

37/3 708 Philadelphia Ave.
SA 8-88

HISTORIC PRESERVATION COMMISSION

Staff Review Form

Applicant: Michael Izzo

Applicant's Address: 708 Philadelphia Ave. Takoma Park

Type of Review:

HAWP	_____	Substantial Alteration	<u>X</u>
Maintenance	_____	Demolition	_____
Subdivision	_____	Other	_____

Site No. (Atlas): 37/3 - Takoma Park Historic District

Site Address: _____
(if different from applicant)

Advertised: Yes _____ No X

Proposed: (describe action to be taken)
Application to retroactively approve ramp and paving of driveway.
LAC recommends placing plantings to screen ramp. Applicant has
handicapped family who needs ramp for access to house.

Staff recommendations and comments:

In-house review and discussion with DEP. Recommend approval with
LAC condition.

Date: 10/6/88

Staff: _____

Signature: _____

HPC Action: _____

Date: _____

Continuation
(HARDSHIP CASE)

Staff Review Form HISTORIC PRESERVATION COMMISSION

Applicant: Michael Lopez

Applicant's Address: 708 Philadelphia Ave

Type of Review:

HAWP _____
Maintenance _____
Subdivision _____

Substantial Alteration
Demolition _____
Other _____

Site No. (Atlas): 37/3

Site Address: _____
(if different from applicant)

Advertised: Yes _____ No

Proposed: (describe action to be taken)
application to retroactively approve ramp & paving of driveway. CAC recommends placing plantings to screen ramp. Applicant has handicapped family who needs ramp for access to house

Staff recommendations and comments:

in house review & discussion w/ DEP. Recommend approval w/ CAC condition.

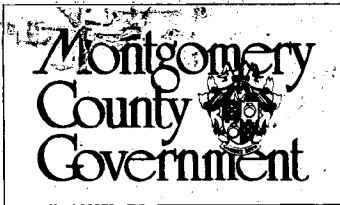
Date: 10/6

Staff: 1

HPC Action: _____

Signature: [Signature]

Date: _____



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 01076790

NAME OF PROPERTY OWNER MICHAEL V. IZZO TELEPHONE NO. 301 588 2742
(Contract/Purchaser) (Include Area Code)

ADDRESS 708 Philadelphia Ave 1 T MD 20912
CITY STATE ZIP

CONTRACTOR Self TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 708 Street Philadelphia Ave

Town/City Gabons Park Election District 13

Nearest Cross Street Chicago Ave

Lot 9 Block 69 Subdivision TPL + T CO'S

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT/ACTION: (circle one)
- | | | | | | | |
|------------|------------|-----------------------|----------|---------------------------------|-------------------|--------------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revision | <u>Porch</u> | Deck | Fireplace |
| | | Revocable | | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other <u>Other</u> |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ \$6000.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepero
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|--------------------|---------------|
| 01 () WSSC | 02 () Septic |
| 03 () Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|--------------------|-------------|
| 01 () WSSC | 02 () Well |
| 03 () Other _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- 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 4/1/88
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X - items 2, 3, & 6 only For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Robert Hahn Date 4/25/88

APPLICATION/PERMIT NO: SA 8-88 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

*Condition: item 2 is for ramp only; ramp must be painted or stained white.

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:)

Lined area for describing proposed work, consisting of ten horizontal lines.

(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

Description of Work

- ① Build Circular driveway and Porch Pad to left of house; removal of tree
- approved ② Build Handicap ~~stairs~~ ramp on side of front porch
- approved ③ Remove one section of railing from side of front porch
- ④ Remove window on left side of front porch and install glass door.
- ⑤ Remove window in bathroom on side of house (left side)
- approved ⑥ Demolish old Garage

