

37/3 7116 Willow Ave.
37/3-89E

Frontal View of Lot (Looking West)

7116 Willow Avenue



View across street



Willow Street looking South



Willow Street looking North



Residence on left (South).

7114 Willow Avenue.



Residence on right (North)

7118 Willow Avenue



MEMORANDUM

DATE: 5/5/89

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

FROM: Jared Cooper, Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of 5/4/89 reviewed the attached application by Richard Johns for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP Application
2. Site Plan
3. House Plans
4. _____
5. _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: April 24, 1989

CASE NUMBER: #37/3-89E

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7116 Willow Avenue

DISCUSSION:

The applicant is proposing construction of a 28' X 53' one-and-a-half story house on a vacant lot in Takoma Park. The proposed house is multi-gabled imitating traditional proportions popular during the early 20th century. As suggested by the LAC, the proportions and overall scale are quite compatible in this neighborhood.

STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends approval of the application as submitted. The proposal does not constitute substantial alteration in this Atlas district.

ATTACHMENTS:

1. HAWP Application
2. LAC review form
3. Site Plan
4. Elevations
5. Photographs

COMMISSION ACTION:

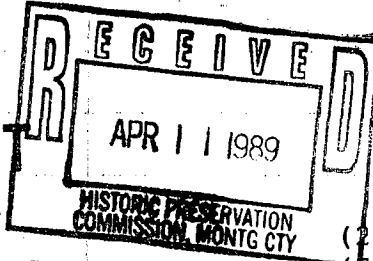
JBC:bc
1073E



Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850
~~100 Maryland Avenue, Rockville, Maryland 20850~~
217-3625 ~~202-1327~~

APPLICATION FOR HISTORIC AREA WORK PERMIT



TAX ACCOUNT # 1064826

NAME OF PROPERTY OWNER General Conference Corp. TELEPHONE NO. (202) 789-7532 Work
(Contract/Purchaser) Richard W. Johns (Include Area Code) (703) 418-0779 Home

ADDRESS 1505 Crystal Drive #806, Arlington VA 22202
CITY STATE ZIP

CONTRACTOR Owner TELEPHONE NO. see above

PLANS PREPARED BY Robert Kline TELEPHONE NO. (301) 890-6879
(Include Area Code)

REGISTRATION NUMBER Draftsman- will attend meeting

LOCATION OF BUILDING/PREMISE

House Number 7116 Street Willow Street

Town/City Takoma Park Election District 13

Nearest Cross Street Carroll

Lot 7 Block 5 Subdivision Lipscomb and Earnest, Trustees' Addition

Liber Folio Parcel Book No. 1, Plat No. 46

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

<input checked="" type="checkbox"/> Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4) Other _____					

1B. CONSTRUCTION COSTS ESTIMATE \$ \$175,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco

1E. IS THIS PROPERTY A HISTORICAL SITE? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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

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

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

Signature of owner or authorized agent (agent must have signature notarized on back) [Signature] Date 3/5/89

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

SHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Victorian reproduction single family home.
Neutral authentic period colors on exterior.
Vinyl siding to match appearance of wood siding on homes to either side.
Roof either shake or composite matching other homes.
Concrete slab basement (see plan details).

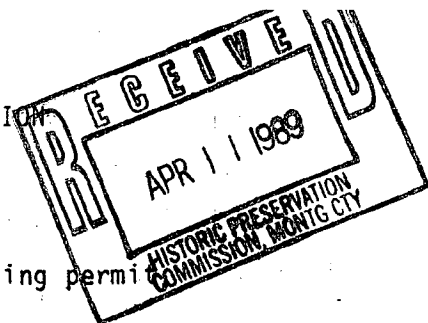
(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE REVIEW FORM

NEW CONSTRUCTION



Fill out one form for each type of work: subdivision review, grading permit on building permit.

I. Location of Property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan / Atlas historic district (circle one)
- c. Address or Property: 7116 Willow Avenue
- d. Owner of property and address: Richard W. Johns, 1505 Crystal Drive, #806, Arlington, VA 22202
- e. On a map of the district, locate this property and adjacent historic resources. Briefly describe each adjoining resource (e.g. 1½ story frame bungalow, 2½ story shingle style Queen Anne, etc.) Attach photo to show streetscape.

