

# Program Proposal

# **VILLA TRAPENARD**

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# Site Analysis

# Le Lotissement Du Parc De Sceaux

## LOCATION

Located only 10 kilometers from center of Paris (Notre Dame)

Can be reached:

- by bicycle: Paris South Greenway
- by car: Route D920 from Paris Porte d'Orleans
- by train: RER B | stations Parc de Sceaux, Bourg-la-Reine

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## HISTORY

**1923** Seine Department purchased the Sceaux Estate

Rehabilitation of approximately  $\frac{3}{4}$  of the surface area and subdivide the periphery

**Dec. 29th 1928** Approved draft agreement for the Parc De Sceaux Subdivisions which follow the same specifications and compliances to this day

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## GARDEN CITY

19th Century "Future of Cities as a "brand new, rationally designed and highly organized, highly regulated cities that combined the most favored aspects of urban and rural living"





# Sceaux | Social Information

**POPULATION** 20,359 (2020)

**URBAN INDEX:** 60.3% (2021)

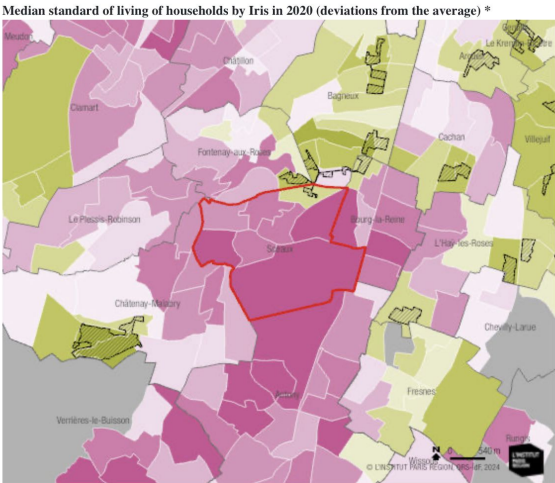
"Dense urban municipality of the Paris agglomeration"

## AGE GROUP

	<3	3-5	6-10	11-14	15-17	18-24	25-39	40-64	65-74	74-84	85 and +	Together
men	296	329	609	569	429	1,140	1,437	3,047	888	518	338	9,598
women	255	288	637	486	360	1,197	1,594	3,344	1,009	879	713	10,761
Together	550	617	1,246	1,055	789	2,336	3,031	6,391	1,897	1,397	1,050	20,359

- LARGEST AGE GROUP
- SECOND LARGEST AGE GROUP

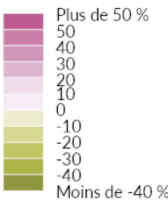
**STANDARD OF LIVING** 34,670 euros (regional value: 24,490 euros)



\* Difference to regional median income (after redistribution), calculated by unit of consumption. This indicator reflects the "standard of living" of households.

Sources: Insee-DGFiP-Cnav-CCMSA, localized social and tax file 2020. Exploitation ORS-idF.

## Ecart à la valeur régionale (en %)



# Sceaux | Land and Cultural Use

A significant portion of Sceaux public space is dedicated to **parking or area dependencies** on roadways

Largest land use is dedicated to **individual Housing**

## Public Amenities in Sceaux

Museum:

- “Musée du domaine départemental de Sceaux”
- Type of museum: Jardin remarquable
- Thematic field: Fine Arts

Theatre:

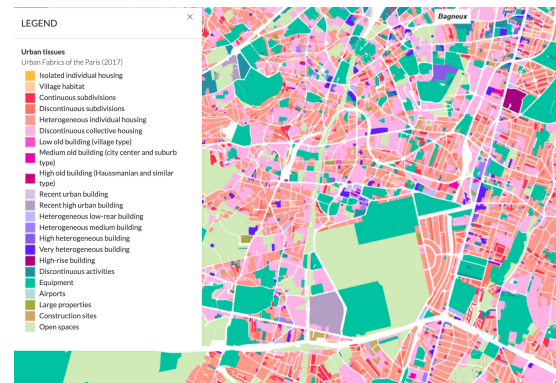
- Les Géméaux
- Type of theatre: National stage (scène nationale)

Cinema:

- Cinéma Trianon - art et essai
- It is an Art et Essai cinema of C category which has been awarded the young audience as well as heritage and repertoire labels.
- It has a single screen for a capacity of 270 seats.

Library:

- La Bibliothèque médiathèque municipale
- The municipal library (bib code 4167) makes its collection of books available to the public.



# “Architect’s Playground”

“the freedom given to the style of these bourgeois dwellings in the specifications for the Parc de Sceaux development allowed for the expression of all the architectural trends in the interwar period”

# La Loi Loucheur

Construction encouraged by the state through the creation of subdivision and financial assistance

**Loucheur Law** "enabled low-income families to build detached houses in the suburbs of large cities...these families were able to borrow at very low rates and build a family home"

**"To benefit from the advantages of the law,** these housing units must meet the following conditions regarding surface area"

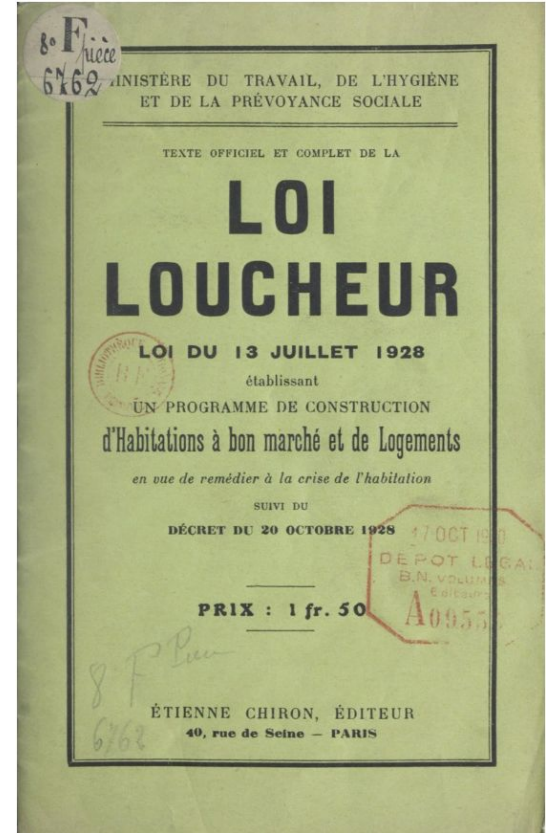
- at least 70 square meters for 4 room dwellings with a kitchen and toilet and so on, increasing, 12 square meters for each additional room
- the surface areas of hallways and toilets may not exceed 15%

