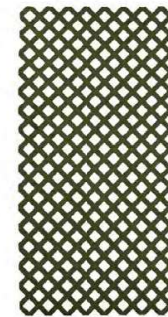
REVIEWED

By Michael Kyne at 5:18 pm, May 09, 2023

Proposed Plan



Screening Fence



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

APPROVED
Montgomery County
Historic Preservation Commission
Ronald G. [Signature]

REVIEWED

By Michael Kyne at 5:18 pm, May 09, 2023

APPROVED

Montgomery County
Historic Preservation Commission



Windward Place Elevation

REVIEWED

By Michael Kyne at 5:18 pm, May 09, 2023

APPROVED

Montgomery County
Historic Preservation Commission



Leeward Place Elevation

REVIEWED

By Michael Kyne at 5:19 pm, May 09, 2023



APPROVED
Montgomery County
Historic Preservation Commission

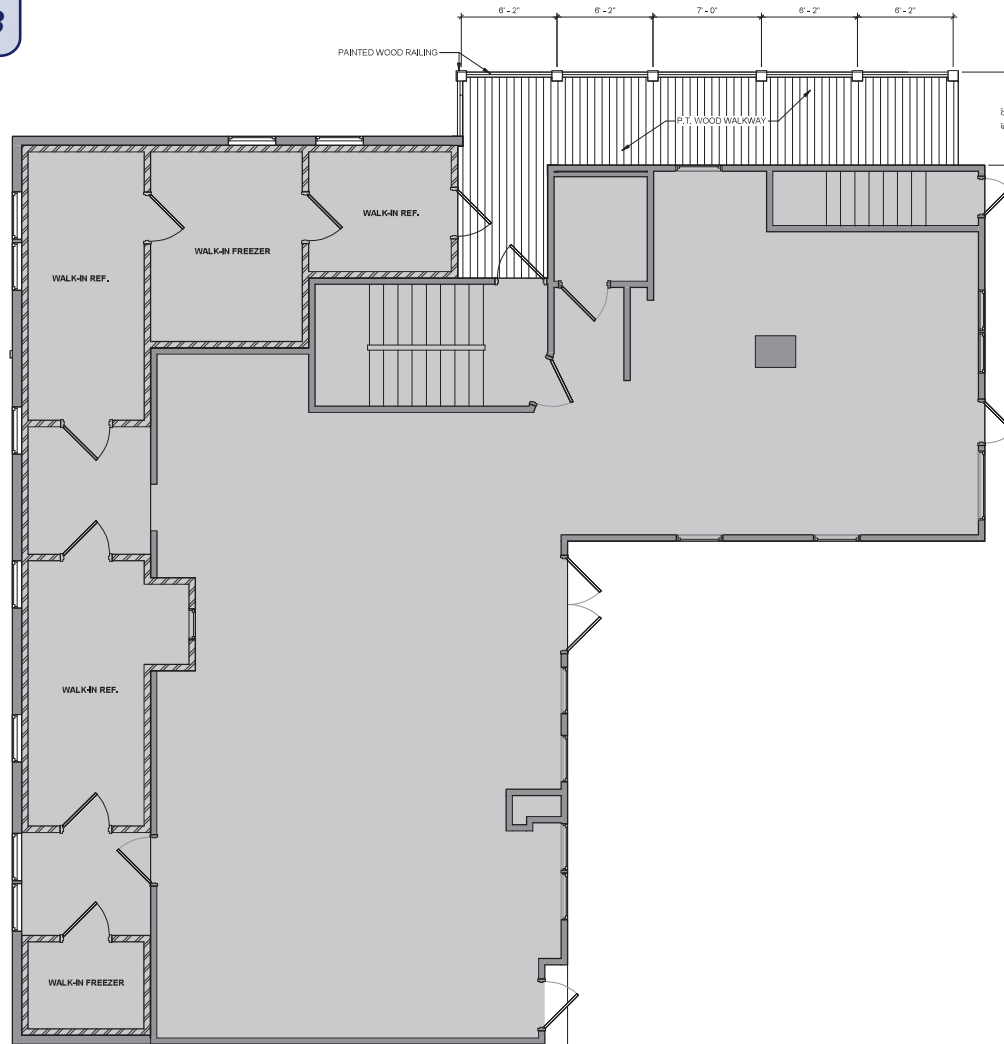
1 FLOOR PLAN - LOWER LEVEL
1/4" = 1'-0"

REVIEWED

By Michael Kyne at 5:19 pm, May 09, 2023

APPROVED

Montgomery County
Historic Preservation Commission



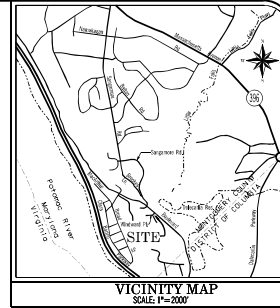
1 FLOOR PLAN - GROUND FLOOR
1/4" = 1'-0"

REVIEWED

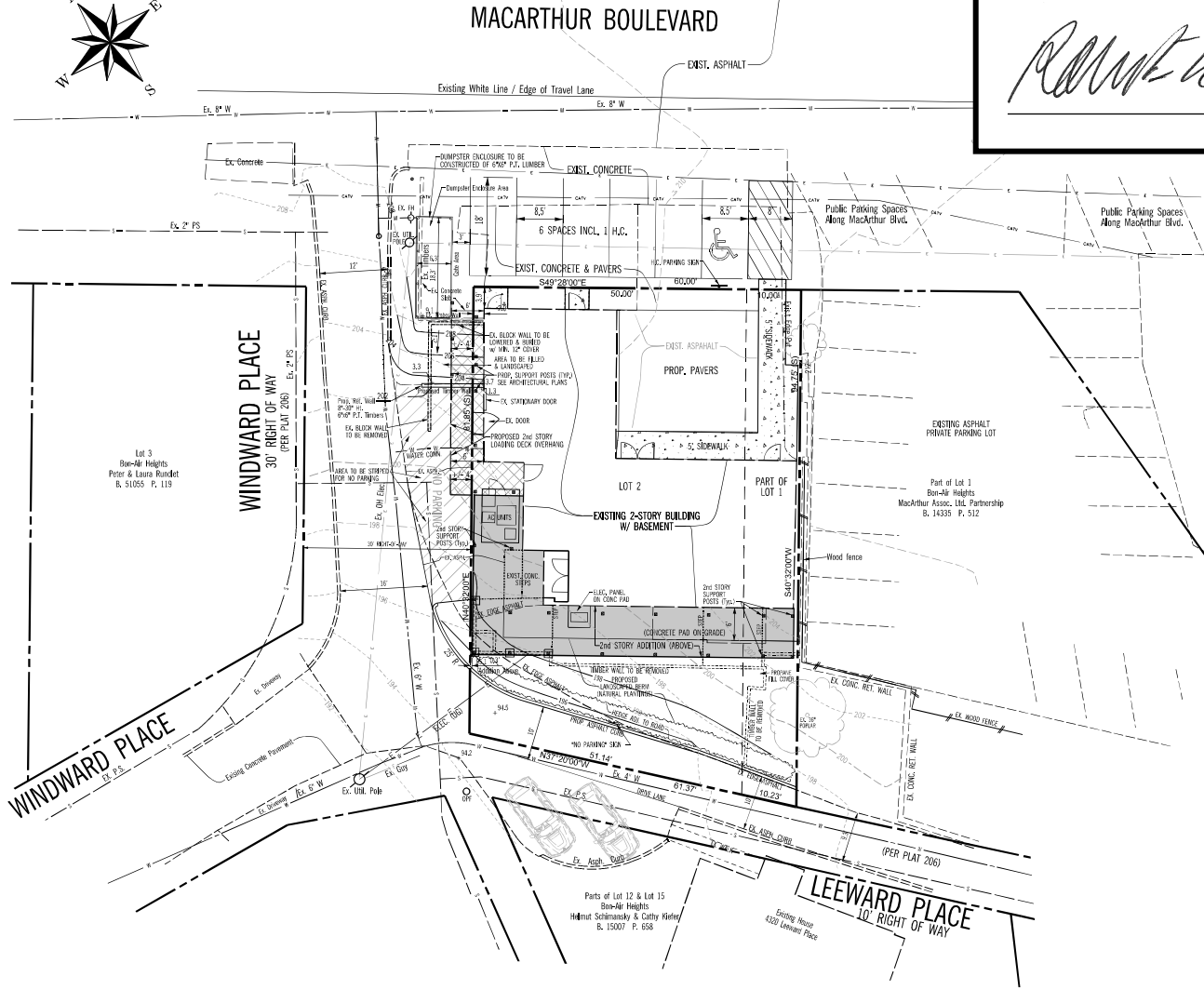
By Michael Kyne at 5:19 pm, May 09, 2023