Proposal is for 2 story, frame picturesque house in a block of 2 story, frame, late 19th and early 20th century houses. Left side; 2 story foursquare; Right side: 2 story, ~~xxxxx~~ cross gable house.

- f. Is this work visible from the street? Yes
- g. Is this work visible from historic resources within the district? Yes
If so, which ones? Visible from houses on Willow and ~~xxx~~ from Carroll Avenue commercial area.

II. For site and subdivision plans

- a. How many new houses or lots are proposed? one Same.
- b. How does the density compare with surrounding lots (note on map)? Yes. Site of former 2 story, turn of ~~xx~~ century house which burned down years ago.
- c. Does the location of the houses on lots as shown impact negatively on adjoining resources or on the district? No If so, how?

The lot is currently gravelled for parking. Construction of the house will return the site to its former use as a single family residence.

III. For grading

- a. Applicant is required to furnish a plat map of the lot which accurately shows the location of existing trees.
- b. Does the proposed grading substantially alter the existing landscape?

- c. Does it cause removal of substantial vegetation?
 - 1. Is this removal detrimental to the character of the district?
 - 2. Can any detrimental effect be remedied by additional plantings?
If so, what kind and where?

IV. For building permits

- a. Style of house - attach sketch Reminiscent of late 19th century picturesque
- b. Are the houses compatible in style, scale, set-back, and materials with adjoining historic resources and with the historic district? Yes- ~~xx~~ massing, materials, and roof slope is similar to existing, contributing structures
If not, in what way?

V. Recommendation of the Local Advisory Committee

a. Approval of work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?
2 - The new construction is compatible with qualities of historic streetscape

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria?

None ~~p~~ This is second submission - The drawings were revised slightly, as requested by LAC to simplify and unify the roofline somewhat (peaks ~~x~~ brought to a single ridge; slopes brought in conformance with one another)

b. Recommend disapproval of work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.
2. How could this proposal be altered so as to be approved?

VI. Additional comments This is a positive addition to the historic district, returning the parking lot to its original use as a single family residential property. The design is sympathetic to the surrounding streetscape in scale, massing, materials, fenestration, roofline, and detailing. The 6/6 double hung windows, steep roof, turned ~~columns~~ ^{posts}, shingled gables, front porch, horizontal siding (~~x~~ vinyl--an acceptable substitute of modern material for new construction) recall the late 19th century houses which dominate this part of the historic district. The extreme pitch of the main hipped suggests a bit of Louisiana Bayou, but we feel this degree of variation is respectful of the overall ~~xxxx~~ rhythm of the district and adds to the color & diversity which is its earmark.

Date on which applicant was notified of LAC meeting 3/5/89 Meeting 3/14/89
Revised submission 3/29/89

