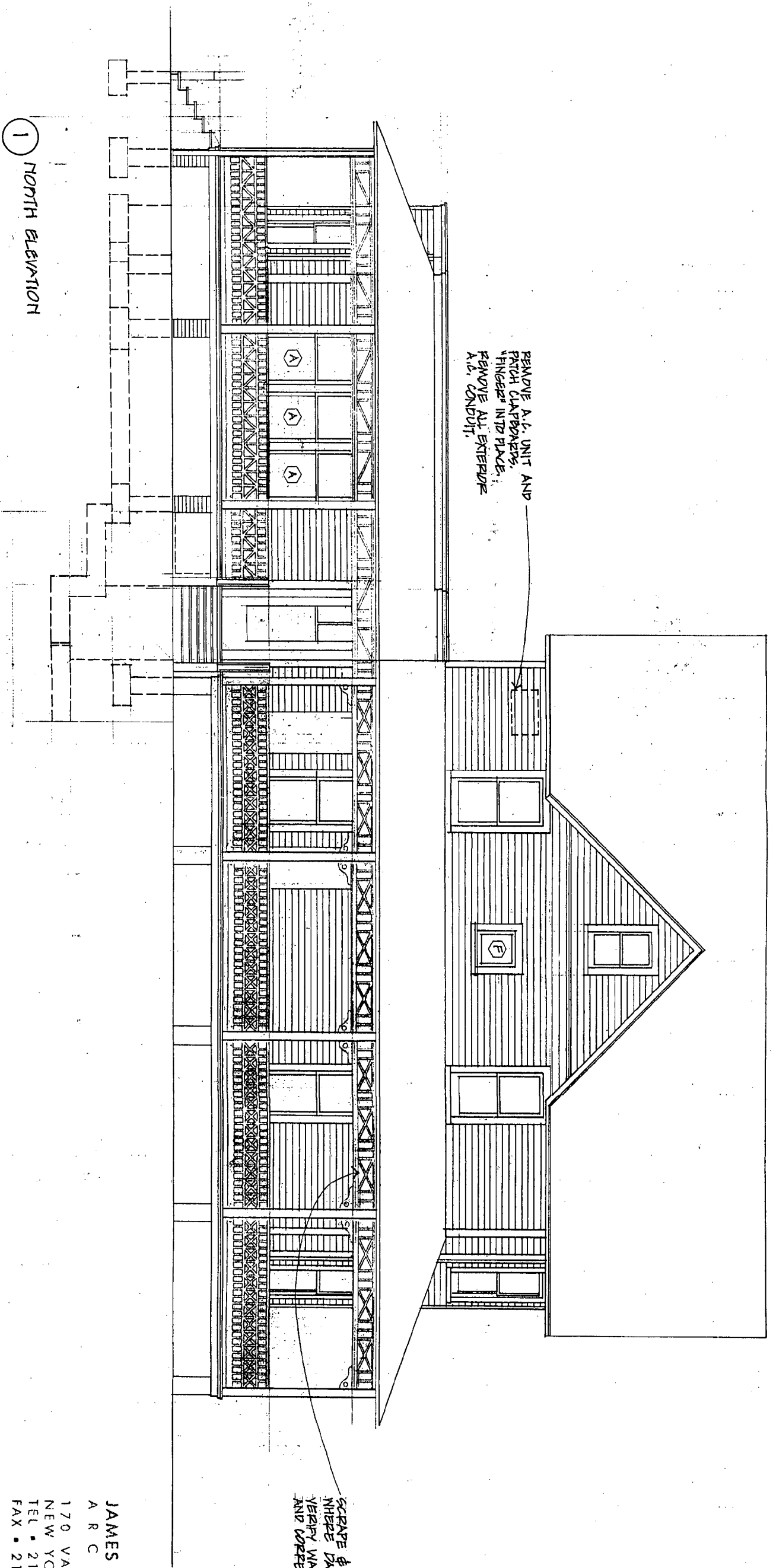


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Macgill/Wilson House (Garrett Park)

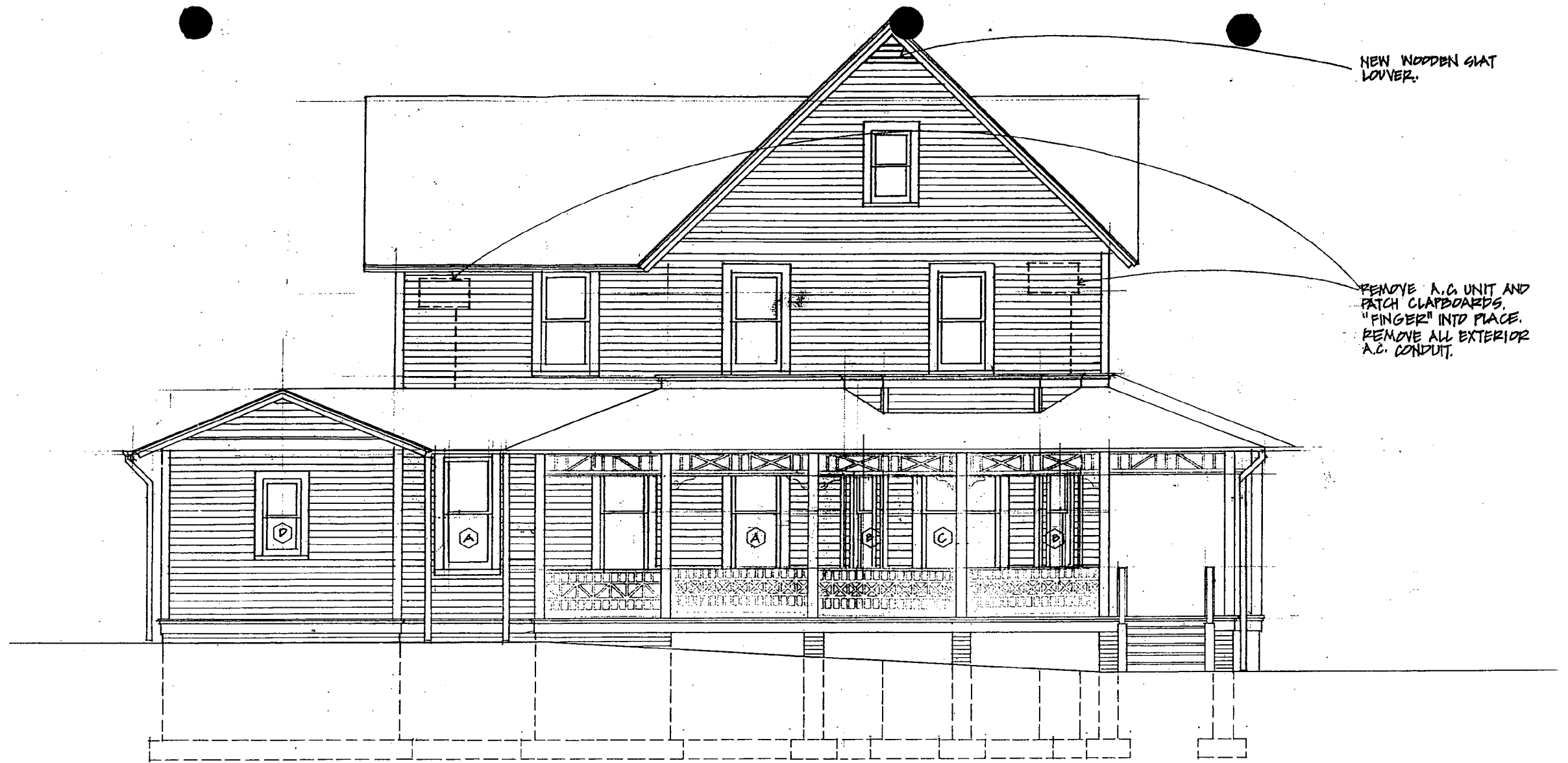
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REVISIONS to DEP SOL

July 14, 1993

The Maryland Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Submitted for the record:
In reference to case number 30/13-4-93A

I would like to point out three discrepancies for the planning commissions review. First; the removal of an original and historic porch, second; the loss of open space which helps to define the historic character of the neighborhood of Garrett Park and third; the north elevation displaying an elongated porch which clearly is not in keeping with the historic integrity of the building.

First, to address the removal of an historic porch. As stated in the supplemental application for historic renovation (page 1b.) the removal of a historic portion of the porch is mentioned. Removal of the porch is not in compliance with the Secretary of the Interiors Standards and Guidelines 36 CFR Part 67 numbers 2,5, and 10.

36 CFR Part 67, number 2 states that "the removal of historic materials or alterations of features and spaces that characterize a property shall be avoided".

36 CFR Part 67, number 5 states "distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."

36 CFR Part 67, number 10 states "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 property and its environment would be unimpaired.

The removal of the historic porch is clearly not in compliance with these regulations. 36 CFR Part 67, number 2: Removal of the original side porch is destroying an original feature of the structure, 36 CFR Part 67, number 5: the porch characterizes the property, 36 CFR Part 67, number 10: the addition should be reversible so that if in the future the integrity of the structure would remain the same, the porch in this case would be lost.

Second, to address the loss of open space. The loss of open space is not in compliance with 36 CFR Part 67, number 2 and 9.

36 CFR Part 67, number 9 states "new additions, exterior alterations, or related new construction shall not destroy historic material that characterize the property. The new work shall be differentiated for the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment."

36 CFR Part 67, number 2 states that "the removal of historic materials or alterations of features and spaces that characterize a property shall be avoided".

The elongated porch clearly destroys the historic relationship between the structure and the open space feature. The surrounding space is characteristic of the relationship between the historic structure and the open space, and is a part of the historic relationship which is important in defining the overall historic character of the neighborhood (Reference Secretary of the Interior Guidelines 1977, page 49).

Third, to address a portion of the new design is incompatible with the historic relationship of the site. The design is not in compliance with 36 CFR Part 67, number 2 and 9.

In reference to the elongated porch, I endorse the recommendations made by the Historic Preservation Office cited in the Commissions Staff Report which calls for a redesign of the north porch, the recommendation by the Historic Preservation Office would allow for differentiation between the old structure and the new structure by the use of varying materials.

I submit to the commission a Preservation Brief compiled by the National Park Service which indicates the importance of maintaining the historic integrity of the original structure. And Case Study number 87-091.3 a case in which changing the shape of the structure from an "L" shape to a "U" shape plan, obscuring the essential form of the structure was therefore denied status by the National Park Service.

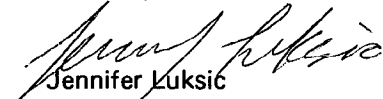
The integrity of the structure should not be compromised by added additions which may change the historic character. The sketch of the north elevation of the addition clearly displays a design not in keeping with the original structure.

The Secretary of the Interior Guidelines for Rehabilitating Historic Buildings developed in 1977 states:

"The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e. non-character-defining interior spaces.

I urge review of 24 A-8 (b) 1 Criteria for Issuance. As the removal of the historic porch is inconsistent with, and detrimental to the preservation, and ultimate protection of the historic resource in the historic district of Garrett Park.

Sincerely,


Jennifer Luksic
4710 Strathmore Ave.
Kensington, MD 20895

Interpreting the Secretary of the Interior's Standards for Rehabilitation

Number: 87-091

Applicable Standards: 9. Compatible Design for New Alterations/
Additions (nonconformance)

Subject: ADDING TO FREESTANDING HISTORIC BUILDINGS

Issue: The first consideration in planning a new addition is the potential physical impact on significant historic materials and features. Probably of equal importance, however, is the potential visual impact on the building's historic appearance or "character." Because freestanding historic structures are often visible from all four sides, they tend to be particularly vulnerable to exterior change. For this reason, if the factors of size and high visibility are not carefully weighed prior to construction of the new addition, a distinctive historic form and profile can easily be expanded into a building with a completely different character. When a new addition is simply too large in relationship to the freestanding historic building, then placing it on a secondary elevation, using a reveal, using compatible materials, and making a clear differentiation between old and new may still not offset the addition's impact on the historic character. When it is determined that a new addition violates Standard 9, project certification will be denied.

Application: In three rehabilitation projects under review by the National Park Service, the size of the new addition was the major cause for denial. In each case, the historic structure was a freestanding building (a residence, a school, and a bank) with a distinctive form or shape.

First, a two-story vernacular brick residence dating from 1915 recently underwent rehabilitation for use as a dormitory. When a new, large-scale addition was attached on a secondary, but highly visible, elevation as part of the project, NPS denied the project for preservation tax incentives. While recognizing the success of the architect in differentiating the new construction from the historic building (including wall reveals, roofing material, face brick with a soldier course, and windows and cornice details), NPS determined "the addition overwhelmed the historic structure in mass and was too prominently sited." Before rehabilitation, the historic building was asymmetrical in shape, consisting of a main block and several subsidiary--but proportionally similar--components and highlighted by a prominent wraparound wooden porch. After rehabilitation, the form was still asymmetrical, but the new brick addition became the most prominent architectural feature of the building from several elevations, its distinctive angular form dwarfing the historic porch in size and scale. In summary, the addition drastically changed the form of a residence that was typical of its time, and, in changing the form, compromised the historic character (see illus. 1 and 2).

In the second case, a 1926 classically-styled freestanding bank building with large round-arched window openings was rehabilitated to extend its historic commercial function. When new bank offices were added along one side of the historic building, essentially doubling the size of the historic structure, the project was denied for tax benefits: NPS explained, "The new addition gives the building a radically different

87-091

size, shape, and appearance from what it had been for sixty years since its construction... In effect, it obliterates the character of the structure as a freestanding building, nearly obscuring an entire flank." Before rehabilitation, the building was easily identifiable in the district by its symmetrically rectangular mass and balanced formal windows; after rehabilitation, the form of the building became a decisively asymmetrical wedge shape with a prominent new entrance replacing the historic tripartite windows (see illus. 3, 4, 5). The materials and architectural detailing of the new addition were not issues. Finally, NPS stated in the denial letter that a smaller addition could have been certified.

In a third case, a ca. 1839 two story brick structure, three bays wide, with distinctive stepped gables had been expanded in 1912 by a two-story ell when its use as a school for women was changed to use as a private residence. In 1985, the structure was added to again for use as a restaurant, then submitted to NPS for the investment tax credit. Project work included construction of a kitchen and greenhouse addition and construction of a storage building on the site. After review, NPS denied the rehabilitation, primarily citing the impact of the new addition both on the building and the district. In NPS' denial letter, it was stated that "prior to rehabilitation, the structure was a simple, freestanding, L-shaped structure readily identifiable in character." The NPS letter further explained to the owner that after rehabilitation "the historic form of the structure is no longer clearly distinguishable; the kitchen-bakery addition of approximately 2,000 square feet has vastly increased the size of the building, turning the former L-shaped plan into a U-shaped plan and thus obscuring the essential form of the historic structure...the addition overwhelms and competes with the historic structure rather than being subordinate to it." It was noted in the NPS denial letter that making the school into a restaurant would have been a compatible use if the addition had been smaller in relationship to the historic structure; also, the greenhouse addition in itself would not have precluded certification (see illus. 6).

Prepared by: Kay D. Weeks

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the Secretary of the Interior's Standards for Rehabilitation, are not necessarily applicable beyond the unique facts and circumstances of each particular case.



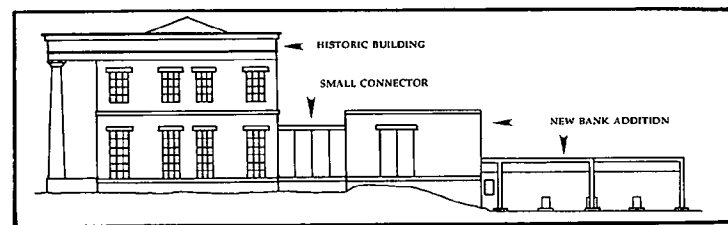
Photo: Rodney Gary



Photo: Rodney Gary

Historic residential structure with new drive-in bank addition. This approach preserves the historic character.

Built in 1847 and individually listed in the National Register in 1973, the Stephen Upson House in Athens, Georgia, is a two-story, five-bay structure featuring a distinctive columned portico. Of particular importance in its successful conversion from residential to commercial use in 1984 was the sensitive utilization of a sloping, tree-shaded historic site consisting of over 6 acres. A low-scale office and drive-in bank addition have been attached by a small glass connector at the rear of the historic building. A drawing, below, shows how the three-unit addition has been stepped down the hill, each unit set further back from the historic structure as it extends horizontally. As a result, the new addition is only partially visible from the historic "approach;" it can, however, be seen at full size from a new service road on the rear elevation (see photos, above).



Drawing: Christina Henry



Photo: Joseph Boryshen Tcaez.

Historic bank with compatible new bank addition. This approach preserves the historic character.

The overall size of an 1893 bank in Salem, Massachusetts, was nearly doubled in 1974 when a new addition was constructed on an adjacent lot, yet the addition is compatible with the historic character. A deep set-back and similarity in scale permit the historic form to be appreciated; the addition is also compatible in materials and color. Finally, the pattern of arched and rectangular openings of the historic building is suggested in the new work.

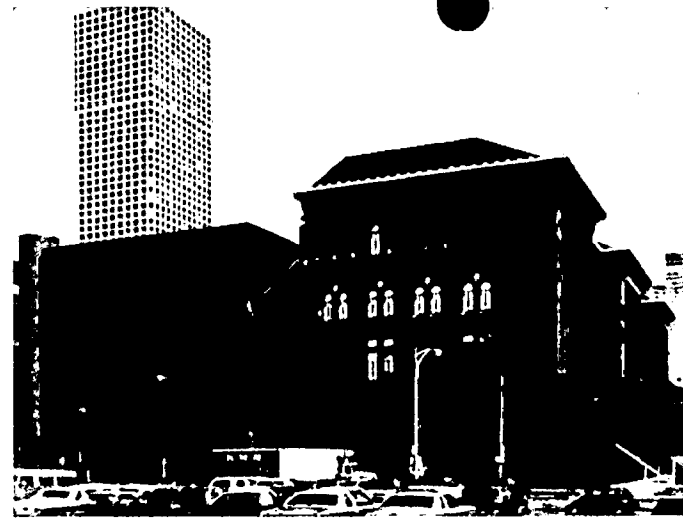


Photo: Harry Weese & Associates

Historic library with new addition for "uncommon" and rare books. This approach preserves the historic character.

