

FARM WOMEN'S COOPERATIVE MARKET

7155 WISCONSIN AVE BETHESDA, MD



PHOTO: JASON ANDREW / WASHINGTON POST

HPC SECOND PRELIMINARY CONSULTATION

JULY 03 2019

EYA LLC | BERNSTEIN MANAGEMENT CORPORATION

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MAJOR DESIGN CHANGES TO FIRST HPC PRELIMINARY CONSULTATION PROPOSAL (JANUARY 9, 2019)

REMOVAL OF PARKING GARAGE UNDERNEATH FWM BUILDING:

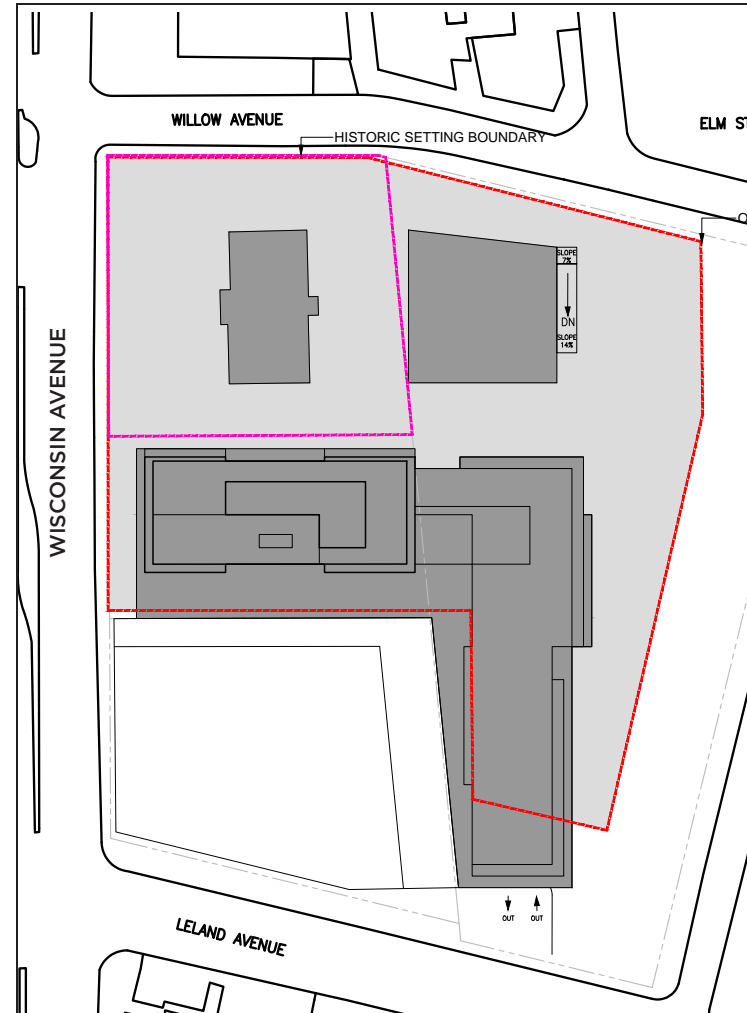
The below-grade parking garage is now completely removed from underneath the historic Farm Women's Market building, and will have a significantly reduced impact to the environmental setting.

REORIENTATION OF SITE AROUND FWM BUILDING AND ELIMINATION OF STANDALONE RETAIL PAVILION:

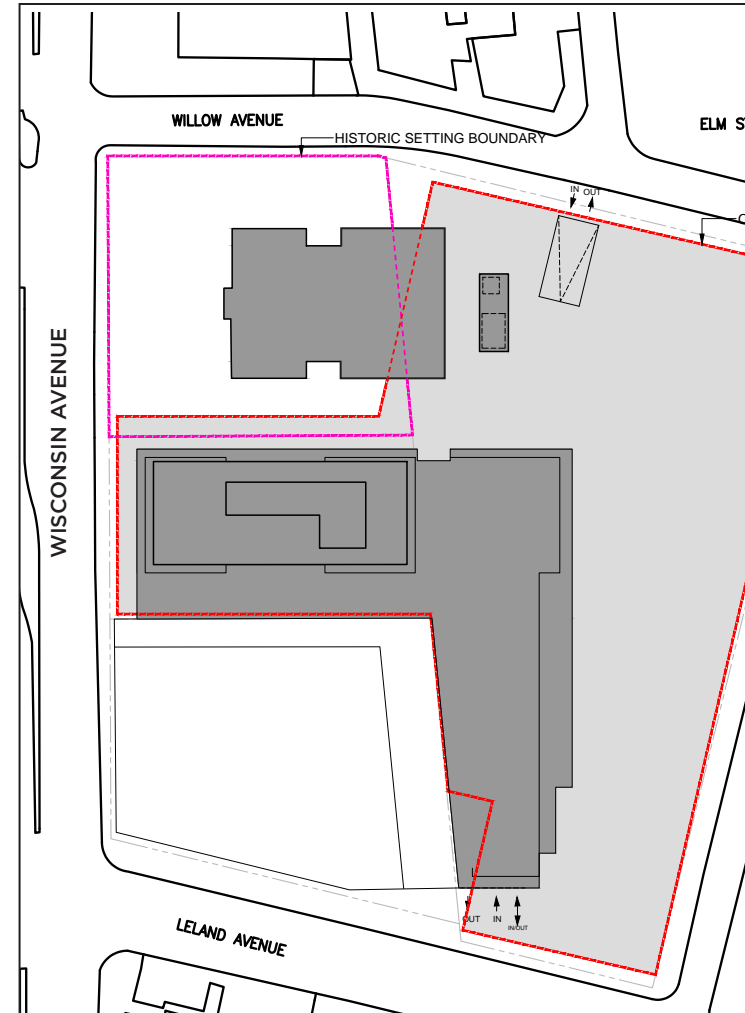
The historic farm market building is reinforced as the center of activity in the environmental setting and surrounding uses. The site design recalls the historic uses of the environmental setting, with specific areas designated for market stalls, increased hardscape in appropriate materials, and replanting two large sycamores to frame the building entrance. Additionally, the history and the legacy of the site will be highlighted through new commemorative elements such as signage, photos, or works of art around the site.

Within the environmental setting, an addition will be placed to the rear of the Farm Women's Market building. The addition will be compatible with the historic building.

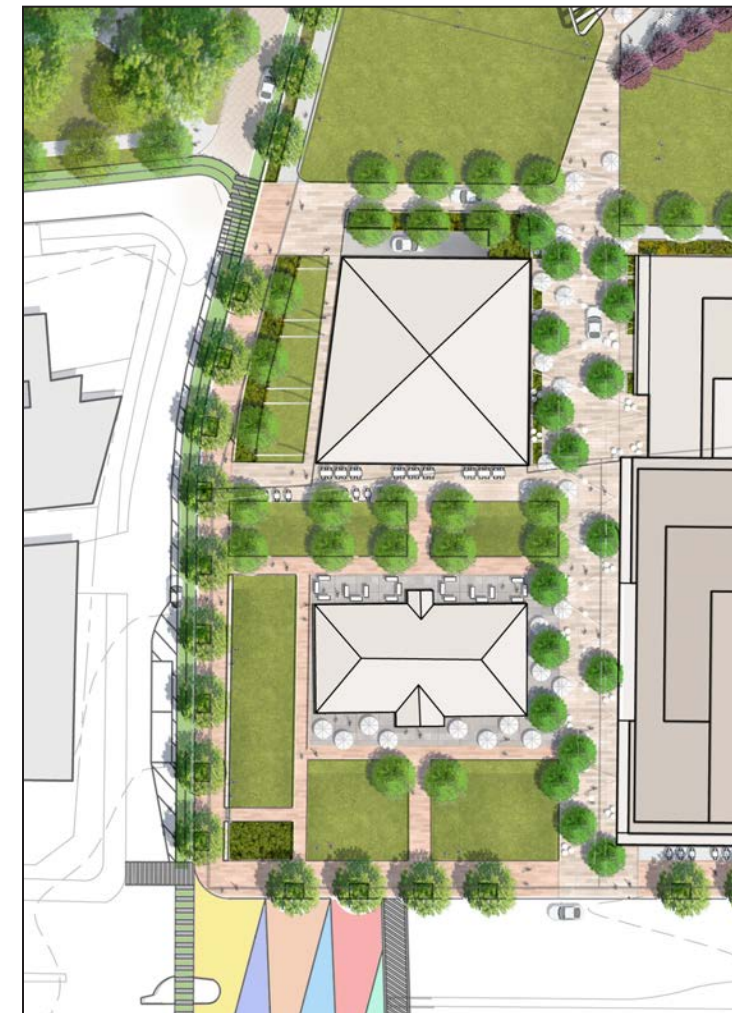
PREVIOUS



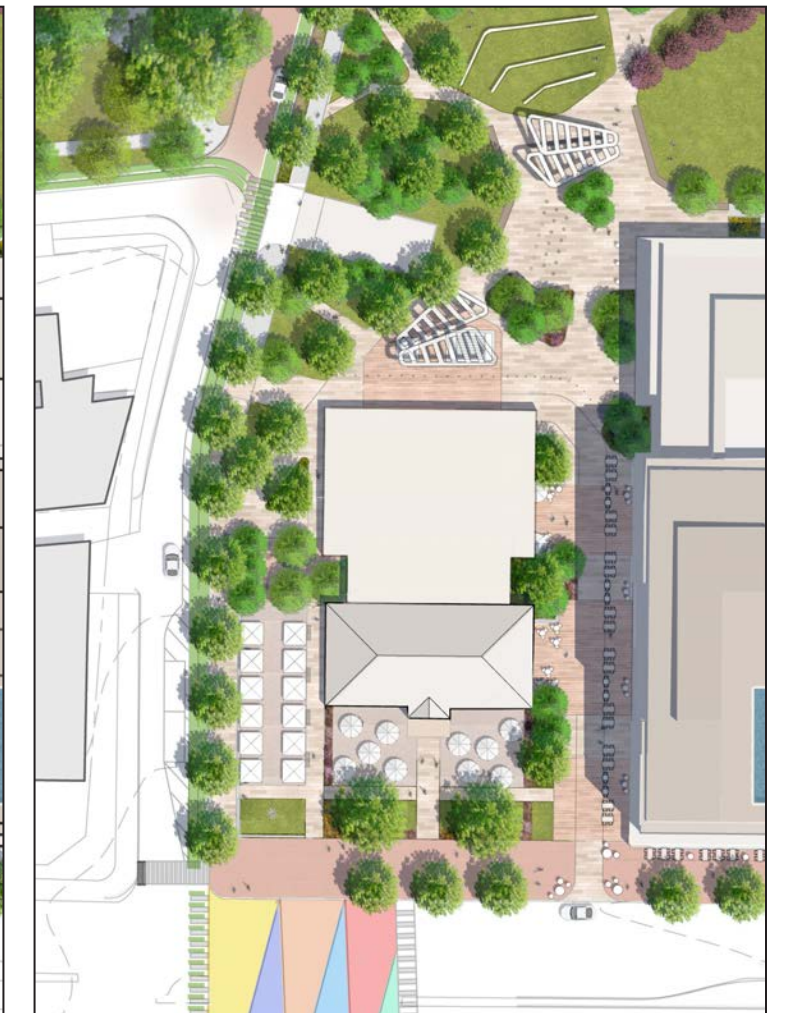
PROPOSED



PREVIOUS



PROPOSED



FARM WOMEN'S COOPERATIVE MARKET

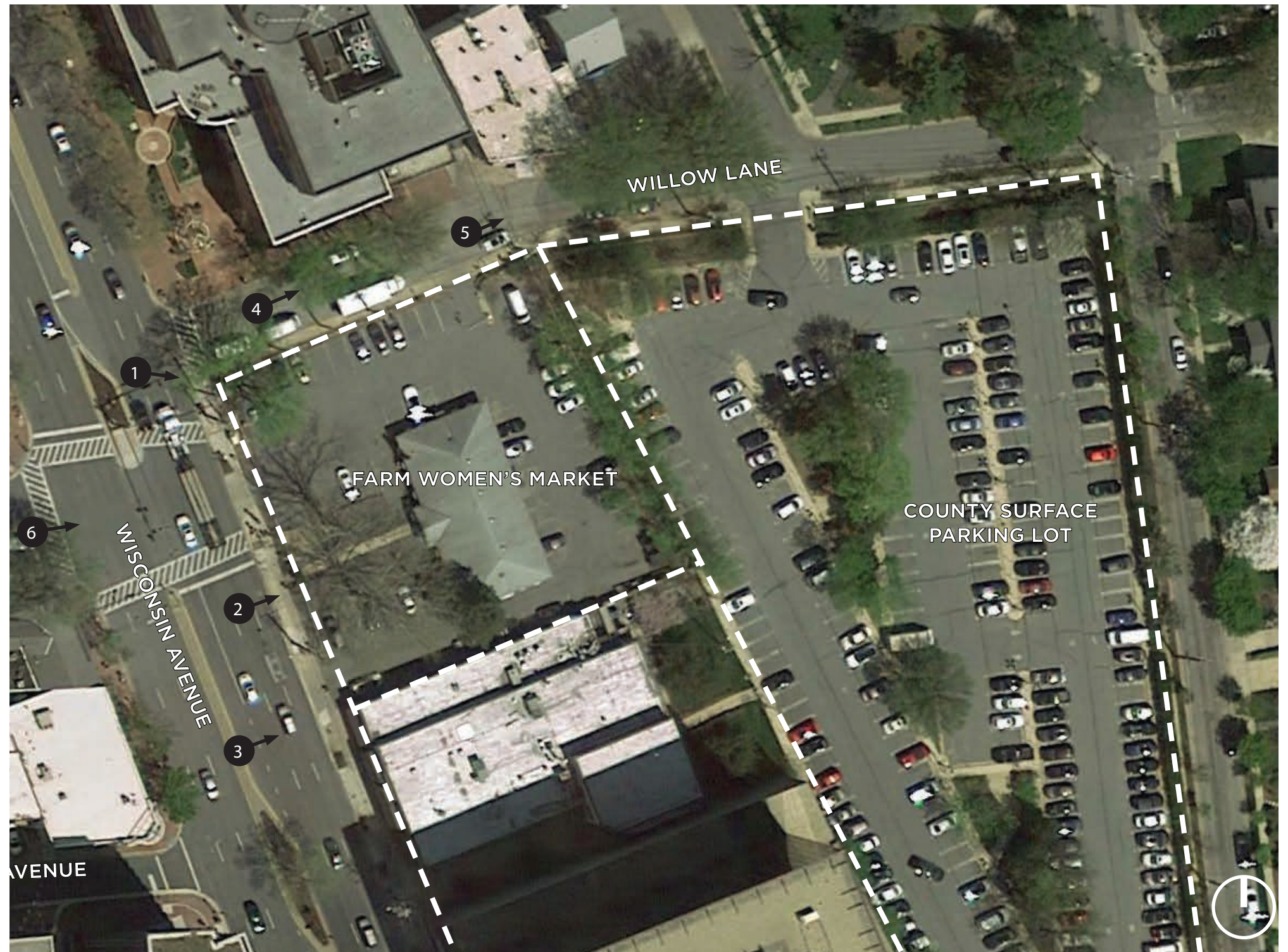
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PROJECT INTRODUCTION

The Montgomery County Farm Women's Cooperative Market is a one-story steel-and wood-frame structure constructed in c. 1932. The building is located on a 29,975 square foot lot at the southeast corner of Wisconsin Avenue and Willow Lane. The building is surrounded on all sides by an asphalt parking lot, though a portion of the site is covered with gravel used for market activities. Four mature trees are located on the site.

The building consists of a single-story structure and attic space. The above grade structural system consists of a primary steel frame supporting wood roof framing and is infilled with wood walls. In plan, the structure is roughly 45' wide, 90' long, and separated into 5 bays.

