

37/3 708 Philadelphia Ave.  
SA 7-88



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland, 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
51 Monroe Street, Room 1009  
Rockville, MD 20850  
279-8097

TAX ACCOUNT # 01076790

NAME OF PROPERTY OWNER MICHAEL V. IZZO TELEPHONE NO. 588-2273  
(Contract/Purchaser)

ADDRESS 708 PHILADELPHIA AVE TAKOMA PARK, MD 20912  
CITY STATE ZIP

CONTRACTOR SELF TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY SHARON WASHBURN AIA CONTRACTOR REGISTRATION NUMBER MHC 17634  
TELEPHONE NO. 333 5054  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 708 Street PHILADELPHIA AVE

Town/City TAKOMA PARK Election District 13

Nearest Cross Street CHICAGO AVE

Lot 9 Block 69 Subdivision JTPL + ITCO'S

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT, SEE PERMIT # 8710160034 MC

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other	

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line
- Entirely on land of owner
- On public right of way/easement (Revocable Letter Required)

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Michael V. Izzo

3/8/88

Signature of owner or authorized agent (agent must have signature notarized on back)

Date

APPROVED X - garage only For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_

Signature Adriana Halpin

Date 4/25/88

APPLICATION/PERMIT NO: SA7-88 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

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

---

---

---

---

---

---

---

---

---

---

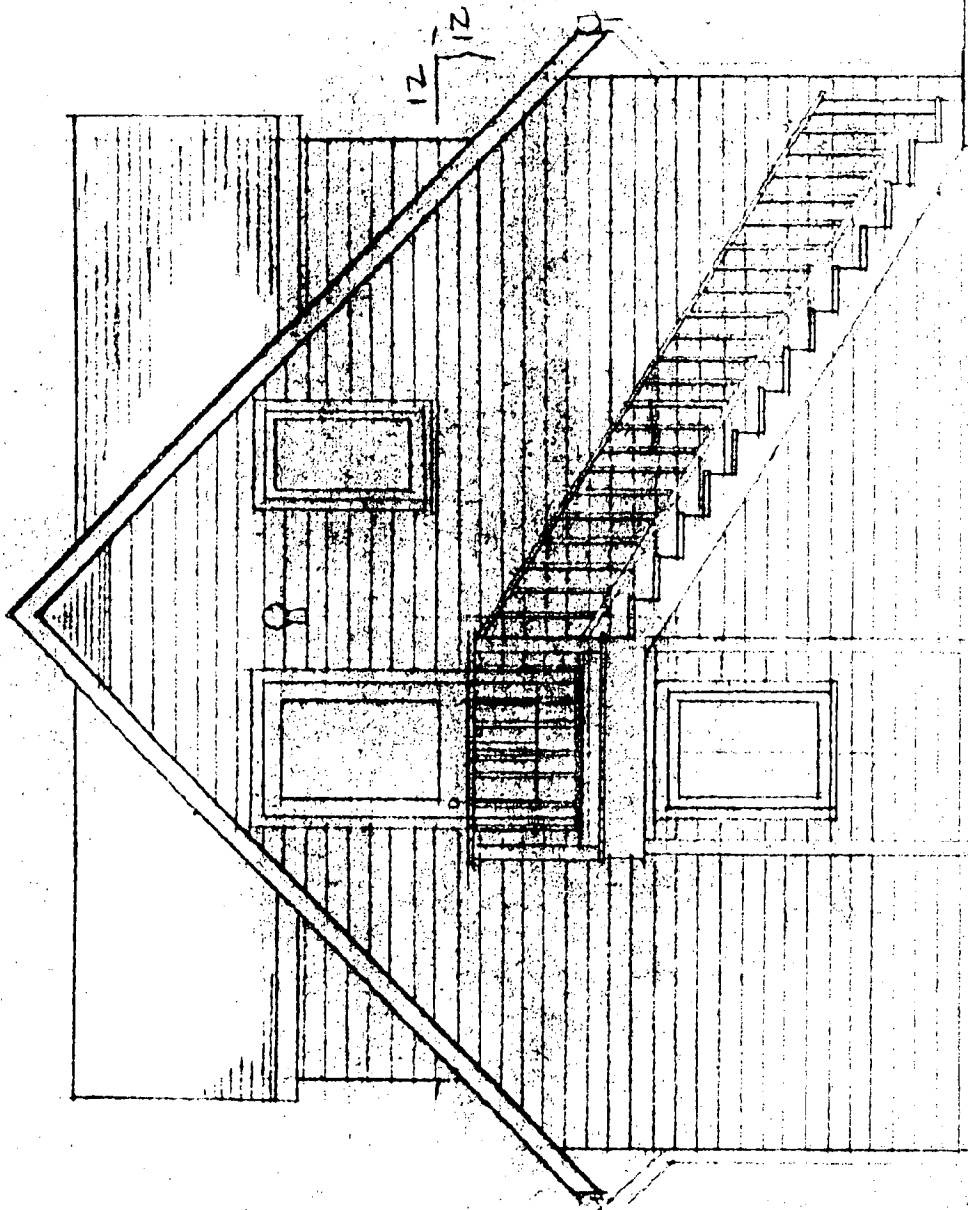
---

---

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

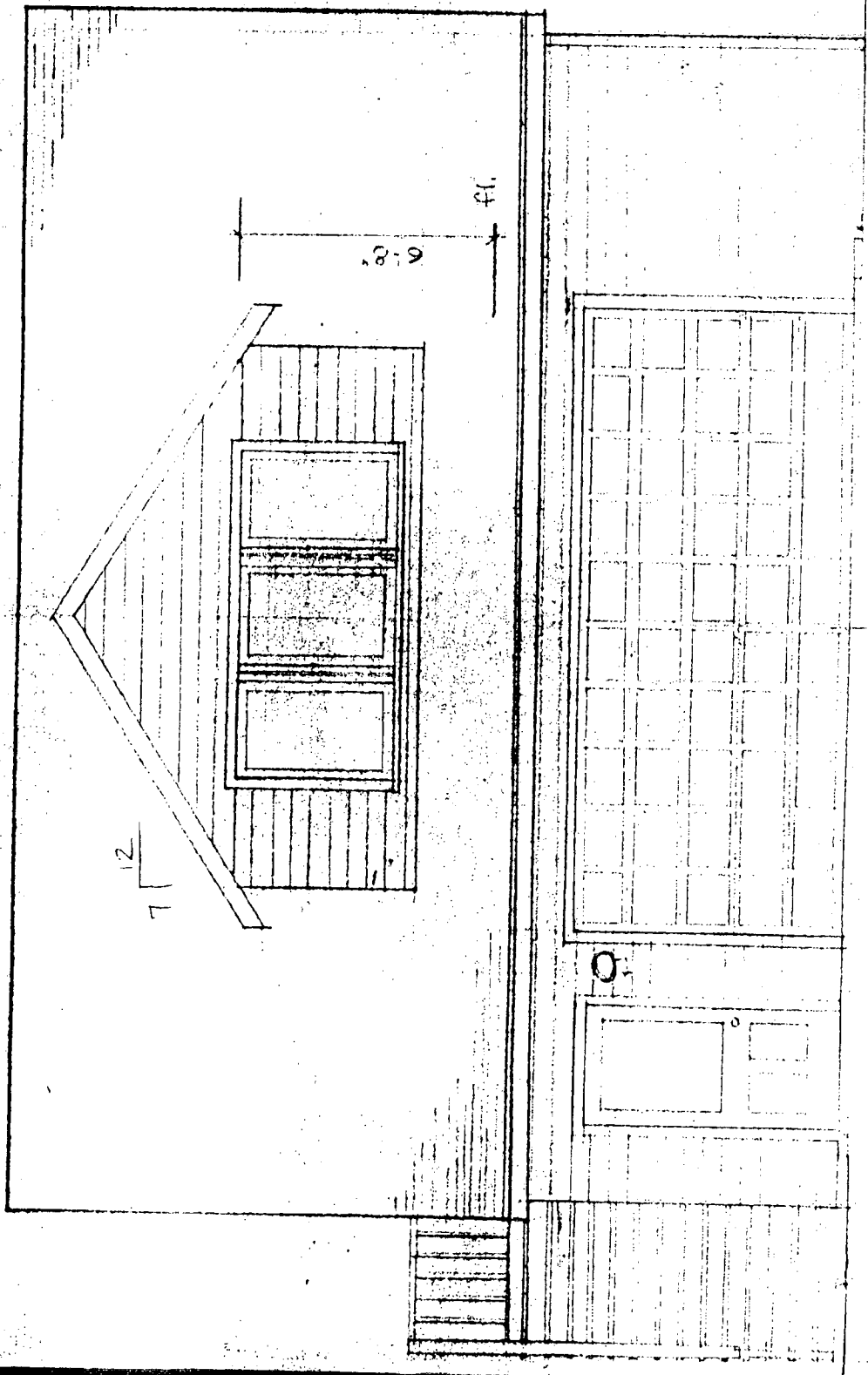


CH. ROOM # 2  
STORAGE

GARAGE 1

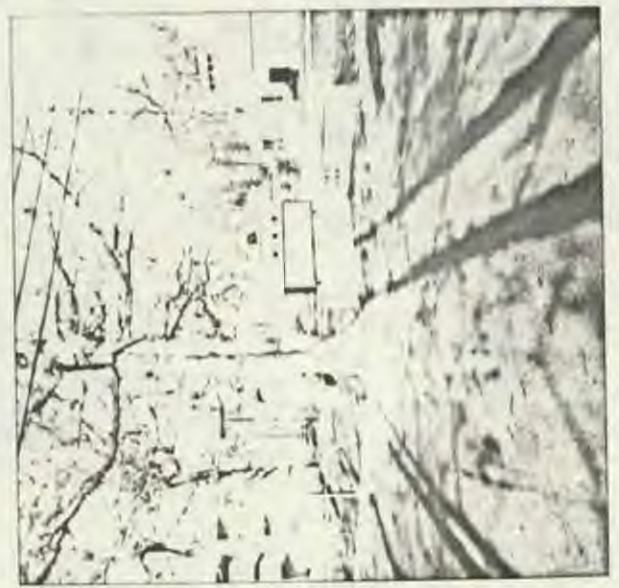
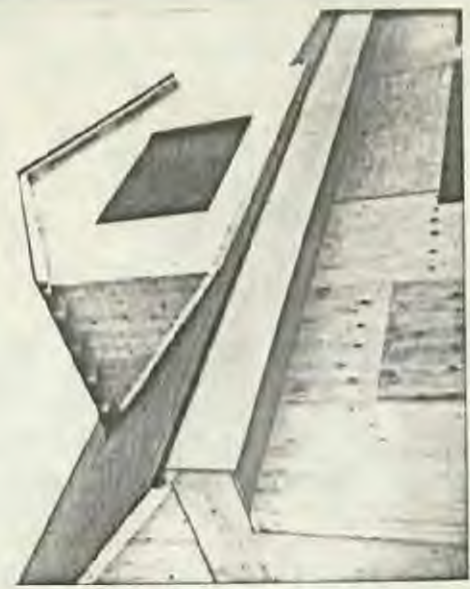
24' 0"

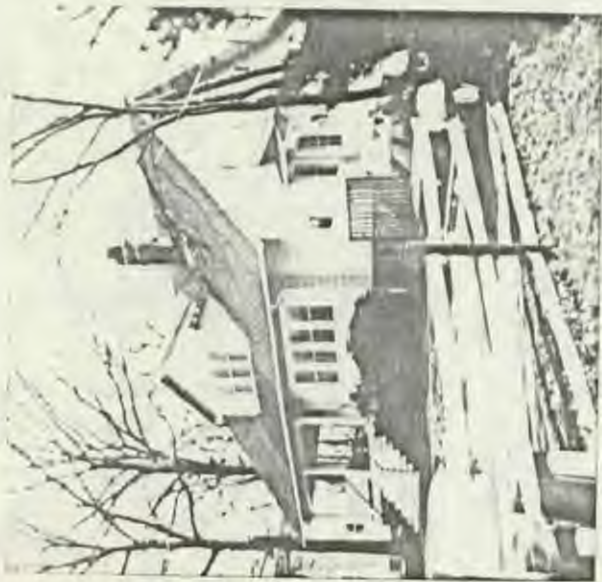
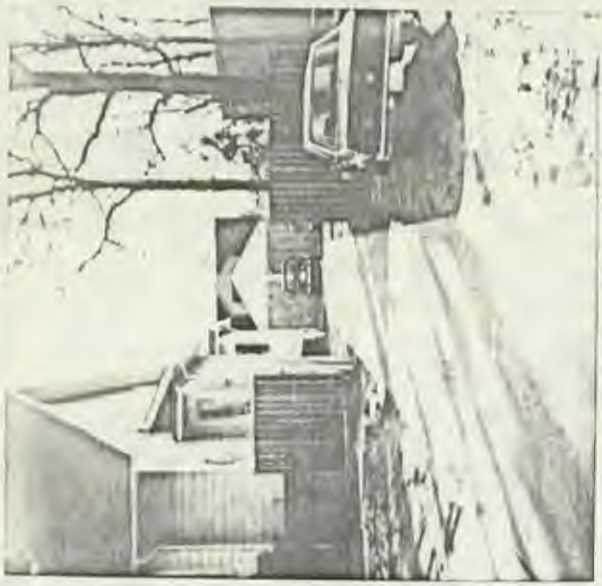
LACTELLE



