

37/03-04G 7134 Carroll Ave
Takoma Park Historic District

IE-M



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 27, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #330912, for rear addition to house at 7134 Carroll Avenue, **Takoma Park Historic District**

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**.

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

Applicant: Beth and Greg Gorman (Alan Abrams, Agent)

Address: 7134 Carroll Avenue, Takoma Park
Master Plan Historic District - Takoma Park

This HAWP approval is 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 at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

Addendum to Historic Area Work Permit Application

Greg and Beth Gorman Residence

Block 2, Pt Lot 11, Hillcrest Subdivision

7134 Carroll Avenue

Takoma Park Historic District

January 27, 2004

Site and Context

The subject house, a primary resource in the Takoma Park Historic District, is a two story, side gabled, stucco clad dutch colonial revival style frame dwelling with full width front porch cut into the massing of the building. There is a small frame garage at the left rear corner of the lot. Significant trees include a +/- 24" diameter mulberry along the right rear property line, and a +/- 20" diameter willow oak just across the right property line.

The lot, only 130' deep and 44' wide (narrowed from 50' by deed subsequent to subdivision) is substantially flat except for slight terracing along the sidewalk. The house is surrounded by a mix of vintage houses including two craftsman style 4-squares to the right, which are also primary resources, as well as more recent, non-contributing resources. The ponderous Bailey house sits obliquely across Carroll, slightly closer to Old Town. The fire house also sits obliquely across Carroll, more towards Takoma Junction.

Tax records date the house to 1900; the Takoma Park Master Plan dates it between 1915-1925. The brick foundation, with lime and sand mortar, suggests the very earliest portion of the 20th century.

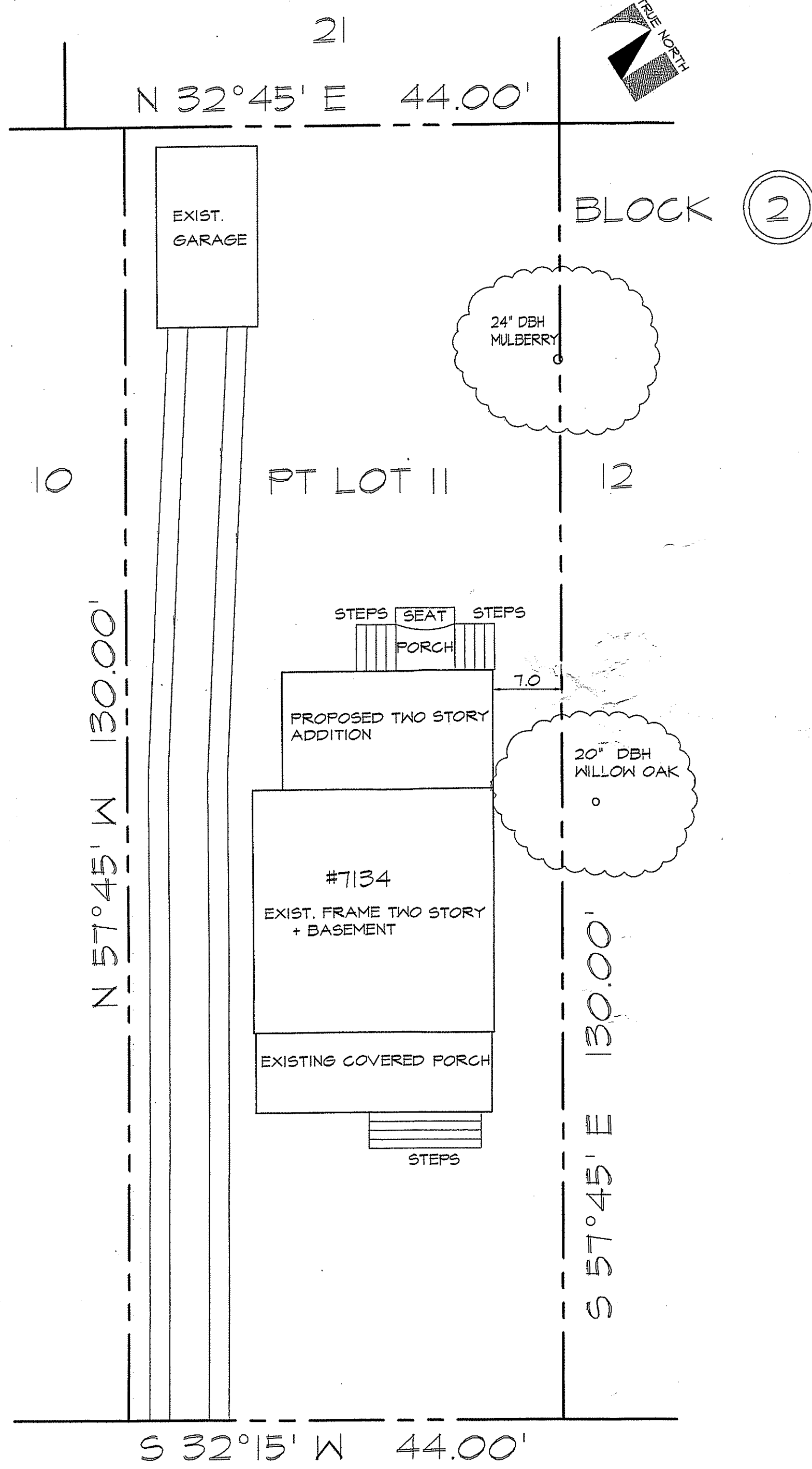
Proposal and Impact

The proposal is to construct a shallow two story addition at the rear of the house. The addition will include a family room on the main level, and bedroom on the second level. It will be approximately 3 feet narrower than the house, to reduce its massing. It will also have a gambrel-like roof of the same proportions as the existing roof, but turned perpendicular to it. The scale and proportion of new fenestration will be based on the original, vertically elongated 6/1 double hung windows. The principle cladding material will be fiber cement clapboard. There will be a small wood porch with built-in seat at the rear door of the addition. These elements will at once unify the addition stylistically, but clearly distinguish it from the original.

The addition will be constructed on piers, to reduce the impact on the neighbor's willow oak. The designer has met on site with the Takoma Park arborist to confirm that this general arrangement will not have an adverse impact on the tree. The pier and beam foundation is also designed such that no new loads will be imposed on the old structure.

Regretably, a small shed dormer at the rear of the existing roof must be removed to construct the addition. However, the gambrel form of the new roof will "remember" the lost dormer. No changes whatsoever are proposed for the side or front elevations, and the reduction in width of the addition preserves a significant portion of the strong form of the original roof and massing, viewed from the rear.

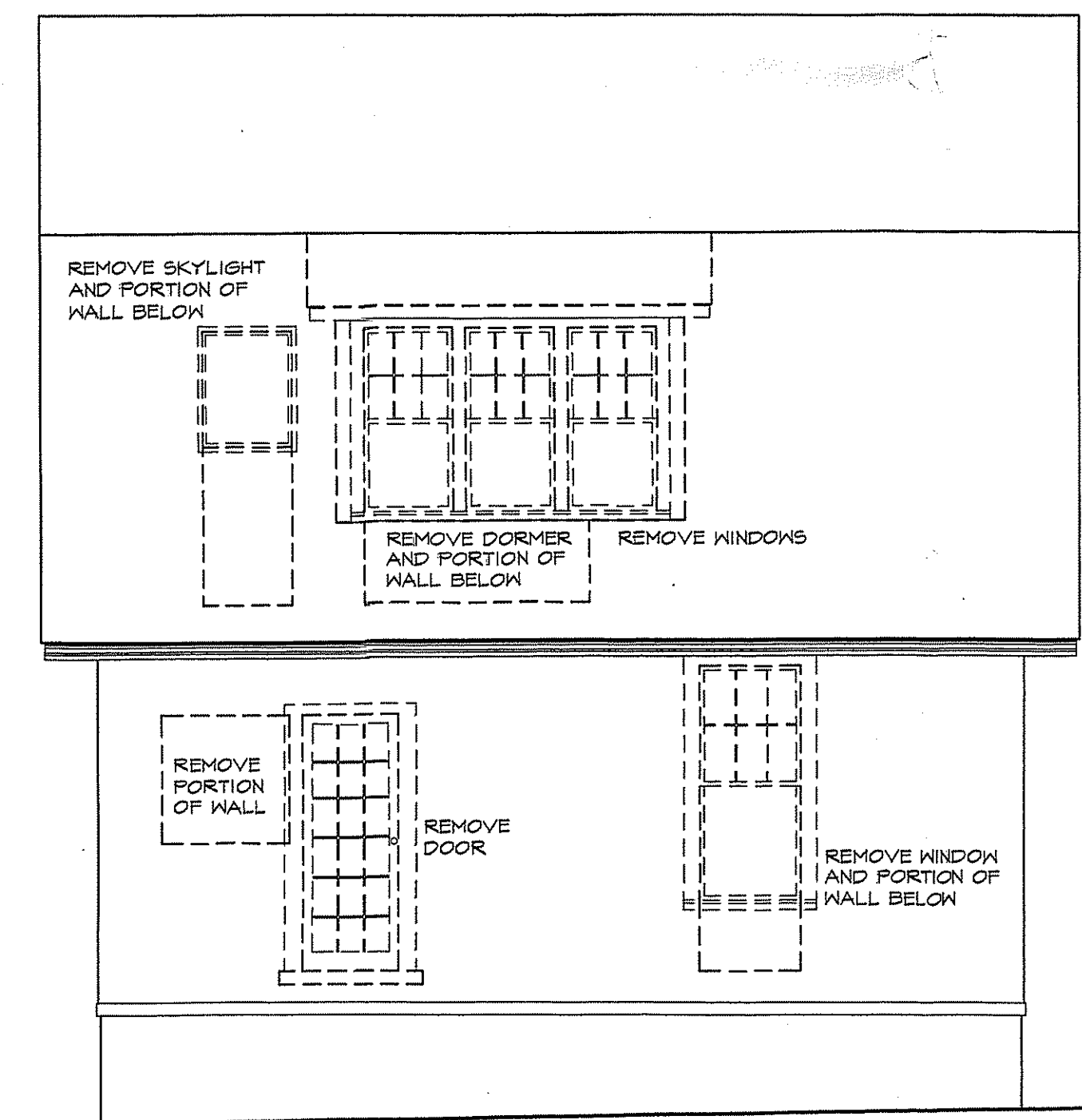
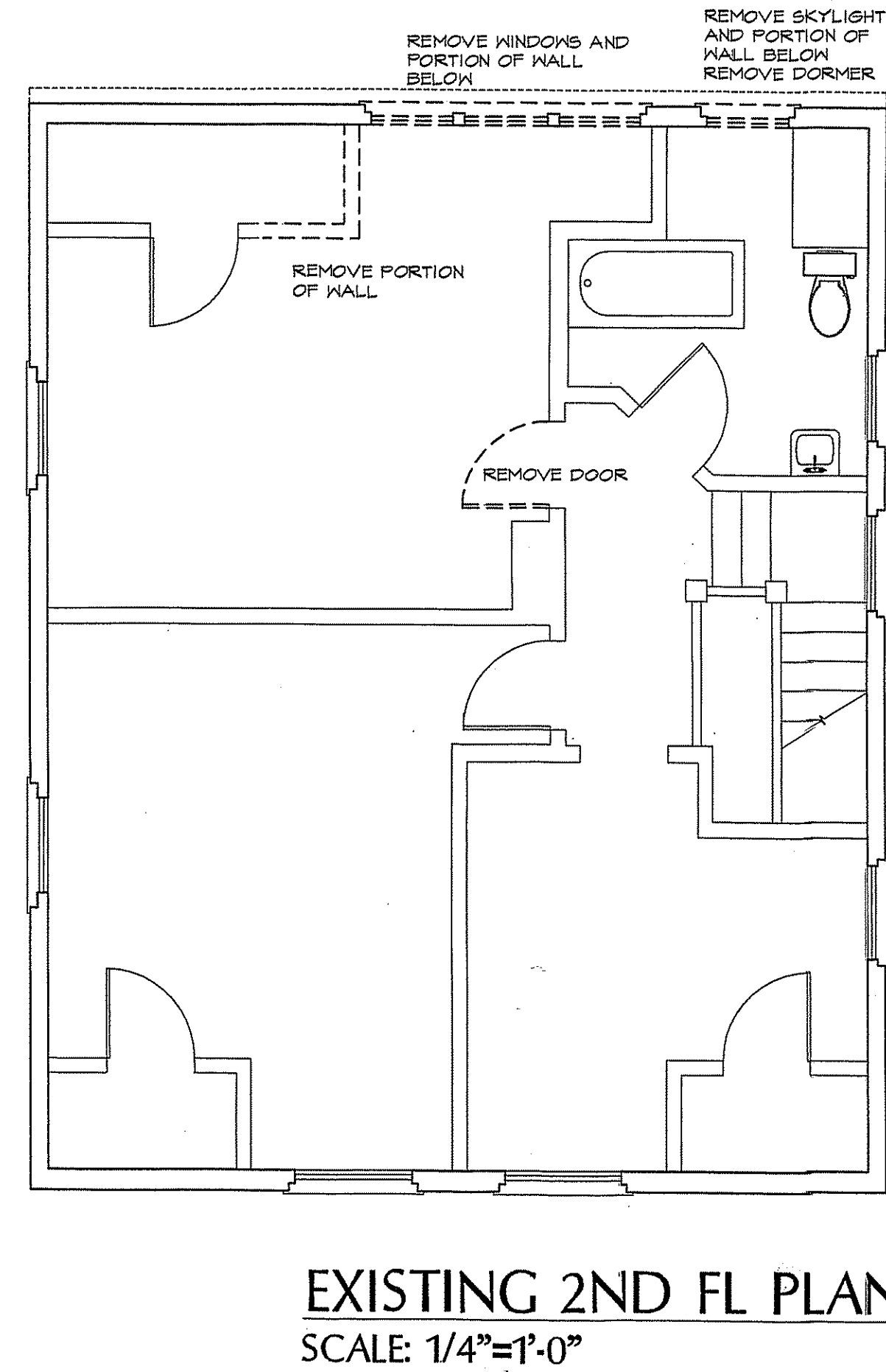
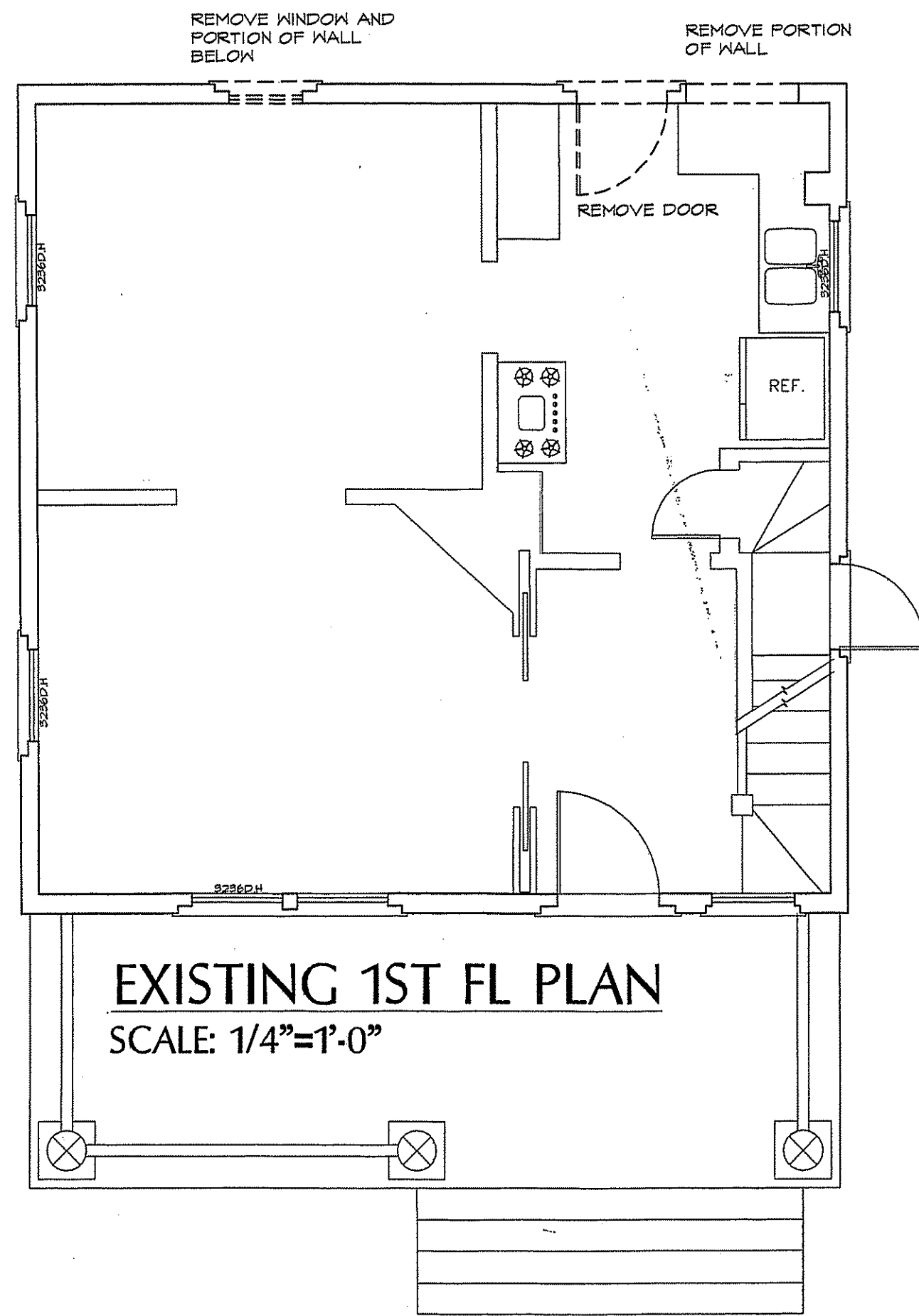
We therefore submit that the proposed addition will have no serious impact on the historic district, and in general conform to the guidelines for additions to outstanding resources. The additional footprint is approximately 1/3 the area, and +/- 15% less than the height and width of the existing house, and will only be visible from the right-of-way when viewed obliquely along the narrow driveway, or the narrow space between it and the house to the right. Major materials, including clapboard and clad wood windows and doors, are appropriate for the historic district. The addition and existing house will be unified stylistically, but distinguished by materials and massing, and will "remember" the lost elements. Pier construction will mitigate damage to the nearby tree.



