

37/03-04W 14 Hickory Ave  
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 28, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (no)  
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 343370

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Kenneth and Linda Norkin

Address: 14 Hickory Avenue, Takoma Park Historic District

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 28, 2004

MEMORANDUM

TO: Local Advisory Panel/Town Government *TAKOMA PARK*

FROM: Michele Naru, Senior Planner *(M)*  
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit Application – HPC Decision

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The Historic Preservation Commission reviewed this project on May 26, 2004. 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 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS-18  
**RECEIVED**

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: Ken Norkin  
Daytime Phone No.: 301 891 3414

Tax Account No.: 01059875  
Name of Property Owner: Kenneth P & Linda S Norkin Daytime Phone No.: 301 891 3414  
Address: 14 Hickory Ave Takoma Park Md 20912  
Street Number City State Zip Code  
Contractor: N/A Phone No.: -  
Contractor Registration No.: -  
Agent for Owner: - Daytime Phone No.: -

**LOCATION OF BUILDING/PREMISE**

House Number: 14 Hickory Ave Street: Hickory Ave  
Town/City: Takoma Park Nearest Cross Street: Columbia Ave  
Lot: 10 + 11 Block: 20 Subdivision: BF Gilbert's Subdivision of Takoma Park  
Liber: 5694 Folio: 263 Parcel: Plat Book A at Plat 2

**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: TREE REMOVAL  
1B. Construction cost estimate: \$ \$500  
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: 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**

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.

Kenneth P Norkin  
Signature of owner or authorized agent

4/22/04  
Date

Approved: X For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 5/20/04  
Application/Permit No.: 343370 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit: 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

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Norkin  
14 Hickory Avenue, Takoma Park  
Tree Removal HAWP - supporting materials

**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:

The existing structure is an outstanding resource in the Takoma Park Historic District. It is a two-story Queen Anne or Colonial 4-square style house. Because the lot slopes, the basement is at grade, making the house effectively three stories at the side and back yards. The main, original, portion of the house is approximately 24 feet square. There is a three-story gabled bay on the right as you look at the house and a stairway bump-out on the left. There is a flat-topped hip roof over the main portion of the house. All roofs on the main portion of the house are fish-scale metal shingles, as is the roof on the full width front porch. There is a two-story addition and deck on the back. All siding is painted wood clapboard.

We would assume that the overall historical significance is that the original portion of the house retains nearly all of its original materials. When viewed straight on from the street it probably looks very much as it did when built in 1887.

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

The proposed project is the removal of a spruce tree dominating and threatening the front (southwest corner) of the house. It was a small shrub for many years sitting in the shadow of a large oak tree. Perhaps as an attempt to find sunlight or perhaps as the result of a poor trimming at some unknown time in the past, the spruce's trunk diverges a few feet off the ground into two widely separate trunks.

The oak tree died and was removed a few years ago. Since then, the spruce has taken off, growing to between 15 and 20 feet high. Because it is planted within 2 feet of the front porch, it now envelopes one corner of it. And now those two separate trunks give the tree two tops, making it totally uncontrollable and exacerbating its impact on the house. Its branches touch the house and extend into the porch and gutters. It blocks our view of the street; from the street it blocks anyone's view of the house. We also believe the tree creates or will contribute to maintenance problems.

Trimming it to pleasing proportions is not an option. We have been advised by arborists that this type of tree does not produce new growth on cut branches.

In our view, the impact of removing the tree would be an aesthetic improvement to the environmental setting and to the historic resource — which in the case of Takoma Park is the district and its streetscapes as a whole, more so than any one structure.

The City of Takoma Park has given provisional approval to remove the tree contingent on their receiving no objection or appeal by April 28.

**2. SITE PLAN**

Enclosed.

**3. PLANS AND ELEVATIONS**

N/A – tree removal

**4. MATERIALS SPECIFICATIONS**

N/A – tree removal

**5. PHOTOGRAPHS**

Enclosed.

**6. TREE SURVEY**

Location, type and size of trees noted on site survey, enclosed.

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

Enclosed.

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	14 Hickory Avenue, Takoma Park	<b>Meeting Date:</b>	05/26/04
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	05/19/04
<b>Review:</b>	HAWP	<b>Public Notice:</b>	05/12/04
<b>Case Number:</b>	37/03-04W	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Kenneth and Linda Norkin	<b>Staff:</b>	Michele Naru
<b>Proposal:</b>	Tree Removal		
<b>Recommendation:</b>	Approve		

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** 1887

The existing property contains several mature trees.