Designed by architect Henry Ives Cobbs and completed in 1892, the Newberry Library in downtown Chicago extends the length of a city block and features a series of elongated, arch-headed windows. In 1981, when additional space was required with light and humidity control for storage of the rare book collection, a 10-story, windowless brick addition was linked to the historic block on side and rear elevations. Although constituting major expansion, the new wing still reads as a subsidiary unit to the substantially larger historic library complex. Its simple rectangular shape and lack of ornamentation stand in contrast with the highly articulated historic library complex; the rhythm of the historic windows is suggested in the windowless addition through a series of recessed square and arched bands. This is one example of a solution that is considered compatible with the historic character.



Photo: David Kroll

Historic commercial building with compatible new, one-story rooftop addition. This approach preserves the historic character.

This rooftop addition—sharing a similarity to the example above in its use of glass and metal and an angular shape—has been set back from both the front and side roof edges against a party wall, thus preserving the character of the historic building as well as the district. Although the addition appears to be very small from a street perspective, in actuality it is spacious enough to be used as a business conference room and employee lounge.

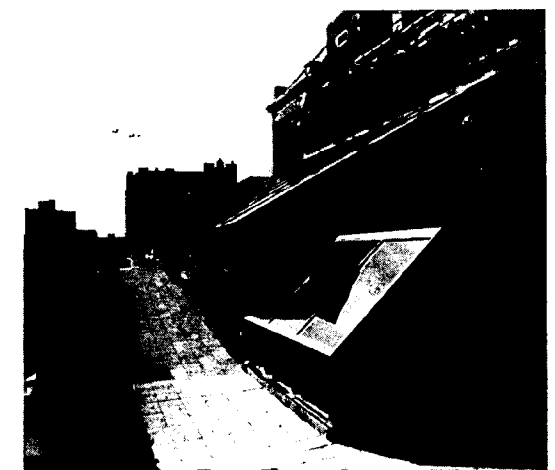


Photo: David Kroll

Historic residential buildings with incompatible three-story rooftop addition. This approach changes the historic character.

The historic character of one building or an entire row of buildings may be radically altered by even one highly visible, inappropriately scaled rooftop addition. This is partly because the proportions or dimensions of a historic building play such a major role in determining its identity. Major expansion at the roofline alters the proportions and profile of the building—a change that is particularly noticeable when seen in outline against the sky. A modest clerestory addition (extending across townhouses to the right) is almost overlooked because the focal point of the row is a three-story, pyramidally-shaped glass and metal addition whose mass, size, and scale overpowers the block's residential character.

Photo: Baird M. Smith, AIA



Photo: Noré V. Winter

Historic commercial building with compatible new 2-story roof-top addition. This approach preserves the historic character.

Small-scale residential or commercial buildings are extremely difficult to expand at the roofline. An additional story will usually result in a radical change to the historic building's proportions and profile, even when the addition is set back from the roof edge. In this particular case, however, the prominence of the resource's parapet and corner tower together with the deep set-back made it possible to successfully add two new stories to a small-scale historic building.



Photo: Michael J. Auer

Historic office building with incompatible new 4-story rooftop addition. This approach changes the historic character.

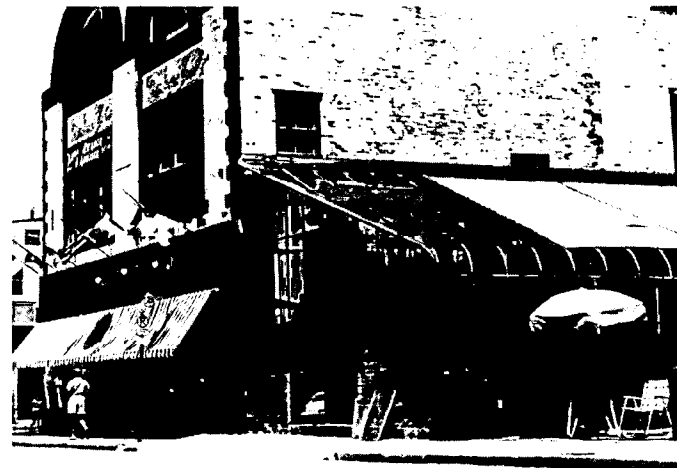
In this example, the historic character of a similarly-scaled commercial building has been radically changed by the addition of four stories that intentionally repeat the distinctive historic parapet feature at each level. The net effect is to have created a new four-story building atop a four-story historic building.



Photo: Martha L. Werentfels

Private residence with incompatible new office addition. This approach changes the historic character.

Successfully introducing a new addition into a residential neighborhood depends in large measure on the degree of visibility from the streets and sidewalks. In a neighborhood where lots were historically small, but deep, and houses were constructed close together, adding a new room to a secondary elevation may often be undertaken without changing the historic character. The historic character of this late 19th/early 20th century wood-frame residential structure was compromised when a masonry wrap-around addition was constructed on highly visible elevations within the district. Historic features were also destroyed in making changes necessary for office use.



Photos: Martha L. Werentfels

Historic commercial structure with incompatible new greenhouse addition. This approach changes the historic character.

Glass—particularly in conjunction with inappropriate location, scale, and form—can be an exceedingly troublesome material. In theory, glass would seem to be the perfect material for a new addition because the historic building's materials and features can be "read" through the transparent material. But glass is never fully invisible during the day because of its reflective nature; at night, the bright light in a glass addition may become a somewhat disturbing aspect that competes with the historic building. This large greenhouse restaurant addition, constructed on a highly visible side elevation within the district, is also flush with the historic facade. Inappropriate scale and high visibility coupled with the amount of glass used in this particular addition have radically altered the character of a modest freestanding structure and its setting.

For example, in the case of relatively low buildings (small-scale residential or commercial structures) it is difficult, if not impossible, to minimize the impact of adding an entire new floor even if the new addition is set back from the plane of the facade. Alteration of the historic proportions and profile will likely change the building's character. On the other hand, a rooftop addition to an eight story building in a historic district of other tall buildings might not affect the historic character simply because the new work would not be visible from major streets. A number of methods have been used to help predict the effect of a proposed rooftop addition on the historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-assisted design (CAD). Sometimes a rough full-size mock up of a section or bay of the proposed addition can be constructed using temporary material; the mock-up can then be photographed and evaluated from critical vantage points.

In the case of freestanding residential structures, the preservation considerations are generally twofold. First, a large addition built out on a highly visible elevation can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Second, an addition that fills in a planned void on a highly visible elevation (such as a "U" shaped plan or feature such as a porch) may also alter the historic form and, as a result, change the historic character.

Some historic structures such as government buildings, metropolitan museums, or libraries may be so massive in size that a large-scale addition may not compromise the historic character. Yet similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.

Constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also address preservation of the historic character. Primarily, such placement will help to preserve the building's historic form and relationship to its site and setting. Historic landscape features, including distinctive grade variations, need to be respected; and any new landscape features such as plants and trees kept at a scale and density that would not interfere with appreciation of the historic resource itself.

In highly developed urban areas, locating a new addition on a less visible side or rear elevation may be impossible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. If a new addition is being connected to the adjacent historic building on a primary elevation, the addition may be set back from the front wall plane so the outer edges defining the historic form are still apparent. In still other cases, some variation in material, detailing, and color may provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.



Photo: Michael J. Auer

Historic townhouse with compatible new stairtower addition. This approach preserves the historic character.

Creating two separate means of egress from the upper floors may be a fire code requirement in certain types of rehabilitation projects. This may involve a second stair within the historic building or an exterior fire stair. To meet preservation concerns, an exterior fire stair should always be subordinate to the historic structure in size and scale, and preferably, placed on a secondary side or rear elevation. Finally, as in any other type of addition, the material and color should be compatible with the historic character of the building. Because this modest brick stairtower has been placed on a rear elevation as a subsidiary unit, the form, features and detailing of the historic building have been preserved.



Photo: Martha L. Werentfels

Historic university building with incompatible new stairtower addition. This approach changes the historic character.

In contrast, this stairtower has been constructed on a highly visible side elevation and, together with its width and height, has obscured the historic form and roofline. The materials and color of the addition further enhance its prominence.

Preserving Significant Historic Materials and Features

DEMOLISHED



Photo: A. Pierce Bounds



Photo: Michael J. Auer

Historic theater and office building with new office addition. This approach results in the destruction of significant materials and features.

Materials and features comprise the life history of a building from its initial construction to its present configuration; their destruction thus represents an equivalent and unfortunate loss to history. Chase's Theater and Riggs Building were constructed in Washington, D.C. in 1911-1912 as one architectural unit. Originally 11 bays wide, it featured elaborate granite, terra-cotta and marble ornamentation (see "before" above). As part of a plan to increase office space in a prime downtown location, 6 side bays and the significant theater space of the historic structure were demolished to make way for a major new addition (see "after" below).



Photo: Lee H. Nelson, FAIA

Historic cast-iron storefront re-installed as facade on modern department store. This approach results in the destruction of significant materials and features.

Where there is need for a substantially larger building, the most destructive approach is to demolish everything but the facade of the historic building. In the example above, the 3-story-cast-iron front was originally the facade of a large, 19th century department store. In the 1970s, when the rest of the building was demolished, the metal facade was dismantled, then re-assembled on a new site where it has become the ornamental entrance to a modern department store.

2. Preserving the Historic Character

The second, equally important, consideration is whether or not the new addition will preserve the resource's historic character. The historic character of each building may differ, but a methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But while written and pictorial documentation can provide a framework for establishing the building's history, *the historic character, to a large extent, is embodied in the physical aspects of the historic building itself—its shape, its materials, its features, its craftsmanship, its window arrangements, its colors, its setting, and its interiors.* It is only after the historic character has been correctly identified that reasonable decisions about the extent—or limitations—of change can be made.

To meet National Park Service preservation standards, a new addition must be "compatible with the size, scale, color, material, and character" of the building to which it is attached or its particular neighborhood or district. A new addition will always change the size or actual bulk of the historic building. But an addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a tidy square or cubic footage ratio, but the historic building's existing proportions, site, and setting can help set some general parameters for enlargement. To some extent, there is a predictable relationship between the size of the historic resource and the degree of change a new addition will impose.

3. Protecting the Historical Significance— Making a Visual Distinction Between Old and New

The following statement of approach could be applied equally to the preservation of districts, sites, buildings, structures, and objects of National Register significance: "A conservator works within a conservation ethic so that the integrity of the object as an historic entity is maintained. The concern is not just with the original state of the object, but the way in which it has been changed and used over the centuries. Where a new intervention must be made to save the object, either to stabilize it or to consolidate it, it is generally accepted that those interventions must be *clear, obvious, and reversible.* It is this same attitude to change that is relevant to conservation policies and attitudes to historic towns . . ."¹

Rather than establishing a clear and obvious difference between old and new, it might seem more in keeping with the historic character simply to repeat the historic form, material, features, and detailing in a new addition. But when the new work is indistinguishable from the old in appearance, then the "real" National Register property may no longer be perceived and appreciated by the public. Thus, the third consideration in planning a new addition is to be sure that it will protect those visual qualities that made the building eligible for listing in the National Register of Historic Places.

A question often asked is what if the historic character is *not* compromised by an addition that appears to have been built in the same period? A small porch or a wing that copied the historic materials and detailing placed on a rear elevation might not alter the public perception of the historic form and massing. Therefore, it is conceivable that a modest addition could be replicative without changing the resource's historic character; generally, however, this approach is not recommended because using the same wall plane, roof line, cornice height, materials, siding lap, and window type in an addition can easily make the new work appear to be part of the historic building. If this happens on a visible elevation, it becomes unclear as to which features are historic and which are new, thus confusing the authenticity of the historic resource itself.

The National Park Service policy on new additions, adopted in 1967, is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by 64 national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park*

System thus states, . . . a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." Similarly, the Secretary of the Interior's 1977 "Standards for Rehabilitation" call for the new work to be "compatible with the size, scale, color, material, and character of the property, neighborhood, or environment."



Photos: Noré V. Winter

Historic bank with new bank addition. This approach protects the historical significance of the resource by making a visual distinction between what is old and what is new.

Constructed in the early 1890s in Durango, Colorado, the split-faced ashlar bank structure is characterized by its flat roof, rounded form at the main entrance, a series of large arched window and door openings, and heavily textured surfaces. When additional office space was needed in 1978 to serve a commercially revitalized historic district, the new work was respectful of the historic structure through its proportional similarities, and alignment of openings and cornice. While echoing the historic bank's arched and rectangular shapes, the addition features a contrasting, smooth-faced brick that—together with the variation in window size, recessed detailing, and exaggerated verticality of the pilasters—places the new work in a clearly contemporary idiom and also permits the historic building to predominate.

¹ Roy Worskett, RIBA, MRTIP, "Improvement of Urban Design in Europe and the United States: New Buildings in Old Settings." Background Report (prepared July, 1984) for Seminar at Strasbourg, France, October, 1984.

Protecting the Historical Significance—Making a Visual Distinction Between Old and New



Photo: Carleton Knight, III

Historic library with new library wing. This approach protects the historical significance of the resource by making a visual distinction between what is old and what is new.

Charles Follen McKim's Boston Public Library, a 3 story, granite-faced, rectangular structure built between 1888-1895, was significantly expanded in 1973 by Phillip Johnson's new library addition on highly visible side and rear elevations. While the new addition is closely related to the historic block in its basic proportions, Johnson's bold use of material and detailing—juxtaposed to McKim's delicately patterned facade—provide clear differentiation between old and new and result in an addition that is unequivocally a product of its own time.



Photo: Kay D. Weeks

Private residence with new addition. This approach does not protect the historical significance of the resource because it fails to make a visual distinction between what is old and what is new.

The most distinctive portion of this c. 1900 wood-frame residence—the decorative gable and three-part window—was repeated in a new addition to the left. As a result of copying the form, features and detailing of the new addition on the front elevation, the historic building and the new addition are virtually indistinguishable.



Photos: Jerry Liebman

Historic post office with new commercial entrance addition. This approach protects the historical significance of the resource by making a visual distinction between what is old and what is new.

An 1810 granite and wood structure in Chester, Connecticut has been used over its long history as a post office, a school, and most recently, for two businesses—one downstairs and one upstairs. In 1985, as part of the conversion of the second floor into a graphic arts studio, an extensively deteriorated straight-run wooden stair was replaced by this small new entrance and stairtower addition. Because of the addition's deep set-back and restrained size, the form, features, and detailing of the historic structure continue to dominate both site and streetscape; moreover, the new work has a separate identity and could not be mistaken as part of the historic building.

Preserving Significant Historic Materials and Features

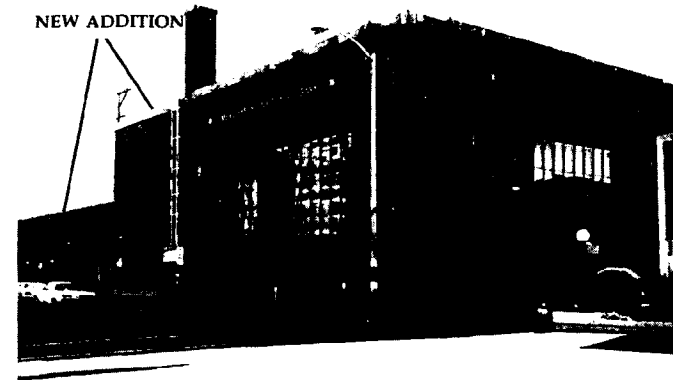
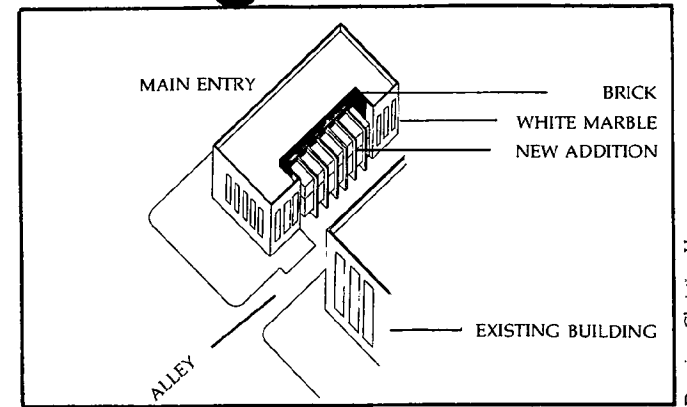


Photo: David Nystuen

Historic bank structure with new drive-in bank addition. This approach preserves significant materials and features.

The bank building in Winona, Minnesota, (Purcell, Feick, and Elmslie, 1911-1912) is a noteworthy example of Prairie School architecture. Of particular significance is the ornamental work in terra-cotta and stained glass. In 1969-70 a brick addition was joined to the historic structure on the unornamented north and east party walls. This responsible approach successfully met additional square footage requirements for bank operations while retaining the historic banking room with its stained glass panels and skylighted space.



Drawing: Christina Henry

Historic library with new reading room addition. This approach preserves significant historic materials and features.

When Washington, D.C.'s Folger Shakespeare Library (Paul P. Cret, 1929) required additional space for a new reading room in 1983, significant exterior materials and interior spaces were respected. This expansion was successfully accomplished by filling-in a nonsignificant, common brick, U-shaped service area on the building's rear elevation, thus permitting almost total savings of the historic decorative marble on significant front and side facades. The new reading room addition was sensitively joined to the historic library by a limited number of doorways, further enhancing overall preservation of historic materials.

