



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

February 9, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1141442– Partial demolition, construction of rear addition and screened porch; fenestration alterations, and hardscape alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with one (1) condition** at the December 17, 2025 HPC meeting:

1. The applicant must submit an assessment and/or tree protection plan by a certified arborist or the Takoma Park Urban Forest Manager confirming that the proposal will not negatively impact any mature trees and implement the recommendations of the arborist.

The HPC staff has reviewed and stamped the attached submission materials.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Dave & Kris Besch (Richard J. Vitullo, Architect)
Address: 228 Park Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

228 Park Avenue, Takoma Park, MD 20912

This is a "Contributing Resource" Bungalow-style house, built in 1928, and it is located in the Takoma Park Historic District. It is a 1-story frame house, rectangular in shape, with a full walk-out basement and an attic accessible only by pull-down stairs; the original house is 24'-6" wide x 28'-2" deep. There is a 12'-0" x 16'-0" wood deck off the 1st floor in the rear.

- a. Original House Structure:** *The main house structure is wood frame and is gabled (6:12 slope), with the ridge perpendicular to Park Avenue. The rafter tails/eaves along the side are 3'-0" deep.*
- b. Foundation:** *The original house foundation is 8" thick solid brick. The wood deck structure consists of 6 x 6 wood posts.*
- c. Exterior Finish:** *The exterior finish of the house is a painted stucco material embossed with a faux-brick pattern on metal lath over 2 x 4s flat over the frame walls; it is approximately 2" + thick and overhangs (oddly) the authentic brick foundation structure. The original exterior finish is unknown. The exterior front door trim is original 1 x 6 wood with a panel mould around the outside edge; all other window and door openings on the 1st floor have an aluminum cover over the original exterior wood trim and subsill.*
- d. Windows/ Exterior doors:** *The front entry door of the house may not be original; the rear doors on the 1st floor and basement are 1-lite replacement doors. The small front Living Room window is 3'-6" wide x 2'-0" high painted wood with 4 vertical lites; there are a pair of 2'-6" wide x 2'-0" high painted wood awning windows facing the front and rear in the attic. All other windows are vinyl replacement windows.*

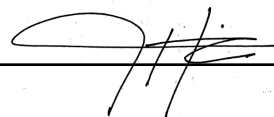
REVIEWED

By Laura DiPasquale at 9:09 am, Feb 09, 2026

APPROVED

Montgomery County

Historic Preservation Commission



DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

228 Park Avenue, Takoma Park, MD 20912

This project scope of work is demolishing an existing 12'-0" x 16'-0" 1st floor wood deck structure at the rear, renovating the interior on both levels, and building an addition on the rear. There will be no exterior changes to the original structure except in the basement where an egress window will be added at the southeast corner and at the northwest corner and large double hung window will be altered to close up the bottom half; also changes will be made at the rear where the addition is attached.

The addition (interior space) will have a 430 SF footprint, and will be 860 SF total on two levels; there is also a 240 SF screen porch (on the 1st floor only) at the rear with a 44 SF wood stoop, and stairs to grade.

This structure will be built using the following materials/details:

- a. **Siding:** Basement only-Painted fiber cement smooth lap siding (7" exposure), with 5/4 x 6 Boral corner trim and 5/4 x 4 Boral window and door trim. First floor (& entire chimney) only-Painted fiber cement smooth lap siding (4" exposure), with 5/4 x 6 Boral corner trim and 5/4 x 4 Boral window and door trim. A 5/4 x 10 Boral bandboard, capped with an Azek AZM-197 drip, will be located at basement, 1st floor and at the 2nd floor eave.
- b. **Screen porch:** Screening will be PVC mesh. Floor to be T & G ipe or mahogany; structure to be PT wood on posts.
- c. **Roofing:** Asphalt shingles.
- d. **Windows and Doors:** All new windows are to be aluminum-clad wood casement, awning and double-hung (1-over-1 at double-hungs). There will be painted 5/4 x 4 Boral trim at the windows' head and jambs; the sill will be an Azek AZM-6933 subsill.
- e. **Foundation Structure:** Parged CMU foundation wall.
- f. **Wood Stoop and Stairs:** A PT wood stoop and stairs with ipe decking, and a wood railing. (See details)