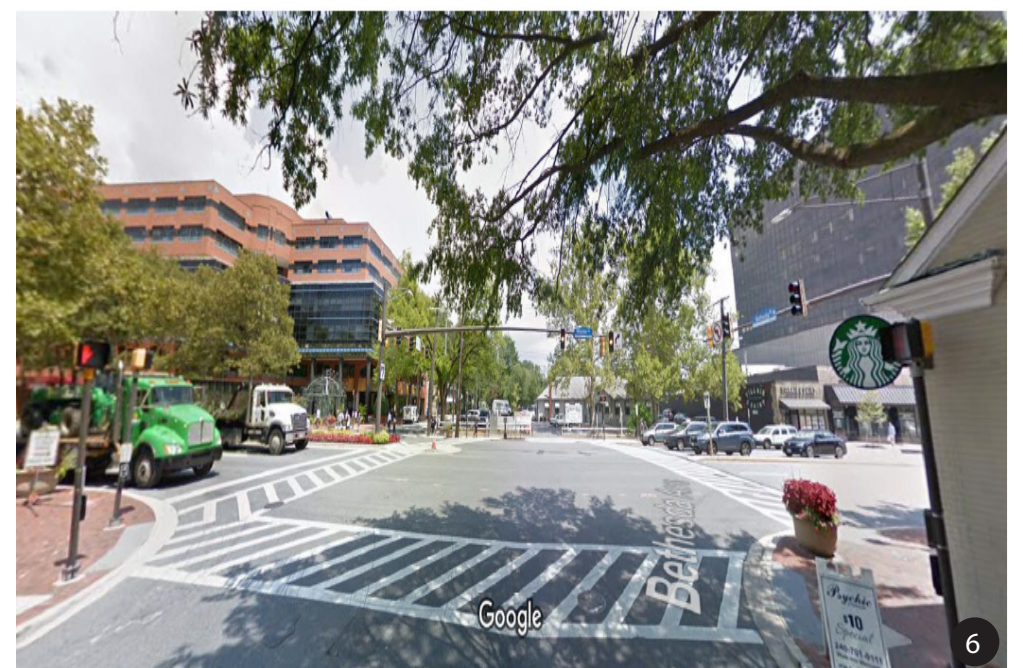
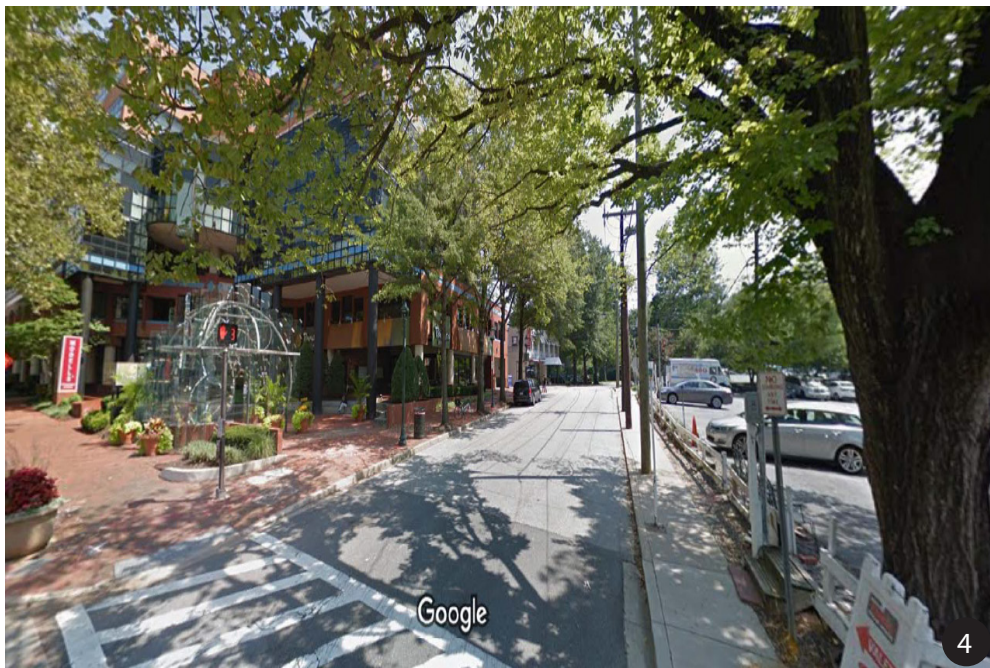
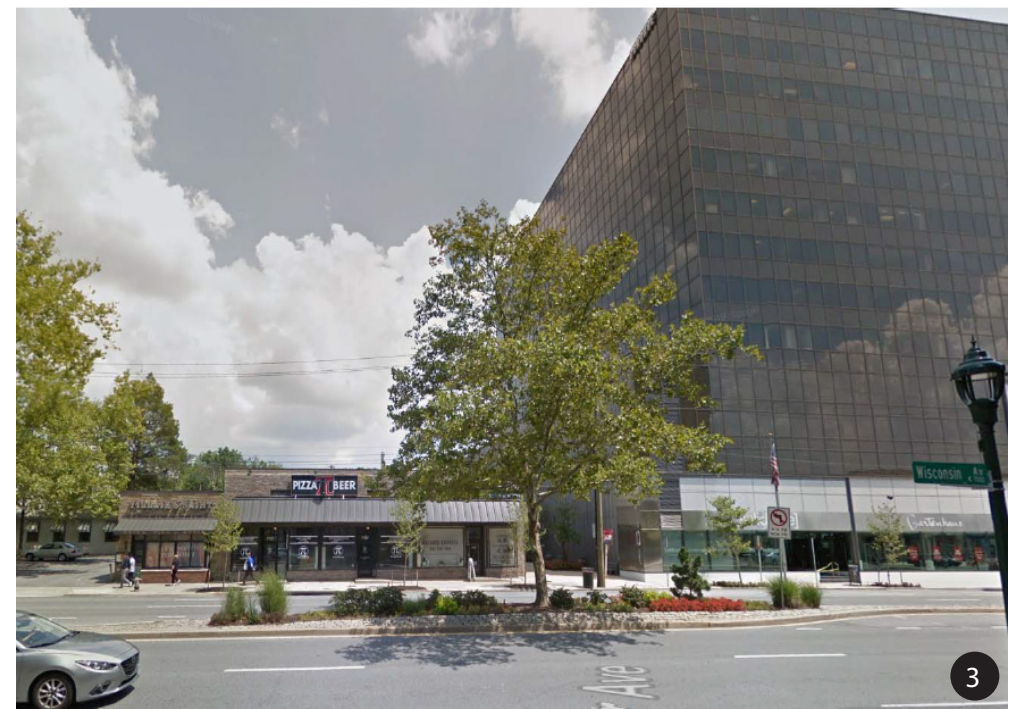
The Farm Women's Market (#35/14-1) was designated as an individual site in the Montgomery County Master Plan for Historic Preservation and in the Maryland Inventory for Historic Places in September 1979.



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SITE CONTEXT PHOTOS



PHOTOS: GOOGLE MAPS 2019

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FARM MARKET BUILDING EXISTING CONDITIONS



FARM WOMEN'S COOPERATIVE MARKET

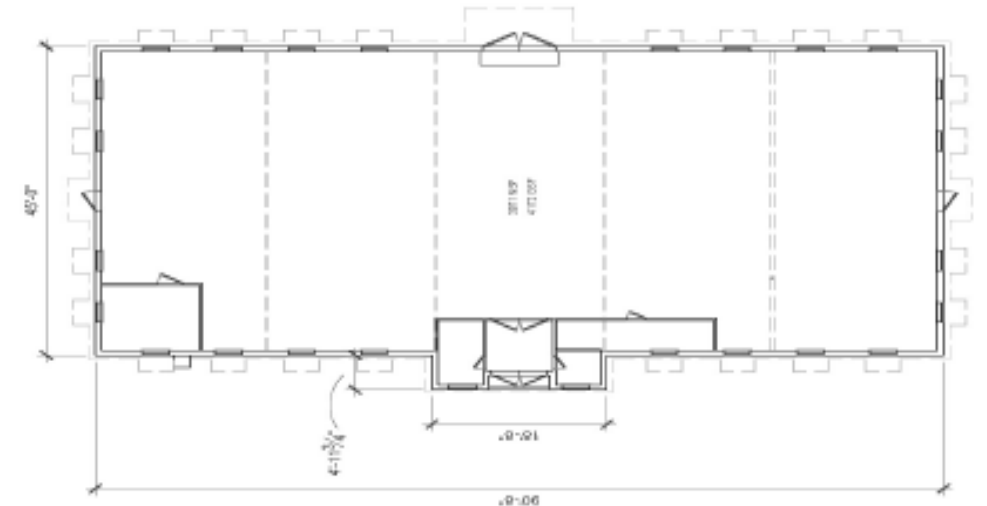
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SCOPE OF WORK: REHABILITATION, REMEDIATION AND EXPANSION

REHABILITATION OF THE PRIMARY CHARACTER-DEFINING FEATURES OF THE FARM WOMEN'S MARKET BUILDING, AS OUTLINED IN PAGES 23, 24 OF THE HISTORIC STRUCTURE REPORT (07/2019). (REFERENCE APPENDIX)

REMEDICATION OF THE EXISTING STRUCTURAL, FOUNDATION, DRAINAGE SYSTEMS. REMEDIATION OF THE SURROUNDING SITE STORM WATER MANAGEMENT OF THE ENVIRONMENTAL SETTING.

EXPANSION OF THE HISTORIC MARKET BUILDING WITH A REAR ADDITION THAT IS A COMPATIBLE AND CONTEMPORARY INTERPRETATION OF FARM MARKET HISTORICAL PRECEDENTS.



INTERIOR OF THE FARM WOMEN'S MARKET, c. 1937.



EYA LLC | BERNSTEIN MANAGEMENT CORP.



SUGARLOAF WINERY, DICKERSON, MD

FARM WOMEN'S COOPERATIVE MARKET
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STRUCTURAL CONDITIONS ASSESSMENT: "FARM WOMEN'S MARKET INVESTIGATION CONDITIONS ASSESSMENT" 12.18.2018, SILMAN ENGINEERS

CONCLUSIONS

FOUNDATION:

Existing foundation exhibits obvious signs of vertical displacement due to prolonged and on going exposure to moisture and water infiltration.

EXTERIOR WALLS:

The poor grading conditions and built-up asphalt have caused up to four inches of deflection in the wood framed walls and degraded and warped the sill plate of the wall. The location of a tree directly next to the structure likely facilitated the past termite infestation. It's root system could have also damaged the foundation of the structure and lead to differential settlements.

STEEL TRUSSES:

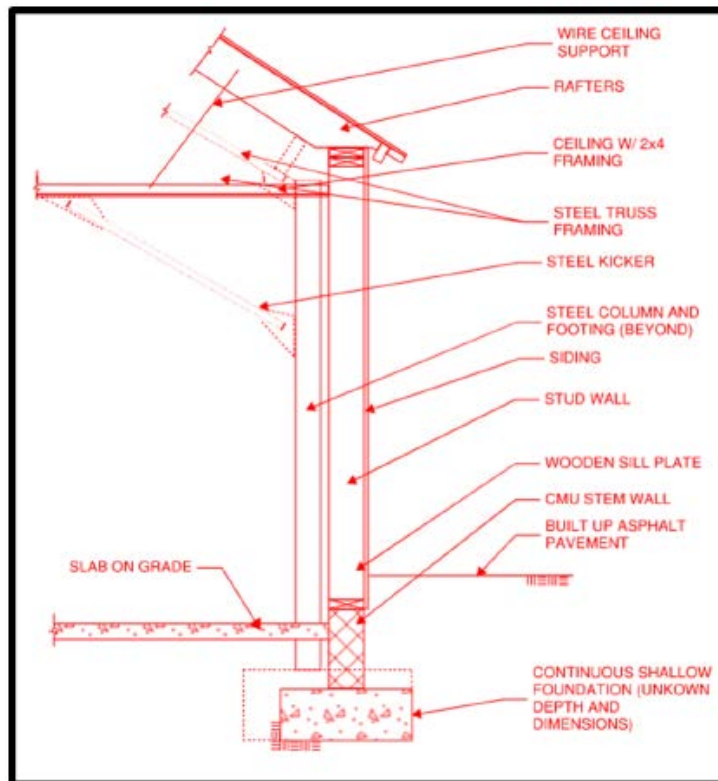
The steel framed trusses and posts appear to be in good condition and show little sign of degradation.

WOOD ROOF FRAMING:

The wood roof framing has adequate capacity to support the current code mandated loads, except in the end bays where the roof is hipped. The southern portion of the attic wood framing has isolated termite damage. These areas require supplemental framing or reconstruction, unless additional testing provides higher material strengths than what is assumed in this analysis.

EXISTING MASONRY CHIMNEY (not original to the building):

The lateral displacement and patching of the chimney indicates it is unstable.



RECOMMENDATIONS

FOUNDATION:

Further investigation of the foundation is warranted to determine the cause of the settlement. The continuous bearing wall foundations should be evaluated.

EXTERIOR WALLS:

North and East walls should be evaluated. This will involve the removal of interior finishes to expose the wall framing down to the sills. It is likely the walls have permanently deformed and may not be able to be brought back to plum. Damaged sills should be removed and replaced. Remove the existing tree to prevent future damage is recommended.

WOOD ROOF FRAMING:

Termite rot and degraded wood should be evaluated further, reinforced, or replaced. Stored items resting directly on the ceiling framing should be moved or removed. A defined lateral force resisting system should be incorporated in the North-South direction of the building.

EXISTING MASONRY CHIMNEY:

The chimney should be stabilized or removed. If the chimney is reconstructed based on tenants needs, a proper connection to the building should be designed.

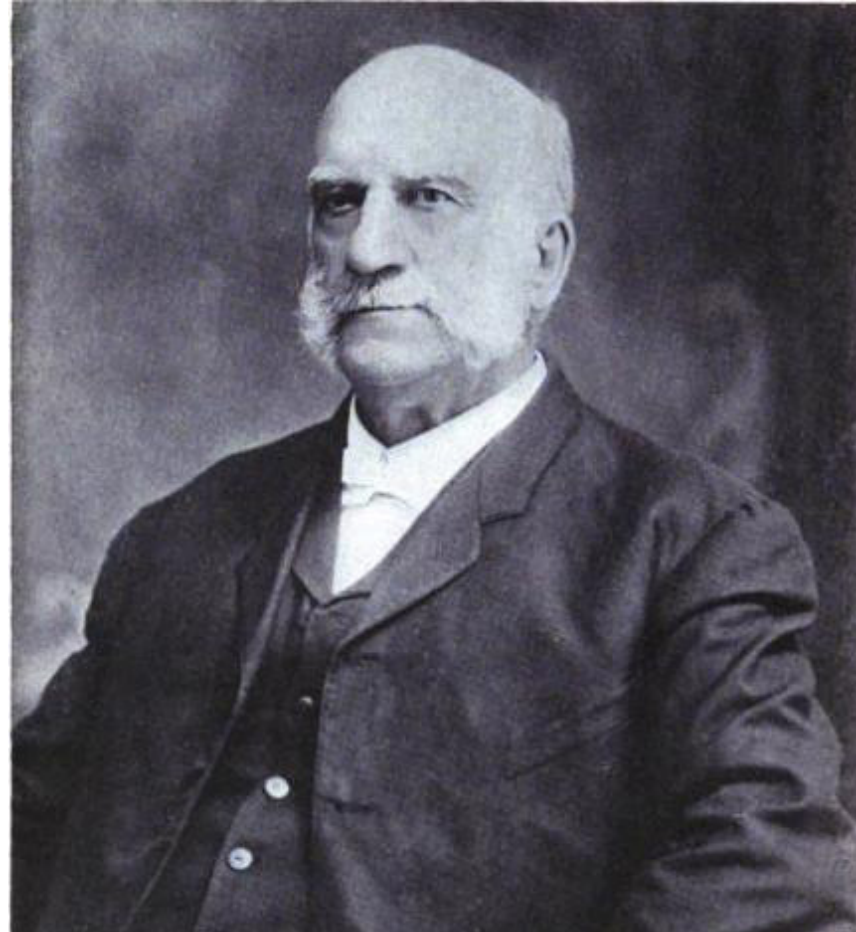
HISTORICAL CONTEXT OF THE FARM WOMEN'S COOPERATIVE MARKET



FARM WOMEN'S COOPERATIVE MARKET

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HISTORIC CONTEXT: ESTABLISHMENT OF DEMONSTRATION EXTENSION WORK

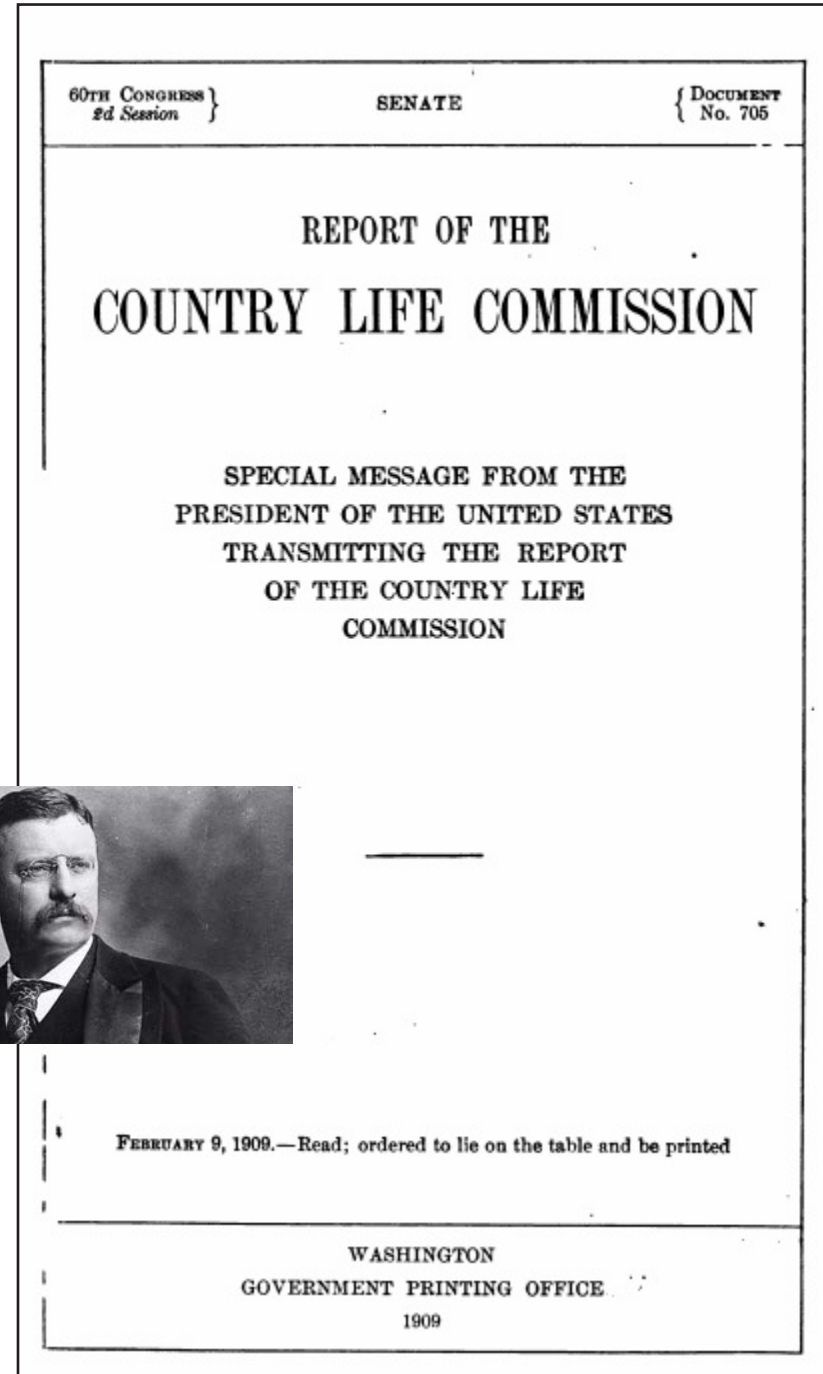


Dr. Seaman A. Knapp, the "father" of demonstration extension work.

FARM WOMEN'S COOPERATIVE MARKET

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HISTORIC CONTEXT: FARM WOMEN WERE DISCONTENT AND ISOLATED



2 20
MARIE CROMER SEIGLER HOUSE
This house was for many years the home of Marie Cromer Seigler (1882-1964), educator and national pioneer in agricultural instruction. In 1910, as teacher and principal of Talatha School, she founded a Girls' Tomato Club, the first of many such clubs nationwide and a forerunner, along with the Boys' Corn Clubs, of the national 4-H Clubs, supported by the U.S. Dept. of Agriculture.
(Continued on other side)
ERECTED BY THE ALLEN COUNTY HISTORICAL SOCIETY, 2008



FARM WOMEN'S COOPERATIVE MARKET

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HISTORIC CONTEXT: ESTABLISHMENT OF HOME DEMONSTRATION CLUBS

Sixty-third Congress of the United States of America;

At the Second Session,

Began and held at the City of Washington on Monday, the first day of December, one thousand nine hundred and thirteen.

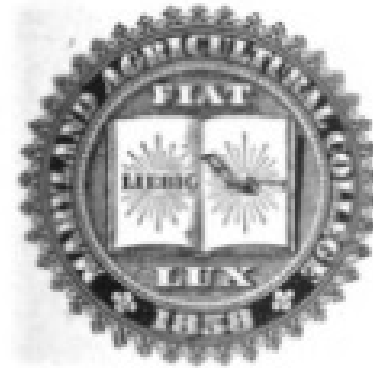
AN ACT

To provide for cooperative agricultural extension work between the agricultural colleges in the several States receiving the benefits of an Act of Congress approved July second, eighteen hundred and sixty-two, and of Acts supplementary thereto, and the United States Department of Agriculture.