NORTH ELEV

4'-0" 30'-0"



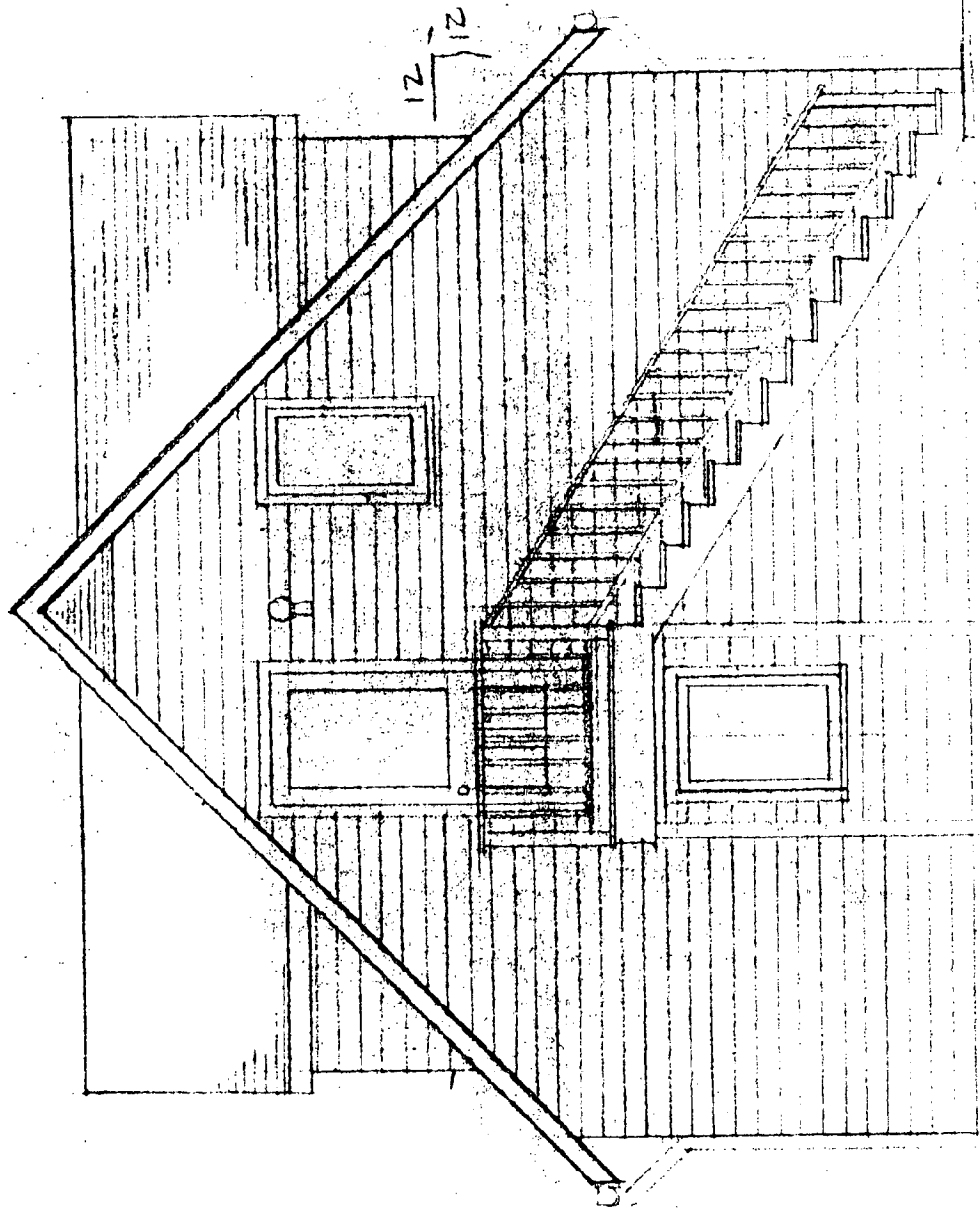


1330  
708 Philadelphia

Enclosed are xerox of photographs & 1 set of  
drawings we will bring 1 more set  
and a cover form after our next meeting

We have not yet received from 1330  
an application for alterations to the main  
house nor a request to demolish the  
existing garage





