

37/3 7218 Maple Ave.
SA 19-86



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) _____ (Include Area Code) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Paul Treiber CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 301 891-2800
(Include Area Code) _____
REGISTRATION NUMBER 6782R, state of Maryland

LOCATION OF BUILDING/PREMISE

House Number 7218 Street Wright Hill Rd

Town/City _____ Election District _____

Nearest Cross Street Trip

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 5300

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () 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] _____ 11/31/86 _____
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED X Signature [Signature] Date 4/15/86

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: 2/12/86 PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

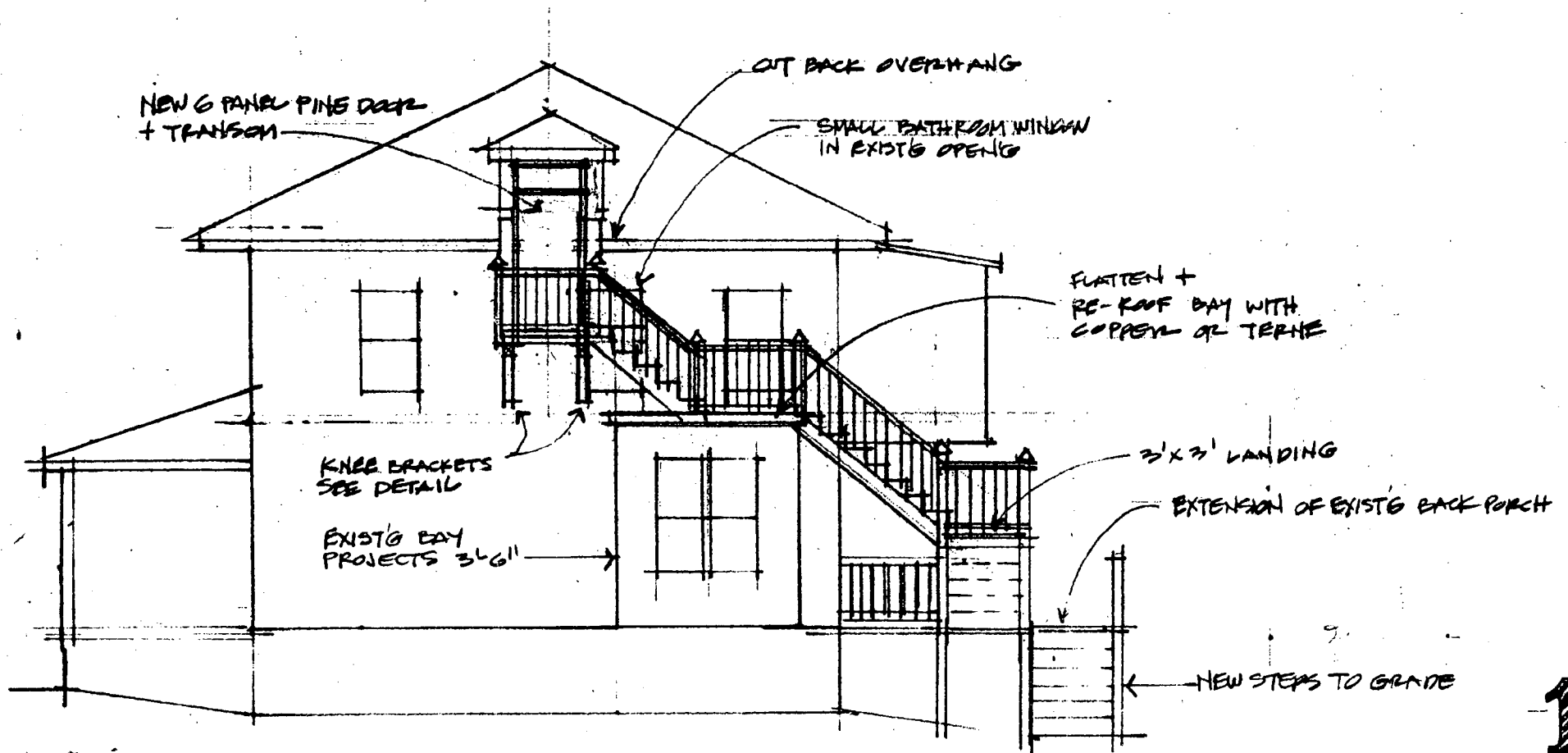
DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