Form completed by Caroline Alderson, Chairman

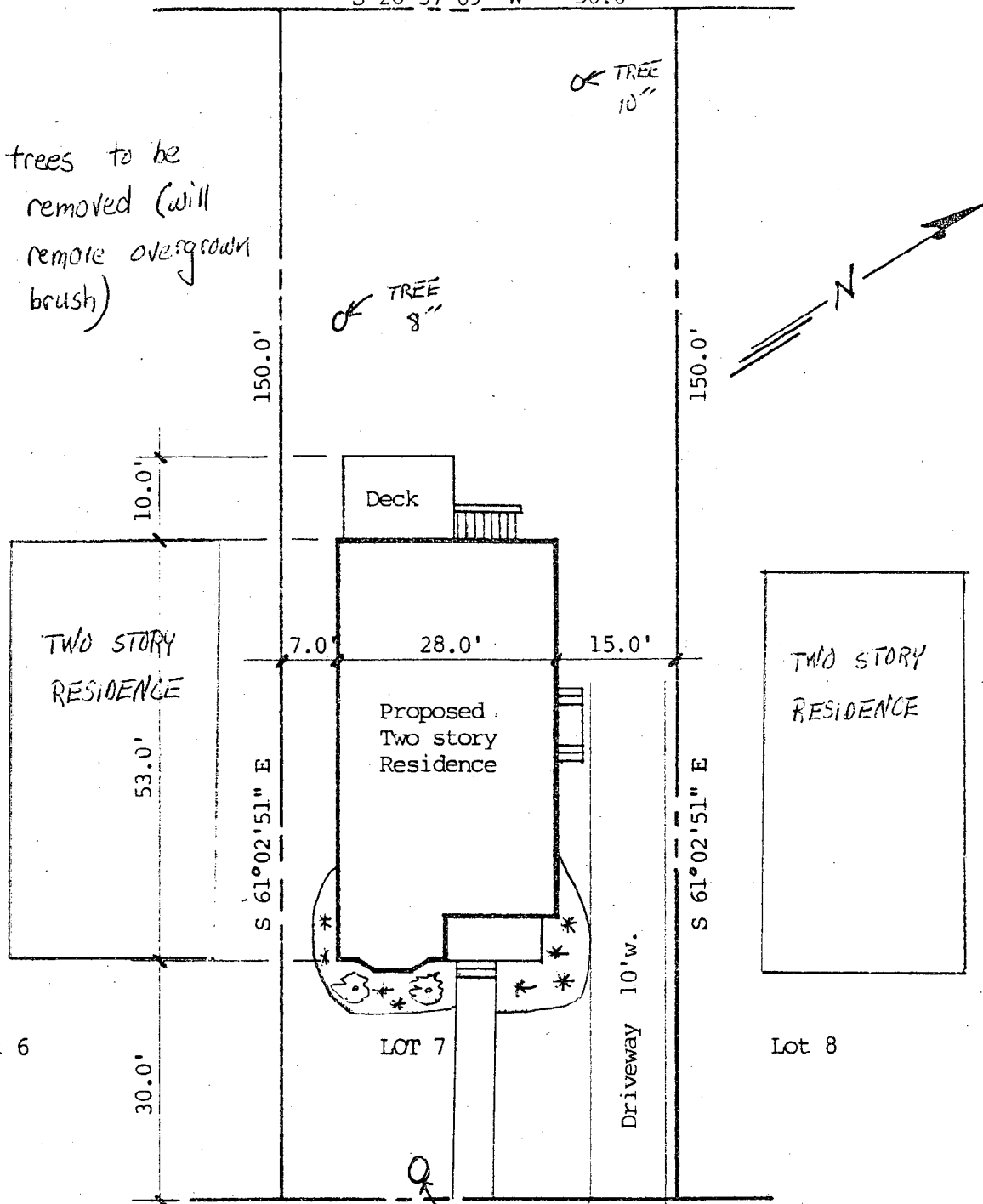
Member of Takoma Park LAC

Date 4/10/89

24A-8 (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

S 28°57'09" W 50.0'

* No trees to be removed (will remove overgrown brush)



WILLOW AVENUE

SITE PLAN

Scale: 1"= 20'-0"

Lipscomb and Earnest, Trustees'
Addition to Takoma Park, Montgomery County, Maryland
Lot 7, Block 5, Book No.1, Plat No.46

