

30/13-4-prelim 108.1 Kenilworth Avenue  
Macgill/Wilson House (Garrett Park)

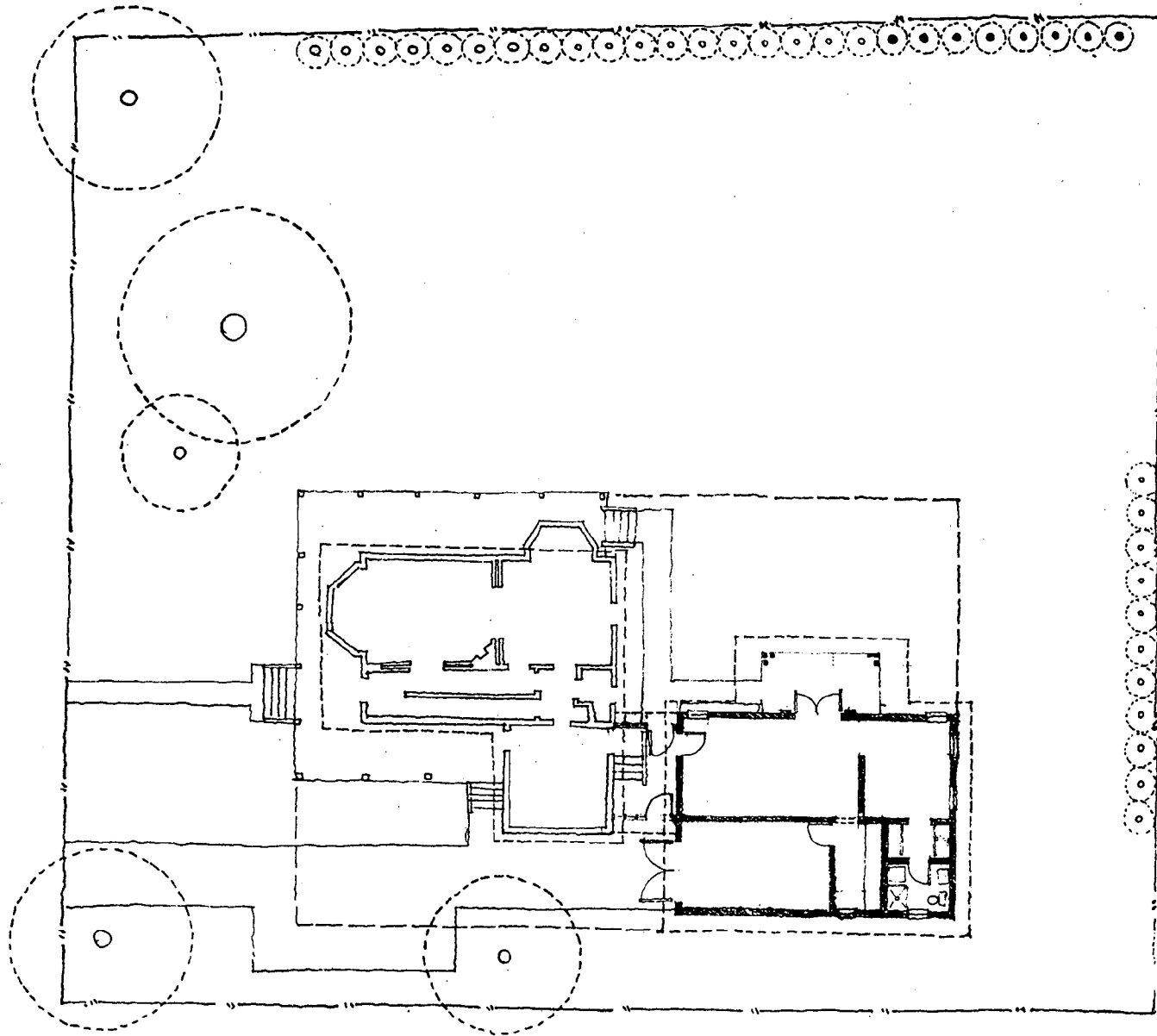
**PRELIMINARY CONSULTATION II  
SUBMISSION TO THE HISTORIC  
PRESERVATION COMMISSION OF  
MONTGOMERY COUNTY, MARYLAND**

**Proposed Addition  
Wilson Residence  
10811 Kenilworth Avenue  
Garrett Park, Maryland**

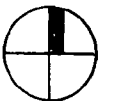
Prepared by:  
James G. Garrison Architects  
170 Varick Street  
New York, NY 10013

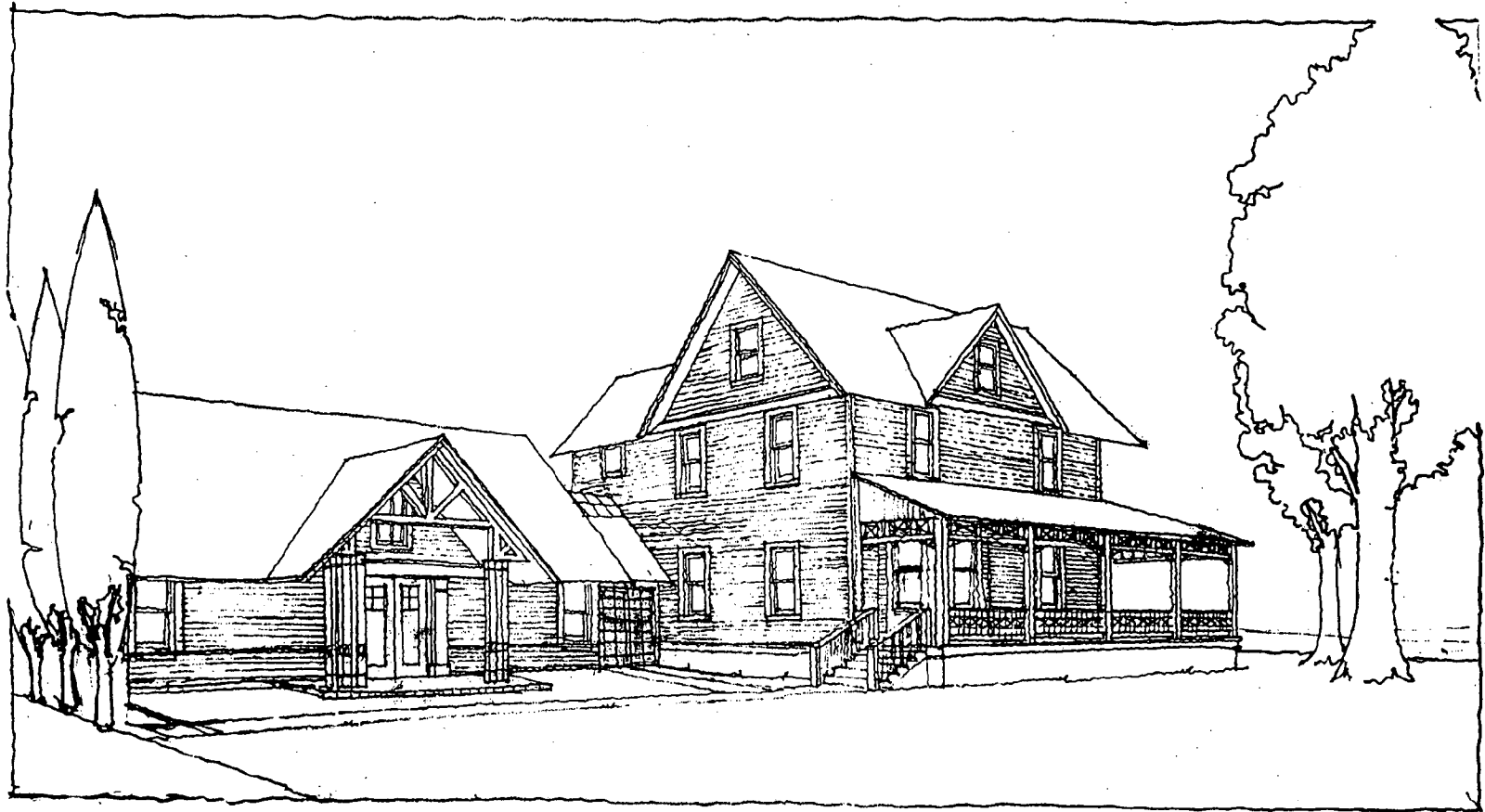
STRATHMORE AVENUE.