**PROPOSAL:**

The applicant is proposing to remove a 20' high, Spruce tree from the property. The tree has enveloped the southeast corner of the house's front porch.

The City of Takoma Park has given provisional approval to remove the tree contingent on their receiving no objection or appeal by a citizen.

**STAFF RECOMMENDATION:**

**Approval**  
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

x   2. 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; or

  x   3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

       4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

       5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

       6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Norkin  
.14 Hickory Avenue, Takoma Park  
Tree Removal HAWP - supporting materials

**ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**  
(copied from state property tax web site)

ETHEL M BARILE  
10 HICKORY AVE  
TAKOMA PARK MD 20912

MICHAEL A DESAUTELS & SUSAN J HEARN  
18 HICKORY AVE  
TAKOMA PARK MD 20912-4622

TERESA M C HANNAPEL  
7 HICKORY AVE  
TAKOMA PARK MD 20912-4621

LISA J KIELY  
3 HICKORY AVE  
TAKOMA PARK MD 20912-4621

JEFFREY B. WHALEN & STEPHANIE SIEGEL  
5 HICKORY AVE  
TAKOMA PARK MD 20912

JAN W SHINPOCH  
7102 POPLAR AVE  
TAKOMA PARK MD 20912-4674

RAYMOND J JR & R M HILL  
7104 POPLAR AVE  
TAKOMA PARK MD 20912

RICHARD & M S DAL BELLO  
7106 POPLAR AVE  
TAKOMA PARK MD 20912

KENDALL H WRIGHT  
7108 POPLAR AVE  
TAKOMA PARK MD 20912



Ken and Linda Norkin  
14 Hickory Avenue  
Takoma Park, Maryland 20912  
(301)270-4524

### Reasons for Removal Of Spruce Tree on our Property

The spruce tree dominating the front of our historic home was a small shrub for many years, sitting in the shadow of a large oak tree. A few years ago, the oak tree died and was removed. Since then, the spruce has taken off, growing larger than 15 feet and becoming a threat to our historic home and an impediment to our enjoyment of the home.

The spruce tree's central trunk sits two feet from the foundation of our house. That trunk splits in two and wraps around our porch. The branches of the tree extend into our porch and our gutters. They sit on the roof of our home and block access to the under-porch storage area that was original to our home.

In addition, this tree blocks our view of the street from our porch and from living room and bedroom windows and also block views of our historic and carefully maintained home from the street. We worry that its roots will become a threat to the foundation of our home.

We are unable to trim this tree to pleasing and reasonable proportions because of the type of tree that it is. A spruce will not produce new growth on cut branches; we would end up with a strange sculpture of brown branch ends should we attempt to trim it to reclaim our porch view and clear our roof and gutters.