CH. ROOM # 2  
STORAGE

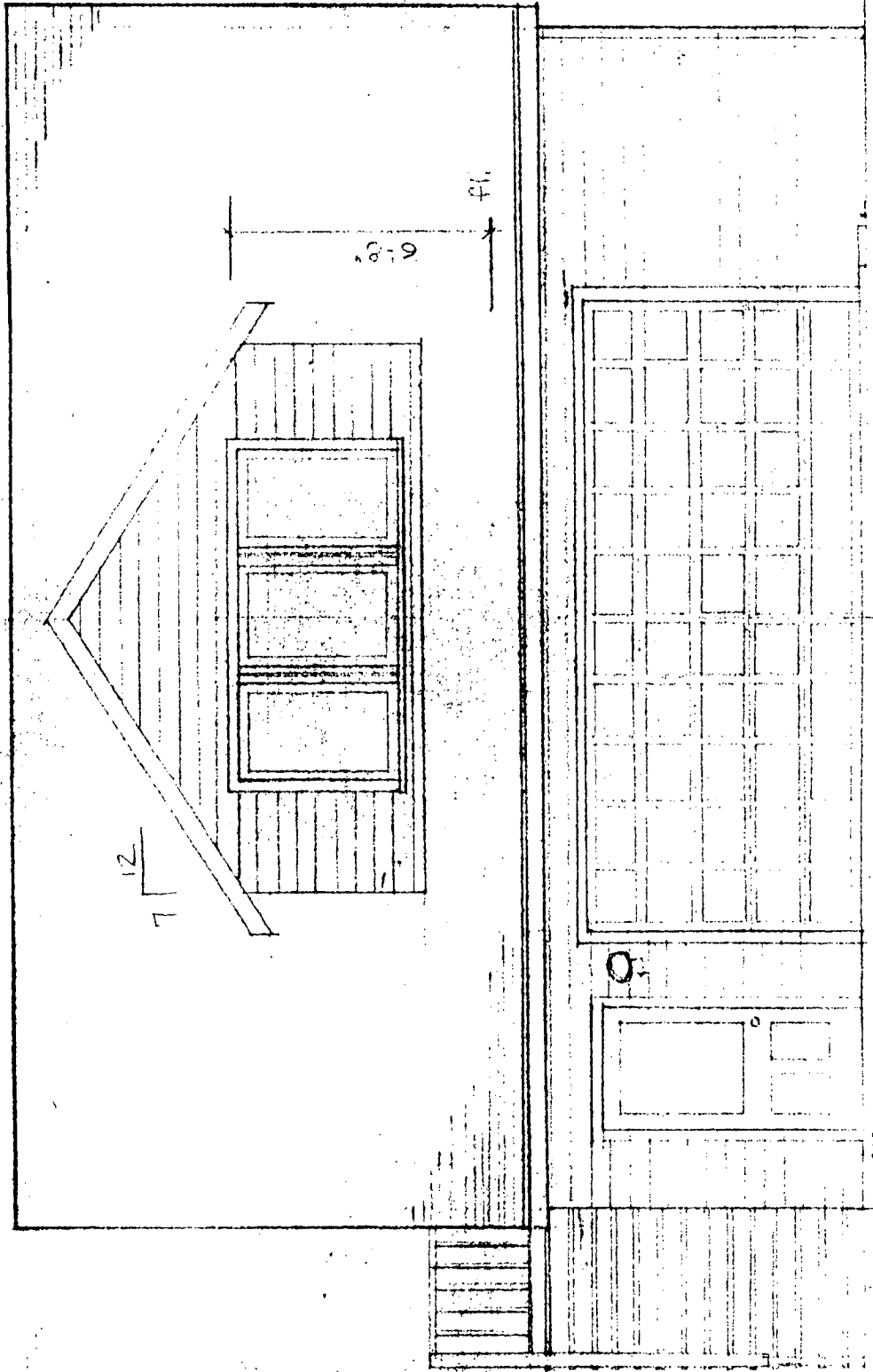
GARAGE 1

12' 12'

24' 0"

LAST ELEV.

NORTH ELEVATION



41'0" 30'0"

MONTGOMERY COUNTY, MARYLAND

Department of Environmental Protection

Executive Office Building, Rockville, Maryland

BUILDING PERMIT

PERMIT NO E710160034

THIS IS TO CERTIFY THAT:

MICHAEL IZZO  
708 PHILADELPHIA AVE  
TAKOMA PARK MD 20912  
(301)588-2741

HAS PERMISSION TO: CONSTRUCT

0000 SGL FAM ACC STR W/S

REGARDLESS OF SET BACK SHOWN.

THIS BUILDING MUST NOT EXTEND BEYOND ESTABLISHED BUILDING LINE.