Reasons for work to be done in this manner

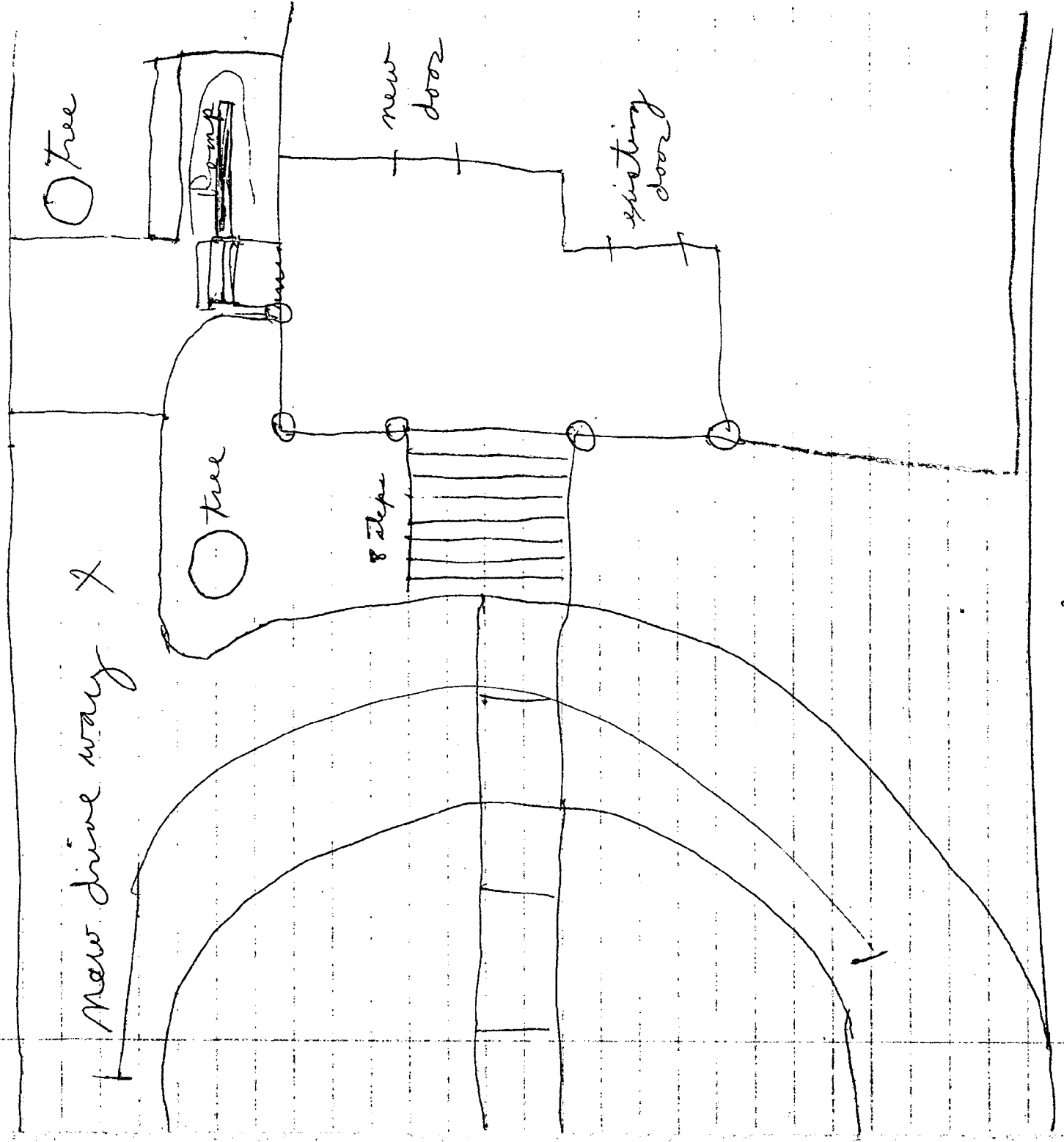
- ① My handicapped Parents are living with me and my family and we needed to have access to the left side of the front porch. We had to build a ramp to accommodate my mother's wheel chair and also the elevation on the left side of the porch allowed only 3 steps instead of 8 steps on the front. My father broke both ankles and can't very well make it up 8 steps.

② We needed to have the drive way to provide the closest access for my parents into there portion of the house, which is on the entire left side and rear. Also when I purchased the house, in the house description said the yard offered an opportunity for a curvular driveway and I thought it was legal.

We tried to come up with another way to put an entrance on the side, but because of the 2 large trees, we could not get the driveway close enough to the entrance without remodeling a tree.

③ In the existing bathroom we made a handicapped bathroom with a large shower stall and had to remove a small window because the shower stall could only go on the outside wall.

④ I would like to demolish the old garage because it is in very bad shape. (termites damage and mb doors). Also it is very close to the back door and makes the large yard seem very small.



tree

New drive way X

tree

Pump

8 steps

new door

existing door

existing

FIRST LEVEL:

Entry Foyer

Grand center hall with open staircase

Large living room with fireplace

Large, inviting, table-space kitchen, with ample cabinet and counter space and a gleaming natural wood floor

Three bedrooms (each with oversize closets), that could easily be used as a library, den, family room, or office space

Front porch just waiting for a swing or wicker rockers

Full bath

SECOND LEVEL:

Grand center hall

Large master bedroom, with room-length closet

Two additional bedrooms with walk-in closets

Full bath

Two large storage areas

BASEMENT:

Extra-large unfinished space with entrance to backyard and quarter bath, convenient to bathers

ADDITIONAL FEATURES: Beautiful 20 X 40 inground pool

Level, sunny, half-acre lot that awaits your gardening and landscaping imagination. This wonderful space offers the opportunity for a circular driveway in the front, and a play area, orchard, and vegetable garden in the rear.