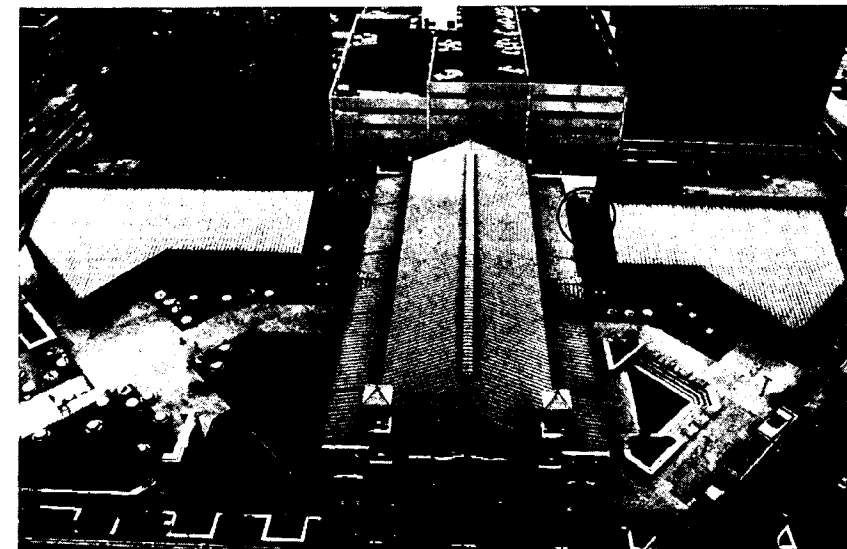


Photo: Alan Conant



Photo: Jim Vaseff

Historic city market with flanking new retail additions. This approach preserves significant historic materials and features.

An aerial view shows the two-level connectors (circled) between Indianapolis' 1886 City Market and the new retail business wings. Historic openings on both levels at the rear of the building have been utilized for entrance and egress to the new additions, requiring minimal intrusion in the historic fabric of the side walls. A detail photograph shows how the glass and metal connectors parallel the form of the historic round-headed window openings. Finally, because the new additions are essentially detached from the original market building, the external form and the interior plan, with its significant cast-iron roofing system, have been retained and preserved.

buildings. A project involving a new addition to a historic building is considered acceptable within the framework of the National Park Service's standards if it:

1. Preserves significant historic materials and features; and
2. Preserves the historic character; and
3. Protects the historical significance by making a visual distinction between old and new.

Paralleling these key points, the Brief is organized into three sections. Case study examples are provided to point out acceptable and unacceptable preservation approaches where new use requirements were met through construction of an exterior addition. These examples are included to suggest ways that change to historic buildings can be sensitively accomplished, not to provide in-depth project analyses, endorse or critique particular architectural design, or offer cost and construction data.

1. Preserving Significant Historic Materials and Features

Connecting a new exterior addition always involves some degree of material loss to an external wall of a historic building and, although this is to be expected, it can be minimized. On the other hand, damage or destruction of significant materials and craftsmanship such as pressed brick, decorative marble, cast stone, terra-cotta, or architectural metal should be avoided, when possible.

Generally speaking, preservation of historic buildings is enhanced by avoiding all but minor changes to primary or "public" elevations. Historically, features that distinguish one building or a row of buildings and can be seen from the streets or sidewalks are most likely to be the significant ones. This can include window patterns, window hoods, or shutters; porticoes, entrances, and doorways; roof shapes, cornices, and decorative moldings; or commercial storefronts with their special detailing, signs, and glazing. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form, and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider constructing a new addition is where such material loss will be minimized. This will frequently be on a secondary side or rear elevation. For both economic and social reasons, secondary elevations were often constructed of "common" material and were less architecturally ornate or detailed.

In constructing the new addition, one way to minimize overall material loss is simply to reduce the size of the new addition in relationship to the historic building. If a new addition will abut the historic building along one elevation or wrap around a side and rear elevation, the integration of historic and new interiors may result in a high degree of loss—exterior walls as well as significant interior spaces and features. Another way to minimize loss is to limit the size and number of openings between old and new. A particularly successful method to reduce damage is to link the new addition to the historic block by means of a hyphen or connector. In this way, only the connecting passageway penetrates a historic side wall; the new addition can be visually and functionally related

while historic materials remain essentially intact and historic exteriors remain uncovered.

Although a general recommendation is to construct a new addition on a secondary elevation, there are several exceptions. First, there may simply be no secondary elevation—some important freestanding buildings have significant materials and features on all sides, making any aboveground addition too destructive to be considered. Second, a structure or group of structures together with their setting (for example, in a National Historic Park) may be of such significance in American history that any new addition would not only damage materials and alter the buildings' relationship to each other and the setting, but seriously diminish the public's ability to appreciate a historic event or place. Finally, there are other cases where an existing side or rear elevation was historically intended to be highly visible, is of special cultural importance to the neighborhood, or possesses associative historical value. Then, too, a secondary elevation should be treated as if it were a primary elevation and a new addition should be avoided.



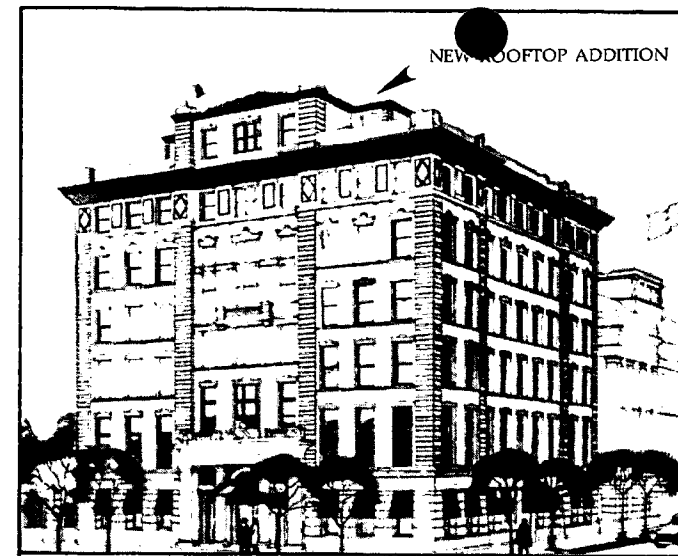
Photo: Maxwell Mackenzie



Photo: Gary L. Hume

Historic residential structure with new office addition. This approach preserves significant historic materials and features.

Built in 1903 as the private residence of a wealthy mine owner, the 3½ story building utilizes a variety of materials, including granite, limestone, marble, and cast iron. Of special interest is the projecting conservatory on a prominent side elevation. The Walsh-McLean House in Washington, D.C., has been used as the Indonesian Embassy since 1954. When additional administrative space was required for the embassy in 1981, loss of significant exterior materials was minimized by utilizing a narrow hyphen connector that cuts through a side wall behind the distinctive conservatory. Finally, the modestly scaled addition is well set back on the adjoining site, thus preserving the historic character of this individually-listed property.



Drawing: National Register files

Historic city hall with new rooftop office addition. This approach does not protect the historical significance of the resource because it fails to make a visual distinction between what is old and what is new.

The drawing shows a proposed penthouse addition to a former municipal building. Originally a flat-roofed structure with a modestly detailed cornice, the proposed new addition has changed the proportions and profile, creating a verticality and degree of ornamentation that never existed historically. These changes have effectively re-defined the historic character. With its highly replicative ornamentation, the addition has become an integral component of the historic design. The result is that a passerby would probably not be able to tell that the rooftop addition is new and not part of the original construction.

Conclusion

A major goal of our technical assistance program is a heightened awareness of significant materials and the historic character prior to construction of a new exterior addition so that essential change may be effected within a responsible preservation context. In summary, then, these are the three important preservation questions to ask when planning a new exterior addition to a historic resource:

1. Does the proposed addition preserve significant historic materials and features?
2. Does the proposed addition preserve the historic character?
3. Does the proposed addition protect the historical significance by making a visual distinction between old and new?

If the answer is YES to all three questions, then the new addition will protect significant historic materials and the historic character and, in doing so, will have satisfactorily addressed those concerns generally held to be fundamental to historic preservation.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS

Preserve Significant Historic Materials and Features

Avoid constructing an addition on a primary or other character-defining elevation to ensure preservation of significant materials and features.

Minimize loss of historic material comprising external walls and internal partitions and floor plans.

Preserve the Historic Character

Make the size, scale, massing, and proportions of the new addition compatible with the historic building to ensure that the historic form is not expanded or changed to an unacceptable degree.

Place the new addition on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the historic building.

Consider setting an infill addition or connector back from the historic building's wall plane so that the form of the historic building—or buildings—can be distinguished from the new work.

Set an additional story well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

Protect the Historical Significance—Make a Visual Distinction Between Old and New

Plan the new addition in a manner that provides some differentiation in material, color, and detailing so that the new work does not appear to be part of the historic building. The character of the historic resource should be identifiable after the addition is constructed.

Additional Reading

- Architecture: The AIA Journal*, "Old and New," November, 1983.
- Brolin, Brent C. *Architecture in Context: Fitting New Buildings with Old*. New York: Van Nostrand Reinhold, 1980.
- Good Neighbors: Building Next to History*. State Historical Society of Colorado, 1980.
- International Council on Monuments and Sites (ICOMOS), *International Charter for the Conservation and Restoration of Monuments and Sites*, (Venice Charter), 1966.
- National Trust for Historic Preservation. *Old and New Architecture: Design Relationship*. Washington, D.C.: Preservation Press, 1980.
- Rehab Right: How to Rehabilitate Your Oakland House Without Sacrificing Architectural Assets*. City of Oakland Planning Department, Oakland, California, 1978.
- Ruskin, John. *The Seven Lamps of Architecture*. London: George Allen and Unwin, Ltd., 1925.
- Schmertz, Mildred F., and Architectural Record Editors. *New Life for Old Buildings*. New York, Architectural Record Books, McGraw-Hill, 1980.
- The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Washington, D.C.: Preservation Assistance Division, National Park Service U.S. Department of the Interior, rev. 1983.

The following historic buildings with new additions are listed in the order in which they appeared in sections 1., 2., and 3. Those approaches to constructing new additions that met all three preservation concerns addressed in Preservation Briefs 14 are in boldface; the date of the new addition is given together with the name of the project architect(s):

1. Preserves Significant Historic Materials and Features

Walsh-McLean House (Indonesian Embassy), Washington, D.C. New addition, 1981, The Architects Collaborative (TAC).

Merchant's National Bank, Winona, Minnesota. New addition, 1969-1970, Dykins and Handford.

City Market, Indianapolis, Indiana. New addition, 1977, James Associates.

Folger Shakespeare Library, Washington, D.C. New addition, 1983, Hartman-Cox.

Chase's Theater and Riggs Building, Washington, D.C.

Historic cast-iron facade on new department store (ZCMI Building), Salt Lake City, Utah.

2. Preserves the Historic Character

Montgomery Street residence, Federal Hill, Baltimore, Maryland. New addition, 1983, James R. Grieves Associates, Inc.

Brown University stairtower addition, Providence, Rhode Island.

Stephen Upton House, Athens, Georgia. New addition, 1978-1979, The Group Five Architects and Designers.

Salem 5c Savings Bank, Salem, Massachusetts. New addition, 1974, Padjen Architects.

Historic residential buildings with rooftop addition, Boston, Massachusetts.

Nutz & Grosskopf Building, Indianapolis, Indiana. New addition, 1984, Robert V. Donelson, AIA.

Newberry Library, Chicago, Illinois. New addition, 1981, Harry Weese & Associates.

Historic commercial building with new rooftop addition, Denver, Colorado.

Historic commercial building, with rooftop addition, Washington, D.C.

Private residence with medical office addition, Providence, Rhode Island.

Historic commercial building with new greenhouse addition, Newport, Rhode Island.

3. Presents the Historical Significance by Making a Visual Distinction Between Old and New

Burns National Bank, Durango, Colorado. New addition, 1978, John Pomeroy, Architect.

Boston Public Library, Boston, Massachusetts. New addition, 1973, Johnson/Burgee Architects.

Historic post office with new entrance/stairtower addition, Chester, Connecticut. New addition, 1985, Thomas A. Norton, AIA.

Private residence, Chevy Chase, Maryland.

Historic city hall with proposed new rooftop addition, New Orleans, Louisiana.

First, special thanks go to Ernest A. Connally, Gary L. Hume, and W. Brown Morton, III for their efforts in establishing and refining our preservation and rehabilitation standards over the past 20 years. (The "Secretary of the Interior's Standards for Historic Preservation Projects" constitute the policy framework of this, and every technical publication developed in the Preservation Assistance Division.) H. Ward Jandl, Chief, Technical Preservation Services Branch, is credited with overall supervision of the project. Next, appreciation is extended to the Branch professional staff, the NPS cultural programs regional offices, the Park Historic Architecture Division, and the National Conference of State Historic Preservation Officers for their thoughtful comments. Finally, the following specialists in the field are thanked for their time in reviewing and commenting on the manuscript: Bruce Judd, AIA, Noré V. Winter, John Cullinane, AIA, Ellen Beasley, Vicki Jo Sandstead, Judith Kitchen, Andrea Nadel, Martha L. Werenfels, Diane Pierce, Colden Florance, FAIA, and H. Grant Dehart, AIA. The photograph of Chicago's Newberry Library with the Harry Weese & Associates' 1981 addition was graciously lent to us by David F. Dibner, FAIA, and Amy Dibner-Dunlap, co-authors of *Buildings Additions Design*, McGraw-Hill, 1985. The front page "logo" by Noré Winter is a detail of historic Burns National Bank, Durango, Colorado, with John Pomeroy's 1978 addition.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended. Preservation Briefs 14 was developed under the editorship of Lee H. Nelson, FAIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, P.O. Box 37127, Washington, D.C. 20013-7217. Comments on the usefulness of this information are welcomed and can be sent to Mr. Nelson at the above address. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.

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14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Kay D. Weeks

U.S. Department of the Interior National Park Service
Preservation Assistance Division Technical Preservation Services

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering nonsignificant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned. A new addition should be constructed in a manner that preserves significant materials and features and preserves the historic character. Finally, an addition should be differentiated from the historic building so that the new work is not confused with what is genuinely part of the past.

Change is as inevitable in buildings and neighborhoods as it is in individuals and families. Never static, buildings and neighborhoods grow, diminish, and continue to evolve as each era's technological advances bring conveniences such as heating, street paving, electricity, and air conditioning; as the effects of violent weather, uncontrolled fire, or slow unchecked deterioration destroy vulnerable material; as businesses expand, change hands, become obsolete; as building codes are established to enhance life safety and health; or as additional family living space is alternately needed and abandoned.

Preservationists generally agree that the history of a building, together with its site and setting, includes not only the period of original construction but frequently later alterations and additions. While each change to a building or neighborhood is undeniably part of its history—much like events in human life—not every change is equally important. For example, when a later, clearly nonsignificant addition is removed to reveal the original form, materials, and craftsmanship, there is little complaint about a loss to history.

When the subject of *new* exterior additions is introduced, however, areas of agreement usually tend to diminish. This is understandable because the subject raises some serious questions. Can a historic building be enlarged for a new use without destroying what is historically significant? And just what *is* significant about each particular historic building that should be preserved? Finally, what new construction is appropriate to the old building?

The vast amount of literature on the subject of change to America's built environment reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political, framework; by architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. Within the historic preservation programs of the National Park Service, however, the focus has been and will continue to be the protection of those resources identified as worthy of listing in the National Register of Historic Places.



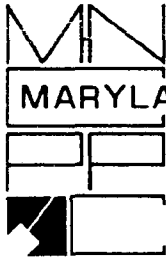
National Register Listing—Acknowledging Change While Protecting Historical Significance

Entire districts or neighborhoods may be listed in the National Register of Historic Places for their significance to a certain period of American history (e.g., activities in a commercial district between 1870 and 1910). This "framing" of historic districts has led to a concern that listing in the National Register may discourage any physical change beyond a certain historical period—particularly in the form of attached exterior additions. This is not the case. National Register listing does *not* mean that an entire building or district is frozen in time and that no change can be made without compromising the historical significance. It also does not mean that each portion of a historic building is equally significant and must be retained intact and without change. Admittedly, whether an attached new addition is small or large, there will always be *some* loss of material and *some* change in the form of the historic building. There will also generally be some change in the relationship between the buildings and its site, neighborhood or district. Some change is thus anticipated within each rehabilitation of a building for a contemporary use.

Scope of National Park Service Interest in New Exterior Additions

The National Park Service interest in new additions is simply this—a new addition to a historic building has the potential to damage and destroy significant historic material and features and to change its historic character. A new addition also has the potential to change how one perceives what is genuinely historic and thus to diminish those qualities that make the building eligible for listing in the National Register of Historic Places. Once these basic preservation issues have been addressed, all other aspects of designing and constructing a new addition to extend the useful life of the historic building rest with the creative skills of the architect.

The intent of this Brief, then, is to provide guidance to owners and developers planning additions to their historic



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Seely, Chief
Division of Construction Codes Enforcement
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: 8-18-93 *10811 Kenilworth Avenue*
SUBJECT: Historic Area Work Permit Application *Garnett Park*

The Montgomery County Historic Preservation Commission, at their meeting of 7-14-93 reviewed the attached application by WILSON for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____

hawpok.dep



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Mrs. Ruth Wilson TELEPHONE NO. (301) 942-8956
(Contract/Purchaser) (Include Area Code)

ADDRESS 10821 Kenilworth Avenue, Garrett Park, Maryland 20896
CITY STATE ZIP

CONTRACTOR Not yet retained TELEPHONE NO. -

PLANS PREPARED BY James G. Garrison Architects TELEPHONE NO. 212. 620, 5700
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10811 Street Kenilworth Avenue

Town/City Garrett Park Election District 4 sub 3

Nearest Cross Street Strathmore Avenue
Part of

Lot 1,2,3 Block 51 Subdivision Garrett Park

Liber _____ Folio _____ Parcel N/A

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Misc. Rooms

1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic	2B. TYPE OF WATER SUPPLY
03 <input type="checkbox"/> Other _____		01 <input checked="" type="checkbox"/> WSSC
		02 <input type="checkbox"/> Well
		03 <input type="checkbox"/> Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 8-18-93

APPLICATION/PERMIT NO: 9306250091 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10811 Kenilworth Avenue	Meeting Date: 7/14/93
Resource: Scott Macgill House	Review: HAWP/Alteration
Case Number: 30/13-4-93A	Tax Credit: No
Public Notice: 6/30/93	Report Date: 7/7/93
Applicant: Ruth Wilson	Staff: Nancy Witherell
PROPOSAL: Rear addition/garage	RECOMMEND: Approve w/condition

The applicant returns with a HAWP proposal for a rear addition to an individually-designated, Queen Anne-style house in Garrett Park. The applicant's family and architect have appeared before the HPC twice for preliminary consultations. Based on discussions at these meetings and with staff, the present application is made.