APPROVED

Montgomery County
Historic Preservation Commission



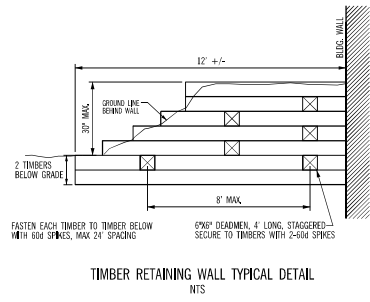
SCALE: 1"=10'



GENERAL NOTES

1. REFER TO ALL NOTES ON ALL SHEETS AND ALL SHEETS OF THIS PROJECT FOR MATERIALS.
2. USE TO BE MATCHED WITH ADJACENT EXISTING WORK OR AS APPLICABLE CONDITIONS.
3. THE FINISH TO BE INDICATED TO BE USED IN STANDARD FINISH ONLY.
4. BACK OF CURB TO BE CONCRETE UNLESS OTHERWISE INDICATED.
5. UNLESS NOTED OTHERWISE, ALL FINISHES TO BE PERMANENT.

APPROVED	JAMES A. LIND	REVIEWED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DESIGNED	CHRISTOPHER J. WAGSHAL	CHECKED	BITUMINOUS CONCRETE CURBS
DRAWN	CHRISTOPHER J. WAGSHAL	DATE	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.	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. 18126, Expiration 06/30/2023).



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

DATE	2/1/2023	SHEET	3020	SCALE	1"=10'
PROJECT	3020	DRAWN BY	D-	CHECKED BY	

REVIEWED
 By Michael Kyne at 5:19 pm, May 09, 2023

APPROVED
 Department of Permitting Services
 Permit # 23000000000000000000
 Date 05/09/23

APPROVED
 Montgomery County
 Historic Preservation Commission

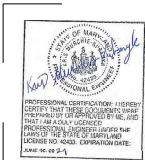
Robert H. Trotter

approval

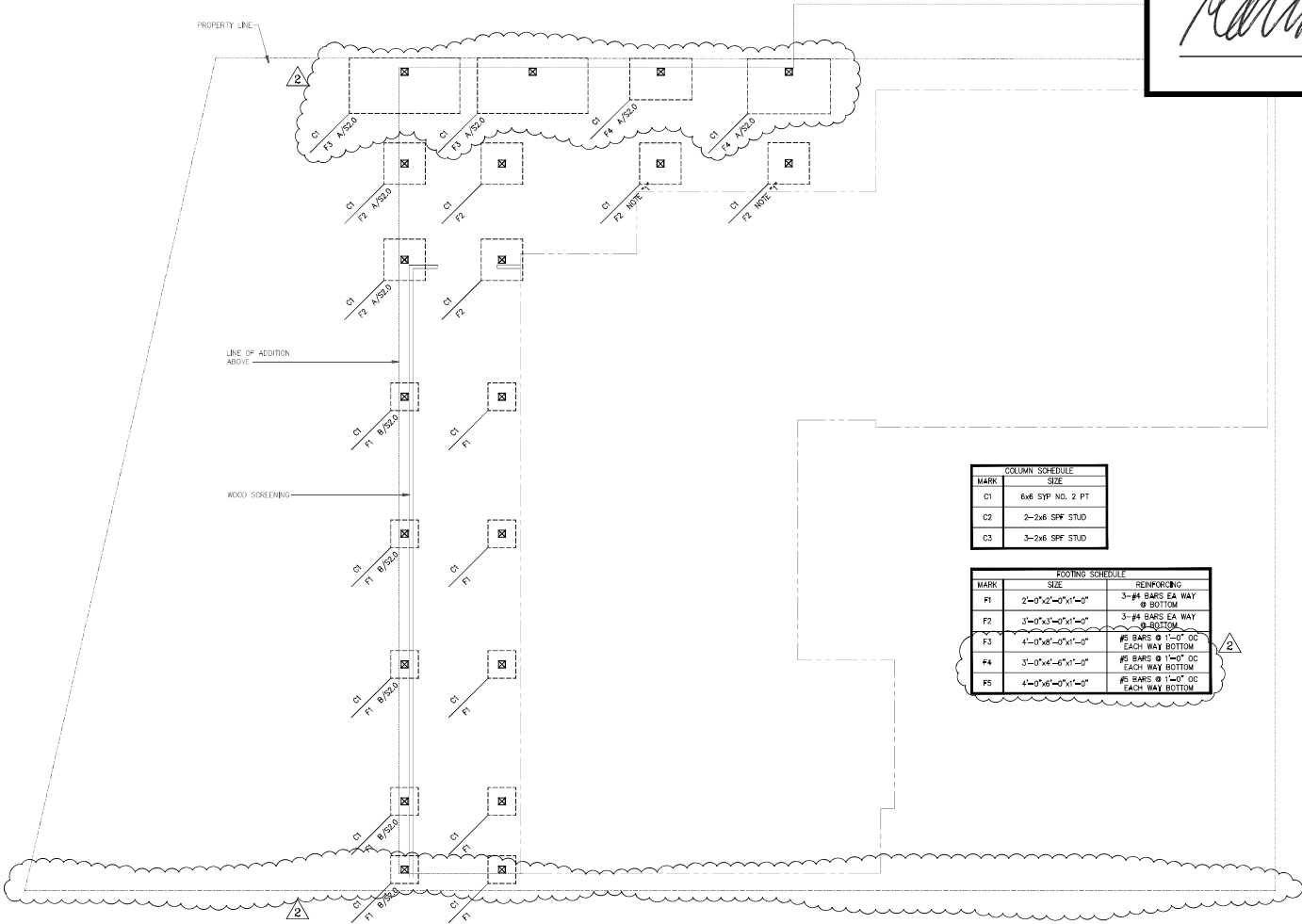
Project Name:
 Wagnalls - Bonifields
 6124 Macarthur Boulevard



Foundry Architects LLC
 2701 N. Charles Street, Suite 100
 Baltimore, MD 21218
 410-948-3007



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



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"x2'-0"x1'-0"	3-#4 BARS EA WAY @ BOTTOM
F2	3'-0"x3'-0"x1'-0"	3-#4 BARS EA WAY @ BOTTOM
F3	4'-0"x6'-0"x1'-0"	#5 BARS @ 1'-0" OC EACH WAY BOTTOM
F4	3'-0"x4'-6"x1'-0"	#5 BARS @ 1'-0" OC EACH WAY BOTTOM
F5	4'-0"x6'-0"x1'-0"	#5 BARS @ 1'-0" OC EACH WAY BOTTOM