CARROLL AVENUE

SITE PLAN
SCALE: 1"=10'

INFORMATION BASED ON LOT LOCATION
SURVEY BY LANDTECH ASSOCIATES

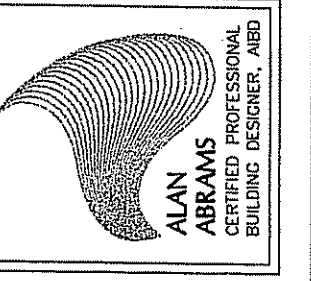


INDEX OF DRAWINGS

COVER SHEET, SITE PLAN, DEMO, INDEX	CS1
FL PLANS, ELEVATIONS	A2
FRAMING PLANS/FOUNDATION PLAN	A3
INTERIOR ELEVATIONS, ELECTRICAL PLANS	AE 5
SECTIONS	A4

RENOVATION OF & ADDITION TO THE & HOME OF GREG & BETH HISLE GORMAN TAKOMA PARK, MARYLAND

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
04/15/04



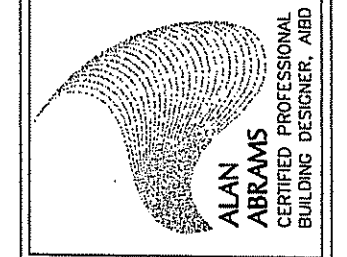
PERMIT SET
COVER SHEET / SITE PLAN
INDEX / DEMO
SCALE AS NOTED

abrams design build
808 aspen street, nw
washington, dc 20012
202.726.5894
www.abramsdesignbuild.com

ADDITION & RENOVATION
BETH HISLE & GREG GORMAN
7134 CARROLL AVENUE
TAKOMA PARK, MD 20912

4/15/04

SHEET
CS-1
OF
5



PERMIT SET
FOUNDATION &
FRAMING PLANS
SCALE AS NOTED

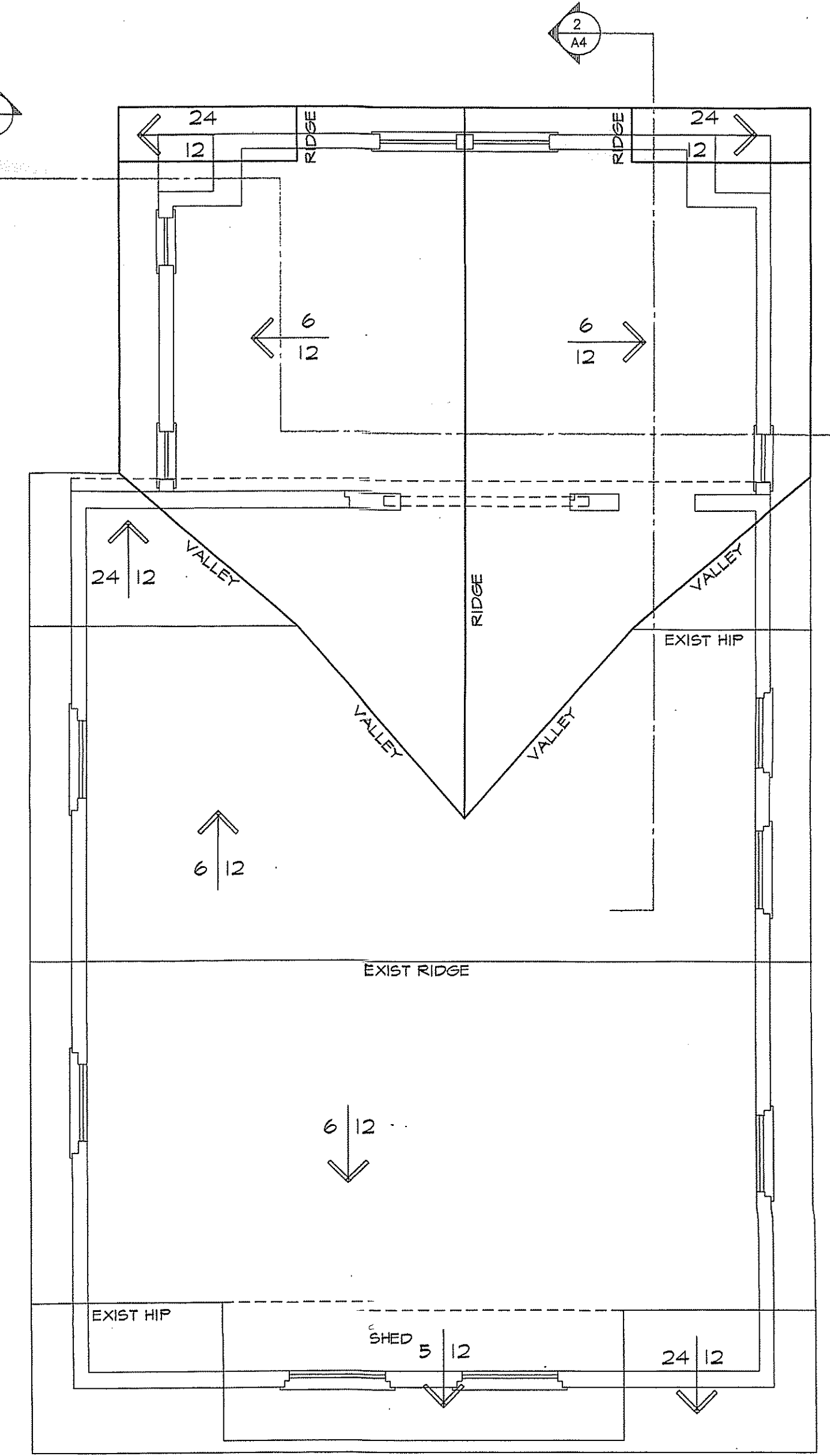
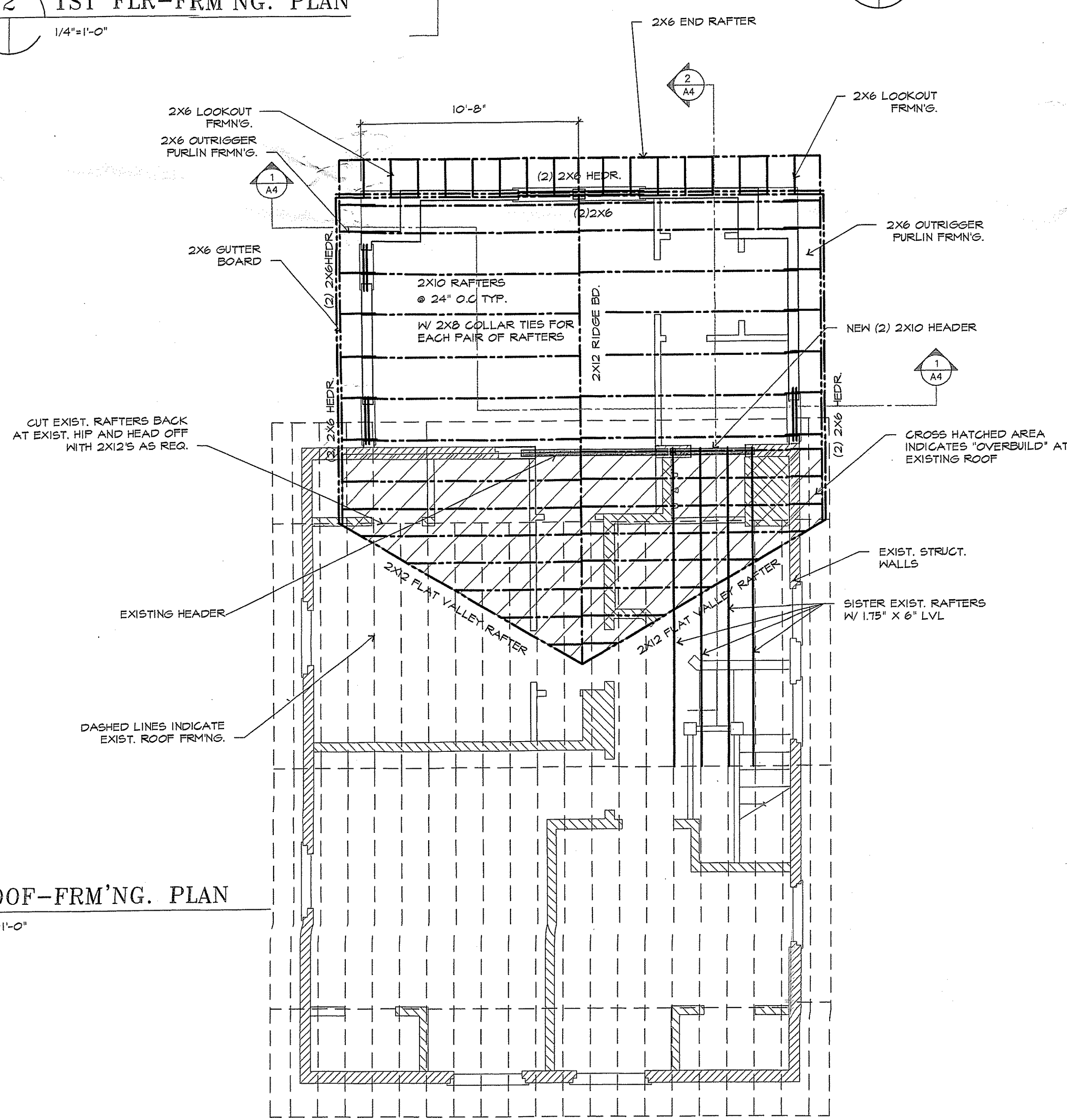
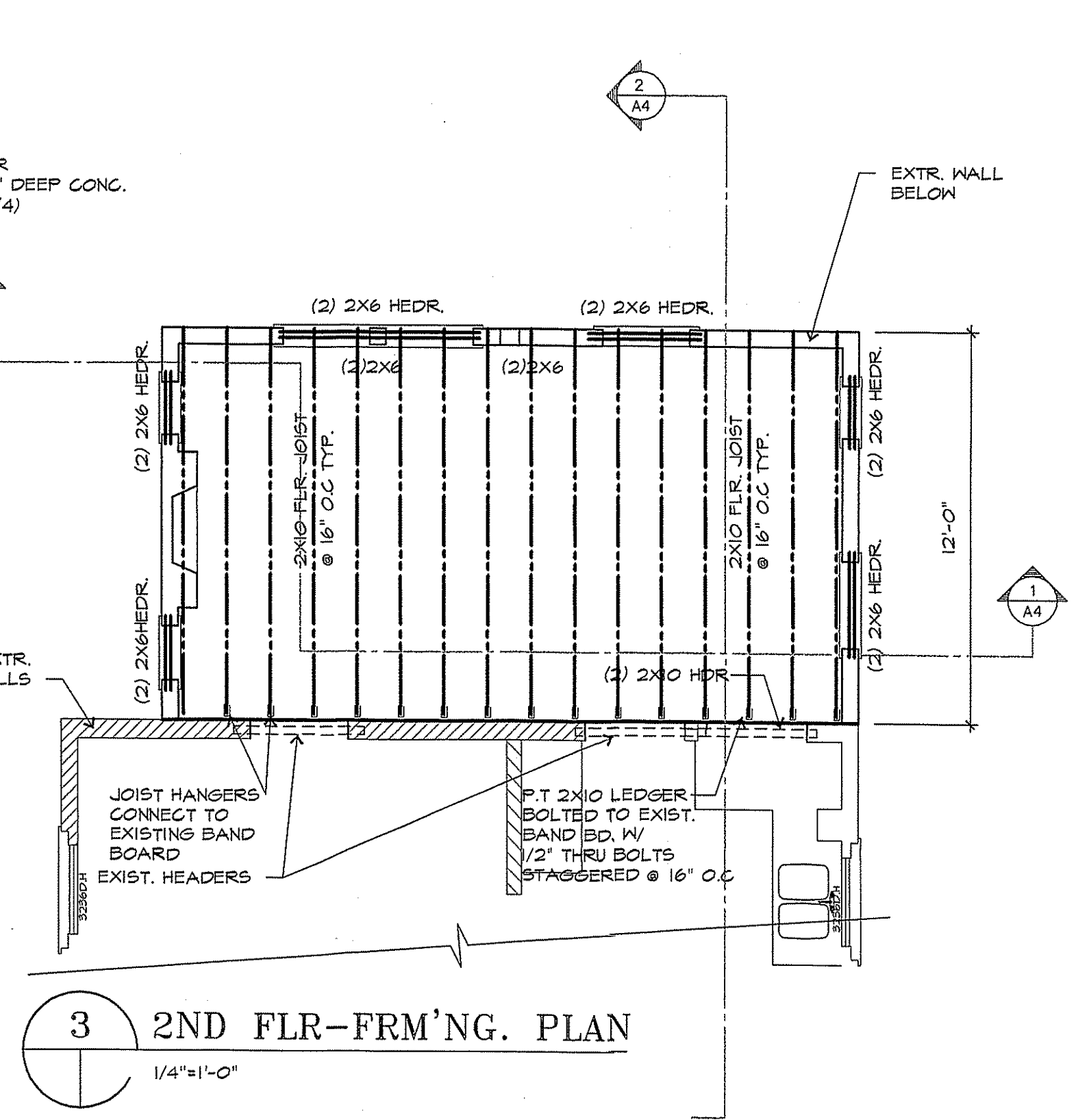
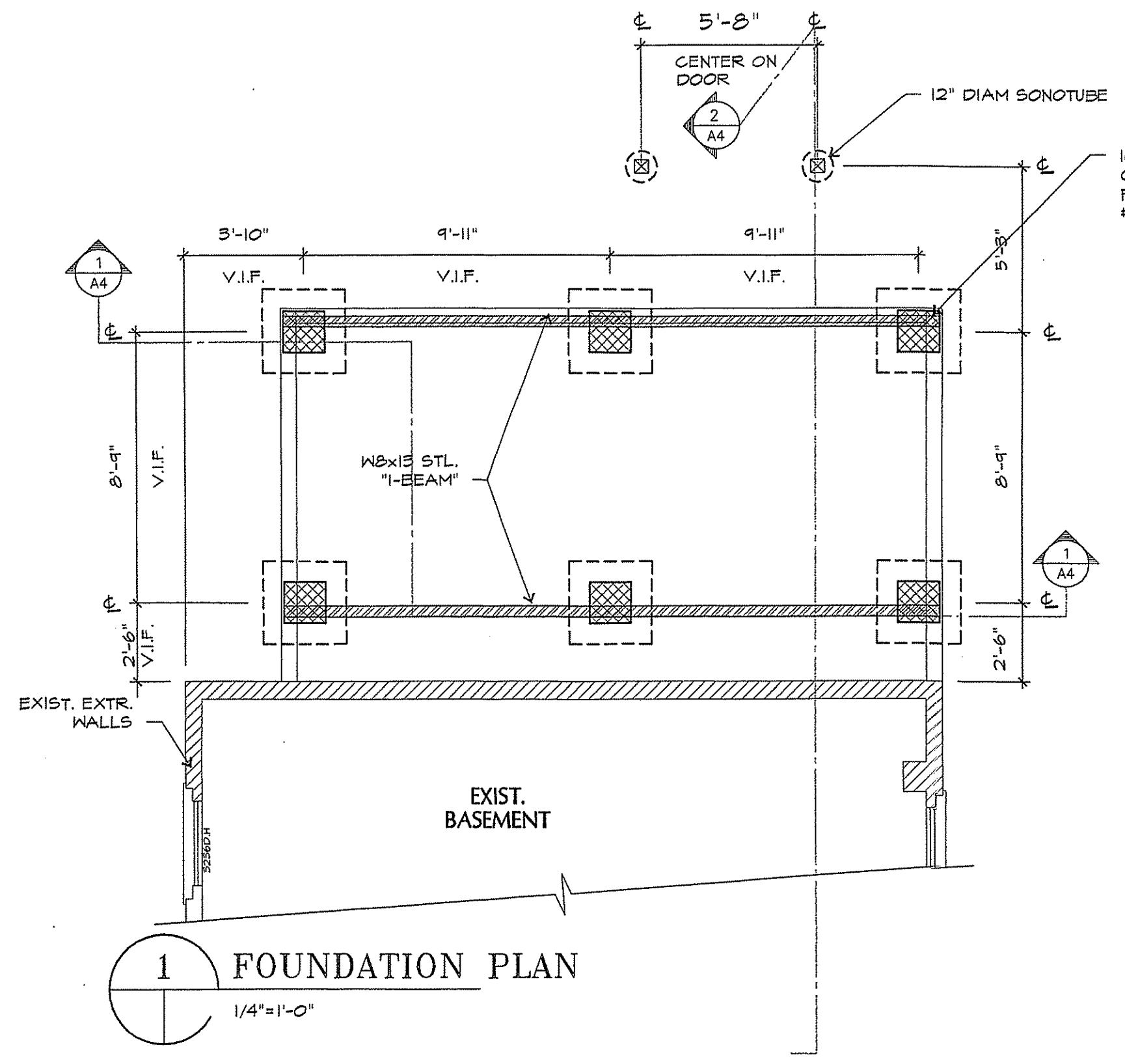
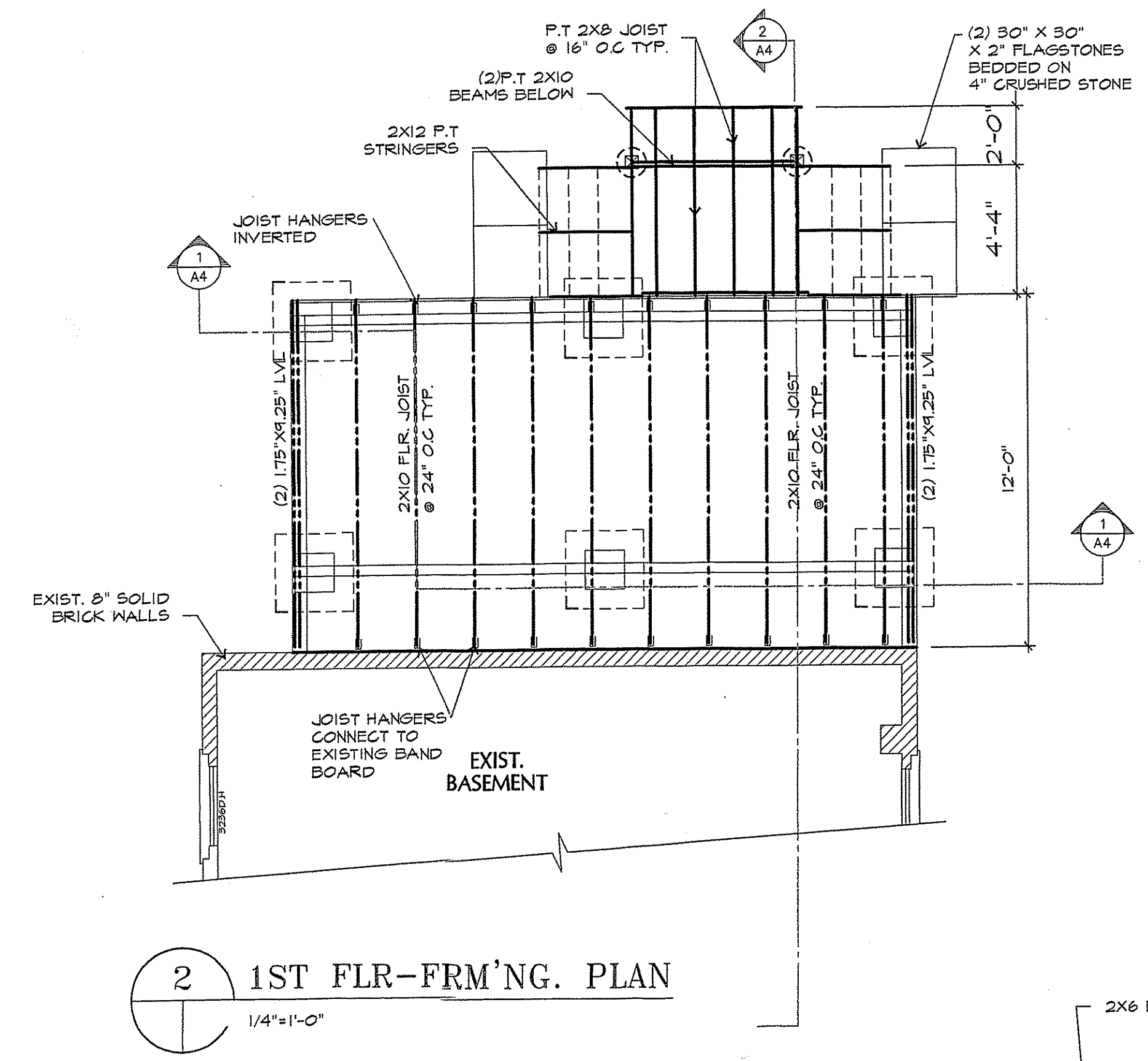
abrams design build

