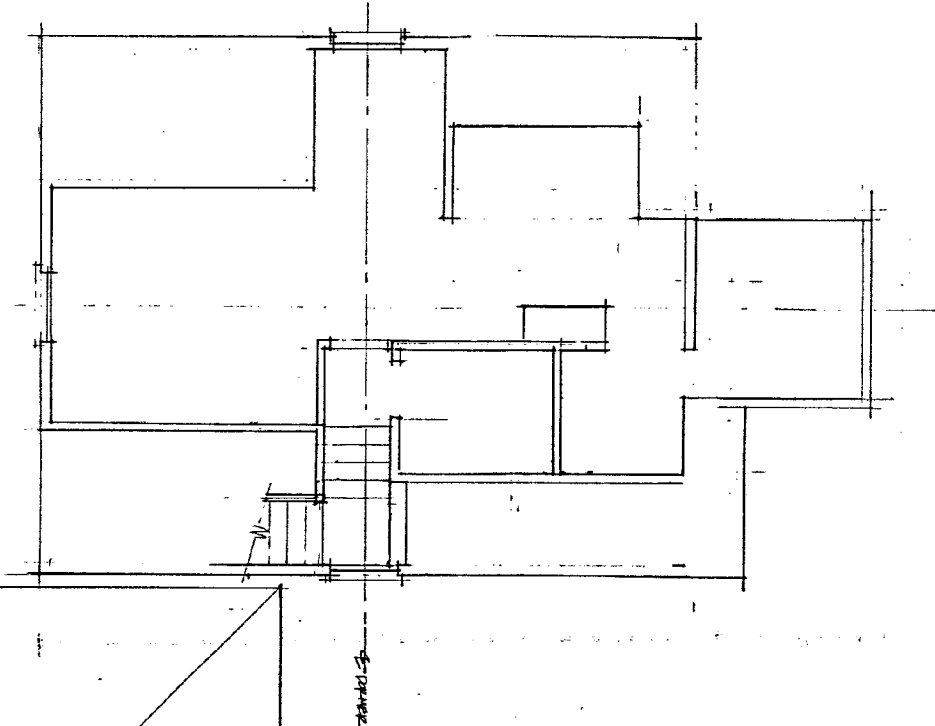
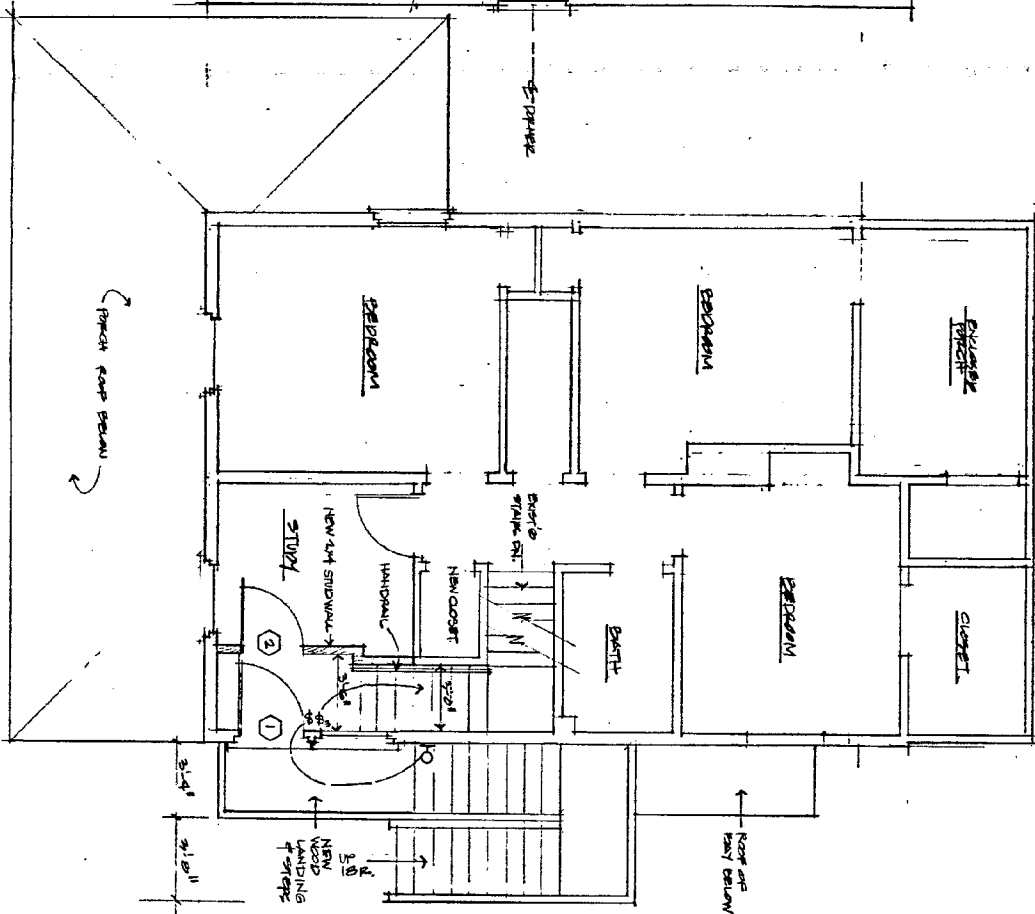