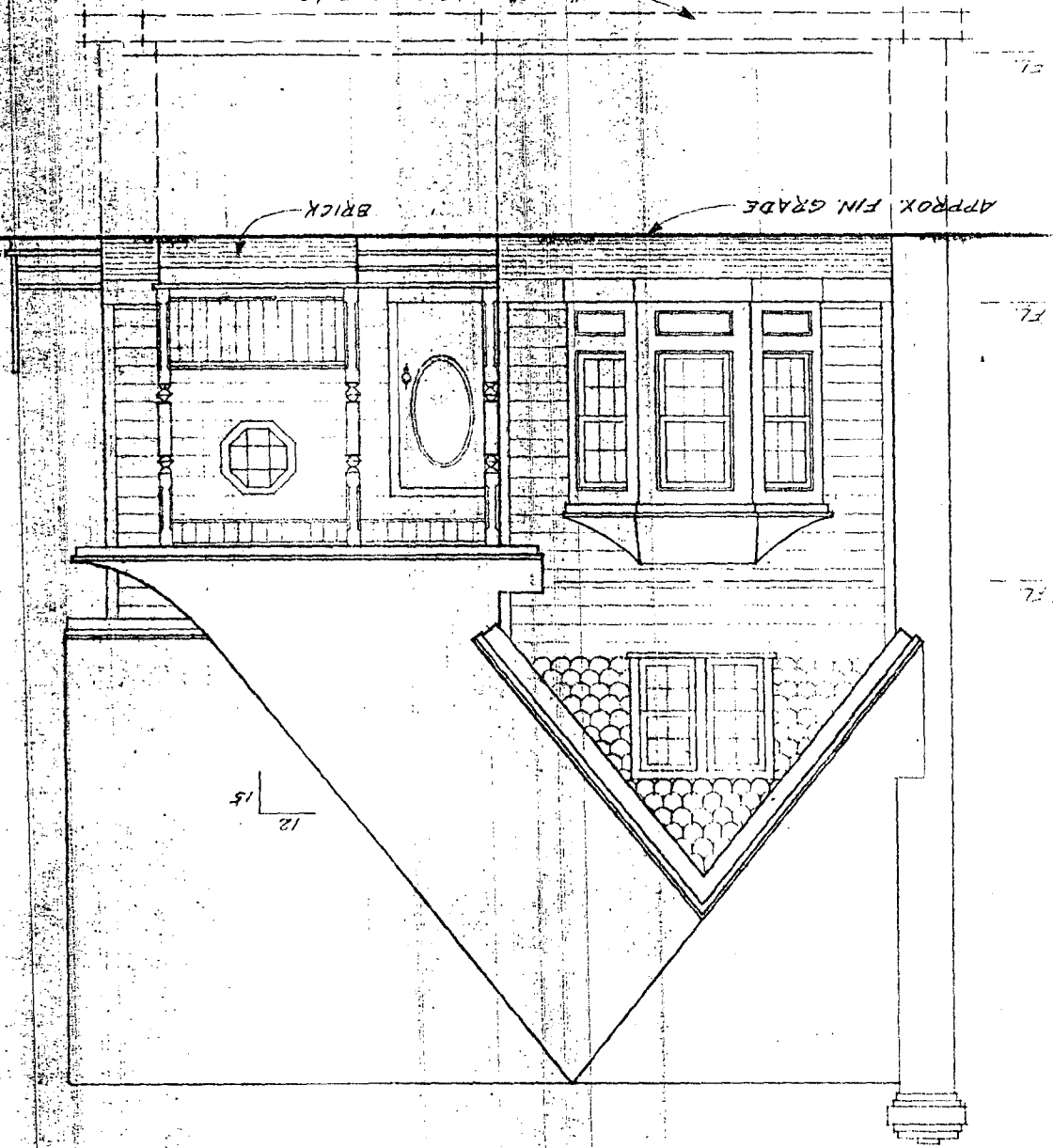
SCALE: 1/4" = 1'-0"