808 aspen street, nw washington, dc 20012 202.726.5894
www.abramsdesignbuild.com

ADDITION TO THE
BETH AND GREG CORMAN RESIDENCE
7134 CARROLL AVENUE
TAKOMA PARK, MD

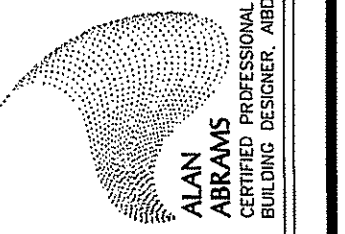
4/15/04

SHEET
A3
OF
5



5 ROOF-PLAN
1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
4/15/04



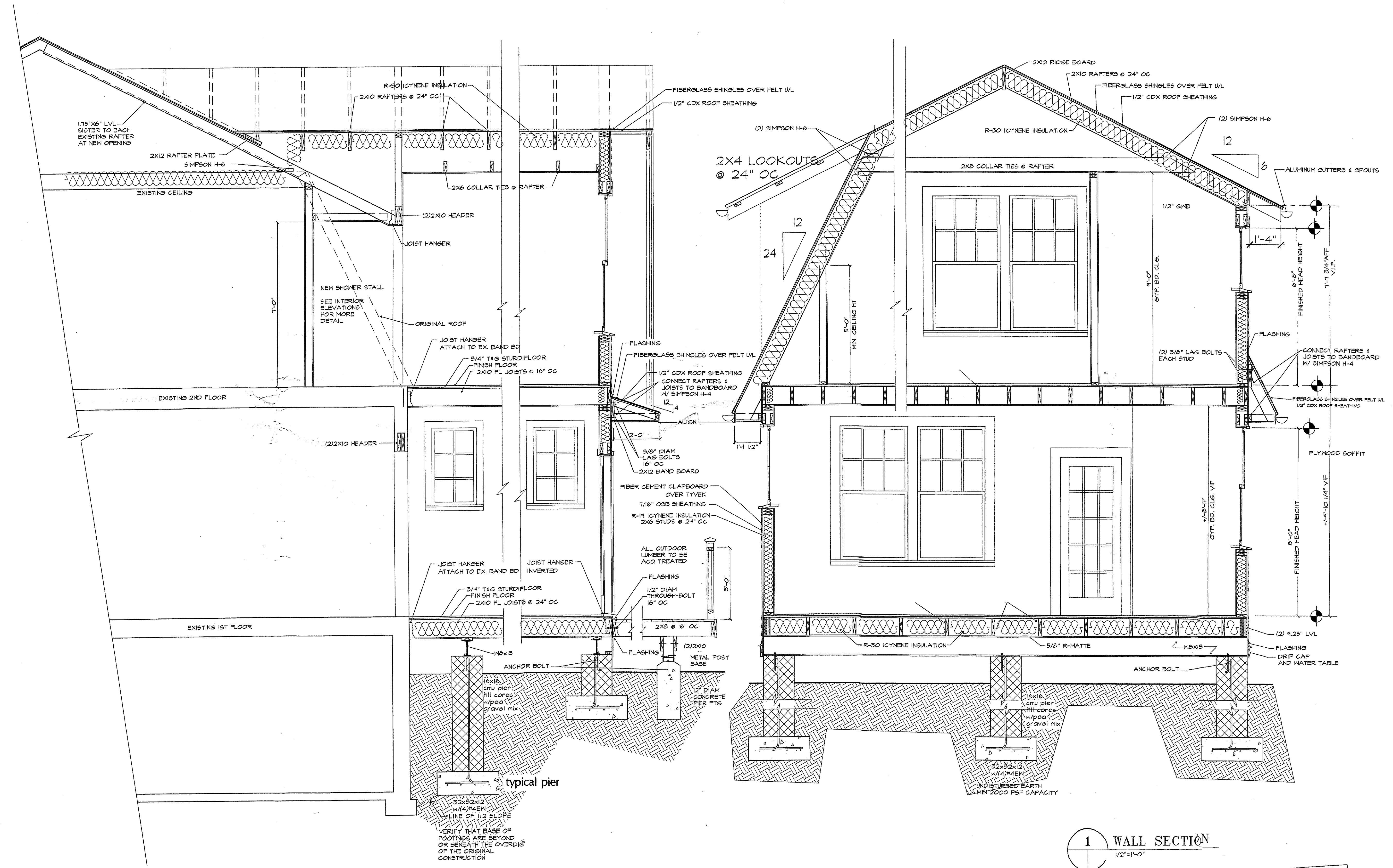
PERMIT SET
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SCALE AS NOTED

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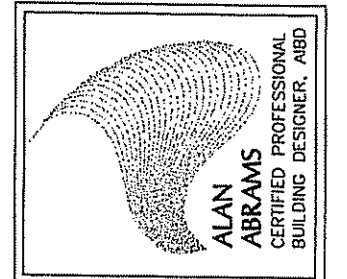
SHEET
A-4
OF
01



2 WALL SECTION
1/2"=1'-0"

1 WALL SECTION
1/2"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Halley
4/27/04



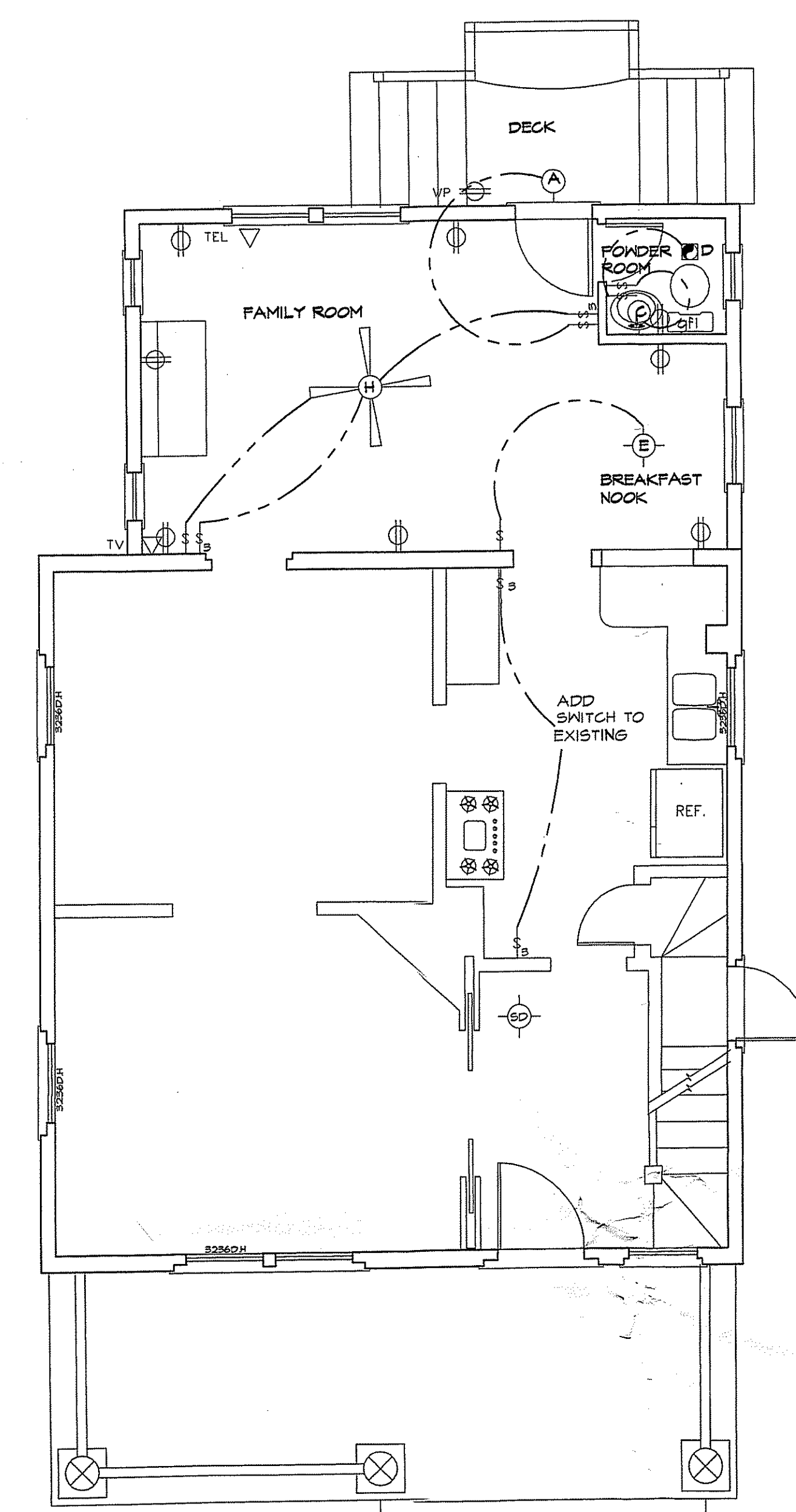
PERMIT SET
 INTERIOR ELEVATIONS
 ELECTRICAL PLANS
 SCALE AS NOTED

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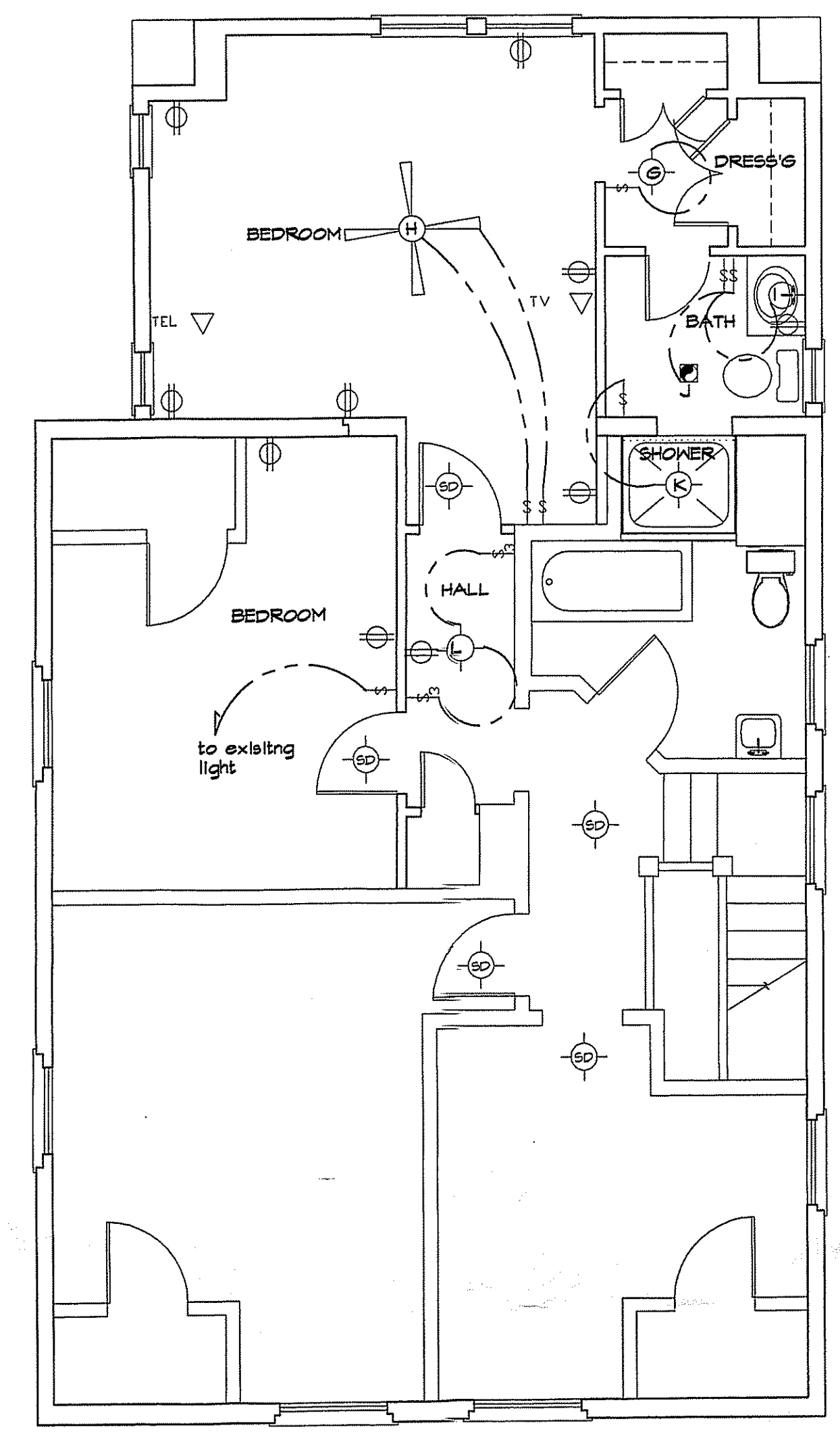
ADDITION TO THE
 BETH AND GREG GORMAN RESIDENCE
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 TAKOMA PARK, MD