Foundation Plan

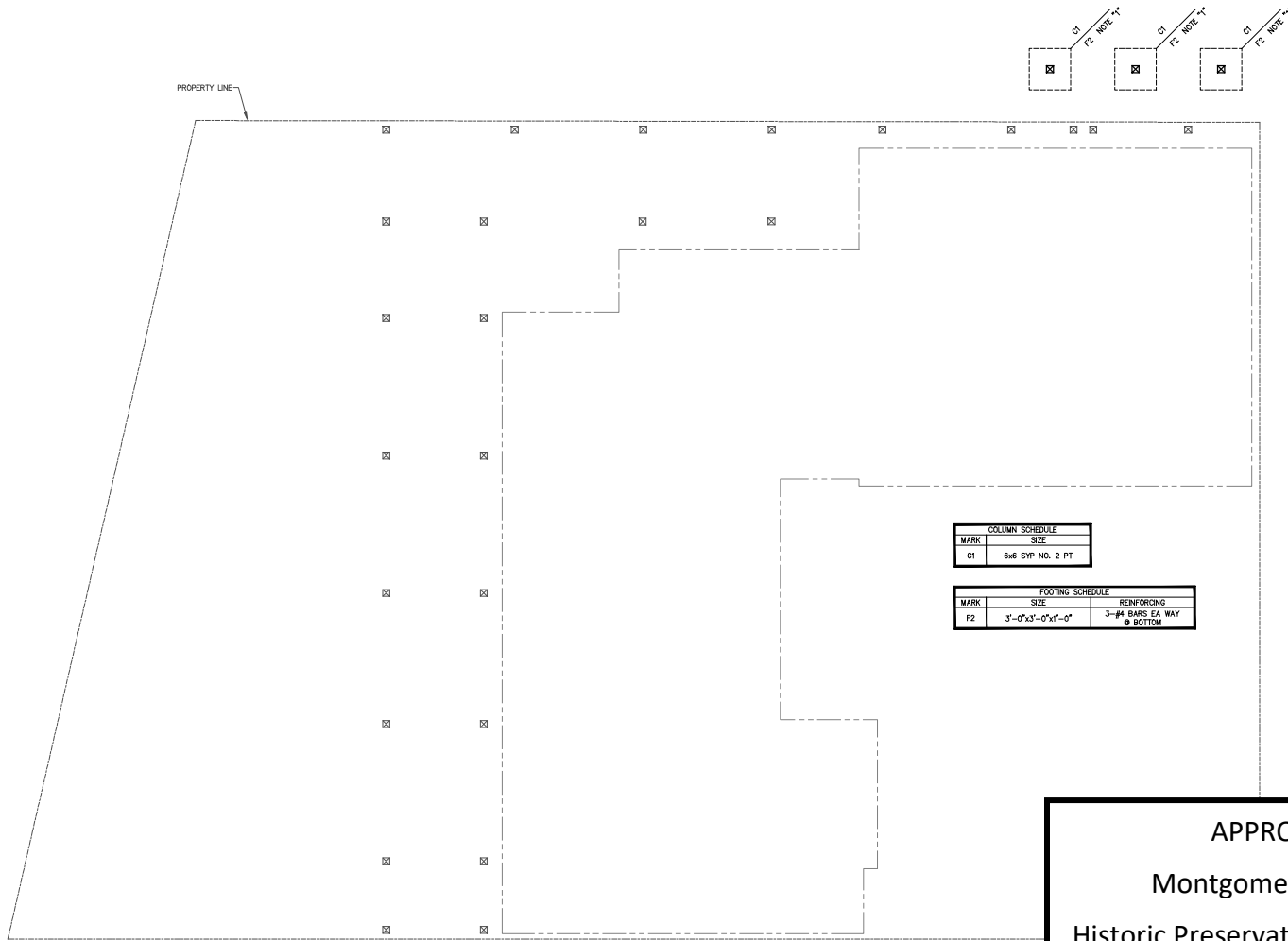
- 1/4" = 1'-0"
- FIELD VERIFY FOUNDATIONS.
 - UNDERPINNING AS REQUIRED PER DETAIL "B"/S2.0".

FOUNDATION PLAN

S1.1

REVIEWED

By Michael Kyne at 5:19 pm, May 09, 2023



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

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F2	3'-0"x3'-0"x1'-0"	3-#4 @ 18" EA WAY ● BOTTOM

APPROVED
Montgomery County
Historic Preservation Commission

Robert H. [Signature]

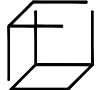
Foundation Plan

1/4" = 1'-0"

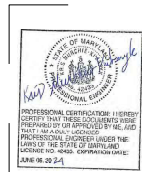
- 1. FIELD VERIFY FOUNDATIONS.

approval

Project Name:
Wagnalls - Borfakis
8124 MacArthur Boulevard



Foundry Architects LLC
2701 N. Chablis Street, Suite 100
Silverdale, MD 21158
410.848.3057



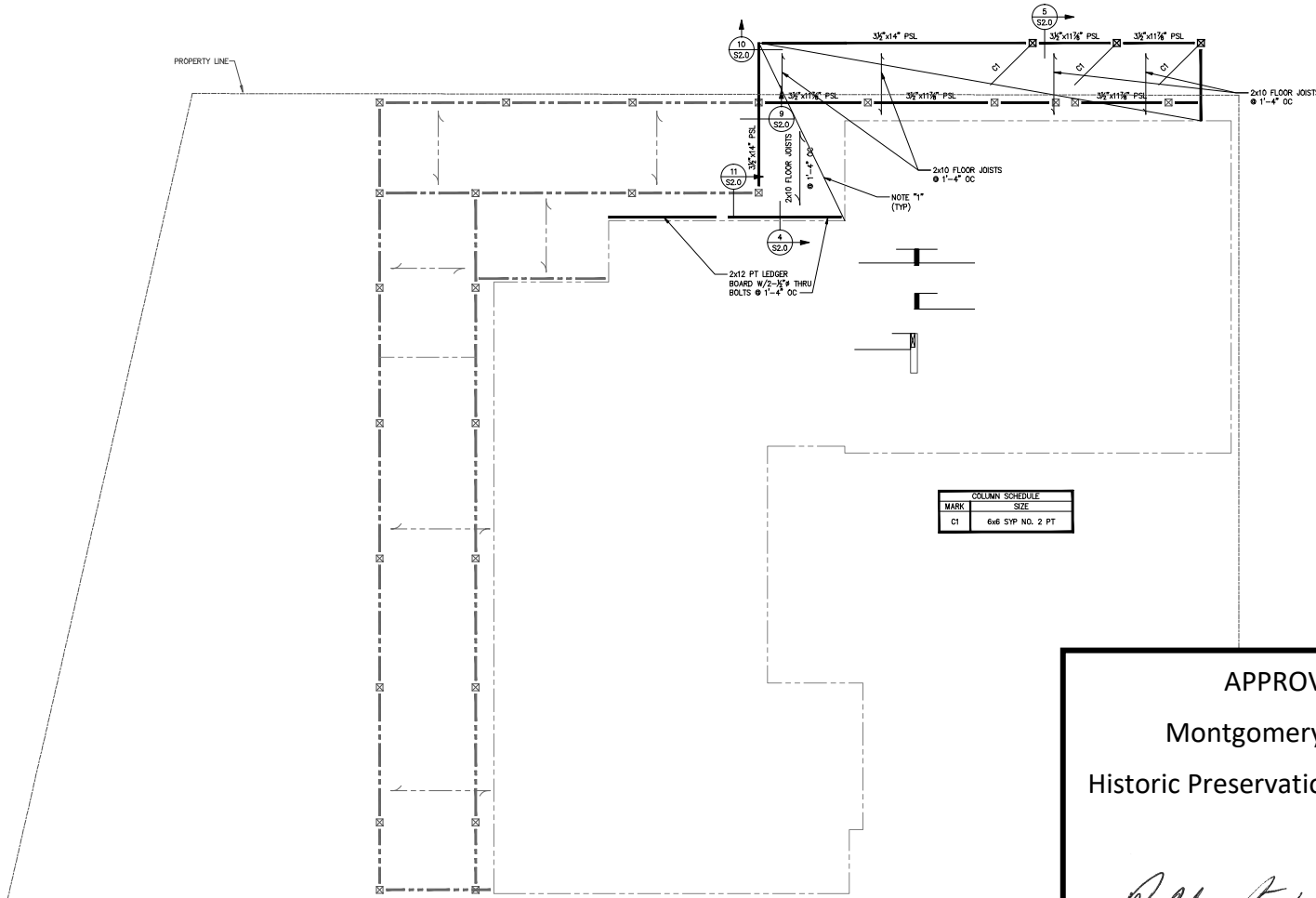
DATE	DESCRIPTION
01/27/23	DECK SET

FOUNDATION
PLAN

S1.1

REVIEWED

By Michael Kyne at 5:20 pm, May 09, 2023



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

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.