FRONT ELEVATION

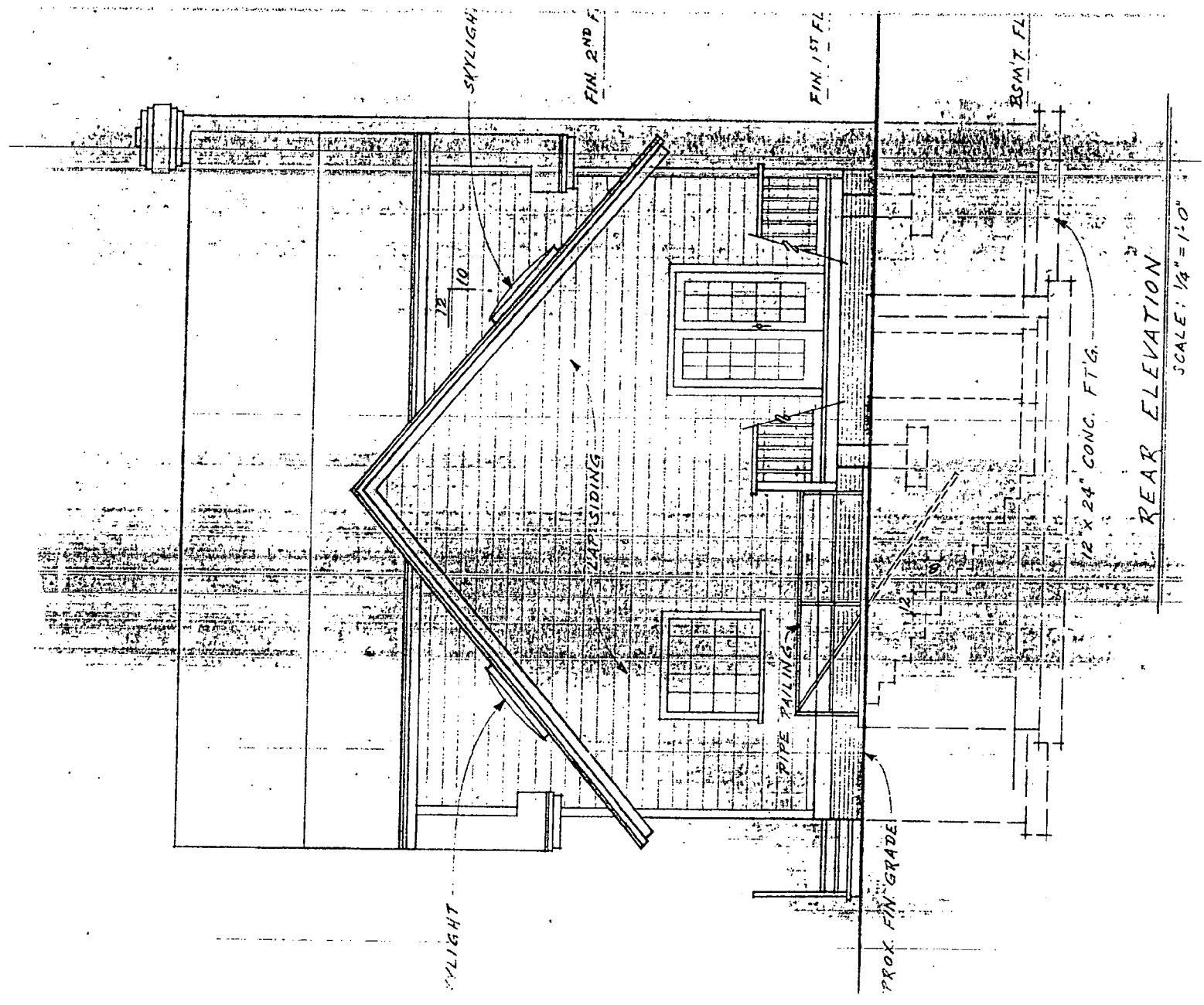
12" x 24" CONT. CONC. FT'G.

BRICK

APPROX. FIN. GRADE



12
15



REAR ELEVATION

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

SKYLIGHT
 FIN. 2ND FL.
 FIN. 1ST FL.
 ESM'T. FL.

