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	189	_									
то:	Robert Seely, Chief Department of Environmental Protection Division of Construction Codes Enforcement Jared Cooper, Historic Preservation Specialist Department of Housing and Community Development Division of Community Planning and Development											
FROM:												
SUBJECT:	Histori	c Area	Work P	ermits	5							•
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JC:jcm 1016E

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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
- Photographs

COMMISSION ACTION:

JBC:bc 1073E



Historic Preservation Commission 51 Monroe Street, Rockville, Maryland 20850

51 Monroe Street, Rockville, Maryland 20850 XIXXXIII MAXXIII XXXIII XXX

APPLICATION FOR HISTORIC AREA WORK PERMIT



1064826 TAX ACCOUNT # 02) 789-7532 Work NAME OF PROPERTY OWNER General Conference Corp.

(Contract/Purchaser) Richard W. Johns <u>(†703) 418-0779 Home</u> TELEPHONE NO. (Include Area Code) AODRESS 1505 Crystal Drive #806, Arlington VA see above TELEPHONE NO. CONTRACTOR __ Owner CONTRACTOR REGISTRATION NUMBER TELEPHONE NO. (301) 890-6879 PLANS PREPARED BY ___ Robert Kline (Include Area Code) REGISTRATION NUMBER Draftsman- will <u>attend meeti</u>ng LOCATION OF BUILDING/PREMISE 7116 Street Willow Street House Number _ Part of All of State of Takoma Park Town/City **Election District** Carroll Nearest Cross Street Subdivision Lipscomb and Earnest, Trustees' Addition Book No. 1, Plat No. TYPE OF PERMIT ACTION: (circle one) Room Addition 1A. Circle One: A/C Slah Repair Fireplace Shed Solar Woodburning Stove Construct] Extend/Add Alter/Renovate Porch Deck Fence/Wall (complete Section 4) Dther _ Instali Revocable Wreck/Raze Revision CONSTRUCTION COSTS ESTIMATE \$ _ \$175,000 18. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # Pepco INDICATE NAME OF ELECTRIC UTILITY COMPANY ____ 10. 1E. IS THIS PROPERTY A HISTORICAL SITE? \pm PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS TYPE OF SEWAGE DISPOSAL TYPE OF WATER SUPPLY (X) WSSC 01 02 () Septic 01 (X) WSSC 02 () Well () Other 03 03 () Other PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL _feet _ _inches Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 4B. 1. On party line/Property line 2. Entirely on land of owner _ 3. 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) Nate APPROVED. For Chairperson, Historic Preservation Commission DISAPPROVEO -Signature . APPLICATION/PERMIT NO: _ FILING FEE:\$ TE FILED: PERMIT FEE: \$ EISSUED: . BALANCE \$ HIP 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). ŧ., (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 of existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work. : A. 5:08 H 1445 MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE: HISTORIC PRESERVATION COMMISSION 100 MARYLAND AVENUE ROCKVILLE, MARYLAND 20850 es eggs e ΔP 1 C

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION LOCAL ADVISORY COMMITTEE REVIEW FORM

NEW CONSTRUCTION

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

Location of Property

a. Located within the <u>Takoma Park</u> 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 discribe 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, KKNKK cross gable house.

f. Is this work visible from the street? $_{
m Yes}$

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.

APR 1 1 1989

- b. How does the density compare with surrounding lots (note on map)? xxes. Site of former 2 story, turn of xx century house which burned down years
- 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.