4/15/04

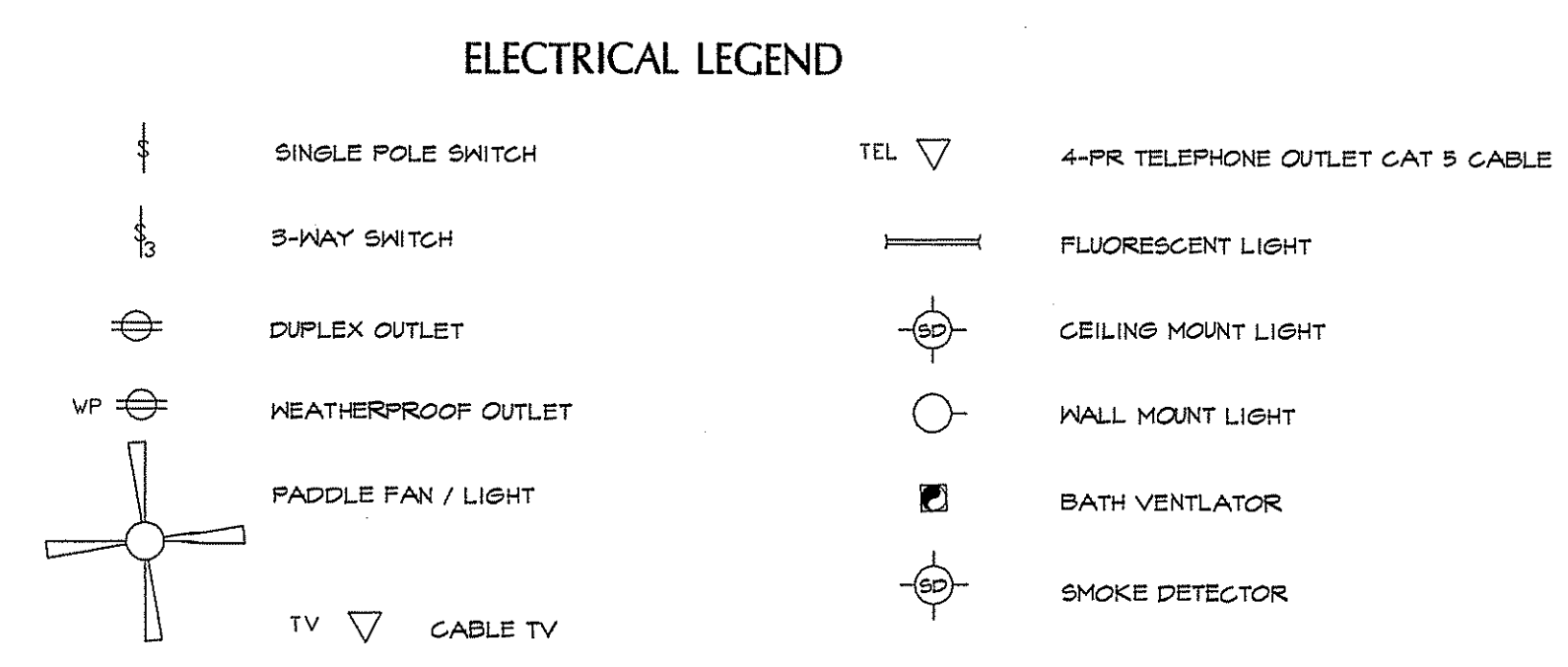
SHEET
 AE-5
 OF
 5



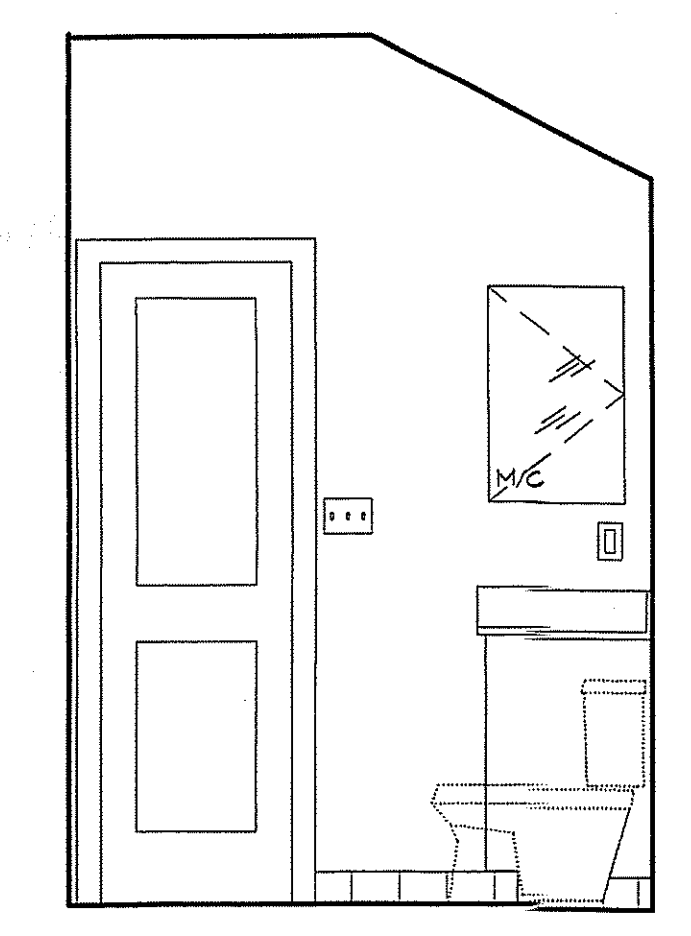
1ST FLOOR PLAN
 1/4"=1'-0"



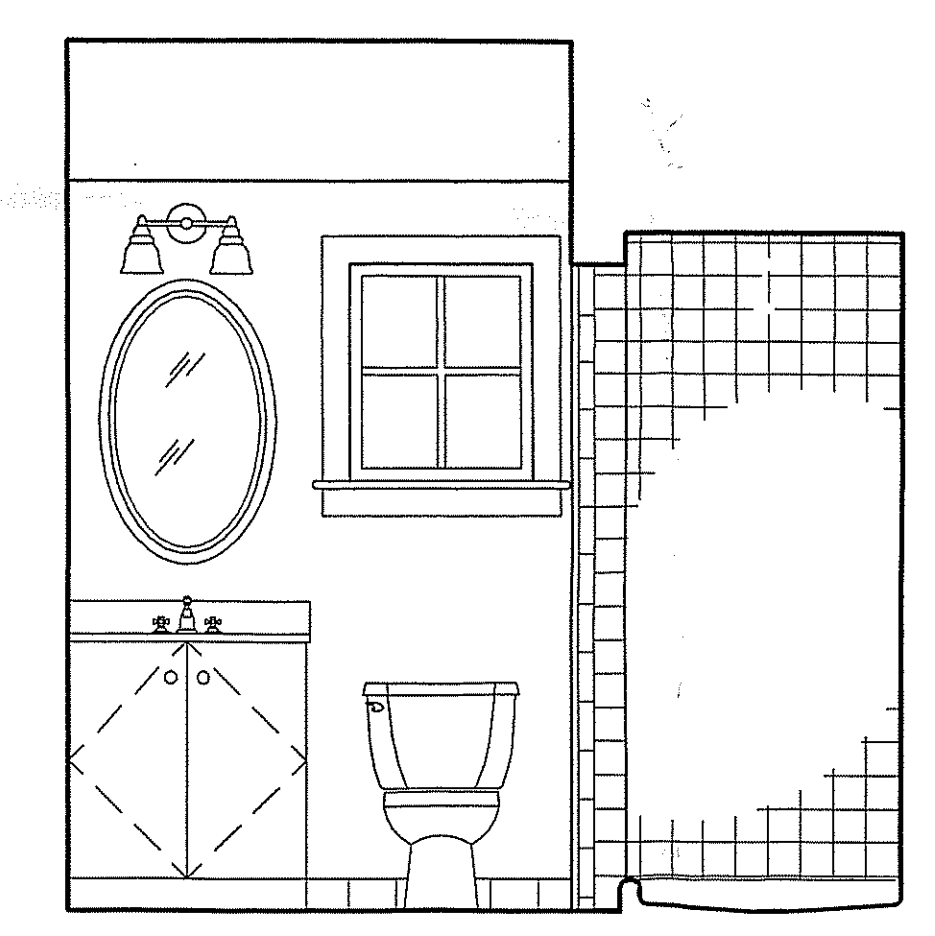
2ND FLOOR PLAN
 1/4"=1'-0"



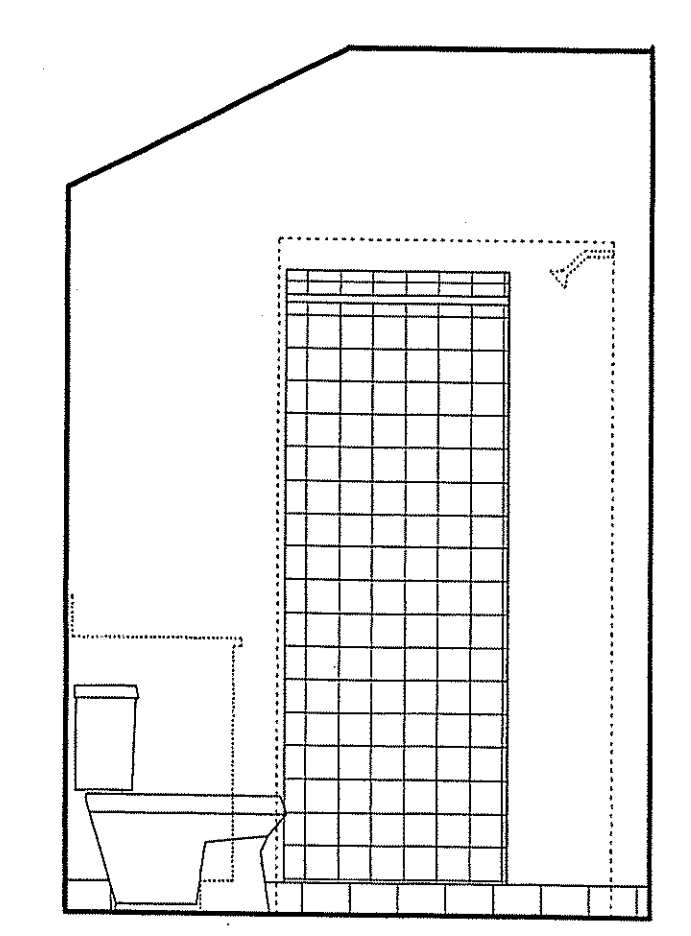
MARK	QNTY	LOCATION	DESCRIPTION	MANFR	CATALOG #	FINISH	LAMP
A	1	DECK	WALL MOUNT WET LOCATION				
B		NOT USED					
C	1	POWDER ROOM	WALL MOUNT				
D	1	POWDER ROOM	EXHAUST FAN				
E	1	BREAKFAST NOOK	CEILING MOUNT				
F		NOT USED					
G	1	DRESSING ROOM	CEILING MOUNT				
H	2	FAM RM, M BEDROOM	PADDLE FAN / LIGHT				
I	1	M BATH	WALL MOUNT				
J	1	M BATH	EXHAUST FAN				
K	1	M BATH - SHOWER	CEILING MT WET LOCATION				
L	1	BACK HALL	CEILING MOUNT				



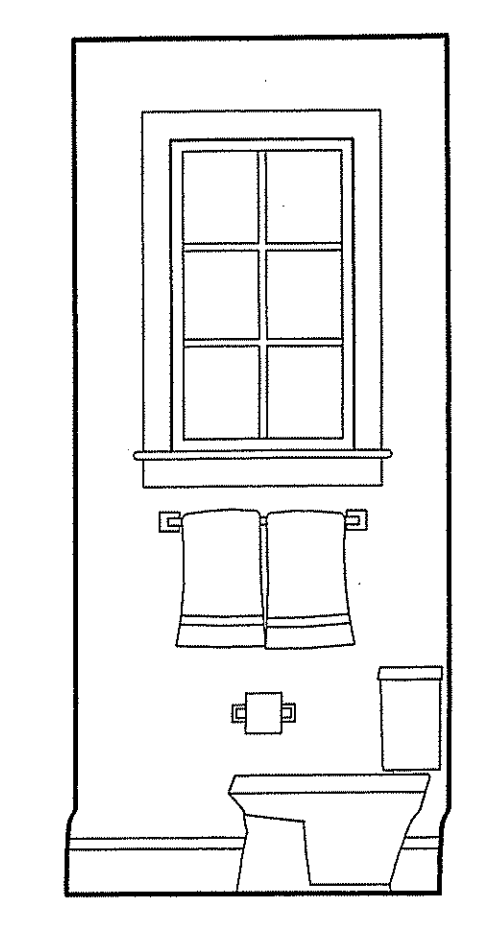
ELEVATION 5
 1/2"=1'-0"



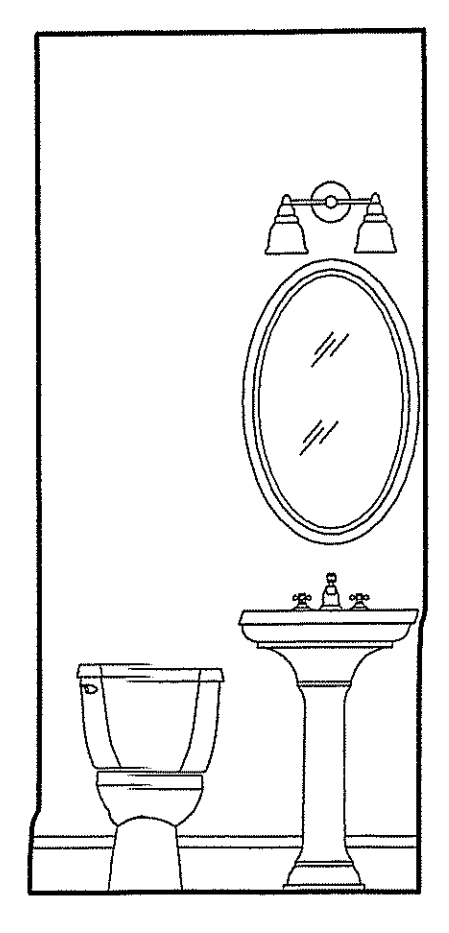
ELEVATION 6
 1/2"=1'-0"



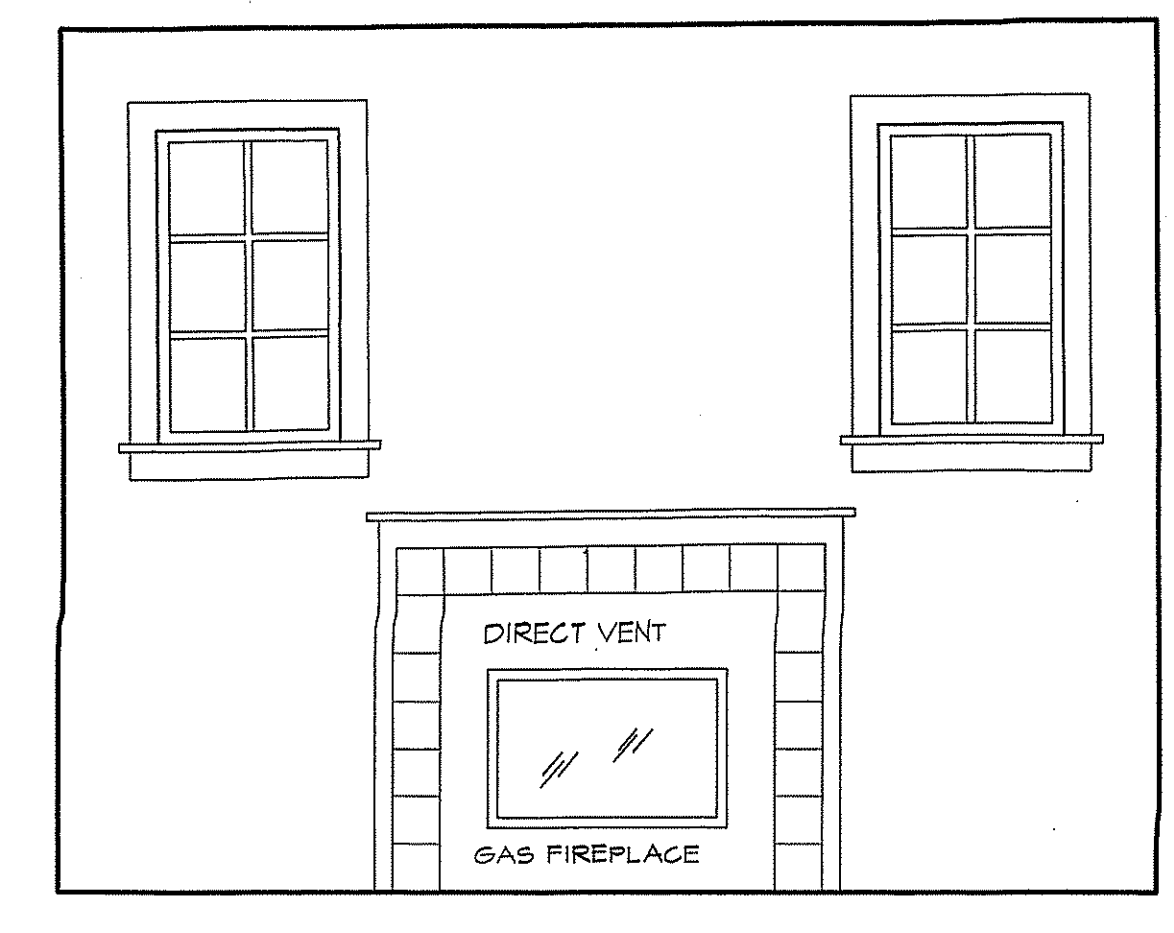
ELEVATION 7
 1/2"=1'-0"