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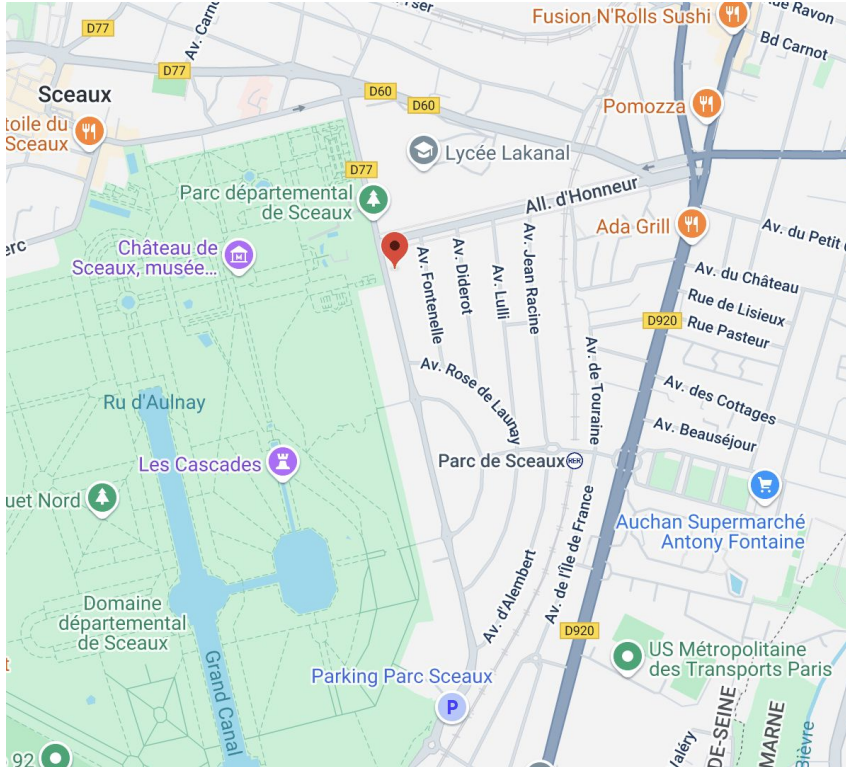
**Villa Trapenard** was designed using this system

Villa Trapendard is the only Robert Mallet-Stevens project using this financing system

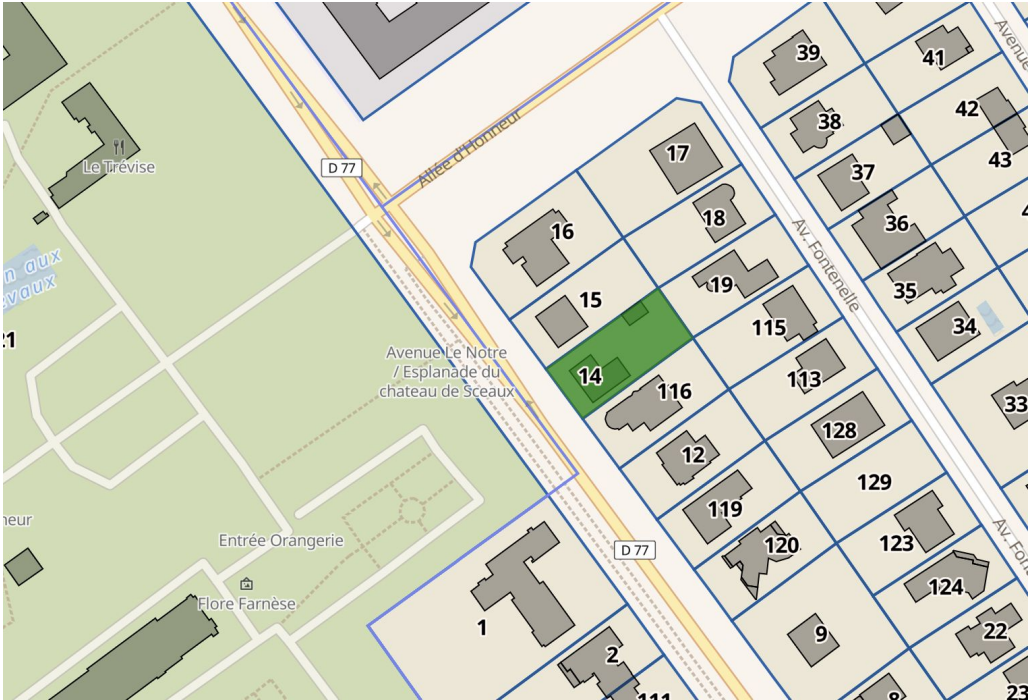
"I truly deplore the fact that the Loucheur Plan, which constraints good provisions, along with its shortcomings, does not, financially constitute a liberating and official effort toward a real solution to the housing problem. I make no distinction between housing in terms of their human purpose...whatever class they belong to, people have the same needs for air light, comfort, hygiene and joy...such must be the architect's conception" - Robert Mallet-Stevens



# Villa Trapenard | Site



# Villa Trapenard | Site



5 Avenue le Notre 92330 Sceaux, France

DEPARTMENT	92-Hauts-de-Seine
COMMUNE	Seals
CADASTRAL SECTION	AD
CADASTRAL PARCEL	92071000AD0014
SQUARE METERS	131 sqm
GROUND APPROVAL	503 sqm



# Villa Trapenard | History

“not a family of modest means but they did not need a luxurious lifestyle”

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**Jacques Trapenard** Doctor of Law, Graduate of Literature, Office Manager at Central Administration of the Liberated Regions, Appointed as project manager in the Ministry of Public Works (1930)

- Aware of Loucheur Law and decided to settle with his family in Sceaux
- 

**1932** Robert Mallet-Stevens builds Villa Trapenard for Jacques Trapenard

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**Unique to other Robert Mallet-Stevens projects;** unlike projects for elite clients, the Villa Trapenard is more simplified and less decorative