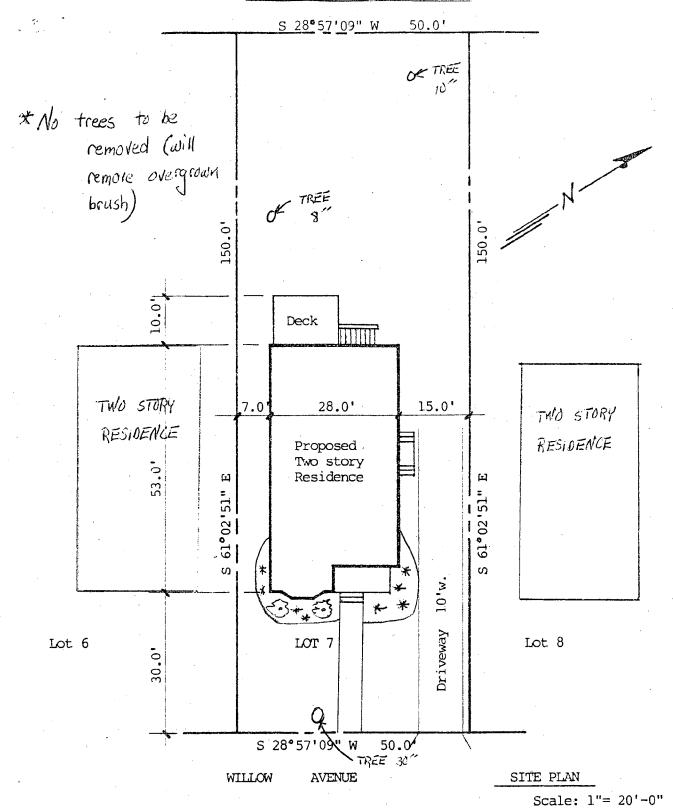
III. For grading

- 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?

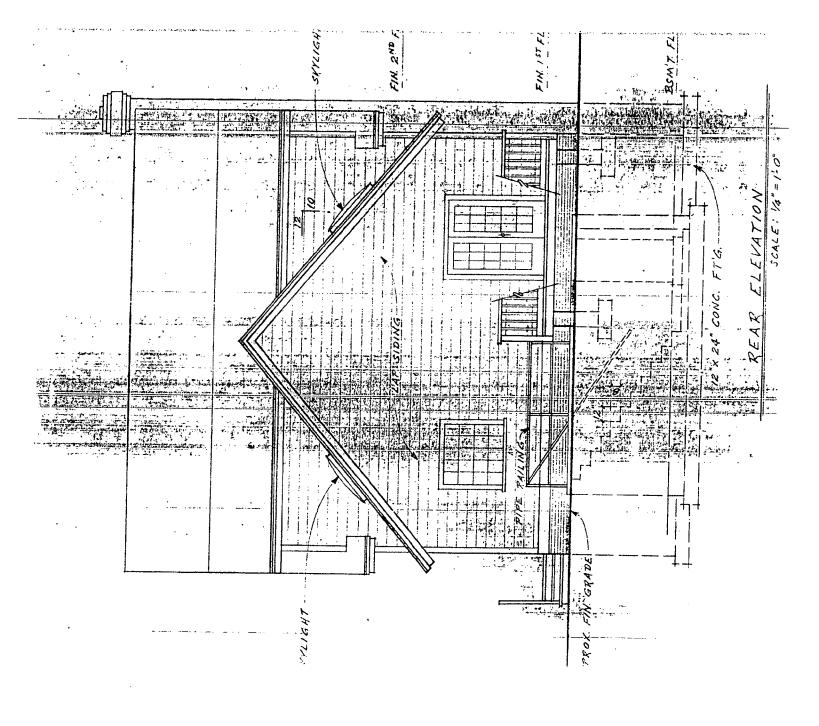
 If so, what kind and where?