FIRST ANNUAL REPORT

OF THE

MARYLAND AGRICULTURAL EXTENSION SERVICE



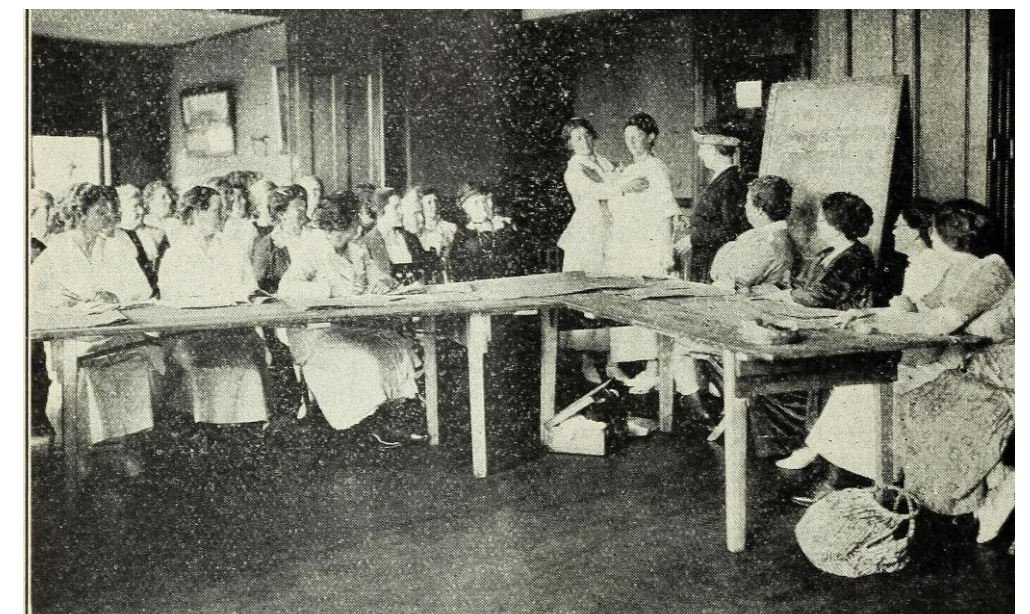
FOR THE

YEAR ENDING JUNE 30, 1915

MARYLAND AGRICULTURAL COLLEGE AND U. S. DEPARTMENT
OF AGRICULTURE COOPERATING

HOME ECONOMICS EXTENSION AND GIRLS' CLUB WORK.

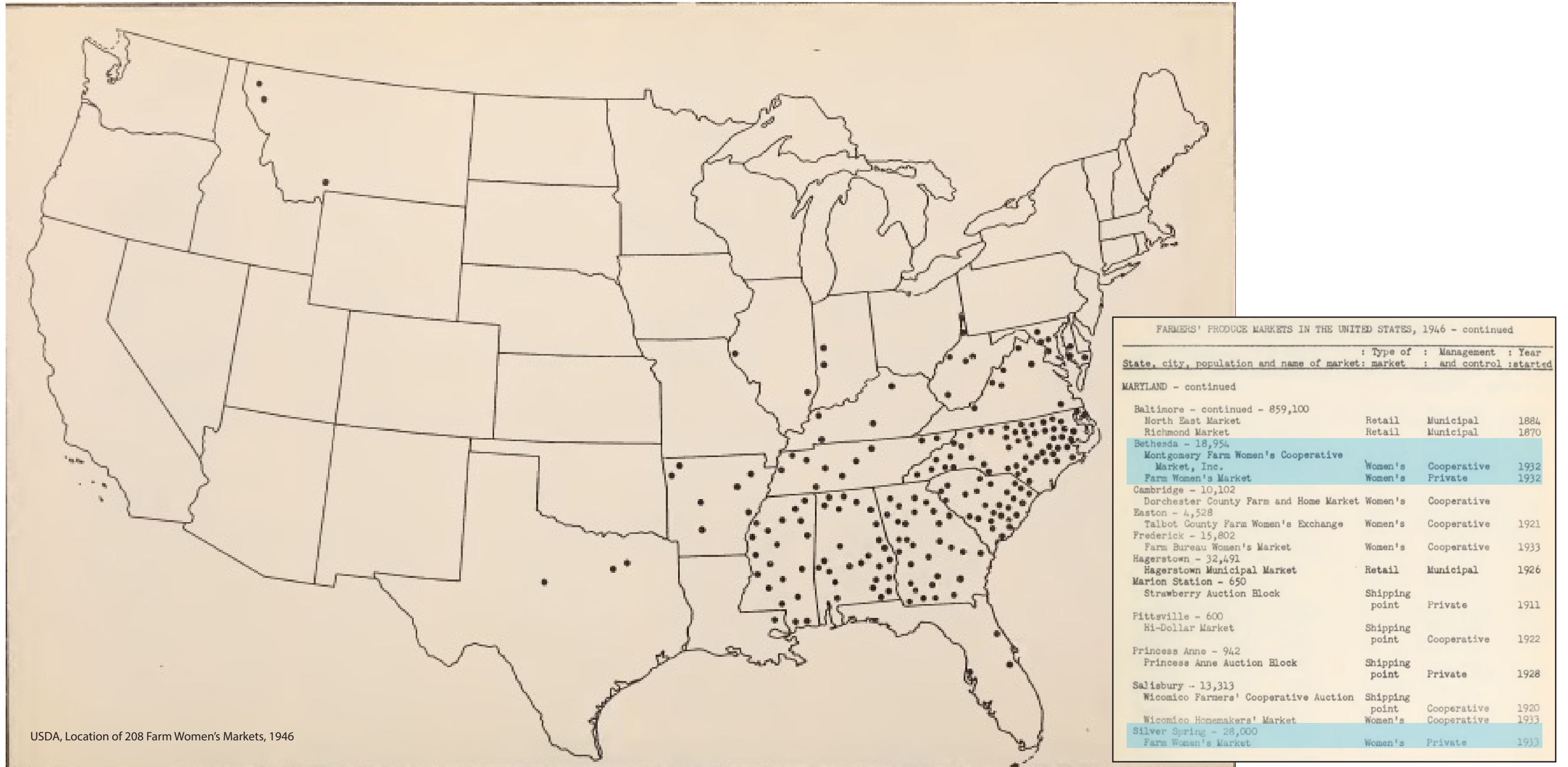
The Smith-Lever Bill provides for instruction and demonstrations in Home Economics as well as Agriculture. It is, therefore, our duty as well as our privilege to aid the home-maker, as well as the farmer, and we believe herein lies a fruitful field for promoting farm life in this State. Not only is it our desire to eliminate drudgery in its real sense from our farm homes, but improve sanitary conditions in and around the home, and lessen hours of labor, so that the farmer's wife may have more time to devote to the aesthetic aspects of the home, as well as in rearing our coming generations. This will lead to community building and generally to more contentment in the country.



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HISTORIC CONTEXT: FARM WOMEN MARKETS ON A NATIONAL SCALE



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HISTORY - MARKET TYPOLOGIES, USDA FARM CREDIT ADMINISTRATION SURVEY, 1947



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Table 1. - Number of farmers' produce markets of each type, by selected areas and States, 1946.

AREA AND STATE	TYPES OF MARKETS ¹				TOTAL ALL TYPES
	WHOLESALE	SHIPPING POINT	RETAIL	WOMEN'S	
Northeast					
Connecticut.....	4	2	-	-	6
Delaware.....	1	2	5	-	8
District of Columbia.....	2	-	5	-	7
Maine.....	-	-	2	-	2
Maryland.....	1	4	12	7	24
Massachusetts.....	8	-	1	-	9
New Hampshire.....	1	-	1	-	2
New Jersey.....	4	11	4	-	19
New York.....	10	5	23	-	38
Pennsylvania.....	2	2	84	-	88
Rhode Island.....	2	-	-	-	2
Vermont.....	-	-	-	-	-
West Virginia.....	2	1	6	6	15
Total.....	37	27	143	13	220

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FARM WOMEN'S MARKETS IN THE UNITED STATES

Farm Women's Markets

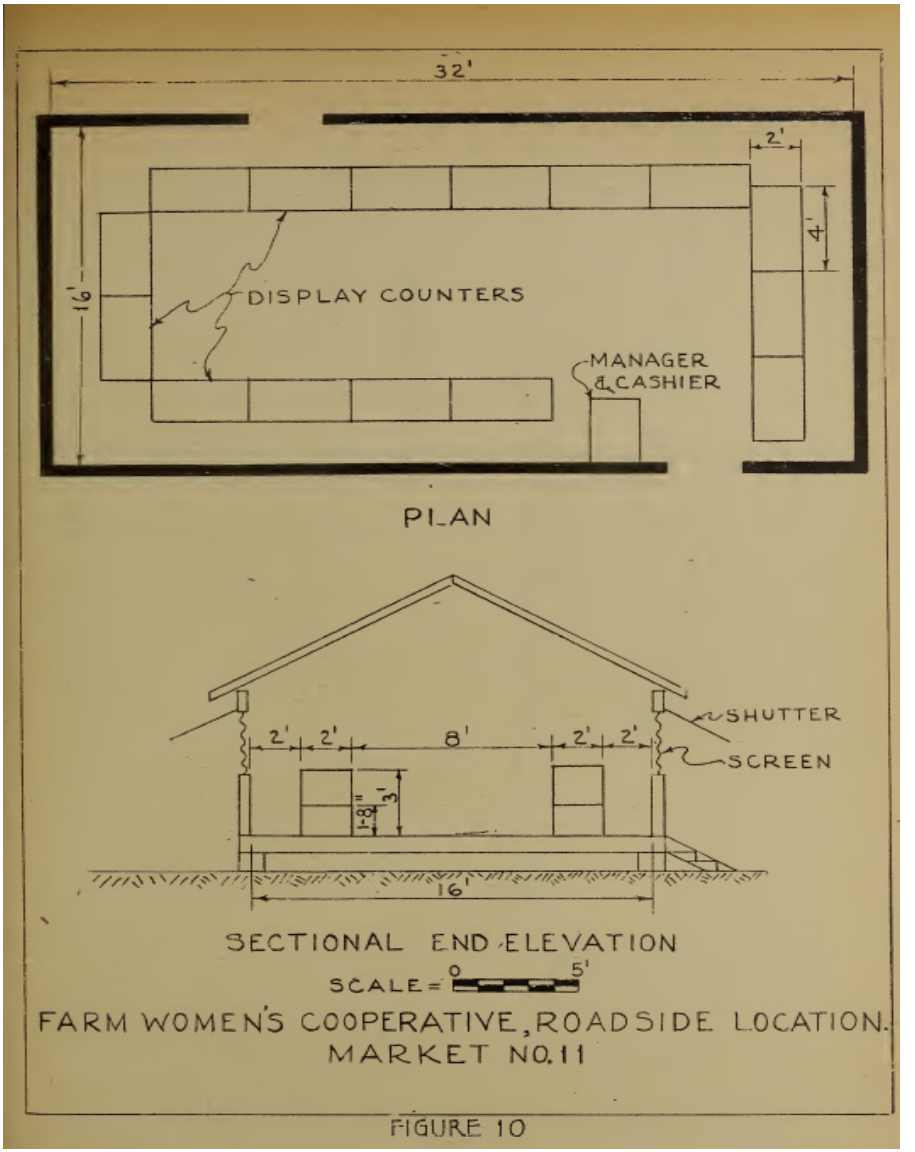
As in the case of farmers' retail market, the selling at these markets is to housewives in small quantities, and they are located in towns of all sizes, but more often in small towns. They differ from farmers' retail markets in that farm women do most of the selling, the facilities are different, and the products sold sometimes are different. The facilities usually consist of a small building with rows of tables inside where the women display their products (figure 20). In addition to fruits and vegetables, home cooked items, dressed chickens, meat, handicraft, and flowers are important items.

Table 14. - Types of organizations operating 208 farm women's markets, by selected areas, 1946.¹

TYPE OF ORGANIZATION	NUMBER OF MARKETS				
	NORTHEAST ²	SOUTH ²	CENTRAL ²	WEST ²	UNITED STATES
Cooperative.....	11	61	4	3	79
Women's group ³	-	18	-	-	18
Home demonstration club.....	-	94	-	-	94
Civic.....	-	6	-	-	6
Municipal.....	-	4	-	-	4
County.....	-	2	-	-	2
State.....	-	2	-	-	2
Private.....	2	1	-	-	3
Total.....	13	188	4	3	208



ABOVE: INTERIOR OF THE FARM WOMEN'S MARKET, c. 1937. LIBRARY OF CONGRESS. HARRIS AND EWING COLLECTION.

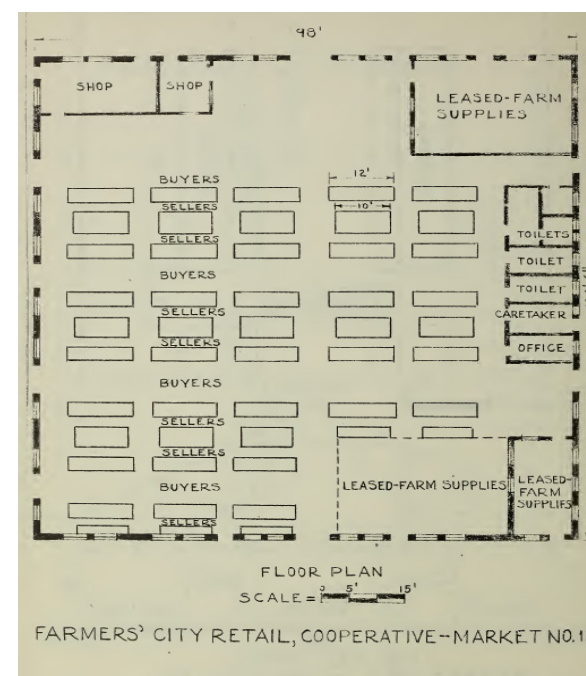
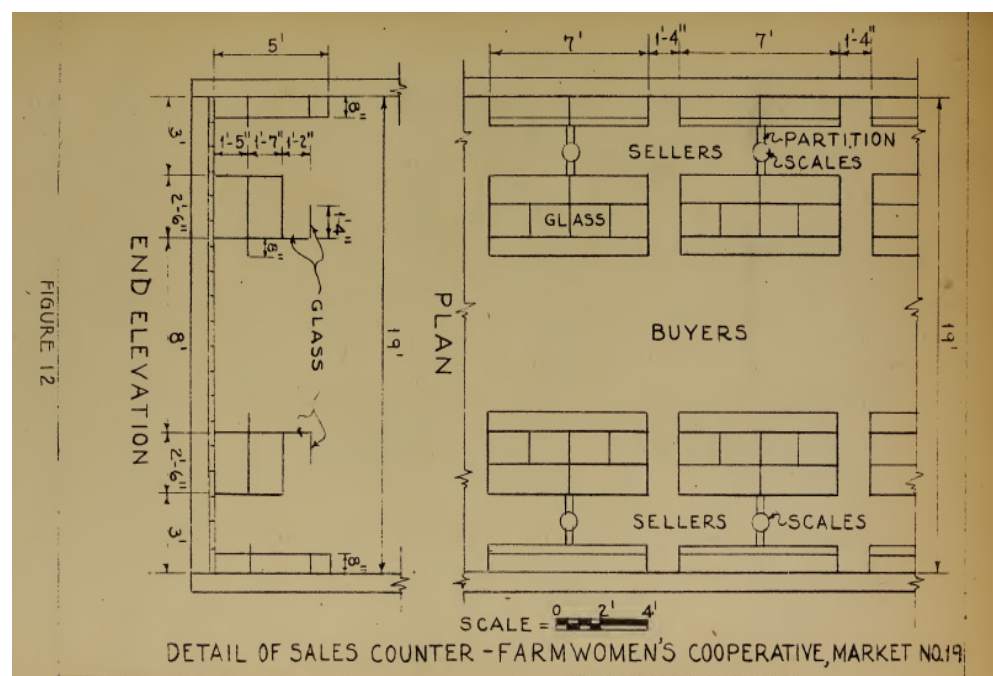
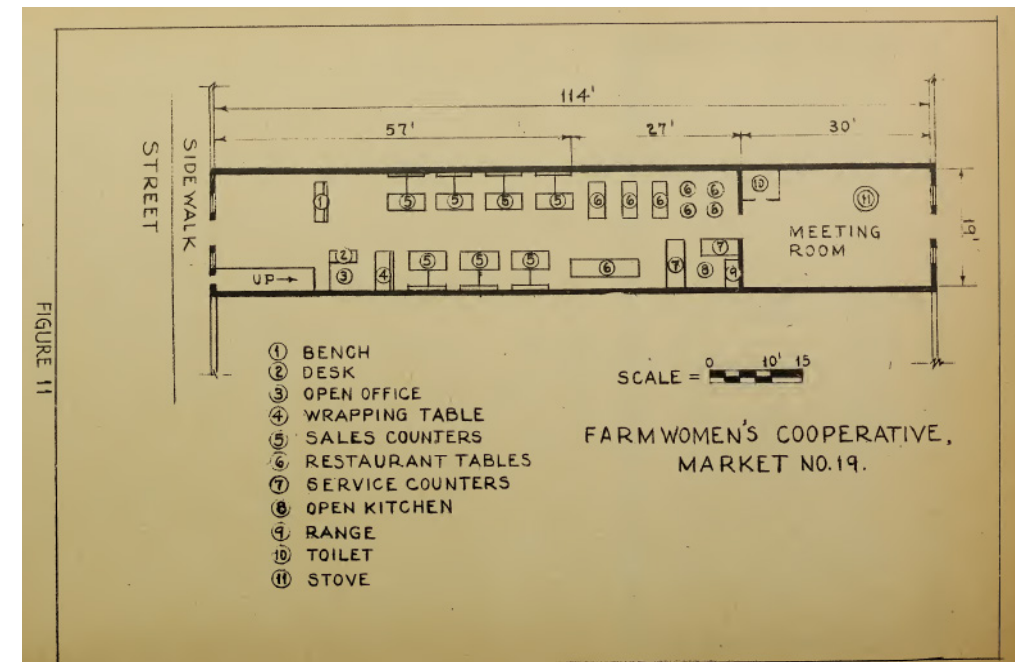
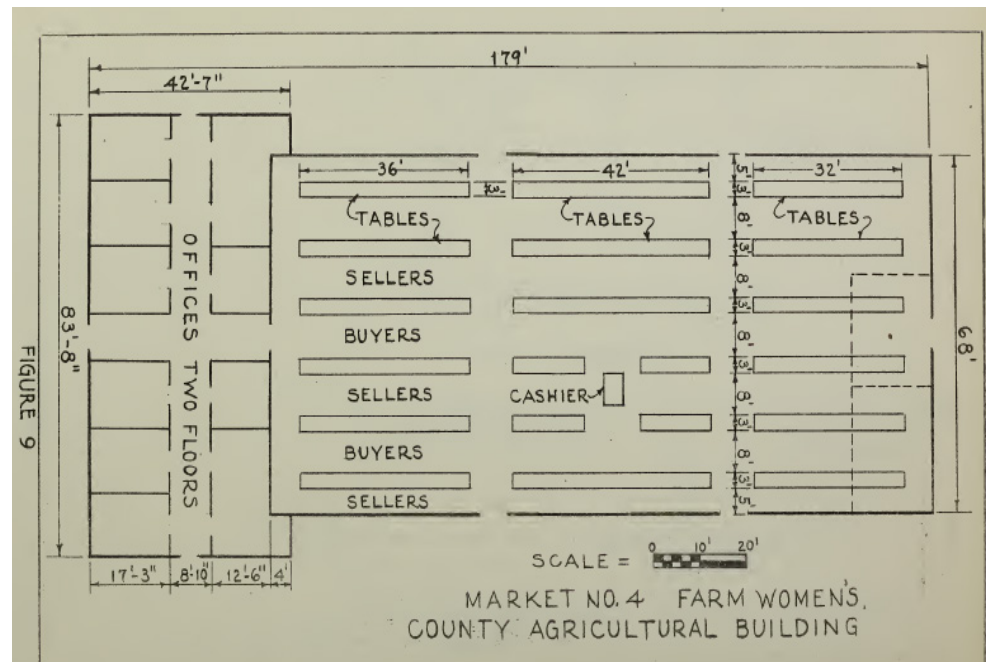
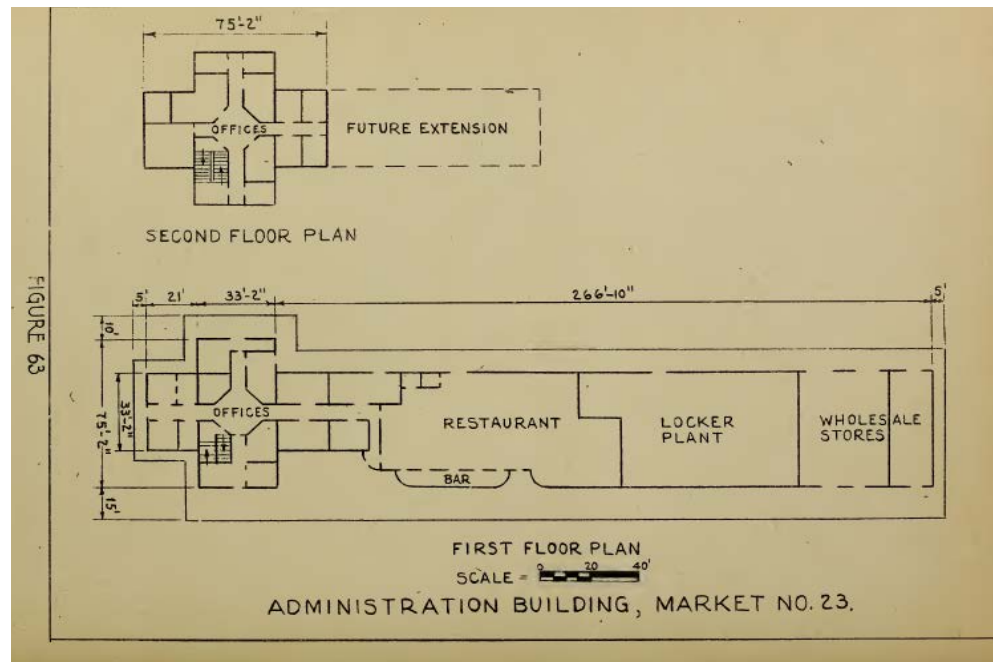