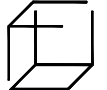
APPROVED

Montgomery County
Historic Preservation Commission

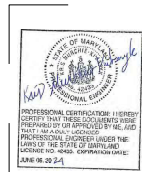


approval

Project Name:
Wagnalls - Bonfields
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

REVIEWED

By Michael Kyne at 5:20 pm, May 09, 2023



The Brighter Choice

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

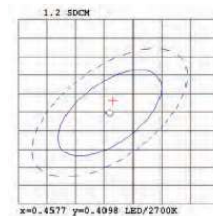
DL_BFDR56-13W-27K-# DL_BFDR56-13W-3K-#
DL_BFDR56-13W-4K-# DL_BFDR56-13W-5K-#
DL_BFDR56-13W-6K-#

LIGHT DISTRIBUTION ANGLE

SPECTRUM DISTRIBUTION



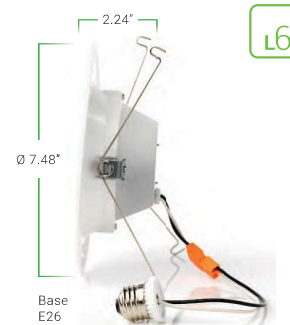
CIE1931 Chromaticity Diagram



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

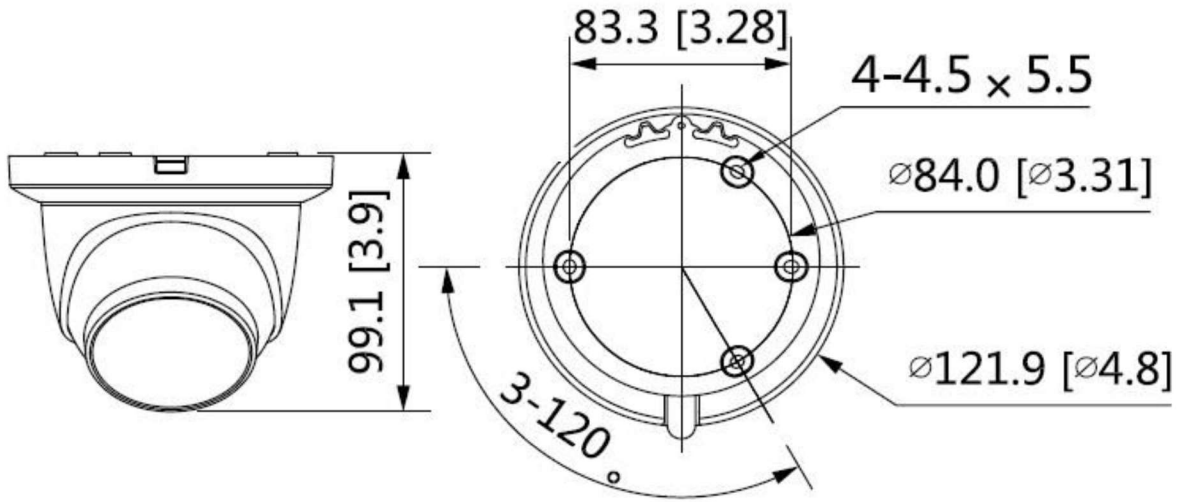
Housing	Polycarbonate
Weight	0.45lbs

LIFESPAN

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

APPROVED
Montgomery County
Historic Preservation Commission

Dimensions



REVIEWED
By Michael Kyne at 5:20 pm, May 09, 2023

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Montgomery County
Historic Preservation Commission