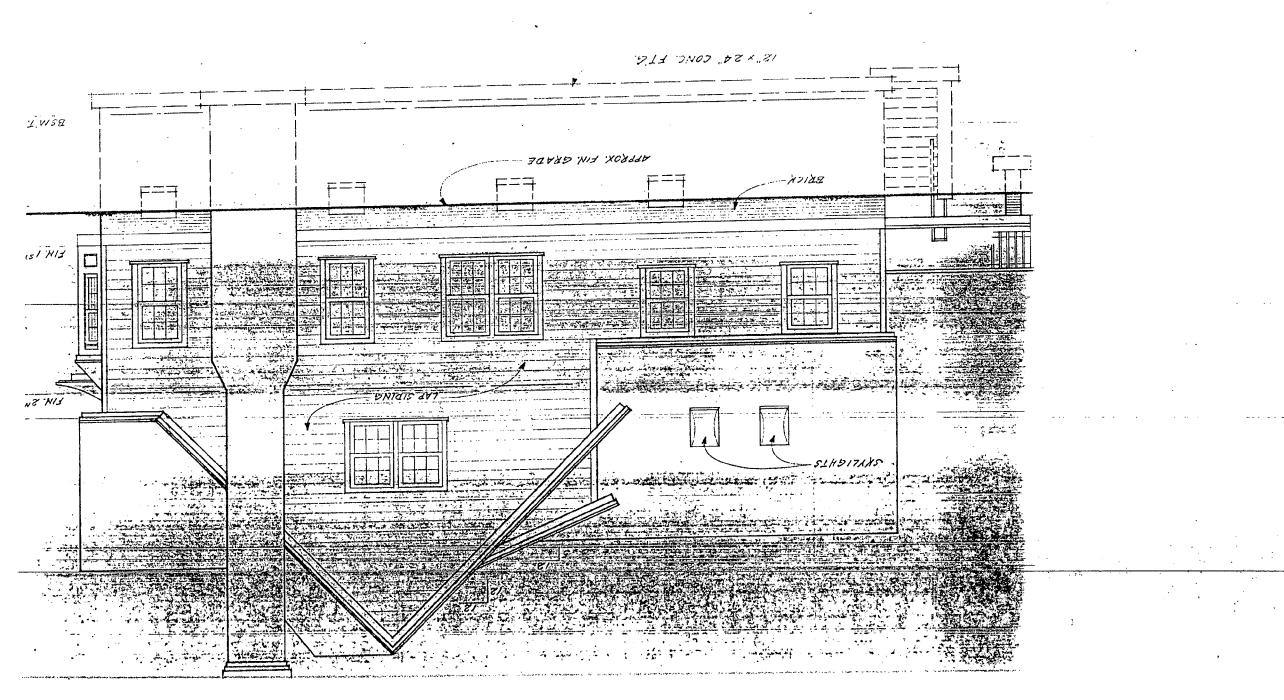
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IV.	For bu	ilding permits	1			
	a. St	yle of house - attacl	h sketch Remin	iscient of late	e 19th centur;	y picturesque
	Mode	e the houses compatil joining historic res	ources and with	the historic dis	trict? Yes- 🗱	massing,
	If	not, in what way?	ontributing	structures	Januar Cons	
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٧.	Recomm	endation of the Loca	l Advisory Comm	ni ttee		
		proval of work				
	•	Which criteria fou (Sec. 24A-8-b of t	nd in the Ordin he Montgomery (nance for Historic County Code) does	Preservation this work meet?	
		2 - The new con historic str	struction is eetscape	compatable wit	h qualities o	f
					4	
	;					- [
	2	What conditions, to meet the above		met in order for	the proposed wo	ork
	• .	None p This is slightly, as re somewhat (peaks conformance wit	quested by L s brought to	AC to simplify a single ridge	and unify the	roofline
		_==				
	b. R	ecommend disapproval				
	1	On what grounds i	s disapproval r	ecommended? Refer	r to Sec. 24A-8	•
					:	
					, .	:
	2	. How could this pr	oposal be alter	ed so as to be ap	provea?	
VI.		ional comments This		wa addition to	the higtonic	digtrict
¥1.	retur	ning the parking	lot to its o	riginal use as	a single fam	ily
	resid	ential property. tscape in scale,	The design	is sympathetic	to the surro	unding ine
	and o	letailing. The 6/	5 double hung	; windows, stee]	p roof, turne	d columns ,
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-	centi	ury houses which	dominate this	part of the hi	istoric distr	ict. The
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Da	of t	eel this degree of the district and a hich applicant was n	dds to the co	meeting <u>3/5/89</u>	<u>Meeting</u>	3/14/89
Fo	orm comp	leted by <u>Caroline</u>	Alderson, Ch	nairman	submission 3	/ 47/ 09
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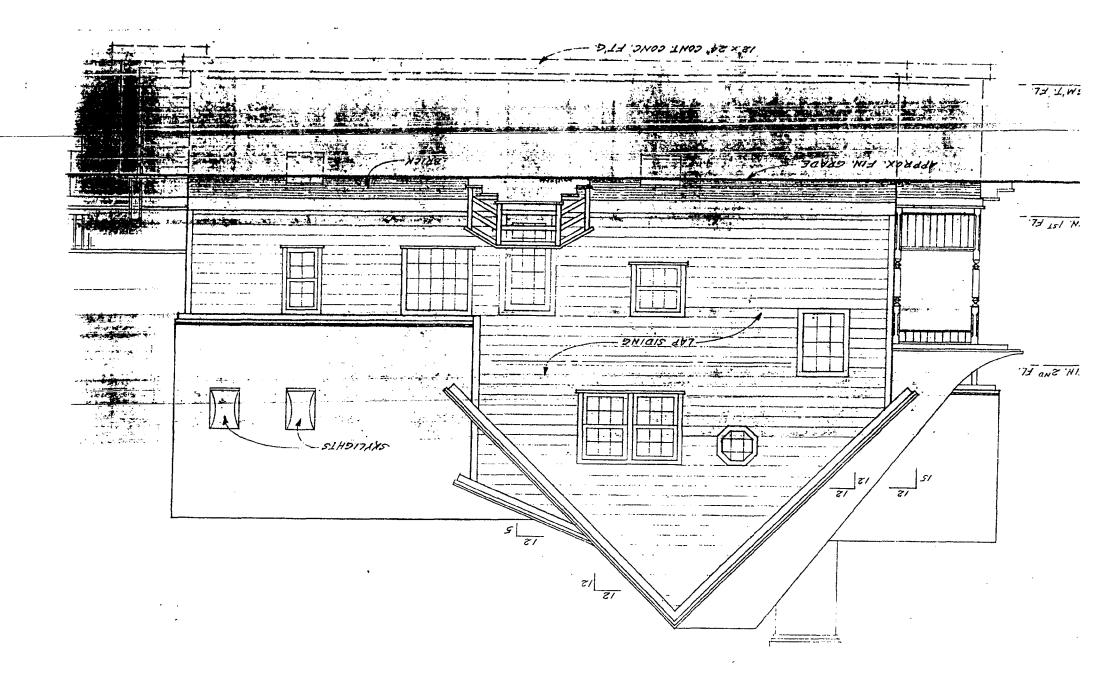
24A-8 (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic mistrict.