KENILWORTH AVENUE



PLAN OF SCHEME D-1

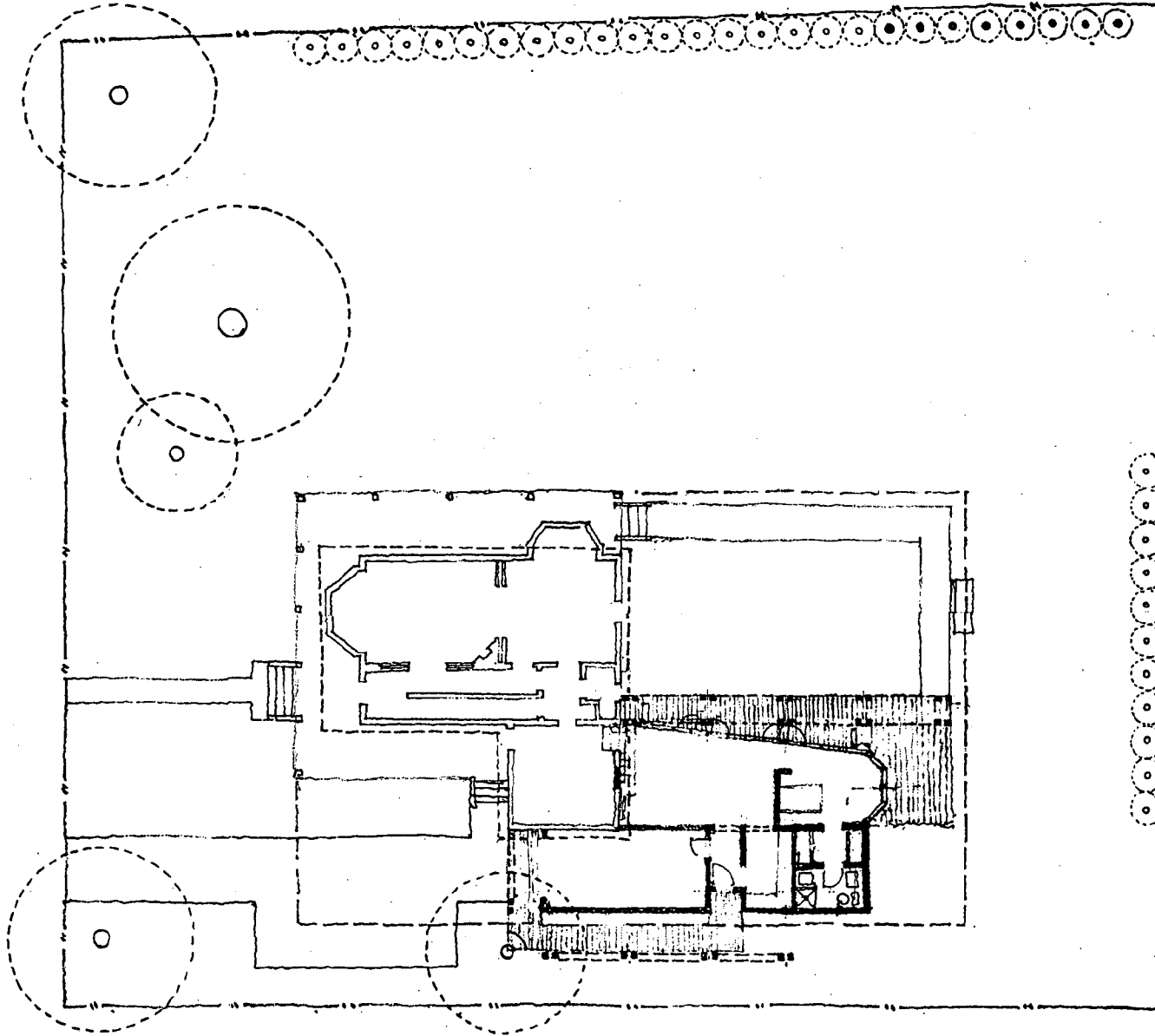




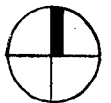
PERSPECTIVE OF SCHEME D-1

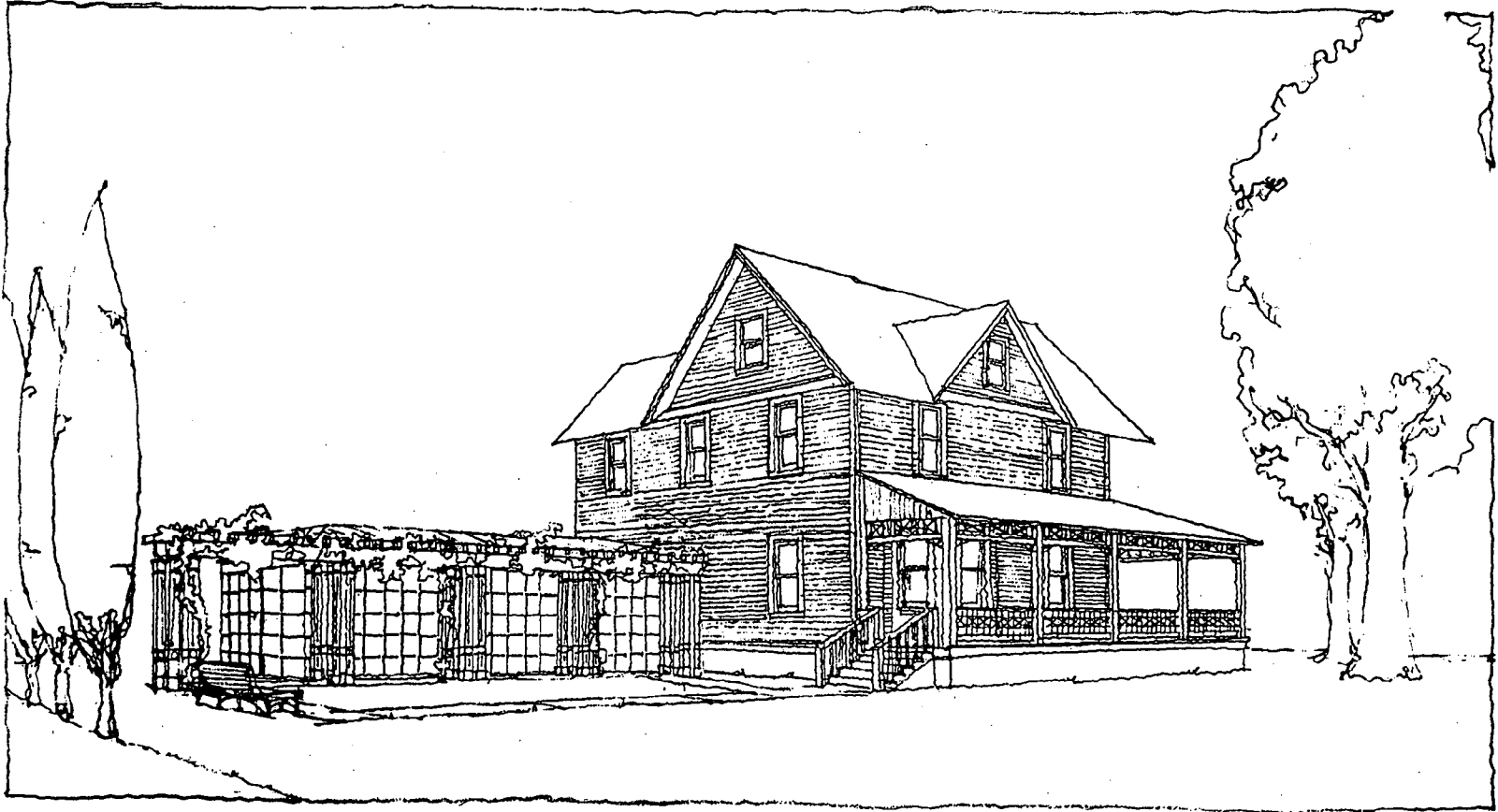
STRATHMORE AVENUE

KENILWORTH AVENUE

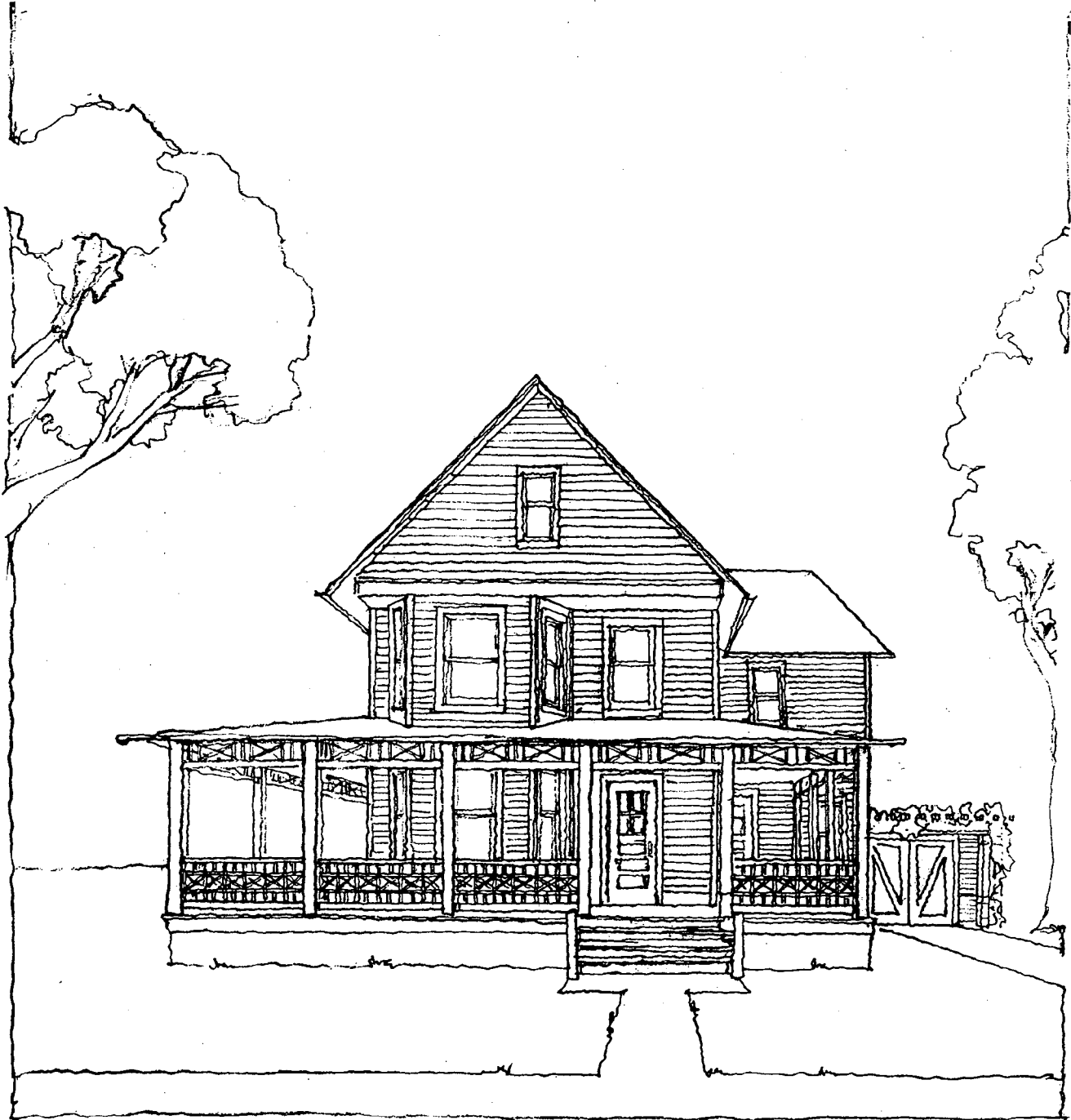


PLAN OF ARBOR SCHEME E

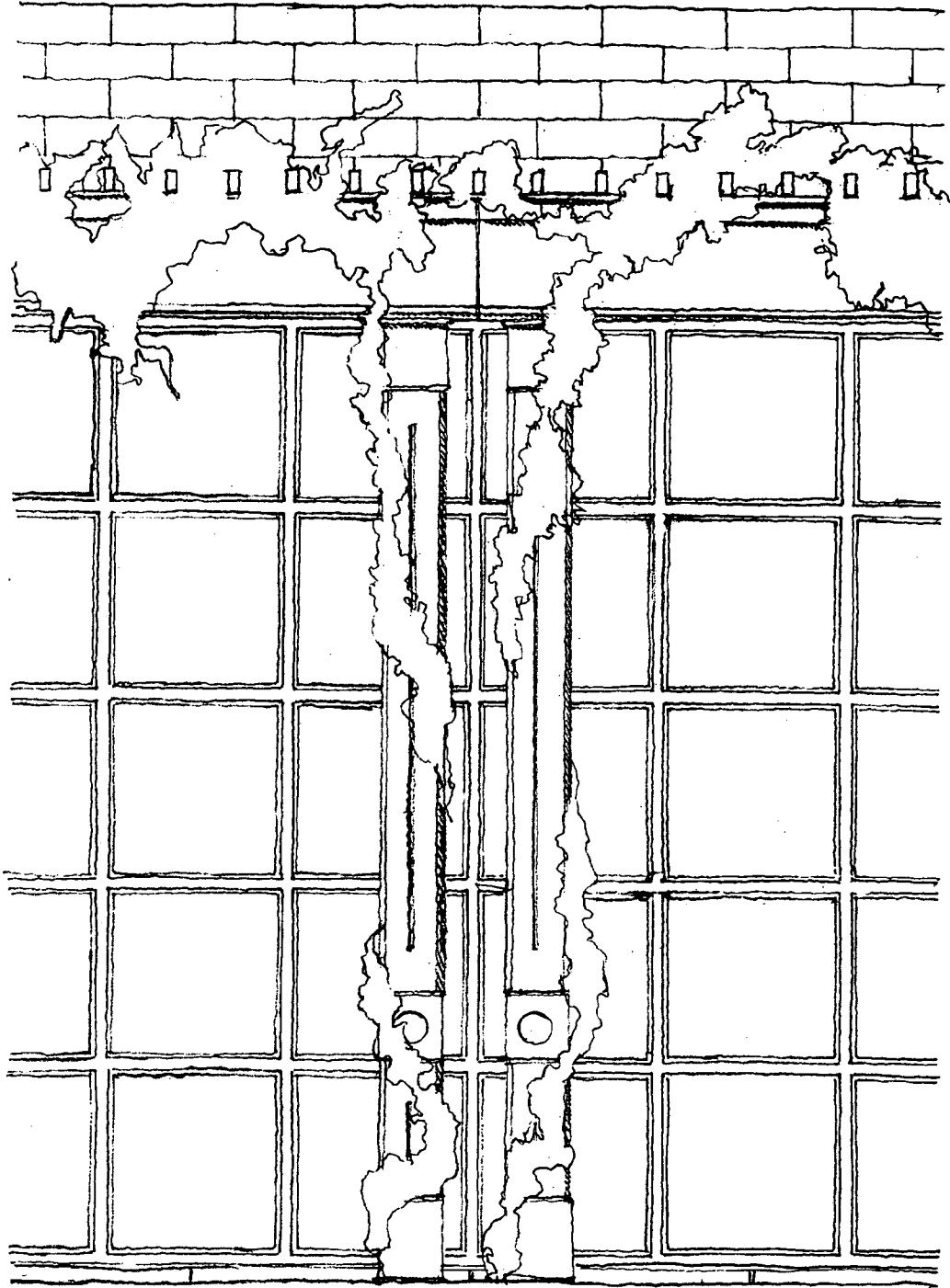




PERSPECTIVE OF ARBOR SCHEME E

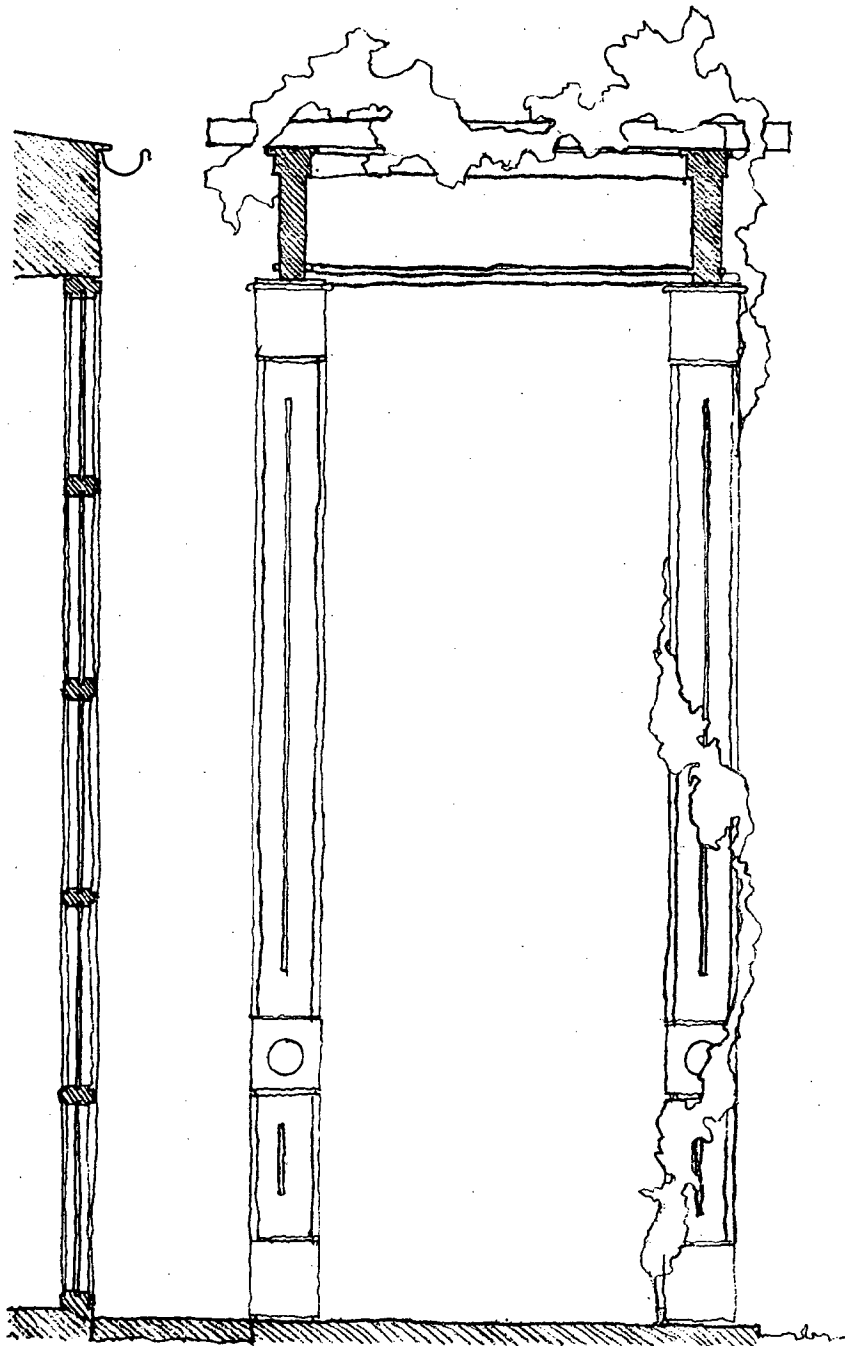


PERSPECTIVE OF ARBOR SCHEME E



ELEVATION OF ARBOR SCHEME E

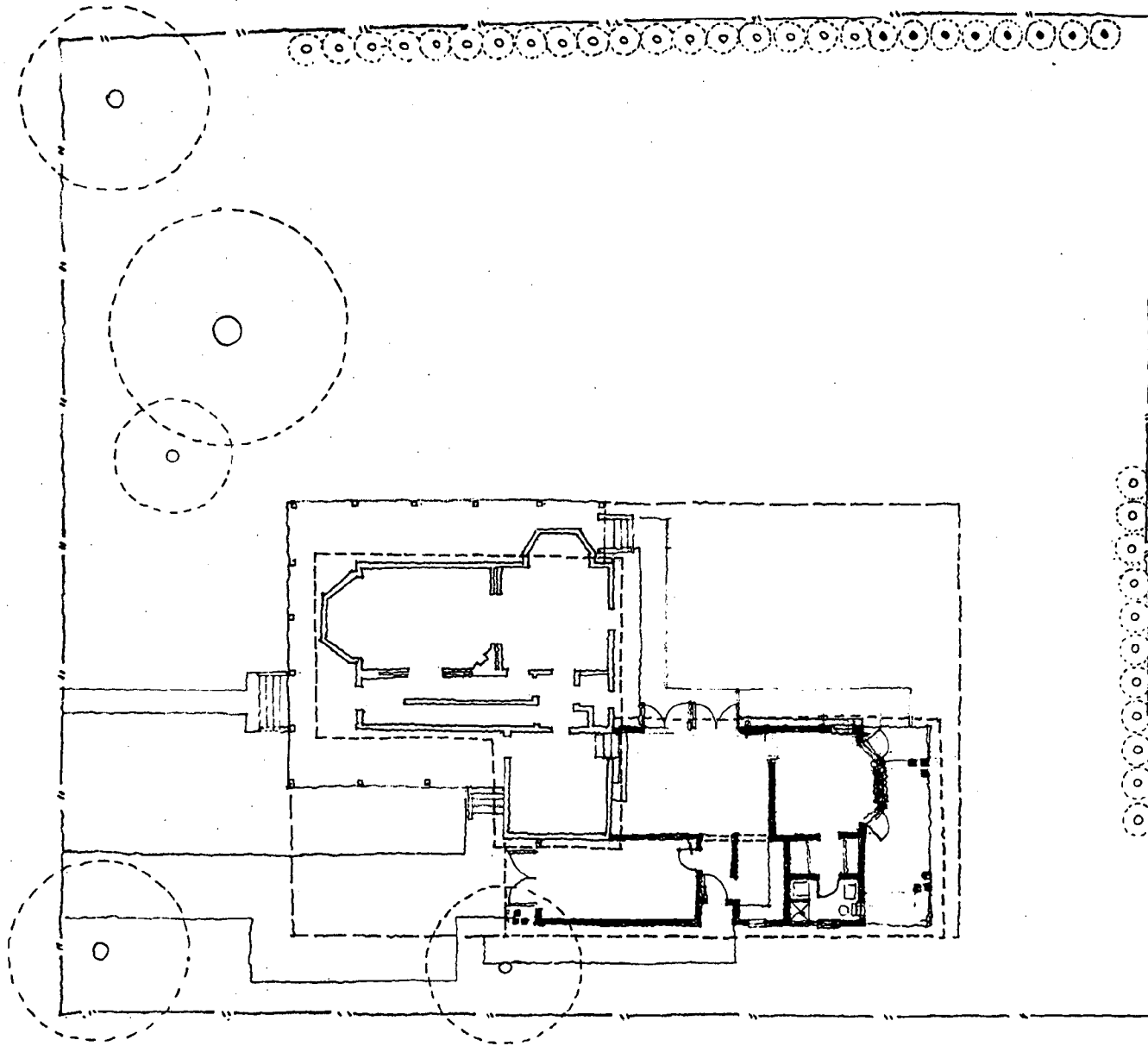




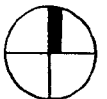
SECTION OF ARBOR SCHEME E

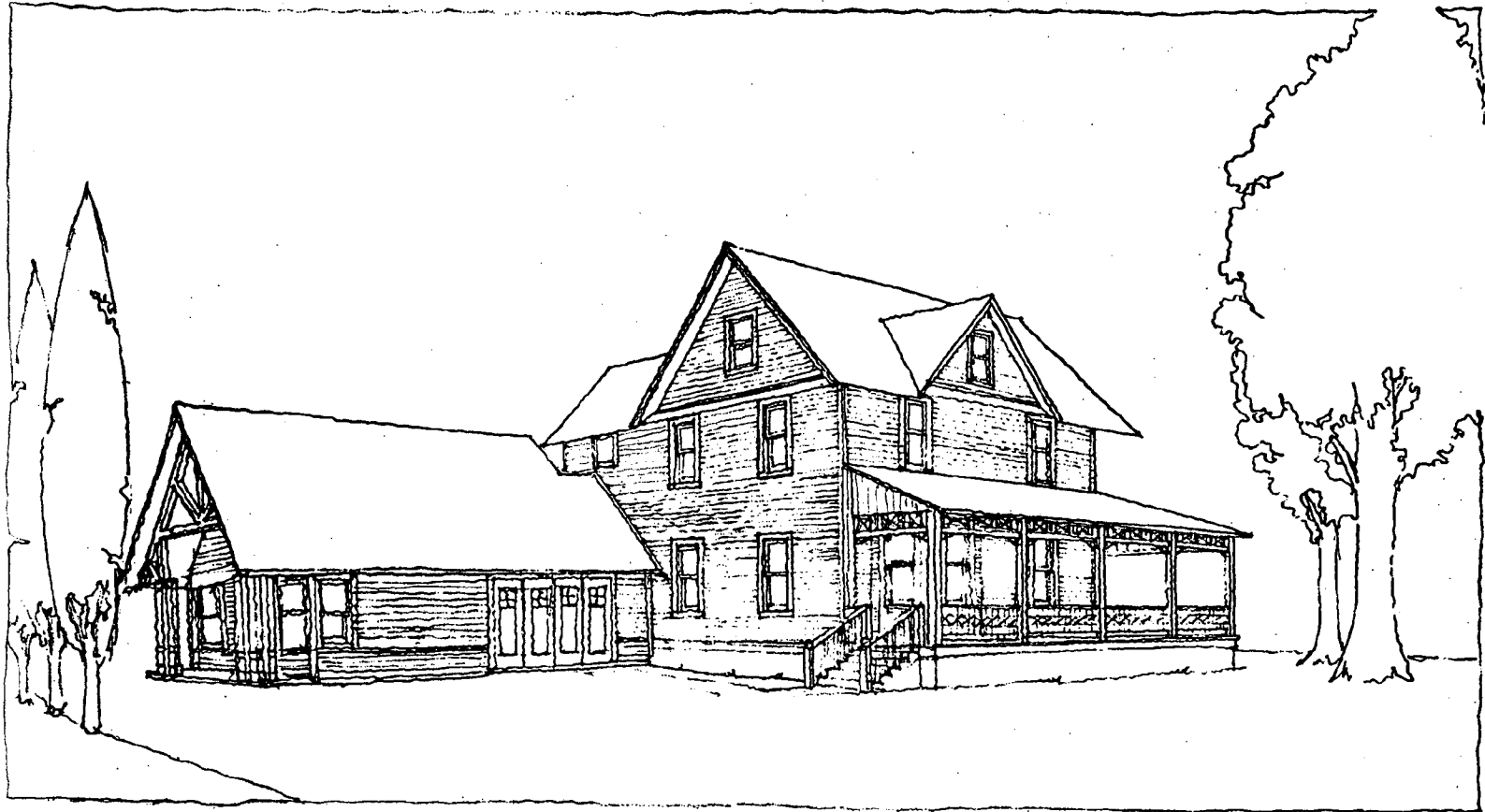
STRATHMORE AVENUE

KENILWORTH AVENUE