REVIEWED

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APPROVED

Montgomery County

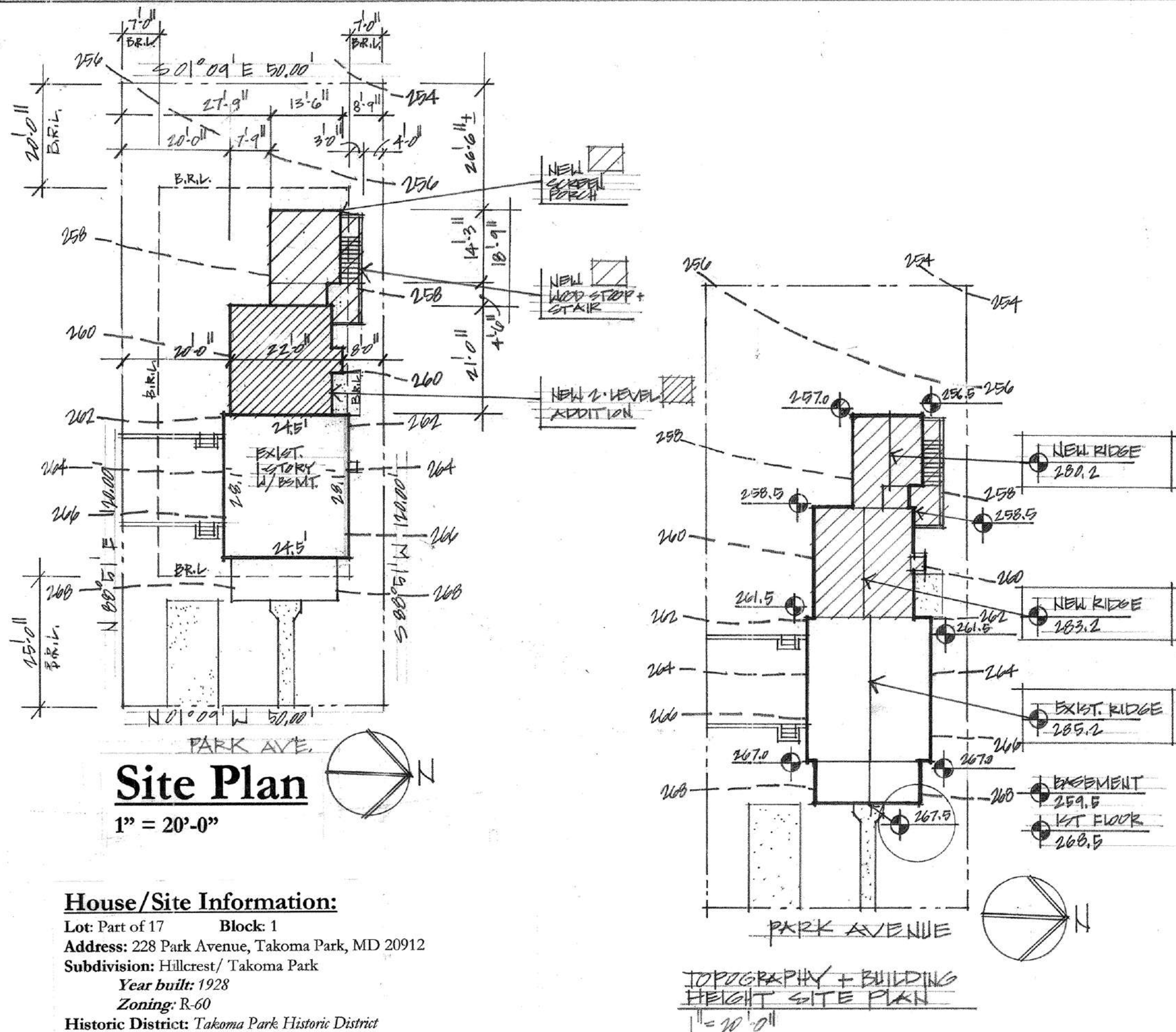
Historic Preservation Commission



Two-Level House Renovation & Addition

Besch Residence

228 Park Avenue, Takoma Park, MD 20912



House/Site Information:

Lot: Part of 17 Block: 1
Address: 228 Park Avenue, Takoma Park, MD 20912
Subdivision: Hillcrest/ Takoma Park
Year built: 1928
Zoning: R-60
Historic District: Takoma Park Historic District
HAWP #1141442 approved at 12/17/2025

Project Information:

Basement: Renovate 691 s.f. of all interior space; Add 430 s.f. addition to this space to create a Master Bedroom; Add new 40 s.f. concrete stoop.

1st Floor: Renovate 691 s.f. of all interior space; Add 430 s.f. addition to this space to create a Family/Dining Room. Add new 241 s.f. ScreenPorch with small wood stoop and stair to grade.

Residential Code Information:

All construction shall be in conformance with the International Residential Code (IRC) ER 13-24, 2021 Edition, as Amended by Mont. Co., effective Dec. 10, 2024.

AREA CALCULATIONS

EXISTING:	
Lot Area:	6000 s.f.
Lot Coverage/Building	
Interior + Front Porch:	851 s.f.
% of Lot Coverage:	14.2%
PROPOSED:	
Lot Coverage/Building Area (added): (430 s.f. interior space + 241 s.f. screen porch):	671 s.f.
Lot Coverage/Building Area (existing house + addition):	1522 s.f.
% of Lot Coverage:	25.3%
TOTAL NET NEW ROOF AREA:	671 s.f.

EARTH DISTURBANCE CALCULATIONS

TOTAL SOIL DISTURBANCE (SQUARE FOOTAGE)

Dry Well excavation:	78.0 SF
Crawl Space excavation:	320.0 SF
Perimeter found. Footing trench:	100.0 SF
Screen porch/stair pier footings:	50.0 SF
Concrete stoop pad:	40.0 SF

TOTAL: 588.0 SF

TOTAL SOIL DISTURBANCE (CUBIC YARDS)

Dry Well excavation:	78.0 SF x 5.0' deep = 390.0 cu. ft./27 = 14.4 cu. yds.
Crawl Space excavation:	320.0 SF x 3.0' deep/ 2 = 480.0 cu. ft./27 = 17.7 cu. yds.
Perimeter footing trench:	62.0 SF x 2.5' deep = 155.0 cu. ft./27 = 5.7 cu. yds.
Screen porch/stair pier footings:	50.0 SF x 2.5' deep = 125 cu. ft./27 = 4.6 cu. yds.
Concrete stoop pad:	40.0 SF x 0.5' deep = 20.0 cu. ft./27 = 0.75 cu. yds.

TOTAL: 43.0 Cu. Yds.

Total renovation S.F., by floor:

Basement:	691 s.f.
1 st Floor:	691 s.f.
TOTAL:	1382 s.f.

Total new construction S.F., by floor:

Basement:	430 s.f.
1 st Floor:	430 s.f.
TOTAL:	860 s.f.