Two-car garage

Gleaming hardwood floors

ADDITIONAL INFORMATION: Lot size: 22,500 ft²

Living area: 2600 ft²

Oil/hot water heat

Water heater (75-gallon) new in February, 1986

Cable TV

Washer/dryer/refrigerator work, but convey as is

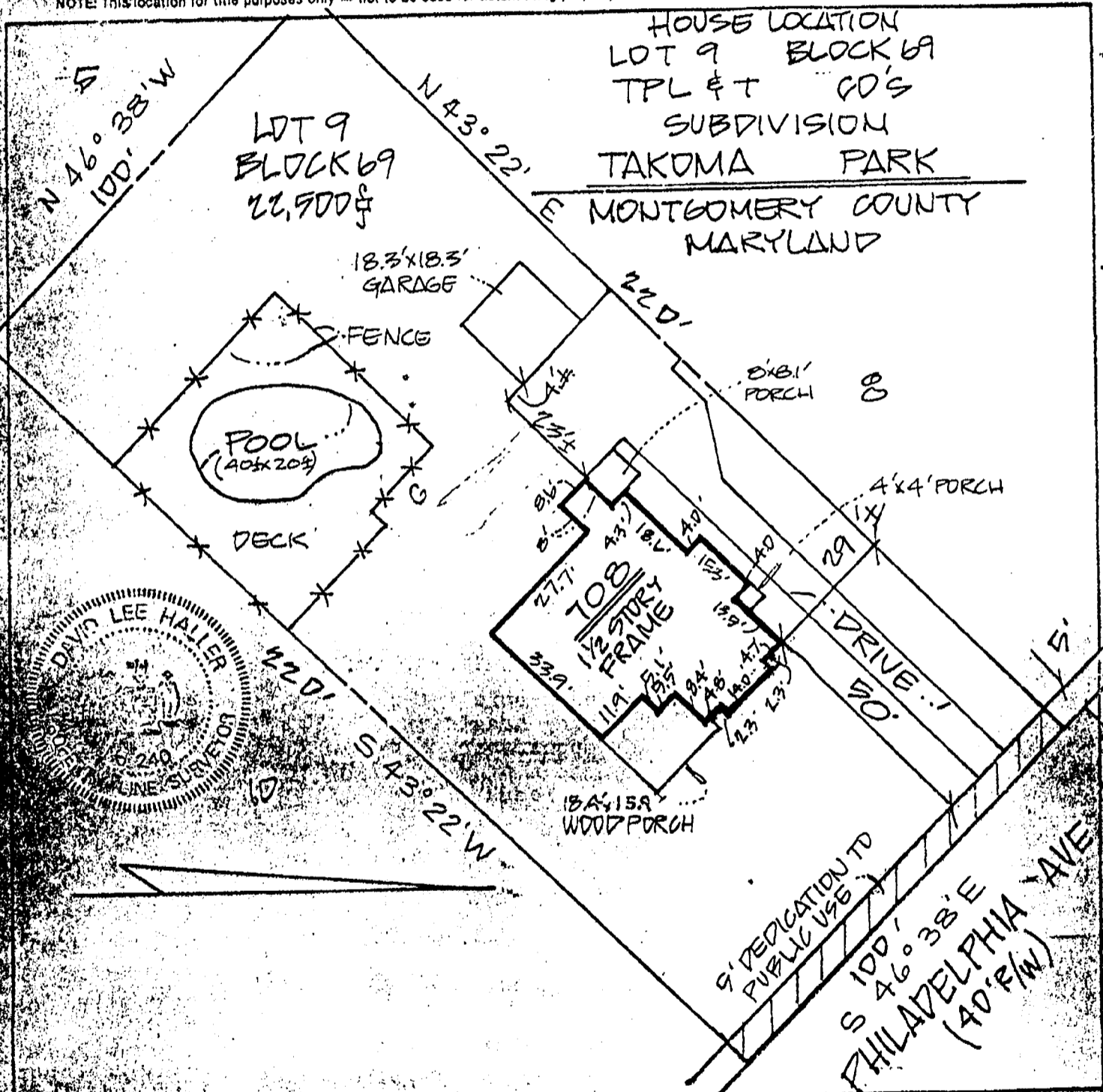
(All information deemed reliable, but not guaranteed.)

① *Check*



CASE No. **B6428**

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



CERTIFICATE
I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TAPE SURVEY.

David L. Haller
DAVID L. HALLER
MARYLAND P.L.S. No. 240

REFERENCES	
PLAT BK	B
PLAT NO	23
LIBER	7889
FOLIO	246

Bull & Associates
LAND SURVEYORS/CONSULTANTS

(301) 428-9111 P.O. Box 346 GERMANTOWN, MARYLAND 20874

DATE OF SURVEYS	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: B
HSE. LOG: 3/5/04	JOB NO.: 820024
BOUNDARY:	

NOTE: B.R.L. information, if shown, obtained from M.N.C.P.P.C.