The proposal: integrates the new addition with the rear of the house, raises the addition to the floor level of the house, reduces the roof (over the porch and the living space) to a form that is consistent with the historic house, sites the addition well within the setback lines established by Garrett Park, and locates the garage in a recessed and clearly ancillary position.

The existing rear porch would be removed, as would the later carport addition on the south elevation. Steps leading to the side yard (toward Strathmore Avenue) would be constructed on the north side of the porch. In plan, the new addition would have two rooms and a bath and would mirror to some degree the existing plan. The wrap-around porch, a significant architectural feature of the house, would continue along the Strathmore Avenue elevation and around the rear of the addition. Materials, including asphalt roof shingles, windows, and porch trim, would match the existing.

STAFF DISCUSSION

In the staff's opinion, this proposal is compatible with the ordinance criteria and with the Secretary's Standards with one significant proviso. A visual distinction should be made on the north (Strathmore Avenue) elevation between the historic and new sections. This should be done for several reasons:

a) for consistency with generally accepted historic preservation practice, which recommends that new and old sections be clearly differentiated in elevation, plan, and/or in material;

b) for the integrity of the historic house, which now reads as an "L"-shaped house with a porch that dramatically expands the first floor and provides much of the asymmetry, ornament, and complexity of roof form typical of the Queen Anne style;

c) and, in order to avoid having a house that would read as a long rectangle in plan, with a porch that fundamentally alters the proportion of the house by extending, with only minor modulation, for approximately 73 feet.

A hallmark of the Queen Anne style is the integration of elements that project, turn corners, and join in complicated ways. The staff would suggest that a vertical break be made between the historic and new sections by either reducing the width of the porch along the new section, or at least recessing the porch for one or more module. This would have the added benefit, in the staff's opinion, of denoting the corridor entrance and axis.

A different porch roof configuration at this point (such as a pediment, for example) would help to distinguish the new construction from the old. Further, the staff would suggest that the porch trim in the new section be simplified, although the applicants could continue the existing elements if they prefer, provided a clearer distinction be made between the two sections as suggested above.

STAFF RECOMMENDATION

The staff commends the applicant and her family and architect for their continued efforts to resolve the design of a difficult program for this outstanding historic house on a prominent corner in Garrett Park. Provided that some redesign of the junction between the new and old sections occurs, either by recessing the porch or by reflecting in the porch's roof the corridor as a salient feature of the floor plan, the staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)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;

and the Secretary of the Interior's Standards #2, and #9:

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.

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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Mrs. Ruth Wilson TELEPHONE NO. (301) 942-8956
(Contract/Purchaser) (Include Area Code)

ADDRESS 10821 Kenilworth Avenue, Garrett Park, Maryland 20896
CITY STATE ZIP

CONTRACTOR Not yet retained TELEPHONE NO. -
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY James G. Garrison Architects TELEPHONE NO. 212. 620. 5700
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10811 Street Kenilworth Avenue

Town/City Garrett Park Election District 4 sub 3

Nearest Cross Street Strathmore Avenue
part of

Lot 1,2,3 Block 51 Subdivision Garrett Park

Liber _____ Folio _____ Parcel N/A

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4)	Other	<u>Misc. Rooms</u>			

1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 <input checked="" type="checkbox"/> WSSC
		02 () Well
		03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

1

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

An entirely wood frame Queen Anne style house circa 1895, 2 1/2 storeys plus attic with a partial wraparound porch. The house is detailed of white clapboard and simple pine trim. It is nearly entirely intact and has been well maintained. It has a very clear and organized geometry. It sits upon a large corner site bordered by cypress trees and adjoined by mature maples.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The addition is to contain a small residence for an elderly family member which can alternatively be used as additional living space for the house. It is attached to the rear facade of the existing house as a one storey addition. It will alter only that original portion of the house. An existing (non-historical) carport and an existing (historical) rear porch are to be removed to accomodate the addition. An adjacent one storey garage, contiguous with, but distinct from, the addition is also indicated.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

A one storey addition comprised of two rooms, partially ancillary spaces, and a garage which is surrounded by a porch which continues the detailing and character of the existing. All materials and details will match the existing house, being primarily clapboards and pine trim painted white.

- b. the relationship of this design to the existing resource(s):

The geometry of the existing house is extended by plan. The massing of the existing porch is extended in elevation.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Maintaining the existing character of the house in detail and form and affecting only the rear facade.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Mr. & Mrs. Gerald Tritschler
P.O. Box 416
Address 10809 Kenilworth Avenue
City/Zip Garrett Park, MD 20896
2. Name Jennifer Kilman & William Luksic
Address 4710 Strathmore Avenue
City/Zip Kensington, MD 20895

3. Name Mr. & Mrs. Eugene Harris
P.O. Box 409
Address 10818 Kenilworth Avenue
City/Zip Garrett Park, MD 20896

4. Name Mrs. V. Murphy
P.O. Box 87
Address 10903 Kenilworth Avenue
City/Zip Garrett Park, MD 20896

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

5

MATERIALS SPECIFICATIONS

1. Foundations

Poured concrete footings with reinforced poured concrete foundation walls. Provide anchor bolts at 4 feet on center and termite shield at entire perimeter. Crawl space shall have 2" cement and be ventilated.

2. Floors

Wood framing as required for specific span conditions, provide solid blocking at 8' on center. 3/4" plywood subfloor. Finish floor to be determined.

3. Exterior Walls

Wood framing to be 2 x 4 at 16" on center. Wood clapboards (to match existing) on Tyvec building paper on exterior grade plywood. Provide batt insulation and polyethylene vapor retarder.

4. Roof

Wood framing to be 2 x 10 at 16" on center. Grey asphalt roof shingles (to match existing) on 15 pound felt on 5/8" exterior grade plywood. Provide batt insulation and polyethylene vapor retarder. Allow 1/2" air space between top of insulation and bottom of plywood for ventilation. Provide peak and eave vents.

5. Windows

Wood double hung windows to match existing.

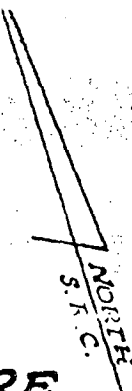
6. Trim and Detail

Exterior window trim, porch trim, and miscellaneous detailing to match existing.

Plat Book A
Plat 27

Land Surveyors

By: *Wm. F. Holmead*
Wm. F. Holmead
Md. Reg. No. 775



STRATHMORE AVENUE

L. 540 - F. 113 (CONTRACT 14-172)

J. R. C. ac.

0.7' FENCES N 76°09' W - 200.10
140.07

PART OF LOT 1

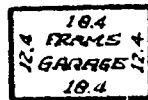
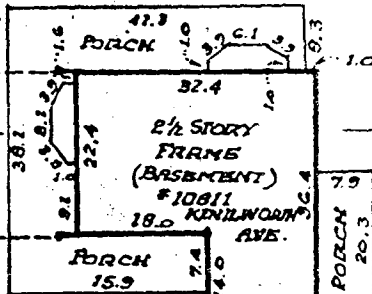
PART OF LOT 1