REVIEWED

By Michael Kyne at 5:20 pm, May 09, 2023

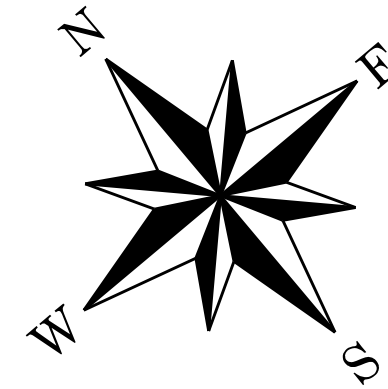
APPROVED

Montgomery County

Historic Preservation Commission



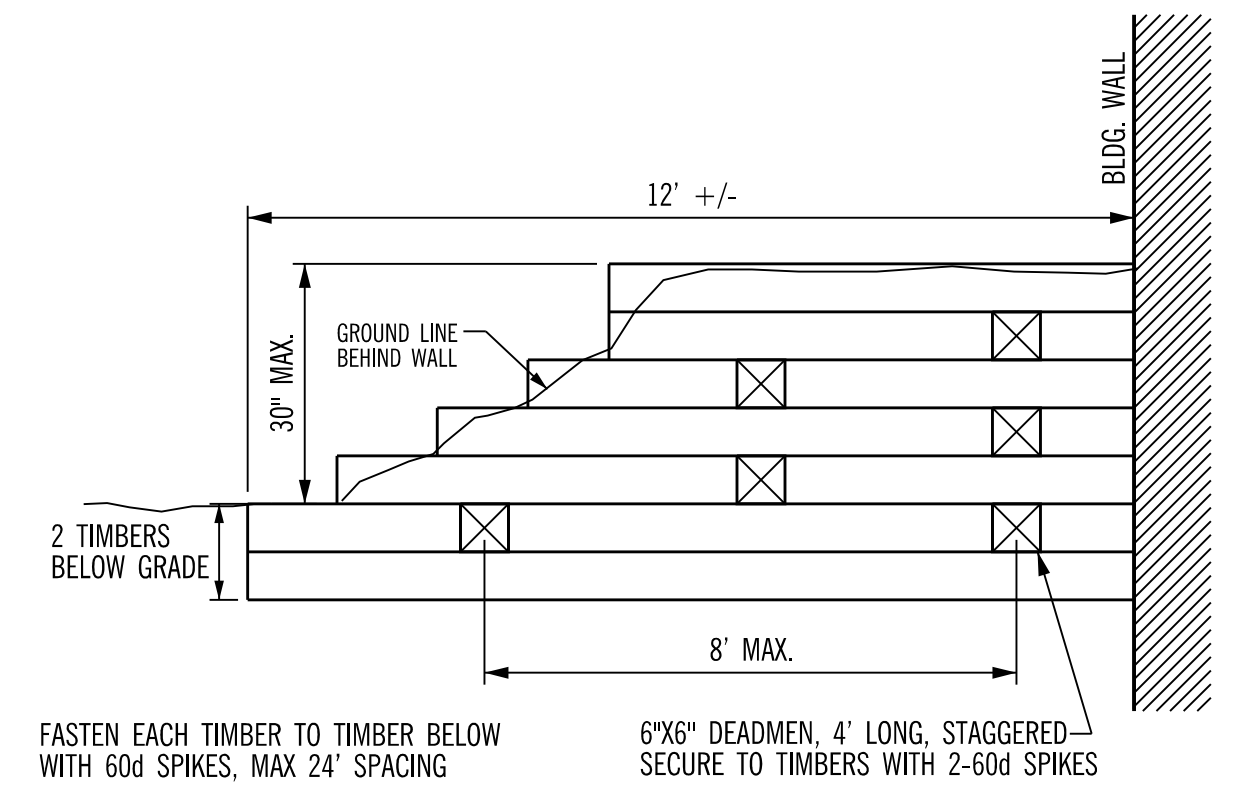
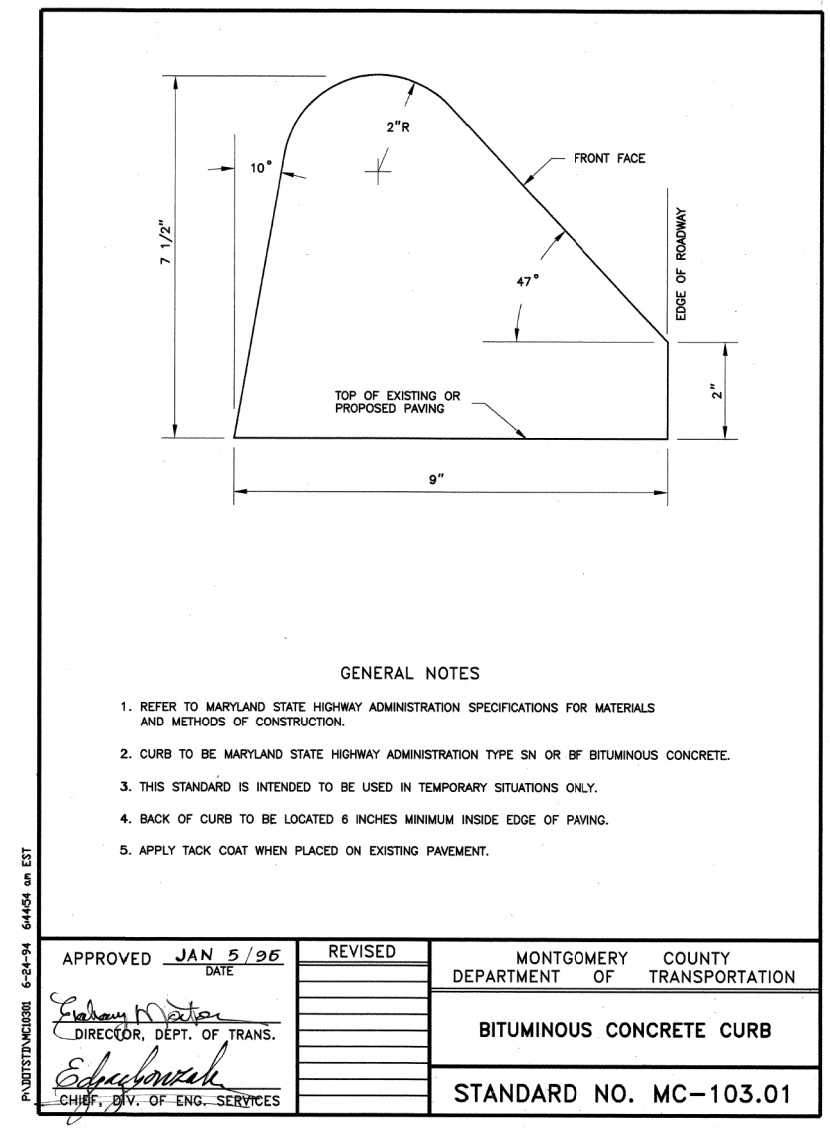
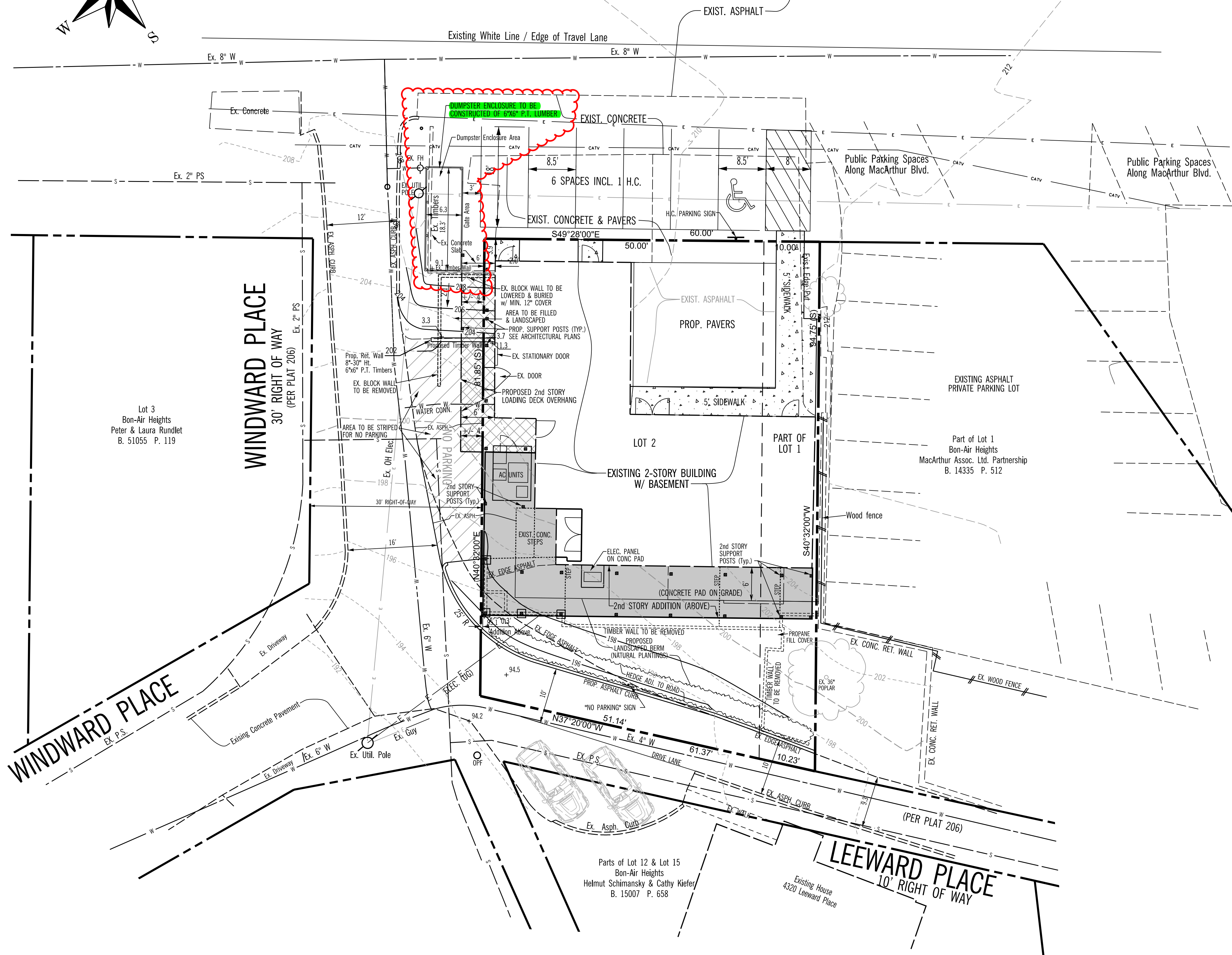
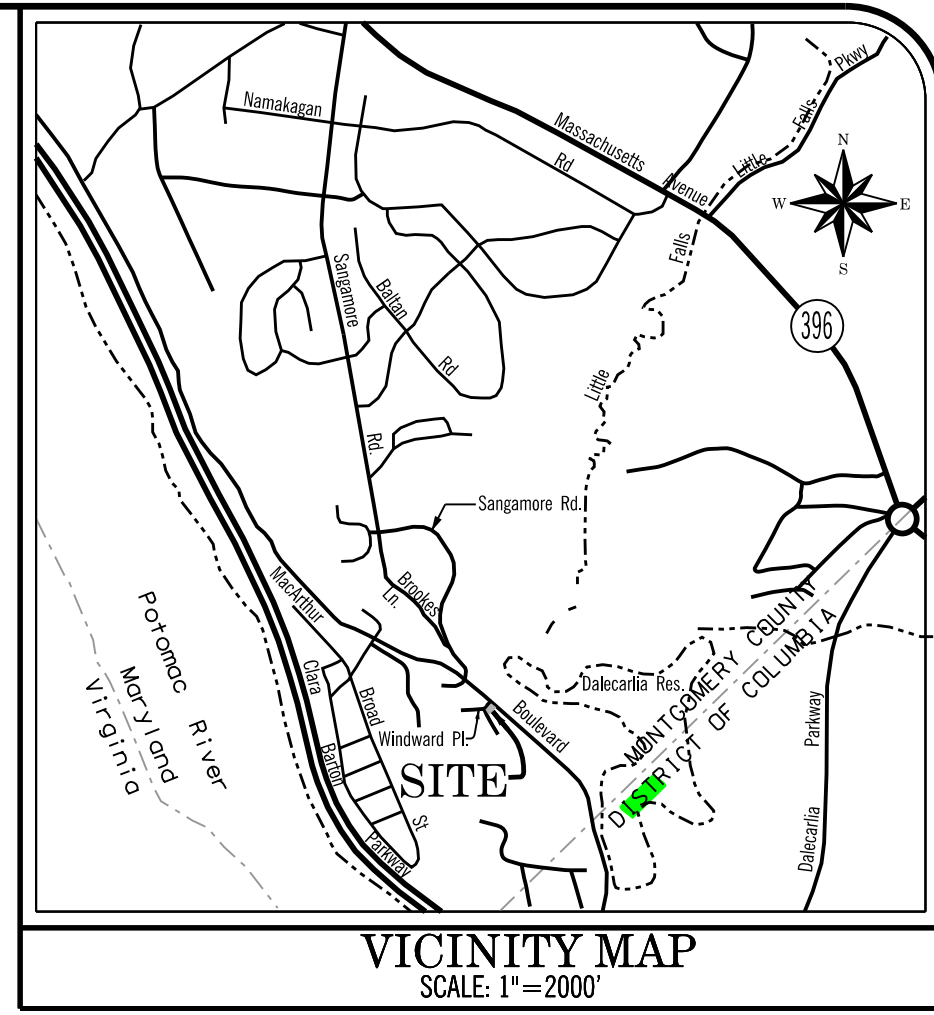
SCALE: 1"=10'