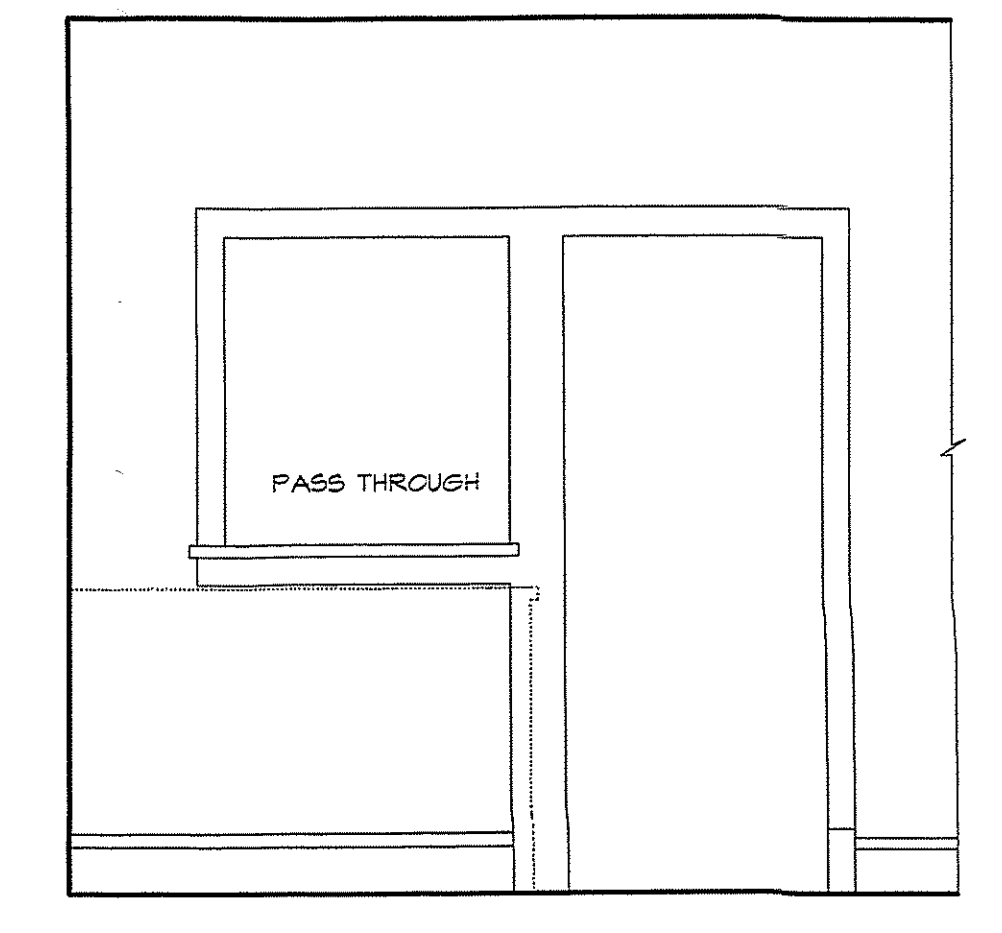
ELEVATION 1
 1/2"=1'-0"



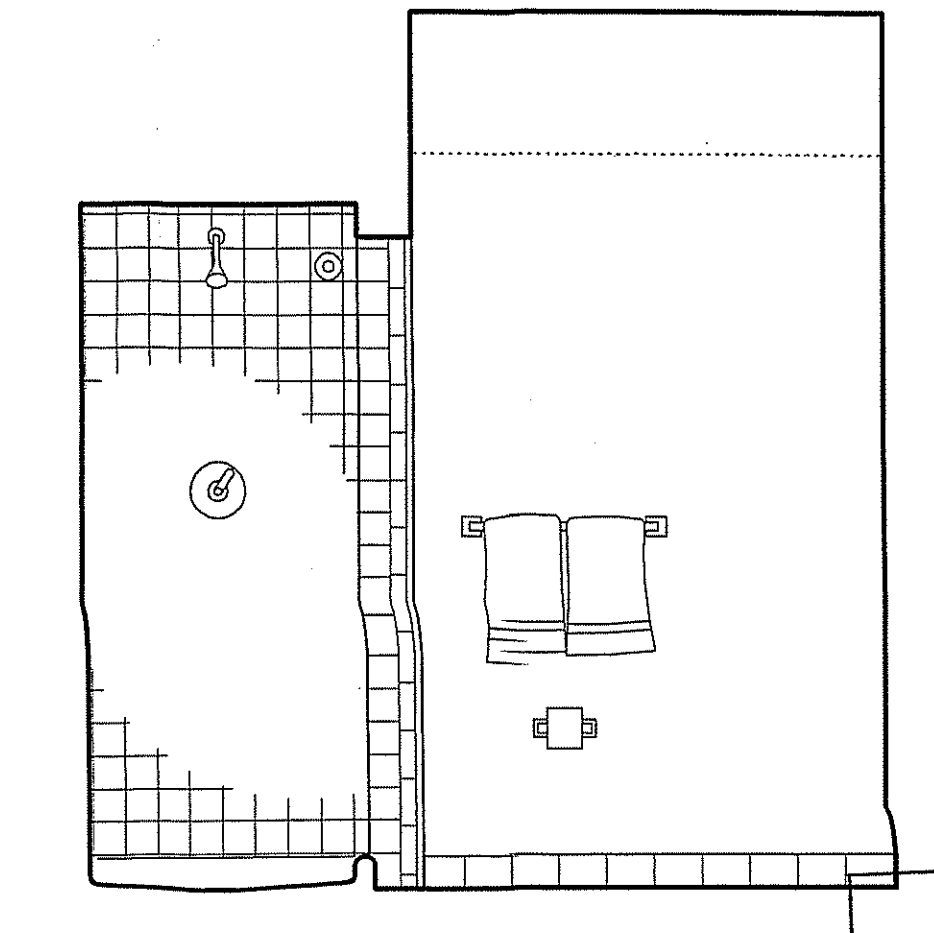
ELEVATION 2
 1/2"=1'-0"



ELEVATION 3
 1/2"=1'-0"



ELEVATION 4
 1/2"=1'-0"



ELEVATION 8
 1/2"=1'-0"

APPROVED
 Montgomery County
 Historic Preservation
 Julia [Signature]
 4/15/04

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7134 Carroll, Avenue, Takoma Park	Meeting Date:	02/25/04
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	02/18/04
Review:	HAWP	Public Notice:	02/11/04
Case Number:	37/03-04G	Tax Credit:	None
Applicant:	Beth and Greg Gorman (Alan Abrams, Agent)	Staff:	Michele Naru

PROPOSAL: Rear Addition

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Dutch Colonial: Bungalow
DATE: c1915-25

The house located at 7134 Carroll Avenue is an outstanding resource within the Takoma Park Historic District. The subject house is a two story, side gabled, stucco clad, Dutch colonial revival style frame dwelling with full width front porch cut into the massing of the building. There is a small frame garage at the left rear corner of the lot. Significant trees include a +/-24" diameter mulberry along the right rear property line, and a +/-20" diameter willow oak just across the right property line.

The lot, only 130' deep and 44' wide (narrowed from 50' by deed subsequent to subdivision) is substantially flat except for slight terracing along the sidewalk. A mix of vintage houses including two, craftsman style, 4-squares to the right, which are also primary resources, as well as more recent, non-contributing resources, surrounds the house. The ponderous Bailey house sits obliquely across Carroll, slightly closer to Old Town. The firehouse also sits obliquely across Carroll, more towards Takoma Junction.

Tax records date the house to 1900; the Takoma Park Master Plan dates it between 1915-1925. The brick foundation, with lime and sand mortar, suggests the very earliest portion of the 20th century.

PROPOSAL:

The applicant is proposing to construct a shallow, two-story addition at the rear of the house. The addition will include a family room on the main level, and bedroom on the second level. It will be approximately 3 feet narrower than the house, to reduce its massing. It will also have a gambrel-like roof of the same proportions as the existing roof, but turned perpendicular to it. The scale and proportion of new fenestration will be based on the original, vertically elongated 6/1 double hung windows. The principle cladding material will be fiber cement clapboard. There will be a small wood porch with built-in seat at the rear door of the addition. These elements will at once unify the addition stylistically, but clearly distinguish it from the original. The addition will be constructed on piers, to reduce the impact on the neighbor's willow oak. The designer has met on site with the Takoma Park arborist to confirm that this general arrangement will not have an adverse impact on the tree. The pier and beam foundation is also designed such that no new loads will be imposed on the old structure.

The additional footprint is approximately 1/3 the area, and +/- 15% less than the height and width of the existing house, and will only be visible from the right-of-way when viewed obliquely along the narrow driveway, or the narrow space between it and the house to the right. Major materials, including clapboard and clad wood windows and doors, are appropriate for the historic district. The addition and existing house will be unified stylistically, but distinguished by materials and massing. Pier construction will mitigate damage to the nearby tree.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to contributing resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource, which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- Plans for all alterations should be compatible with the resources's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc is encouraged.
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.

- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

In general, staff believes that the proposed addition is in scale with the existing house. The proposed addition is very sympathetic to the style, scale and massing of the historic resource and will be located at the rear – not visible for the public right-of-way. A small shed dormer at the rear of the existing roof must be removed to construct the addition. The *Guidelines* specify that architectural features, such as a dormer should be preserved. Because of the dormer's location, along the rear roof slope, staff does not object to its removal. No changes whatsoever are proposed for the side or front elevations, and the reduction in width of the addition preserves a significant portion of the strong form of the original roof and massing, viewed from the rear. Staff feels that this proposal meets the above criteria outlined in the *Takoma Park Guidelines*. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission ***approve*** the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

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

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,

With the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: ALAN ABRAMS

Daytime Phone No.: 202 726 5894

Tax Account No.: 0106 8802

Name of Property Owner: BETH & GREG GORMAN Daytime Phone No.: 301 891 2772

Address: 7134 CARROLL AVE TAKOMA PK 20912
Street Number City State Zip Code

Contractor: ABRAMS DESIGN BUILD Phone No.: 202 726 5894

Contractor Registration No.: 86613

Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202 726 5894

LOCATION OF BUILDING/PREMISE

House Number: 7134 Street: CARROLL AVE.

Town/City: TAKOMA PK Nearest Cross Street: PHILADELPHIA AVE

Lot: PT. LOT 11 Block: 2 Subdivision: HILLCREST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 175,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 02 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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.

Alan Abrams
Signature of owner or authorized agent

Jan 29, 04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 330912 Date Filed: 1-29-04 Date Issued: _____
rdg

**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:

SEE ADDENDUM

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

SEE ADDENDUM

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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

- a. 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.
- b. 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.

Adjoining and Confronting Property Owners

Block 2, Pt Lot 11, Hillcrest Addition

7134 Carroll Avenue

Takoma Park Historic District

January 27, 2004

Block 19, Pt. Lot 28

7131 Carroll Avenue

Owner:

Roy Patmalnee

7131 Carroll Avenue

Takoma Park, MD 20912

Block 2, Lot 10

7132 Carroll Avenue

Owner:

Glenn Clark

7132 Carroll Avenue

Takoma Park, MD 20912

Block 19, Pt. Lot 29

7133 Carroll Avenue

Owner:

Montgomery County

101 Monroe Street

Rockville, MD

20850-2540

Block 2, Lot 12

7136 Carroll Avenue

Owner:

Ben Rosenthal and Nancy Martin

7136 Carroll Avenue

Takoma Park, MD 20912

Block 2, Lot 21

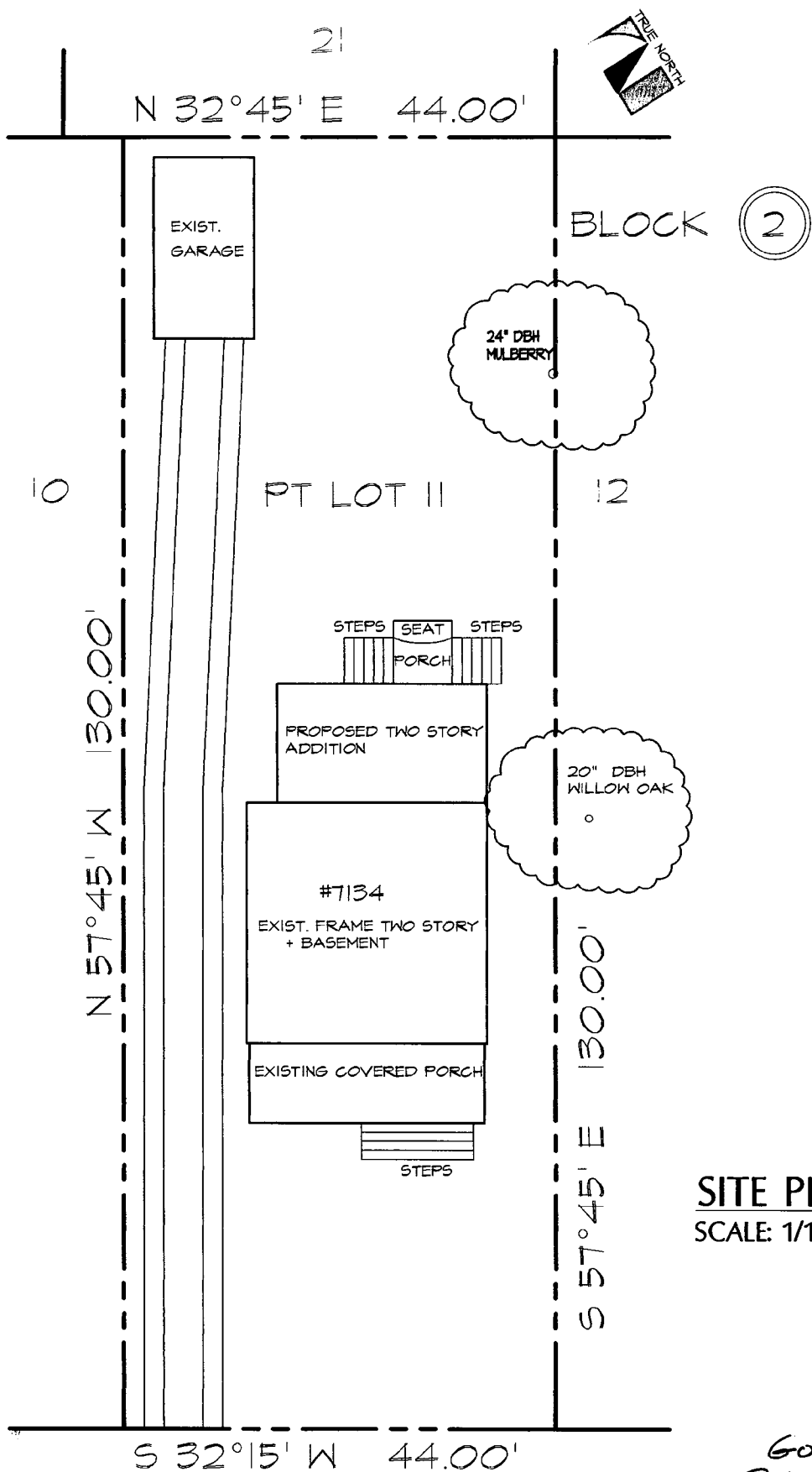
8 Crescent Place

Owner:

Shana Alewine

103 Sherrington Court

Apex, NC 27519-5517



21
 N 32°45' E 44.00'



BLOCK (2)

10

PT LOT 11

12

N 57°45' W 130.00'

STEPS SEAT STEPS
 PORCH

PROPOSED TWO STORY
 ADDITION

20" DBH
 WILLOW OAK

#7134
 EXIST. FRAME TWO STORY
 + BASEMENT

S 57°45' E 130.00'

EXISTING COVERED PORCH

STEPS

S 32°15' W 44.00'