SKYLIGHT

LAP SIDING

PIPE RAILINGS

PROX. FIN. GRADE

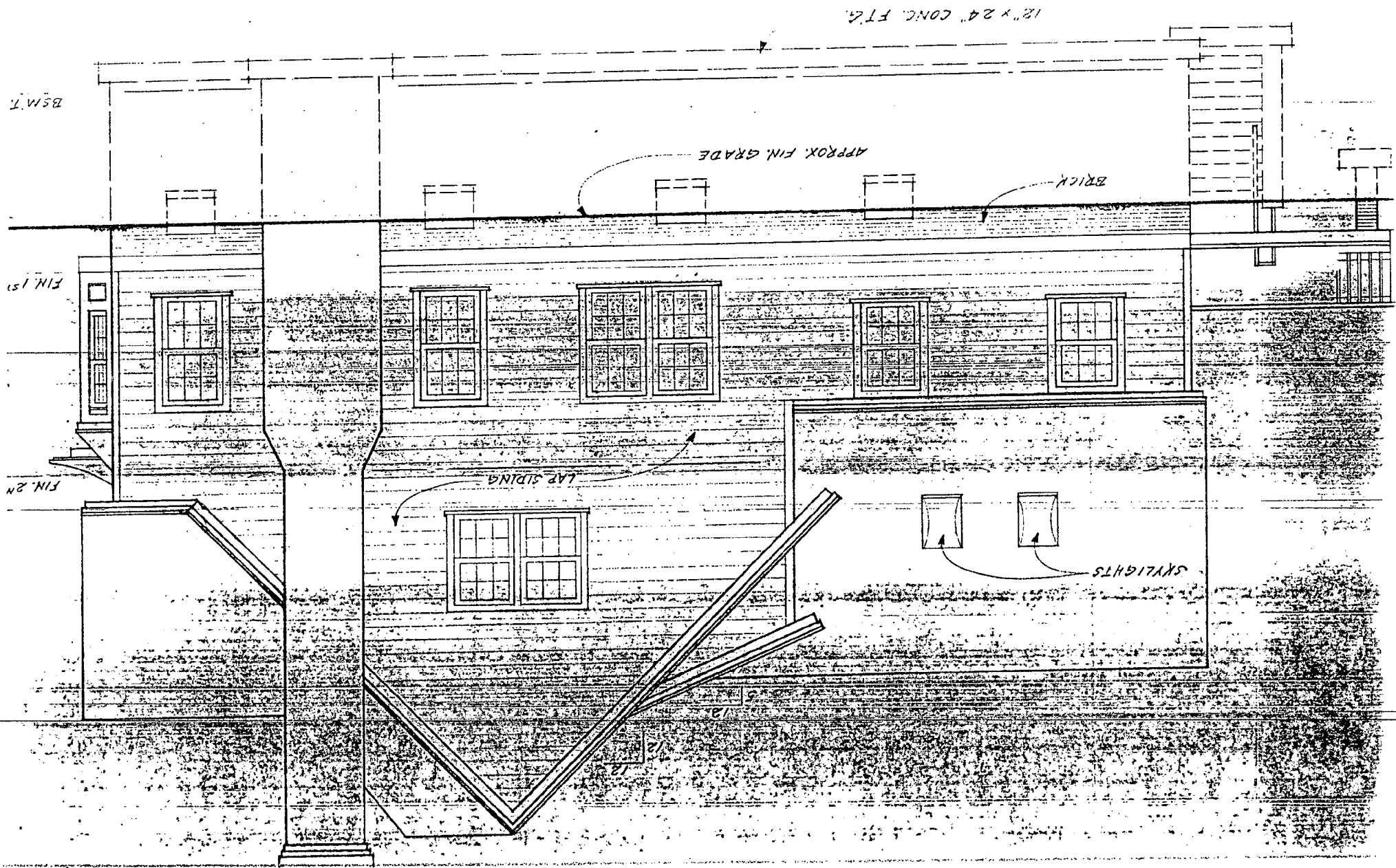
12 x 24" CONC. FT'G.

12

10

12

10



BSM.T.

12" x 24" CONC. FT.G.