APPROVED

Montgomery County
Historic Preservation Commission

REVIEWED

By Laura DIPasquale at 9:09 am, Feb 09, 2026

Sheet No. Sheet Title

Cover	Site Plan/Project Description/ Area Calculations/ Building Height Site Plan
C-1	Drainage Plan (1"=10'-0")/ Drainage Area Calculations
C-2	Drywell Detail/ Runoff Calculations
DM-1	Basement Demolition Plan (1/4"=1'-0")/ Demolition Notes
DM-2	First Floor Demolition Plan (1/4"=1'-0")
A-1	Basement Floor Plan (1/4"=1'-0")
A-2	First Floor Plan (1/4"=1'-0")
A-3	Roof Plan (1/4"=1'-0")/ Sound-Resistant Wall (3"=1'-0")/ Sound-Resistant Ceiling (1 1/2"=1'-0")
A-4	Side Elevation (North) (1/4"=1'-0")/ Railing Details (1"=1'-0")
A-5	Rear Elevation (1/4"=1'-0")/ Building Section @ Screen Porch (1/4"=1'-0")/ Rake Details (1"=1'-0")
A-6	Side Elevation (South) (1/4"=1'-0")
A-7	Building Longitudinal Section (1/4"=1'-0")/ Cove Light Detail (3"=1'-0")/ Interior Railing Detail (1 1/2"=1'-0")
A-8	Building Section @ Screen Porch (1/4"=1'-0")/ Building Section (1/4"=1'-0")/ Collar Tie Detail (3"=1'-0")/ Truss Diagram (3/8"=1'-0")
A-9	Wall Section (1"=1'-0")/ Screen Porch Wall Section (1"=1'-0")
A-10	Basement Hall Bath (3/8"=1'-0")/ Bath 1 Elevations (3/8"=1'-0")/ First Floor Bath Elevations (3/8"=1'-0")/ Kitchen Elevations (3/8"=1'-0")
A-11	General Notes/ Specifications
A-12	Window & Door Schedule
A-13	Finish Schedule
EC-1	Air Barrier, Insulation & Thermal Barrier Schedule/ Diagrams
E-1	Basement Electrical/Lighting Plan (1/4"=1'-0")/ Electrical & Lighting Legend
E-2	First Floor Electrical/Lighting Plan (1/4"=1'-0")
S-1	Structural Notes/ Calculations
S-2	Foundation & Framing Plan (1/4"=1'-0")
S-3	First Floor Framing Plan (1/4"=1'-0")
S-4	Roof Framing Plan (1/4"=1'-0")
S-5	Basement & First Floor Wind Bracing Plan (1/4"=1'-0")/ Wind Brace Schedule

Professional Certification:
I certify that these plans were prepared or I certify that they were prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Maryland.
License #: 8221-R, Exp. Date: 7/22/2026

