

III 4  
Michele  
(3)

37/03-03AA 7134 Carroll Ave  
(Takoma Park Historic District)



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

**HISTORIC AREA WORK  
PERMIT**

IssueDate: 7/2/2003

Permit No: 307940  
Expires:  
X Ref:  
Rev. No:

**Approved With Conditions**

THIS IS TO CERTIFY THAT:

GREGORY H & GORMAN  
ELIZABETH J HISLE-GORMAN 7134 CARROLL AVE  
TAKOMA PARK MD 209124638

HAS PERMISSION TO:

ALTER

PERMIT CONDITIONS:

Approved with Conditions: 1 Tree protection measures must be undertaken in conjunction with the coit of Takoma Parks arboust for any tree larger than 6" in diameter located in close proximity to the existion & propose site of the subject buildings.

PREMISE ADDRESS

7134 CARROLL AVE  
TAKOMA PARK MD 20912-

LOT P11

BLOCK 2  
ELECTION DISTRICT  
SUBDIVISION

PARCEL  
PLATE

ZONE  
GRID

LIBER  
FOLIO

PERMIT FEE: \$0.00

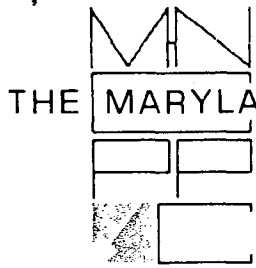
TAX ACCOUNT NO.:

HISTORIC MASTER: Y  
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

late



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 10/20/03

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit HPC# 37/03-03AA DPS# 307940

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

           Approved

X Approved with Conditions: 1. Tree protection measures must be undertaken in conjunction with the City of Takoma Park's arborist for any tree larger than 6" in diameter located in close proximity to the existing + propose site of the subject building.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Gregory and Beth Gorman

Address: 7134 Carroll Ave., Takoma Park

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 6/26/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of  
Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

DATE: 6/26/03

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC  
Michele Naru, Historic Preservation Planner (M)  
Anne Fothergill, Historic Preservation Planner  
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Applications - HPC Decision

HPC# 37/03-03AA DPS# 307946

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The Historic Preservation Commission reviewed this project on 6/25/03.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCK E PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/777-6370

OPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Greg Gorman  
Daytime Phone No.: 301-891-2772

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Gregory Gorman / Beth Hise-Gorman Daytime Phone No.: 301-891-2772  
Address: 7134 Carroll Ave Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: Sheds USA Phone No.: 800-614-2685 x332  
Contractor Registration No.: N/A  
Agent for Owner: N/A Daytime Phone No.: N/A  
Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**  
House Number: 7134 Street: Carroll Ave  
Town/City: Takoma Park MD Nearest Cross Street: Philadelphia Ave  
Lot: Part of 11 Block: 2 Subdivision: "HILL-CREST"  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**  
IA. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
IB. Construction cost estimate: \$ 3500.00  
IC. If this is a revision of a previously approved active permit, see Permit # N/A

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**  
2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: N/A

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**  
3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches N/A  
3B. 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

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: [Signature] Date: 5/21/03

Approved: X w/conditions 307943 For Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 6/26/03  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

10x18 corrugated metal/wood shed.  
Dilapidated with collapsed roof, unsound  
walls.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Replace shed with 10x16 cedar shingled-roof  
shed on existing foundation. Painted to match  
color of house. Same site.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 7134 Carroll Avenue, Takoma Park    **Meeting Date:** 06/25/03  
**Applicant:** Gregory and Beth Gorman    **Report Date:** 06/18/03  
**Resource:** Takoma Park Historic District    **Public Notice:** 06/11/03  
**Review:** HAWP    **Tax Credit:** No  
**Case Number:** 37/03-03AA    **Staff:** Michele Naru  
**PROPOSAL:** Garage demolition and new garage construction  
**RECOMMEND:** Approve with condition

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CONDITIONS

1. Tree protection measures must be undertaken in conjunction with the City of Takoma Park arborist for any tree larger than 6" in diameter located in close proximity to the existing and proposed site of the subject buildings.