# Villa Trapenard | Characteristics

## 150 SQM RESIDENCE

### GROUND FLOOR

SERVICES

### UPPER FLOOR

LIVING SPACES

**MAIN LIVING ROOM**  
GARDEN"

"PIANO NOBILE" OVERLOOKING

### ICONIC EXTERIOR STAIR

LEADS TO ROOFTOP SOLARIUM

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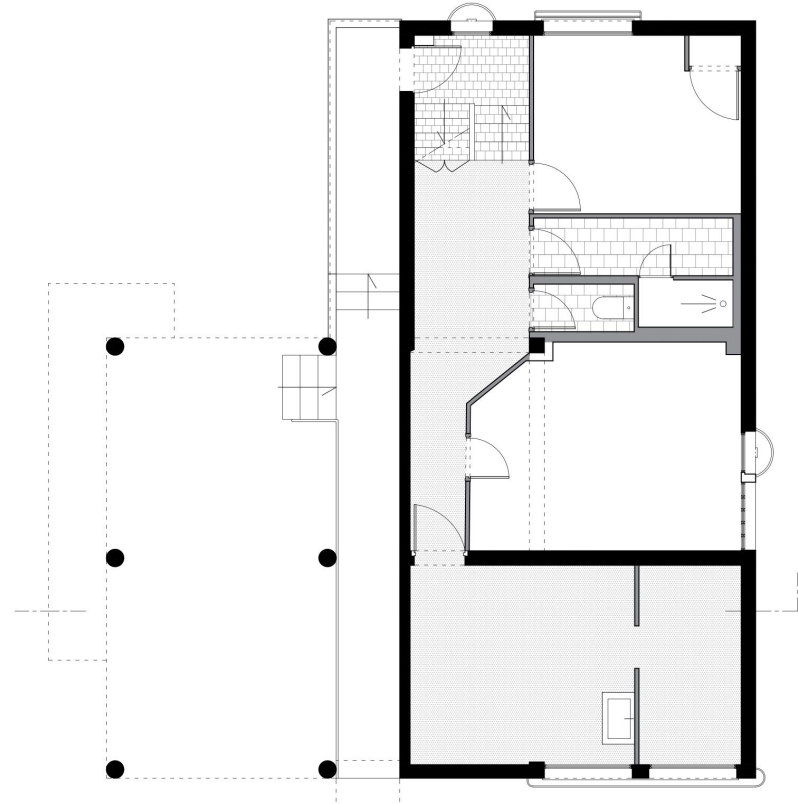
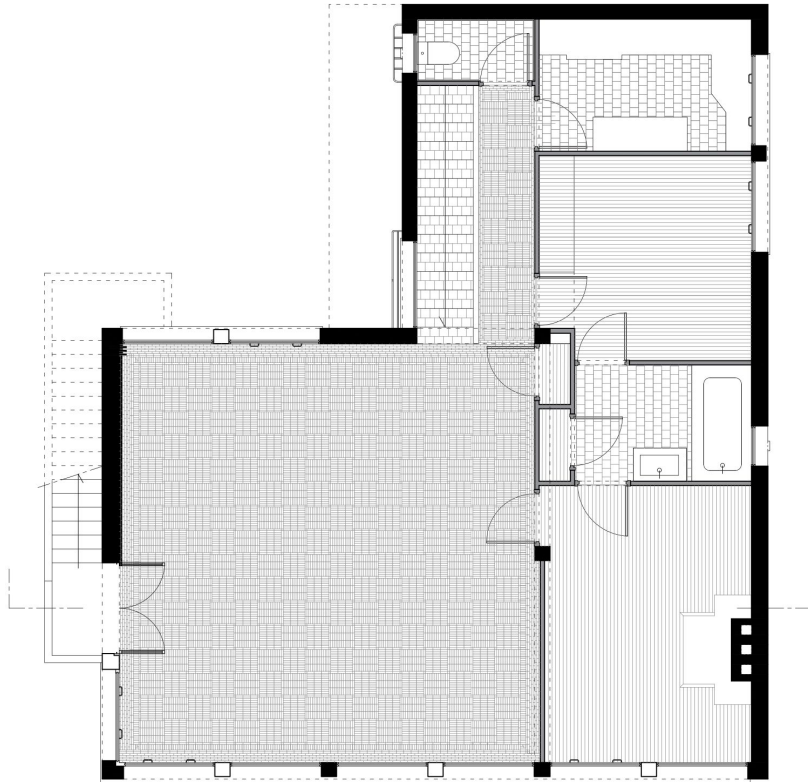
Has not become an iconic work of Mallet-Stevens yet it does reflect "an almost academic manner" set of characteristics from the avant-garde movement

- composed of a set of cubes - block volume
- "reinforced concrete allows for cantilevers and less support points and small posts
- No unnecessary decoration
- central heating allowed large windows
- canopies can extend forward to protect the exterior and form open air rooms





# Villa Trapenard | Plans



# Villa Trapenard | History Post 1932

**1939** the Trapenard Family moved to Madagascar due to their stance of French policies

**Death of Jacques Trapenard** and uprising in Madagascar led to Madame Trapenards construction of the Garage in 1952

**Rene Loiseau**, an architect from Sceaux who previously built around 30 villas in the Parc De Sceaux development directed the construction of the garage / annex

**1952-1992** Villa Trapenard was occupied by tenants

**1992** Neurisse-Longpied family lived in Villa Trapenard until sale in **2020**

## 1992

Restoration of living room and parquet flooring

Ground floor window replaced

Green roof terrace renovation

Creation of swimming pool

## 2004

Renovation of the facades under architect Jean Medioni

Renovation of wood work → laundry room

## 2005

Owners requested Villa be a protected historic monument

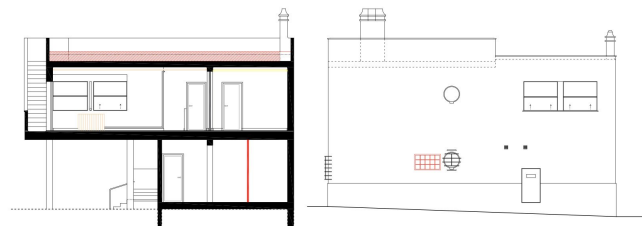
## 2009

Replacement boiler

Installation of Solar Panels

## 2014

replacement of roller shutters (permit filed without architectural consult)



### DISPARITION

Séjour : luminaires.

Chambre sur rue : cheminée, réseau de plomberie en partie haute.

Salle de bain principale : baignoire / bidet / lavabo.

Cuisine : ensemble du mobilier.

Chambre de service : lavabo.

Cave.

### APPARITION

Chambre étage : placard.

WC étage : grille extérieure.

Buanderie : cloison.

Terrasse : végétalisation + panneaux solaires.

Salle de bain rez-de-chaussée.

Débaras : pavés de verre.

### REMPLACEMENT

Porte sur l'avenue.

Luminaires sous porche.

Ensemble des goulottes électriques et appareillages.

Séjour et chambres étage : volets.

Séjour : déplacement des radiateurs.

Chambre de service et buanderie : fenêtres.

Buanderie : chaudière et chauffe-eau.

Terrasse : végétalisation + panneaux solaires.

Salle de bain rez-de-chaussée.

Débaras : pavés de verre.

# Villa Trapenard | Conditions + Modifications

**Villa Trapenard has remained relatively authentic and close to the original state**

## REMOVED

- Living room light fixtures
- Fireplace (located) in bedroom facing street
- Kitchen completely remodeled
- Sink (service bedroom)
- Cellar (ground floor)

## UPDATED

- Closet (upstairs bedroom)
- W.C (exterior grille)
- Partition added (laundry room)
- Vegetation +solar panels (terrace)
- Glass paving (storage room)

## REPLACED

- Door leading to avenue
- Light fixture under porch
- All electrical
- Shutters (living room and upstairs bedrooms)
- windows (service bedroom and laundry room)
- Boiler and water heater
- Bathroom (ground floor)
- Pedestrian gate

## OBSERVED ON FACADE

- Glass-block window (south facade)
- Protective grille for toilet window above entrance
- Original Pilotis were lighter
- Original walls were more grainy
- Original underside of overhang were smooth



# Villa Trapenard | Prior to Restoration



# Villa Trapenard | Post Restoration





# Villa Trapenard | Post Restoration - personal photos



# Interview with Robert Marx

# Robert Marx

## **Robert Marx AIA, LEED AP**

Graduate of Yale University

Master of Architecture from the University of Texas

Has over thirty-five years of architectural experience

- He directs design development, contract documentation, and contract administration for residential and recreational projects

Senior Associate / Director at Roger Ferris + Partners for over 20 years

Roger Ferris + Partners is an architecture and design firm based in Westport, Connecticut providing architectural, interior design and master planning services to private, corporate and public sector clients