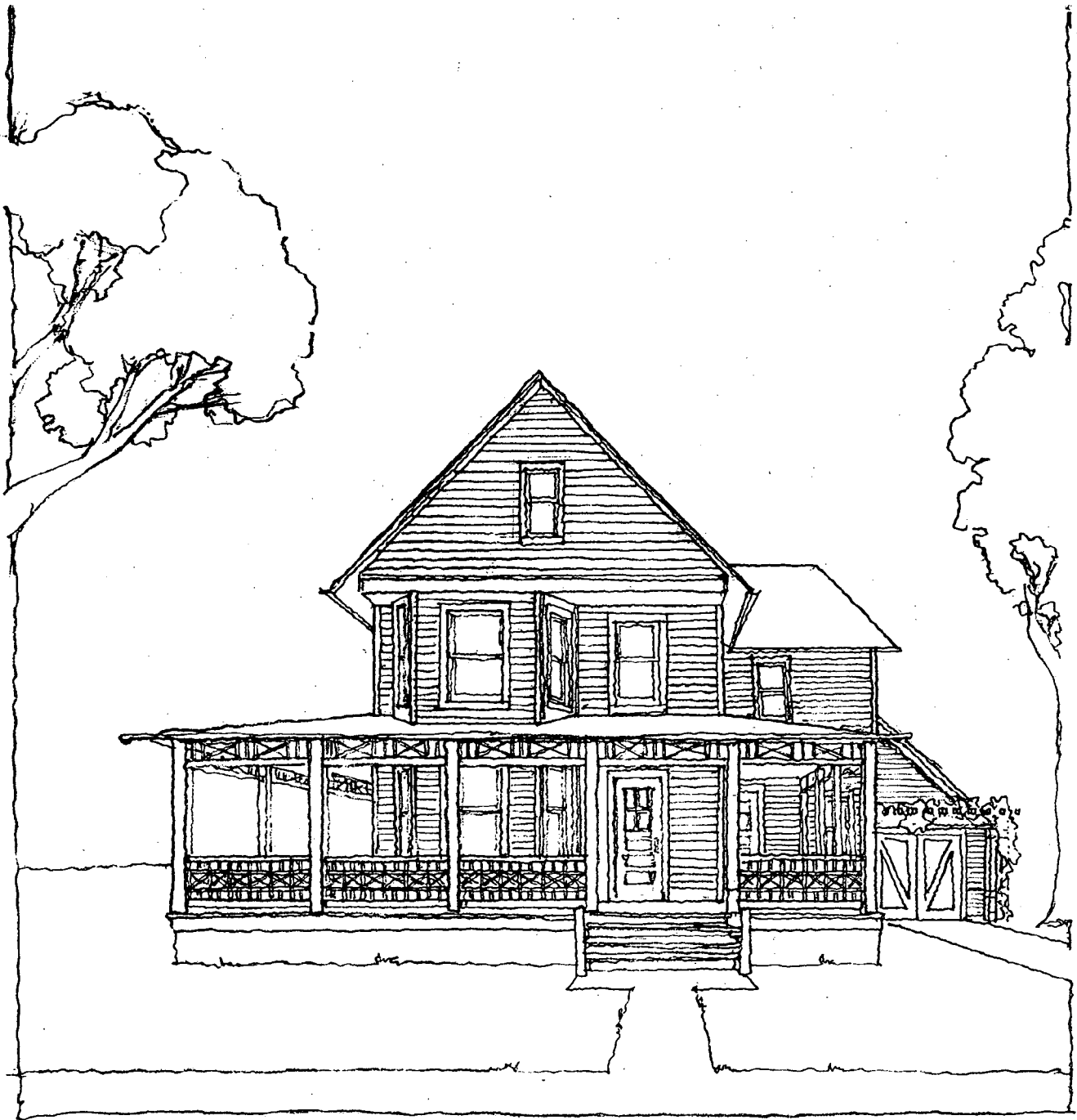


PLAN OF SCHEME F





PERSPECTIVE OF SCHEME F



PERSPECTIVE OF SCHEME F

JAMES G. GARRISON

ARCHITECTS

1100 WASHINGTON STREET  
BETHESDA, MD 20814  
TEL: (301) 414-1100  
FAX: (301) 414-1101

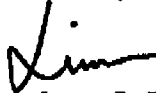
May 10, 1993

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

Dear Nancy,

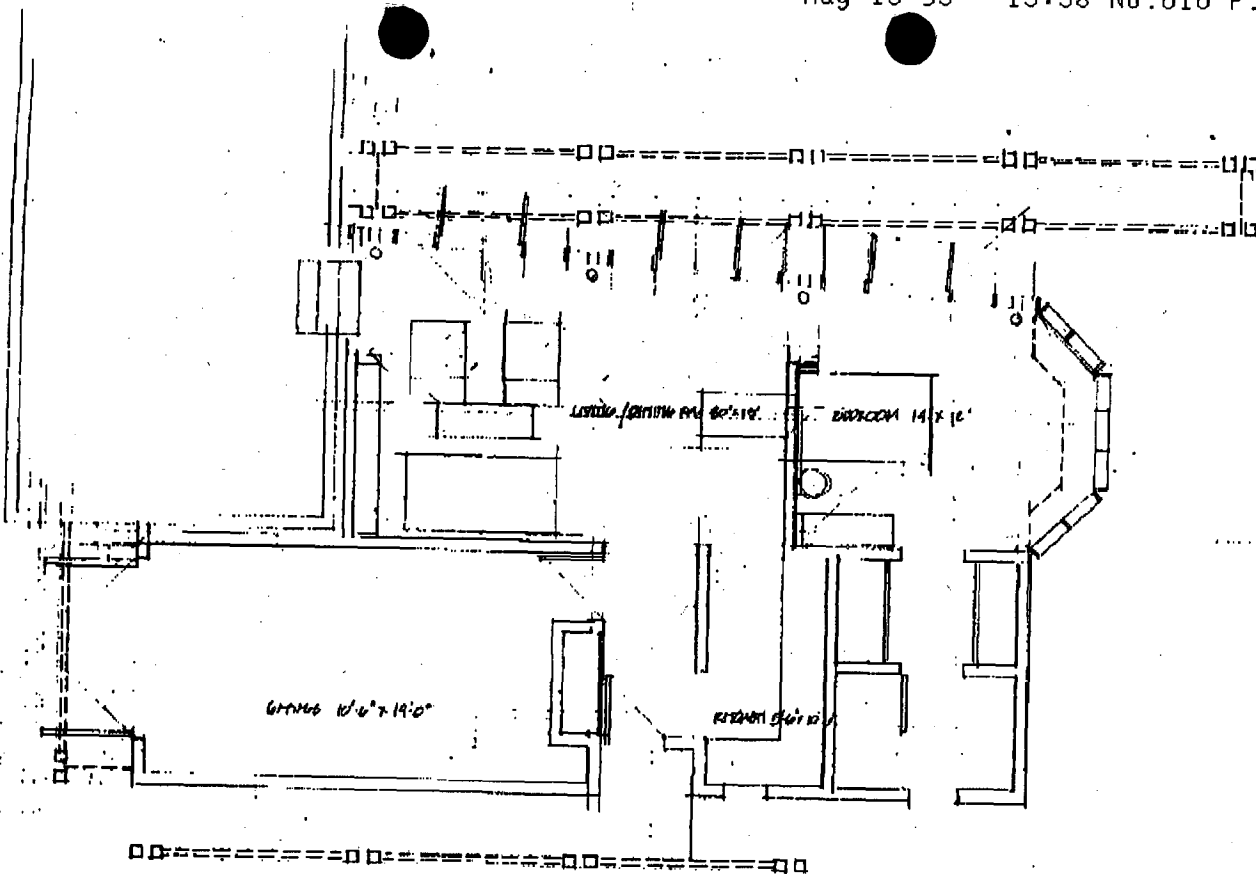
Enclosed please find two sketches of the "arbor" scheme. We are still developing computer generated perspectives and elevations of both this scheme and a modified version of the last one. We will fax those by the end of the week. I hope this leaves enough time for your report. If it is a problem, please call.