MACARTHUR BOULEVARD

REVIEWED
By Michael Kyne at 5:21 pm, May 09, 2023

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



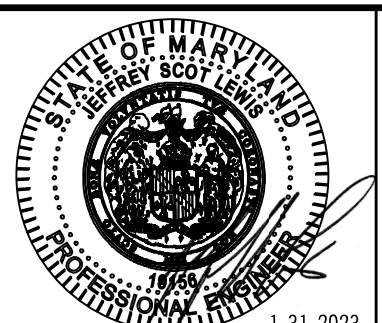
TIMBER RETAINING WALL TYPICAL DETAIL
NTS

SITE SOLUTIONS, INC.
P.O. Box 1783
Clarksburg, Maryland 20871
(301) 540-7990
Planning - Landscape Architecture - Engineering

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

NO	REVISION	DATE
	Plan revised to add Second Story Walkway on west side of building.	1-31-2023

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 06-02-2023



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

JSL	SCALE	1"=10'
DESIGN		
MJD	CHECKED	1 OF 1
2/1/2023	SHEET	
PLOT DATE	PROJ. No.	3020
		D-

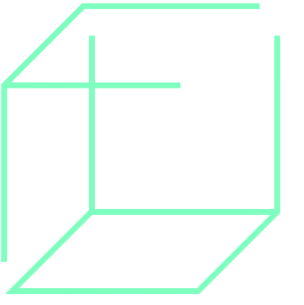
PROJECT: SITE SOLUTIONS, INC.

REVIEWED
By Michael Kyne at 5:21 pm, May 09, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. Poston

approval

Project Name:
Wagshal's - Bonfields
6124 Macarthur Boulevard



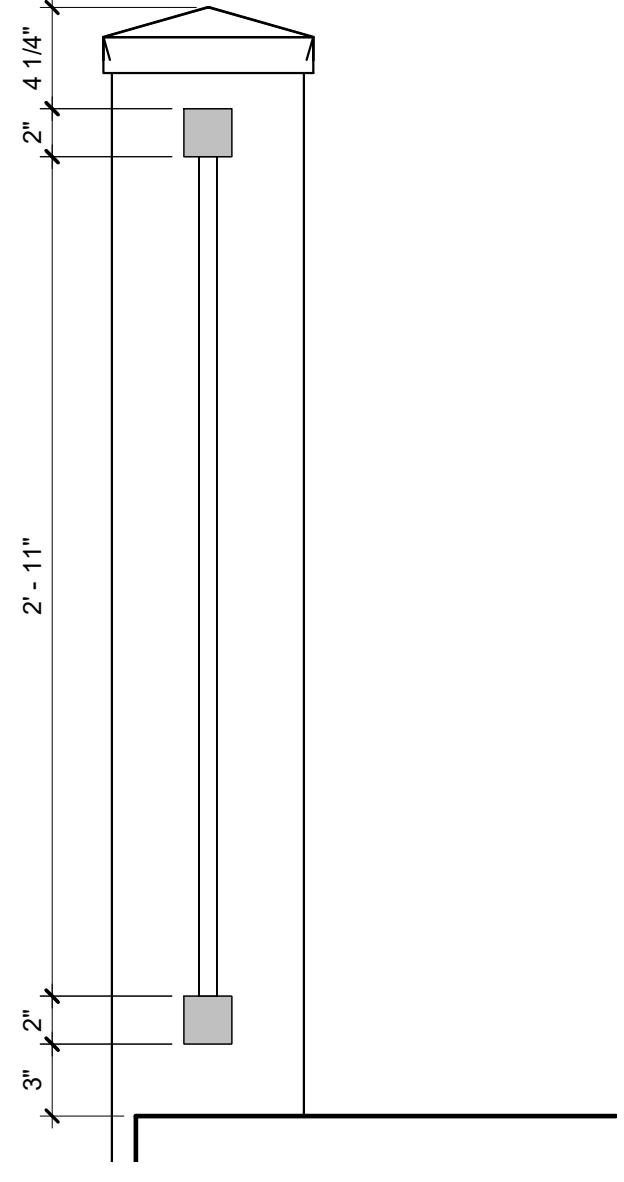
Foundry Architects LLC
2701 N. Charles Street, Suite 100
Baltimore, MD 21218
410.948.3067

I 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 number 14916, expiration date 3/14/23.