# Robert Marx - Relevant Experience and Advice

## **Wiley House - New Canaan, CT**

mid-century single family residence by Philip Johnson

focus on site preservation with addition of gallery space

## **Tremaine House/Foundation - Madison, CT**

single family residence + estate with additions by Philip Johnson

focus on opening site for public use / art foundation offices

## **How to approach opening a private house up the public**

"thread the needle" → provide public access without making it a public property → short term uses like airbnb, filming location, private event space

interpretive museum → restored house + museum space / gallery → expand information about the specific property and how it fits into the architect's body of work



# Quality of the Built Environment

With his expertise on design development and contract documentation and administration, Rob successfully navigates building codes, regulations, and constraints of the existing to increase the Quality of the Built Environment in each of his projects

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## **QUALITY OF THE BUILT ENVIRONMENT**   KEY ELEMENTS

**PUBLIC AMENITIES**   Opening up existing structures for selective public use / educational and cultural use

**SUSTAINABILITY**   Focus on locally sourced materials and reuse of existing materials

**CHARACTER / CHARM**   Preservation of any existing architecturally significant elements

- Additions honor existing aesthetic qualities without overshadowing them or standing out too much

# Case Studies

# Wiley House | Case Study

218 Sleepy Hollow Rd, New Canaan, CT 06840, United States

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## 1952 Designed by Philip Johnson

Mid Century Single Family Residence

Designed for Robert C. Wiley, real estate developer

**Unlisted** (not landmarked)

locally recognized as a Philip Johnson house

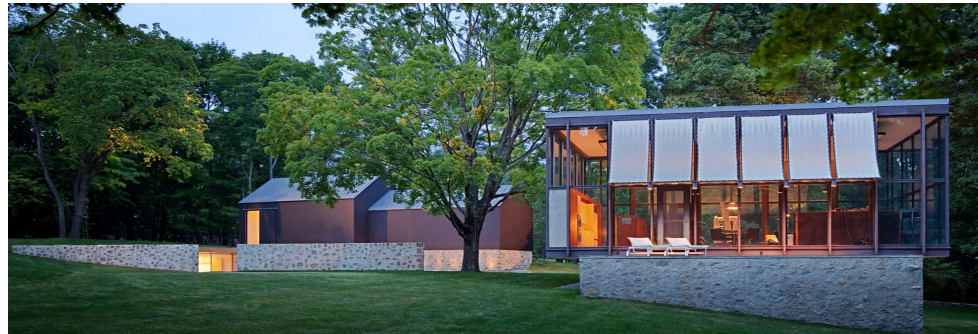
## Renovation Project Stages

Preservation of Main House

Updated Barn

New Pool House

New Garage



# Wiley House | Case Study

The following alterations / projects were executed by Roger Ferris & Partners in 2010

## 1) Preservation of Main House

- a) Preserved the original plan except for two interventions:
  - i) Maintenance and repair of roof – Tiles were installed exactly as they were previously
  - ii) New master bath renovation

## 2) Updated Barn

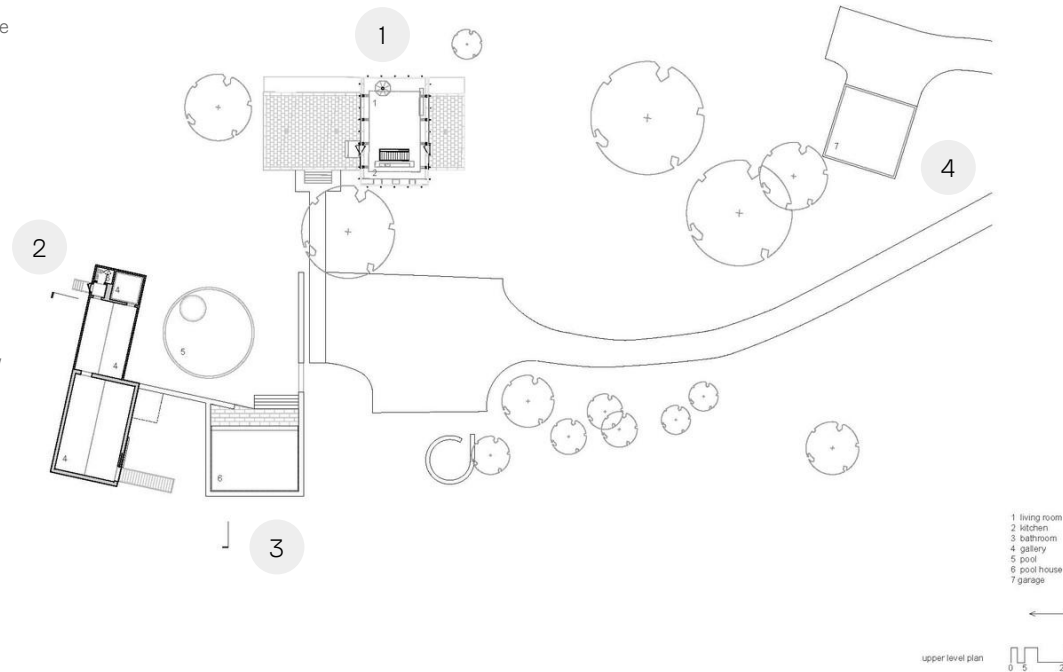
- a) Barn is grandfathered in (non-conforming property)
- b) Doesn't comply with setbacks – Not allowed to move the barn or expand it
- c) Renovated in place – Altered surface materials
- d) New Program – gallery space

## 3) New Pool House

- a) No huge pushback from city / regulatory agencies
  - i) size and height of ADU was within regulatory set
- b) Issues with health department
  - i) No public water system in rural area
  - ii) Drilled a new well and upgraded the sanitary system because of the new bathrooms
  - iii) Replaced the insulated water lines running between barn and house

## 4) New Garage

- a) Complies with zoning
  - i) Allowed to put garage in front yard in CT
  - ii) Respects setbacks and height
- b) Fits profile of existing
  - i) Low form aligned with Wiley house terrace
  - ii) Top of garage aligned with top of plinth of Wiley house
- c) No mechanical systems only electricity



# Tremaine House | Case Study

6 Opening Hill Rd, Madison CT 06840, United States

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**18th century farmhouse with 1950s additions by Philip Johnson**

**Emily & Burton Tremaine** Modern Art Collectors

**Philip Johnson** hired to renovate the home and its exterior

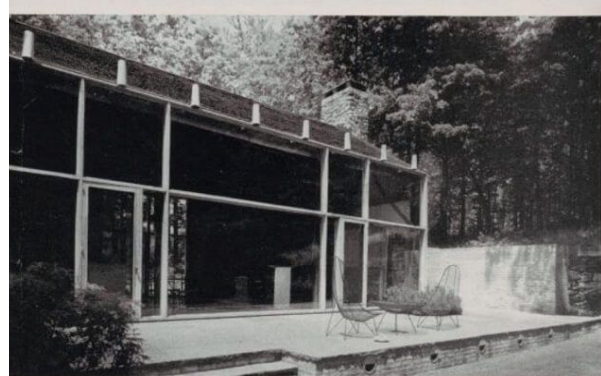
Gallery for showcasing Emily's art collection