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FARM WOMEN'S MARKET HISTORIC PRECEDENTS

THE PURPOSE-BUILT FARM WOMEN'S MARKETS WERE EFFICIENT, FREE-SPAN SPACES THAT ACCOMODATED MULTIPLE USES WITHIN ONE STRUCTURE. THE VENDORS GOODS WERE CARRIED INSIDE AND DISPLAYED IN MOVABLE TABLES AND CABINETS. THE BUILDINGS COULD BE EASILY ADAPTED AND EXPANDED AS NEW PROGRAM USES AND NEEDS AROSE.

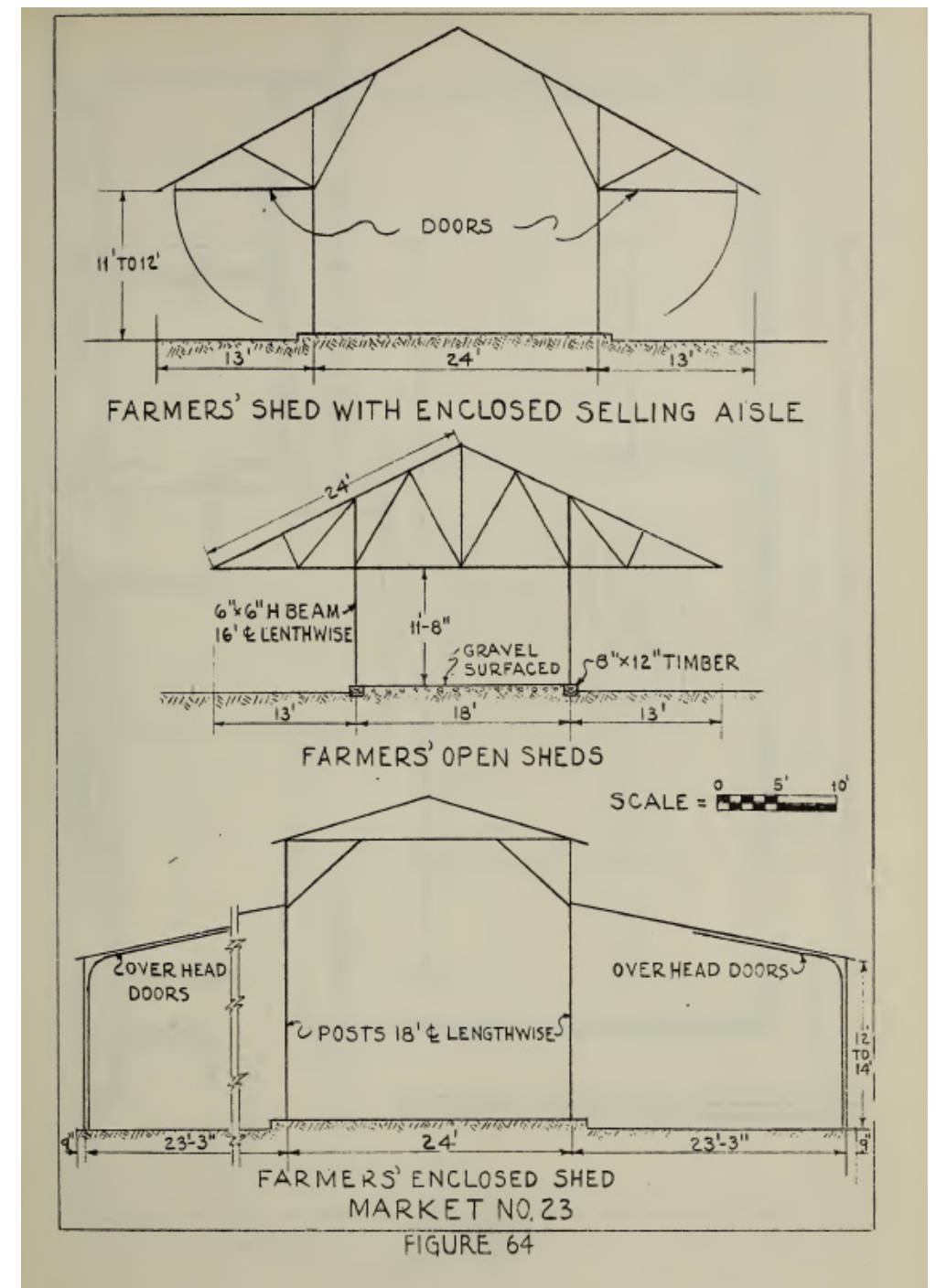
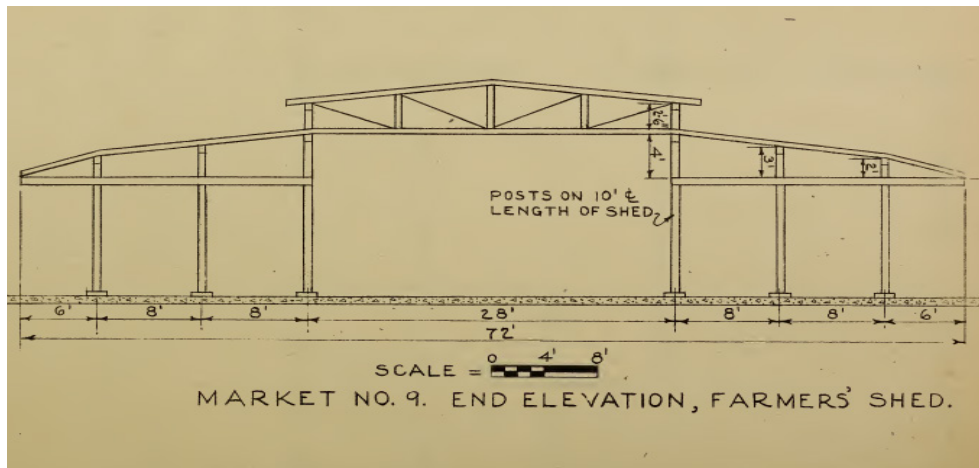
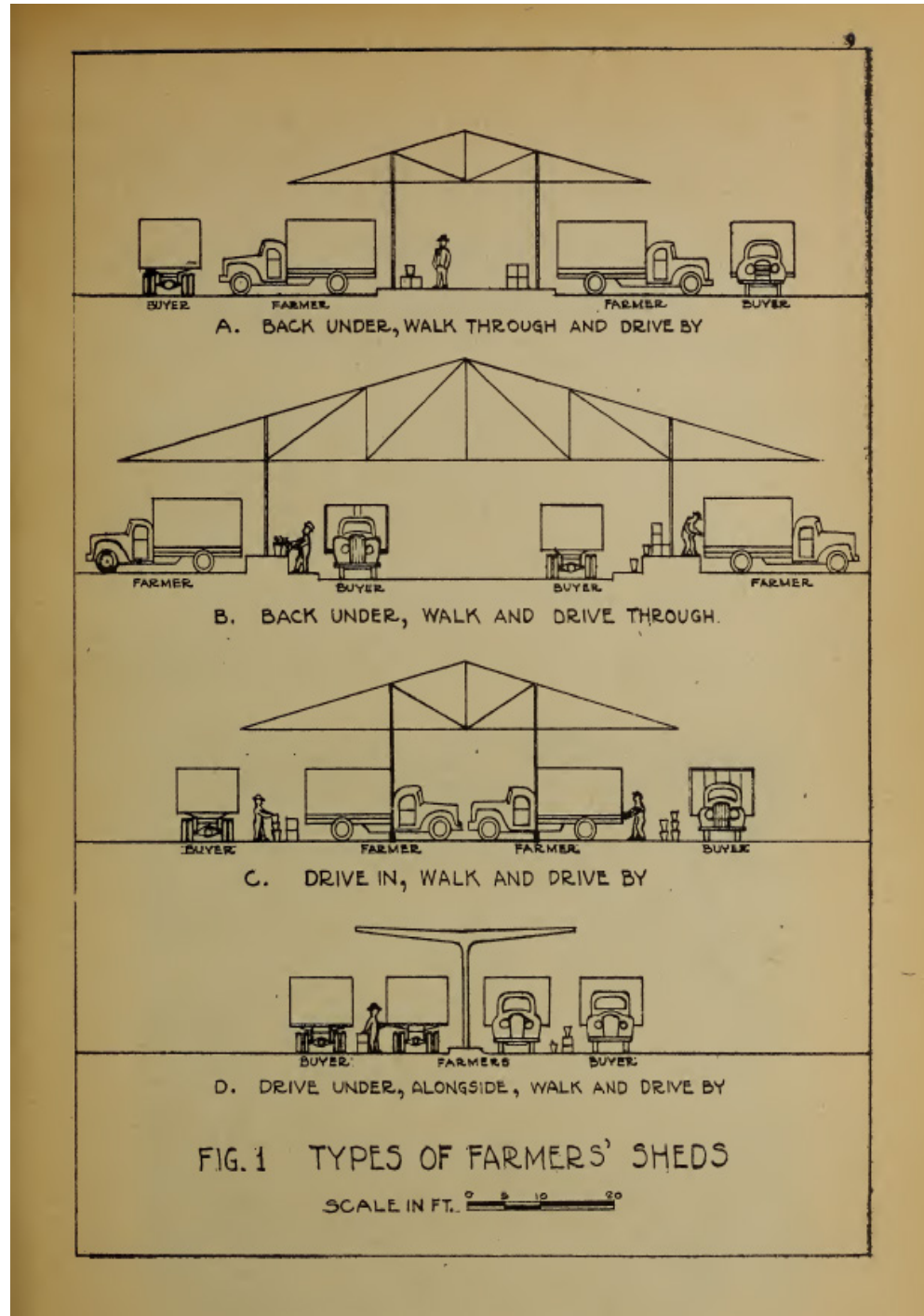


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FARM MARKET HISTORIC PRECEDENTS

THE STATE AND REGIONAL FARM MARKET BUILDINGS WERE DESIGNED WITH LARGE SPAN STRUCTURAL SYSTEMS THAT COULD ACCOMODATE VENDORS, CUSTOMERS AND VEHICLES UNDER ONE CONTINUOUS ROOF FORM. TYPICALLY THE BUILDINGS WERE DESIGNED TO BE OPEN AIR OR WITH FLEXIBLE OPENINGS TO ZONE FOR THE VARIOUS TYPES OF CIRCULATION.



REVISED DESIGN CONCEPTS

REHABILITATION GOALS

- IDENTIFY, PROTECT, AND REHABILITATE CHARACTER-DEFINING FEATURES: FENESTRATION, TRIM, ROOF FORM, AND SITE SETTING.
- ENSURE THAT ALL REHABILITATION COMPLIES WITH THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES FOR REHABILITATION
- CORRECT ANY DAMAGE OR STRUCTURAL ISSUES CAUSED BY CURRENT SITE CONDITIONS AND REPAIR/REPLACE DETERIORATED BUILDING ELEMENTS WHEN NECESSARY
- RELOCATE BUILDING TO ALLOW REPAIR OF STRUCTURAL DAMAGE, PROVIDE A SCALE-APPROPRIATE BUFFER FROM THE NEIGHBORING BUILDING, AND RETAIN ITS CENTRALITY ON THE SITE

DESIGN GOALS

- THE MARKET BUILDING AND ADJACENT OPEN SPACE WILL PROVIDE A DYNAMIC PUBLIC DESTINATION THAT IS ENRICHED BY A VARIETY OF PROGRAMMATIC, ARCHITECTURAL AND LANDSCAPE ELEMENTS, THEREBY ENSURING THE VIABILITY OF THE FWM SITE ON A LONG-TERM BASIS.
- THE FWM STRUCTURE WILL BE A CENTRAL ORGANIZING ELEMENT FOR THE NEW SITE FEATURES.
- THE NEW CONSTRUCTION AND ADDITION WILL ENSURE THE BUILDING'S CONTINUED USE AND MAINTAIN ITS VIABILITY ON THE CURRENT SITE THE MARKET BUILDING'S HISTORIC RELATIONSHIP TO THE SITE.



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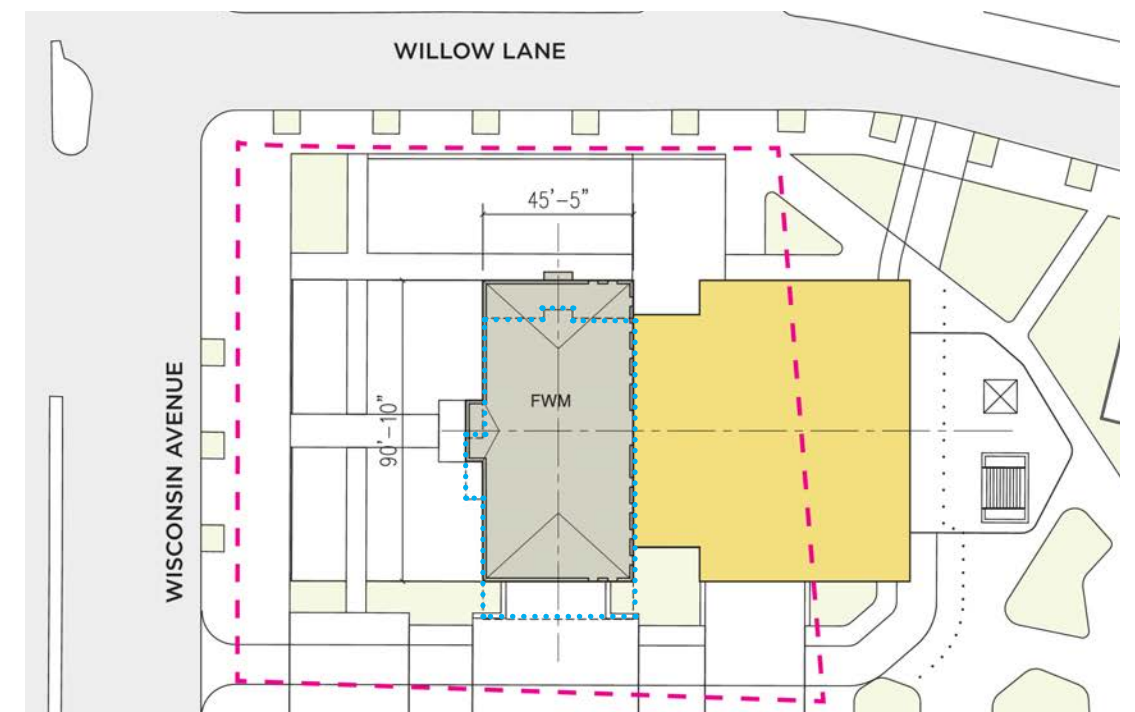
STANDARDS FOR RELOCATION APPROPRIATENESS

ANY FUTURE MOVE SHOULD CONSULT THE NPS DOCUMENT MOVING HISTORIC BUILDINGS. THIS DOCUMENT RECOGNIZES THE TREMENDOUS UNDERTAKING THAT IS MOVING A BUILDING, WHETHER HISTORIC OR NOT, BUT ALSO ADMITS THAT MOVING BUILDING IS A LONG-USED PROCESS (FIRST RECORDED MOVE IN 1799).