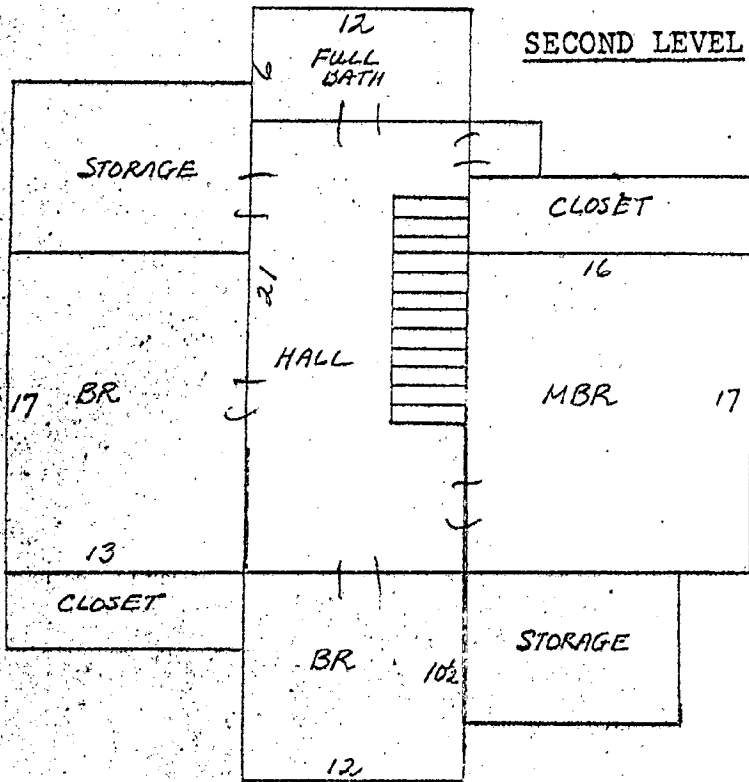
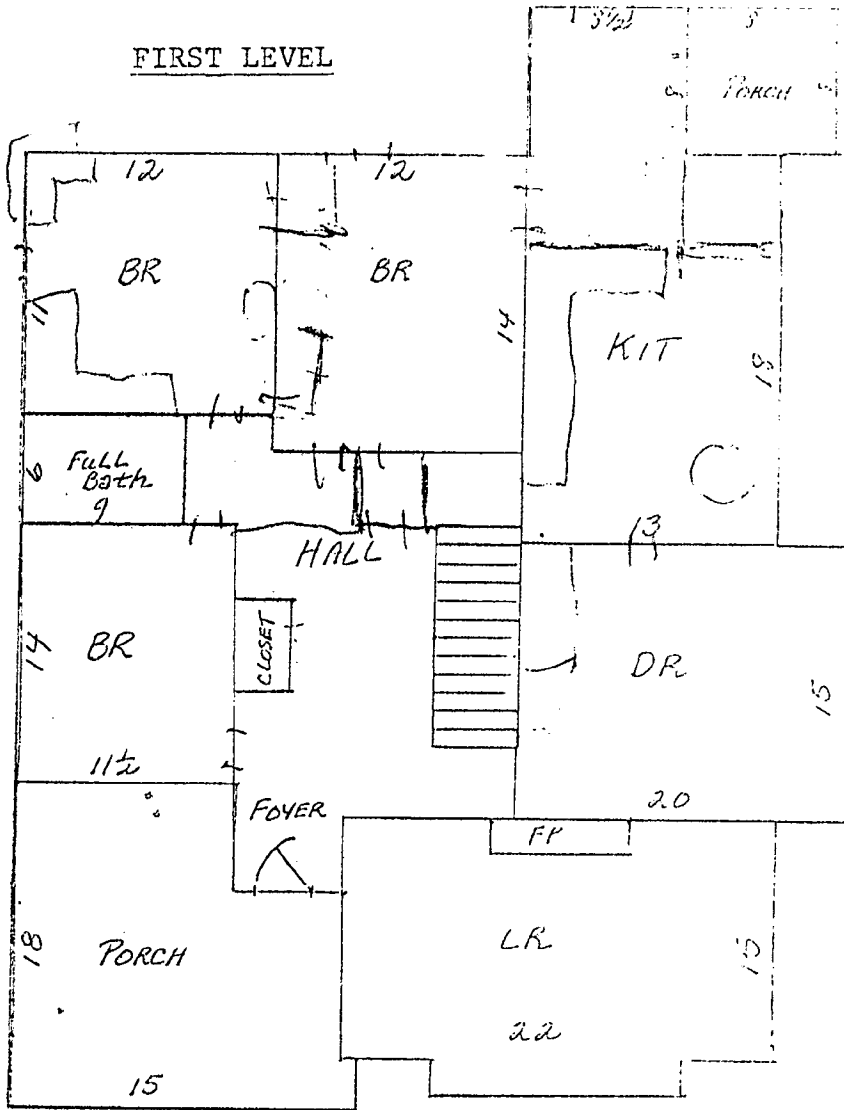
25% 581.03 x 12 7011.56

cost 2350-

8700. Income
2051.56

1648.44 net
1680.00 rebate

3328.44 net





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 that reads "Bobbi Hahn".

Bobbi Hahn, Executive Director
Historic Preservation Commission

BH/tyh

0732E/2

Description of Work

- ① Build Circular driveway and ^{add plants -} Porch Pad to left of house _{LA Capone}
- ✓ ② Build Handicap stair & ramp on side of front porch _{stair white}
- ✓ ③ Remove one section of railing from side of front porch
- no ④ Remove window on left side of front porch and install glass door. _{full window glass to match front}
- no ⑤ Remove window in bathroom on side of house (left side) - _{leave - covered}
- ✓ ⑥ demolish old garage
- ~~⑦ ^{new garage} remove ^{any tiles} _{now remove}~~
- ⑧ Reasons for work to be done in this order

① My handicapped Parents are living with me and my family and we needed to have access to the left side of the front porch. We had to build a ramp to accommodate my mothers wheel chair and also the elevation on the left side of the porch allowed only 3 steps instead of 8 steps on the front. My father broke both ankles and cant very well make it up 8 steps.

Michael Bizer



Close up of ramp
and window



View from in front
of house next door



Close up of front
of Garage



View from Chicago
Ave.



Rear + left side



View from across
street



View from front of
house



Rear view



View from sidewalk



Close up of old
Garage



Termite damage
on Garage



Permite Damage
on base



Roof damage of
old garage



View from back
porch



View of left side
from old garage



View of left side
of house



View from front of
my house



My House

Pictures
for second
Permit



View of ramp from
sidewalk

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the TAKOMA PARK historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 208 Philadelphia Ave
Takoma Park, MD 20912

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

Michael Izzo
708 Philadelphia Avenue, Takoma Park, MD 20912

(h) 588-2742 (w) 588-2742

e. Is this property a contributing resource within the historic district? Yes X No _____

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes XX No _____

II. Description of work proposed

a. Briefly describe proposed work:

1. Demolish deteriorated (original) 1920's garage. Construction permit application for new garage submitted previous month.
2. Add circular driveway for handicapped access
3. Construct wood ramp & railings to front porch; remove section of original porch rail.
4. Replace front double hung window with glazed wood door for parents' apartment access by wheelchair.
5. Remove bathroom window (side facade) for shower installation

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

Front, rear, and left side (facing house)

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

Wood. Ramp is pressure treated lumber

e. Are these materials compatible with existing materials? How? If not, why?

Wood is compatible--house is frame with wood clapboard (covered by aluminum siding). Color of pressure treated lumber is not compatible with painted wood of house.