3173 7218 Maple Ave.
SA 23-86

THIRD FLOOR PLAN



SECOND FLOOR PLAN



7334 Carroll Avenue

Takoma Park, Md. 20912

Constructive Alternatives

Solar & Architectural Design/Construction

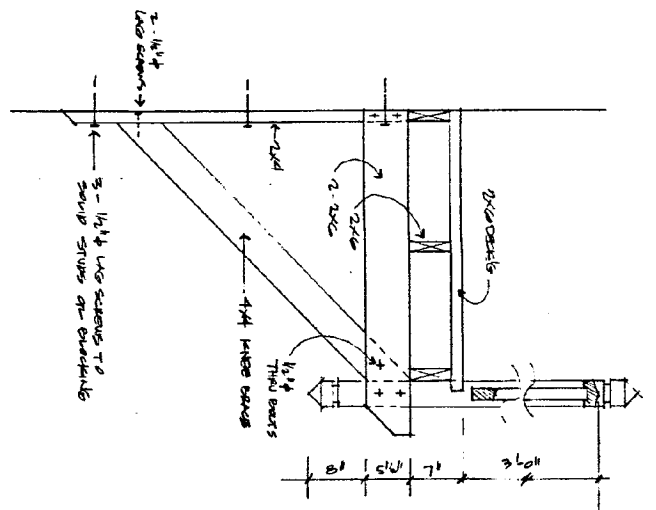
**ALTERATIONS TO THE
McCRACKEN RESIDENCE**

sht.