WHILE A RELOCATED HISTORIC BUILDING, EVEN IF PLACED ON A TERRAIN SIMILAR TO WHERE IT STOOD PREVIOUSLY, WILL SELDOM HAVE THE SAME AESTHETIC RELATIONSHIP TO ITS NEW SITE, **THAT IS NOT THE CASE WITH THE FARM WOMEN'S MARKET BUILDING.** RELOCATING THE FARM WOMEN'S MARKET BUILDING WILL NOT CAUSE AN ADVERSE AFFECT ON THE PROPERTY'S SIGNIFICANCE, BUT WILL IN FACT GREATLY BENEFIT THE BUILDING AND THE PROPOSED PROJECT'S PROGRAM AND DESIGN AS A WHOLE. AS PROPOSED, THE HISTORIC BUILDING WILL BE MOVED LATERALLY THIRTEEN FEET TO THE NORTH, AND WILL REMAIN WITHIN ITS CURRENT ENVIRONMENTAL SETTING.

A PRELIMINARY STRUCTURAL INVESTIGATION UNDERTAKEN BY SILMAN HAS OBSERVED VERTICAL DISPLACEMENT AND ASPHALT BUILDUP THAT IS HARMFUL TO THE BUILDING'S STRUCTURAL INTEGRITY. SILMAN RECOMMENDS THAT THE BUILDING BE RAISED FROM ITS CURRENT FOUNDATION, AND A NEW FOUNDATION CONSTRUCTED AT A HIGHER GRADE. SILMAN HAS ALSO DETERMINED THAT BECAUSE OF THE BUILDING'S MATERIAL STRUCTURE, IT CAN BE MOVED COMPLETELY INTACT. THE LENGTH OF THE BUILDING, HOWEVER, MAY PROVE UNWIELDY. SHOULD FURTHER INVESTIGATION DETERMINE THAT THIS IS THE CASE, THE BUILDING SHOULD BE TEMPORARILY REINFORCED. THE NEED TO LOCATE THE BUILDING ON A NEW FOUNDATION AT A HIGHER GRADE PRESENTS THE OPPORTUNITY TO RELOCATE THE BUILDING IN MORE ADVANTAGEOUS LOCATION WITHOUT AN ADVERSE AFFECT ON THE BUILDING'S HISTORIC SIGNIFICANCE.

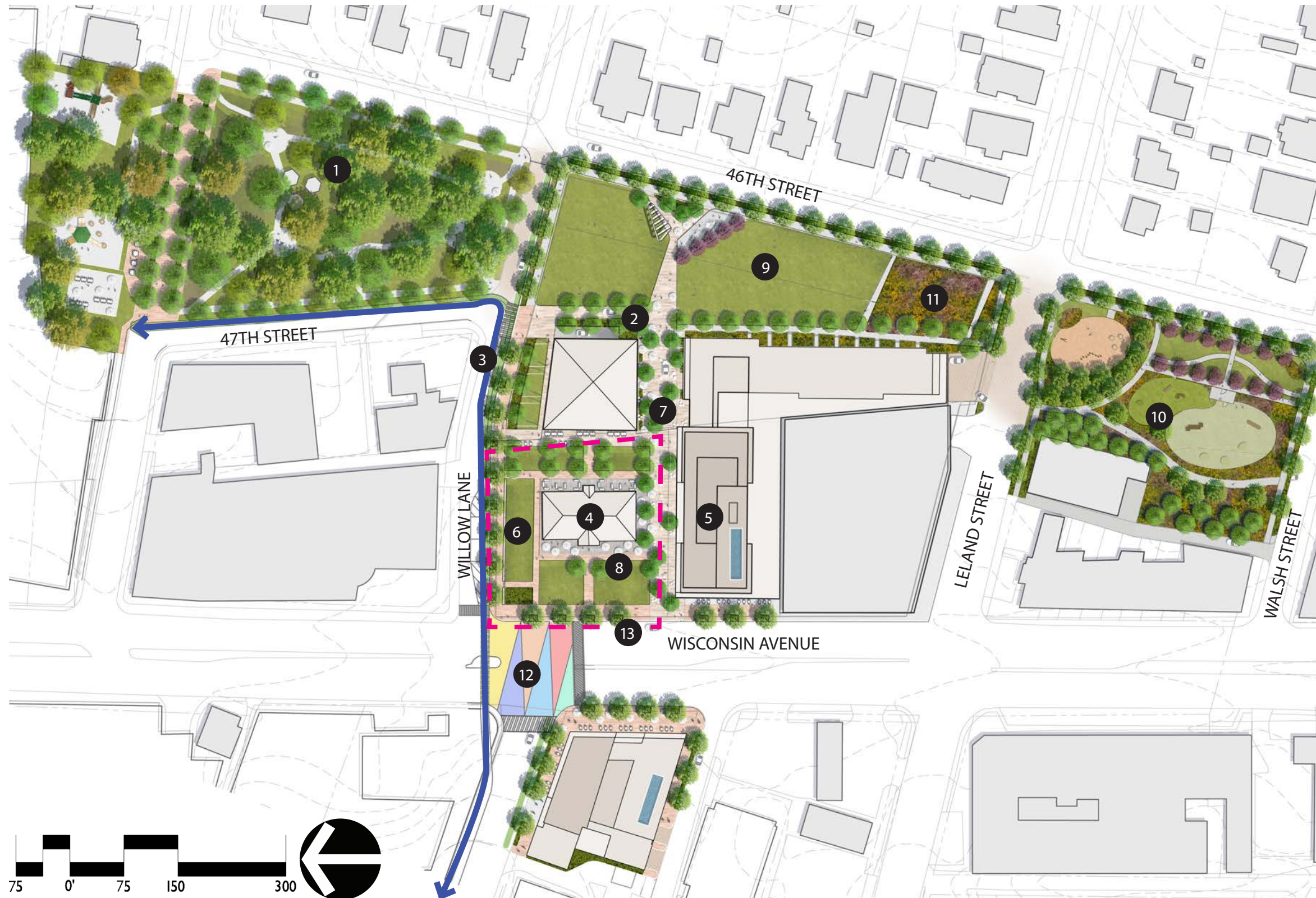
FOR SPECIFIC RELOCATION RECOMMENDATIONS, REFER TO CHAPTER 5 OF HSR.



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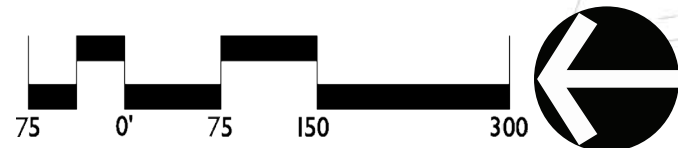
PREVIOUS OVERALL CONCEPT PLAN



ELEMENTS

- 1 ELM STREET PARK (EXISTING)
 - PLAYGROUND
 - GAZEBOS + WALKS
- 2 ACTIVE PARK
 - FLEXIBLE SPACE FOR SPECIAL EVENTS
 - SPLASH PAD/SEAT BENCHES
 - AMPHITHEATER/PAVILION
- 3 PROPOSED CAPITAL CRESCENT TRAIL
- 4 FARM WOMEN'S MARKET
- 5 7121 WISCONSIN AVENUE
- 6 SIDE YARD
 - FLEXIBLE SPACE FOR SPECIAL EVENTS
 - POSSIBLE MARKET/VENDOR LOCATION
- 7 WOONERF
 - VEHICULAR DROP-OFF
 - EMPHASIZED PEDESTRIAN EXPERIENCE
 - MOVEABLE FURNISHINGS
- 8 FRONT PATIO
- 9 LOT 24
 - OPEN LAWN
- 10 LOT 10
 - PLAYGROUND
 - DOGPARK
- 11 LELAND GARDENS
 - BOTANICAL AND SEASONAL INTEREST
 - CONTEMPLATIVE EXPERIENCE
 - GATEWAY CONNECTION TO NEIGHBORHOOD
- 12 INTERSECTION IMPROVEMENTS
- 13 ENVIRONMENTAL SETTING BOUNDARY

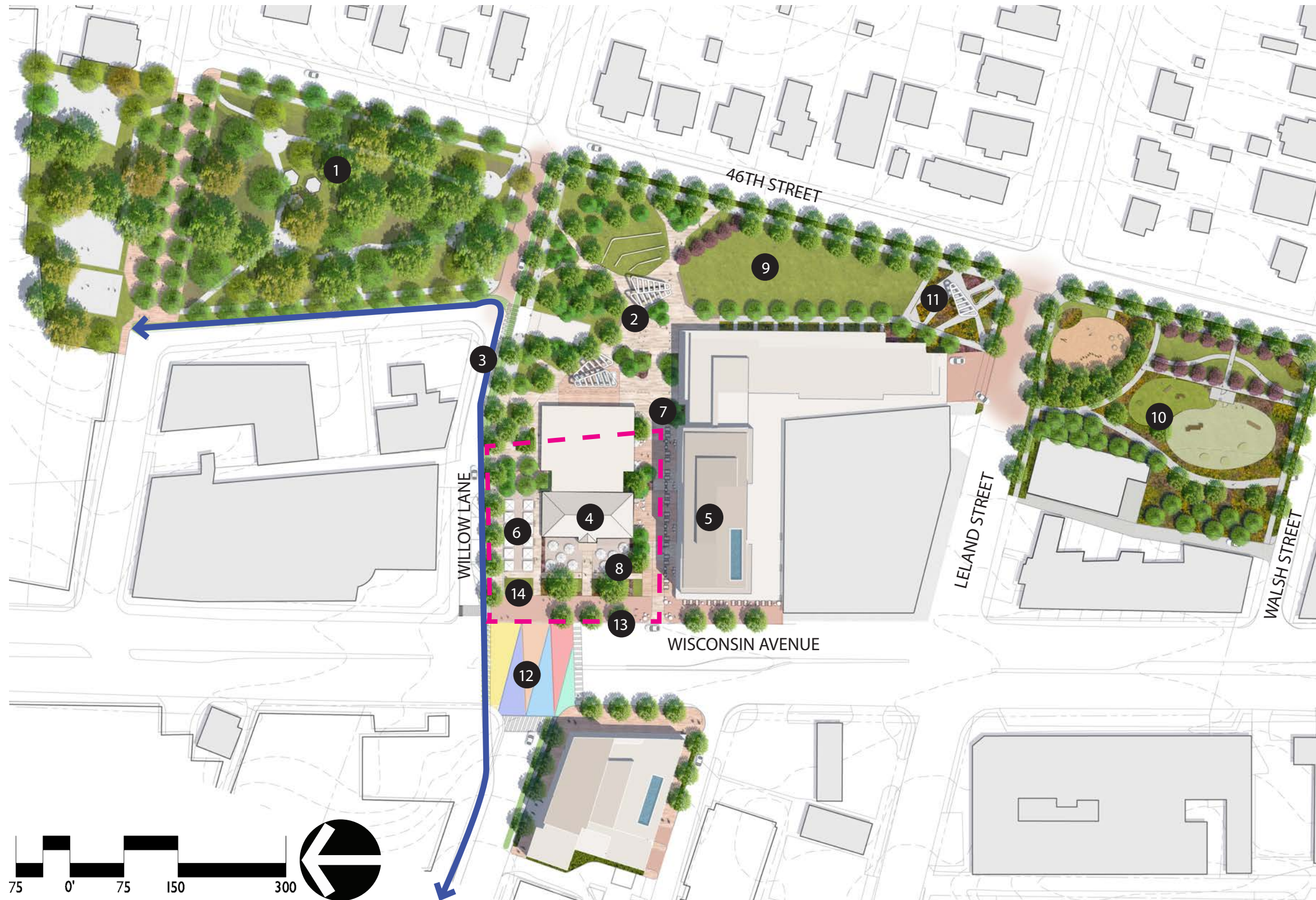
CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. FURTHER REFINEMENT AND DETAILS TO BE PROVIDED AT SKETCH PLAN FOLLOWED BY PRELIMINARY / SITE PLAN.



FARM WOMEN'S COOPERATIVE MARKET

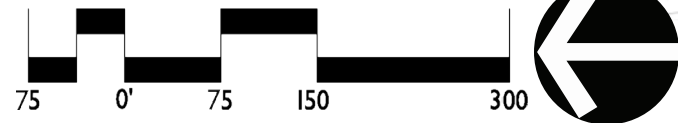
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REVISED OVERALL CONCEPT PLAN



ELEMENTS

- 1 ELM STREET PARK (EXISTING)
 - PLAYGROUND
 - GAZEBOS + WALKS
- 2 ACTIVE PARK
 - FLEXIBLE SPACE FOR SPECIAL EVENTS
 - SPLASH PAD/SEAT BENCHES
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 - CONTEMPLATIVE EXPERIENCE
 - GATEWAY CONNECTION TO NEIGHBORHOOD
- 12 INTERSECTION IMPROVEMENTS
- 13 ENVIRONMENTAL SETTING BOUNDARY
- 14 AREA TO LOCATE POTENTIAL COMMEMORATIVE ELEMENT



CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. FURTHER REFINEMENT AND DETAILS TO BE PROVIDED AT SKETCH PLAN FOLLOWED BY PRELIMINARY / SITE PLAN.

FARM WOMEN'S COOPERATIVE MARKET

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REVISED SITE PLAN CONCEPT

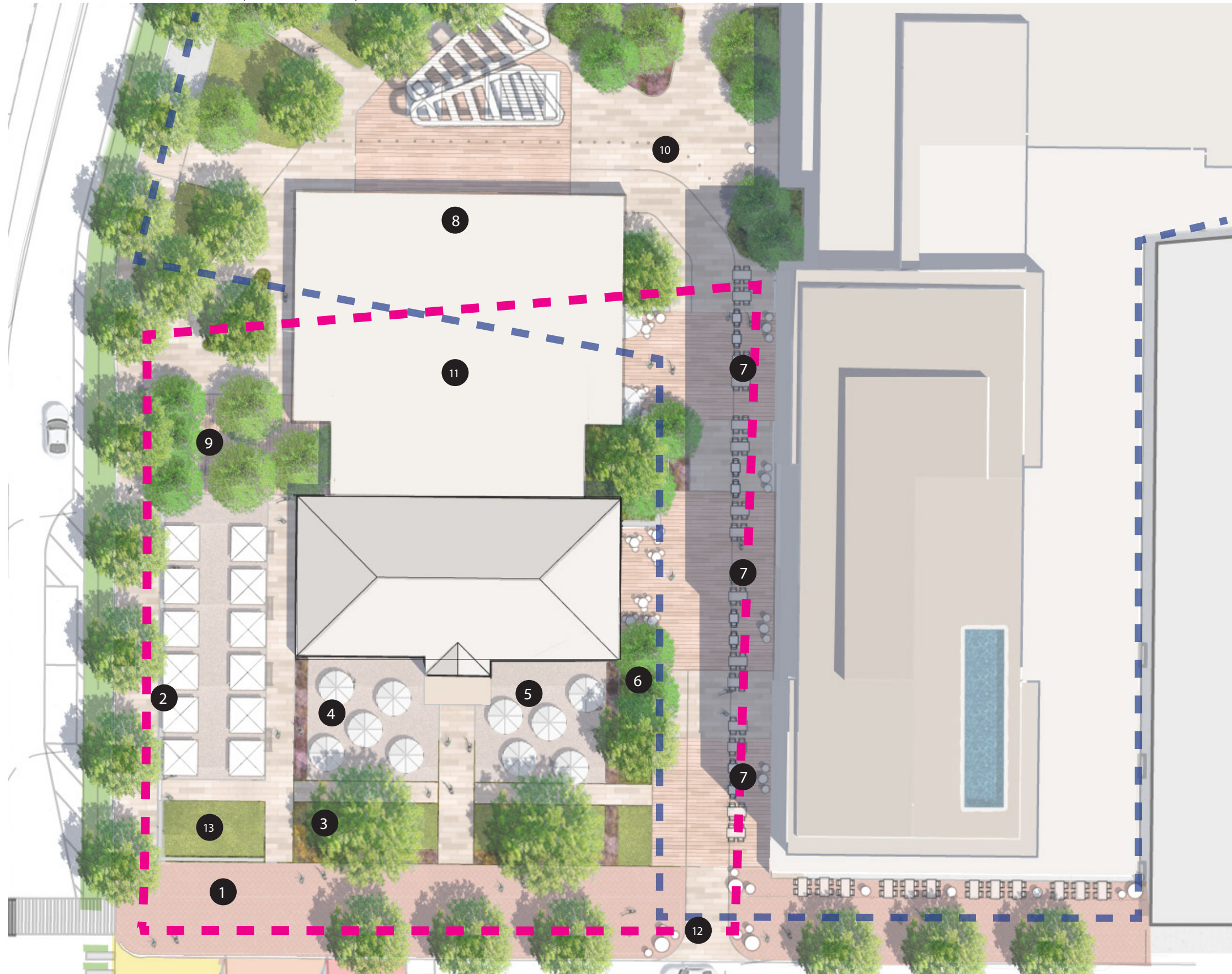


- 1 LIMIT OF BELOW GRADE PARKING GARAGE
- 2 HISTORIC MARKET BUILDING IS AT THE CENTER OF ACTIVITY, AND IS THE PRIMARY PARK ELEMENT
- 3 UNINTERRUPTED VIEW OF THE PARK FROM WISCONSIN AVE
- 4 BOUNDARY OF THE ENVIROMENTAL SETTING

FARM WOMEN'S COOPERATIVE MARKET

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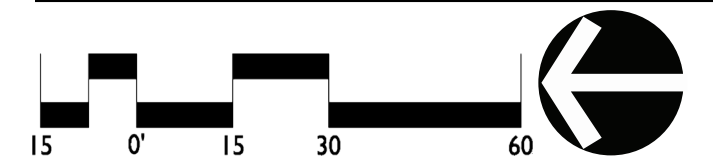
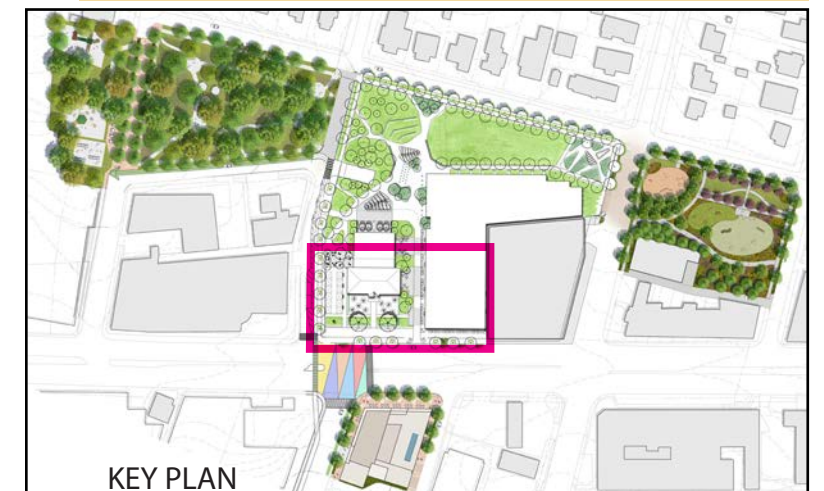
FARM WOMEN'S MARKET ENVIRONMENTAL SETTING