My House



View from front of house



View of left side of house



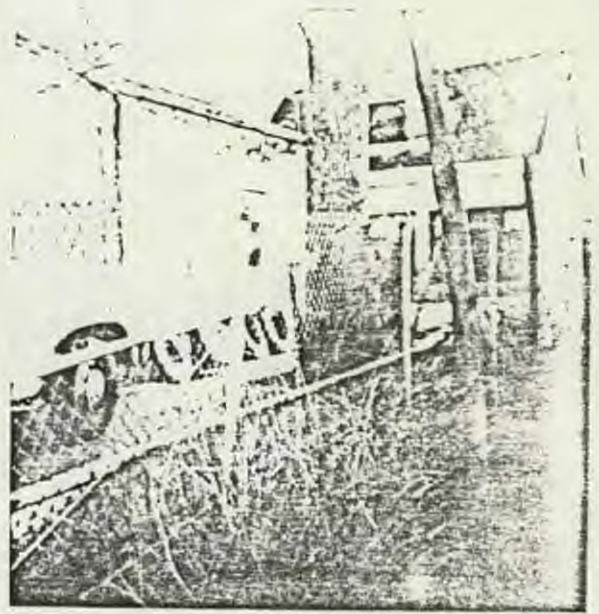
Close up of ramp and window



view of garage
from street



partially completed garage





close up of ramp
+ sidewalk



View of ramp from
sidewalk



View from sidewalk



View from front
of house



View from across
street



View of left side
of garage



Roof damage on
old garage



View from back
Porch



close up of old
garage



termite damage
on garage

Copies of pictures for second Permit



House



close up of front
of garage



View from front
of my house



View from left side
of old garage



View from left side



rear



View from in front
of house next door



View from
Chicago Ave



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 01076790
 NAME OF PROPERTY OWNER MICHAEL V. IZZO TELEPHONE NO. 301 588 2742
(Contract/Purchaser)
 ADDRESS 708 Philadelphia Ave TMD 20912
CITY STATE ZIP
 CONTRACTOR Self TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____
 PLANS PREPARED BY _____ TELEPHONE NO. _____
(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 + T CO'S
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Porch Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other Other
 Circle One: A/C Deck Fireplace Shed Solar Woodburning Stove
 1B. CONSTRUCTION COSTS ESTIMATE \$ \$6000.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepero
 1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
 01 () WSSC 02 () Septic
 03 () Other _____
 2B. TYPE OF WATER SUPPLY
 01 () WSSC 02 () Well
 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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

Michael Izzo 4/1/88
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X - items 2, 3, & 6 only For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Adriette Hahn Date 4/25/88

APPLICATION/PERMIT NO: SA 8-88 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

*Condition: item 2 is for ramp only; ramp must be painted or stained white.



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 01076790

NAME OF PROPERTY OWNER MICHAEL V. IZZO TELEPHONE NO. 301 588 2742
(Contract/Purchaser) (Include Area Code)

ADDRESS 708 Philadelphia Ave TPMD 20912
CITY STATE ZIP

CONTRACTOR Self TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 708 Street Philadelphia Ave

Town/City Parkoma Park Election District 13

Nearest Cross Street Chicago Ave

Lot 9 Block 69 Subdivision TPL + T CO'S

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ \$6,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepero

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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

- 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 4/1/88
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X - items 2, 3, + 6 only For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Robert Halim Date 4/25/88

APPLICATION/PERMIT NO: SA 8-88 FILING FEE: \$ _____

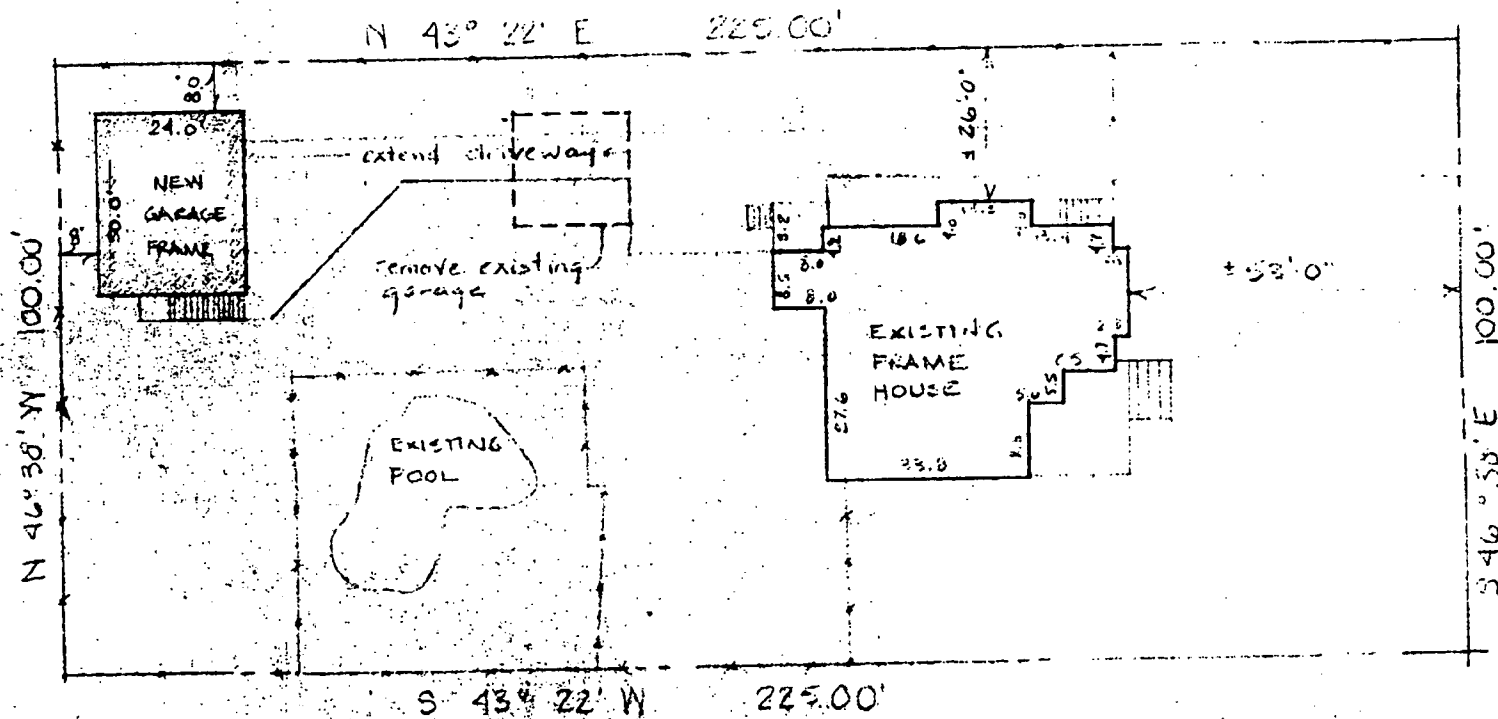
DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