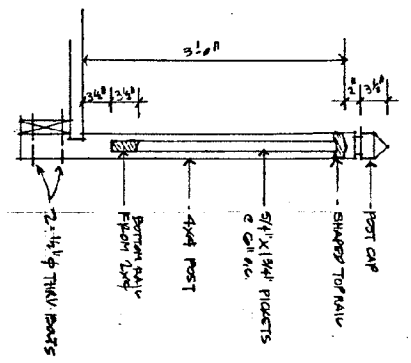
1

of

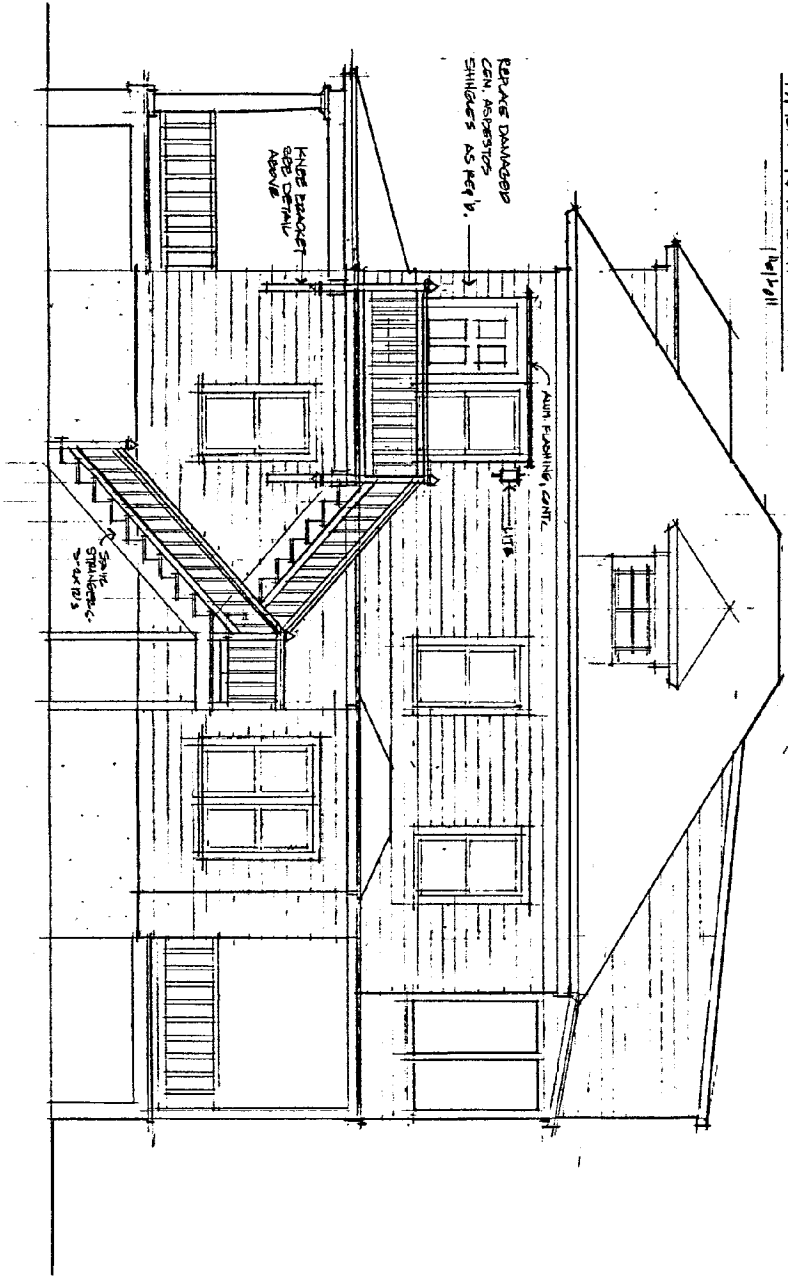
two



KNEE BRACKET TYPICAL FOR TWO 1 1/2 x 8



TYPICAL RAFTER DETAIL 1 1/2 x 11



EAST ELEVATION

7354 Carroll Avenue

Takoma Park, Md. 20912

Constructive Alternatives

Solar & Architectural Design/Construction

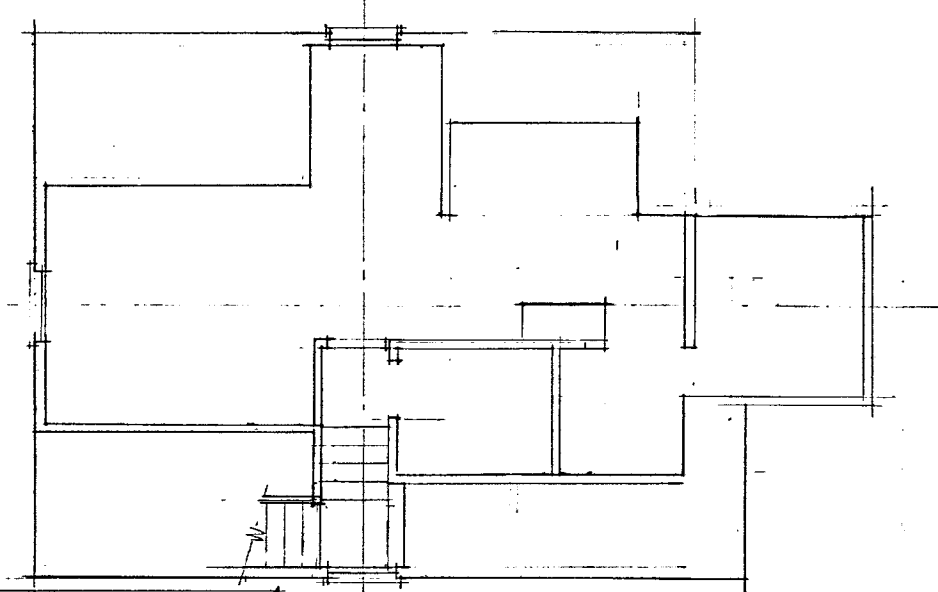
sht.