(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

1

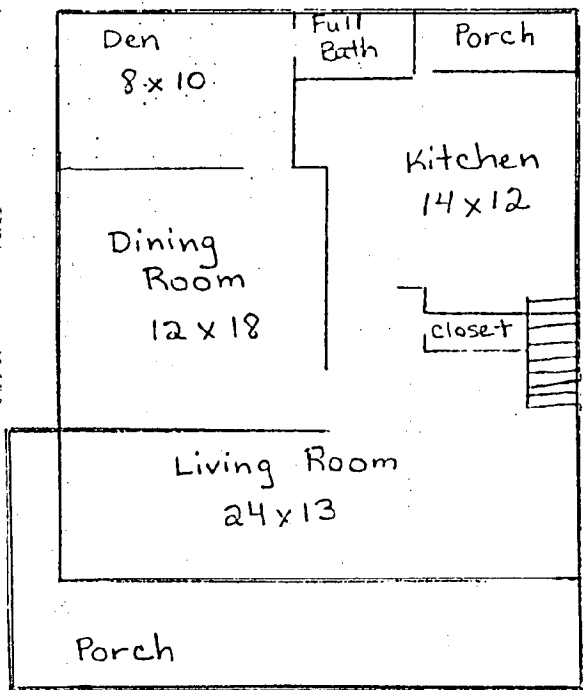


McCRACKEN RESIDENCE
PROPOSED STAIRS TO 3RD FLOOR

1

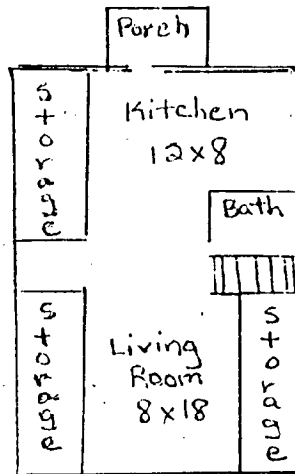
7218 MAPLE AVENUE

TAKOMA PARK

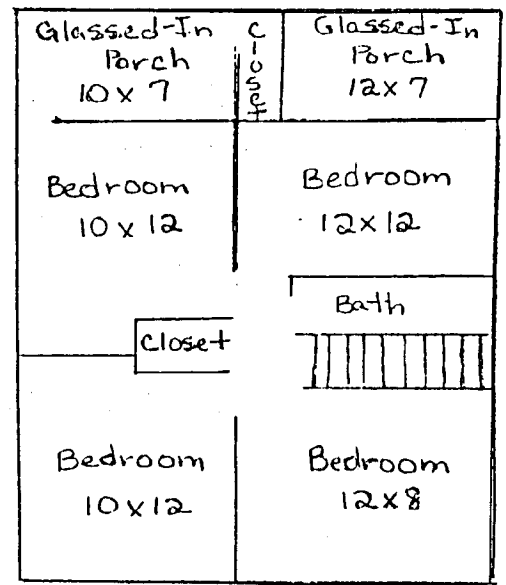


First Floor

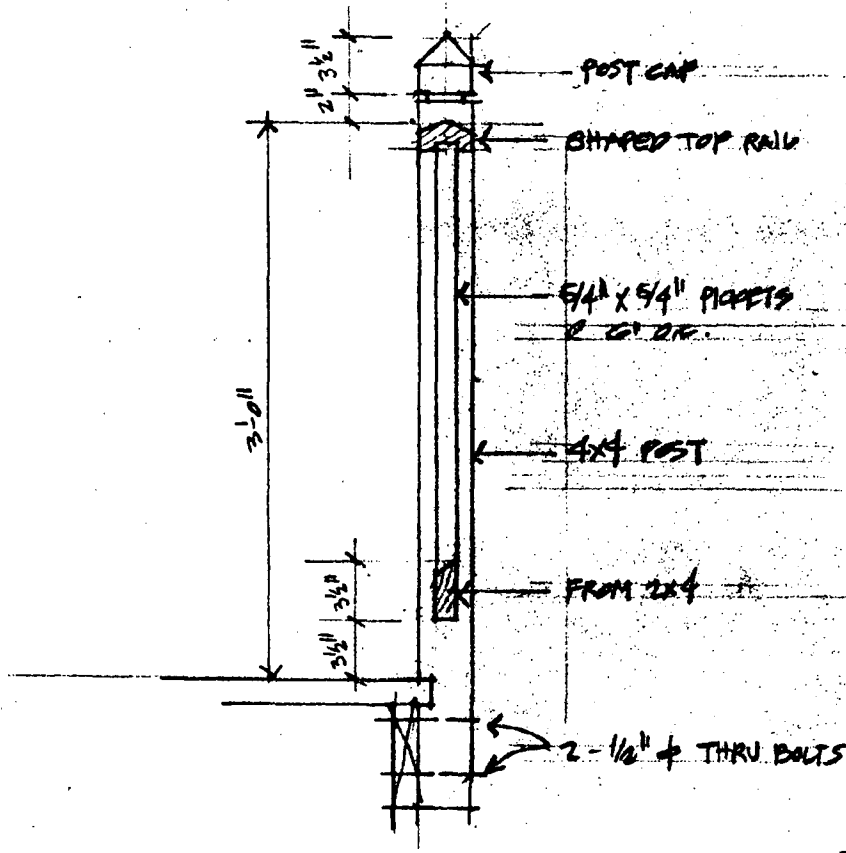
(Not Drawn To Scale)