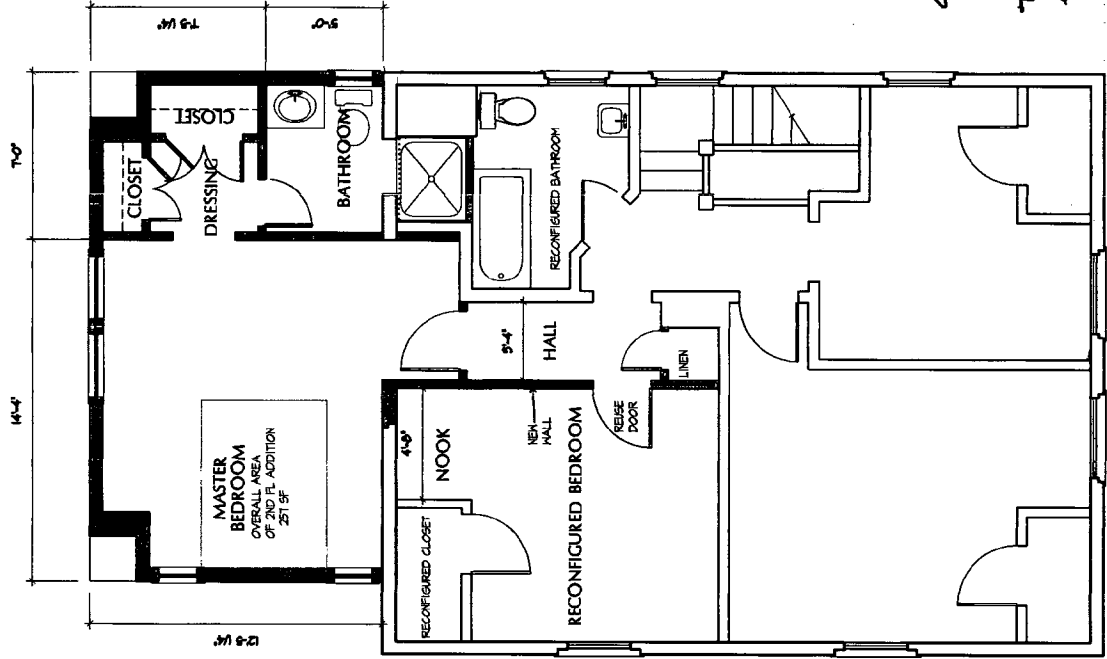
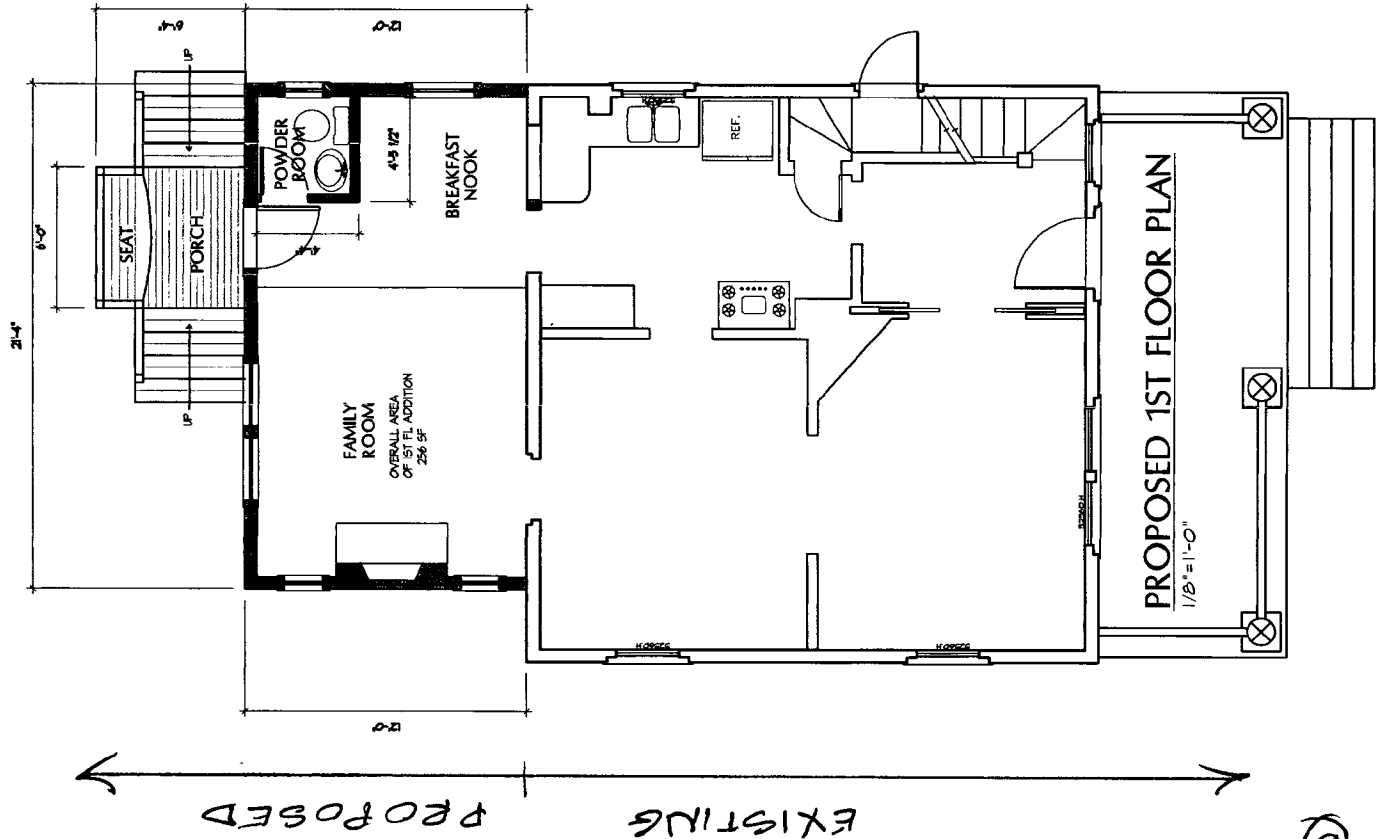
CARROLL AVENUE

SITE PLAN
 SCALE: 1/16"=1'-0"

GORMAN
 RESIDENCE
 7134 CARROLL AVE
 TAKOMA PE MD 20912
 JAN. 29 '04

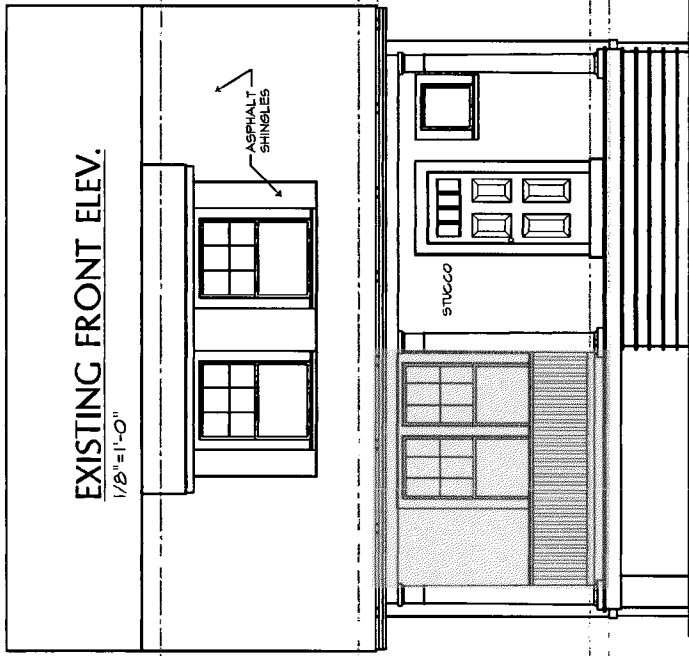
(7)

GORMAN
RESIDENCE
1134 CARROLL AVE
TAKOMA PK MD



EXISTING ← PROPOSED →

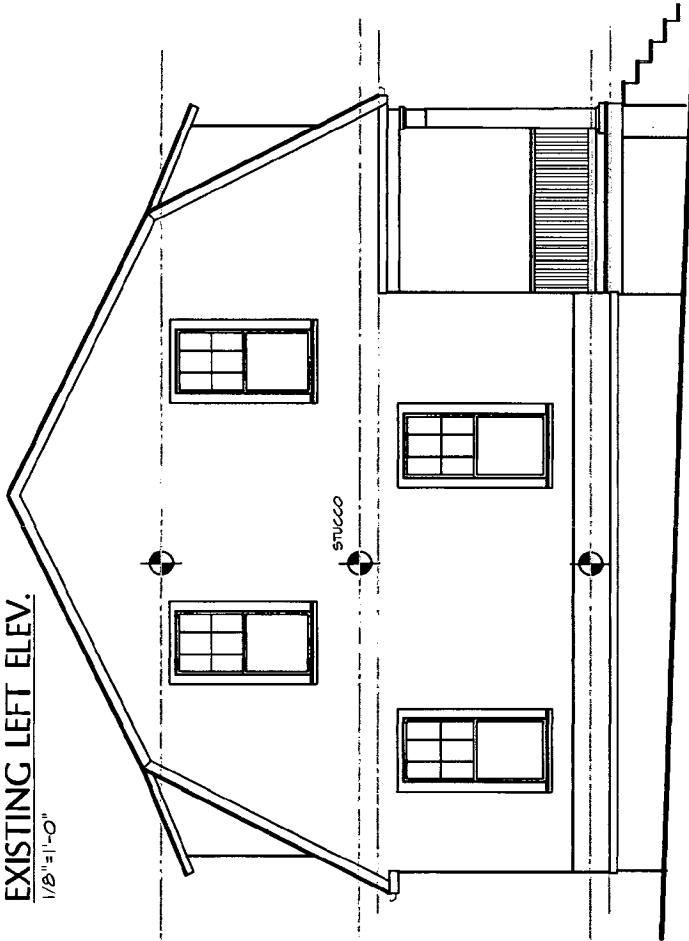
8



EXISTING FRONT ELEV.
1/8" = 1'-0"

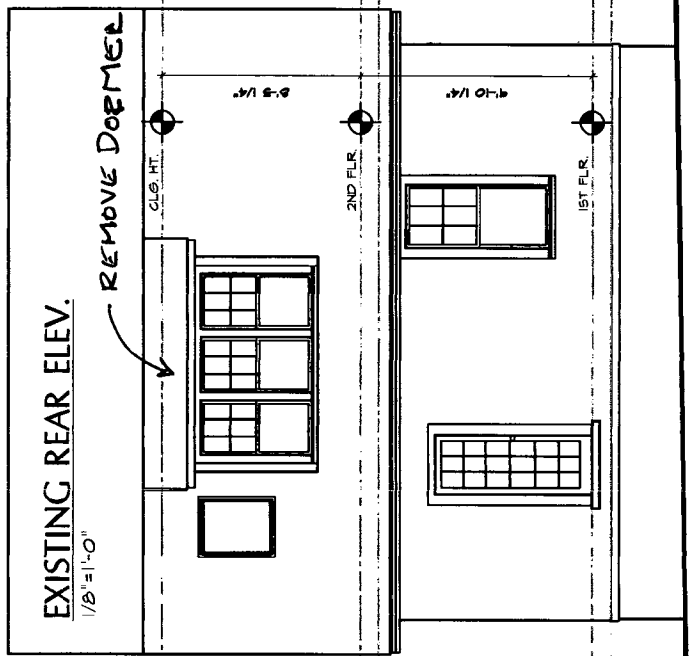
ASPHALT SHINGLES

STUCCO



EXISTING LEFT ELEV.
1/8" = 1'-0"

STUCCO



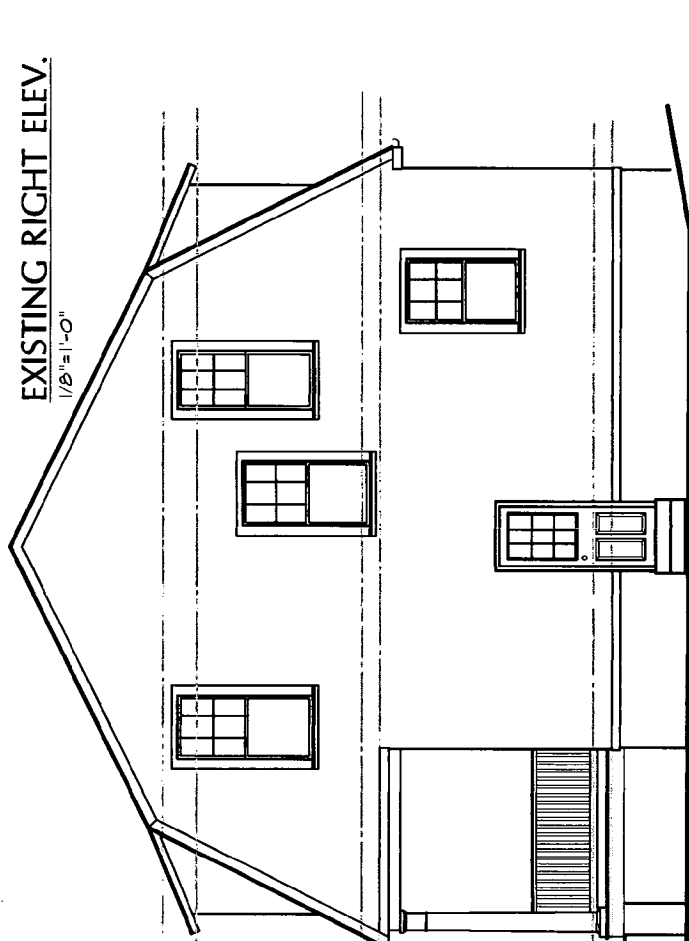
EXISTING REAR ELEV.
1/8" = 1'-0"

REMOVE DOORMER

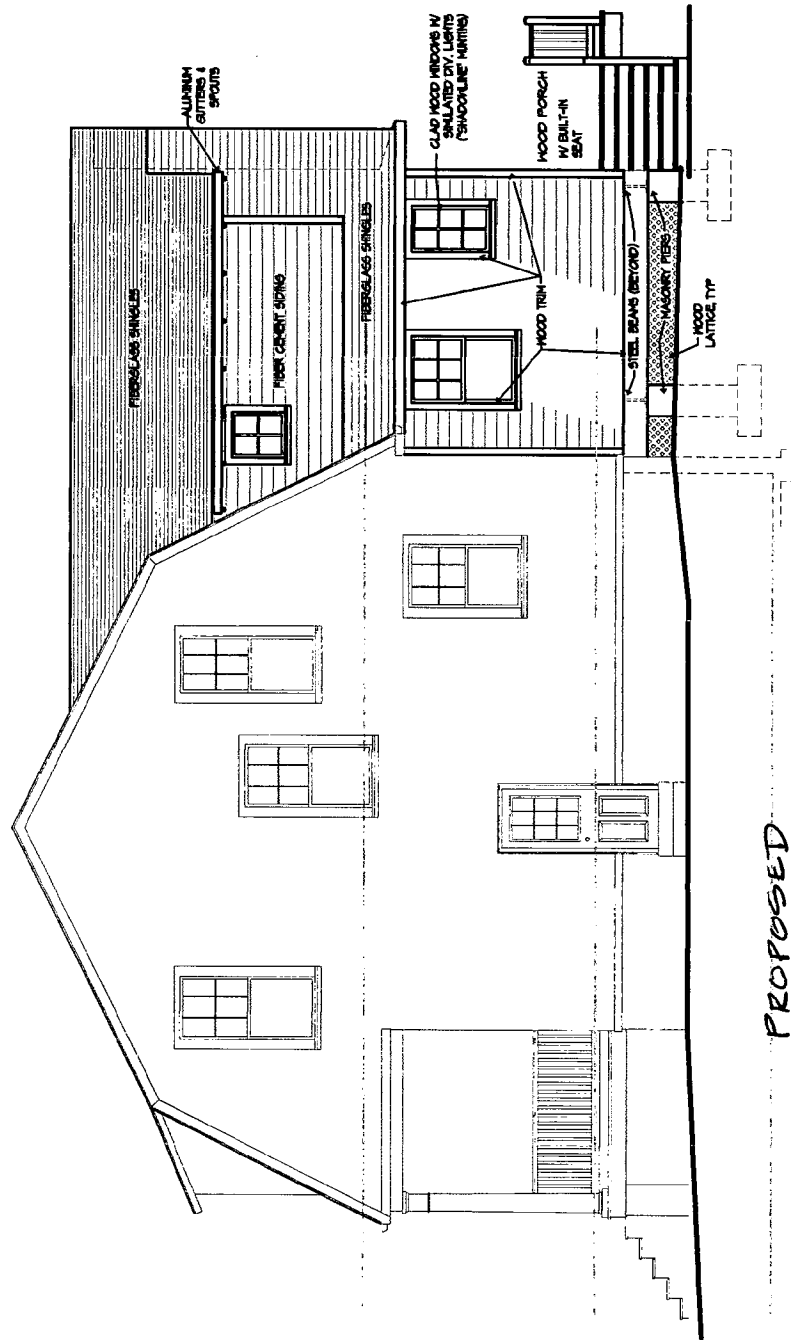
2ND FLR 8'-0" / 4"

2ND FLR 8'-0" / 4"