Pool

Glass pool house

Custom wall sculpture

New Entry Nook - Expansion of the original home's living room



**D**

## **Tremaine Barn Madison, Connecticut, 1952**

*In comparison with the machine-made precision of the Glass House this remodelled barn is especially interesting. In glazing the south wall Johnson accepted the irregular spacing of the original timber framework and yet subtly adjusted his mullions in a way that suggests order and even symmetry. The roughness of the structural framework and of the existing field stone fireplaces was likewise accepted even though the new wooden sash and plaster work were smoothly and precisely finished. As at the Glass House, external lighting on the glass wall and in the woods beyond is extremely important to the total effect when the barn is used in the evening as a subsidiary entertainment area.*



# Tremaine House | Case Study

**House had remained in the family in the 1950s → 1960s then sold**

Tremaine Foundation purchased the site in 2023

Hope to open the site up for public use + office space

Roger Ferris + Partners won RFP; previous experience of restoration of a Philip Johnson project

## **New Site Program**

Artist in residence space

Occasional gatherings on property (event space)

Permanent offices for foundation members

Educational use

Required a **zoning change** → **special exemption** / approval to use site for educational use

Neighbors were actively opposed to the transformation

- main concerns were increased traffic and noise levels

Town ultimately allowed it → **no visual transformations**, only transformation of use and amount of cars



# Tremaine House | Case Study

**“Events” which shall mean indoor and/or outdoor experiences, receptions, open houses, presentations, lectures, classes, and exhibits all of which are or may be open to the public by advance reservation and the attendance at which will exceed twenty-five (25) persons, all as limited by the following requirements:**

- a) The number of participants, staff, volunteers and others who will be gathering at one time in connection with any Event shall not exceed one hundred and fifty (150) persons.
- b). Events can only occur between the hours of 8:00 a.m. and 6:00 p.m. Sunday through Thursday and 8:00 a.m. and 10:00 p.m. on Fridays and Saturdays.
- c) The Total Number of Events shall not exceed one (1) per month nor shall there be more than three (3) in any calendar year.
- d) While the on-Site parking can be utilized for Events, all other parking for Events shall be offsite and serviced by a temporary shuttle operation with vehicle(s) that have the capacity to carry no more than twenty (20) persons.
- e) Events must comply with all state and municipal codes and regulations.
- f) Portable lavatories will be supplied for all Events and shall be located in the area indicated on the site plan attached hereto as Exhibit B.

*From the Amended and Clarified Statement of Use and Project Description for the Tremaine House – Application Submitted May 2, 2024*



# Le Castel Béranger | Case Study

14 Rue Jean de la Fontaine, 75016 Paris

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**Classé Monument Historique** the highest level of protection

**Upper Middle Class** apartment complex

36 residential apartments, still in use today

Designed by **Hector Guimard** in **1894**

Art Nouveau Style

Experimental use of affordable materials

Emphasis on ornamentation and affordability



# Le Castel Béranger | Case Study

**Original building use is preserved** over a century later

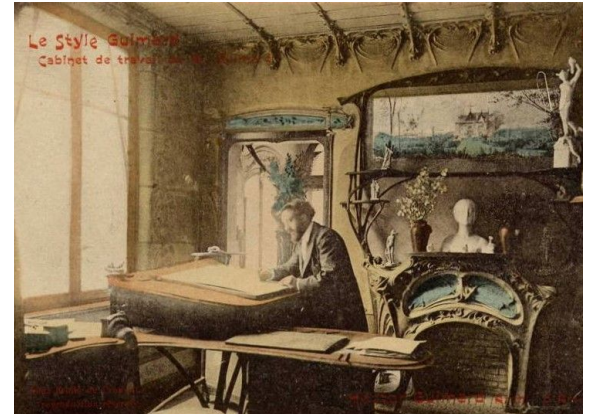
Fully occupied apartment building

Today the site also houses **Le Cercle Guimard**

Foundation which aims to promote and educate the public about Guimard's career and architectural projects

Office located in Guimard's original office on the ground floor of the site

Site is open to public for architectural tours upon request



# Villa Trapenard Site Proposal

# New Canaan Museum + Historical Society | Case Study

## Modern New Canaan

An umbrella branch of the New Canaan Museum + Historical Society

launched in 2020 has an "initiative to promote the mid-century modern legacy" New Canaan

## New Canaan Significance

Widely known for mid-century architecture designed by prominent architects in the modernist movement: Marcel Breuer, Eliot Noyes and Philip Johnson

More than 100 mid century modern houses built between 1949 and 1973

Has shaped the towns landscape and history, making New Canaan an architectural destination

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**Library** containing a collection of books, archival documents, films and photographs on architecture and new canaan architecture

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## Modern House Day Tour + Symposium

Educate the public on the importance of "mid-century architectural gems"... prevented numerous modern homes slated for demolition to now being purchased and restored

## October4Design

10 day celebration for architecture, art and design to educate and inspire modernism and to see its impact

includes a tour of mid-century modern sacred spaces in fairfield country, watercolor painting class and lectures on interior design architecture and wine tasting



# Programming | Next Steps - Physical Alteration

**Villa Trapenard** main house remains a **single family residence**

## MAIN HOUSE

Preserve original state of the home

Undergo necessary structural maintenance and restoration to preserve the identity of a Robert Mallet-Stevens project

**GARAGE** Not original to Villa Trapenard Robert Mallet-Stevens

Primary location for programming

Renovation to facade:

**North facade** for modernized and clear public access

**East Facade** glazed for ample lighting and ability for open air

**South Facade** staircase to mirror terrace staircase on main house - provides access to green roof

Renovation to Interior:

**Basement** accessed via spiral staircase is dedicated to Robert Mallet-Stevens archival photographs (Jean-Louis Cohen) and drawings and prominent Sceaux architecture

**Ground Floor** houses small office for administrative and open gallery space to house small exhibitions, educational events, and reception space

**Roof Terrace** a nod to the 1992 roof terrace implemented on the main house

# Programming | Purpose

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5 Avenue le Notre serves as the **architectural and cultural hub** of Sceaux architecture and the 20th century modernist movement