Sincerely,

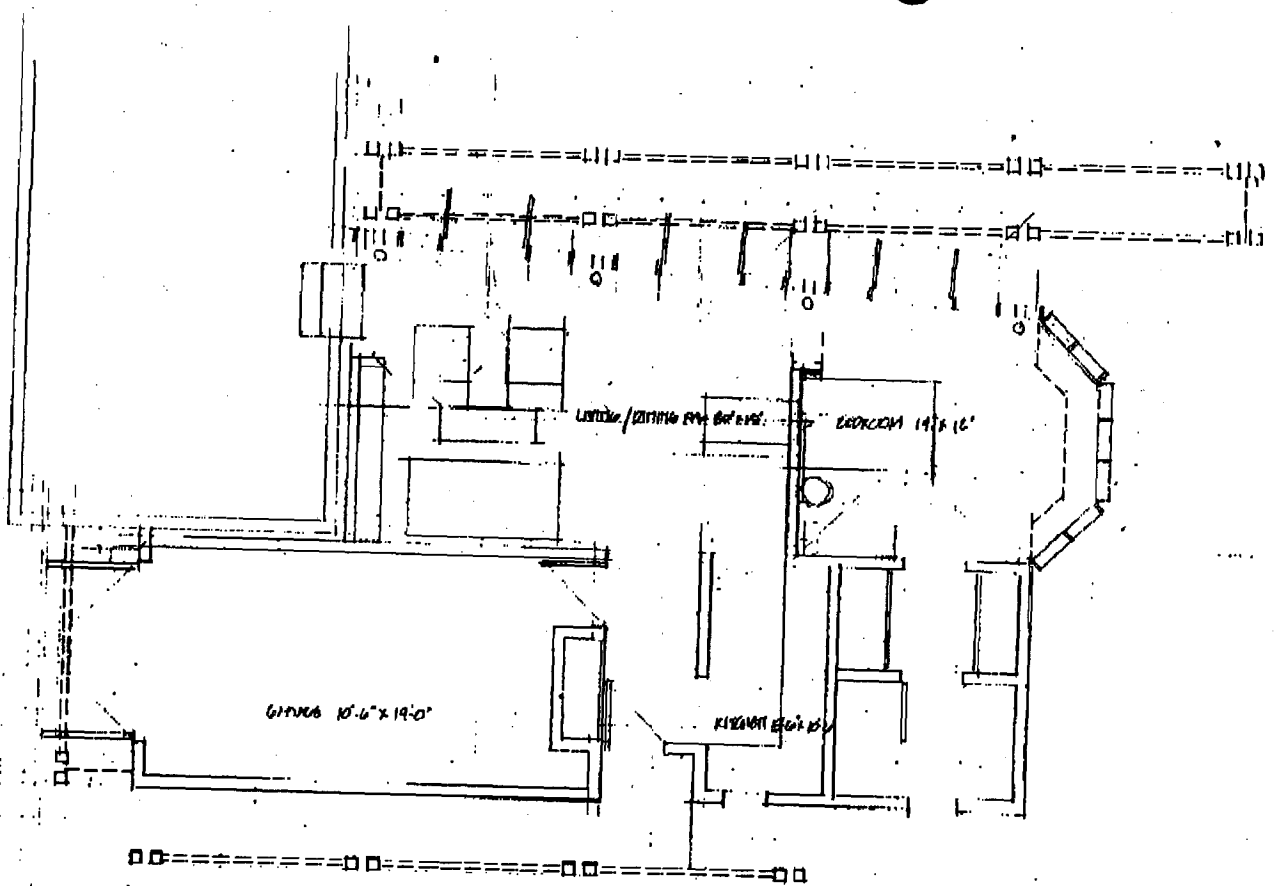


James G. Garrison

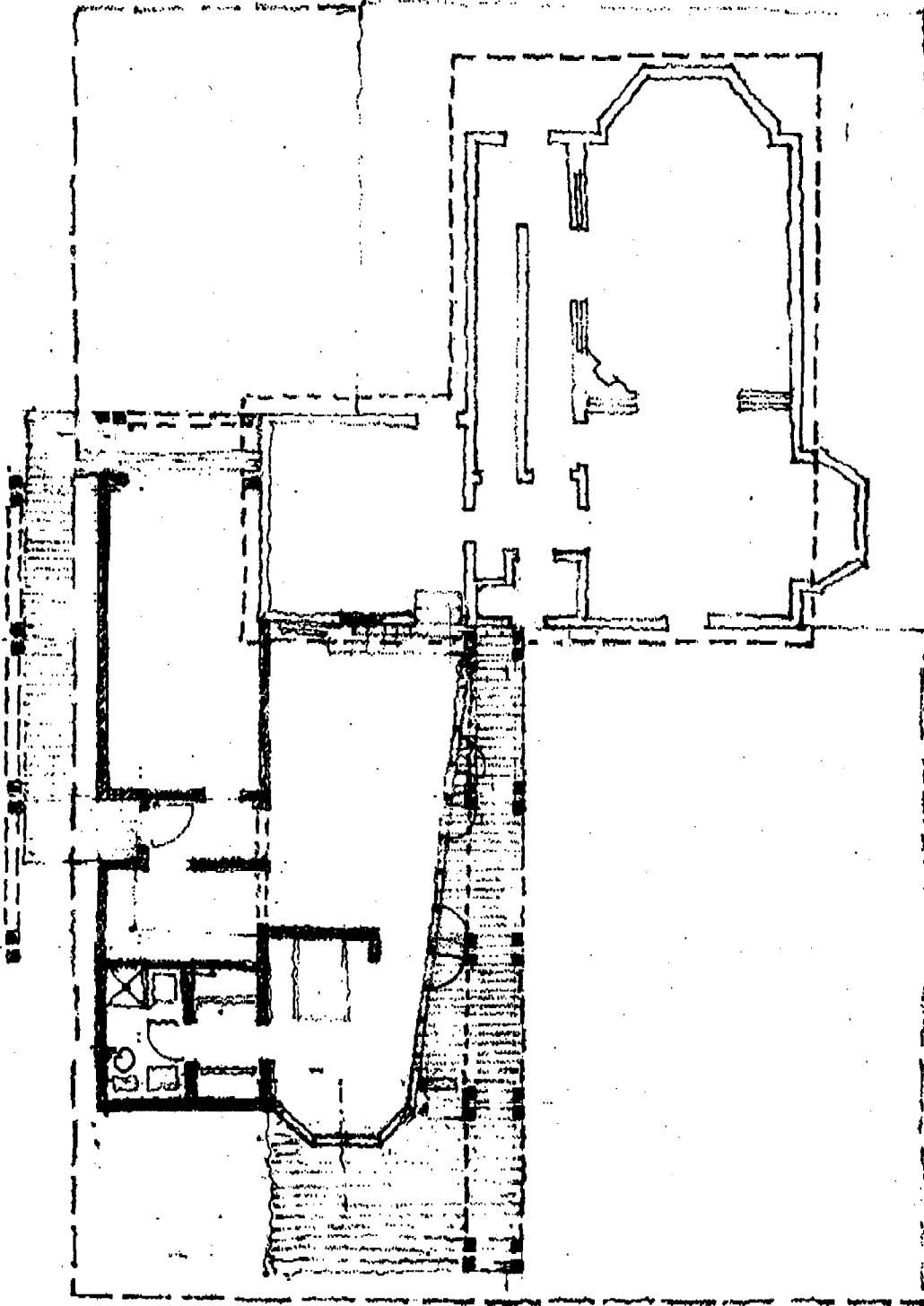
JG:ug



**JAMES G. GARRISON**  
**ARCHITECTS**  
170 VARICK STREET  
NEW YORK, NY 10013  
TEL • 212 • 620 • 5700  
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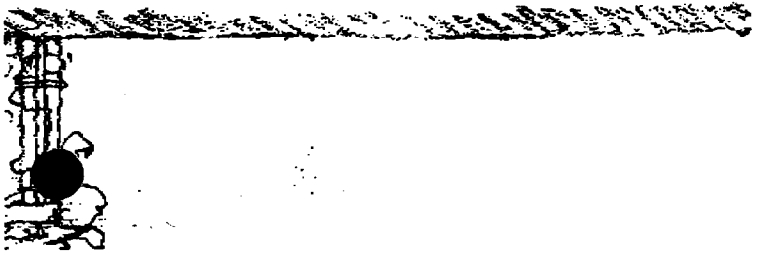


**JAMES G. GARRISON**  
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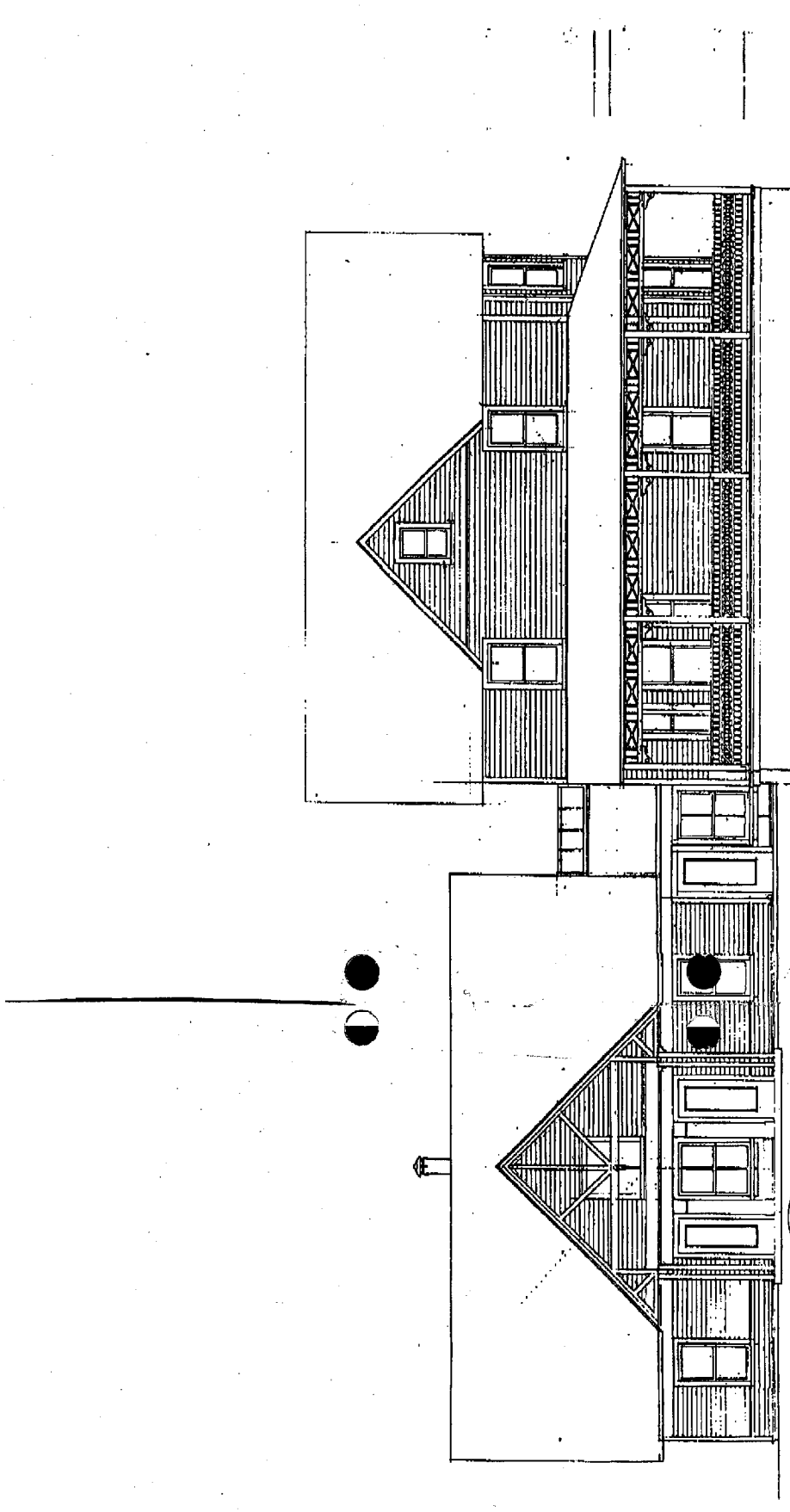


ELEVATION SCHMB E.  
SCHMB 1/8" = 1'-0"



**JAMES G. GARRISON**  
**A R C H I T E C T S**

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NORTH ELEVATION

ADDITION

**WILSON RESIDENCE**

10811 Kenilworth Avenue  
Garnett Park, Maryland

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

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

2

wood and glazed

closed -

made of mahogany

1/4" mahogany -

posts are wood -

beams - wood -

antique glass pieces - plants

for ref - glazed sea  
ref -

D-1 do so higher  
 $\Delta \epsilon_0 =$  less distance center  
~~to~~ ridge is the same

curb zone - curb - open space

amendment to setback = 4'

Pool - min 40'

sidewalk min 10'

accessory -  
ten setback

man -  
process freeze

AD. doesn't  
apply

footprint - 18' to main st.

overhang - 2.5'

garage - 400 SF =  
7810

~~need more work~~

Ten setback ordinance

too big

uniquely for house  
design solutions -

necessary but would help  
if garage weren't built = would help

30. 928-9040

Tom King Fence Co.