PROJECT DESCRIPTION

**SIGNIFICANCE:** Outstanding Resource  
**STYLE:** Colonial Revival Bungalow  
**DATE:** c1915-1925

PROPOSAL

The applicants are proposing to demolish a non-contributing, severely dilapidated corrugated metal/wood shed (10' x 18') and replace it with a (10' x 16') wooden shed clad in cedar 1' x 6' horizontal tongue and groove siding. The roof will be sheathed in asphalt shingles. The building will be set in the same location as the existing on 6, concrete block (CMU) supports (no formal foundation will be constructed). The shed will be painted to match the existing house (See Circles 6+7 ).

STAFF DISCUSSION

The proposed building is of the same dimensions as the existing building. It will be sited in the same location as the existing – at the rear of the property at the end of the existing concrete tread driveway. Staff recommends approval.



## STAFF RECOMMENDATION

Staff recommends that the Commission *approve with condition* the HAWP application as being consistent with Chapter 25A-8(b) 1 & 2:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

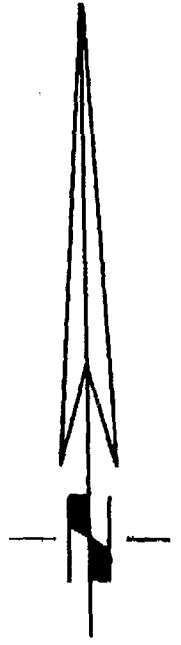
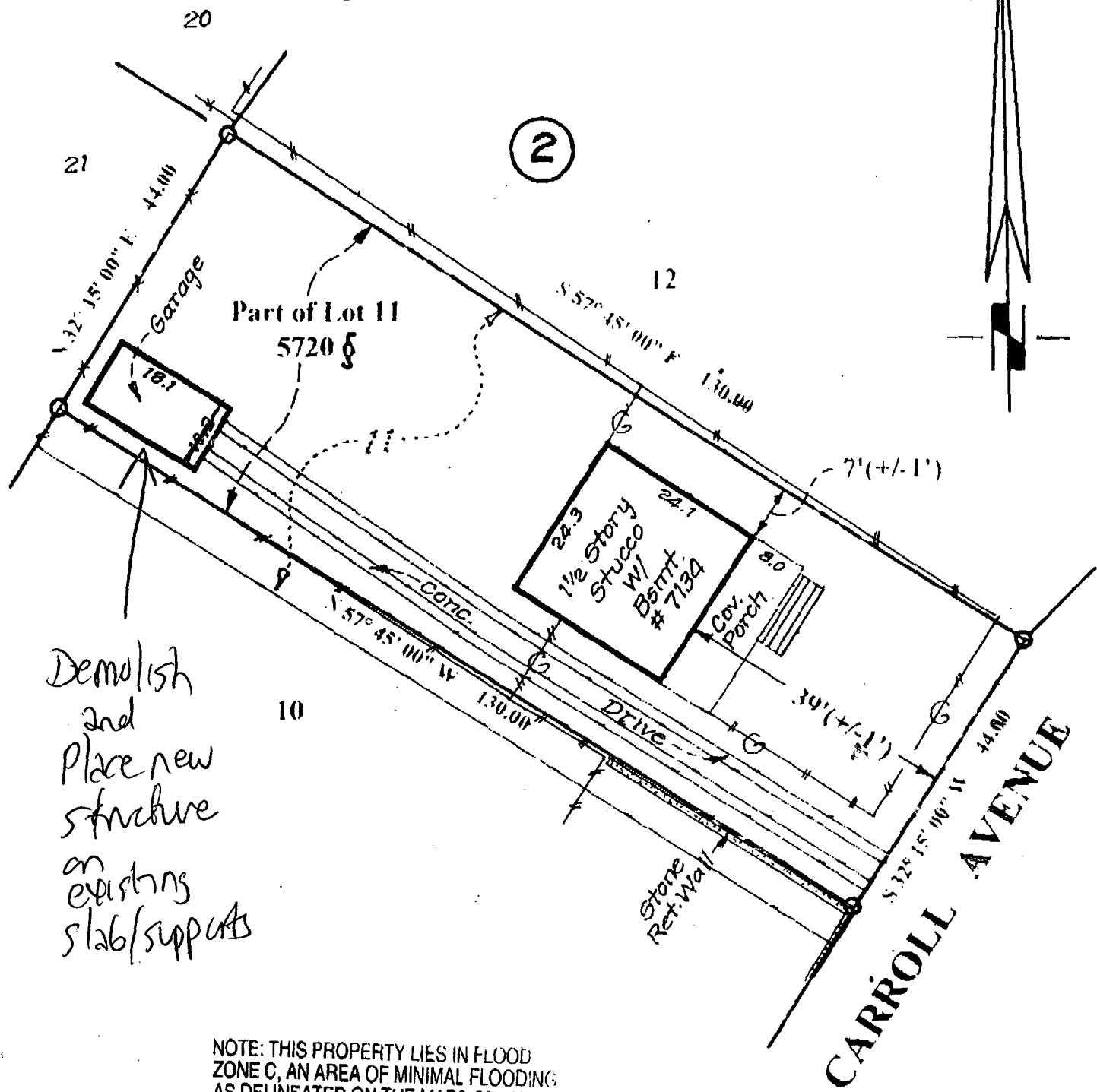
and with the Secretary of the Interior's *Standards #10*:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with condition:

1. Tree protection measures must be undertaken in conjunction with the City of Takoma Park arborist for any tree larger than 6" in diameter located in close proximity to the existing and proposed site of the subject buildings.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.

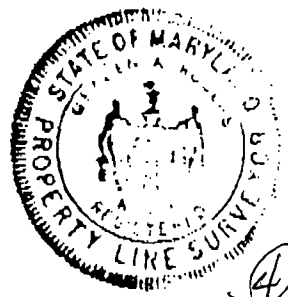


Demolish  
2nd  
Place new  
structure  
on  
existing  
slab/supports

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

**NOTES:**

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.



NO TITLE REPORT FURNISHED

<p>LOCATION PLAT OF: 7134 CARROLL AVENUE</p>	<p>LOT: PART OF 11</p>	<p>BLOCK: 2</p>
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address GORMANS 7134 CARROLL AVE TAKOMA PARK, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Rosenthal 7136 Carroll Ave TP MD 20912	7132 Carroll Ave TP MD 20912
Hoff	8 Crescent Place Takoma Park MD 20912

g'addresses' noticing table

# Sheds USA Inc. - Home Depot specs

## Delivered - Built - Guaranteed

### Roof Construction

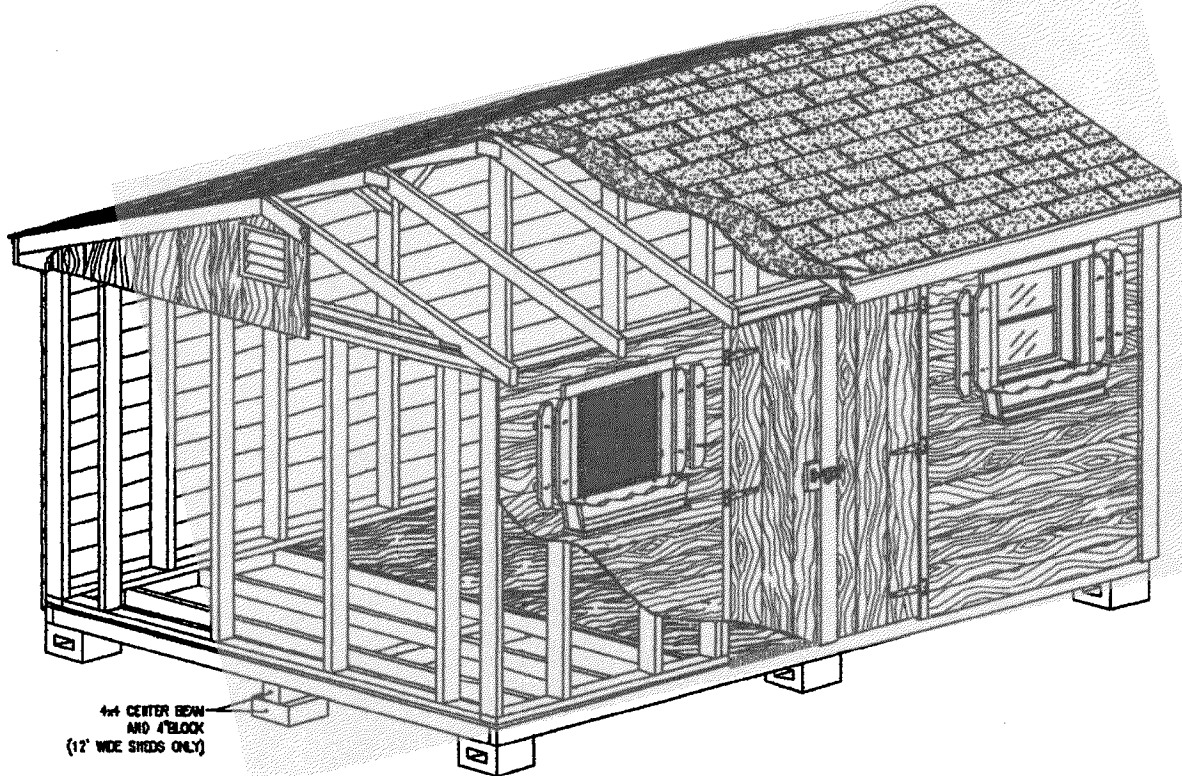
7/16" OSB sheathing  
 2x4 trusses w/TPI plates, 24" on center  
 3ft, 3-tab, self-sealing asphalt shingles  
All Peak roof pitches are 5/12  
 Gambrel roof pitch is 12/12 at bottom  
 changing to 5/12 pitch at the top