2

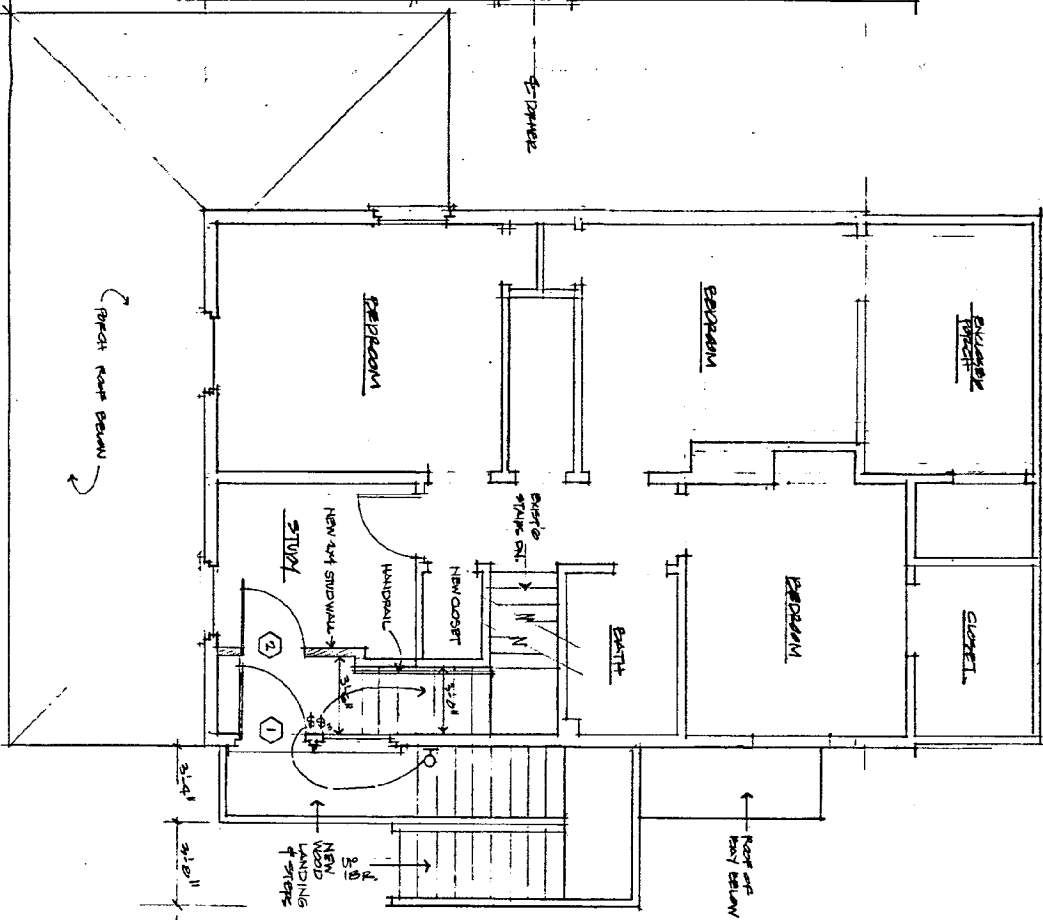
of

Two

THIRD FLOOR PLAN



SECOND FLOOR PLAN



7334 Carroll Avenue

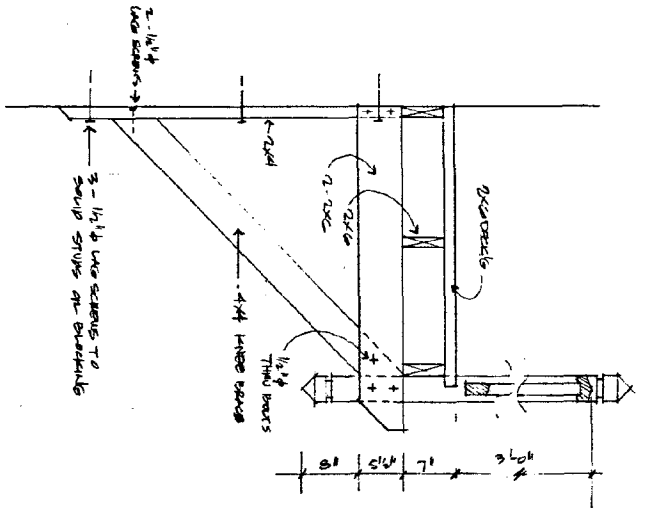
Takoma Park, Md. 20912

Constructive Alternatives

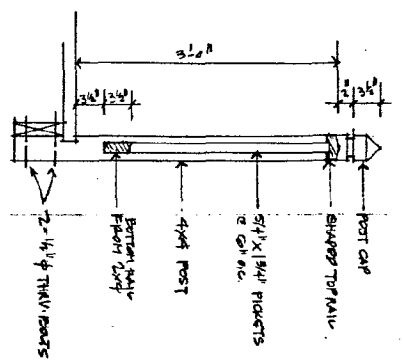
Solar & Architectural Design/Construction