PROPOSED ELEMENTS AND REVISIONS

NOTE: REVISIONS HIGHLIGHTED IN ORANGE

- 1 RED BRICK STREETSCAPE
DOWNTOWN BETHESDA STANDARD
- 2 PAVED AREA RECALLING HISTORIC MATERIALS AND USES, NEW SEATING
- 3 WISCONSIN AVE PLANTING 2 PROPOSED LARGE TREES
- 4 HARDSCAPE RECALLING HISTORIC MATERIALS
- 5 NEW CAFE SEATING /OUTDOOR MARKET SPACE UNDER SHADE TREES
- 6 RAIN GARDEN
- 7 CAFE SEATING
- 8 BACK PORCH / BEER GARDEN
- 9 POTENTIAL FIRE LOUNGE GROVE
- 10 ENTRY PLAZA
- 11 LOCATION OF ADDITION TO FWM
- 12 ENVIRONMENTAL SETTING BOUNDARY
- 13 AREA TO LOCATE POTENTIAL COMMEMORATIVE ELEMENT

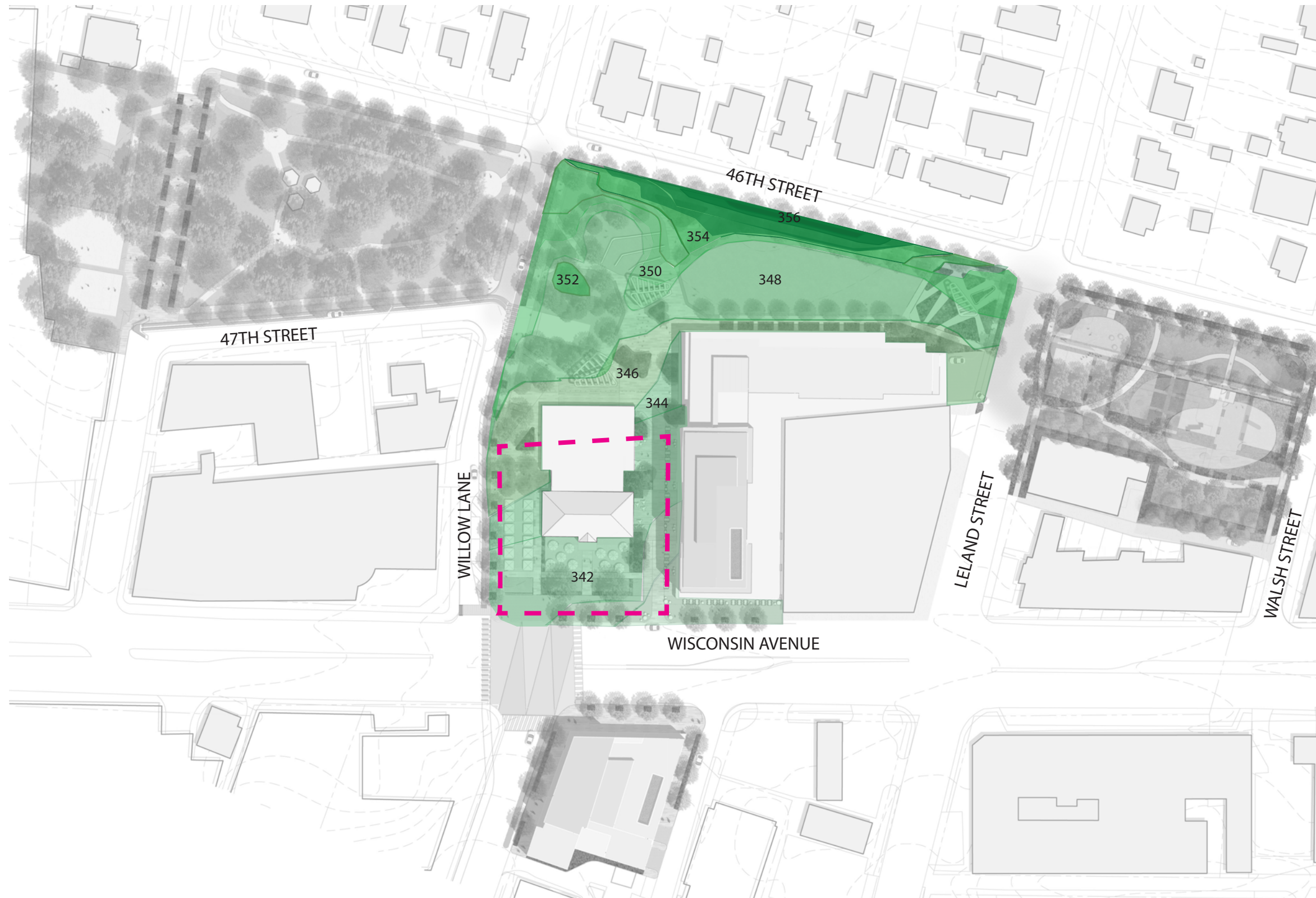


CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. FURTHER REFINEMENT AND DETAILS TO BE PROVIDED AT SKETCH PLAN FOLLOWED BY PRELIMINARY / SITE PLAN.

FARM WOMEN'S COOPERATIVE MARKET

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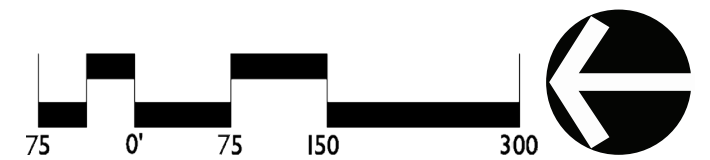
CONCEPTUAL GRADING PLAN



PROPOSED GRADING:

THE GRADE OF THE FARM WOMEN'S MARKET AND AREA WITHIN THE ENVIRONMENTAL SETTING WILL REMAIN RELATIVELY FLAT AS IT IS CURRENTLY FOUND.

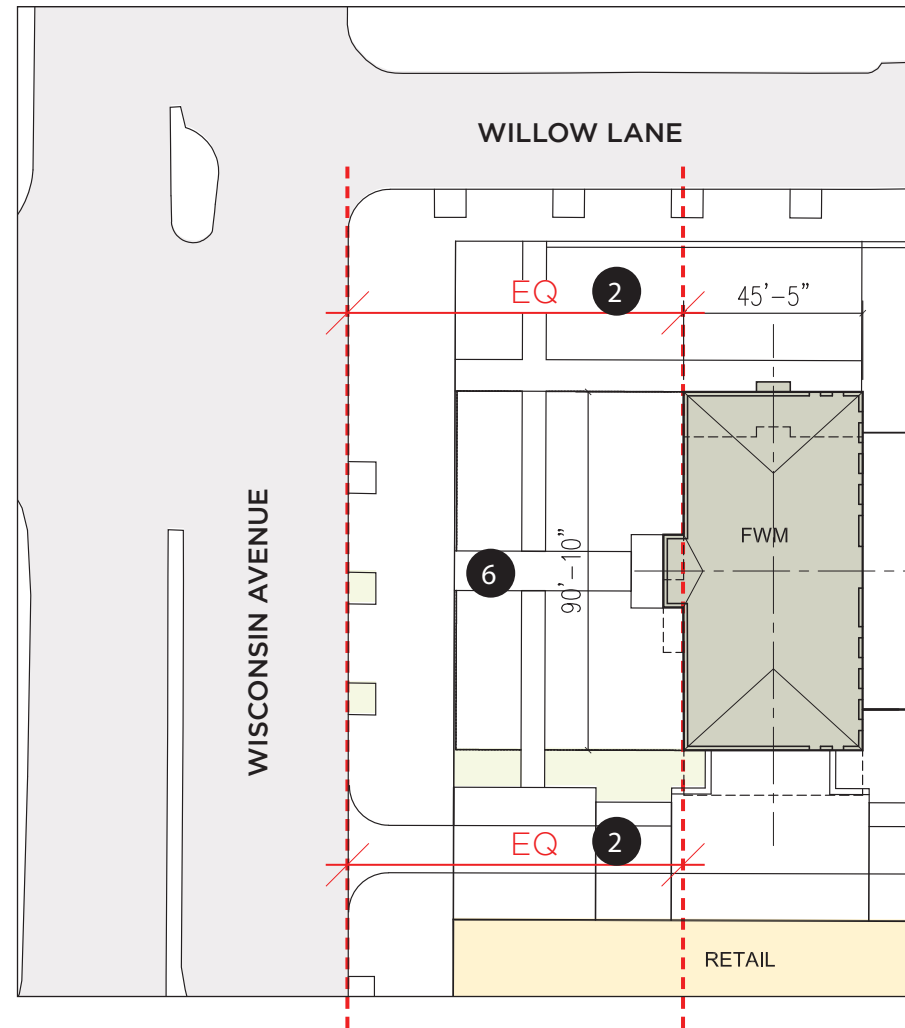
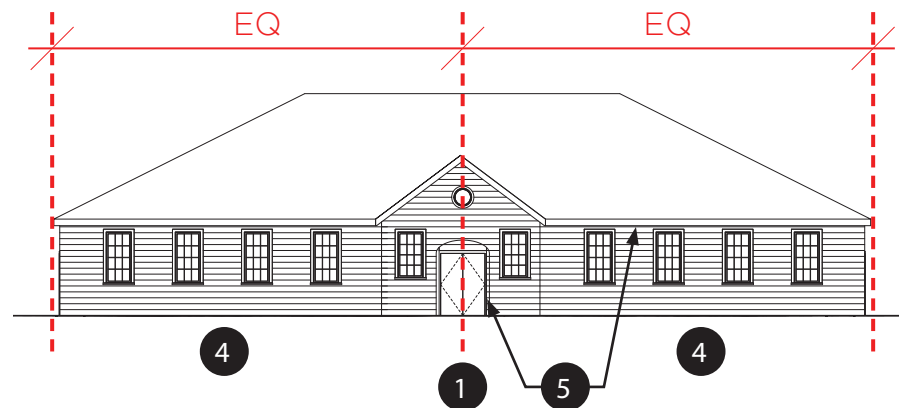
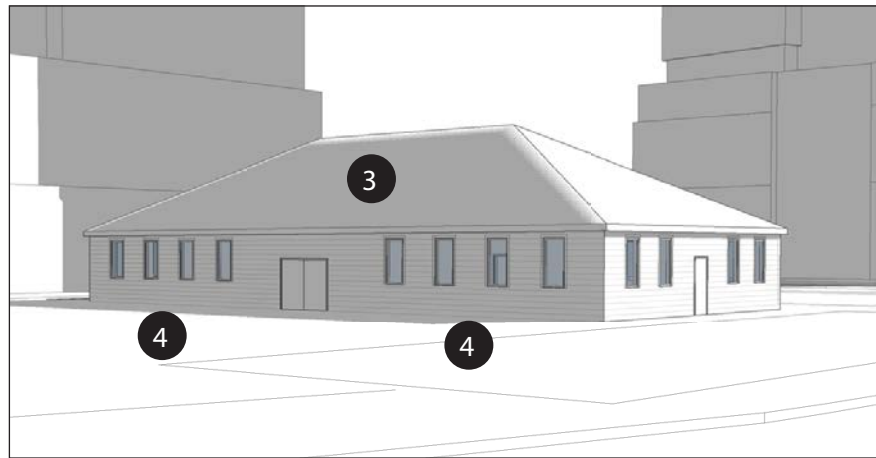
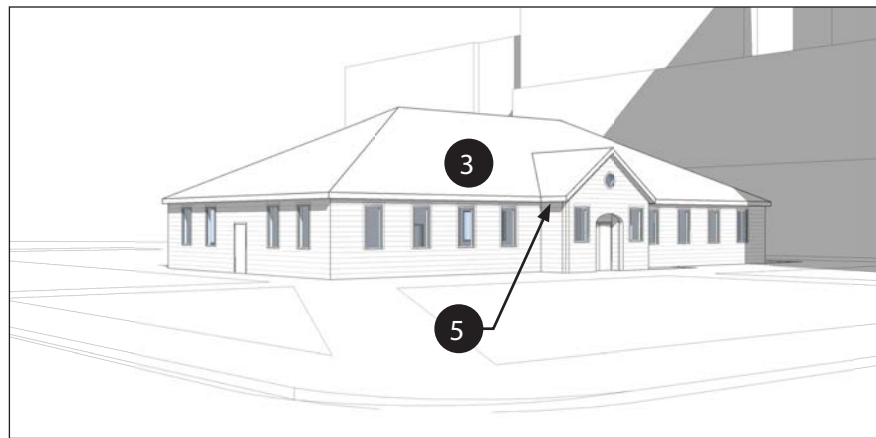
OUTSIDE OF THE ENVIRONMENTAL SETTING, THE NEW PARK AND LANDSCAPE FEATURES ARE DESIGNED TO ABSORB THE OVERALL EAST-WEST TOPOGRAPHIC CHANGE IN GRADE (+/- 14'-0") FROM WISCONSIN AVENUE TO 46TH STREET.



FARM WOMEN'S COOPERATIVE MARKET

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OVERALL VISUAL CHARACTERISTICS OF THE FARM WOMEN'S MARKET

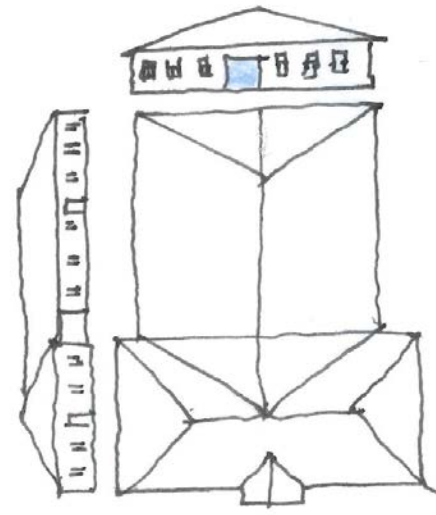


- 1 **FORM AND MASSING**
ONE STORY, BILATERALLY SYMMETRICAL RECTANGULAR FORM WITH CENTRALIZED ENTRIES ON EACH SIDE.
- 2 **ORIENTATION**
BUILDING IS CENTRALLY PLACED ON THE PROPERTY, PARRALLEL TO WISCONSIN AVENUE.
- 3 **ROOF FORMS**
HIPPED ROOF OVER MAIN STRUCTURE WITH A PROJECTING CENTRAL GABLE END ENTRY.
- 4 **FENESTRATION**
WELL ORDERED, SYMMETRICAL PATTERN OF WINDOWS: NORTH/SOUTH FACADE HAVE EQUAL BAYS, EAST /WEST FACADES HAVE EQUAL BAYS.
- 5 **MATERIALS AND SECONDARY FEATURES**
OVERHANGING EAVES WITH EXPOSED RAFTER TAILS
CENTRAL ROUND ARCHED OPENING AT THE ENTRY
HORIZONTAL WOOD SIDING, PAINTED WOOD TRIM AND ASPHALT SHINGLE ROOFING.
- 6 **SETTING**
CENTRAL CONCRETE WALKWAY FROM WISCONSIN AVE,
A SYCAMORE TREE FRAMING EACH SIDE.
GRAVEL AND PAVED AREAS SURROUND THE BUILDING FOR VEHICULAR ACCESS.

FARM WOMEN'S COOPERATIVE MARKET

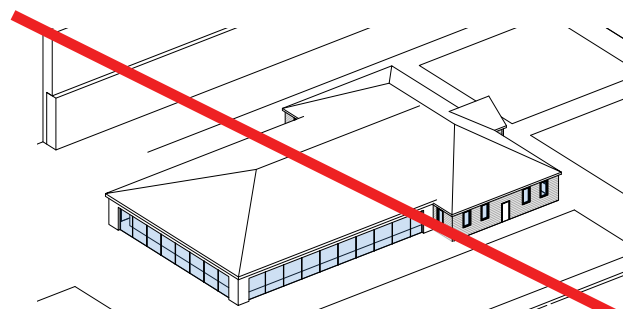
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DESIGN CONCEPT STUDIES FOR MASSING / ROOF FORMS/ FENESTRATIONS

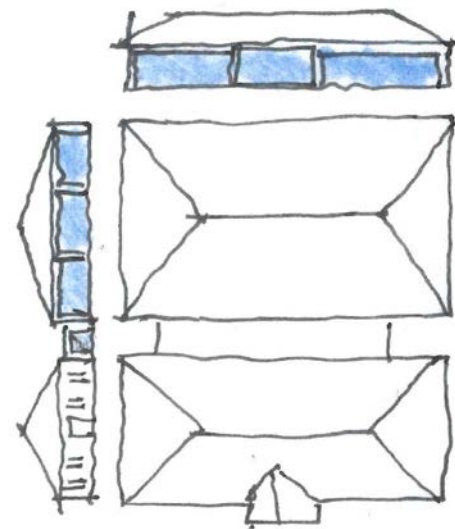


SKETCH 1

- **FORM, MASSING & ROOF:** REPLICATES THE EXISTING ROOF FORM ON A LARGER SCALE
- **FENESTRATION:** SOLID WALLS WITH REPLICATED WINDOW PROPORTIONS
- **THE ROOF OF THE ADDITION DISRUPTS THE RIDGE LINE OF THE FWM, GIVES FALSE IMPRESSION OF HISTORICAL DEVELOPMENT**
- **NOT ENOUGH DISTINCTION FROM THE FWM IN FORM, MASSING AND FENESTRATION**

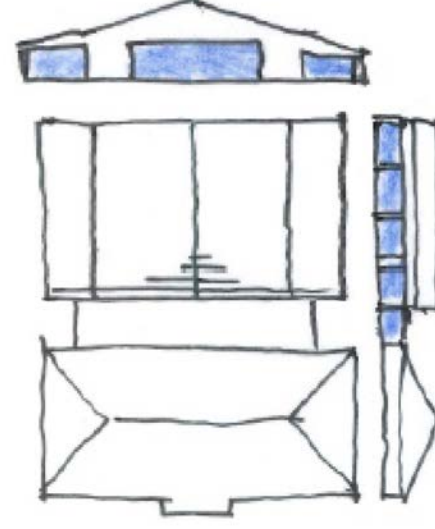


VIEW FROM THE NE ALONG WILLOW LN.