*Condition: item 2 is for ramp only; ramp must be painted or stained white.



PHILADELPHIA AVENUE

PLAT PLAN

1"=30'-0"

X/N

LOT 9 BLOCK 69

TR L & T CO'S SUBDIVISION OF
TAKOMA PARK PLAT BK 8, PLAT 23

DENCE e

10-2-87

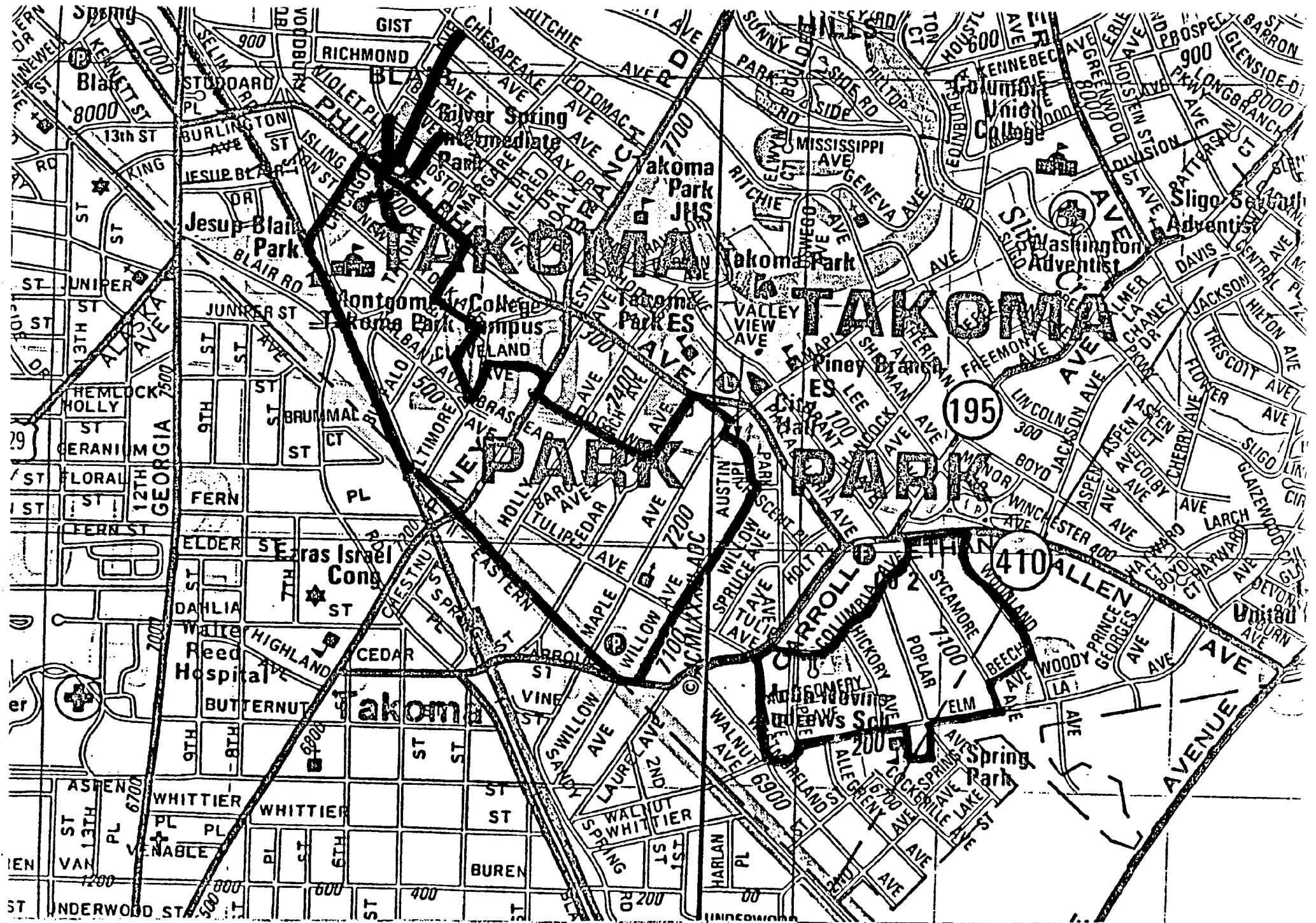
NEW GARAGE

JOB N

FLEV'S SECTION 1 PLAT

SHE N

052



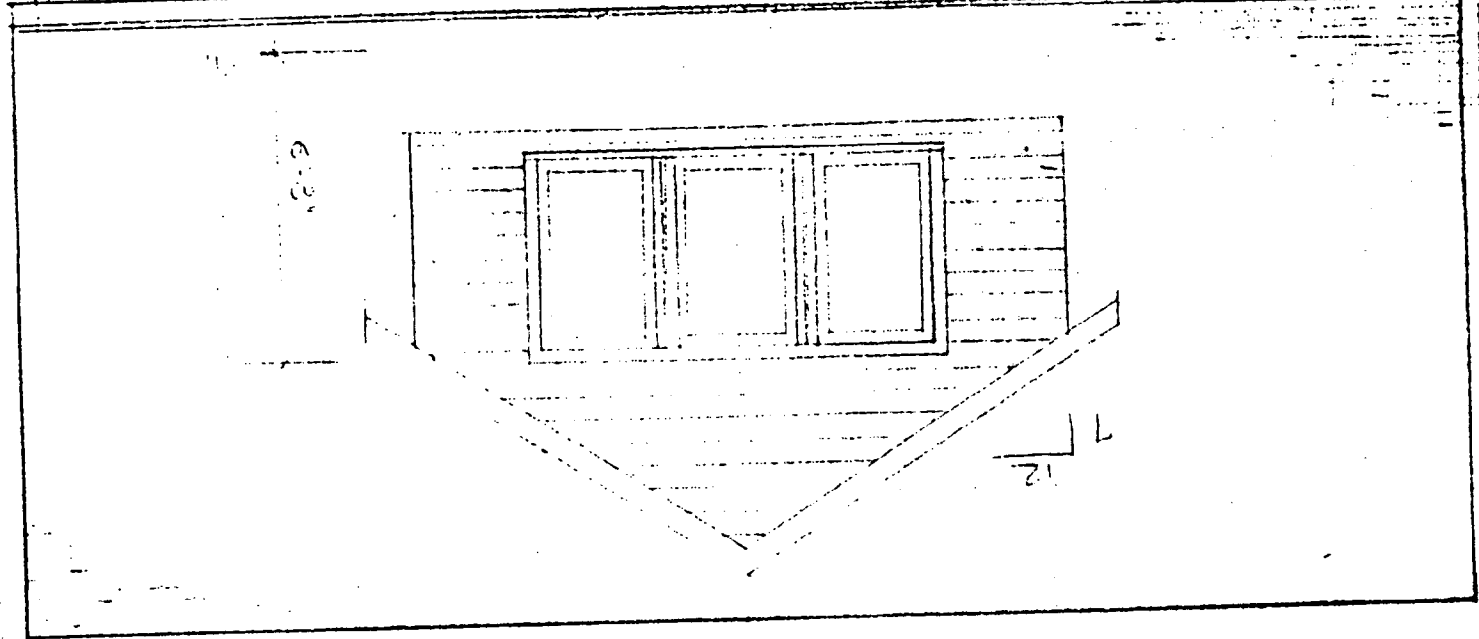
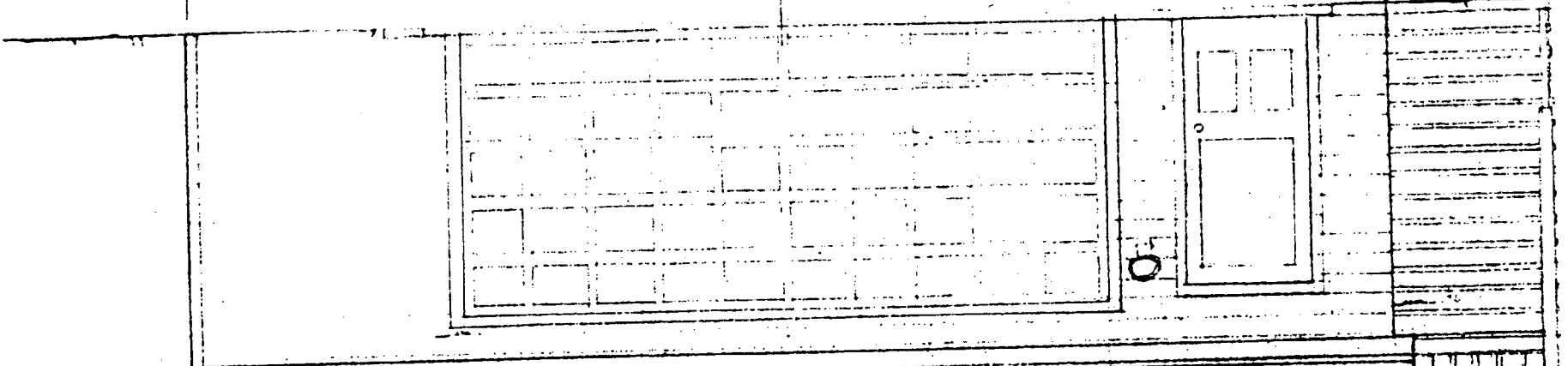
708 PHILADELPHIA

NORTH E

Front Elevation

30' 0"

4' 0"



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: 708 Philadelphia
Takoma Park
- d. Property owner's name, address and phone number:

Michael Izzo

708 Philadelphia

(h)

(w)

- e. Is this property a contributing resource within the historic district? Yes No .
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes No .

II. Description of work proposed.

- a. Briefly describe proposed work:

Plant landscape materials to screen view of ramp from street.
Omit painting of ramp if landscaping is done.

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

Front

- c. Is the work visible from the street?

Yes

- d. What are the materials to be used?

Landscape plants

- e. Are these materials compatible with existing materials? How? If not, why?

Yes.