**ALTERATIONS TO THE
McCRACKEN RESIDENCE**

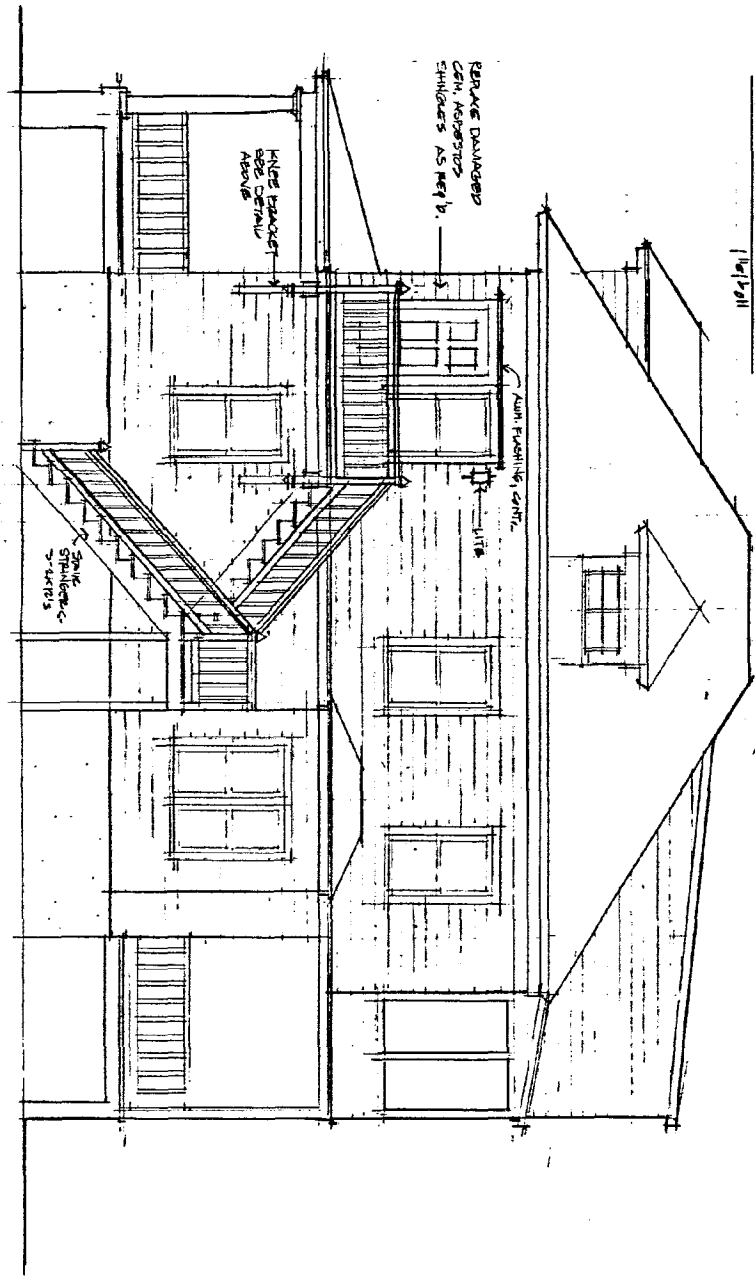
sht. **1**
of TWO



KNEE BRACKET, TYPICAL FOR TWO
11/12/11



TYPICAL RAIL DETAIL
11/12/11



EAST ELEVATION



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1079281
 NAME OF PROPERTY OWNER Patrice L. McCracken TELEPHONE NO. 301 270-6557
 (Contract/Purchaser) co-owner Susan Schreiber (Include Area Code)
 ADDRESS 7218 Maple Ave. CITY Takoma Park STATE MD ZIP 20912
 CONTRACTOR _____ TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____
 PLANS PREPARED BY Paul Trester TELEPHONE NO. 891-2880
 (Include Area Code)
 REGISTRATION NUMBER 1283 TC State of MD

LOCATION OF BUILDING/PREMISE
 House Number 7218 Street Maple Ave
 Town/City Takoma Park Election District _____
 Nearest Cross Street Tulip
 Lot 25/24 Block 5 Subdivision B.F. Gilberts Add. to Takoma Park
 Liber _____ Folio _____ Parcel _____

- 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 Fireplace Shed Solar Woodburning Stove _____
 Fence/Wall (complete Section 4) Other Stairway
- 1B. CONSTRUCTION COSTS ESTIMATE \$ \$8,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco
 1E. IS THIS PROPERTY A HISTORICAL SITE? yes - in historic district

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:
 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.

Susan P. Schreiber
 Signature of owner or authorized agent (agent must have signature notarized on back)

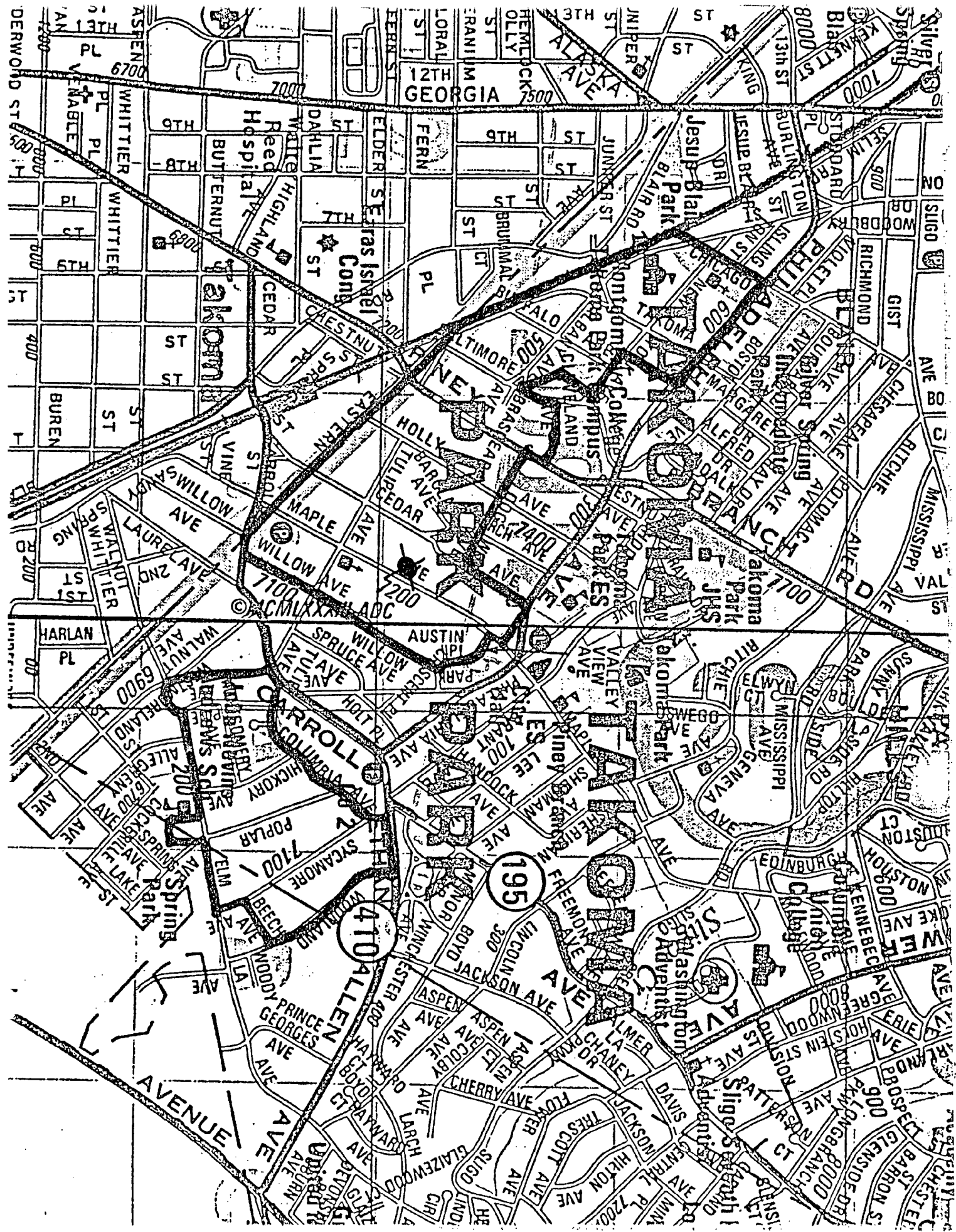
July 1, 1986
 Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Adrian Hahn Date 7/10/86