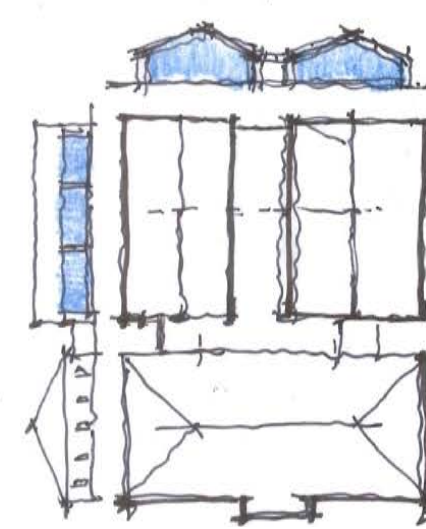
SKETCH 2

- **FORM, MASSING & ROOF:** REPLICATES THE EXISTING ROOF FORM ON A LARGER SCALE; PROVIDES A SPACE BETWEEN THE NEW CONSTRUCTION AND THE FWM ROOF
- **FENESTRATION:** PRIMARILY TRANSPARENT FACADE W/ EXPRESSION OF STRUCTURAL BAYS, REVERSE OF FWM'S PUNCH WINDOW/ SOLID WALL SYSTEM
- **SEPARATING THE NEW ROOF FROM THE FWM ALLOWS THE HISTORIC ROOF FORM TO BE UNDERSTOOD AS IT WAS ORIGINALLY**
- **FENESTRATION CREATES MORE DISTINCTION BETWEEN FWM AND ADDITION**



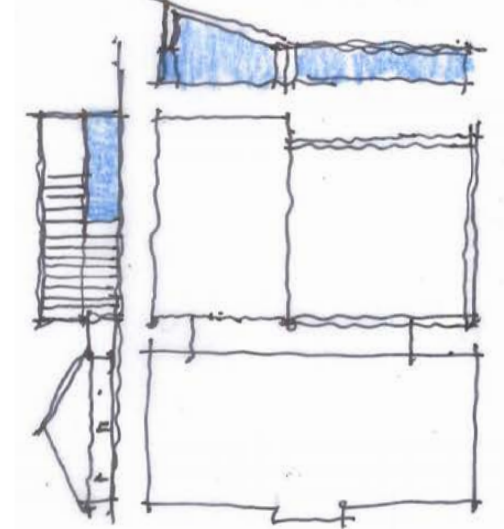
SKETCH 3

- **FORM, MASSING & ROOF:** RECALLS A ROOF FORM OF FARM MARKET HISTORIC PRECEDENTS UNDER A SINGLE ROOF FORM; PROVIDES A SPACE BETWEEN THE NEW CONSTRUCTION AND THE FWM
- **FENESTRATION:** PRIMARILY TRANSPARENT FACADE, RECALLS THE OPEN AIR/ FLEXIBLE CHARACTER OF THE FARM MARKET STRUCTURES
- **SEPARATING THE NEW ROOF FROM THE FWM ALLOWS THE HISTORIC ROOF FORM TO BE UNDERSTOOD AS IT WAS ORIGINALLY**
- **FENESTRATION IS DISTINCT FROM FWM AND IS IN KEEPING WITH THE FARM MARKET VERNACULAR**



SKETCH 4

- **FORM, MASSING & ROOF:** RECALLS A ROOF FORM OF FARM MARKET HISTORIC PRECEDENTS W/ TWO SYMMETRICAL ROOF FORMS; PROVIDES A SPACE BETWEEN THE NEW CONSTRUCTION AND THE FWM
- **FENESTRATION:** PRIMARILY TRANSPARENT FACADE, RECALLS THE OPEN AIR/ FLEXIBLE CHARACTER OF THE FARM MARKET STRUCTURES
- **SEPARATING THE NEW ROOF FROM THE FWM ALLOWS THE HISTORIC ROOF FORM TO BE UNDERSTOOD AS IT WAS ORIGINALLY**
- **DOUBLE ROOF FORM OF THE ADDITION HONORS THE CENTRALIZED ORGANIZATION OF FWM AND SCALES DOWN THE SIZE OF THE ADDITION IN RELATION TO THE FWM**
- **FENESTRATION IS DISTINCT FROM FWM AND IS IN KEEPING WITH THE FARM MARKET VERNACULAR**



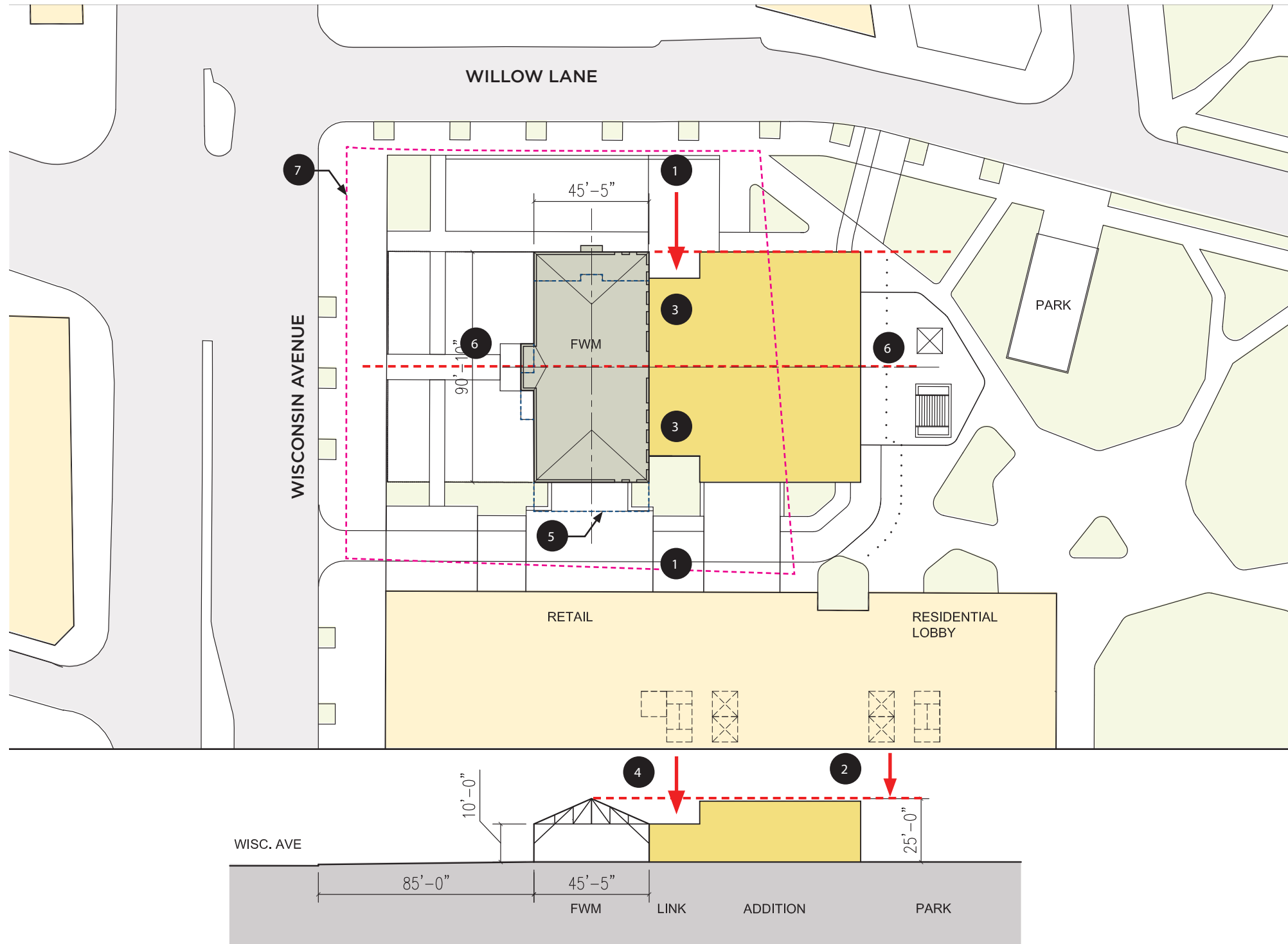
SKETCH 5

- **FORM, MASSING & ROOF:** DEPARTS FROM TRADITIONAL FWM ROOF FORMS, IS AN ABSTRACT REPRESENTATION OF FARM MARKET STRUCTURES
- **FENESTRATION:** A BALANCE OF SOLID AND TRANSPARENT MATERIALS ON THE FACADE; IT IS A CONTEMPORARY INTERPRETATION OF OPEN AIR/ FLEXIBLE FARM MARKET FACADES
- **SEPARATING THE NEW ROOF FROM THE FWM ALLOWS THE HISTORIC ROOF FORM TO BE UNDERSTOOD AS IT WAS ORIGINALLY**
- **FLAT ROOF IS SUBORDINATE TO THE FWM**
- **PITCHED ROOF AND FENESTRATION ARE VISUALLY DISTINCT FROM FWM AND ARE A CONTEMPORARY NOD TO THE NEW USES AND PARK SETTING BEYOND**

FARM WOMEN'S COOPERATIVE MARKET

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GUIDELINES FOR DESIGN CONCEPTS OF THE ADDITION



FORM, MASSING

- 1 THE ADDITION IS SET BACK TO EXPOSE CORNERS OF FWM BUILDING FORM AND MINIMIZE THE VISUAL IMPACT OF THE ADDITION FROM WISCONSIN AVENUE.
- 2 THE HEIGHT OF ADDITION IS GUIDED BY THE RIDGE-LINE OF THE FWM, WILL NOT EXCEED THAT HEIGHT.
- 3 PROVIDE A NEW RECESSED LINK BETWEEN NEW CONSTRUCTION AND HISTORIC STRUCTURE TO CREATE A DISTINCTION BETWEEN THE HISTORIC BUILDING AND THE ADDITION.
- 4 LINK BETWEEN FWM AND NEW CONSTRUCTION IS GUIDED BY HEIGHT OF THE FWM EAVE LINE.

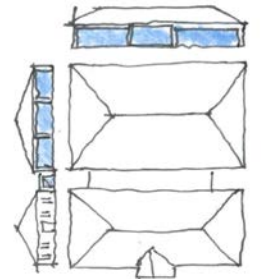
SETTING AND ORIENTATION

- 5 THE FWM HAS BEEN MOVED 13' TO THE NORTH FROM ITS CURRENT LOCATION BUT STILL MAINTAINS ITS PRIMARY ORIENTATION TO WISCONSIN AVENUE.
- 6 THE ADDITION IS CENTERED ON THE MAIN AXIS OF THE FWM AND CREATES A LINEAR CONNECTION THROUGH THE BUILDING TO THE PARK.
- 7 OUTLINE OF ENVIRONMENTAL SETTING

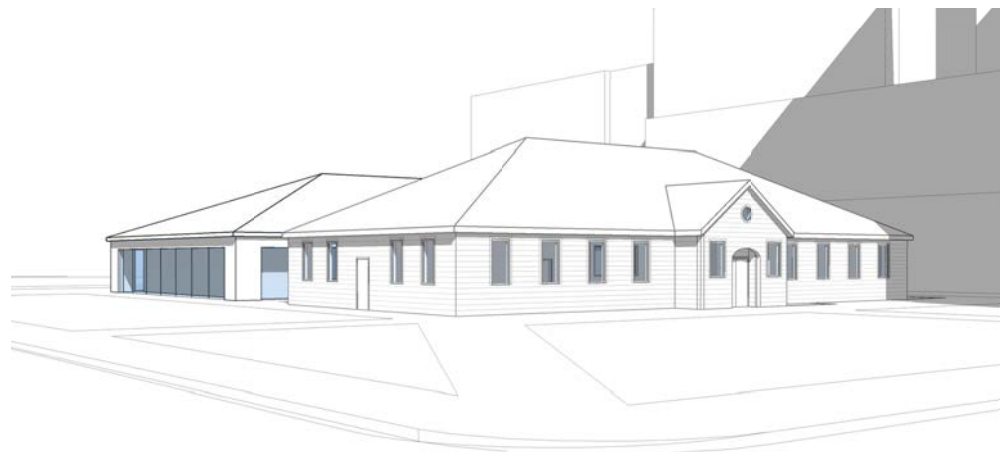
FARM WOMEN'S COOPERATIVE MARKET

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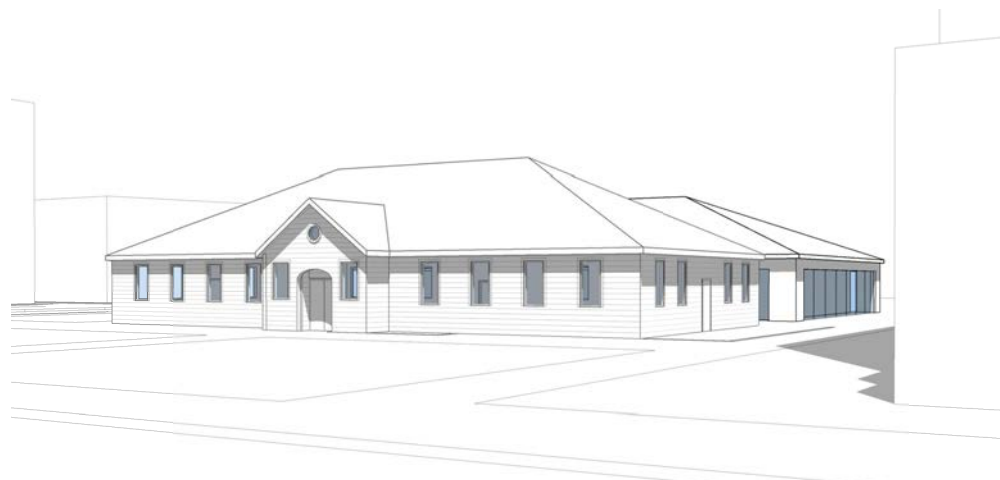
DESIGN CONCEPTS OPTION 1: HIPPED PAVILION



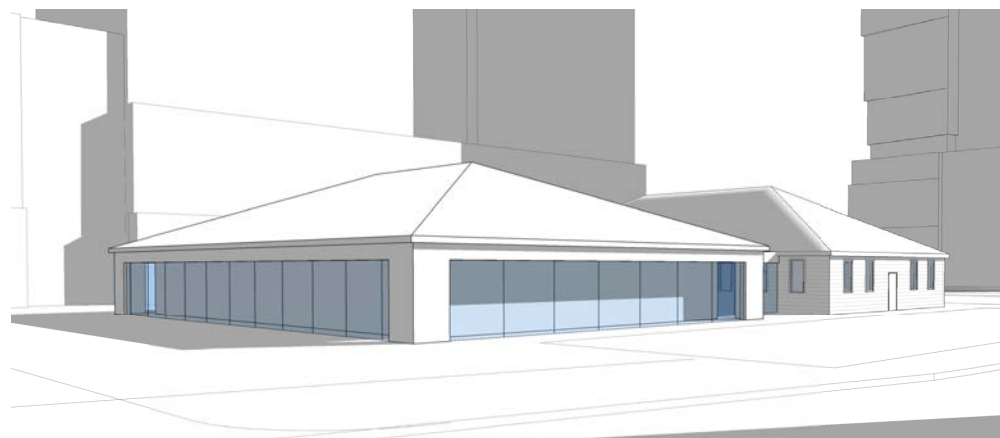
SKETCH 2



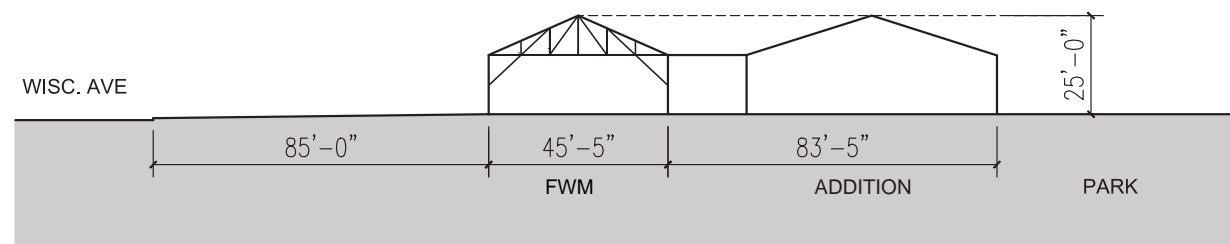
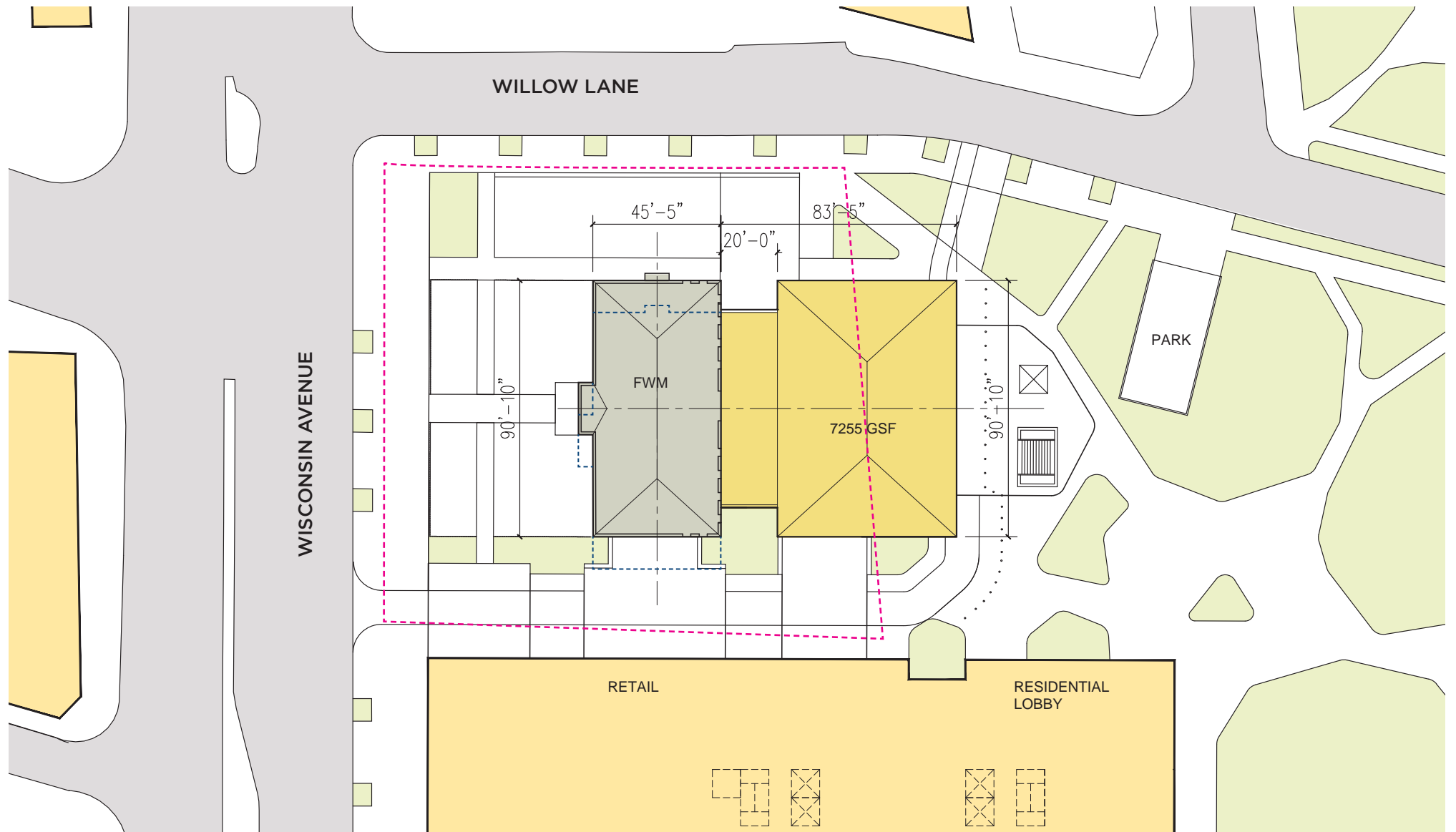
VIEW FROM THE NW AT WISCONSIN AVE. & WILLOW LANE