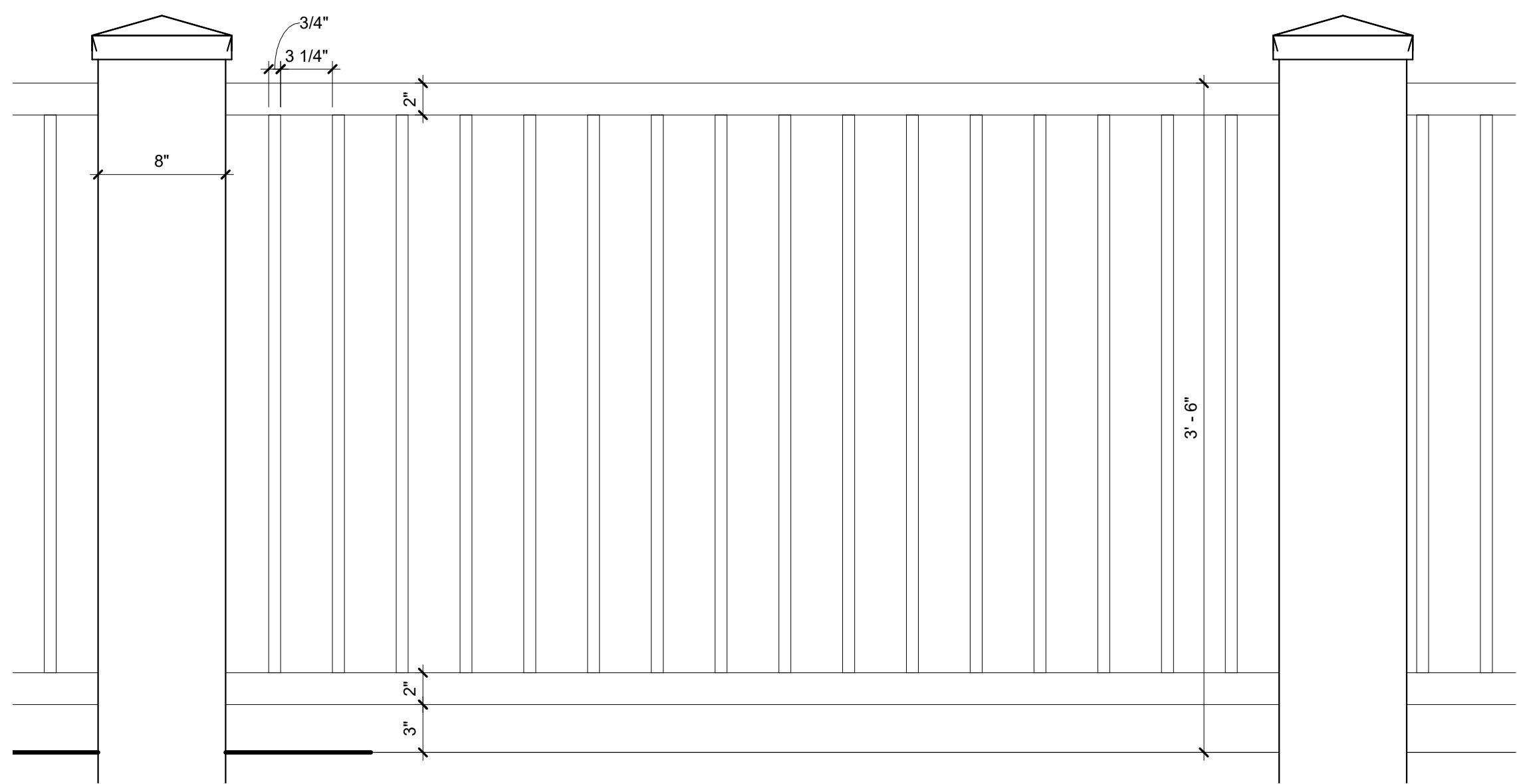


seal

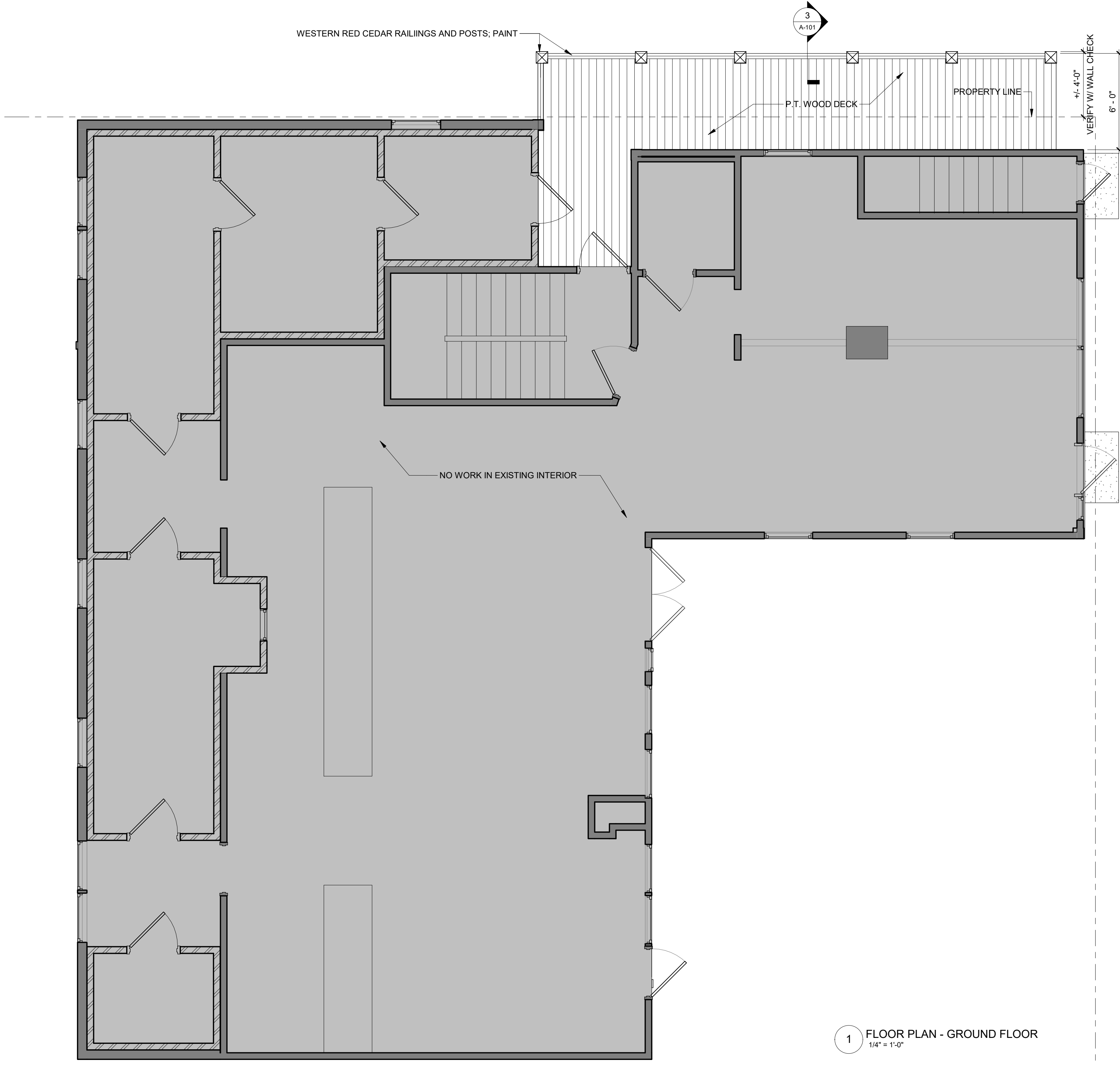
DATE	DESCRIPTION
01/25/23	DECK PERMIT



3 RAILING SECTION
1/12" = 1'-0"

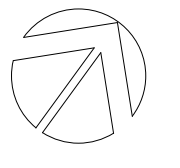


2 RAILING ELEVATION
1/12" = 1'-0"



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

SCOPE OF WORK:
CONSTRUCTION OF A WOOD DECK



DECK PLAN AND
DETAILS

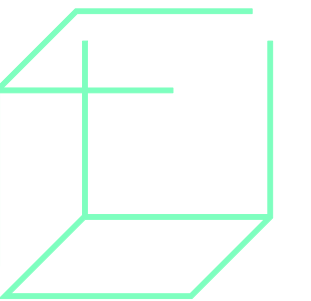
A-101

REVIEWED
By Michael Kyne at 5:21 pm, May 09, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Ronald W. Norton

approval

Project Name:
Wagshal's - Bonfields
6124 Macarthur Boulevard



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



I 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 number 14916, expiration date 3/14/23.