PART OF LOT 2

PART OF LOT 2

PART OF LOT 3

PART OF LOT 3



395 610

LOT 4

KENILWORTH AVE

S 15°41' W - 124.77

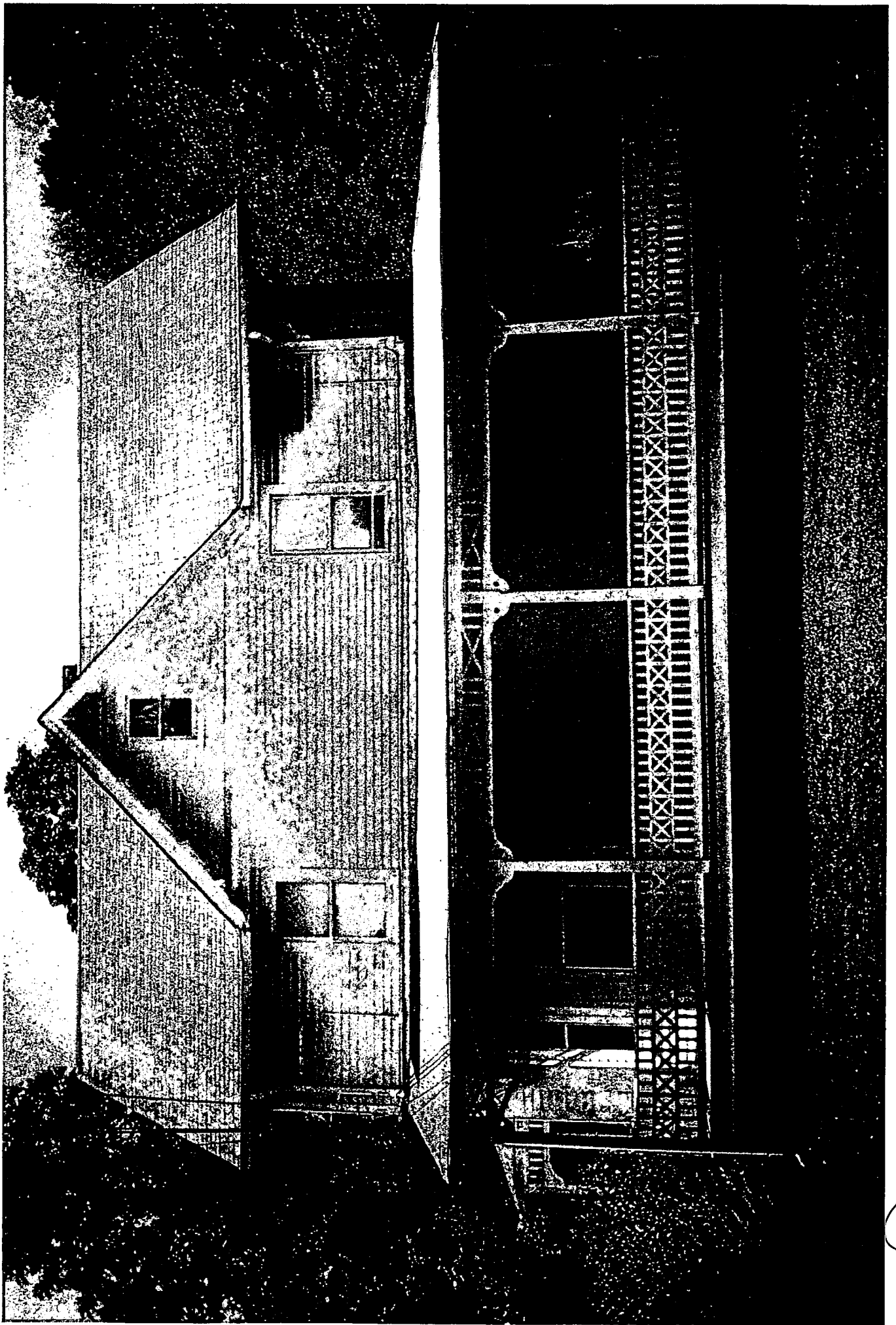
N 15°41' E - 129.25

S 74°19' W - 200.00



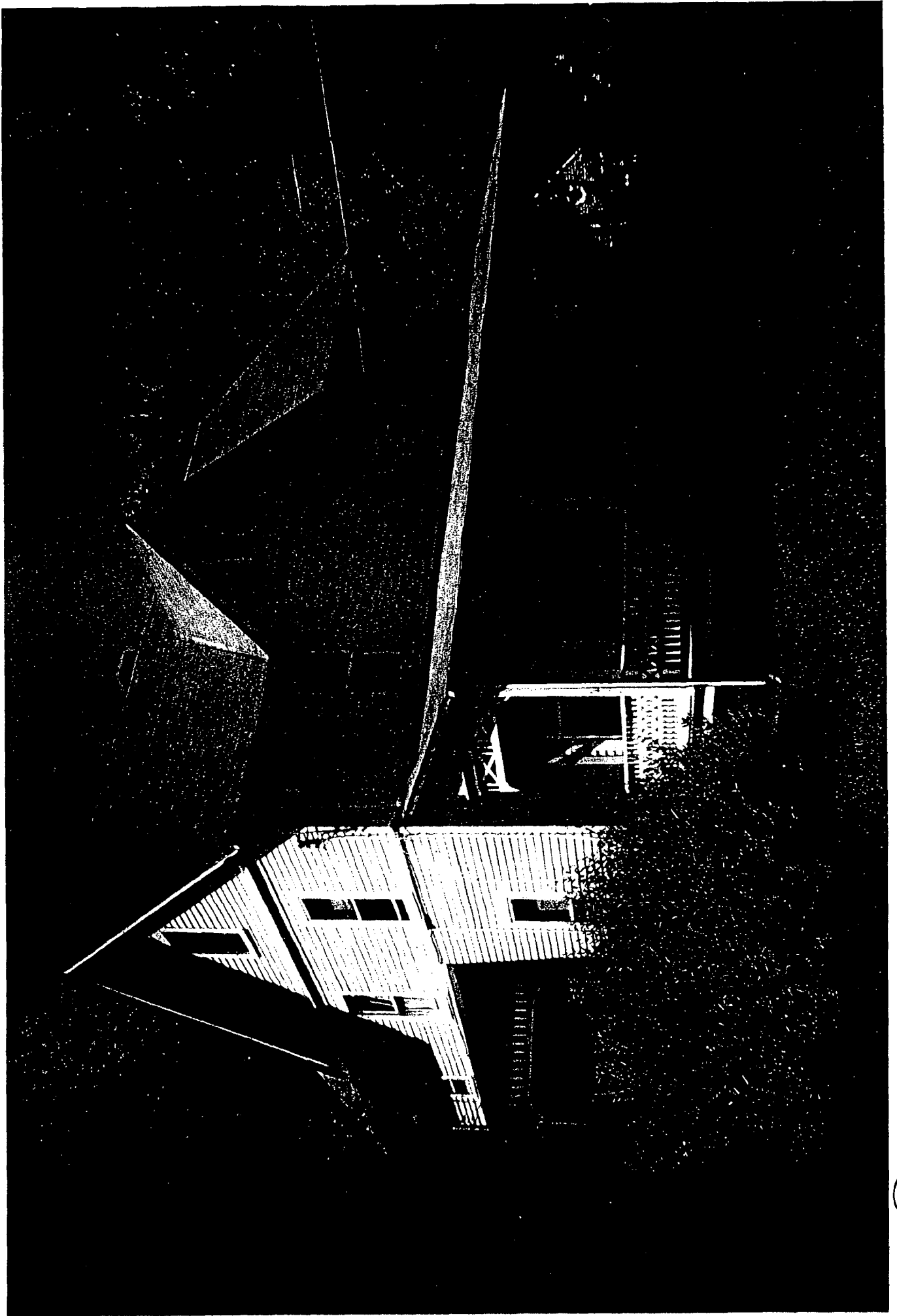
14

WEST ELEVATION



NORTH ELEVATION

15

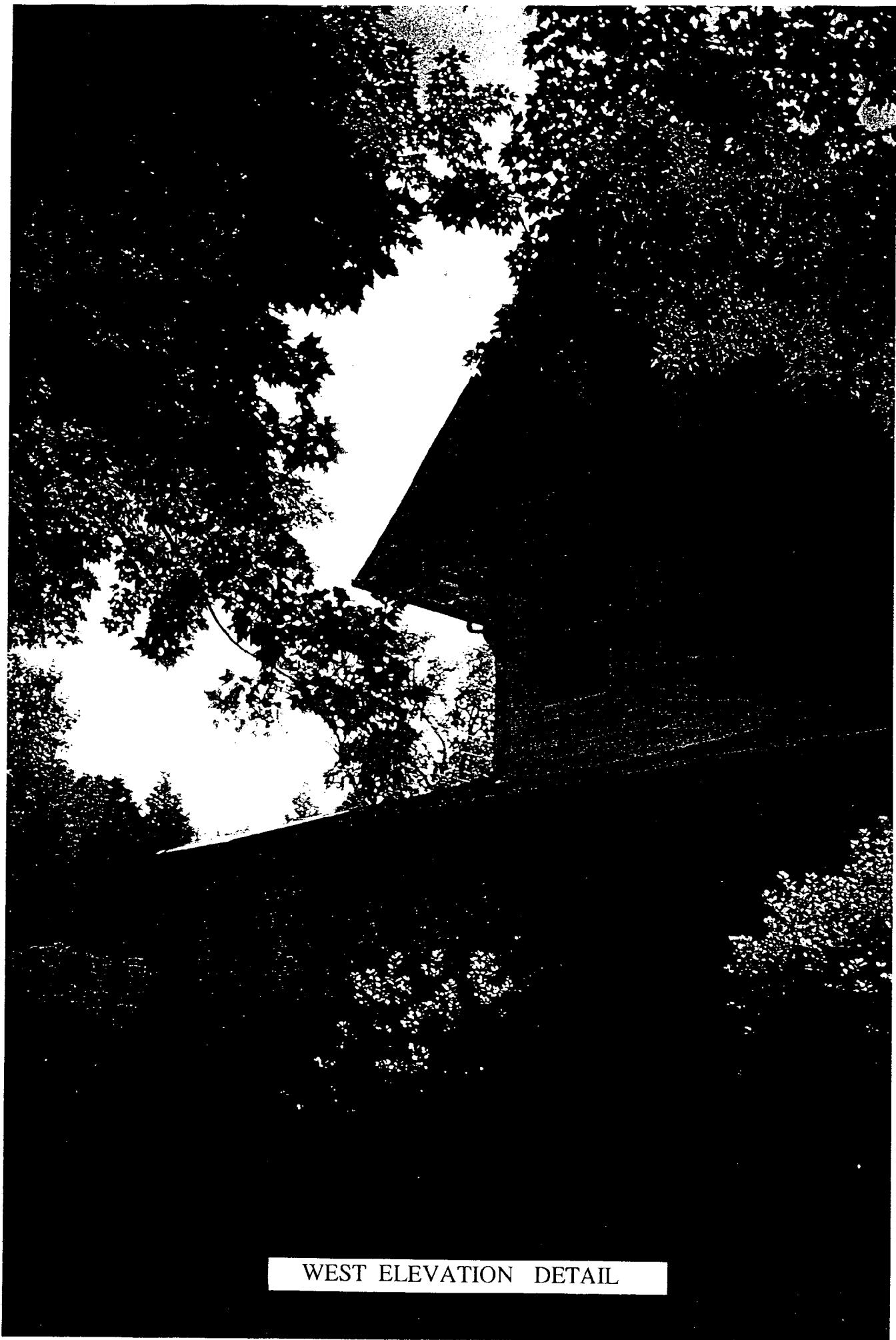


NORTHEAST CORNER

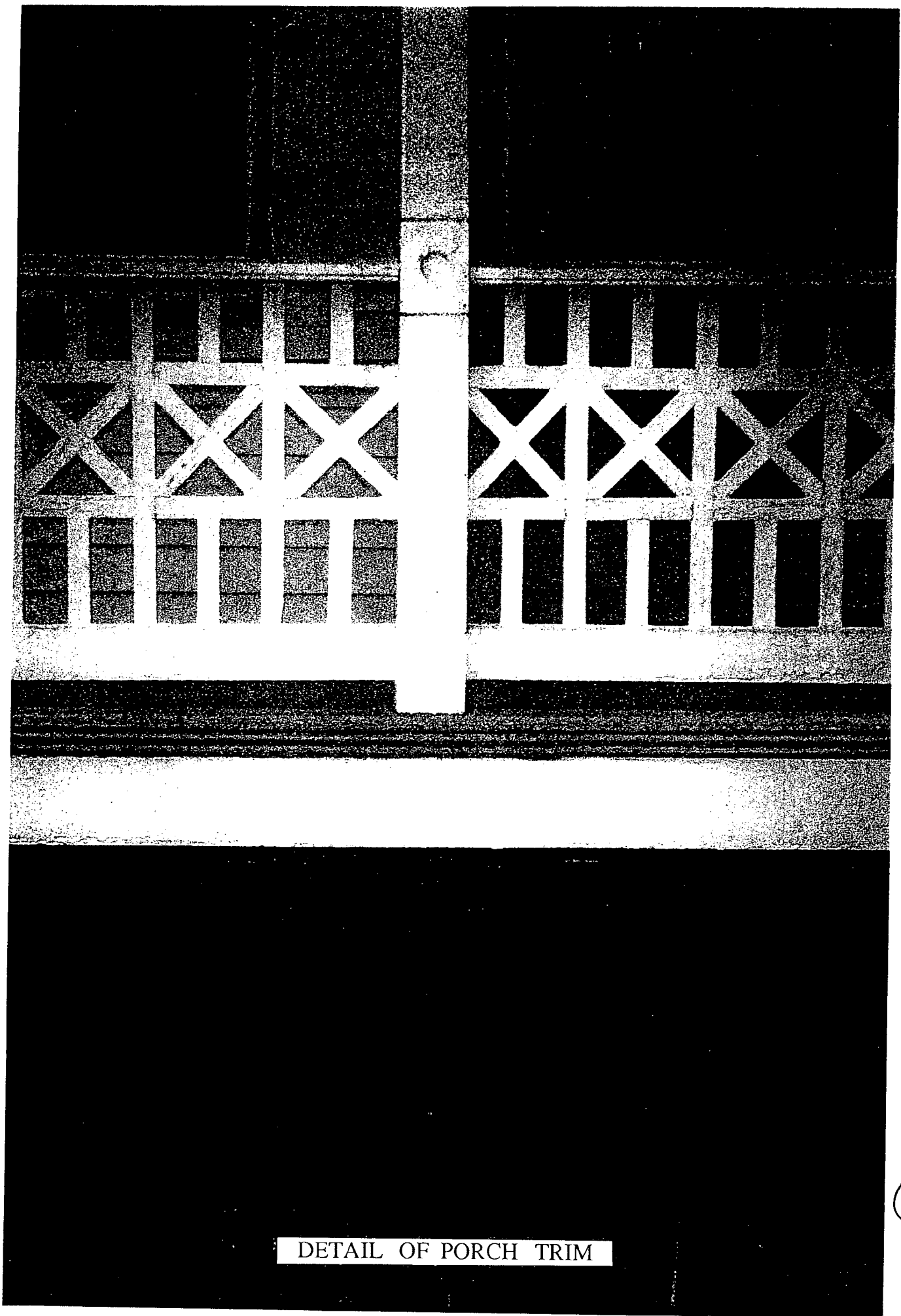


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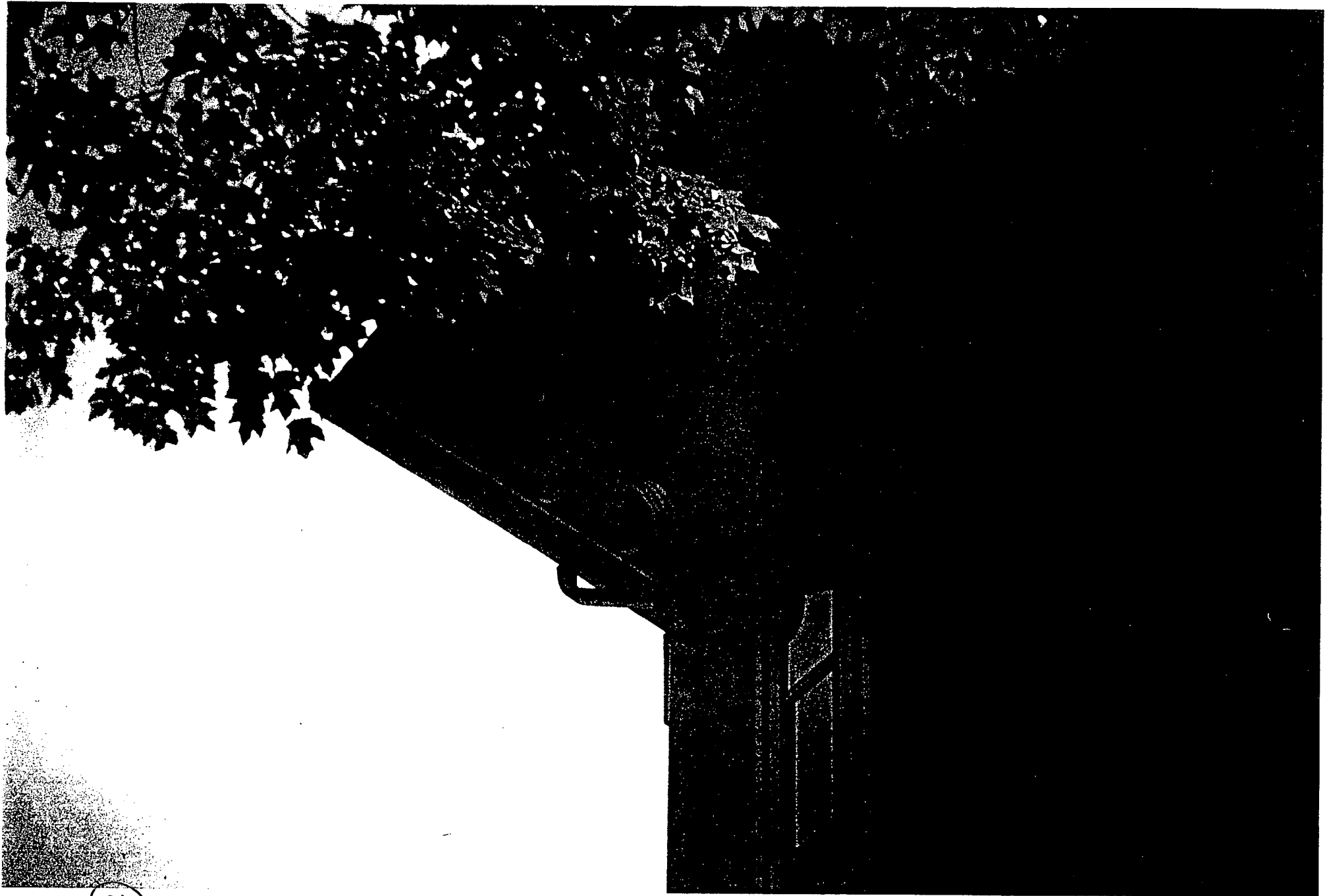
EAST ELEVATION



WEST ELEVATION DETAIL



DETAIL OF PORCH TRIM



20

DETAILING UNDER EAVES

JAMES G. GARRISON ARCHITECT

170 VARICK STREET, NEW YORK, NY 10019

212 620-5700 TEL

212 620-5704 FAX

To: NANCY WITHERELL
MONTGOMERY CITY
HISTORIC PRESERVATION

TRANSMITTAL

Attention:
Date: JUNE 22, 1993
Project No.: 9214
Project: LOKER/WILSON HOUSE

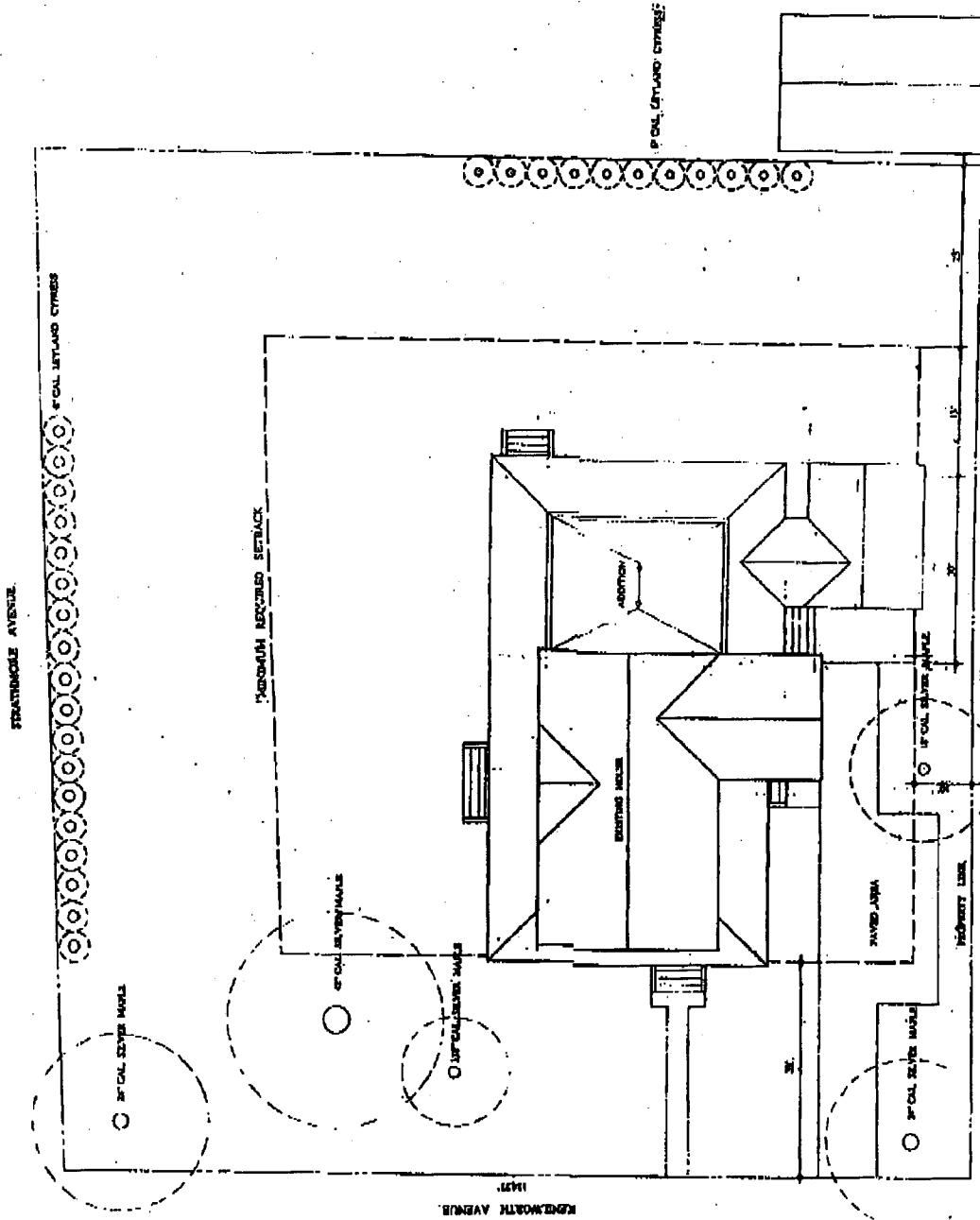


Enclosed herewith are the following:

Quantity	Drawing No.	Date	Description
2	-	-	PLANS OF LOKER/WILSON RESIDENCE
4	-	-	ELEVATIONS OF " " "
2 pp	-	-	HAWP APPLICATION
.....
.....
.....
.....
.....
.....

Via: _ Mail _ Printer _ Federal Express _ Messenger X FAX
For Your: _ Approval X Record _ Review and Return _ Use as Requested 301.495.1307
Remarks:

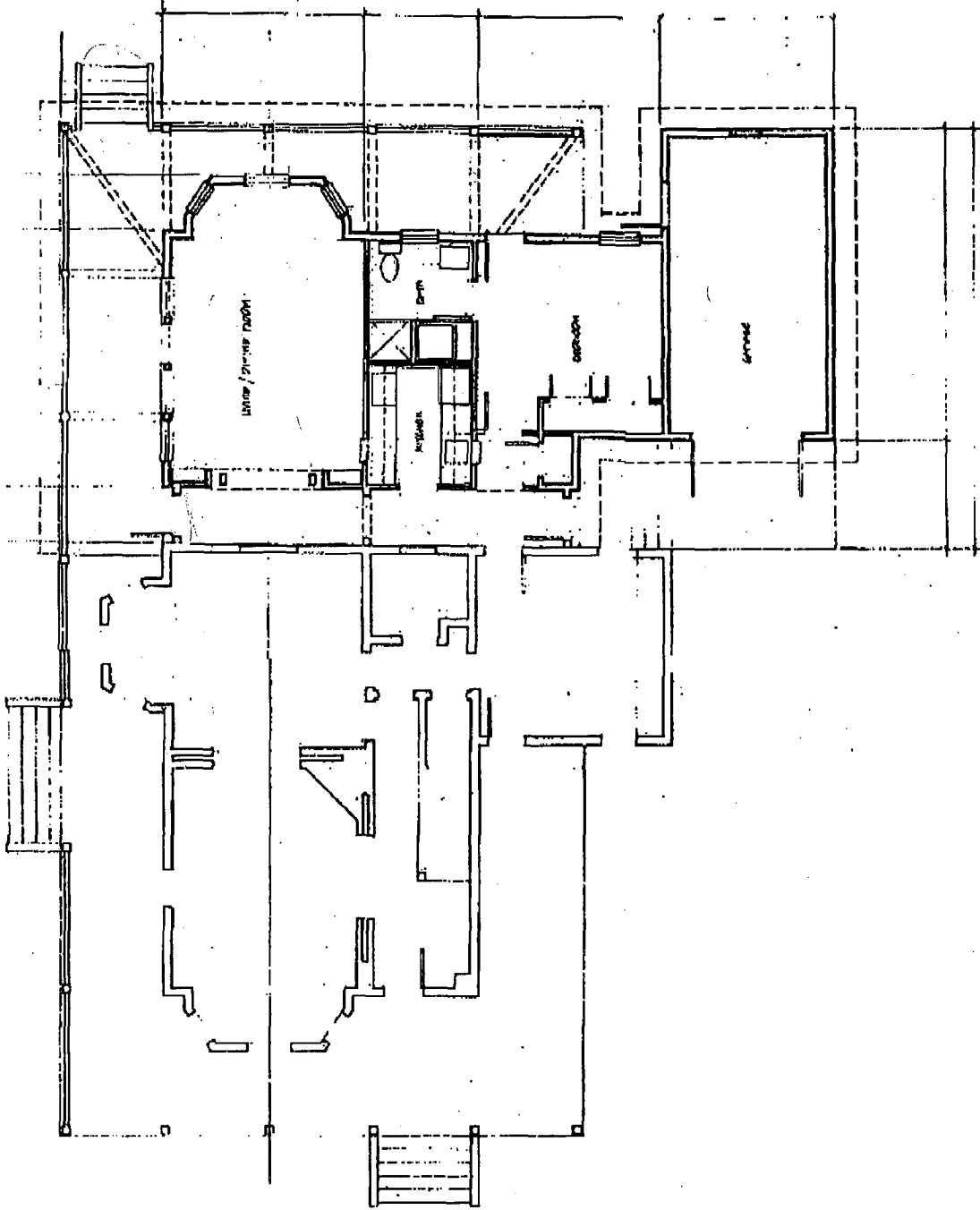
By: ANN GONZALEZ Copies To:



SITE PLAN



WILSON RESIDENCE
 1811 Kenworthy Avenue
 Grand Park Maryland
 Proposed Addition
 Scale 1/8" = 1'-0"