III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

Criteria 2 Compatible with the district and the house

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

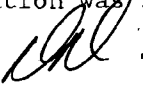
1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

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

IV. Additional comments

Date on which application received: 9-13-88

Date of LAC meeting at which application was reviewed: 9-13-88

Form completed by: Douglas A. Dunn  Title: Member LAC

Member of: Takoma Park Local Advisory Committee

Date: 9-27-88

TAKOMA PARK HISTORIC PRESERVATION COMMITTEE

MINUTES - TUESDAY, SEPTEMBER 13, 1988

Members present:

Caroline Alderson, Chairman
Ed McMahon
Doug Dunn
Jeanne Price
JoAnne Bowman
Joan Simon

Absent:

Linda Donald
Edmund Kirby Smith

Guests

Michael Izzo - 708 Philadelphia
Herb Kaufman - 214 Tulip
Susan Gilbert - 5 Valley View
Dick O'Connor - 7110 Maple Avenue
Peggy Edwards - 7115 Sycamore

The meeting was called to order at 8:05 by Chairman Caroline Alderson.

I. Historic Area Work Permit (HAWP) Applications

- A. 5 Valley View (Gilbert/Schechter) - Extend rear wall 4', House is 2 story, stucco, Dutch Colonial. Indented Extension (1st floor only) to be finished in stucco, roof overhand to conform to that of existing house. New Rear windows to be vinyl (casement?), closely spaced for solid: void ratio similar existing sun porch. Replace 2 deteriorated, non-operable rear-side casements with replicates (same size/muntin pattern, retain trim, paint to match existing). Add rear deck (not visible from street).

Recommendation: Approve as submitted. Only rear-side replacement window will be visible from street. Massing, materials, and detailing of new addition are sensitive to those of the original house.

- B. 7047 Eastern Avenue (Chris Elfrin) - Install 8' high privacy fence in front yard to block out view of traffic and noise.

Recommendation: Disapprove. The height and design block the view of the house, a contributing resource, and are not appropriate in the historic district.

At the committee's suggestion, application decided to withdraw the application.

- C. 708 Philadelphia (Michael Izzo) - Review of progress made on previous agreement concerning front facade changes undertaken without a permit. Mr. Izzo agreed to replace side window removed earlier and has begun

landscaping to screen turn around drive. Formal landscape, showing specific, (perennial) plant types plan to be submitted next month. New, existing plants are annuals. Mr. Izzo requested that he be permitted to screen new ramp with shrubbery instead of painting it to match house. The committee agreed that landscaping to screen the view of the ramp from the street would be preferable to painting; request approved. Mr. Izzo was referred to the MC Historic Preservation Commission who requested photo of door. Door design (wood, simple, single light upper half) was approved by Committee earlier.

C. 214 Tulip (Herb Kaufman/Laurie Palmer) - Rear enclosure/addition, matching clapboard, lattice skirt, double hung-sash windows, and roof pitch of existing 2 story craftsman house. Addition to be 1 story high. Paint to match existing.

Recommendation: Approve as submitted, on condition that clapboard exposure match that of existing house as closely as possible. Work is very sensitive to the style, period, and design of the original house.

D. 7110 Maple (Dick O'Connors) - Install carriage-type, brass sconces on front porch (originals missing) of large, early twentieth century foursquare house.

Recommendation: Approve.

E. 7307 Baltimore Avenue (Catherine Bernard/William Sandberg) - Wood picket fence; half round pickets, 4' high, to be installed in front yard.

Recommendation: Approve picket fence in general, but substitute flat ("Gothic") pickets for half round design, which is inappropriately rustic. Flat pickets are more appropriate to a suburban house. Reduce height from 4 feet to 3 feet. Paint.

F. 7137 Maple Avenue (Caroline Alderson) - Move Cynthia Warner schoolhouse and wellhouse from Carroll Avenue to rear, corner, double lot (residential). Outbuildings are wood, clapboard, like original 2 1/2 story stick style house, and will otherwise be demolished. School to be used as workshop and meeting place.

Alternate proposal (submitted at follow-up meeting, 9/27): In the event that moving the school is not feasible, construct 16' X 32' accessory structure of same basic materials and massing as school (low clapboard [masonite siding] walls, steep pitched roof), with divided-light double hung, wood sash (sides, rear) and double doors with fixed small paned window on front. Incorporate salvage 19th c. windows and doors. Front suggestive of freestanding, early garage, with double doors and single, small (fixed) attic light.

Committee Recommendation: Move Buildings: Approve as submitted. School and well house are compatible, with the house and lot, and it is in the community interest to preserve these buildings by relocating them to the historic district.

New Construction: Approve. Facade Option A (Garage-type front is more appropriate for a suburban accessory structure than option B. Double doors shown in Option B (or adjacent alternate) preferred to heavy barn-type doors shown in A. Double doors will suggest garage massing, heavy doors in A are less logical atop steps.

G. 7115 Sycamore (Peggy Edwards) - Replace missing rear-side window with small prefabricated bay window. Lower half of window blocked over by previous owner's kitchen renovation (cabinet installation) years ago. Modification is desired to let in more light. Widen opening 4", replicate existing trim.

Recommendation: Approve. The opening has already been irreparably altered, and the original window lost. An opening increase of 2" on each side will not make much difference if trim is replicated. The work is not visible from the street.

H. 7207 Holly Ave. (Dennis & Lynn Vaughn) - Asphalt driveway (presently gravel; same configuration). Construct retaining wall to curb erosion in rear side yard. Construct 18" red brick wall separating front yard from sidewalk. Add lattice to previously constructed rear addition. Thin rear yard trees.

Recommendation: Approve all except front brick wall, which is not in keeping with the 19th century suburban, frame house. A picket or iron fence would be more appropriate. At committee's suggestion, owner withdrew this element from application. Other work will not affect streetscape appearance.