### Roof Height

6ft wide peak - 8'  
 8ft wide peak - 8'3"  
 8ft wide gambrel - 9'  
10ft wide peak - 8'11"  
 10ft wide gambrel - 9'5"  
 12ft wide peak - 9'6"  
 12ft wide gambrel - 9'10"

### Walls

2x4 construction, 24" on center  
 Siding Types:  
 Pre-primed Shed panel  
 Pine (1x6 horizontal tongue & groove)  
Cedar (1x6 horizontal tongue & groove)  
 Vinyl Siding on 1/2" plywood  
 Peak/ Gambrel std wall height - 71-1/2"  
 Extended Peak front wall only height - 75"



### Windows

Size: 18" wide x 22" tall (approx)  
 Includes flower box & shutters  
 Optional window screens  
 Wooden Sheds - functional windows  
 Vinyl Sheds - non-functional windows  
 With optional upgrade to functional

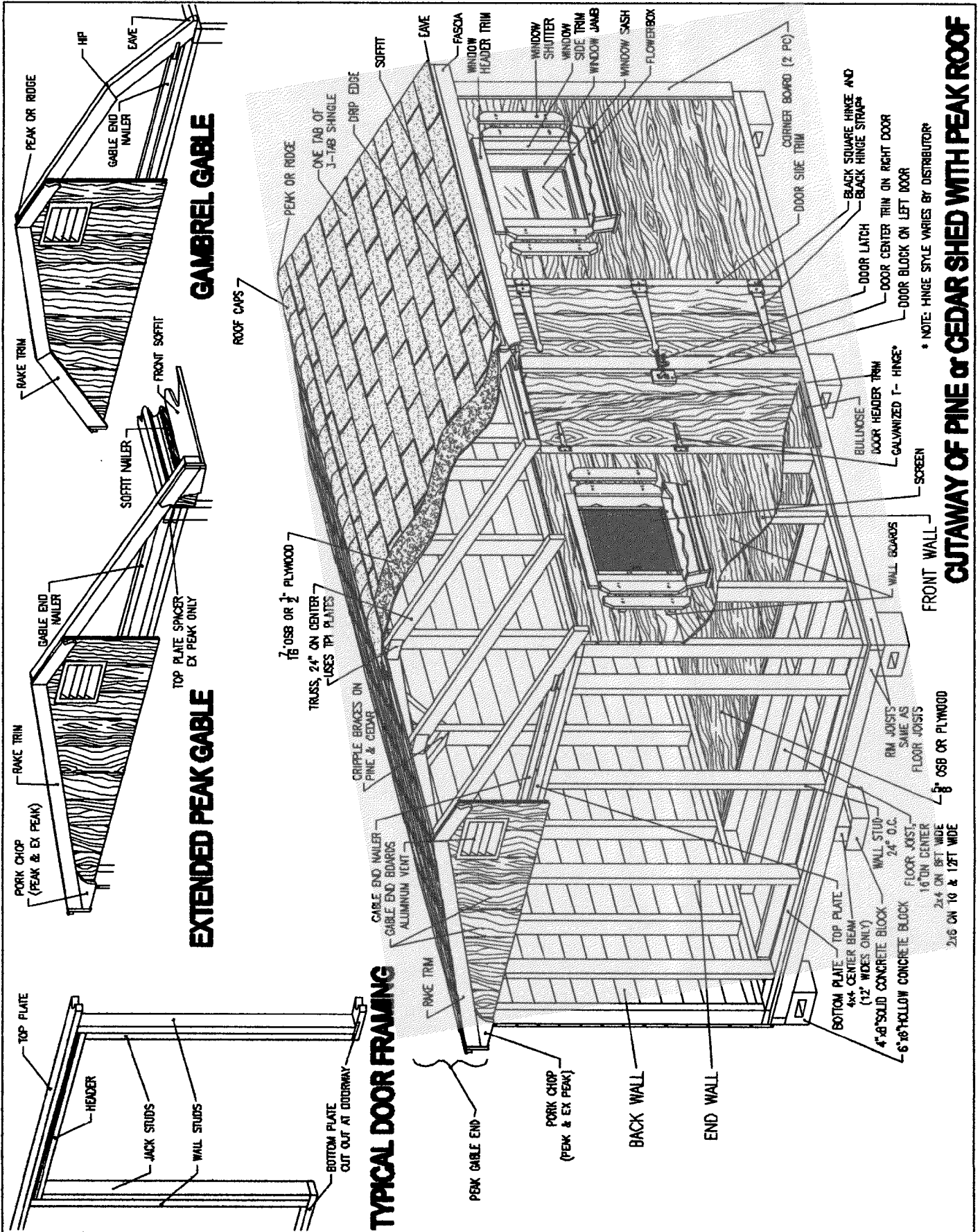
### Doors

Standard 40" double door (except 6'x6' shed)  
 Optional 54", 66", & 78" double door  
Optional 26" single door  
 Door height 69", opening height 67-1/2"

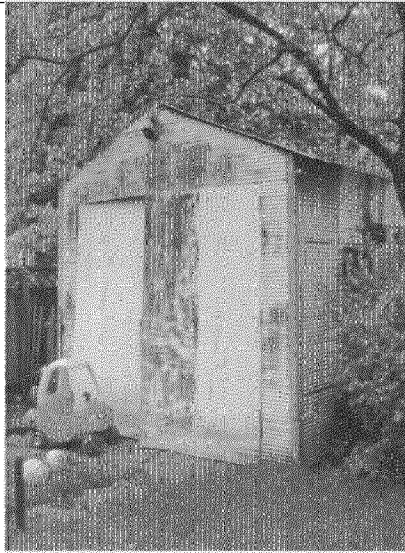
### Floor

5/8" OSB  
 optional 5/8" PT plywood  
 PT Floor joists - 16" on center  
 2x4\* - 6' & 8' wide sheds  
 (\*optional upgrade to 2x6)  
 2x6 - 10' & 12' wide sheds  
 Concrete block supports @ 6 points  
 PT 4x4 runner under 12' wide sheds