14,070 house

1300 SF add

27-28,000 SF

3200 SF

18%

curb zone - 25'

proposed sidewalk.

curb not for [unclear]

cont.

proposed

bon/curb + sidewalk (dward.)  
→ Run out.

opt. drive garage - elev.  
accessory opt. of exist house

350' - garage -  
elev. - \$10,000

loanance to  
sell back

open space - arbor zone -  
for area 375' - residential  
20% max - prime house + access.  
(30% in R90 now)



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10811 Kenilworth Avenue	Meeting Date: 5/26/93
Resource: Macgill/Wilson House	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 5/12/93	Report Date: 5/19/93
Applicant: Ruth Wilson	Staff: Nancy Witherell
PROPOSAL: Addition	RECOMMEND: Further Study

---

The proposed project involves the construction of an addition to accommodate a one-level residential unit and a garage at the side and rear of an individually-designated historic site. The applicant's architect has submitted three schemes in response to the comments of the Commission at its April 28, 1993, preliminary consultation. The minutes of that meeting are in this week's packet. The discussion centered, in part, on whether the ordinance criteria could best be met by an addition that would appear to be a rear addition to the house, or by an addition that appeared to be an ancillary structure connected by a hyphen.

STAFF DISCUSSION

The three schemes are presented in a very schematic way, and additional materials should be presented at the May 26, 1993, meeting, especially a perspective or elevation of the Kenilworth Avenue facade showing the effect of the proposed garage on the historic house.

Scheme D-1, shown in perspective, is a modified version of the proposal seen last month. The fenestration and trim have been simplified slightly, the connecting hyphen has been made more transparent, and the roof ridge is lower in height.

Scheme E is presented in response to comments of two Commissioners who suggested a flat-roofed structure or one that was more transparent, like an orangerie. The wall facing Strathmore would be a multi-layered mahogany grid, with a glazed innermost wall. The posts, beams, and pergola detailing would also be of wood, in front of a shallow soldered-seam roof. The addition's link to the house is handled differently, because of the posts and grids, but also because the mass is attached directly to the house without a connecting hyphen.

The garage in this scheme would come forward on the lot, attached to the "L" in a similar manner to the existing (non-historic) carport. The proposal to bring the garage forward helps to reduce the roof form at the rear. The Historic Preservation Commission has been consistent in recommending against attached garages on the grounds that, as modern-day structures, they are incompatible with the character of historic houses and, thus, are inconsistent with the ordinance.

Scheme F is similar to Scheme D-1, but very different in that there is no hyphen, the front pediment has been removed, and the fenestration further simplified. In this proposal, the facade toward Strathmore Avenue is informal and reads as ancillary to the house; the entrance to the new living quarters does not compete with the architectural elements of the house. Instead, the gable eaves project toward the rear of the property, creating a pleasant porch that, nevertheless, extends the length of the new roof. This proposal also pulls the garage forward toward Kenilworth Avenue.

#### STAFF RECOMMENDATION

The staff commends the architect and applicant for responding to the comments of the Commission with three schemes. They all grapple, as the Commission did in its deliberations, with the link between old and new, and with the nature of the new construction. The staff finds none of the schemes successful in solving the essential problem, although they all respond directly to suggestions made by Commissioners. Scheme D-1 makes the hyphen between two houses more transparent, Scheme E creates the feeling of an ancillary garden structure (although attached), and Scheme F attempts to address the recommendation that the addition grow directly from the rear of the house.

The Commission had previously commented on the scale and massing of the roof shown last month; Scheme D-1 does not present a distinct change. Scheme E creates more transparency and a lower roof, both desirable results. The staff notes, however, that a large-scale mahogany garden structure with a pergola and plantings is dissimilar to the character of Queen Anne-style houses as they were built in neighborhood settings. Scheme F still reads as a separate house, this time attached directly to the historic house; it does not read as a "rear addition" because of its large roof mass. It is the simplest design, however, and would be worthy of further study.

Schemes E and F introduce the proposed garage as a feature of the Kenilworth Avenue facade and streetscape. The staff had previously suggested that the garage be separated from the living quarters in order to reduce the roof mass. Since there appears to be insufficient space for a garage as a separate structure, the staff would recommend that the garage be eliminated from the proposal, and that storage space be accommodated in a smaller structure than that now proposed for the garage.

If the applicants were to propose just the construction of a garage, the staff would probably recommend in favor of a separate garage building at the rear of the lot. Since much of that rear yard space is now proposed for additional living quarters, the options for a garage would seem to be limited. The staff strongly recommends that an attached side garage be found inappropriate for this individually-designated site, the exterior physical fabric of which should remain as visible and unaltered as possible. The imposition of a one-story mass on the side would significantly alter the house's proportions as seen by the public; and this additional mass would be articulated on the street facade with garage doors.

JAMES G. GARRISON ARCHITECT

170 VARICK STREET, NEW YORK, NY 10013

212 620-5700 TEL

212 620-5704 FAX

To: MD. NATNL. CAPITAL PARK  
PLANNING COMM.

TRANSMITTAL

Attention: MS. NANCY WITHERELL  
Date: MAY 18, 1993  
Project No.: 9214  
Project: LOKER/WILSON RESIDENCE

Enclosed herewith are the following:

Quantity	Drawing No.	Date	Description
1	-	5.18.93	LETTER
1	-	"	PERSPECTIVE OF SCHEME D-1
1	-	"	" " " ARBOR SCHEME E
1	-	"	PLAN OF ARBOR SCHEME E
1	-	"	ELEVATION OF ARBOR SCHEME E
1	-	"	SECTION THRU " " " " "
1	-	"	PERSPECTIVE OF SCHEME F
1	-	"	PLAN " " " "

Via:  Mail  Printer  Federal Express  Messenger  
For Your:  Approval  Record  Review and Return  Use as Requested

X FAX  
301.495.1307

Remarks:

By: ANN GONZALEZ

Copies To: JAMES WILSON  
FAX 202.357.4310  
@ SMITHSONIAN INST.

(A)

JAMES G. GARRISON

ARCHITECTS

1700 KAMM LANE, SUITE 100  
SILVER SPRING, MD 20910  
TEL: (301) 251-1100  
FAX: (301) 251-1101

May 18, 1993

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

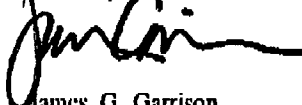
Dear Ms. Witherell:

Enclosed please find:

1. One perspective of a simplified version (Scheme D-1) of the last scheme presented. The viewpoint is from the extreme northeast corner of the property.
2. One perspective of the arbor scheme from the same view point.
3. A detail elevation and section study of the arbor.
4. One perspective and plan of a simplified, fully attached, addition (Scheme F) generally following the plan of the Arbor Scheme.

Do you require elevations in addition to these sketches?

Sincerely yours,



James G. Garrison

JG:ag

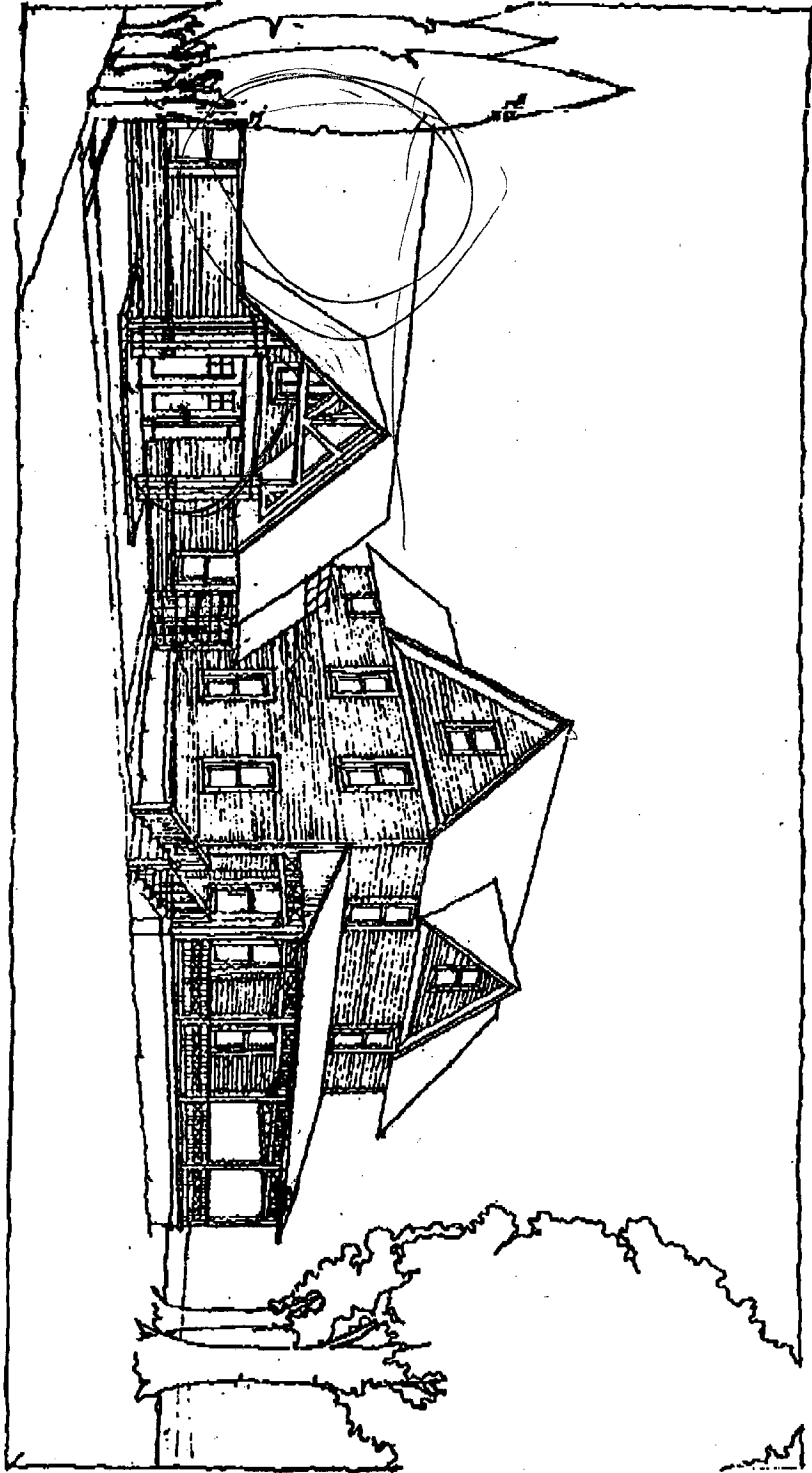
(B)

2

TEL :