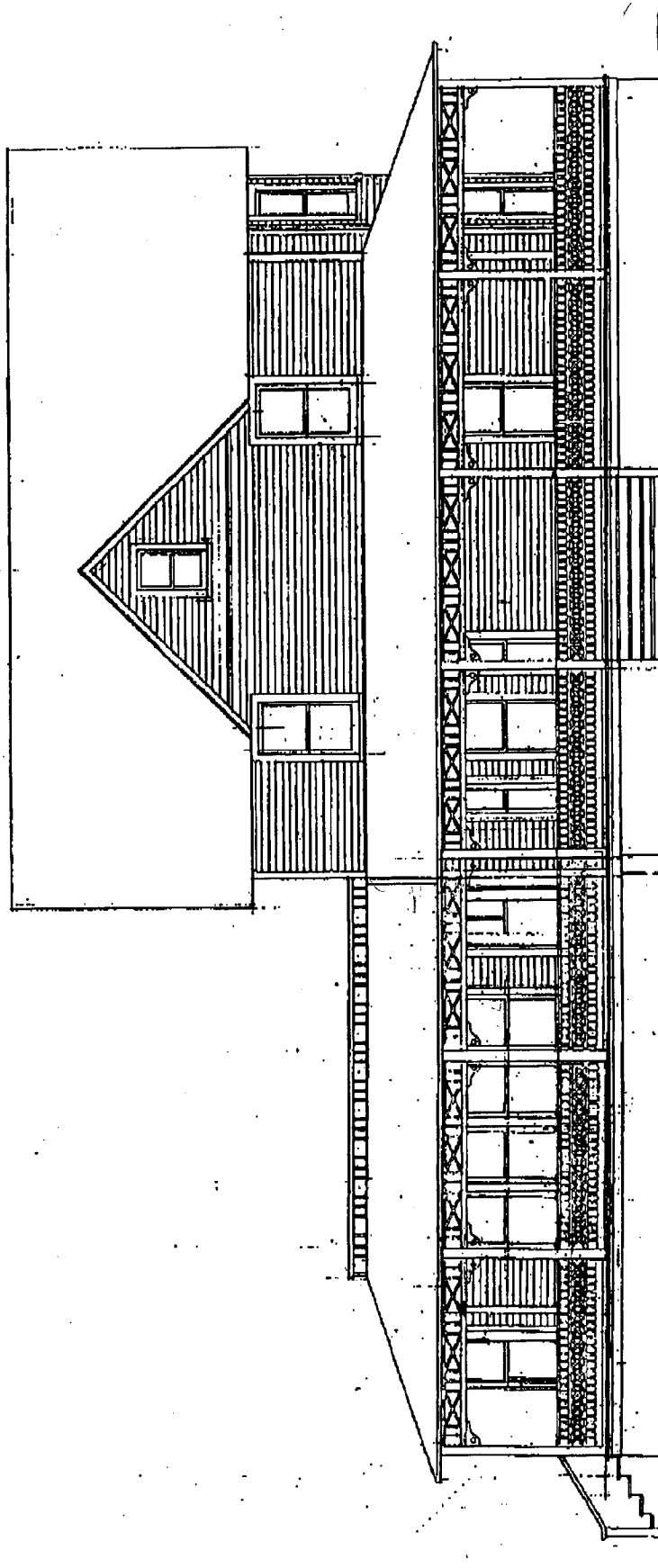
PLAN

WILSON RESIDENCE

1011 Riverside Avenue
Carter Hill, Maryland

Proposed Addition
Scale: 1/4" = 1'-0"

James G. Collins Architects, 128 North Lenoir, New York, NY 10013



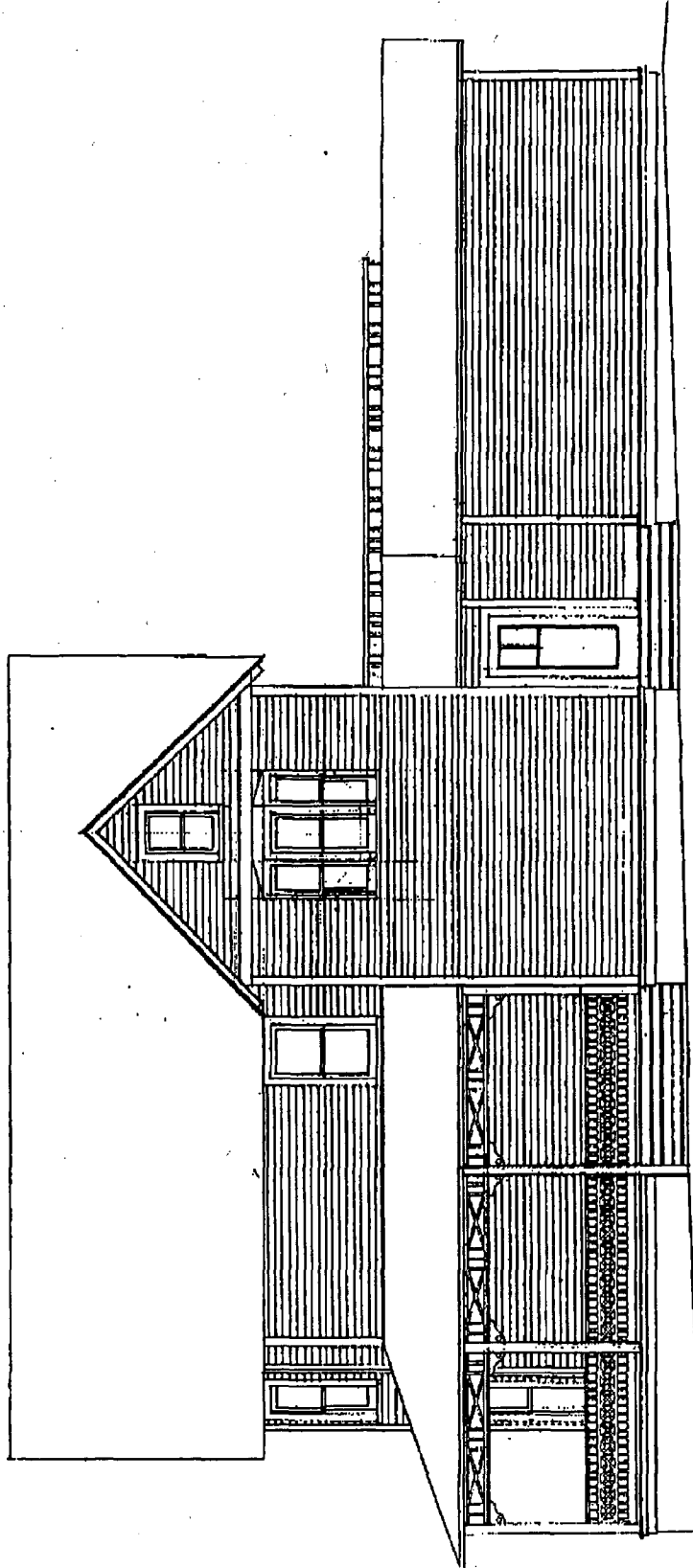
NORTH ELEVATION

WILSON RESIDENCE

10811 Kesheliech Avenue
Garver Park, Maryland

Proposed Addition

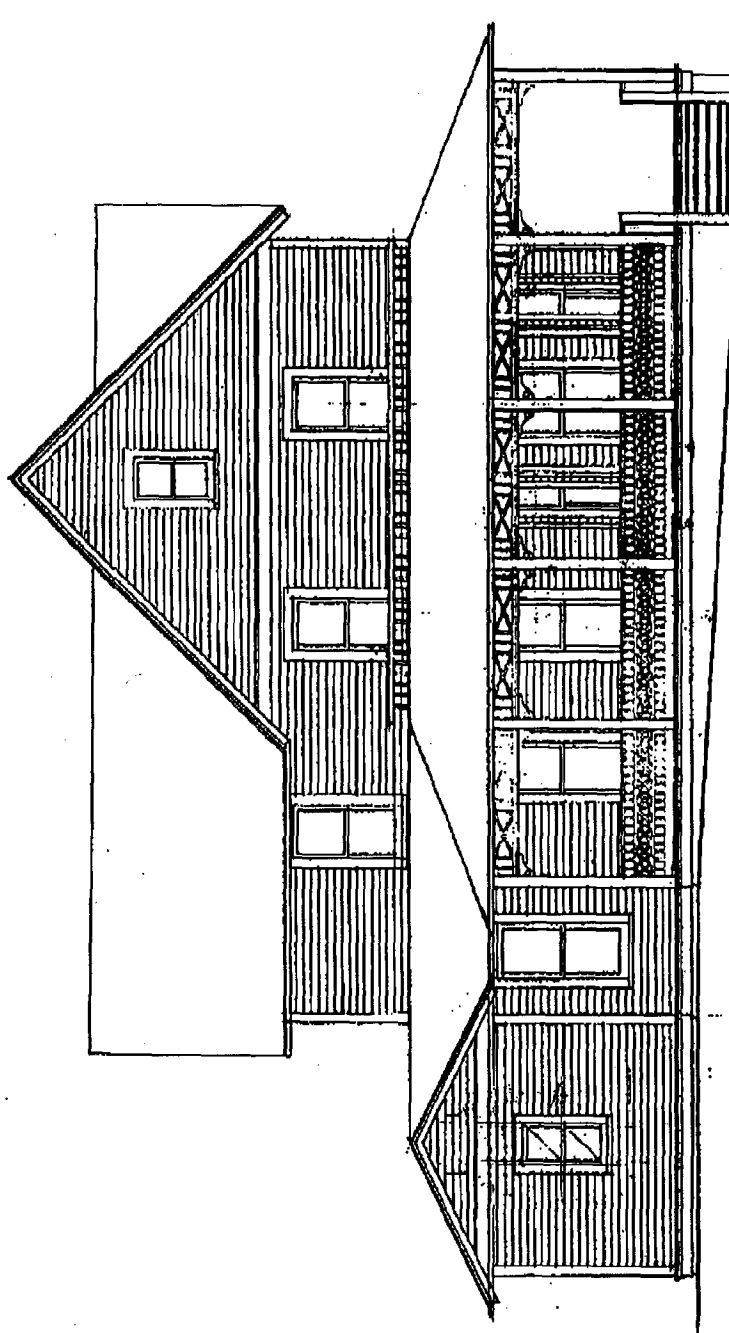
Scale: 1/8"=1'-0"



SOUTH ELEVATION

WILSON RESIDENCE
10811 Kenilworth Avenue
Garrett Park, Maryland

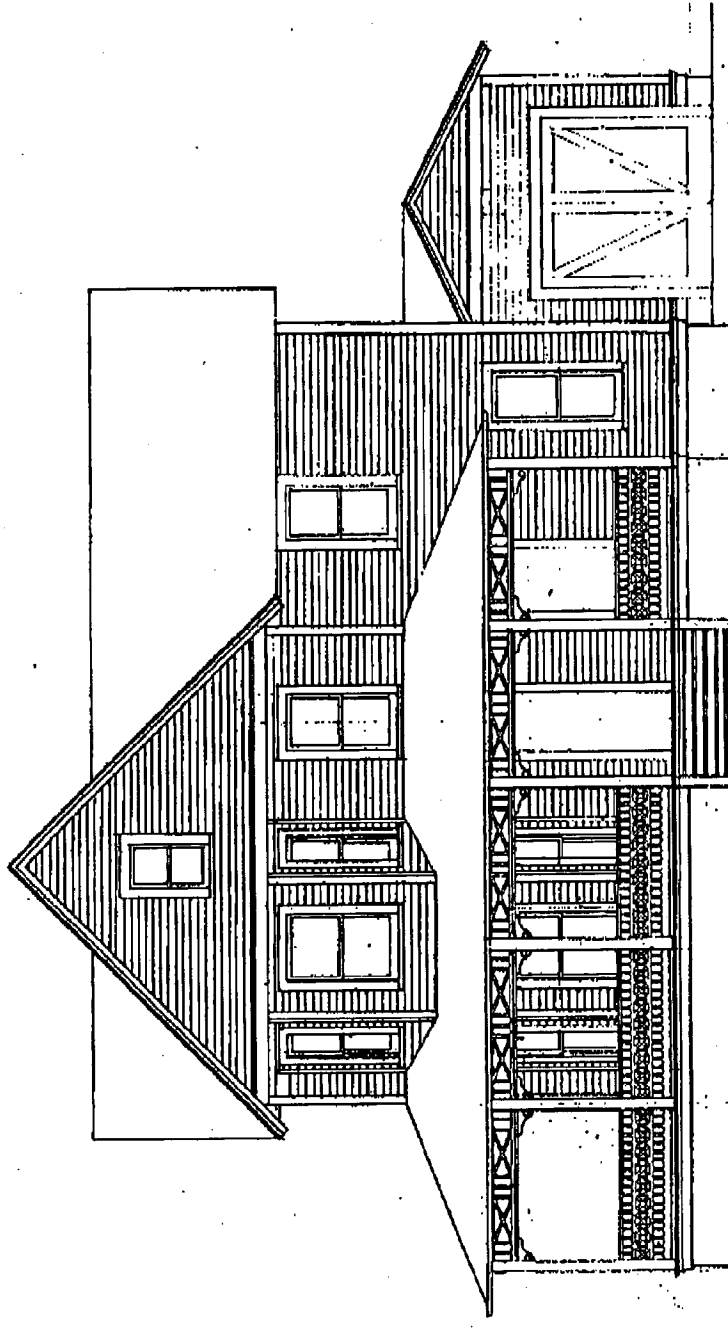
Proposed Addition
Scale: 1/4" = 1'-0"



EAST ELEVATION

WILSON RESIDENCE
10811 Keokuk Avenue
Garret Park, Maryland

Proposed Addition
Scale: 1/4" = 1'-0"



ADDITION

WEST ELEVATION

WILSON RESIDENCE

10811 Kenilworth Avenue
Gerret Park, Maryland

Proposed Addition

Scale: 1/8"=1'-0"

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

An entirely wood frame Queen Anne style house circa 1895, 2 1/2 storeys plus attic with a partial wraparound porch. The house is detailed of white clapboard and simple pine trim. It is nearly entirely intact and has been well maintained. It has a very clear and organized geometry. It sits upon a large corner site bordered by cypress trees and adjoined by mature maples.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The addition is to contain a small residence for an elderly family member which can alternatively be used as additional living space for the house. It is attached to the rear facade of the existing house as a one storey addition. It will alter only that original portion of the house. An existing (non-historical) carport and an existing (historical) rear porch are to be removed to accommodate the addition. An adjacent one storey garage, contiguous with, but distinct from, the addition is also indicated.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

A one storey addition comprised of two rooms partially ancillary spaces and a garage which is surrounded by a porch which continues the detailing and character of the existing. All materials and details will match the existing house being primarily clapboards and pine trim painted white.

- b. the relationship of this design to the existing resource(s):

The geometry of the existing house is extended by plan. The massing of the existing porch is extended in elevation.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

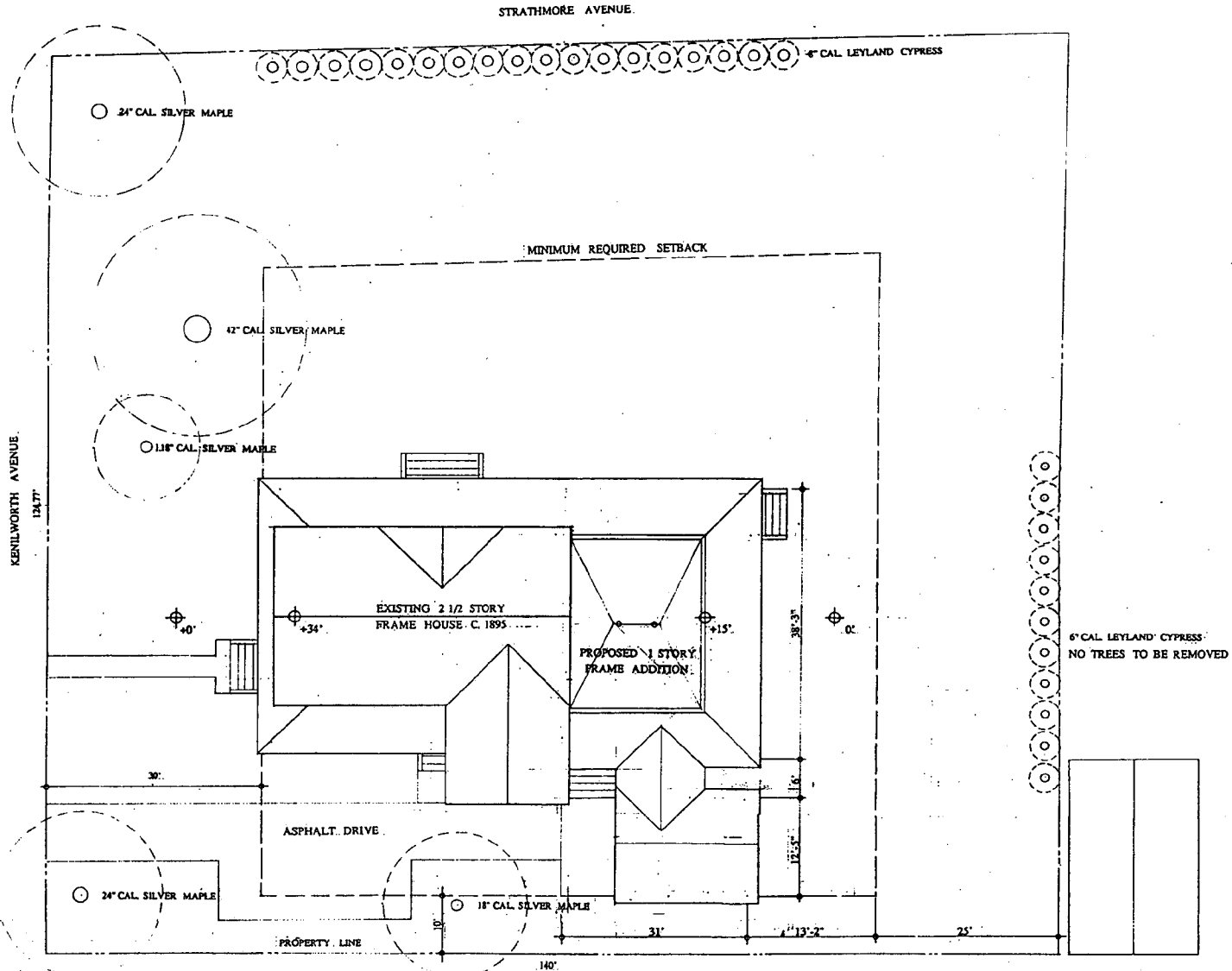
Maintaining the existing character of the house in detail and form and affectin only the rear facade,

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).