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







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 Remote States, Postwillia, Augiland 20350 x100:Maryland Avenue, Rockville, Maryland 20850

279-1327 217-3625

Victorian reproduction single family home

Neutral authoritic period colors on exterior.

APPLICATION of solding of wood siding of match appearance of wood siding of solding of s **HISTORIC AREA WORK PERMIT**

to either side.

e matching other homes # TNUDDDA XAT	Roof aither shake or composit
NAME OF PROPERTY DWNER General Confemence, Corp.,	TELEPHONE NO. (203) 412-0729 1130
(Contract/Purchaser) <u>Richard W. Johns</u>	(Include Area Code)
ADDRESS 1505 Crystal Drive \$806, Arlington	STATE ZIP
CONTRACTOR Owner	TELEPHONE NO SCE SDOYE
CONTRACTOR REGISTRATION NU	MBER
PLANS PREPARED BY Robert Kline	(Include Area Code)
REGISTRATION NUMBER Draf	teman- will attend meeting.
LOCATION DF BUILDING/PREMISE	
House Number 7116 Street Willow Street	
Town/City <u>Pakôma Park</u> Election D	istrict
Nearest Cross Street Carzoll	
Lot 7 Block 5 Subdivision Lipscomb an	d Barnest, Trustees' Addition
Liber Folio Parcel Book No. 1,	Plat No. 46
1A. TYPE OF PERMIT ACTION: (circle one) Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision	Circle One: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Dther
45 6175 000	
1B. CONSTRUCTION COSTS ESTIMATE \$ \$\frac{\$175,000}{}\$ 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT	TOFF DEDMIT #
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco	I SEEPENWII #
1E. ASTHIS PROPERTY A HISTORICAL SITE?	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS	
	TYPE OF WATER SUPPLY
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4A. HEIGHTfeetinches	· ·
4B. Indicate whether the fence or retaining wall is to be constructed on one of the	<u> </u>
On party line/Property line Entirely on land of owner	
3. On public right of way/easement (Rev	rocable Letter Required).
I hereby certify that I have the authority to make the foregoing application, that t	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.
Belletin -	some from North
Signature of owner or authorized agent (agent must have signature notarized on back	43/9
Signature of owner or authorized agent (agent must have signature notarized on back	Date

APPROVED For Chairperson, Historic Preservation	Commission
DISAPPROVED Signature	Date 5/5/8-7
APPLICATION/PERMIT NO	
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	EIPT ND: FFF WAIVED:

THE FOLLOWING ITE	EMS MUST BE COMPL			MENTS MUST A	CCOMPANY T	HIS
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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION LOCAL ADVISORY COMMITTEE REVIEW FORM

NEW CONSTRUCTION

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

- I. Location of Property
 - a. Located within the <u>Takoma Park</u> 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 discribe 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, grass cross gable house.

- f. Is this work visible from the street? $_{
 m Yes}$
- 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)? xxex. Site of former 2 story, turn of xx century house which burned down years
- c. Does the location of the houses on lots as shown impact negatively on adjoining resources or on the district? No \mathbb{R}^{1} 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 Reminiscient 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- ** massing, materials, and roof slope is similar to existing, contributing structures

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 compatable 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 brought to a single ridge; slopes brought in conformance with one another)

- b. Recommend disapproval of work
 - 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 eclumns, 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 hipp 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 <u>Caroline Alderson</u>, Chairman

Member of <u>Takoma Park LAC</u>

Date <u>4/10/89</u>

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.