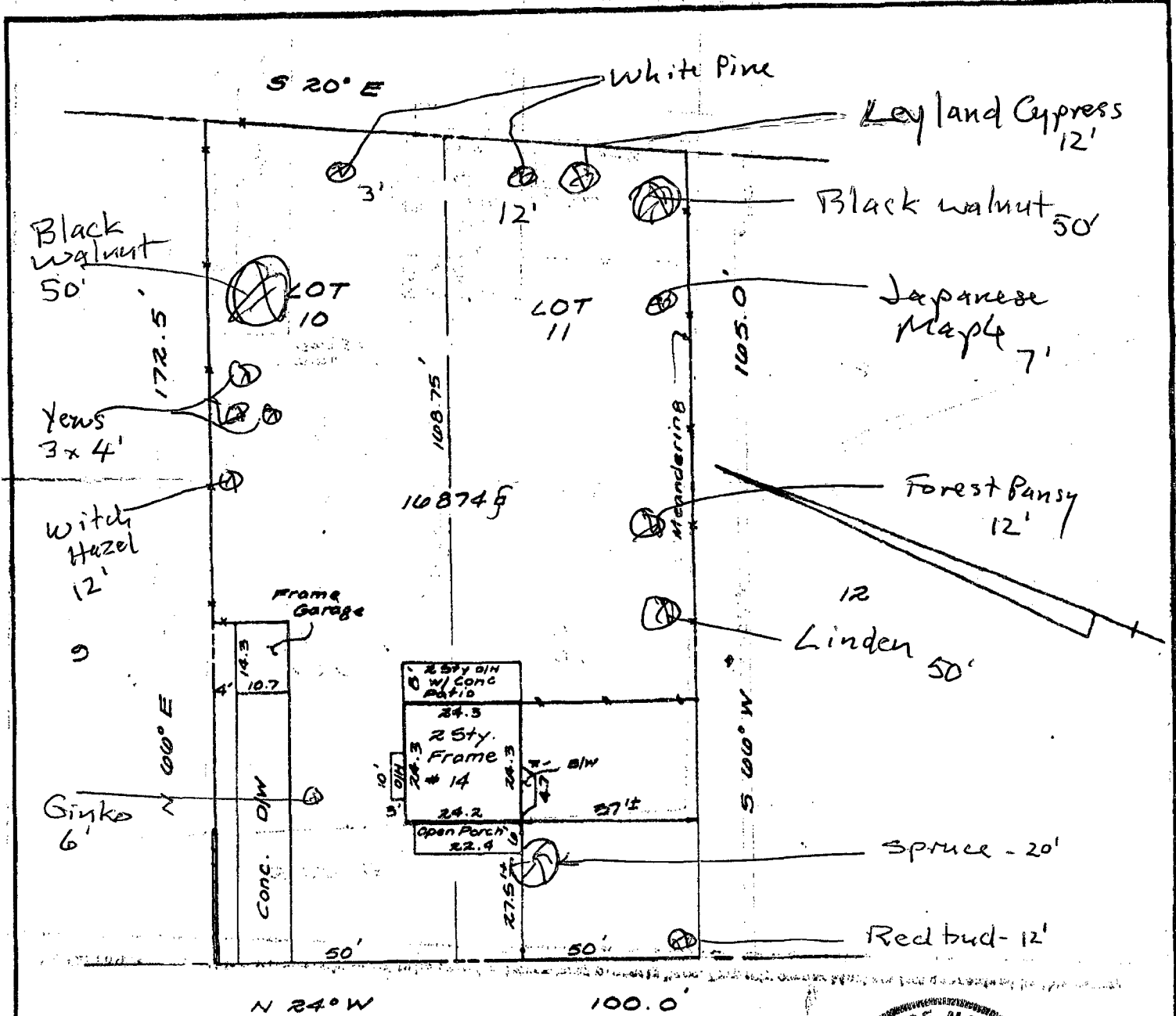
We do not take the removal of a tree lightly. We love trees, and in the past five years have planted the following on our property: a maple tree, a ginko tree, two white pines, a forest pansy, a second redbud, a leyland cypress, a tree-sized witch hazel, two miniature hollies. In addition, we have relocated three large yews at significant expense so that they would continue to thrive. We also have landscaped in keeping with the age of our home by planting several "older" style bushes, including lilacs, viburnum and hydrangea. We have also regularly retained a tree service to do the appropriate pruning and feeding so that we keep the older trees we have, including two large walnut trees and others.

We have sought to have this tree moved, instead of taken down. Mike Trainingham, an expert with Ace Tree Movers, told us that the tree's proximity to our house made it very unlikely that it could be successfully transplanted.

We intend to replace this tree. And we would welcome the advice of the City of Takoma Park's arborist in deciding what to plant and where.

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NOTE: This survey for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this survey.