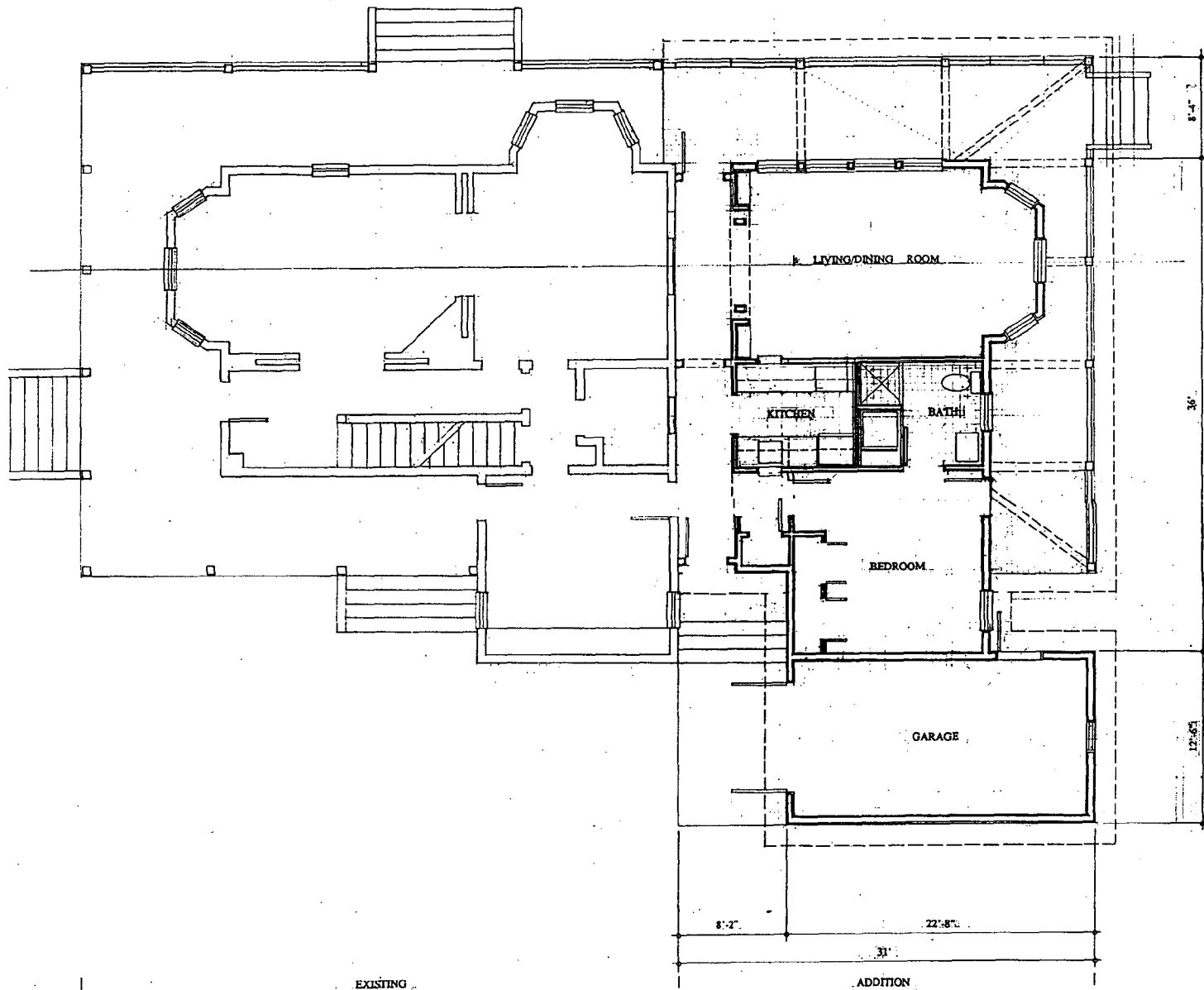
SITE PLAN



WILSON RESIDENCE

10811 Kenilworth Avenue
Garrett Park, Maryland

Proposed Addition
Scale: 1/8"=1'-0"



WILSON RESIDENCE

10811 Kenilworth Avenue
Garrett Park, Maryland

Proposed Addition

Scale: 1/4" = 1'-0"

James G. Garrison Architects 170 Varick Street New York, NY 10013
6.25.93



WEST ELEVATION



EXISTING

ADDITION

SOUTH ELEVATION

WILSON RESIDENCE

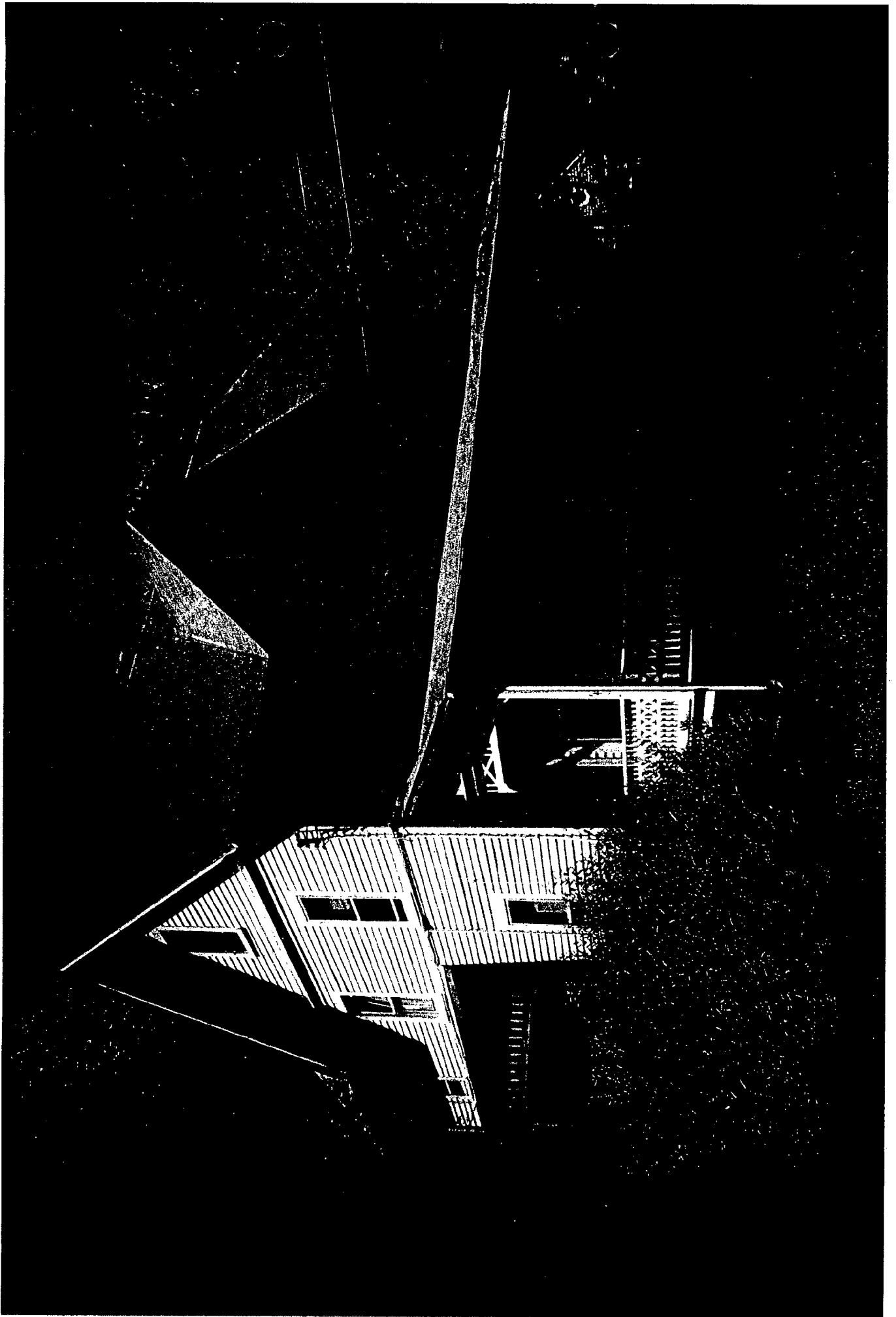
10811 Kenilworth Avenue
Garrett Park, Maryland

Proposed Addition
Scale: 1/4" = 1'-0"

James G. Garrison Architects 170 Varick Street New York, NY 10013
6.25.93



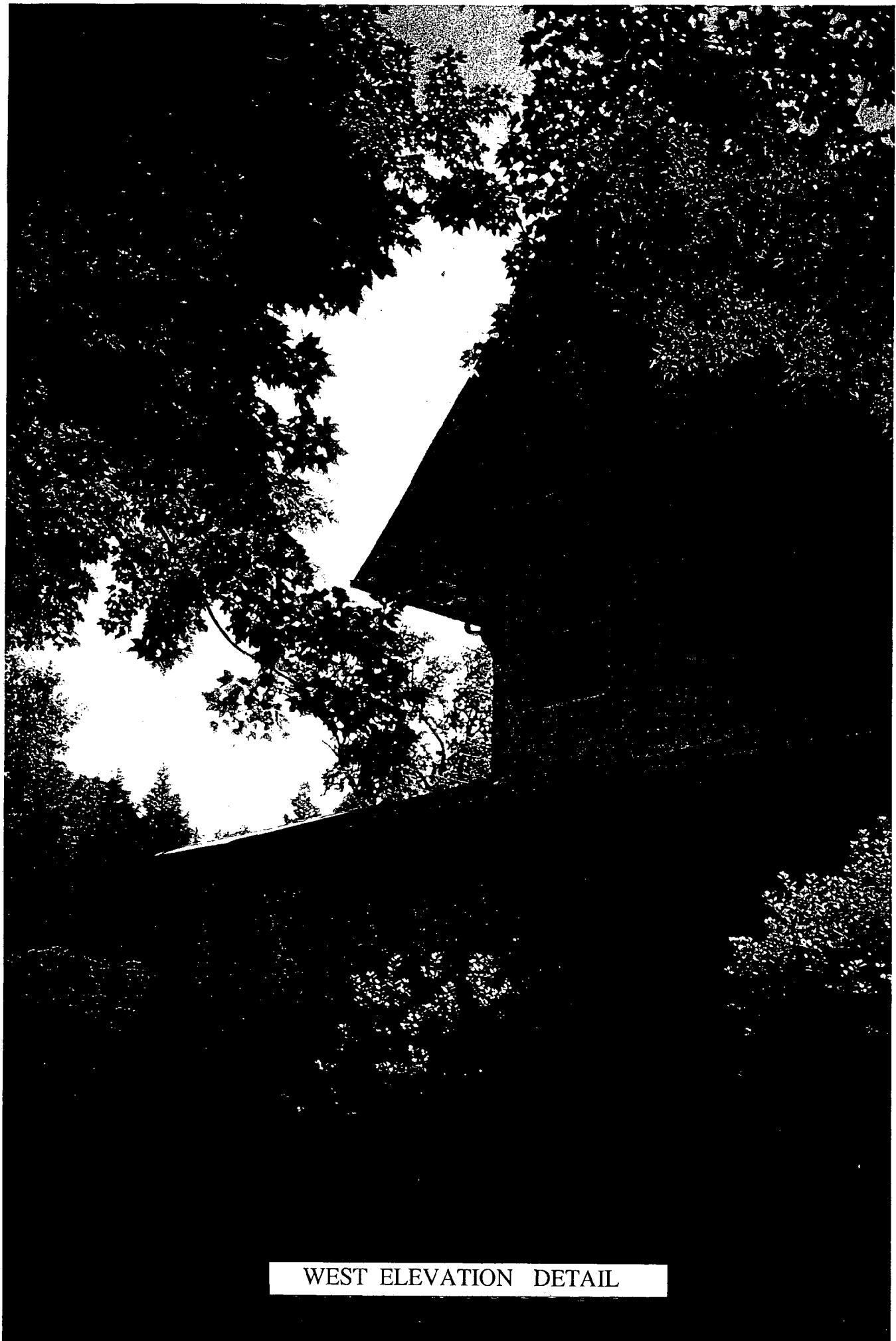
NORTH ELEVATION



NORTHEAST CORNER



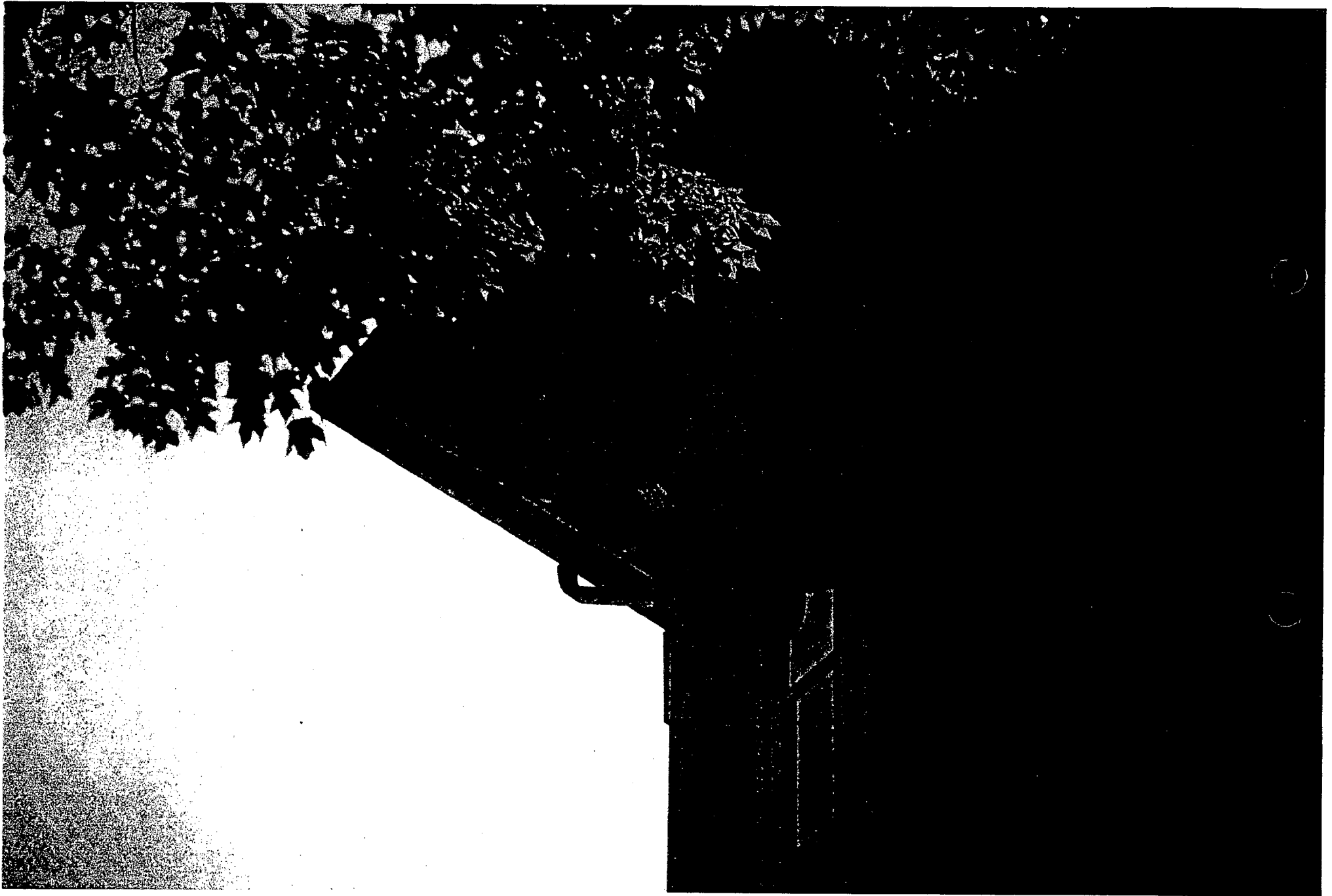
EAST ELEVATION



WEST ELEVATION DETAIL



DETAIL OF PORCH TRIM



DETAILING UNDER EAVES



WEST ELEVATION

WILSON RESIDENCE

10811 Kenilworth Avenue
Garrett Park, Maryland

Proposed Addition
Scale: 1/4"=1'-0"