APPROX. FIN. GRADE

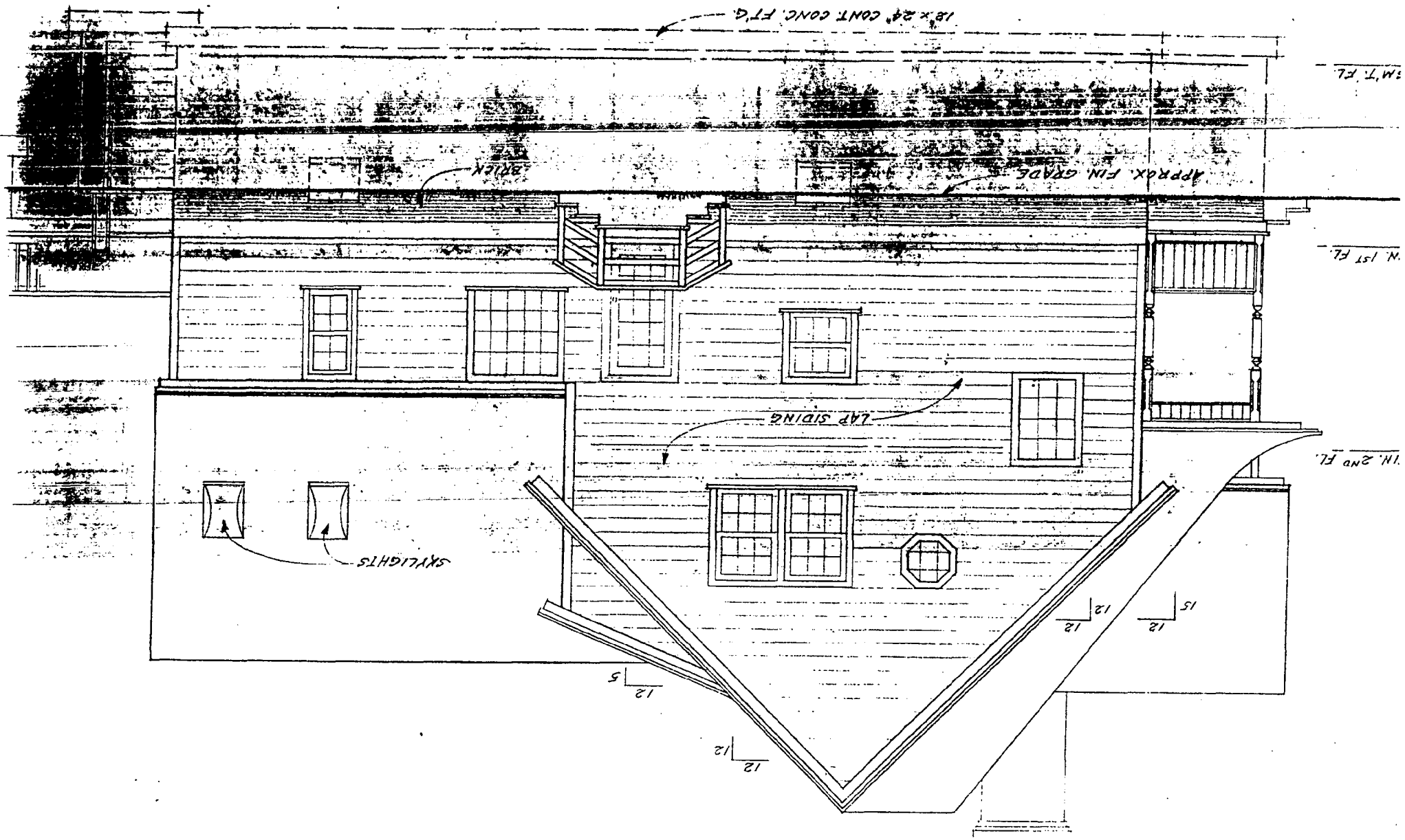
BRICK

FIN. 15'

FIN. 20'

LAP SIDING

SKYLIGHTS



Residence on left (South).

7114 Willow Avenue.



Frontal View of Lot (Looking West)

7116 Willow Avenue



Residence on right (North)

7118 Willow Avenue



Willow Street looking South



Willow Street looking North



View across street





Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850
100 Maryland Avenue, Rockville, Maryland 20850
717-3625 2279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCDUNT # 0678

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(Contract/Purchaser) Richard W. Johns (Include Area Code)

ADDRESS 1505 Crystal Drive #806, Arlington VA 22202
CITY STATE ZIP

CDNTRACTDR Owner TELEPHONE NO. see above
CONTRACTOR REGISTRATION NUMBER _____

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(Include Area Code)
REGISTRATION NUMBER Draftsman- will attend meeting

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Town/City Takoma Park Election District 13

Nearest Cross Street Carroll

Lot 7 Block 5 Subdivision Lipscomb and Earnest, Trustees' Addition

Liber _____ Folio _____ Parcel Book No. 1, Plat No. 46

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

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: A/C	Slab	Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
		<input type="checkbox"/> Revocable	<input type="checkbox"/> Revision	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Shed	<input type="checkbox"/> Solar
					<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Dther

1B. CONSTRUCTION COSTS ESTIMATE \$ \$175,000

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1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

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01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 5/15/87

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 5/15/87

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CDDE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

TYPE AND PRINT NAME

DATE

APPROVED BY

APPROVED BY

APPROVED BY

APPROVED BY

APPROVED BY

APPROVED BY

APPROVED BY

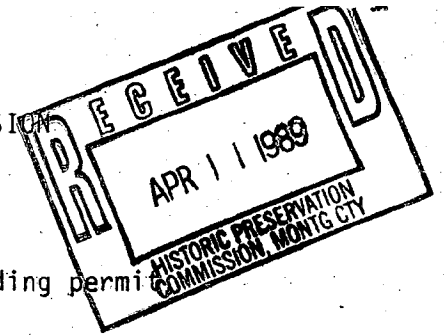
APPROVED BY

APPROVED BY

APPROVED BY

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
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NEW CONSTRUCTION



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Date on which applicant was notified of LAC meeting 3/5/89 Meeting 3/14/89
Revised submission 3/29/89

Form completed by Caroline Alderson, Chairman

Member of Takoma Park LAC

Date 4/10/89

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