Vitullo Architecture Studio, PC
7016 Woodland Ave.
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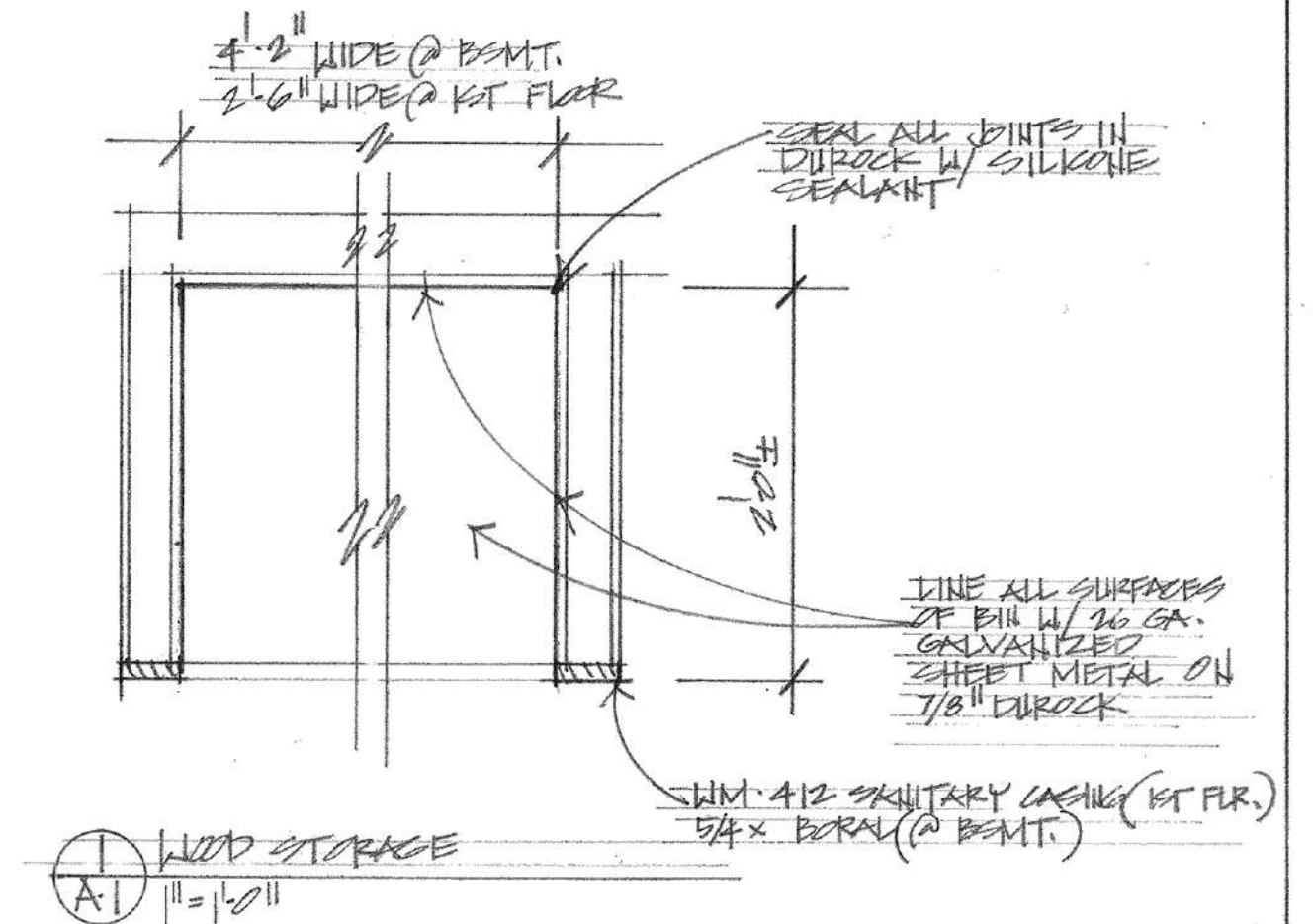
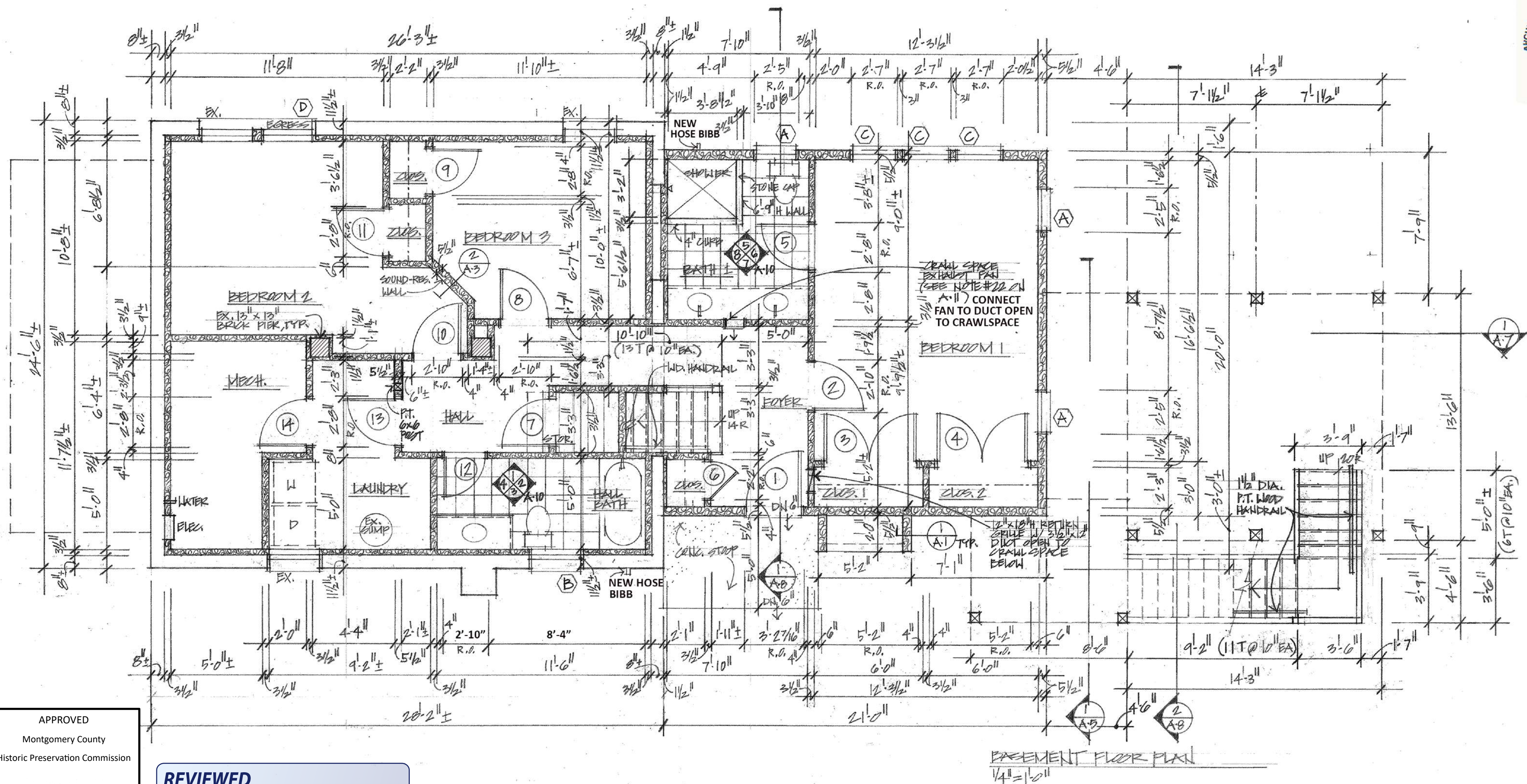
Besch Residence
228 Park Ave.
Takoma Park, MD 20912