VIEW FROM THE SW ALONG WISCONSIN AVENUE



VIEW FROM THE NE ALONG WILLOW LANE
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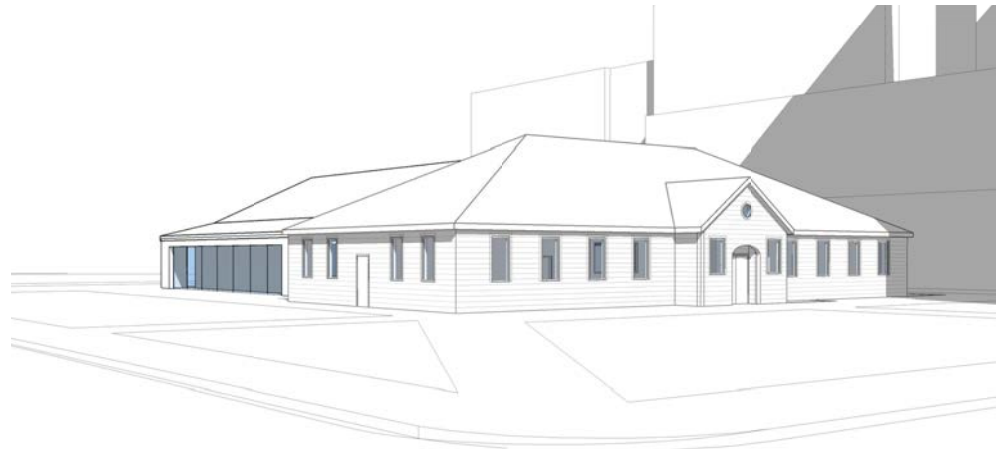
DESIGN CONCEPTS OPTION 2: SHED



SKETCH 3



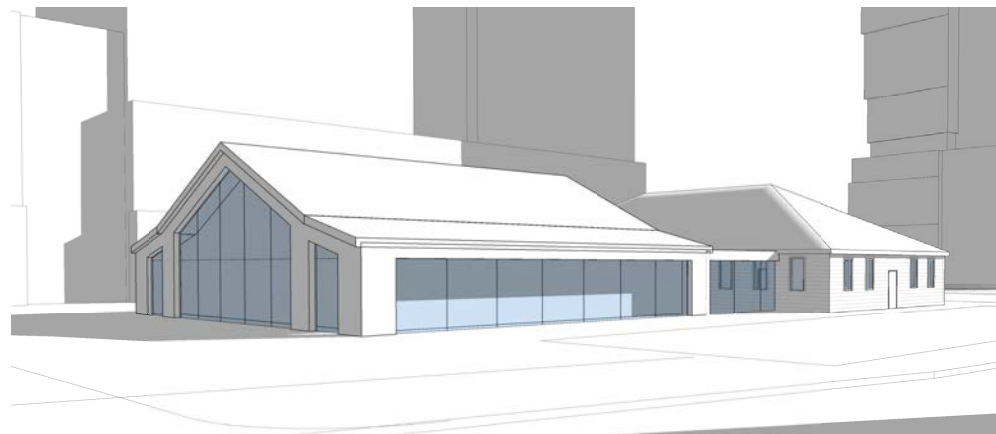
PRECEDENT FOR EASTERN FAÇADE



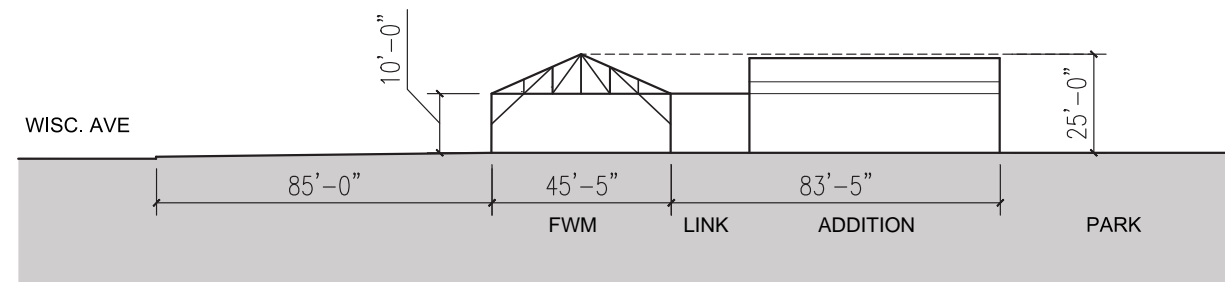
VIEW FROM THE NW AT WISCONSIN AVE. & WILLOW LANE



VIEW FROM THE SW ALONG WISCONSIN AVENUE



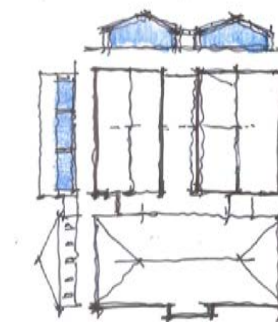
VIEW FROM THE NE ALONG WILLOW LANE
CUNNINGHAM | QUILL ARCHITECTS PLLC



FARM WOMEN'S COOPERATIVE MARKET

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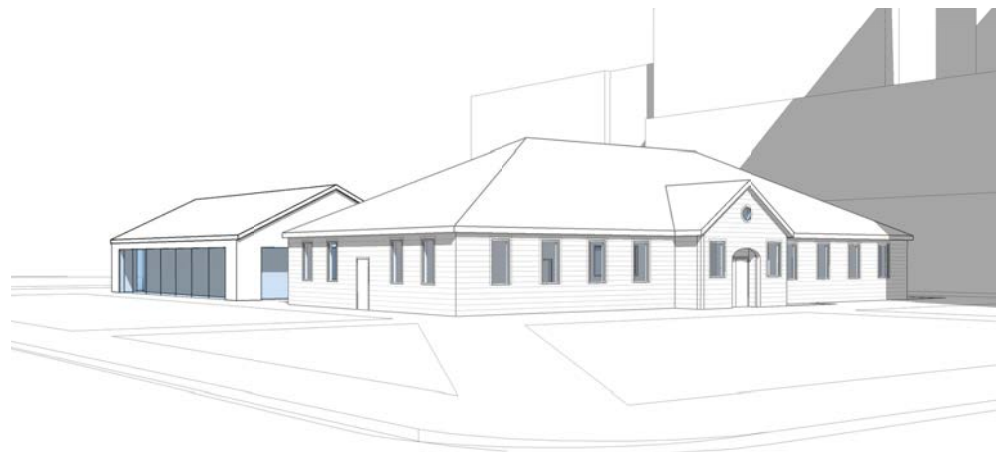
DESIGN CONCEPTS OPTION 3: DOUBLE SHED



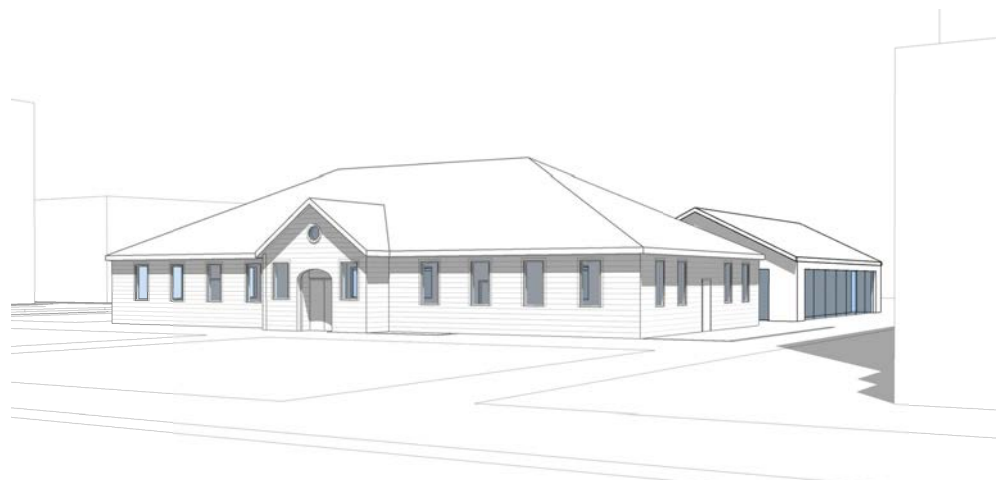
SKETCH 4



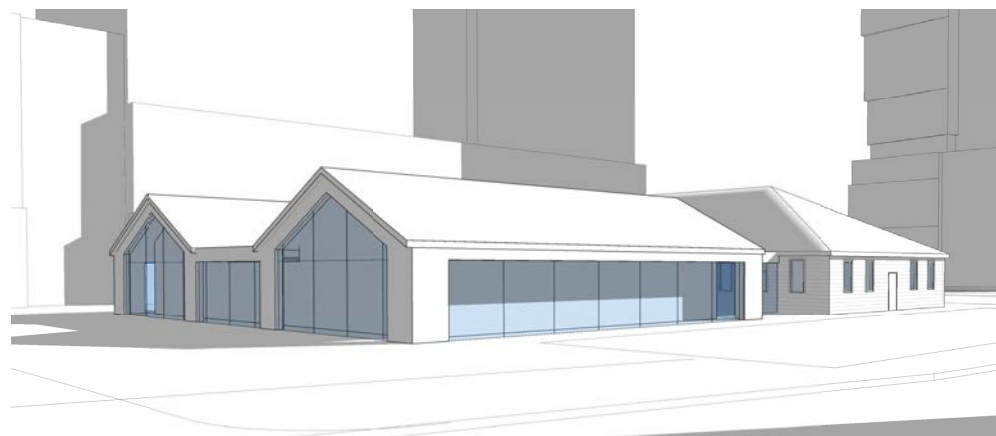
PRECEDENT FOR NORTH & SOUTH FAÇADES



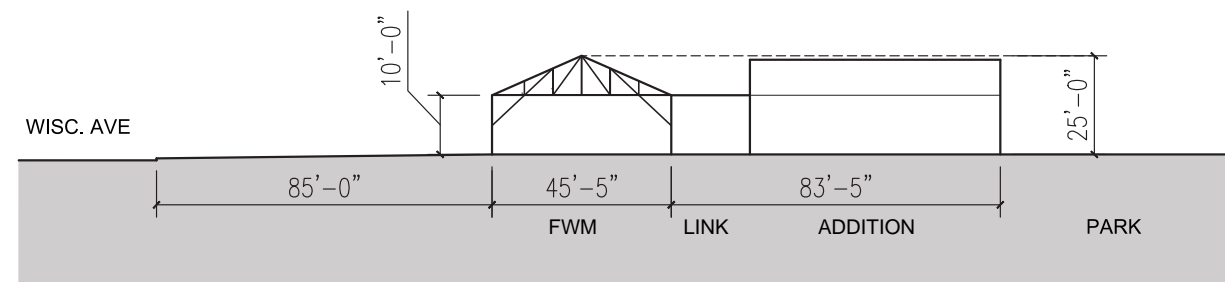
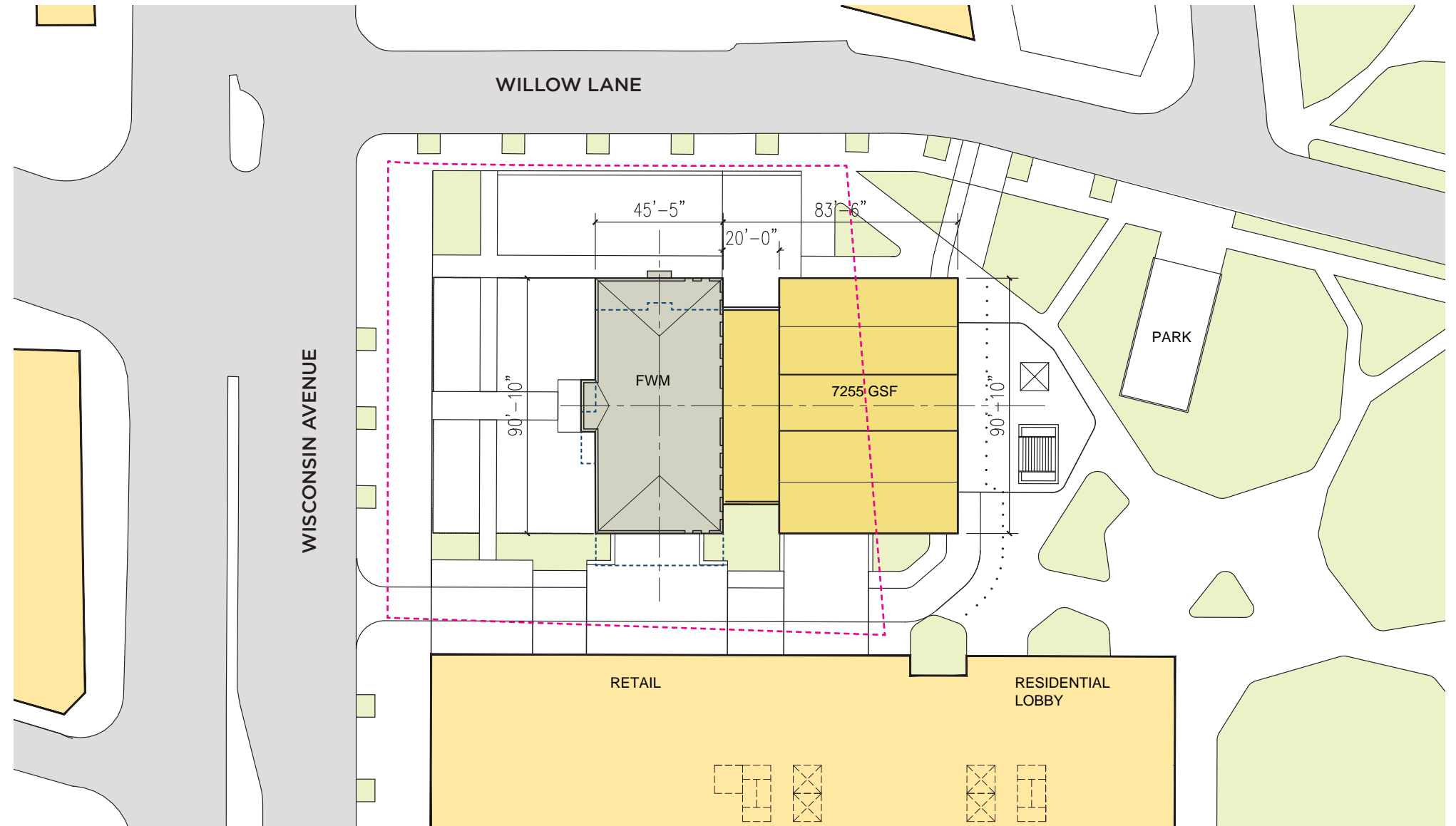
VIEW FROM THE NW AT WISCONSIN AVE. & WILLOW LANE



VIEW FROM THE SW ALONG WISCONSIN AVENUE



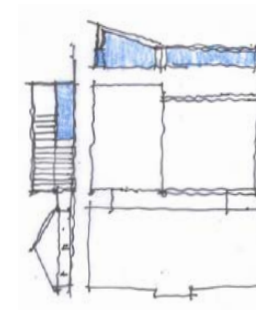
VIEW FROM THE NE ALONG WILLOW LANE
CUNNINGHAM | QUILL ARCHITECTS PLLC



FARM WOMEN'S COOPERATIVE MARKET

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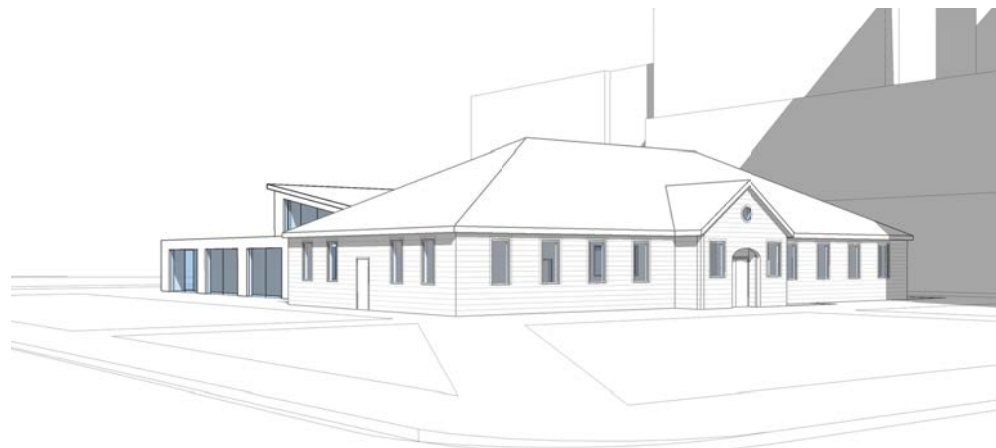
DESIGN CONCEPTS OPTION 4: PAVILION



SKETCH 5



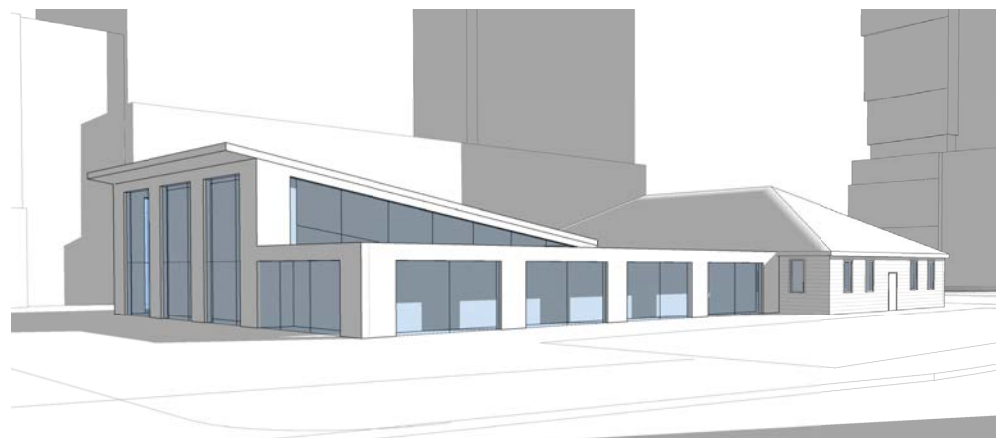
PRECEDENT FOR EASTERN FAÇADE



VIEW FROM THE NW AT WISCONSIN AVE. & WILLOW LANE



VIEW FROM THE SW ALONG WISCONSIN AVENUE



VIEW FROM THE NE ALONG WILLOW LANE
CUNNINGHAM | QUILL ARCHITECTS PLLC