May 18 93

13:44 No.002 P.03

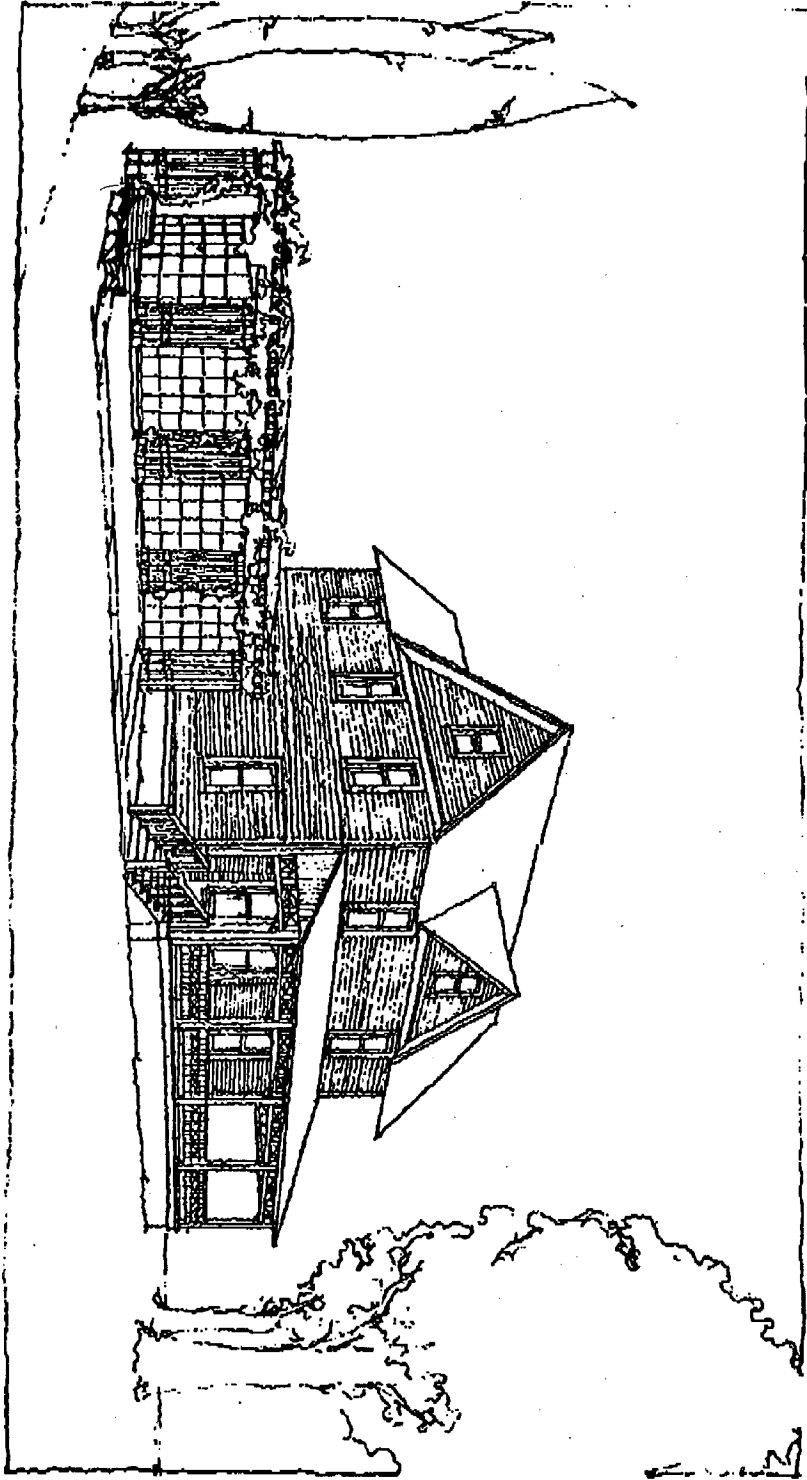


PERSPECTIVE OF SCHEME D-1



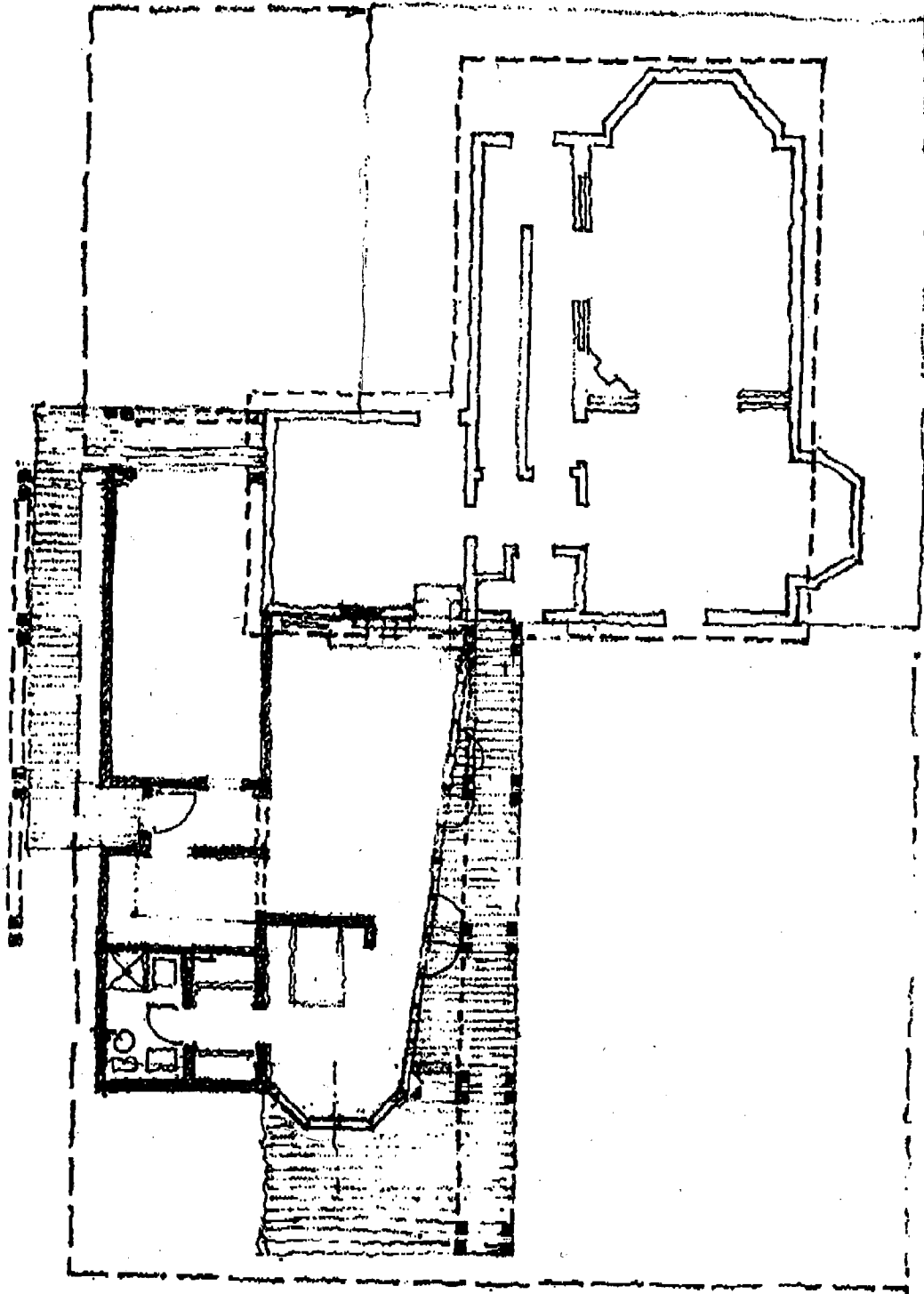
④

PERSPECTIVE OF ARBOR SCHEME E

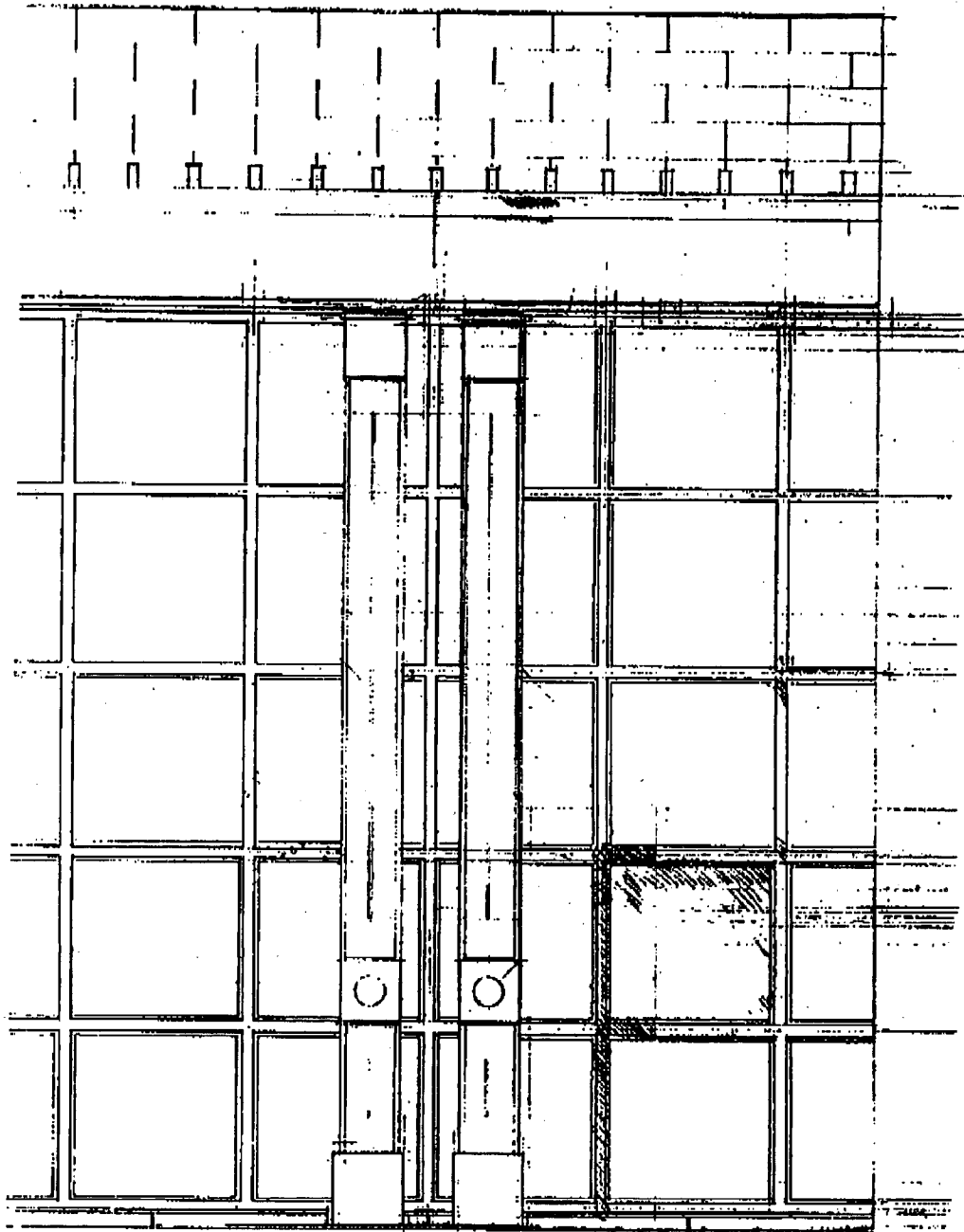


3

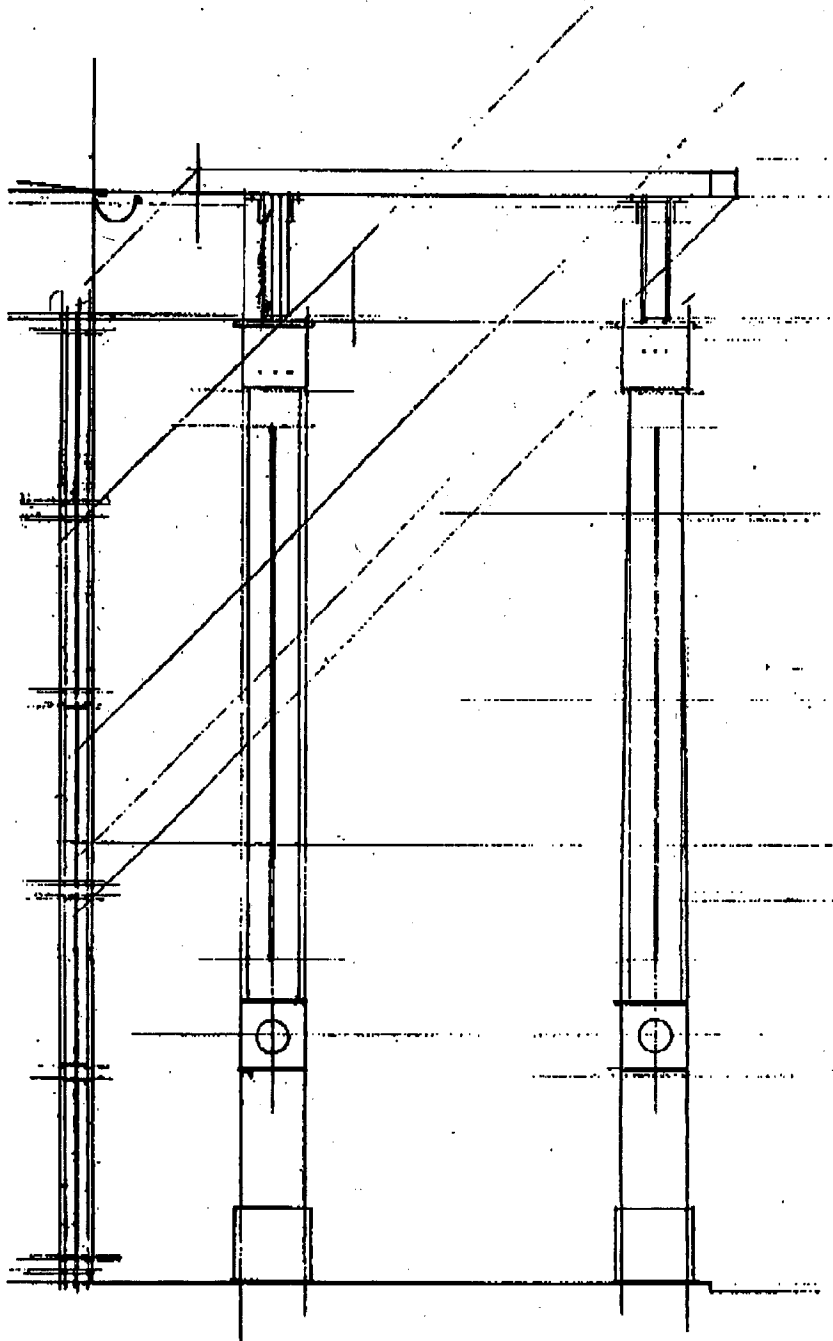
PLAN OF ARBOR SCHEME E







ELEVATION OF ARBOR SCHEME E



SECTION THROUGH ARBOR SCHEME E

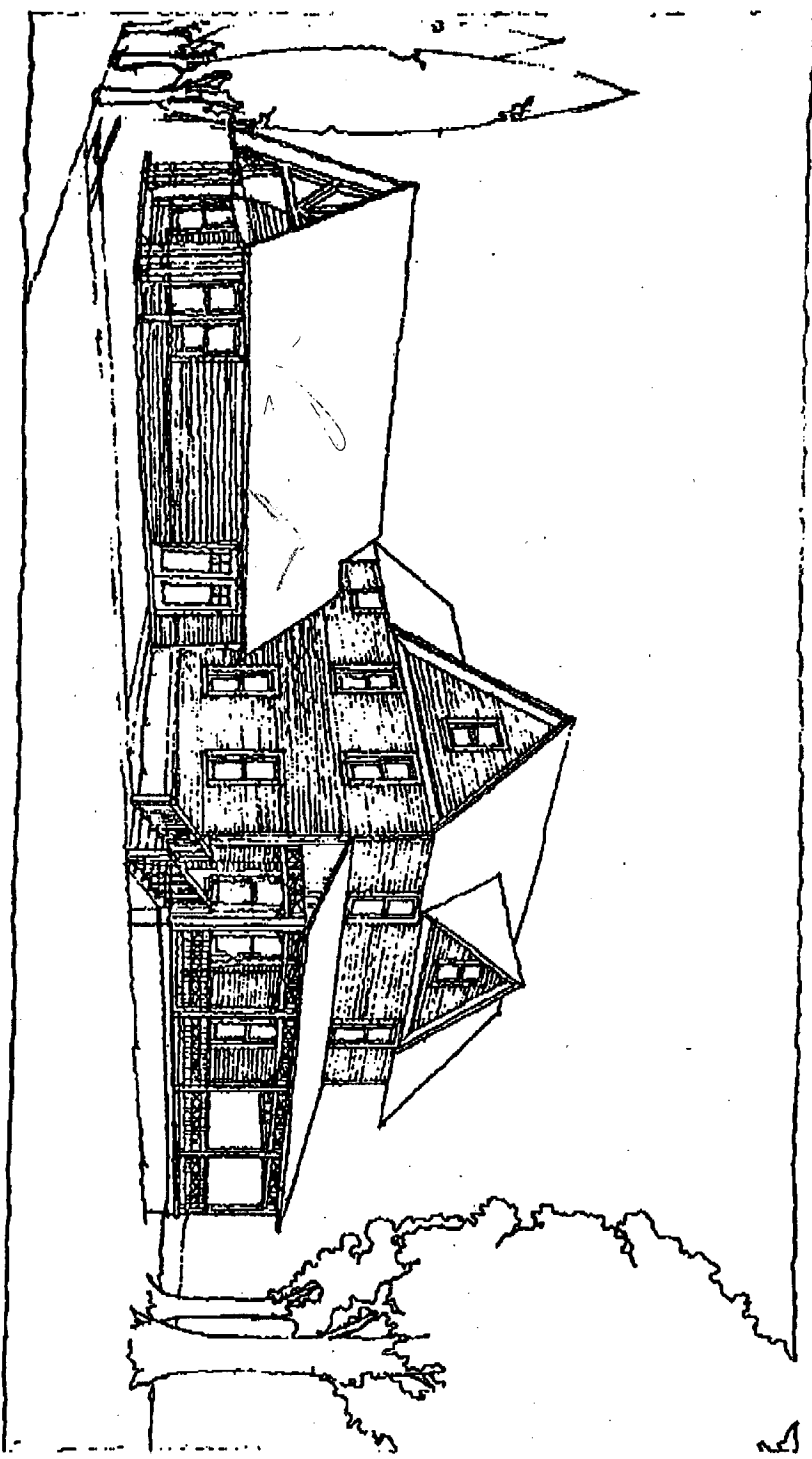
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(I)