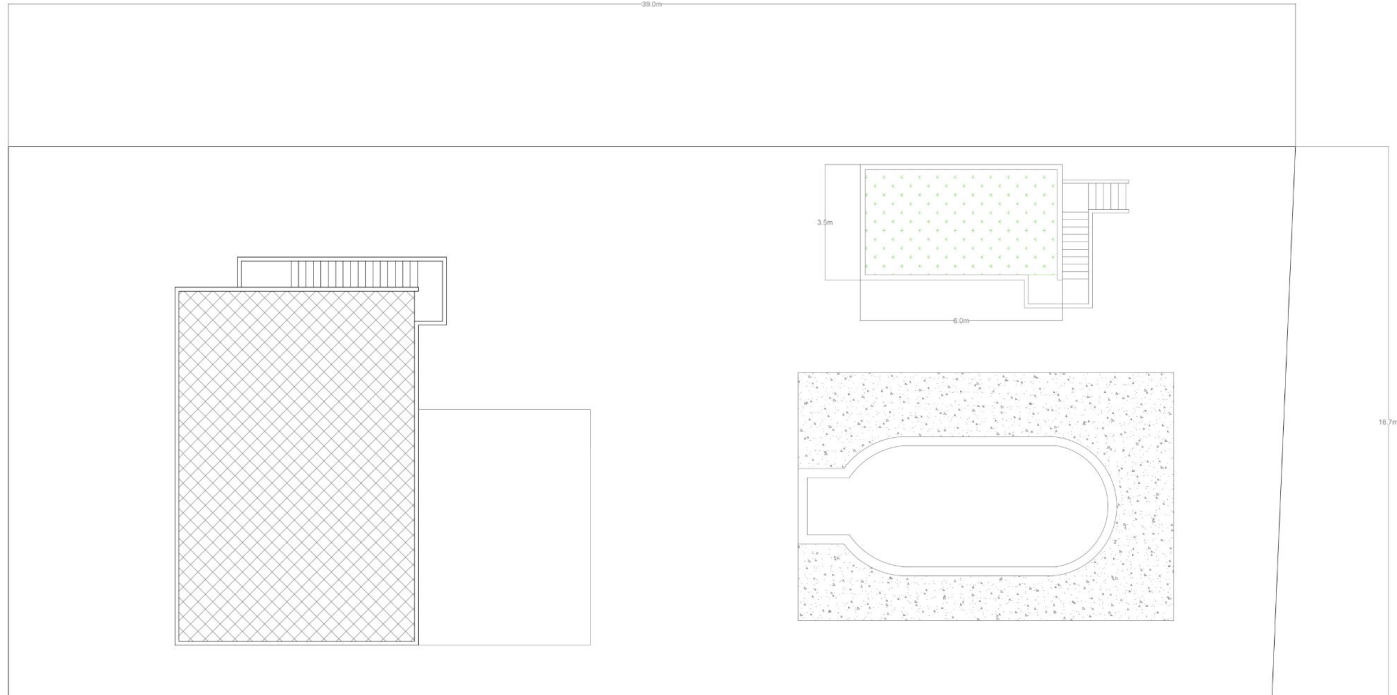
Rather than focusing strictly on projects designed by Robert Mallet- Stevens, Villa Trapenard serves as a jumping off point for the public to **learn about european modern architectural heritage** in a smaller scale with **Robert Mallet-Stevens as a frame of reference**

Taking reference to Modern New Canaan, Villa Trapenard serves as a **foundation and historical society** that hosts **fundraising events, workshops, lectures** and also serves as an **architectural archival library**

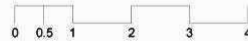
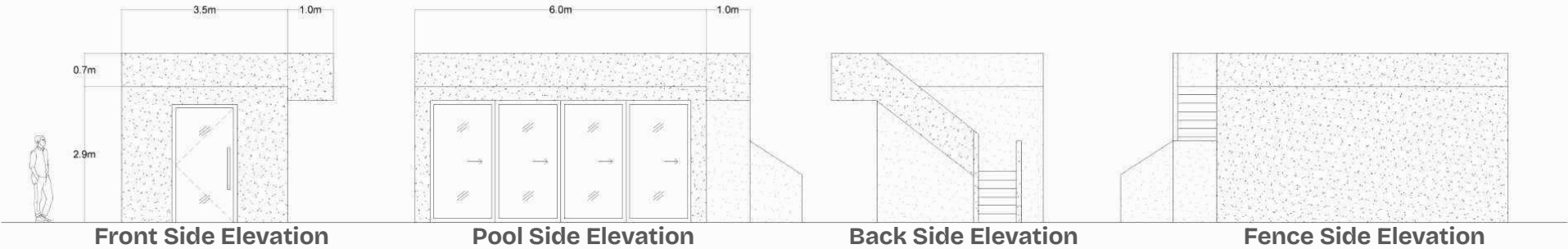
The northern facade that features a floor-to-ceiling door has **close proximity to the covered terrace** of the main structure creates a **dynamic space for exhibitions and events that require multi-space use**

Although the garage is the primary building dedicated to this foundation, the **single family residence is available to open up for intimate tours** on an occasional basis for **educational purposes**