APPLICATION/PERMIT NO: SA 23-86 FILING FEE: \$ _____
 DATE FILED: 7-1-86 ND PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

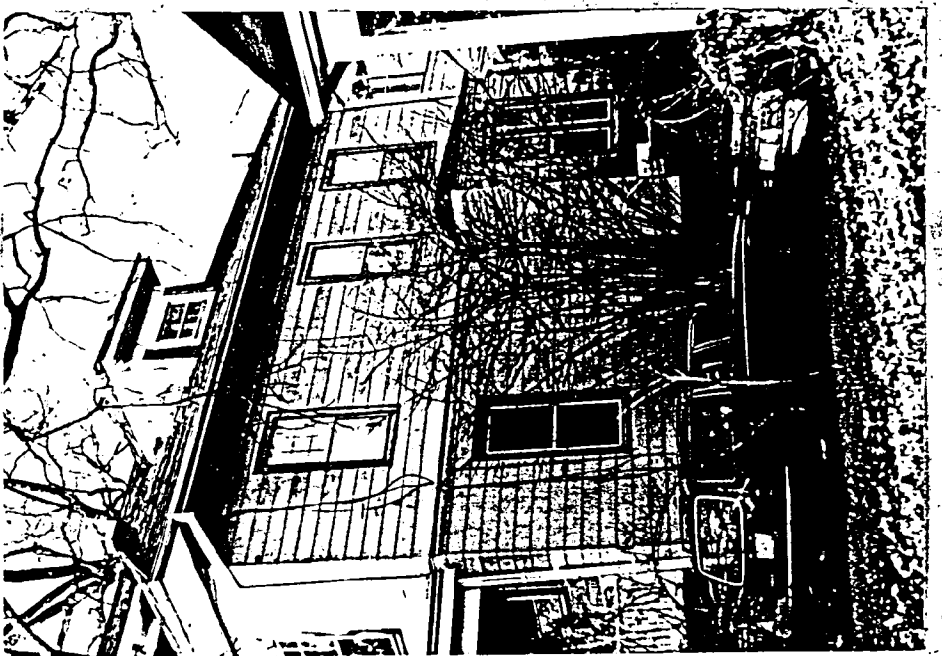


OKLAHOMA

410

195

Map labels include: ST, AVENUE, PARK, and various street names such as Woodward Avenue, Broadway Avenue, and Jackson Avenue. Landmarks include Oklahoma Park and Jackson Park. A copyright notice '© 1934 MCMXXI ADC' is located in the lower-left quadrant.



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 Ave
Takoma Park, MD

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

Patrick L. McGracken and Susan Schreiber

7218 Maple Ave. TP 20912

(h) 970-6551 (w) _____

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:

Stairs and decks

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

Rear

c. Is the work visible from the street?

Barely

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?
1
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. How could this proposal be altered so as to be approved?

Owner needs a variance for height of the entry door. The committee approved this

IV. Additional comments

Ed McNamara and Linda Donald wish to go on record as preferring the owners' second proposal for the work (this being their third). Others agreed.
The owner was counseled to guard the health of the tree

Date on which application received: 7-1-86

Date of LAC meeting at which application was reviewed: 7-1-86

Form completed by: M. Dean Title: Chair

Member of: Takoma Park LAC

Date: 7-3-86

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?

#5 ("reasonable use of property")

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)

None

b. 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?

IV. Additional comments

Some members of the committee expressed distress that this construction would emphasize the existence (and would confirm) of an accessory apartment at a time when the city is attempting to return converted properties to single family status.