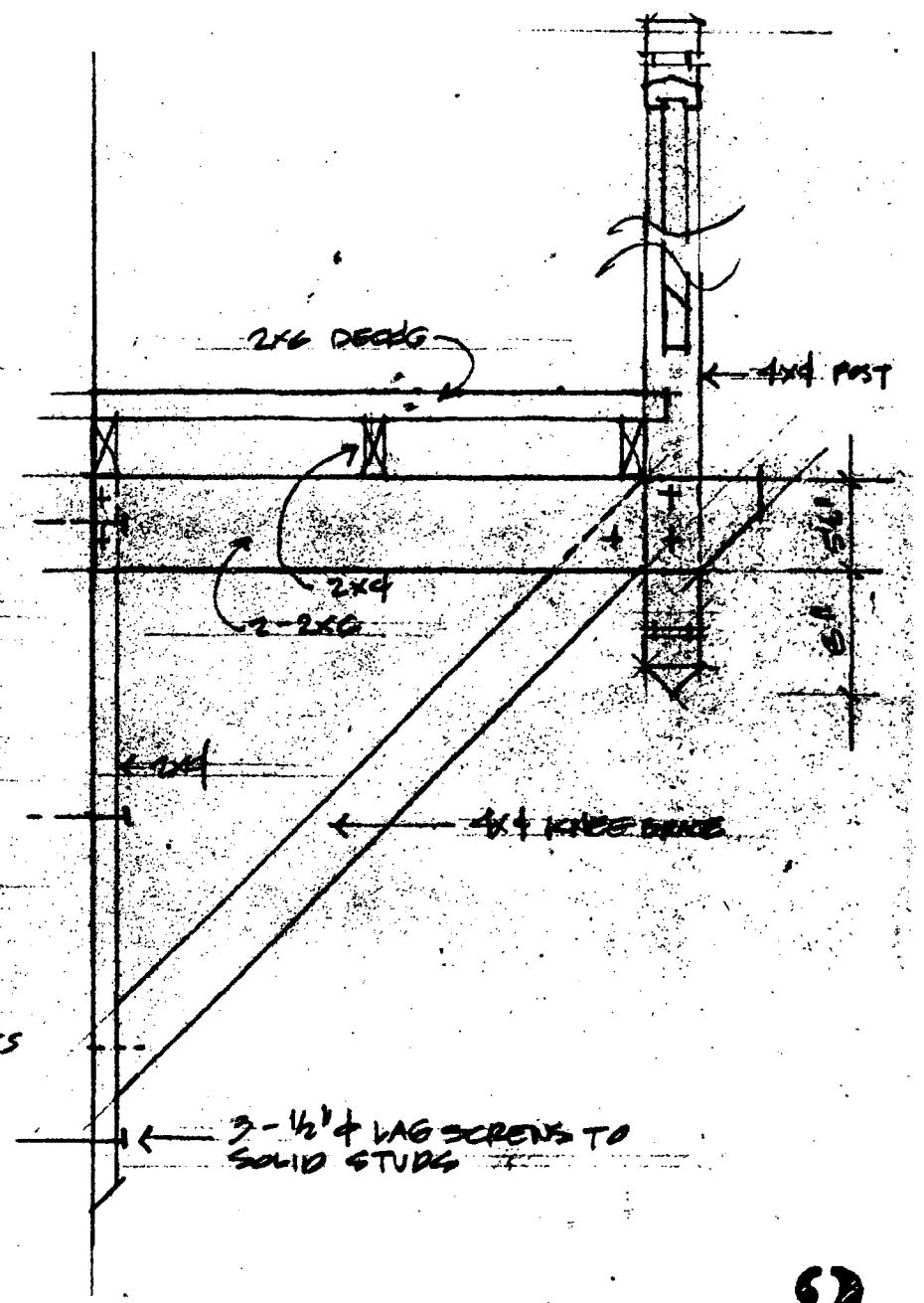
Third Floor



Second Floor



TYPICAL RAIL DETAIL
11-1-70



KNEE BRACKET, TYP. FOR TWO
11-1-70

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

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 of Property: 7218 Maple

d. Property owner's name, address and phone number:

Susan Schweiber + Patrick McCracken

121 Sherman Ave, Takoma Park MD 20912

(h) 270-6551

susan 786-0284
(w) Pat 453-2571

e. Is this property a contributing resource within the historic district? Yes _____ No _____.

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes _____ No _____.

II. Description of work proposed

a. Briefly describe proposed work: on the NW (left) side of the house:

Removal of a dormer window and cutting back roof soffit to insert a door midway between the second and third storeys

changing one exterior window from louver/sash to [?] smaller size

changing roof line over bay window from sloped to flat

building a wooden stair from the ground to a platform in front of the

b. Is this work on the front, rear, or side of the structure? new door side

c. Is the work visible from the street?

yes

d. What are the materials to be used?

wood

e. Are these materials compatible with existing materials? How? If not, why?

yes

III. 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. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

(2) see attached explanation

2. How could this proposal be altered so as to be approved?

stairs to be constructed at the rear of the house, where major changes have already been made and the addition would not be so visible from the street.
 More info. presented viz. alternatives + floor costs

IV. Additional comments

The committee will have it understood that this proposal should have come from the prospective owners; as is, several of the criteria under which it might have been approved are invalidated. It was evaluated as if it were proposed by the owner and represented a first stage of negotiations only perhaps

Date on which application received: _____

Date of LAC meeting at which application was reviewed: _____

Form completed by: Mary O. Dean Title: Chair

Member of: Takoma Park LAC

Date: _____

The Takoma Park Local Advisory Committee, in a meeting attended by eight of its nine members, unanimously voted to recommend disapproval of this proposal on the grounds that it would permanently and adversely change important features of an historic resource and add a major, eye-catching feature, a long rise of stairs and platform, and as a result would have an negative impact upon the streetscape of the historic district.

* * *

This is a very complicated situation involving a number of issues which must be clearly distinguished:

1) This petition does not come from owners, but from persons who will purchase the house if they can get an accessory apartment permit for a converted attic space. Without the income from the apartment we are told they cannot afford the contracted purchase price. For whatever reason, the purchaser were not aware at the time they fixed their bid that the existing apartment isn't legal. The committee is in great sympathy, but determined that from our point of view these specific circumstances weren't relevant to our decision.

[That is, if the proposal is not otherwise acceptable, we aren't bound to approve it in order to make it possible for people to buy houses they could not otherwise afford, by subdividing them into apartments. This would fly in the face of many years of planning efforts in Takoma Park, and would set a frightening precedent.]

2) Because the petitioners are not the owners, questions of reasonable use and economic hardship cannot be entertained or pursued in discussing such things as alternative designs. They present one economically attractive proposal; the alternatives would cost more but alternatives do exist and are preferable, they should not be dismissed without good, demonstrated cause.

3) There was discussion of the fact that from a local planning perspective the subdivision of single-family homes is now considered undesirable. Further, from the perspective of the HPC it is, too, when it requires substantial and undesirable alteration of existing resources. However, the committee realizes that this is also outside the question. If a provisional apartment licence has already been granted to this property we cannot deny the petition outright on planning grounds.

* * *

In the event, the committee decided to make its determination as if it were dealing with the current owners. On that basis, it was the decision of the committee that while the proposal probably represents the most sensitive and careful design which could meet the owner's criteria, including low cost, the changes to be made in the house are too severe to be acceptable. Most of these are readily visible from the street, one of Takoma Park's major thoroughfares. Specifically:

The deep soffit is a major feature of the house. Taking a piece out attacks the massing as well as the detail.

The prominent door, platform and stair advertises the subdivision of the house, an alteration of the historic character of that original single family dwelling. Accepting the change is one thing: advertising it is another.

The addition of the stair, platform, and brackets was also considered to seriously affect the original massing. The petitioners are to be praised for their attention to detail and for trying to emulate local design, but the general effect will still be too noticeably additive.

