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Single Houses Built in 'Town' Style

By John B. Willmann Washington Post Staff Writer
The Washington Post, Times Herald (1959-1973); Aug 10, 1968;
ProQuest Historical Newspapers: The Washington Post
pg. D1

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With the townhouse emerging as an increasingly viable force in this metropolitan area, the residential stage has been prepared for the debut of single-family homes designed in the townhouse medium.

The producer-directors of a contemporary, and sort of off-Broadway, offering nearly ready for opening on MacArthur Boulevard are John L. Matthews and James I. Schwartz, whose previous contemporary residential credits include the award-winning Wynkoop and houses in Mohican Hills and Bradley Park sections of Montgomery County.

But this time the small-volume, site-minded builders tackled an exceptionally difficult stage—a long-bypassed 2-acre site, hilly and wooded, in the 5500-block of MacArthur, where most of the surrounding houses are colonial and fairly mature.

"As specialists in contemporary homes, we are involved in the fastest growing segment of the housing market," said Matthews, president of the firm.

Partner James I. Schwartz, the vice president, pointed out that the extremely hilly site at MacArthur Boulevard and Hawthorne Court NW dictated the townhouse treatment for the 11 single-family lots to be developed. "With 5000 square foot highly private."

As a result, Cross and Adreon AIA designed a "flounder-style" house that is blind (minus fenestration) on one side but with lots of glass and generous balconies. Each house will have fences front and rear and private entrances based on sideyard easements.

"Only those trees to be eliminated were those absolutely incompatible to construction," added Schwartz. "And lots range from 5041 to 8770 square feet."

Living area in the Timber-

wood of Washington houses is about 25000 square feet, plus 600 feet of utility space and 350 feet of balconies and sun decks. The three-level "Mac" model has 4 bedrooms, 2½ baths, game room, patio, family-kitchen room, living and dining rooms, recreation room, play area and carport. Prices are in the \$55,000 range.

A serpentine brick wall distinguishes the Timberwood location on MacArthur Boulevard. The first new Matthews-Schwartz contemporary, a square model, is located directly behind it.

The other ten houses, narrow and sited for the sloping ground, will be located up a ravine into which a driveway will be cut. Each of the narrow houses will have zero-lot siting on one side to insure maximum space use and privacy.

Stained plywood siding with battens feature the exterior. The kitchens are distinguished by authentic brick floors with sand fill.

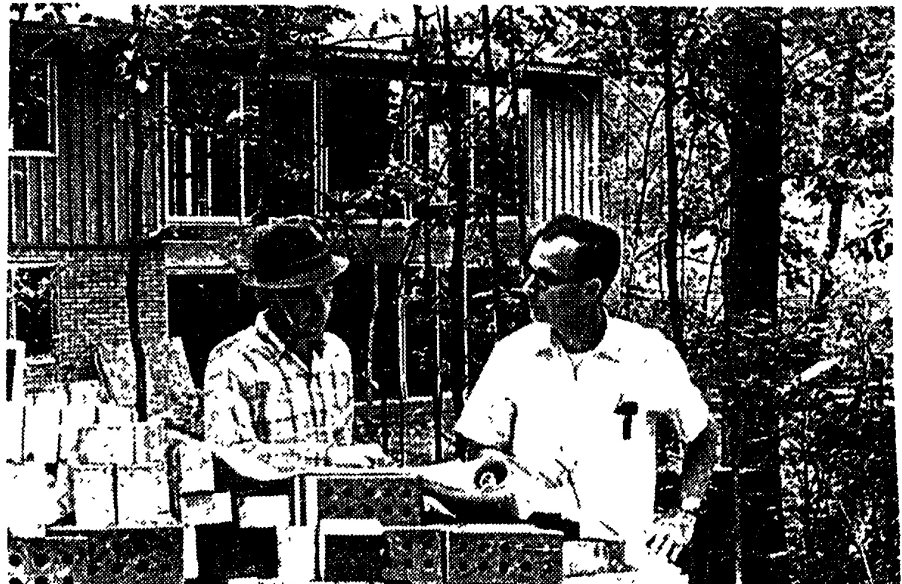
Three of 11 planned Matthews-Schwartz houses are nearly completed at the MacArthur site and the firm has 22 other Timberwood models, designed by Keyes, Lethbridge and Condon AIA, being readied for introduction in the Annandale area of Northern Virginia, where prices will begin under \$40,000.

Lots sizes at Annandale will range up a half an acre, with a cluster site plan enabling the developer-builders to set aside a 4½-acre park site. An existing pond and small stream were preserved for a pocket park at the MacArthur site.

Matthews-Schwartz plans and commitments take them into 1972 but these small-scale builders who like doing it that way are already making tentative development plans for the next decade.



Three-Level Timberwood Contemporary on MacArthur Boulevard



Builder John Matthews, right, and Superintendent Al Williams Discuss Plans on Wooded Site in Annandale Area of Virginia

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