PREMISE ADDRESS 00708 PHILADELPHIA AVE TAKOMA PARK

LOT 9	BLOCK 69	ZONE R-60	SUBDIVISION T. P. L. & T CO'S
LIBER	FOLIO	PARCEL	PLATE GRID
	ELECTION DISTRICT 13		TAX ACCOUNT NO 01076790
PERMIT FEE: \$00,065.00			
IMPACT FEE: \$0,000,000			ESTIMATED COST: \$00,010,000



# Historic Preservation Commission

~~400 Maryland Avenue, Rockville, Maryland 20850~~  
~~301-497-1000~~

## APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
51 Monroe Street Room 1009  
Rockville, MD 20850  
279-8097

TAX ACCOUNT # 01076790

NAME OF PROPERTY OWNER MICHAEL V. IZZO TELEPHONE NO. 588-2273  
(Contract/Purchaser) (Include Area Code)

ADDRESS 708 PHILADELPHIA AVE TAKOMA PARK MD 20912  
CITY STATE ZIP

CONTRACTOR SELF TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY SHARON WASHBURN AIA CONTRACTOR REGISTRATION NUMBER MHC 17634 TELEPHONE NO. 333 5054  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 708 Street PHILADELPHIA AVE

Town/City TAKOMA PARK Election District 13

Nearest Cross Street CHICAGO AVE

Lot 9 Block 69 Subdivision TPL + TCO'S

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 8710160034 MC

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 ( ) Well
03 ( ) Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line \_\_\_\_\_
- Entirely on land of owner \_\_\_\_\_
- On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Michael V. Izzo 3/8/88  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X - garage only For Chairperson, Historic Preservation Commission  
Signature Adriana Hahn Date 4/25/88

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: SA7-88 FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

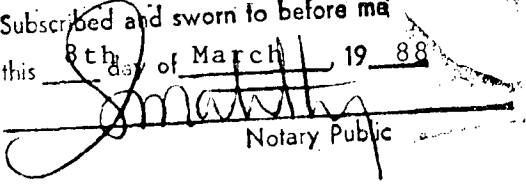
DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Free standing garage  
Blue-Gray vinyl siding  
Roof Pitch & dormers to match house  
Black roof shingles asphalt

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

Subscribed and sworn to before me  
this 8th day of March, 19 88  
  
Notary Public

*W. L. J. Jr.*

MARY AYELEY YETTER  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires July 1, 1990



# Montgomery County Government

September 26, 1988

Ms. Christina S. Miller  
Historic Preservation Commission  
51 Monroe St.  
Rockville, Maryland 20850

Case Number: 2053-88  
Location: 708 Philadelphia Ave.

Dear Ms. Miller:

Our investigation of your complaint of August 15, 1988, has been completed. Based on the results of that investigation, we are closing this complaint for the following reason(s): As per our phone conversation of September 22, 1988, we are resending the notice of violation as you requested.

If we may further assist you, please do not hesitate to write us.

Sincerely,

A handwritten signature in cursive script that reads "Steven Thomas".

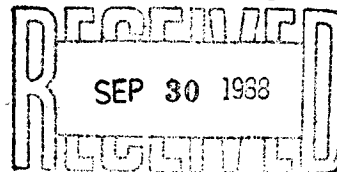
Steven Thomas  
Construction Codes Representative

ST:bjb

cc: File

3283c/1371f

Office of Community Development  
Division of Planning



Montgomery County, Maryland

Department of Environmental Protection, Division of Construction Codes Enforcement

250 Hungerford Drive, Second Floor, Rockville, Maryland 20850-2589, 301/738-3110



# Montgomery County Government

September 23, 1988

Mr. Michael Izzo  
708 Philadelphia Avenue  
Takoma Park, MD 20910

Dear Mr. Izzo:

The Historic Preservation Commission has requested that I contact you regarding alterations that were done to a house at the above address.

The Commission understands that the alterations were made for compelling reasons; therefore, we have requested that the Division of Construction Codes Enforcement, Department of Environmental Protection, not continue with their compliance process until you have had a chance to meet with the Commission.

The Commission will meet on October 6, 1988. Please contact me at 279-8087 so that we can discuss placing this matter on the agenda.

Sincerely,

A handwritten signature in cursive script that reads "Christina S. Miller".