James G. Garrison Architects 170 Varick Street New York, NY 10013
6.25.93

ADDITION

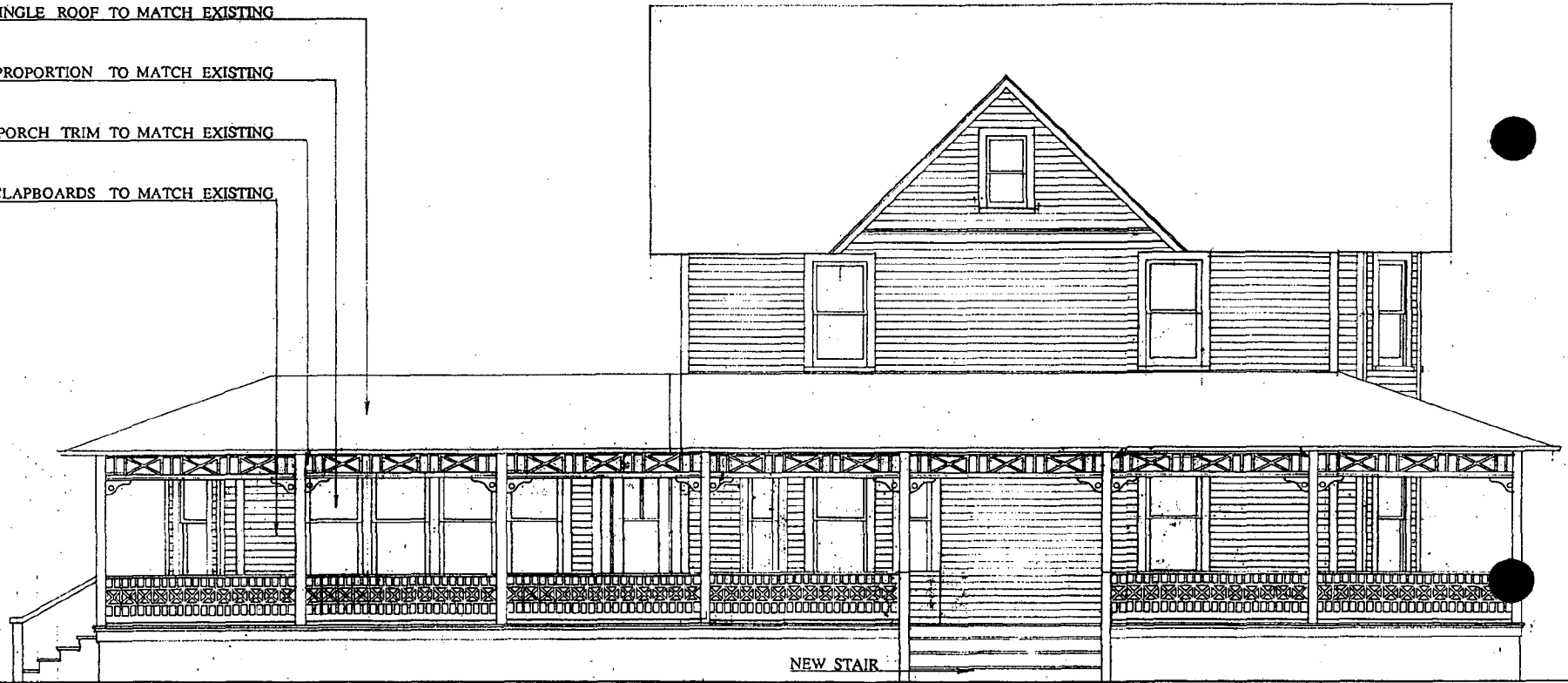
EXISTING

GREY ASPHALT SHINGLE ROOF TO MATCH EXISTING

WINDOW DETAIL AND PROPORTION TO MATCH EXISTING

PORCH TRIM TO MATCH EXISTING

CLAPBOARDS TO MATCH EXISTING



NORTH ELEVATION

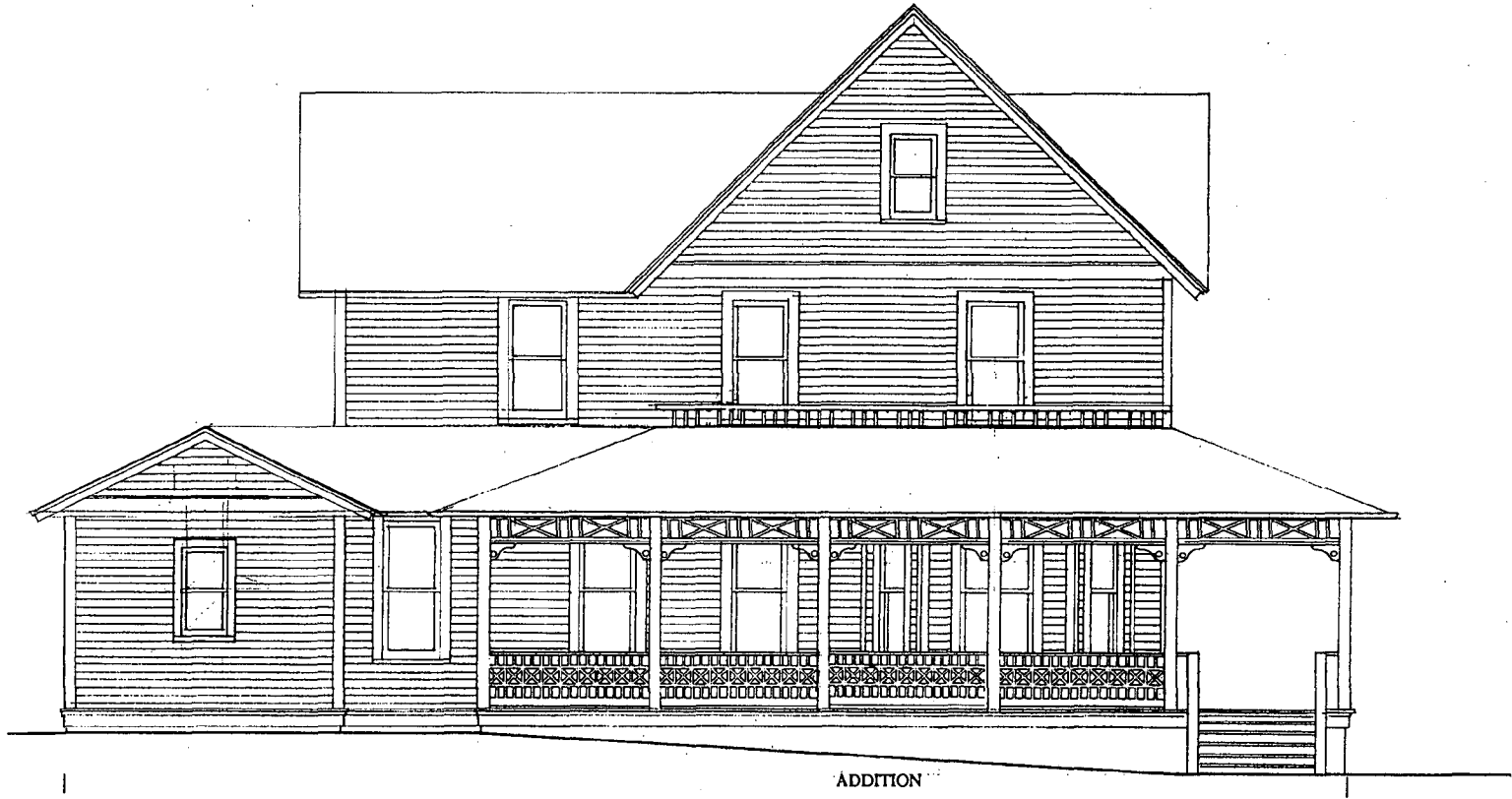
WILSON RESIDENCE

10811 Kenilworth Avenue
Garrett Park, Maryland

Proposed Addition
Scale: 1/4"=1'-0"

James G. Garrison Architects 170 Varick Street New York, NY 10013
6.25.93

EXISTING



ADDITION

EAST ELEVATION

WILSON RESIDENCE

10811 Kenilworth Avenue
Garrett Park, Maryland

Proposed Addition
Scale: 1/4" = 1'-0"

James G. Garrison Architects 170 Varick Street New York, NY 10013

6.25.93

JAMES G. GARRISON

A R C H I T E C T S

170 VARICK STREET
NEW YORK, NY 10013
TEL • 212 • 620 • 5700
FAX • 212 • 620 • 5704

July 26, 1993

Ms. Nancy Witherell
Historic Preservation Planner
The Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

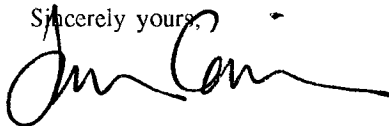
Dear Ms. Witherell:

Enclosed please find three drawings showing the revised porch of the Wilson's residence. We have:

1. Reduced the width of the porch by 1' - 0" thereby lowering the roof approximately 8"
2. Moved the stair on the north elevation to a point where it aligns with the corridor that separates the old from the new
3. Altered the decorative cap on top of the addition roof to become a solid pine and copper flashing piece. The old version appeared too busy when misaligned with the existing roof lines and this version is a bit more expressive of the relationship between the addition's wall and porch roof
4. Altered the wood porch trim by eliminating one diagonal. We arrived at this after trying many alterations. This version is subtly but clearly different while still having enough visual weight to continue the horizontal reading of the existing porch.

I look forward to your response.

Sincerely yours,



James G. Garrison

cc: Ruth Wilson
Leslie Loker
James Wilson

Enclosure

JG:ag

JAMES G. GARRISON ARCHITECT

170 VARICK STREET, NEW YORK, NY 10013

212 620-5700 TEL

212 620-5704 FAX

To: MD. NATIONAL CAPITAL PARK & PLANNING COMM. TRANSMITTAL
 8787 GEORGIA AVE.
 SILVER SPRINGS, MD

Attention: NANCY WITHERELL

Date: JULY 26, 1993

Project No.: 9214

Project: LOKER/WILSON RESIDENCE

Enclosed herewith are the following:

Quantity	Drawing No.	Date	Description
1	-	7.26.93	LETTER
1	-	-	PLAN
1	-	-	NORTH ELEVATION
1	-	-	EAST ELEVATION

Via: Mail Printer Federal Express Messenger FAX

For Your: Approval Record Review and Return Use as Requested 301. 495. 1307

Remarks:

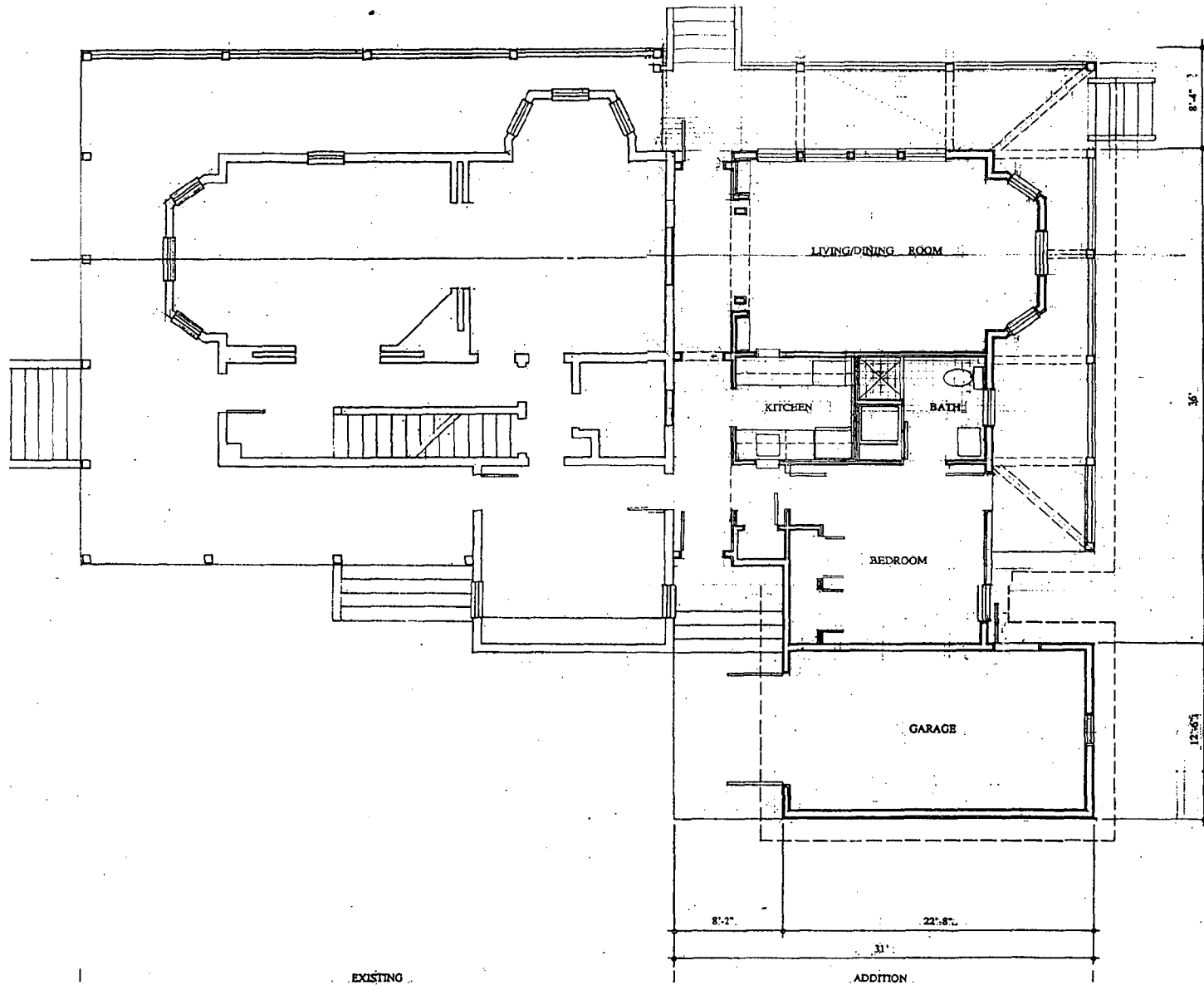
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.....

.....

By: ANN GONZALEZ

Copies To: RUTH WILSON
 LESLIE LOKER
 JAMES WILSON



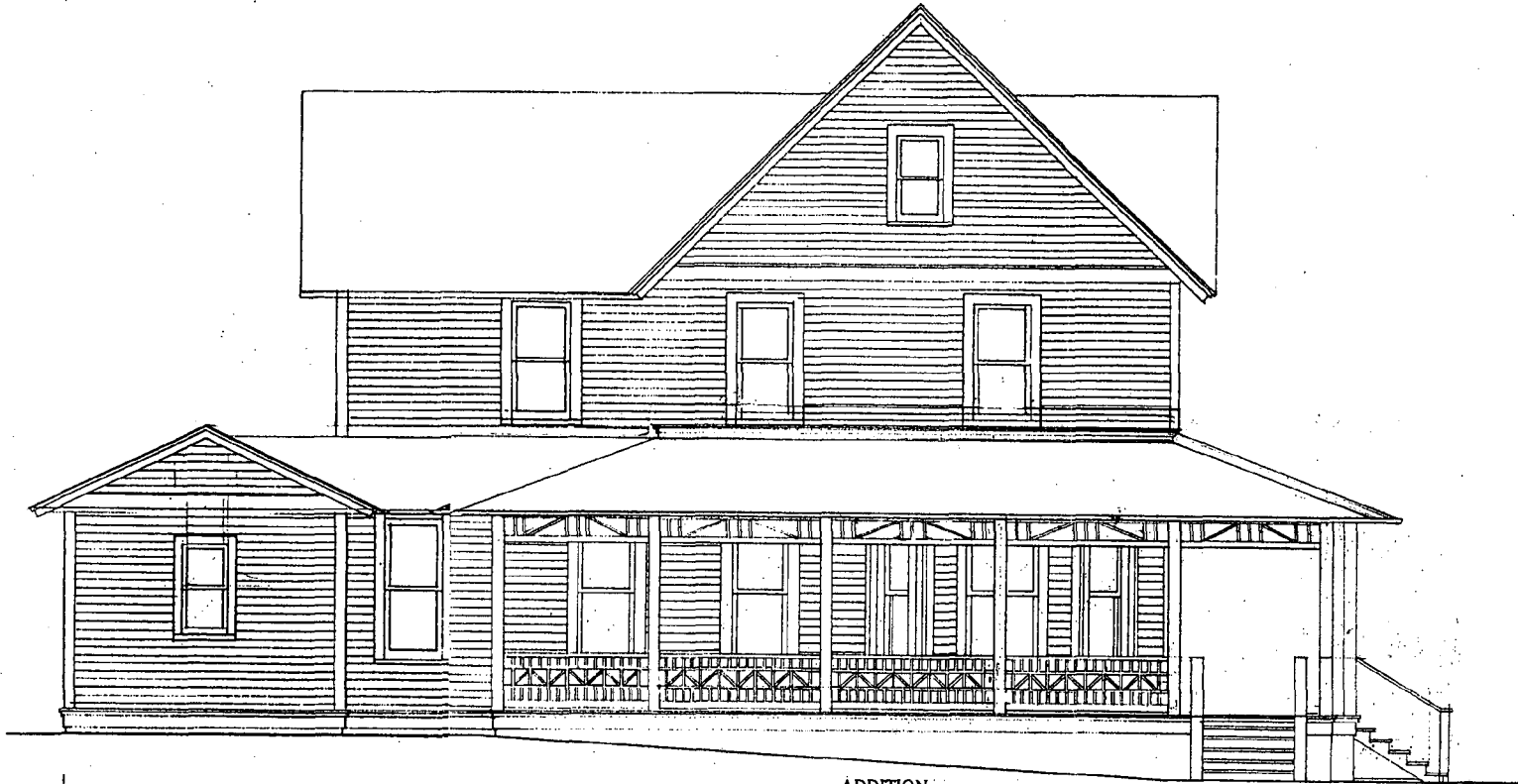
WILSON RESIDENCE
 10811 Keelworth Avenue
 Garrett Park, Maryland

Proposed Addition
 Scale: 1/4" = 1'-0"

James O. Dunston Architects 170 Varot Street New York, NY 10013

PHY. 7-23-93

EXISTING



ADDITION

EAST ELEVATION

WILSON RESIDENCE

10811 Kenilworth Avenue
Garrett Park, Maryland

Proposed Addition
Scale: 1/4" = 1'-0"

James G. Garrison Architects 170 Varick Street New York, NY 10013

REV. 7-23-99

EXISTING



NORTH ELEVATION:

WILSON RESIDENCE

10811 Kenilworth Avenue
Garrett Park, Maryland

Proposed Addition

Scale: 1/4"=1'-0"

James G. Garrison Architects 170 Varick Street New York, NY 10013

REV. 7-23-99