# Villa Trapenard | Site Plan

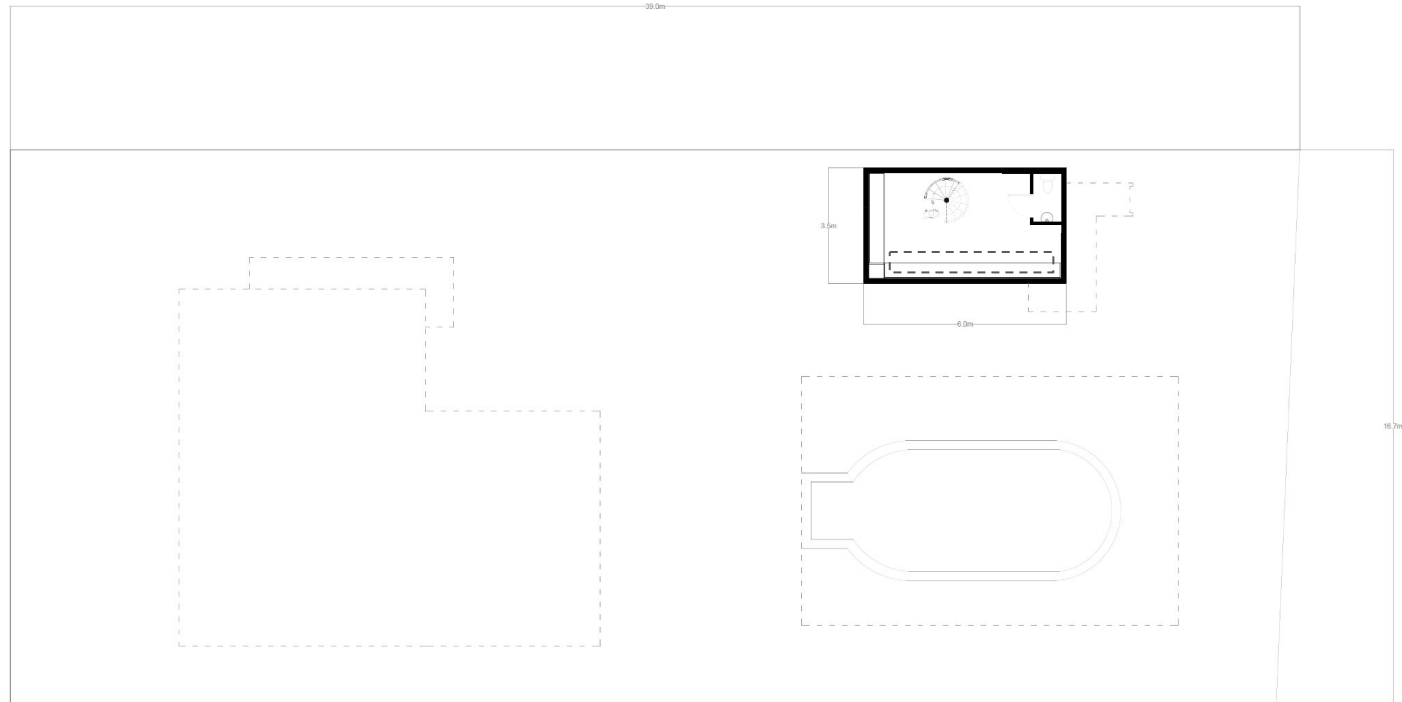


# New Garage - Pavilion | Elevations





# Garage-Pavillion | Basement Floor Plan



# Programming | Basement Floor Plan

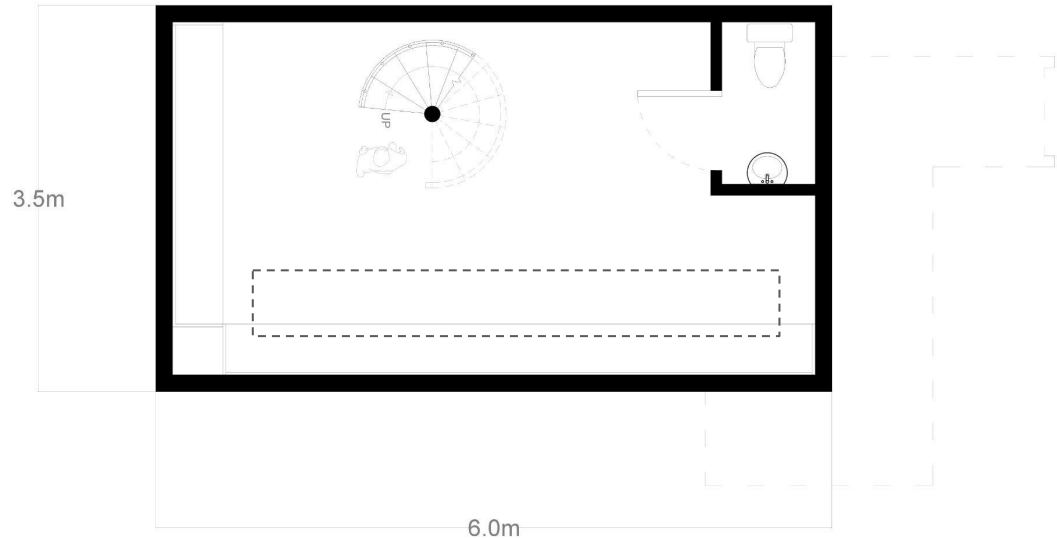
**GARAGE** Not original to Villa Trapenard  
Robert Mallet-Stevens

Renovation to Interior:

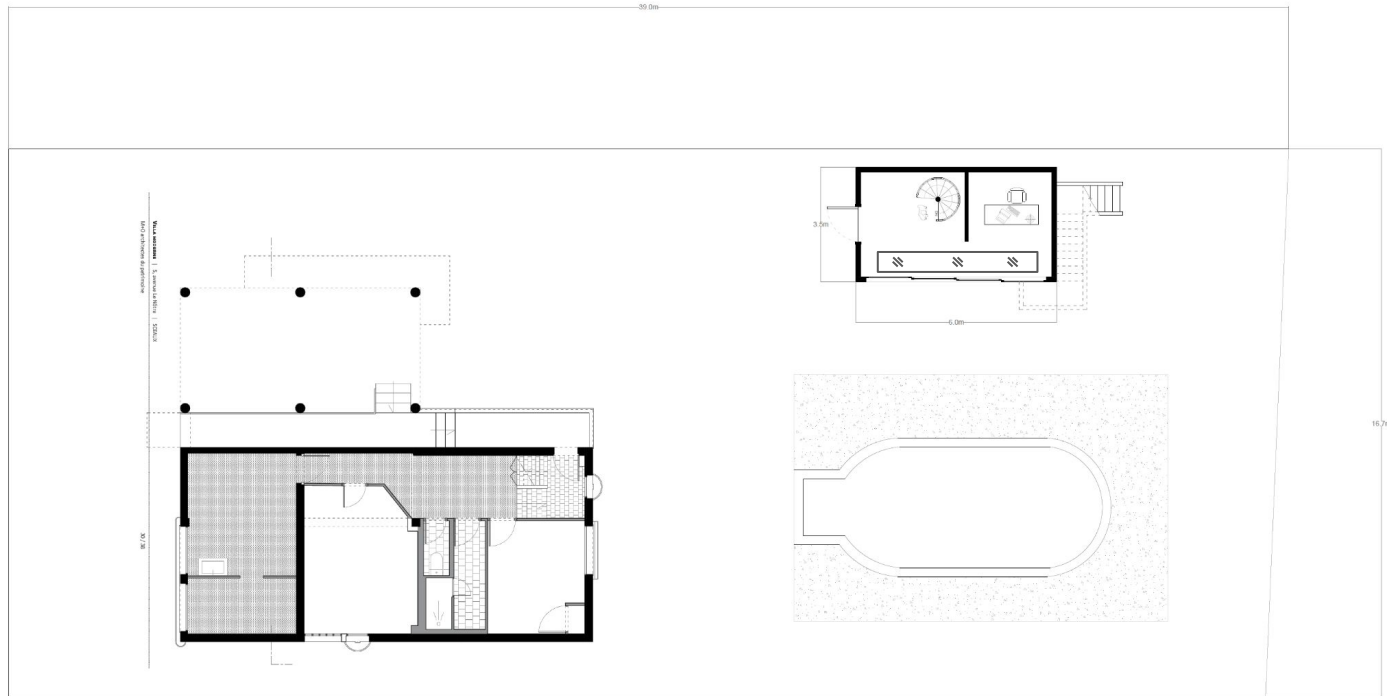
**Basement Library** accessed via spiral staircase is dedicated to Robert Mallet-Stevens archival photographs (Jean-Louis Cohen and drawings and other prominent Sceaux architects)

**Skylight** filters light from ground floor

**Restroom** for Public Use



# Villa Trapenard + Garage - Pavilion | Ground Floor Plan



# Programming | Ground Floor Plan

**GARAGE** Not original to Villa Trapenard  
Robert Mallet-Stevens

Renovation to Interior:

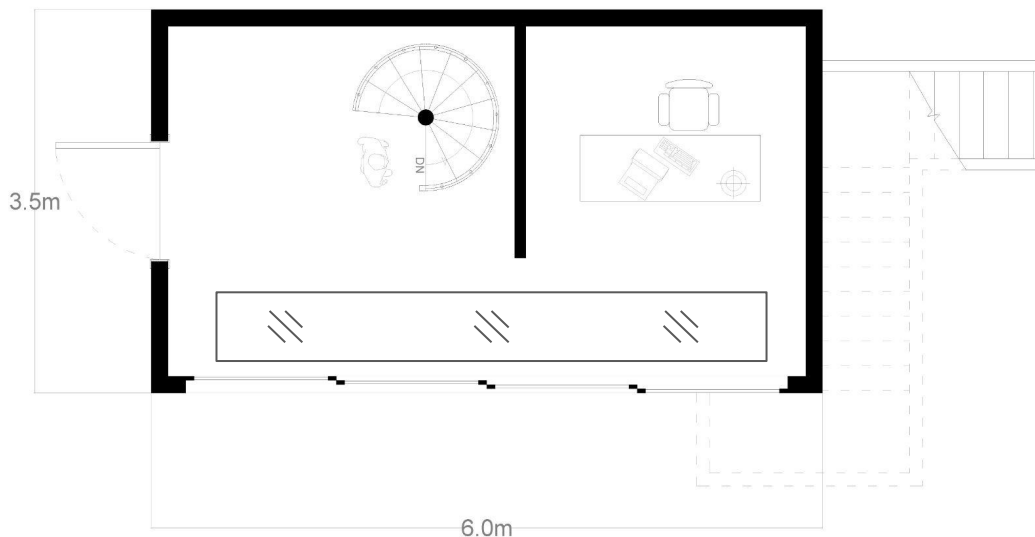
**Ground Floor** houses small office for administrative and open gallery space to house small exhibitions, educational events, and reception space