HICKORY AVENUE

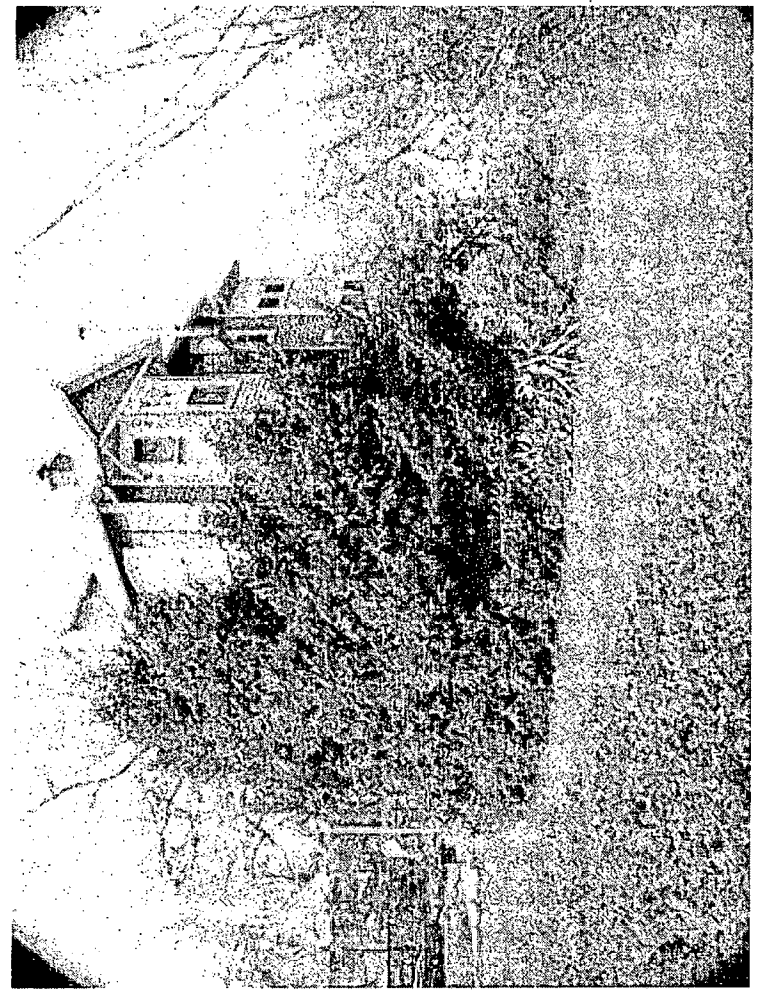
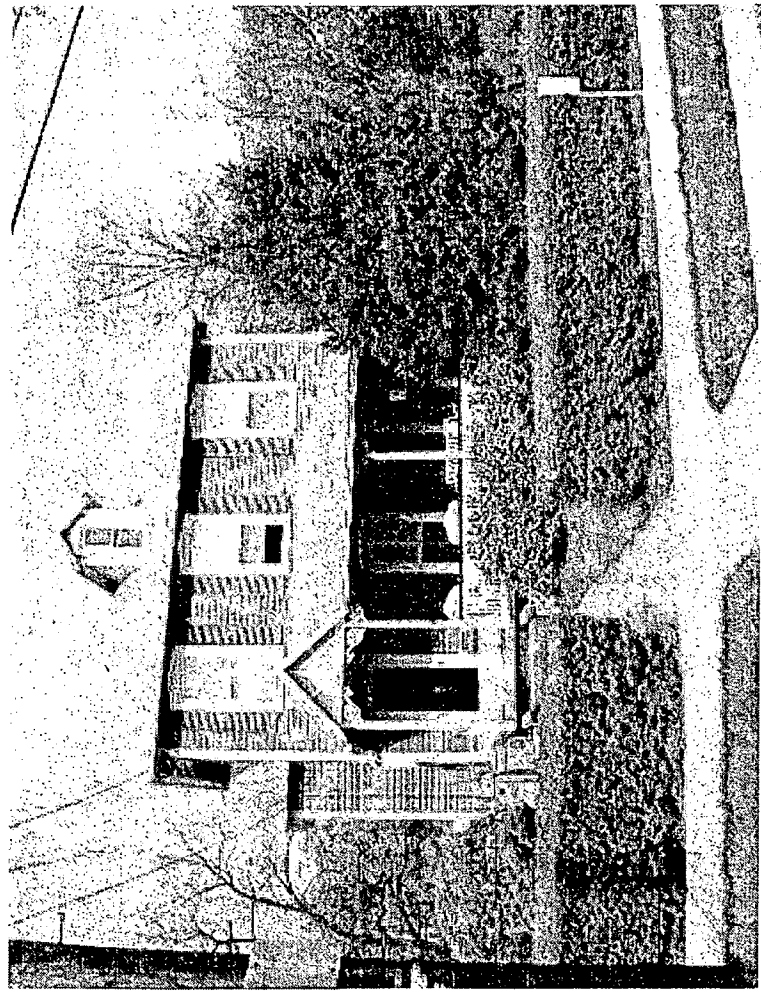


Location of House  
 LOTS 10 & 11 BLOCK 20  
 B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK  
 Montgomery County, Md.

<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.  <i>Francis J. Tacik</i> REGISTERED LAND SURVEYOR MD. # 9164	<b>REFERENCES</b> FLAT BK. A FLAT NO. 2	<b>SNIDER, BLANCHARD, LAUGHLAND &amp; TACIK, INC.</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 10 EAST CHURCH ST. FREDERICK, MD 21701 (301) 662-4500 2 PROFESSIONAL DR. SUITE 216 GAITHERSBURG, MD 20760 948-5100	
	<b>LIBER</b>  <b>POLIO</b>	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 4-14-81 BOUNDARY:	SCALE: 1" = 30' DRAWN BY: RB JOB NO.: 81-5748 (7)

14 Hickory Av  
Takoma Park

← Spruce  
for which  
permission  
to remove  
is sought.



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14 Hickory Av  
Takoma Park

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