Christina S. Miller  
HPC Staff

CSM: jlf/0754D

cc: Steve Thomas  
Division of Construction Codes Enforcement

Historic Preservation Commission

---

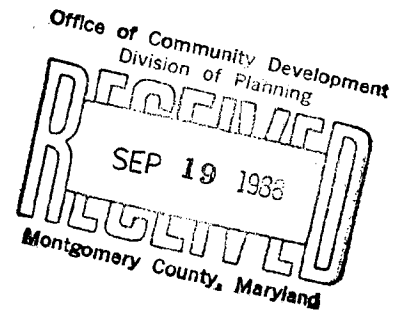
51 Monroe Street, Rockville, Maryland 20850, 301/279-8097



# Montgomery County Government

September 14, 1988

Ms. Christina S. Miller  
Historic Preservation Commission  
51 Monroe Street  
Rockville, Maryland 20850



Re: Complaint #2053-88

Dear Ms. Miller:

On September 2, 1988, a warning notice of violation was issued ordering code compliance by October 17, 1988. On or about that date, I will follow up on this order to determine if code compliance has been achieved.

If you have any questions, please feel free to call me at 217-2630

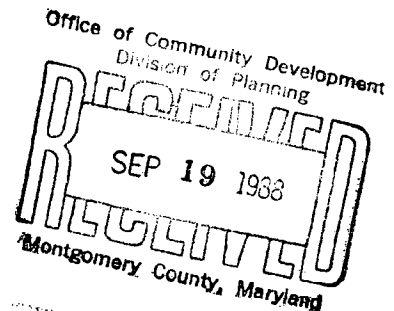
Sincerely,

A handwritten signature in cursive script that reads "Steve Thomas".

Steve Thomas  
Construction Rep II

ST:em

2008c/1293f



Department of Environmental Protection, Division of Construction Codes Enforcement

250 Hungerford Drive, Second Floor, Rockville, Maryland 20850-2589, 301/738-3110



MONTGOMERY COUNTY DEPT. OF ENVIRONMENTAL PROTECTION  
Division of Construction Codes Enforcement  
101 Monroe Street  
Rockville, Maryland 20850

WARNING NOTICE OF VIOLATION

Permit # \_\_\_\_\_  
Project \_\_\_\_\_

FOR MONTGOMERY COUNTY, MARYLAND, the undersigned issuer being duly sworn, upon his oath, states that:

on Month SEPTEMBER Day 1 Year 1988

Defendant's Name: MICHAEL 1220

Address: 709 PHILADELPHIA AVE.  
Number Street

TAKOMA PARK MD.  
City State Zip

Employer's Name: \_\_\_\_\_

Address: \_\_\_\_\_  
Number Street

City State Zip

is hereby warned that a violation of Montgomery County Code:

Section(s) CHAPTER 24 A Subsection(s) 24A-6  
exists at 709 PHILADELPHIA AVE. TAKOMA PARK, MD.  
Location

This violation is described as follows: CONSTRUCTION WORK WAS PERFORMED WITHOUT OBTAINING A PERMIT FROM THE HISTORIC PRESERVATION COMMISSION FOR THE FOLLOWING ITEMS: (1) CIRCULAR DRIVEWAY AND PARKING PAD. (2) WHEEL CHAIR RAMP. (3) REMOVAL OF A LEFT SIDE WINDOW AND THE INSTALLATION OF A GLASS DOOR. (4) REMOVAL OF A SIDE WINDOW.

In order to avoid being held in violation of the aforementioned code, the following corrective action is required within the time specified below: CONTACT THE HISTORIC PRESERVATION COMMISSION AND RECEIVE PERMISSION TO CONSTRUCT THE ABOVE ITEMS. YOU MAY ALSO RESTORE THE HOUSE TO ITS ORIGINAL CONDITION. THE COMMISSION WOULD LIKE TO KNOW OF THE HARDSHIPS WHICH CAUSED THIS CONSTRUCTION WITHOUT ADEQUATE AUTHORIZATION.

Compliance time: 45 calendar days from receipt of this notice.

Remarks: FAILURE TO COMPLY WITH THIS NOTICE COULD RESULT IN A \$250 CIVIL CITATION FOR EACH DAY UNTIL COMPLIANCE, AND/OR A COURT ORDER TO RESUME COMPLIANCE.

Issued by: STEVE THOMAS 9/1/88  
Print Name Signature Date

Received by: MICHAEL V. IZZO [Signature]  
Print Name Signature Date 9/2/88

Phone Number: \_\_\_\_\_ Sent by registered mail on \_\_\_\_\_

REINSPECTION REPORT

Date of receipt by mail \_\_\_\_\_ Follow-up date \_\_\_\_\_

Date of reinspection \_\_\_\_\_ Inspector \_\_\_\_\_

Is violation corrected?  YES  NO If yes, date: \_\_\_\_\_

If not: \_\_\_\_\_ Summons issued # \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Stop work order issued Date \_\_\_\_\_

\_\_\_\_\_ Extended \_\_\_\_\_ day(s) Return Date \_\_\_\_\_

\_\_\_\_\_ Referred to Field Supervisor Date \_\_\_\_\_

Disposition of case: \_\_\_\_\_

Field Supervisor: \_\_\_\_\_ Date \_\_\_\_\_

M E M O R A N D U M

August 15, 1988

TO: Robert Hubbard  
Department of Environmental Protection

FROM: Christina S. Miller *CSM*  
HPC Staff

Subject: 708 Philadelphia Avenue  
Takoma Park, Maryland (Historic District #3713)

Attached are letters from former HPC staff to Michael Izzo regarding alterations made to the above property without HPC approval.