Date on which application received: 31 March 1986

Date of LAC meeting at which application was reviewed: 8 April 1986

Form completed by: David Saunweber Title: _____

Member of: TPHPC (LAC)

Date: 8 April 1986

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 Avenue
Takoma Park, MD 20912

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

Susan Schreiber + Patrick McCracken
Same address

(h) 270-6551 (w) 453-7521

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:

Addition of exterior stair to second floor on right hand side to provide separate entrance for approved accessory apartment.

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

right 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

M E M O R A N D U M

April 29, 1986

TO: Marty Reinhart
Preservation Planner
MNCPPC

FROM: Bobbi Hahn *BH*
Executive Director
Historic Preservation Commission

SUBJECT: Application to substantially alter 7218 Maple Avenue,
Takoma Park

Attached is the application of Susan Schreiber and Patrick McCracken, 7218 Maple Avenue, to construct an exterior stairway on a contributing resource in the Altas Takoma Park historic district (#37/3). This is the applicant's second submittal. The first, marked #1, was submitted to the Historic Preservation Commission on January 31, 1986. The Commission reviewed proposal #1 at its February 6, 1986, meeting and determined that the construction as proposed did constitute substantial alteration. The minutes of that HPC meeting are attached.

Subsequently the applicants submitted the plan attached to the HAWP application form. At its April 17, 1986, meeting the HPC determined that this plan also constitutes substantial alteration in accordance with the Commission's definition adopted May 21, 1981. Built in 1909, 7218 Maple Avenue is a relatively unaltered example of the American foursquare style which was prevalent in the first years of the twentieth century. The Commission found that the proposal would not be compatible with the architectural style of the house and would be clearly visible from the public right-of-way. The minutes will be sent when approved.

Pursuant to Sec. 10, Chapter 24-A of the Montgomery County Code, Moratorium on alteration or demolition, I am forwarding this application to you for scheduling of a public hearing as to whether or not the resource should be added to the Master Plan for Historic Preservation. I will forward the Commission's formal finding on the individual site to you as soon as possible.

BH/rap:0994E



Historic Takoma

April 16, 1986

Ms. Bobbi Hahn
Director, Montgomery County Historic Preservation Commission
100 Maryland Ave. Room 412
Rockville, Md. 20850

Dear Ms. Hahn:

The Board of Historic Takoma has voted to oppose the plan for construction of an exterior staircase on the side of 7218 Maple Ave. in Takoma Park.

This house was built by the Ridgeway family in 1909, one of many the family constructed in the city. It is an early American four square, an example of the progressive architecture which was considered very contemporary in its day. The house has not been altered, except for asbestos siding since it was built in 1909. To alter the house in such an obvious manner at this time we feel would be detrimental both to the structure and the neighborhood. It would also set a precedent for adding exterior stairways in Takoma Park, a city with the potential for many accessory apartments.

Putting the stairway in the rear of the house we feel would be an acceptable solution to this problem.

Thank you for your consideration.

Sincerely,

Karen Fishman
President, Historic Takoma Inc.



Montgomery County Government

May 2, 1986

Ms. Susan Schreiber
Mr. Patrick McCracken
7218 Maple Avenue
Takoma Park, Maryland 20912

Dear Ms. Schreiber and Mr. McCracken:

At its April 17, 1986, meeting the Historic Preservation Commission voted to deny your application for an Historic Area Work Permit to construct an exterior staircase on your residence at 7218 Maple Avenue, Takoma Park. Their finding was that the proposed work would substantially alter the exterior features of an historic resource within the Takoma Park Atlas historic district. This finding was based on the Commission's determination that the proposed work is not compatible with the architectural style of the American foursquare residence, and on the clear visibility of the work from the public right-of-way.

As you are aware, you may appeal this finding by requesting the Montgomery County Planning Board to determine whether your property will in all likelihood be added to the historic preservation master plan. This request is made by applying for a Montgomery County building permit at the Department of Environmental Protection as described in Chapter 24 A-10 of the Montgomery County Code, a copy of which is attached.

Please do not hesitate to call me if I can be of any assistance to you.

Sincerely,

A handwritten signature in cursive script that reads "Bobbi Hahn".

Bobbi Hahn
Executive Director

BH/rl/0676P



Montgomery County Government

May 8, 1986

Ms. Susan Schreiber
Mr. Patrick McCracken
7218 Maple Avenue
Takoma Park, MD 20912