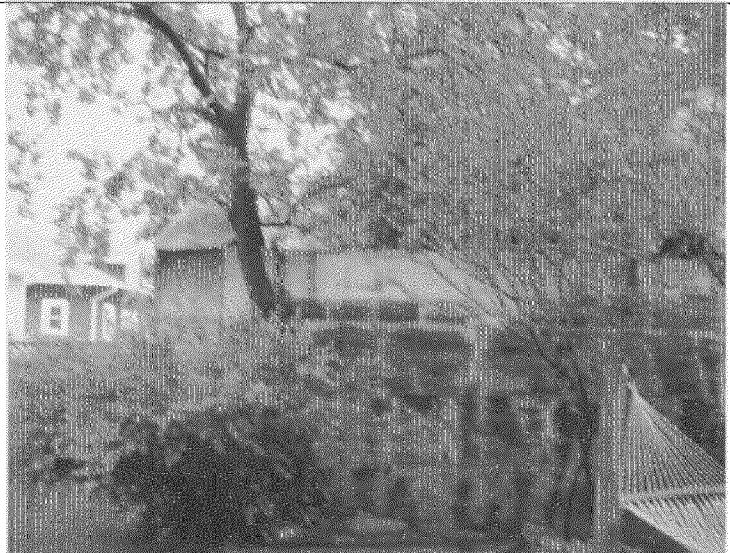
**Note:** Options may not be available for all sheds. Call your Distributor or Sheds USA for more information.



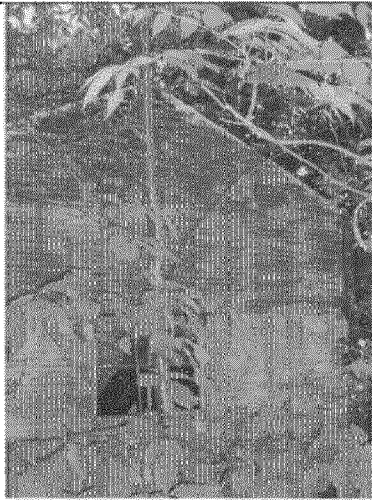
RE: HISTORIC AREA WORK PERMIT FOR REPLACEMENT OF STRUCTURE ON 7134 CARROLL AVENUE



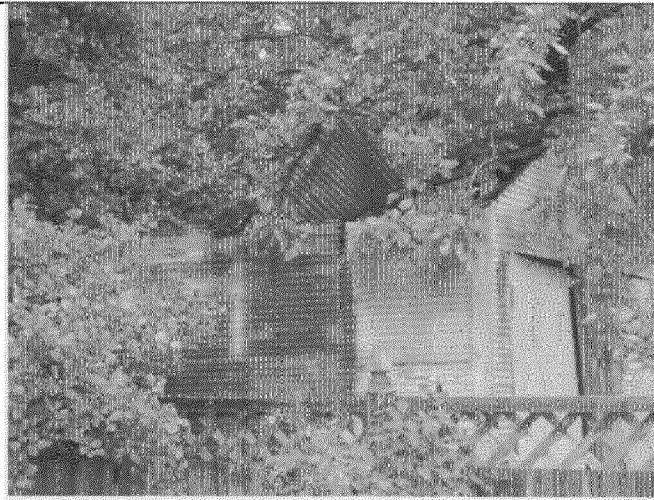
Front, looking from 7134 Carroll



NE Side, looking from 7136 Carroll



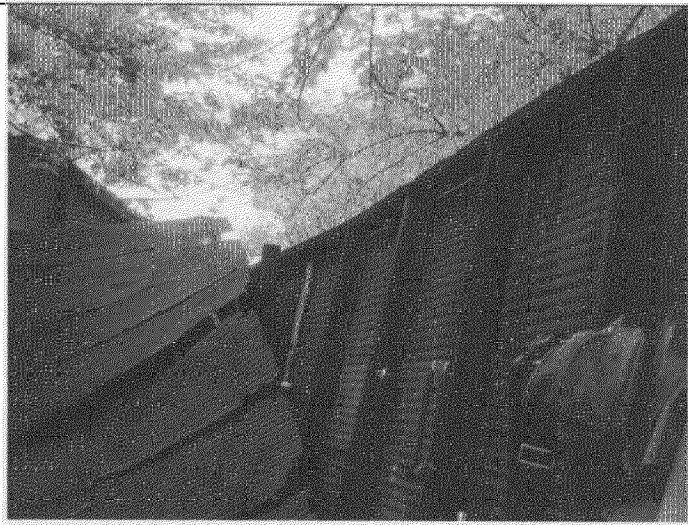
SW Side, looking from 8 Crescent



SE Side, looking from 7132 Carroll Ave



View from inside structure



View inside structure, looking at NE wall

C. Revival (04)  
Bungalow  
C1915-1925

# How to Obtain a Historic Area Work Permit

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Before you can make exterior alterations to a property you own that's listed on the *Master Plan for Historic Preservation* or located in a *Master Plan* historic district, you need an approved Historic Area Work Permit (HAWP).