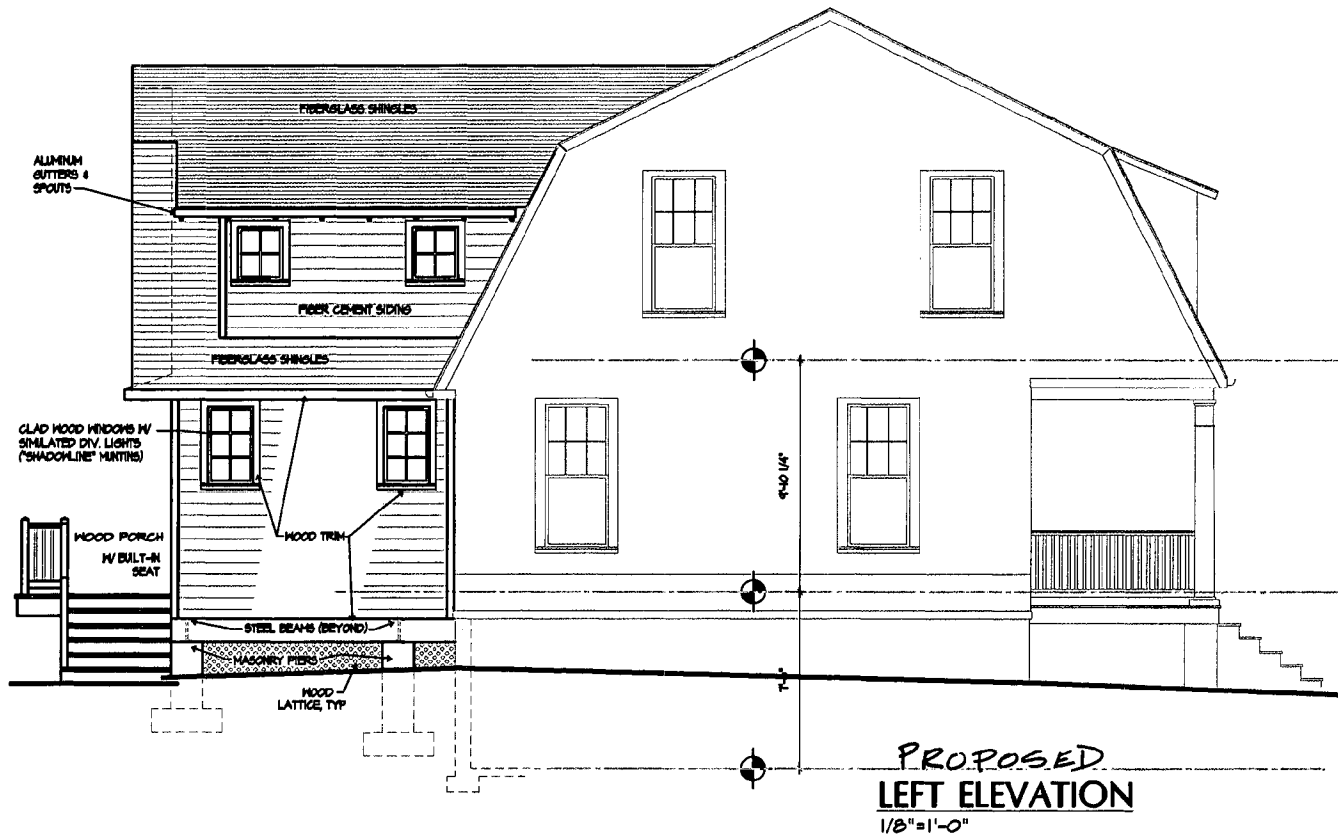
1ST FLR 4'-0" / 4"

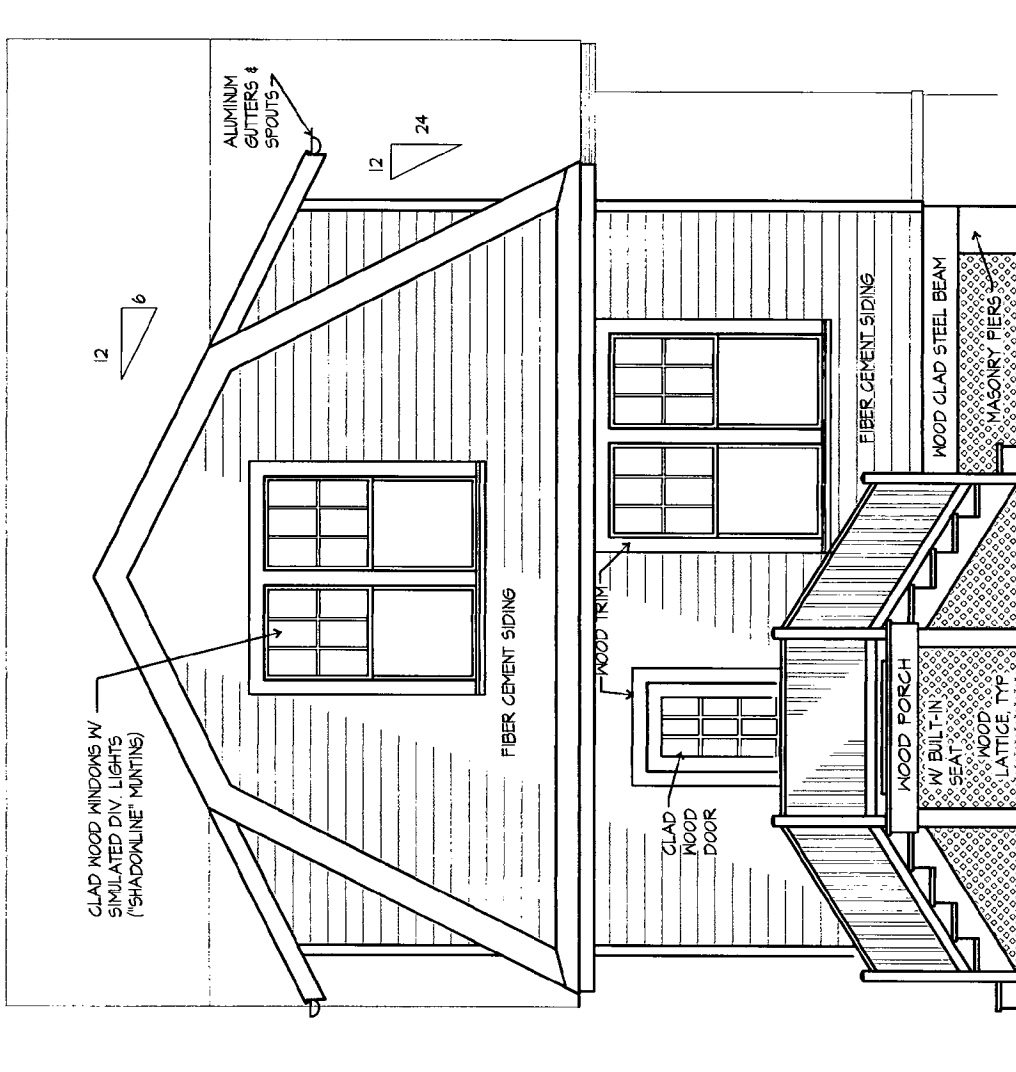


EXISTING RIGHT ELEV.
1/8" = 1'-0"



PROPOSED
RIGHT ELEVATION
 1/8" = 1'-0"





PROPOSED REAR ELEVATION

3/16" = 1'-0"



MASSING
STUDY
NO. SCALE

NEW ← . → EXIST.

PORCH NOT
SHOWN

MASSING STUDY
NO SCALE






Date: February 26, 2004

MEMORANDUM

TO: Beth and Greg Gorman
7134 Carroll Avenue, **Takoma Park Historic District**

Cc: Alan Abrams, Agent

FROM: Michele Naru, Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 330912

Your Historic Area Work Permit application for a rear addition was **approved** by the Historic Preservation Commission at its February 25, 2004 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your Permit Set of Drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 stamped drawings and an official approval letter (given at the time of drawing stamping). 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 at <http://permits.emontgomery.org> of your anticipated work schedule.

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

Addendum to Historic Area Work Permit Application

Greg and Beth Gorman Residence

Block 2, Pt Lot 11, Hillcrest Subdivision
7134 Carroll Avenue
Takoma Park Historic District
January 27, 2004

Site and Context

The subject house, a primary resource in the Takoma Park Historic District, is a two story, side gabled, stucco clad dutch colonial revival style frame dwelling with full width front porch cut into the massing of the building. There is a small frame garage at the left rear corner of the lot. Significant trees include a +/- 24" diameter mulberry along the right rear property line, and a +/- 20" diameter willow oak just across the right property line.

The lot, only 130' deep and 44' wide (narrowed from 50' by deed subsequent to subdivision) is substantially flat except for slight terracing along the sidewalk. The house is surrounded by a mix of vintage houses including two craftsman style 4-squares to the right, which are also primary resources, as well as more recent, non-contributing resources. The ponderous Bailey house sits obliquely across Carroll, slightly closer to Old Town. The fire house also sits obliquely across Carroll, more towards Takoma Junction.

Tax records date the house to 1900; the Takoma Park Master Plan dates it between 1915-1925. The brick foundation, with lime and sand mortar, suggests the very earliest portion of the 20th century.

Proposal and Impact

The proposal is to construct a shallow two story addition at the rear of the house. The addition will include a family room on the main level, and bedroom on the second level. It will be approximately 3 feet narrower than the house, to reduce its massing. It will also have a gambrel-like roof of the same proportions as the existing roof, but turned perpendicular to it. The scale and proportion of new fenestration will be based on the original, vertically elongated 6/1 double hung windows. The principle cladding material will be fiber cement clapboard. There will be a small wood porch with built-in seat at the rear door of the addition. These elements will at once unify the addition stylistically, but clearly distinguish it from the original.

The addition will be constructed on piers, to reduce the impact on the neighbor's willow oak. The designer has met on site with the Takoma Park arborist to confirm that this general arrangement will not have an adverse impact on the tree. The pier and beam foundation is also designed such that no new loads will be imposed on the old structure.

Regretably, a small shed dormer at the rear of the existing roof must be removed to construct the addition. However, the gambrel form of the new roof will "remember" the lost dormer. No changes whatsoever are proposed for the side or front elevations, and the reduction in width of the addition preserves a significant portion of the strong form of the original roof and massing, viewed from the rear.

We therefore submit that the proposed addition will have no serious impact on the historic district, and in general conform to the guidelines for additions to outstanding resources. The additional footprint is approximately 1/3 the area, and +/- 15% less than the height and width of the existing house, and will only be visible from the right-of-way when viewed obliquely along the narrow driveway, or the narrow space between it and the house to the right. Major materials, including clapboard and clad wood windows and doors, are appropriate for the historic district. The addition and existing house will be unified stylistically, but distinguished by materials and massing, and will "remember" the lost elements. Pier construction will mitigate damage to the nearby tree.

Adjoining and Confronting Property Owners

Block 2, Pt Lot 11, Hillcrest Addition

7134 Carroll Avenue

Takoma Park Historic District

January 27, 2004

Block 19, Pt. Lot 28

7131 Carroll Avenue

Owner:

Roy Patmalnee

7131 Carroll Avenue

Takoma Park, MD 20912

Block 2, Lot 10

7132 Carroll Avenue

Owner:

Glenn Clark

7132 Carroll Avenue

Takoma Park, MD 20912

Block 19, Pt. Lot 29

7133 Carroll Avenue

Owner:

Montgomery County

101 Monroe Street

Rockville, MD

20850-2540

Block 2, Lot 12

7136 Carroll Avenue

Owner:

Ben Rosenthal and Nancy Martin

7136 Carroll Avenue

Takoma Park, MD 20912

Block 2, Lot 21

8 Crescent Place

Owner:

Shana Alewine

103 Sherrington Court

Apex, NC 27519-5517



N 32°45' E 44.00'

BLOCK (2)

EXIST. GARAGE

24" DBH MULBERRY

PT LOT II

STEPS SEAT STEPS
PORCH

PROPOSED TWO STORY ADDITION

20" DBH WILLOW OAK

#7134

EXIST. FRAME TWO STORY + BASEMENT

EXISTING COVERED PORCH

STEPS

N 57°45' W 130.00'

S 57°45' E 130.00'

S 32°15' W 44.00'

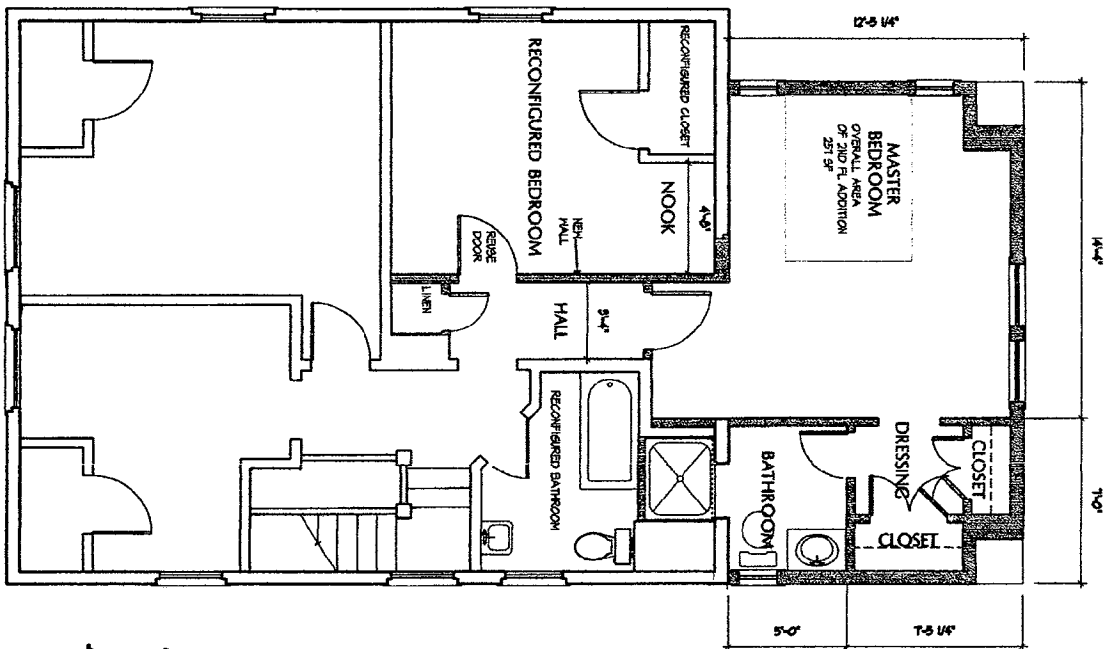
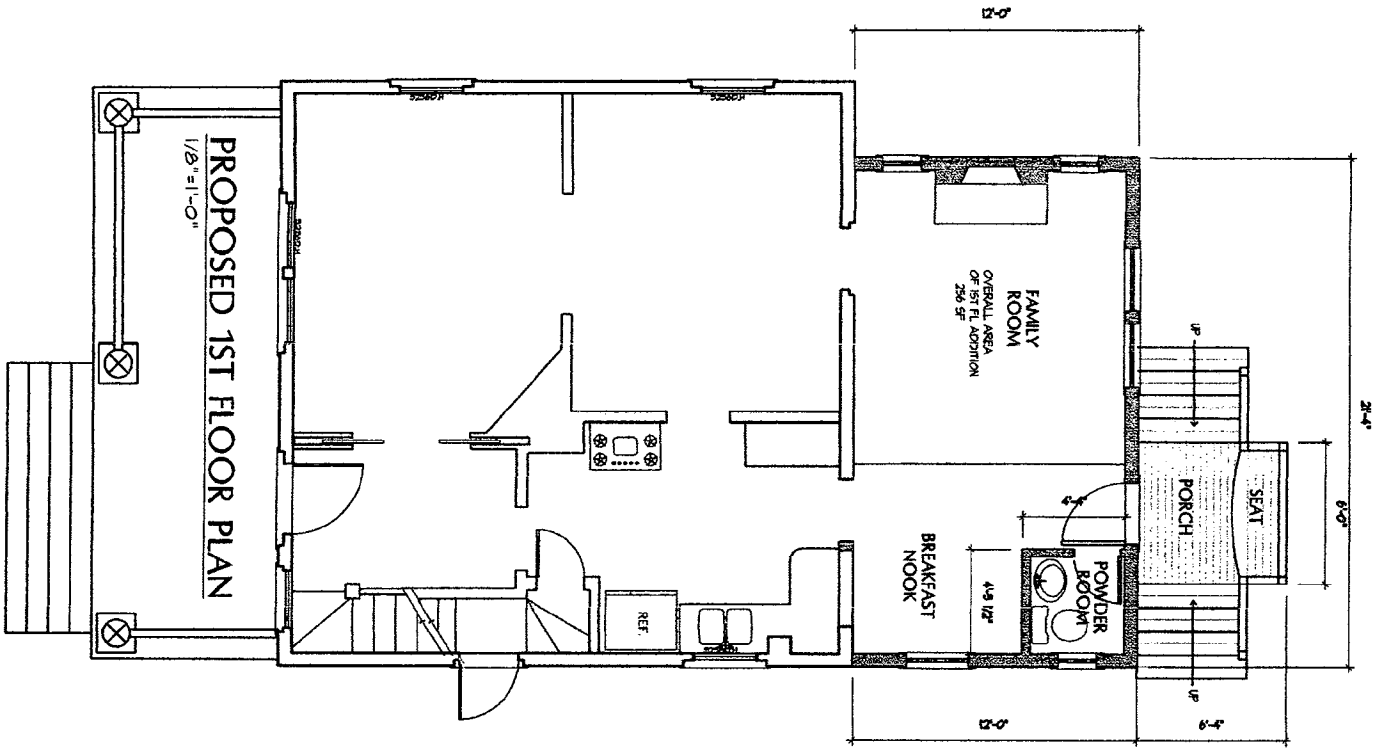
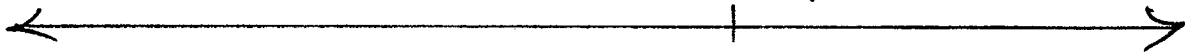
CARROLL AVENUE