February 5, 1986

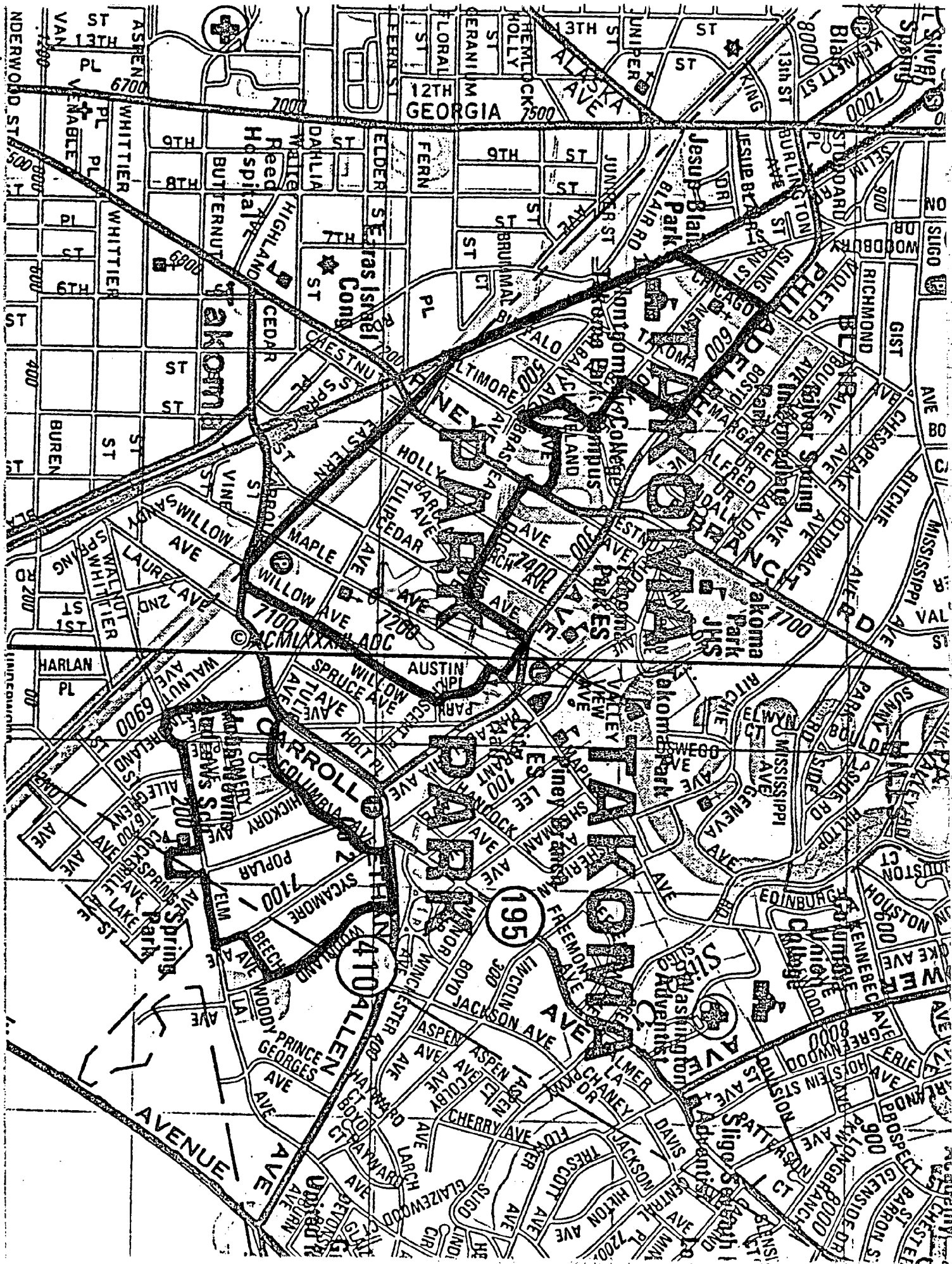
Patrick McCracken and Susan Schreiber, the prospective owners of 7218 Maple Avenue, which is the house next door to my own, have informed me of their plans to build an exterior stairway to the apartment on the third floor of their house. I have seen the architectural drawing for the stairway and door, which will be on the side of the house closest to my home, and I would like the Historic Preservation Commission to know that I have no objection whatever to their proposal.



A handwritten signature in cursive script, appearing to read "Richard Gracely".

Richard Gracely

7300 Maple Avenue, Takoma Park





7218 Maple Ave