Even though it's the Historic Preservation Commission (HPC) which reviews HAWPs, you must file all applications for HAWPs and for County building permits with the Department of Permitting Services (DPS) in Rockville. There is no filing fee for HAWPs.

Please contact DPS directly at 240-777-6370 receive a HAWP application in the mail.

The HPC is staffed by historic preservation planners at the Maryland-National Capital Park and Planning Commission in Silver Spring. For questions and information on filling out a HAWP application, the HAWP review process, dates of upcoming HPC meetings, and technical information on sound preservation techniques and maintenance of historic structures, please contact HPC staff:

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Historic Preservation  
Commission  
8787 Georgia Avenue,  
Silver Spring, MD 20910  
phone: 563-3400

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1. Fill out the HAWP application form and all attachments. You must provide the names and mailing addresses of whoever owns property next to, behind and across from yours. You must also provide graphic information about your proposal, including:
  - Two sets of scaled plans and elevations on paper no larger than 11" x 17" showing what currently exists and what you propose. Mark the scale and dimensions on each page, because the drawings will be reduced, photocopied, and circulated on 8 1/2" x 11" paper.
  - Photographs showing the building or site from the street and the areas where the work is proposed. Please affix the photos to 8 1/2" x 11" paper and label them.
  - A site plan (a zoning plat or survey can be used) showing the existing footprint of the building with the area of proposed changes or additions denoted. Indicate location of proposed fences with a dotted line.
  - Additional information such as a tree survey, a grading plan, and material specifications may be required depending on your project. If you plan to remove a healthy tree greater than 6" in caliper, you must provide a tree survey, with proposed replacement plantings.
2. Return your completed HAWP application to DPS in Rockville. Do not send it to the HPC in Silver Spring. You will be notified by mail when your case is scheduled before the HPC. This usually takes place within one month of filing and, by law, must take place within 45 days. The HPC usually meets the second and fourth Wednesdays of each month. To be on a particular meeting agenda, you must file your HAWP application 3 weeks before that meeting. Notice of the public meeting is published in the *Montgomery Journal* and sent to your neighboring property owners. If you live in a historic district, the Local Advisory Panel (LAP) receives a copy of your application.
3. At the HPC meeting, you will be given time to discuss your project and answer questions about it. Other interested parties will also be offered an opportunity to testify. Staff will show slides of your property and make recommendations to the Commission. Comments, if any, from the LAP are also presented.
4. Following testimony and discussion, the HPC votes in public on your application, basing its decision on criteria in the County's Historic Preservation Ordinance, the Secretary of the Interior's Standards, and any applicable guidelines. The HPC has three options:
  - Approve your application and instruct DPS to issue the HAWP for the work as proposed.
  - Approve the application subject to certain conditions.
  - Deny the HAWP.If your HAWP is denied, the HPC will provide you with a written decision. You – or any aggrieved party – may appeal any HPC decision within 30 days to the Board of Appeals. Its decisions may be appealed to the Circuit Court.
5. In practice, *the majority of HAWP applications are approved as submitted or with conditions.* Following the HPC meeting, the signed, approved HAWP application is returned to DPS which then issues you a Historic Area Work Permit through the mail. At the same time, HPC staff mails you a copy of your signed HAWP application with each page of your plans stamped as approved. If the HPC's conditions of approval require changes to the plans, the approved HAWP is not returned to DPS until you submit a revised set of plans to HPC staff. When you go to DPS to get your building permit, you must take your HPC-stamped plans and HAWP. Your building permit plans must match the stamped HPC set.

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File HAWP Applications at:

Department of Permitting Services  
255 Rockville Pike (Route 355) 2<sup>nd</sup> Floor  
Rockville, MD 20850

- in the County government center in  
Rockville, across Hungerford Drive from the  
Rockville Metro station, at the intersection  
of Route 355 and Middle Lane

phone: 240-777-6370  
(for general information or to  
request a HAWP application)

public hours: 7:30 a.m. to 3:30 p.m.  
Monday-Friday

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