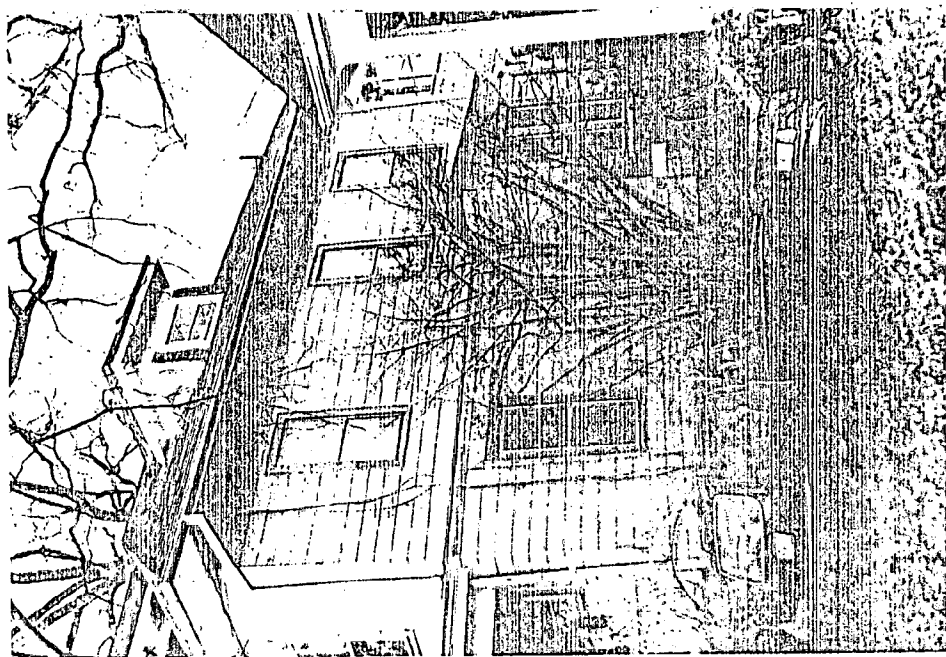
Dear Ms. Schreiber & Mr. McCracken:

Pursuant to the Historic Preservation Commission's April 17, 1986, finding that the construction of an exterior stairway would substantially alter the exterior features of your historic resource which is located within the Atlas Takoma Park historic district (#37/3), the Commission has scheduled an evaluation of your property for Thursday, May 15, 1986, at 8:30 p.m., Executive Office Building, second floor conference room, 101 Monroe Street, Rockville, Maryland. The purpose of this evaluation is to provide a recommendation, based on the criteria found in Chapter 24A-3 of the Montgomery County Code, to the Planning Board which will be holding a public hearing to determine whether or not in all likelihood your house will be added to the Master Plan for Historic Preservation. You are welcome to attend this meeting. Please feel free to call me if I can be of any assistance.

Sincerely,

Bobbi Hahn
Executive Director

BH:jpl:1004E





7218 Maple Avenue
Takoma Park, MD 20912
March 31, 1986

Mary A. Dean
Chairman
Takoma Park Local Advisory Committee for Historic Preservation
7118 Maple Avenue
Takoma Park, MD 20912

Dear Mary:

Attached you will find architectural drawings for an exterior stairway and door to be added to our home on Maple Avenue. As you and other members of the committee will remember from the discussion at the January 29th meeting, there is an apartment on the third floor of the house for which we intend to provide a separate entrance as required by the county housing department.

Since the January local advisory committee meeting and a subsequent meeting with the county Historic Preservation Commission, we have worked with architect Paul Treseder to explore in detail all of the possibilities. On the basis of measured drawings of the interior and exterior, we have considered the feasibility of putting an entrance on the rear of the house, through the main front entrance, and on the right and left sides. The plan we have come up with involves building a stairway on the right side of the house next to the driveway, with a landing and doorway at the level of the second floor. The detailing of the railing, landing and doorway has been designed to complement the porch and other existing decoration. We believe this proposal to be the only viable plan in terms of preserving the interior and exterior structure of the house and aesthetic and economic considerations.

As you will see from the elevation, the stairway begins from the driveway along the side of the house, with the balcony/landing and door level with the second floor. The occupant would then enter a vestibule created by taking part of the adjoining study, and then proceed up the stairs through the currently existing passageway to the apartment.

From our standpoint, this plan offers the following advantages:


1. It does not involve cutting through the cornice of the roof, a major concern of the advisory committee and the county commission, and which we agree is not preferable.
2. It can be executed attractively and without adding cumbersome construction.
3. The connection of the outside entrance to the existing stairway to the apartment allows us to maintain the integrity of the apartment layout, very important in terms of keeping an attractive living space.
4. The balcony and vestibule will allow the apartment occupant a pleasant and private entrance, and one which is close to the conventional main entrance to the house.

As to the other possibilities we have explored:

1. Rear entrance. Although it was our original intention to put the entrance on the rear of the house, this has not turned out to be practical. We have been advised by our architect that an entrance through the third floor sun porch would not meet county building code requirements for headroom. Moreover, a rear entrance would have a significantly negative impact on the character of the apartment.
2. Left side of house. An idea for an entrance on the left side of the house, again entering the apartment at the second level, was rejected because it would require significant alteration of the wrap-around porch, an important architectural feature, as well as being disruptive to the interior space.
3. Entrance through main entrance in front. Creating a separate entrance through the front door of the house would mean major alteration of the main living area, particularly the paneled entry-way and staircase, a critical architectural feature of the interior.

We hope this background information is helpful to the committee. Please let us know if there is a need for additional information prior to the meeting on the 8th. We appreciate the committee's consideration.

Sincerely yours,


Susan Schreiber


Patrick McCracken

cc: Bobbie Hahn