At its July 21, 1988, meeting, the Commission concurred that since Mr. Izzo has not responded to our correspondence, the matter be turned over to your department.

If you have any questions, please contact me at 279-8097.

Attachments

CSM:ja:0745D



## Montgomery County Government

July 7, 1988

Mr. Michael Izzo  
708 Philadelphia Avenue  
Takoma Park, Maryland 20910

Dear Mr. Izzo:

At its April 21, 1988, meeting, the Historic Preservation Commission reviewed your permit application for a number of alterations to a house at the above address which is located within the Takoma Park Atlas historic district (#37/3). Most of the items on the application had been completed at the time of the application and you were requesting retroactive approval.

At the time the Commission did not approve four items including the circular driveway and parking pad, construction of a stairway, removal of a porch window to be replaced by a door, and the removal of side window. As noted in my letter to you dated May 2, 1988, the Commission wishes to discuss these items with you. To date you have not responded. You should be aware that until you have secured a permit for those items (or returned them to their pre-construction state), you are in violation of Montgomery County law and are subject to daily fines. We do not wish to pursue the matter in this fashion if the issues can be resolved in another way. I am scheduling a brief discussion of your case on the Commission's July 21 meeting agenda. I hope that you will be in attendance with an approved planting plan and a picture of the proposed door which is to replace the window as per the May 2 letter.

Please do not hesitate to contact me at 279-8097 if you wish to discuss the matter prior to the meeting.

Sincerely,

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

Bobbi Hahn,  
Executive Director

cc: Caroline Alderson

BH:tyh

0788E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850, 301/279-8097



## Montgomery County Government

May 2, 1988

Mr. Michael V. Izzo  
708 Philadelphia Avenue  
Takoma Park, MD 20910

Dear Mr. Izzo:

Attached is your Historic Area Work Permit for items at the above address which is located within the Takoma Park Atlas historic district (#37/3). Please note that several items were not acted upon by the Historic Preservation Commission at its April 21 meeting. They were:

1. Construction of a circular driveway and parking pad. This will not be acted upon until a planting plan is reviewed and approved by the Local Advisory Committee.
2. Construction of a stairway. The Commission would like to discuss this with you.
4. Removal of a left side porch window and installation of a glass door. The HPC wishes to review the proposed door style.
5. Removal of a side window. The HPC concurs with the LAC that the window should be retained and covered over on the interior so as not to substantially alter the exterior of the historic resource.

It would be most helpful if you could be present at the meeting at which the Commission discusses your application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bobbi Hahn".

Bobbi Hahn, Executive Director  
Historic Preservation Commission

BH/tyh

0732E/2



## Montgomery County Government

July 7, 1988

Mr. Michael Izzo  
708 Philadelphia Avenue  
Takoma Park, Maryland 20910

Dear Mr. Izzo:

At its April 21, 1988, meeting, the Historic Preservation Commission reviewed your permit application for a number of items to a house at the above address which is located within the Takoma Park Atlas historic district (#37/3). Most of the items on the application had been completed at the time of the application and you were requesting retroactive approval.

At the time the Commission did not approve four items including the circular driveway and parking pad, construction of a stairway, removal of a porch window to be replaced in the door, and the removal of a side window. As I noted in my letter to you dated May 2, 1988, the Commission wishes to discuss these items with you. To date you have not responded. You should be aware that until you have secured a permit for those items (or returned them to their pre-construction state), you are in violation of Montgomery County law and are subject to daily fines. We do not wish to pursue the matter in this fashion if the issues can be resolved in another way. I am scheduling a brief discussion of your case on the Commission's Agenda for its July 21, meeting. I hope that you will be in attendance with an approved planting plan and a picture of the proposed door which is to replace the window as per the May 2 letter.

Please do not hesitate to contact me at 279-8097 if you wish to discuss the matter prior to the meeting.

Sincerely,

Bobbi Hahn,  
Executive Director

cc: Caroline Alderson

BH:tyh

0788E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850, 301/279-8097