SITE PLAN
SCALE: 1/16"=1'-0"

GORMAN
RESIDENCE
7134 CARROLL AVE
TAKOMA PARK MD 20912
JAN. 29 '04

1/8

EXISTING PROPOSED

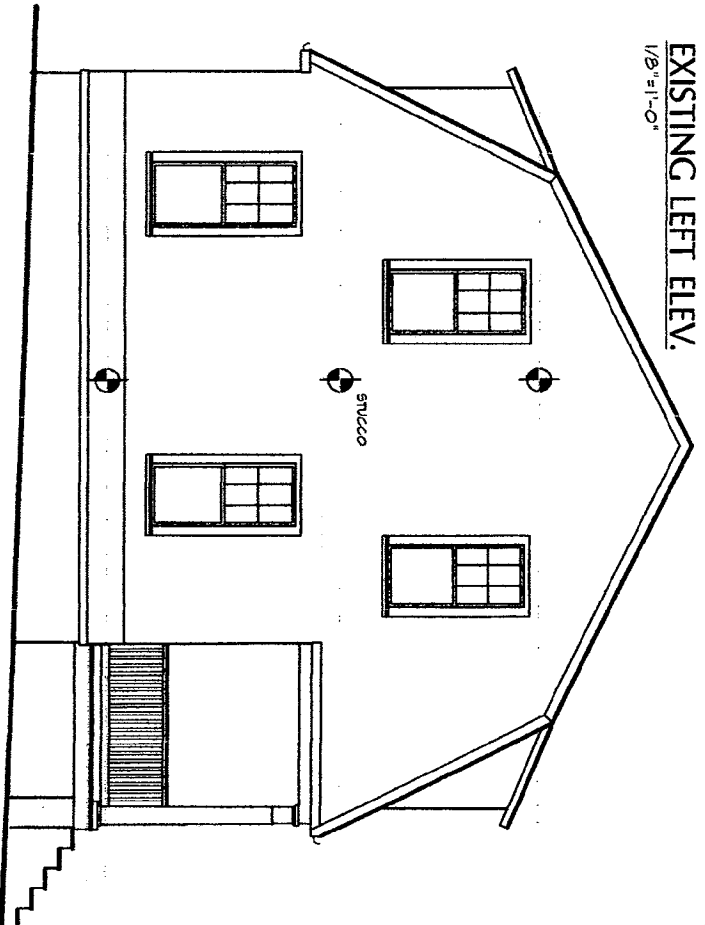


GORMAN
RESIDENCE
7134 CARROLL AV
TAKOMA PARK MD

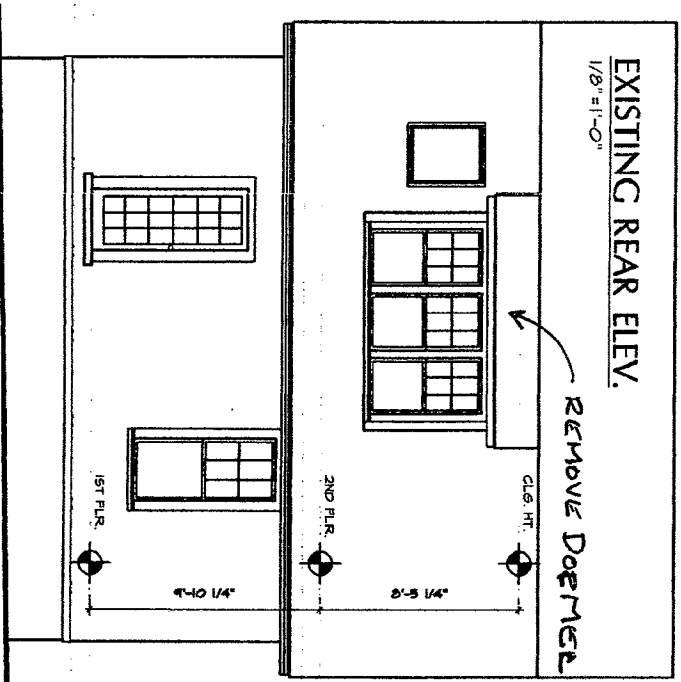
EXISTING FRONT ELEV.
1/8" = 1'-0"



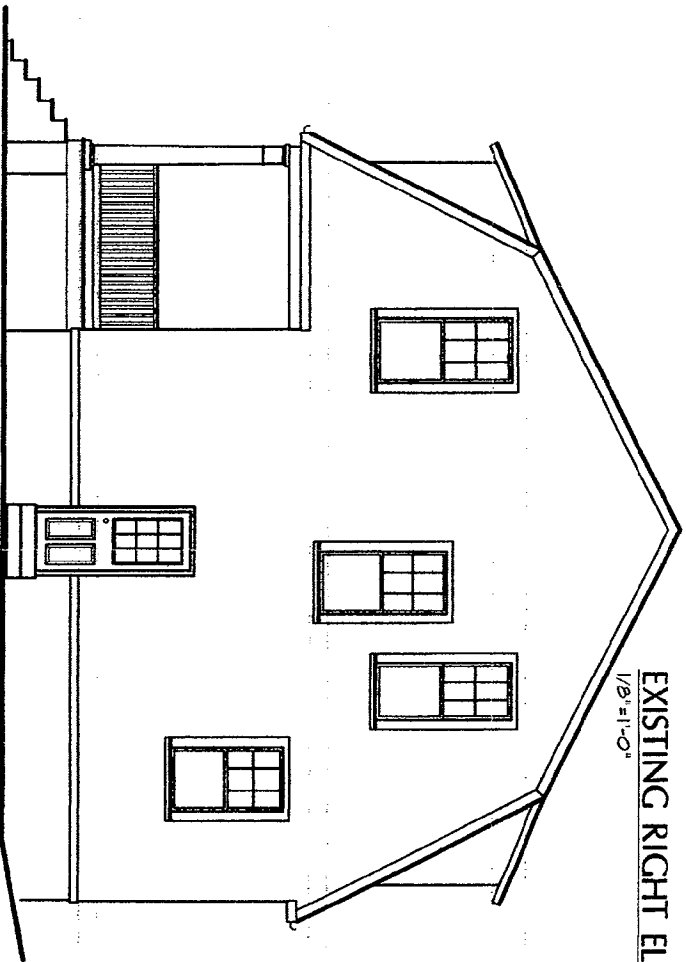
EXISTING LEFT ELEV.
1/8" = 1'-0"



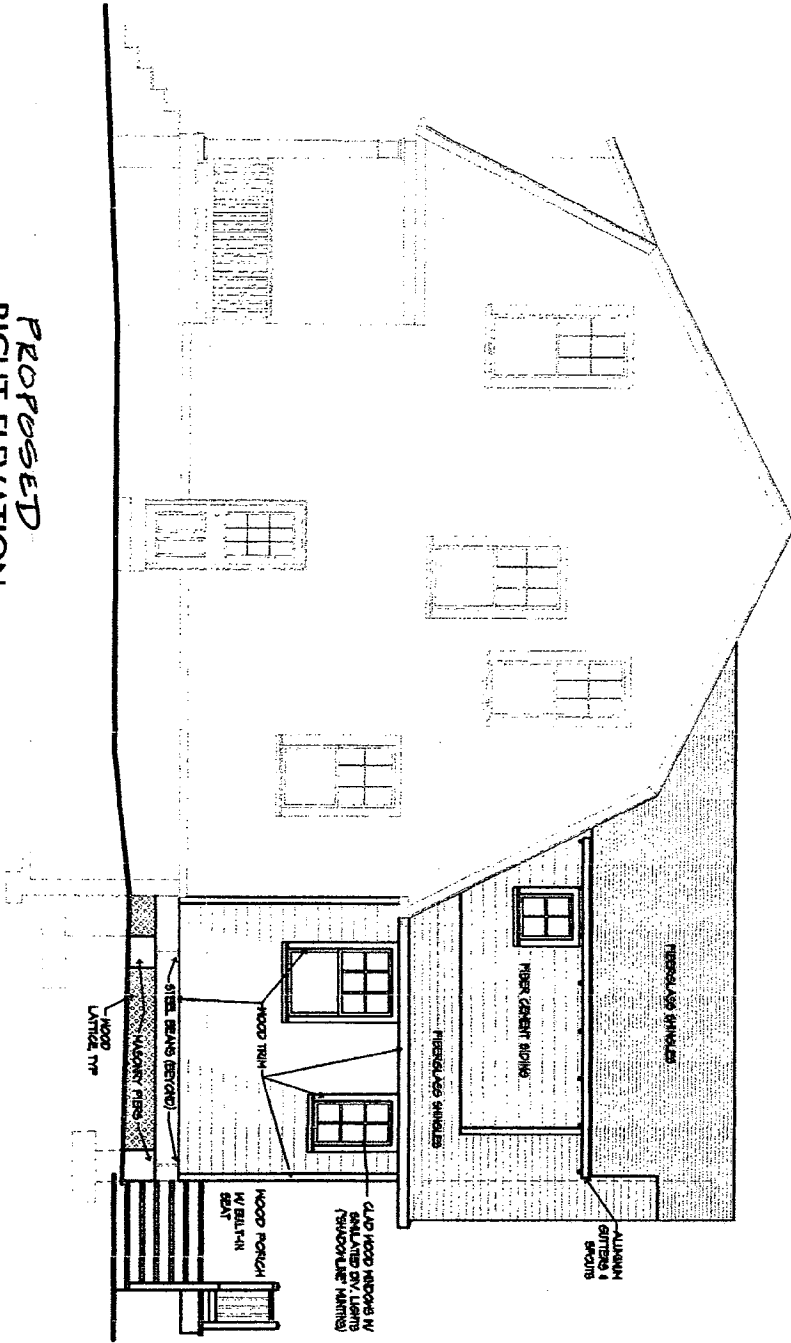
EXISTING REAR ELEV.
1/8" = 1'-0"



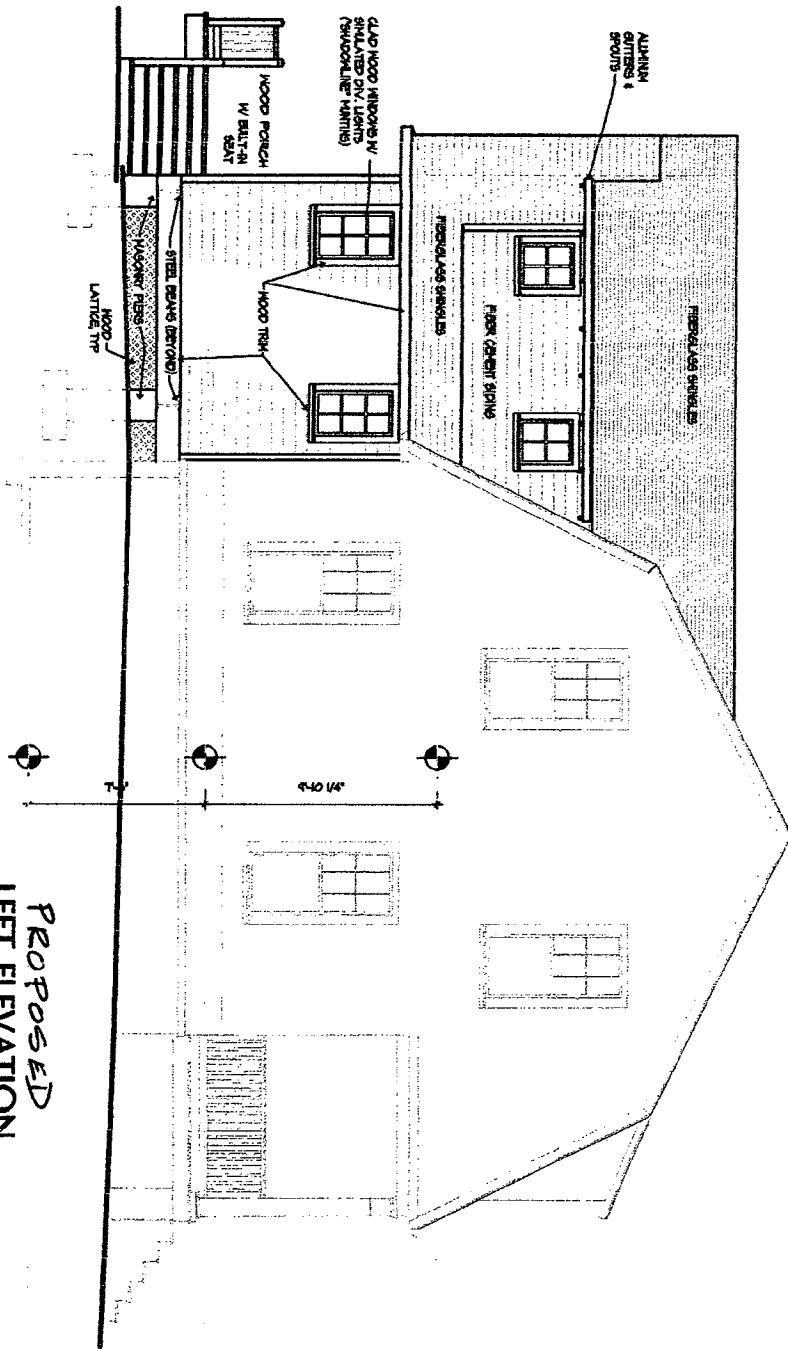
EXISTING RIGHT ELEV.
1/8" = 1'-0"

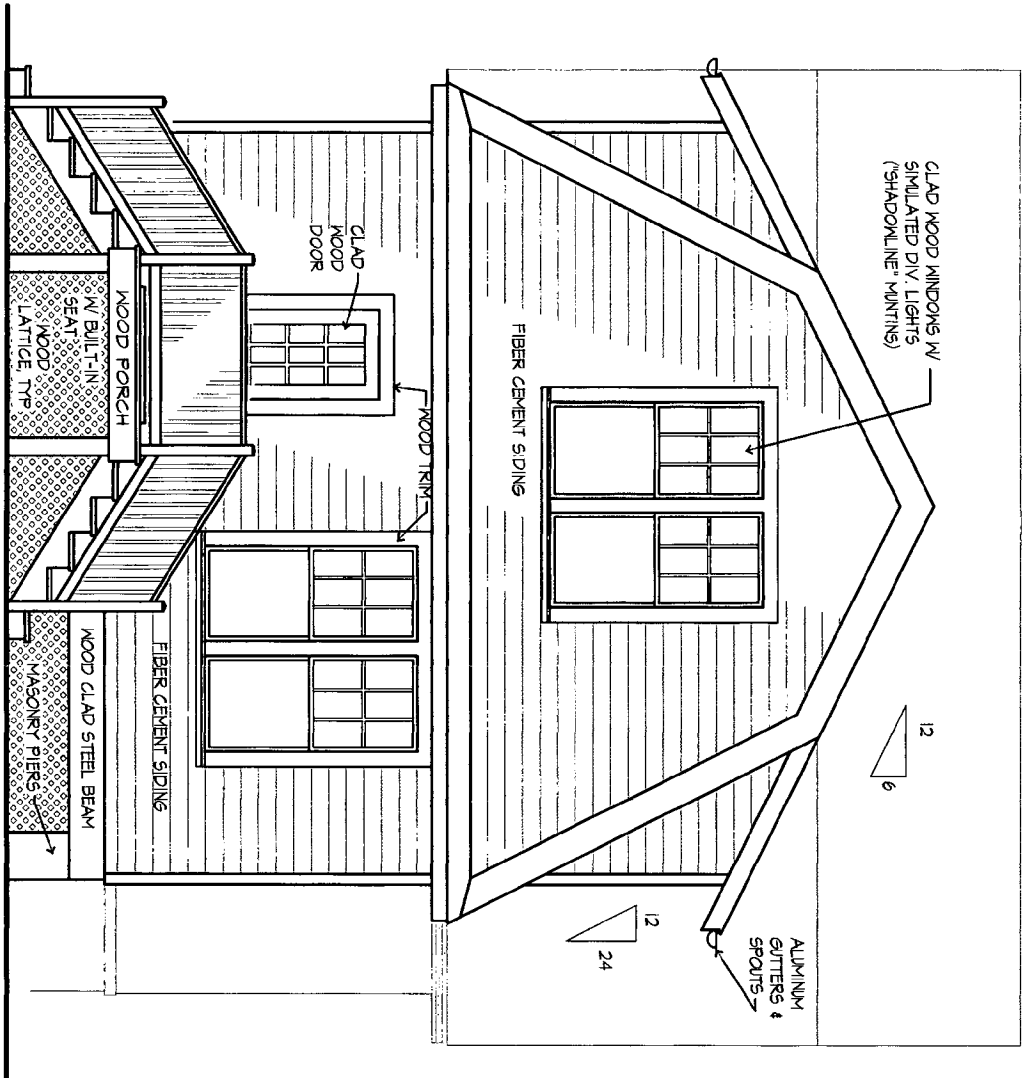


**PROPOSED
RIGHT ELEVATION**
1/8" = 1'-0"



PROPOSED
LEFT ELEVATION
 1/8" = 1'-0"





PROPOSED REAR ELEVATION

3/16" = 1'-0"

6/8





MASSING STUDY
NO SCALE

8/00