TEL:

May 18 93 13:48 No.003 P.03

PERSPECTIVE OF SCHEME F

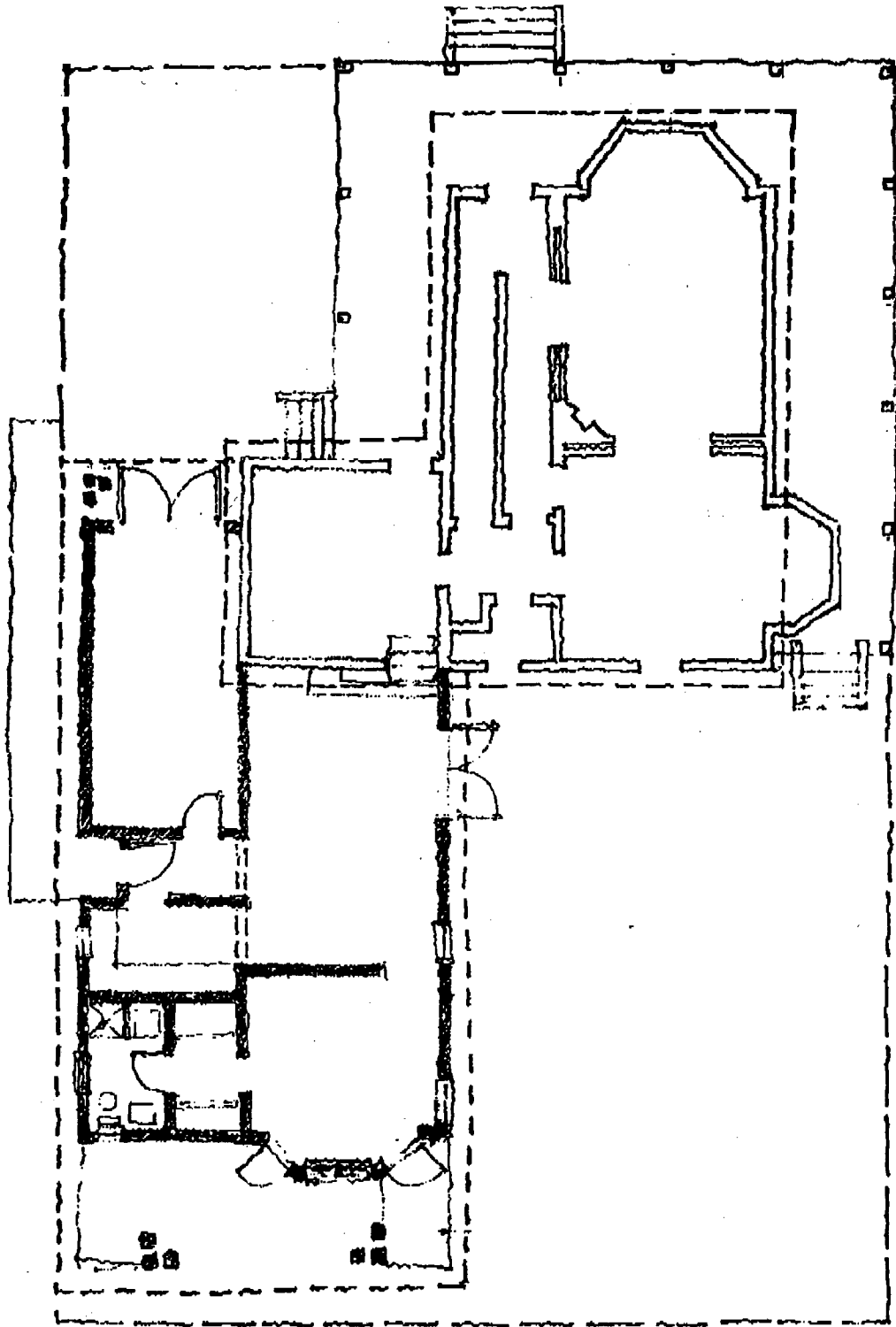


(H)

TEL :

May 18 93 13:49 No.003 P.04

PLAN OF SCHEME F



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10811 Kenilworth Avenue	Meeting Date: 4/28/93
Resource: Macgill/Wilson House	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 4/14/93	Report Date: 4/21/93
Applicant: Ruth Wilson	Staff: Nancy Witherell
PROPOSAL: Addition	RECOMMEND: Further Study

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The applicant proposes the construction of an addition at the rear of a historic house in Garrett Park designated individually as an outstanding historic site. The house is situated at the southeast corner of the intersection of Kenilworth Avenue and Strathmore Avenue, facing Kenilworth Avenue (across from the Town Hall). A large side yard parallel to Strathmore Avenue is a distinctive feature of the property. The house is a handsome Queen Anne-style house largely unaltered over the years. A carport addition on the south side is of later date.

The house's prominent porch wraps around 2 1/2 sides of the house and is visible from both streets. A smaller rear porch, unconnected to the longer porch, has similar but simplified detailing. Although tall cypresses line the side yard along Strathmore Avenue, the side and rear of the house, and the yard, are visible from public space. The applicant intends to plant additional cypress trees along Strathmore Avenue to increase the yard's privacy.

The proposal concerns the construction of an addition that would read separately from, but be attached to, the house. The addition would become the home of the applicant, while her son's family would move into the historic house. The addition is designed to provide an independent home that can still be reached by interior connection from the house. It is designed to provide all the living space on one floor and access (except for the connecting door from the house) at grade. The house's rear porch would be removed in order to construct a connecting link from the house (through the kitchen door) to the new home.

The proposal also includes a garage that would replace the existing carport. The new garage would be set farther back on the lot than the carport, and would be incorporated with the new residen-

tial addition under one gable roof.

As the architect writes in the accompanying letter, the addition is meant to reflect some of the features of the house but be differentiated from it by its more severe lines. The large gable with a truss over the door of the addition is meant to provide a break in the long horizontal line of the addition's roof.

The Town of Garrett Park's setback ordinance currently requires a minimum of a 40' setback from the rear property line. The Town is considering, and will soon vote on, a relaxation of the rear yard setback requirement to 25'. As revised for Commissioners' packets, the addition meets the 25' setback requirement. (The attached letter from the Town of Garrett Park prompted the proposal before the Commission.)

#### STAFF DISCUSSION

The architect's program requires a new residential addition that is both attached and one-story on grade. This would seem to eliminate the best possible solution, which would be a separate carriage house-like structure at the rear of the site.

In general, the staff recommends that the rear porch be retained and used as a transitional element between the house and the addition. Since the grade change on the interior at this point is made by stairs, this could be accommodated in the new plan. This would entail at least partial enclosure of the rear porch, however, so this option should be carefully studied. The design and roof form of the new residential addition should reflect the existing house form, including the rear porch.

If the garage were built as a separate structure, two smaller-scale structures would result. As an ancillary structure, the garage would be exempt from the requirements of the setback ordinance. If the residential addition were smaller in footprint, a lower roof ridge would result. Therefore, the staff suggests that separation of the garage and the residential unit into two structures, as well as the diminution of the roof, be goals worthy of further study.

The size of the addition, in conjunction with a 25' rear yard setback requirement, pushes it very close to the rear wall of the historic house (the removal of the rear porch is a given in this scheme). The result appears to be two houses, one horizontal and one more vertical, joined by a short vestibule, and given a primary street facade that is different than the historic houses's primary street facade. The addition looks like a house because of its prominent gable truss over the entrance, coupled with its size and its orientation toward Strathmore Avenue.

The proportions and siting of the proposed project are not typical of this neighborhood or of historic neighborhoods, in general. The proposal looks like neither two adjacent (detached) houses, nor a house with an ancillary structure, nor a house with

a sizeable rear addition. If the program dictates that the first two options be eliminated, the third option should be studied further.

A rear addition does not have to be attached across the entire rear wall of a historic house. The Commission has reviewed projects for rear additions connected by "hyphens" that allow for the preservation of the rear facade; such an approach may work here if the new section is ancillary to the historic house and if the connecting hyphen is more defined and stems more naturally from the existing rear facade of the historic house.

The staff understands that the applicant would like the new residential addition to be defined as independently as possible, both spatially and architecturally. Nevertheless, the juxtaposition of the two sections would be improved, in the staff's opinion, if the new section were designed to be ancillary to the house--treated as an addition. It could still be detailed around the entrance, but would be more simply detailed and scaled at the roof level. The proportions would be more similar to those on the historic house, and the residential addition would read as an attached addition. A sense of separateness could still be achieved, however, which is a desired goal of the client and her family.

#### STAFF RECOMMENDATION

In summary, the staff recommends that the garage and residential addition be separated from each other. The new residential quarters should be detailed as an addition to the house, retaining as much of the rear elevation of the house as possible. This could be done by the use of a fairly small connection, similar to the one proposed. The rear porch should be treated as a feature to be retained, if at all possible. The staff concurs with the applicant's assessment that the new construction should be situated behind the house rather than in the side yard, and that the house should be altered as little as possible.

**PRELIMINARY CONSULTATION  
SUBMISSION TO THE HISTORIC  
PRESERVATION COMMISSION OF  
MONTGOMERY COUNTY, MARYLAND**

**Proposed Addition  
Wilson Residence  
10811 Kenilworth Avenue  
Garrett Park, Maryland**

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



## ADDITION TO THE RESIDENCE OF MRS. RUTH WILSON

### PROGRAM

Mrs. Wilson wishes to allow her son and his family to occupy her present home while she resides in a new cottage to be built adjacent to it. While she wishes to live in a separate home she does not wish to be completely removed from the life of her family. Given Mrs. Wilson's advanced age, her new home must be placed on a single level, easily accessible from grade. The family also requires a garage and storage area.

### SITE CONDITIONS

The present house is a white clapboard structure built in approximately 1895 and owned by the Wilson family since 1951. It occupies the southwest corner of a site approximately 125' by 140', and bounded by Kenilworth and Strathmore Avenues in the town of Garrett Park, Maryland. The site has several large maple trees and continuous rows of closely spaced evergreens on its north and east boundaries.

### PROPOSED SOLUTION

Two initial approaches were considered; an addition fully attached to the existing house, and a free standing building fully removed from it. The first was rejected because the addition's large size and its placement at grade made an awkward and incompatible extension. The second, an independent cottage, was visually more successful, but did not provide the desired degree of integration with the family. Mrs. Wilson would feel both removed and insecure in a fully separate structure.

In response to this, a freestanding building was placed adjacent to the rear corner of the main house and connected via a glass enclosed vestibule. Mrs. Wilson's and her family's kitchens were placed to either side of the adjoining vestibule to allow an easy opportunity for meeting and conversation.

Alternative solutions were considered wherein the mass of the addition was brought closer to the house and placed nearer Strathmore Avenue. Such solutions were rejected because they compromised the free standing character of the house and created an unfortunate collision of roof lines.

The placement of the cottage at the extreme rear of the site allows it to create, with the main house, a well composed exterior space with the gable of the main house along its longitudinal center. It also eliminates any confusion with regard to the essentially free standing nature of the addition and makes it clearly subservient to the house.

Finally, the proposed solution assumes the character of a large carriage house with a porch supported by a decorative but structurally necessary truss. The facade of the addition is severely symmetrical to emphasize its separateness from the main house while its porch provides a source of detail and reduces its continuous length. The details of the addition will follow closely those of the original house.



WEST ELEVATION

ADDITION

WILSON RESIDENCE

10811 Kenilworth Avenue  
Garrett Park, Maryland

Proposed Addition

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



ADDITION

NORTH ELEVATION

**WILSON RESIDENCE**

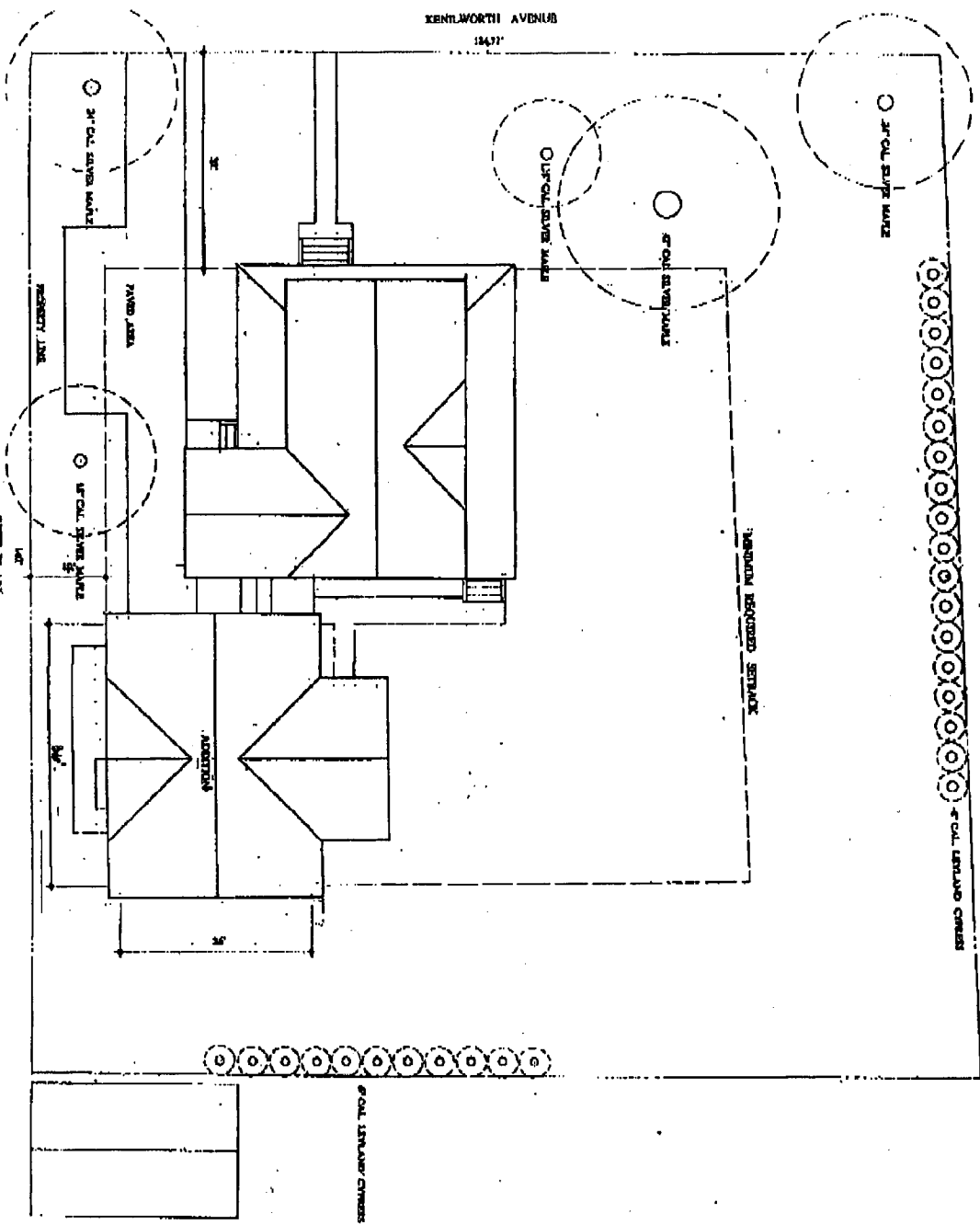
10811 Kenilworth Avenue  
Garrett Park, Maryland