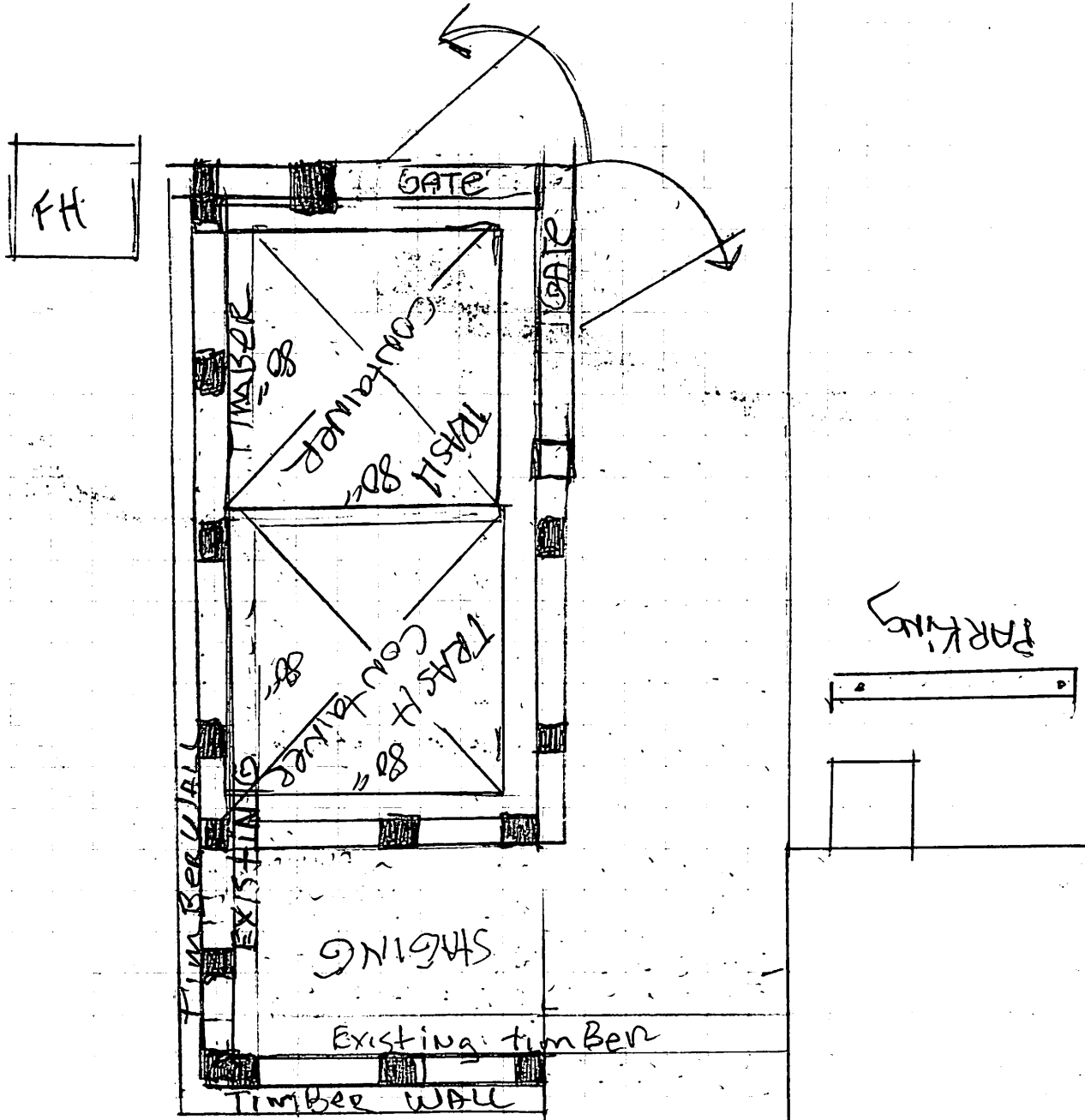
seal

DATE	DESCRIPTION
01/25/23	DECK PERMIT

DECK ELEVATION
A-201

Bonfield TRASH ENCLOSURE

□ = 1 Foot



REVIEWED

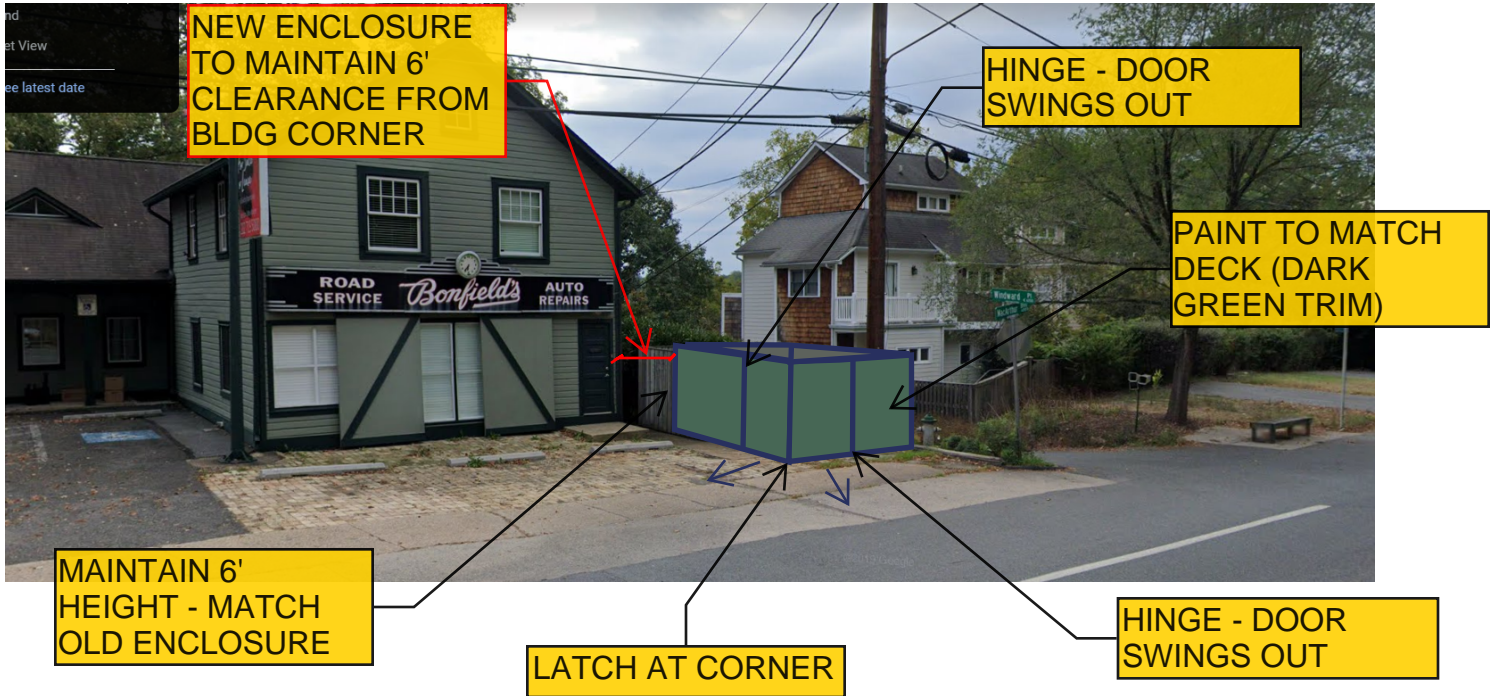
By Michael Kyne at 5:21 pm, May 09, 2023

APPROVED
Montgomery County
Historic Preservation Commission

Ronald A. Potter

REVIEWED

By Michael Kyne at 5:22 pm, May 09, 2023



APPROVED
Montgomery County
Historic Preservation Commission

Robert H. [Signature]