**Sliding Glass Doors** open up facade to the pool for flexible event space use

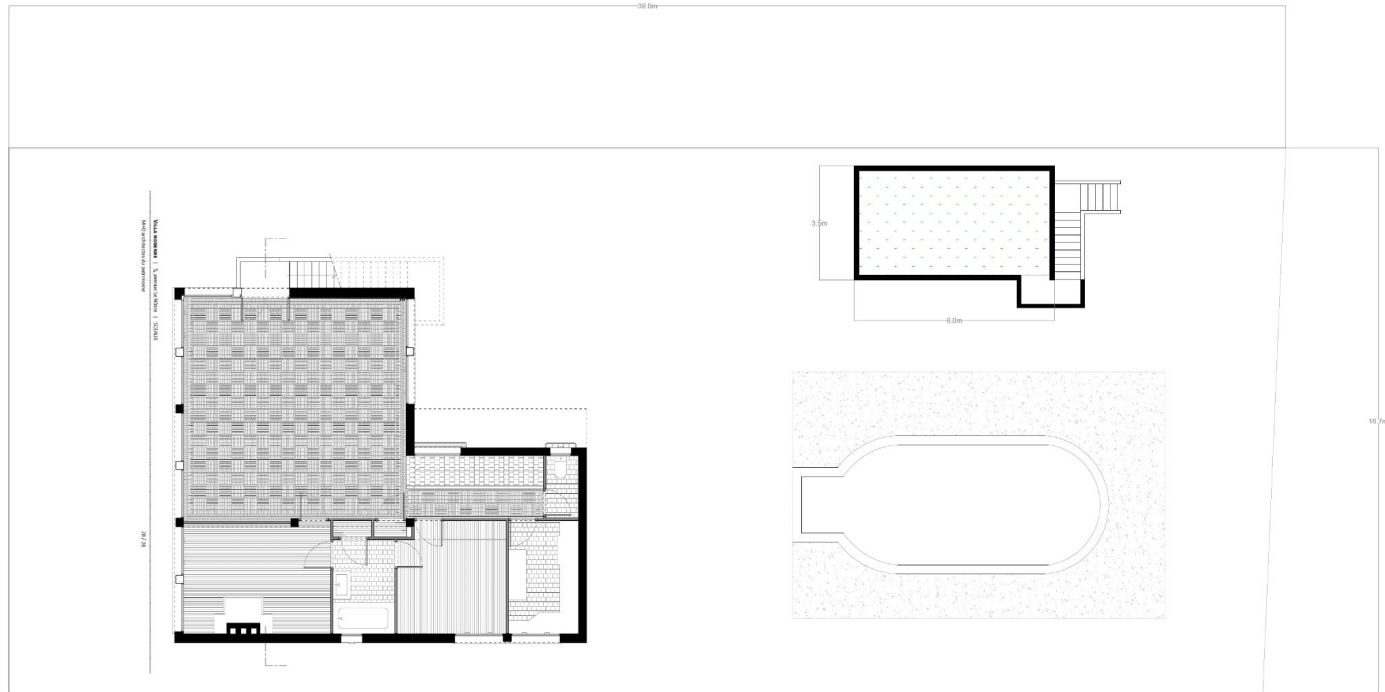
**Glass Floor Panel** provides light to basement library

Renovation to Exterior:

**Exterior Concrete Stair** mirrors the iconic stair of the Villa Trapenard



# Programming | First Floor Plan



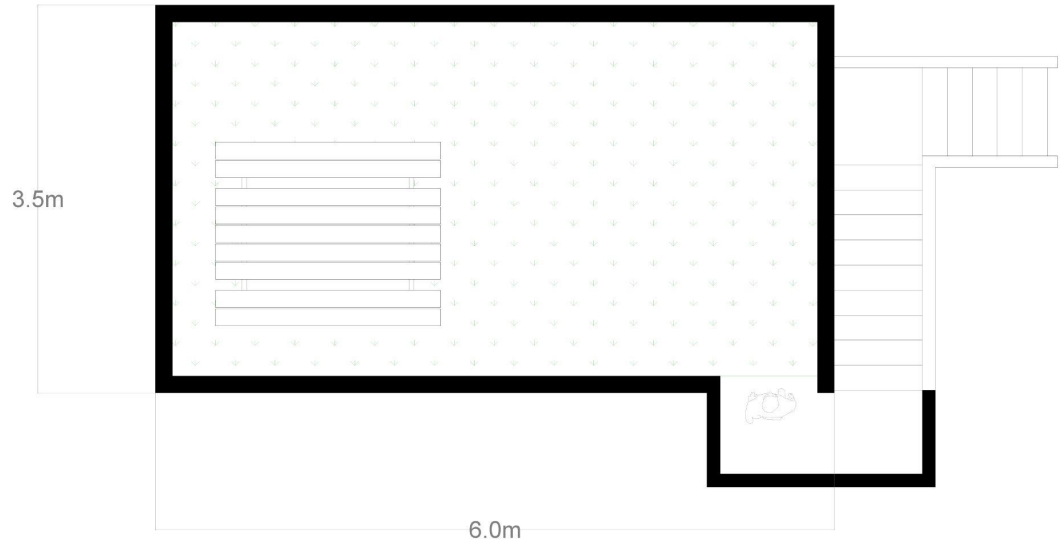
# Programming | First Floor Plan

**GARAGE** Not original to Villa Trapenard  
Robert Mallet-Stevens

Renovation to Exterior:

**Roof Terrace** a planted roof deck with picnic seating – nod to the 1992 roof terrace implemented on the main house

**Exterior Concrete Stair** mirrors the iconic stair of the Villa Trapenard



# Conclusions



# Preserving Authenticity

## **Preservation, Additions, and Alterations**

Thorough preservation of the main house (floor plan, interior and exterior)

Restoring the roof deck to its original state (de-planting)

## **Garage - Pavilion**

Renovating the interior and facade of the pool house to serve a public function

Preserving the original footprint as to not impede on setbacks / lot regulations

## **Justifications:**

Significance of the architect - preserving Mallet-Stevens work by keeping the original plan / end use

Lack of flexibility - historic monument listing and many regulatory codes restrict development on the site

Condition of the site - no need to modernize / alter the plan for accessibility based on occupation proposal

# Sustainability and Adaptive Reuse

## **Preservation of original use / program occupation**

Site should remain primarily **a single family residence**

Zoning laws designate this as the preferred occupation type

Population continues to support single family residence building types as they are in high demand

Opening up the site for **public use**

Preserves the **architectural heritage** of Parc de Sceaux

Creates a new site for educational/cultural use in Sceaux