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

James G. Gibson Architects, 179 Varick Street, New York, NY 10013

2

8



**WILSON RESIDENCE**

10411 Kenilworth Avenue  
Crest Park, Maryland  
Proposed Address  
Block 16A-107

James G. Corbett Architects 120 North Street New York, NY 10003





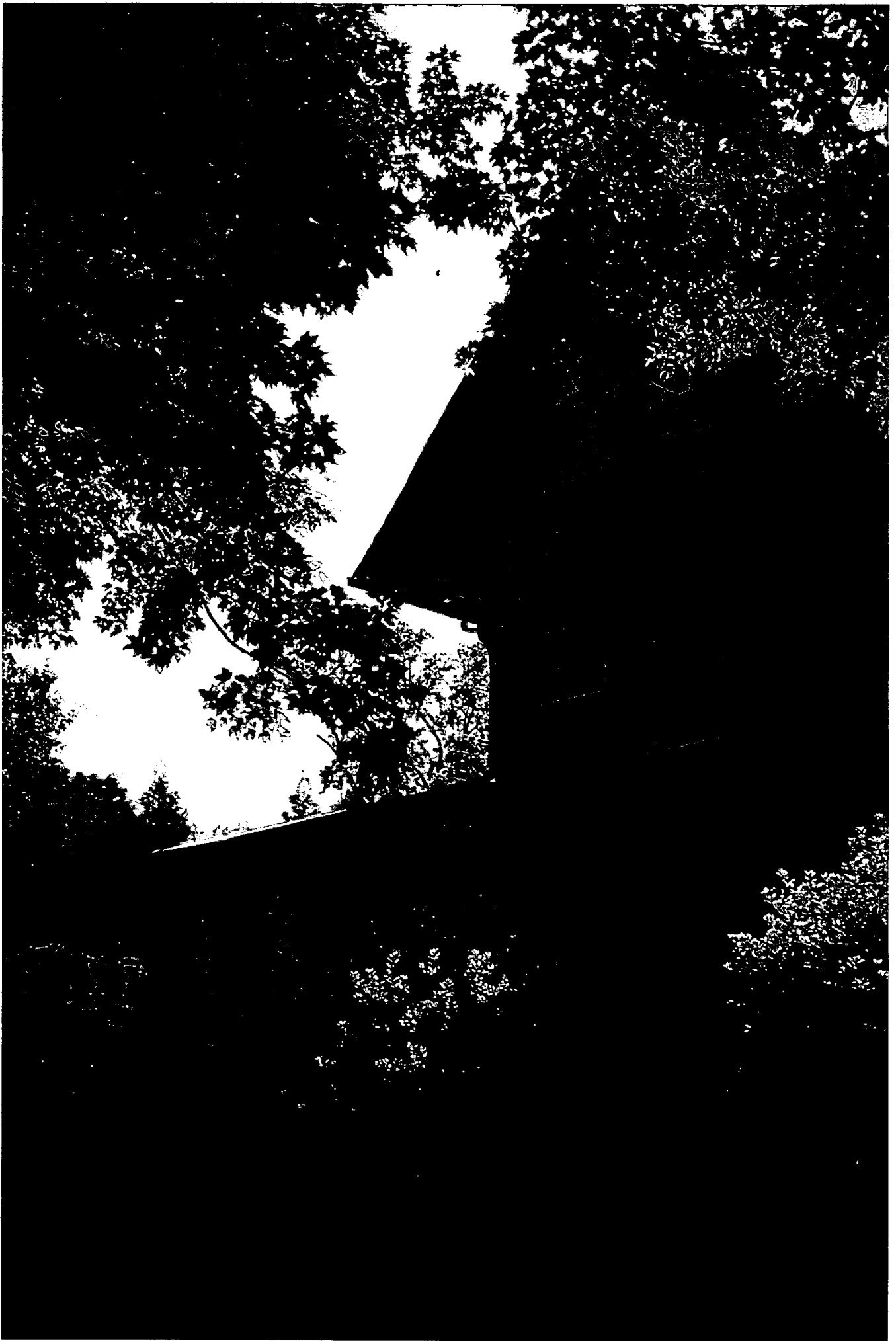
6

NORTH ELEVATION

①

WEST (FRONT)



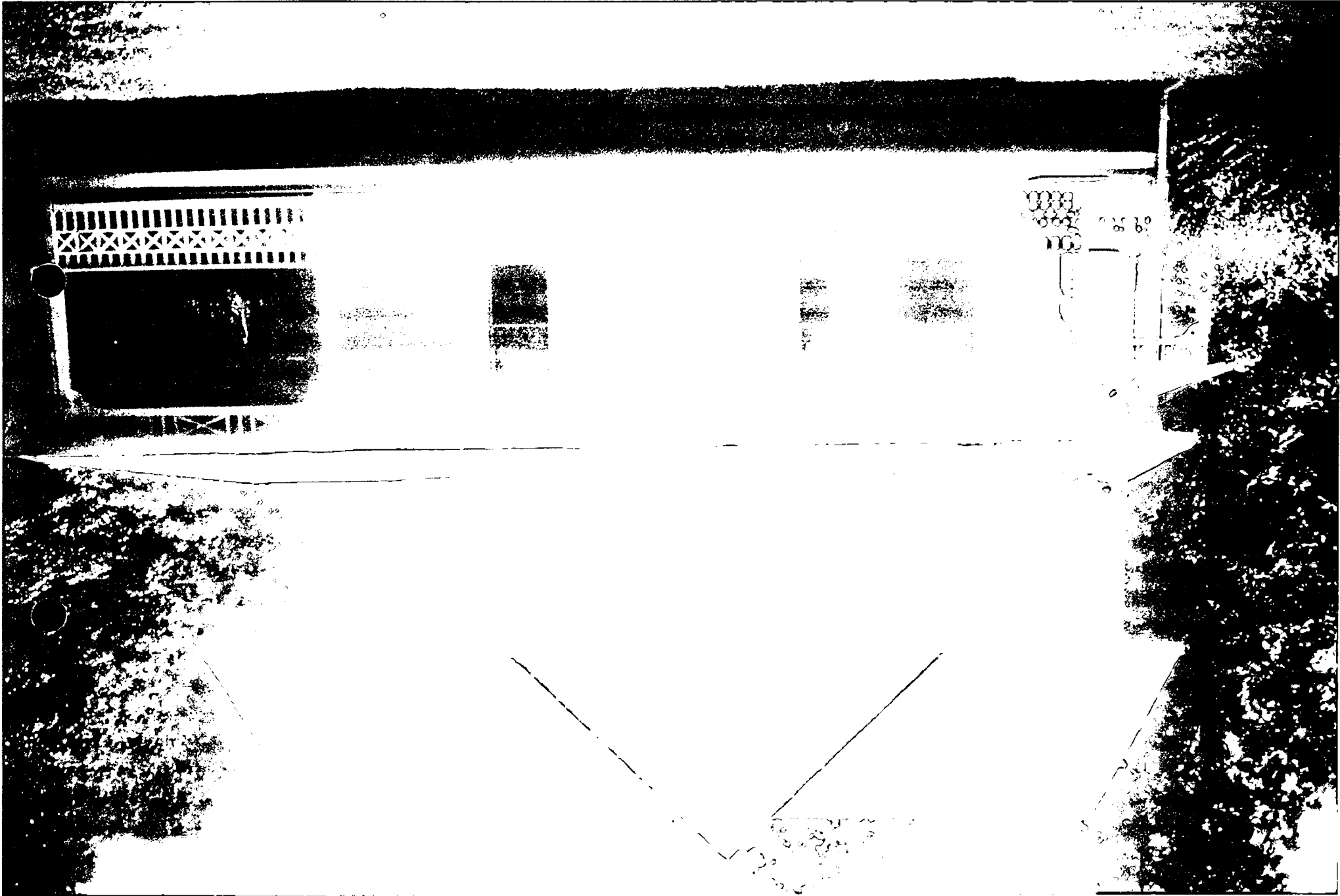


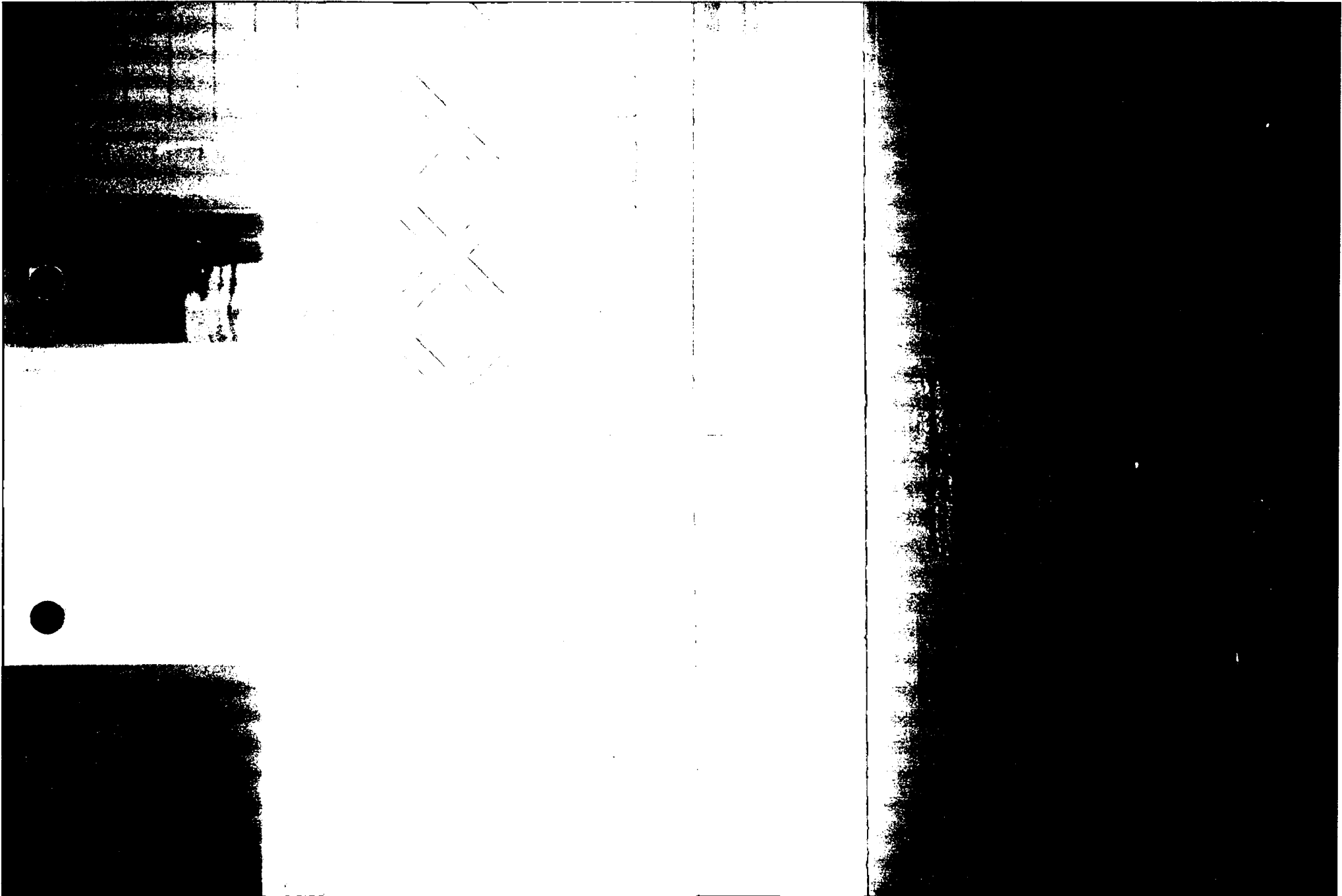




150127H

(X)





EAST (REAR) ELEVATION

9





WEST (showing existing  
carport)



WEST (side yard along  
Stammars Avenue to the left)

TOWN OF **GARRETT PARK** MARYLAND

incorporated 1898

P.O. Box 84, Garrett Park, Md. 20896 (301) 933-7488

April 20, 1993

Ms Nancy Witherell  
Historic Preservation Planner  
Urban Design Division  
The Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20907-3760

Re: Wilson Residence  
10811 Kenilworth Avenue  
Garrett Park, Maryland 20896

Dear Nancy:

In confirmation of our telephone conversation, the proposed addition does not conform to the rear yard requirement of the Garrett Park Setback Ordinance.

The applicant's site plan shows a rear yard depth of 15'-0" to the west property line. Garrett Park requires a minimum rear yard depth of 40'-0".

The Garrett Park Town Council is considering amending the Setback Ordinance. Both the proposed town amendment and the proposed County Overlay Zone for Garrett Park require a minimum rear yard depth of 25'-0".

(The packet item you received includes the revised design submitted subsequent to this letter.)

Sincerely,



Robert W. Reinhardt, AIA  
Councilman

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**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**