COVER

1-26-2026



REVIEWED
By Laura DiPasquale at 9:09 am, Feb 09, 2026



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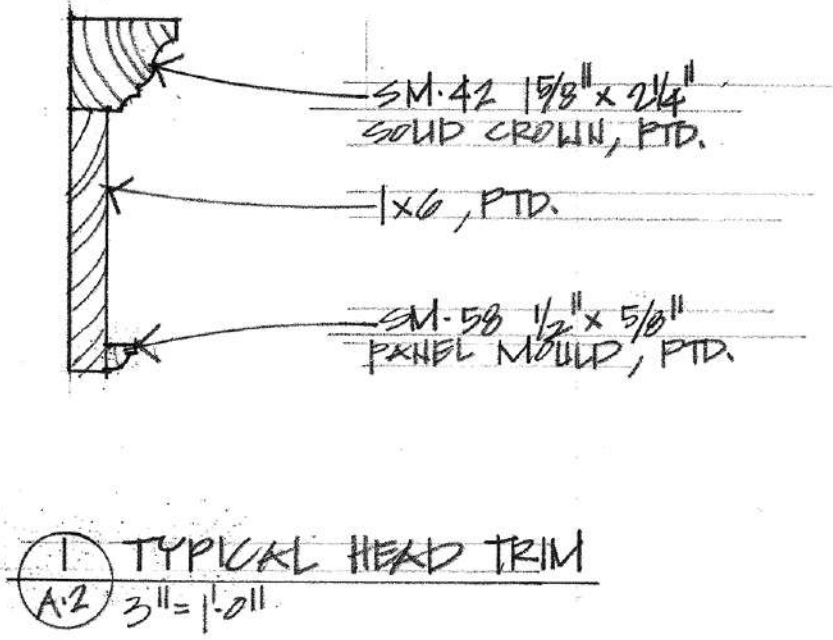
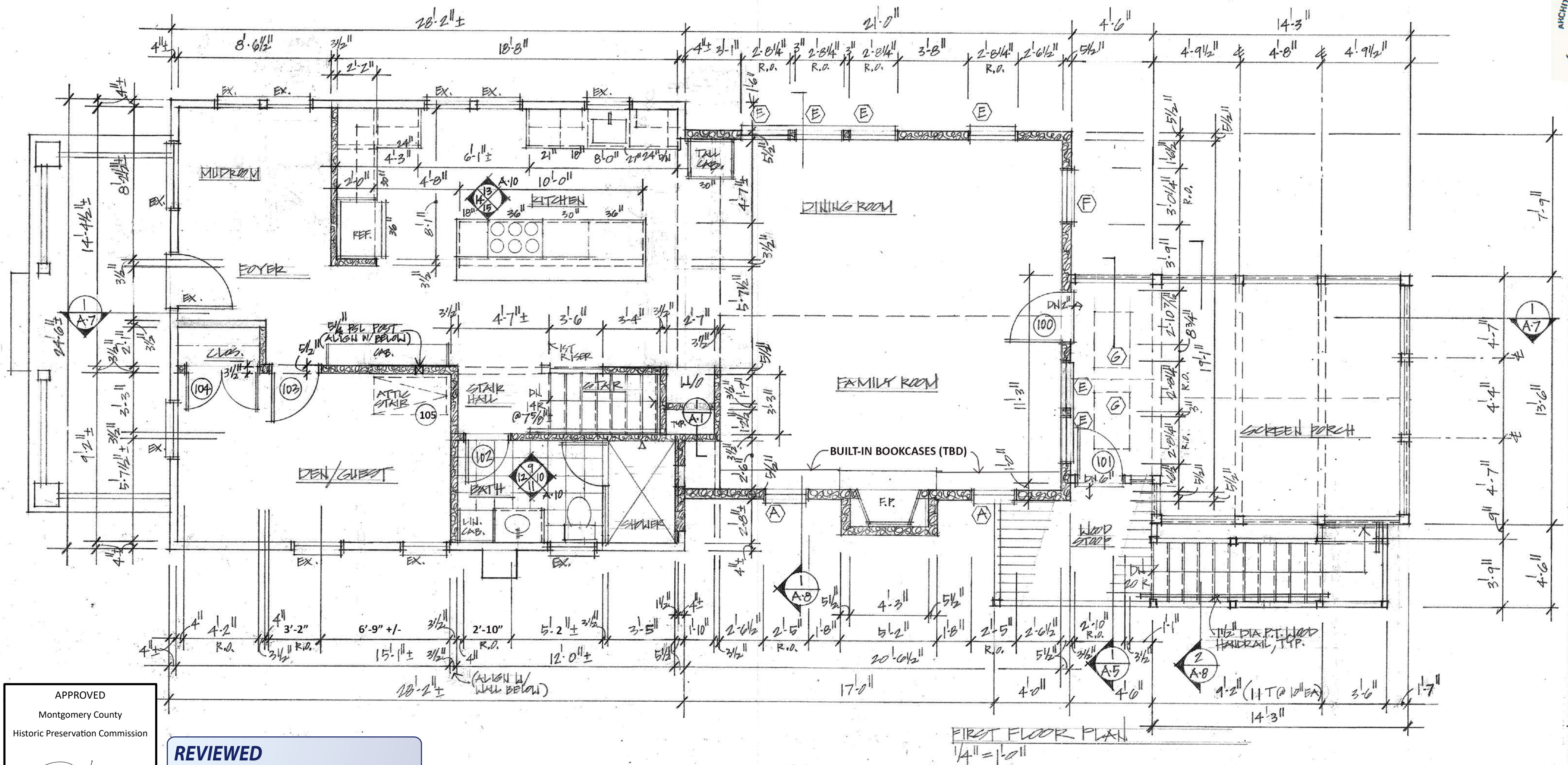
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A-1

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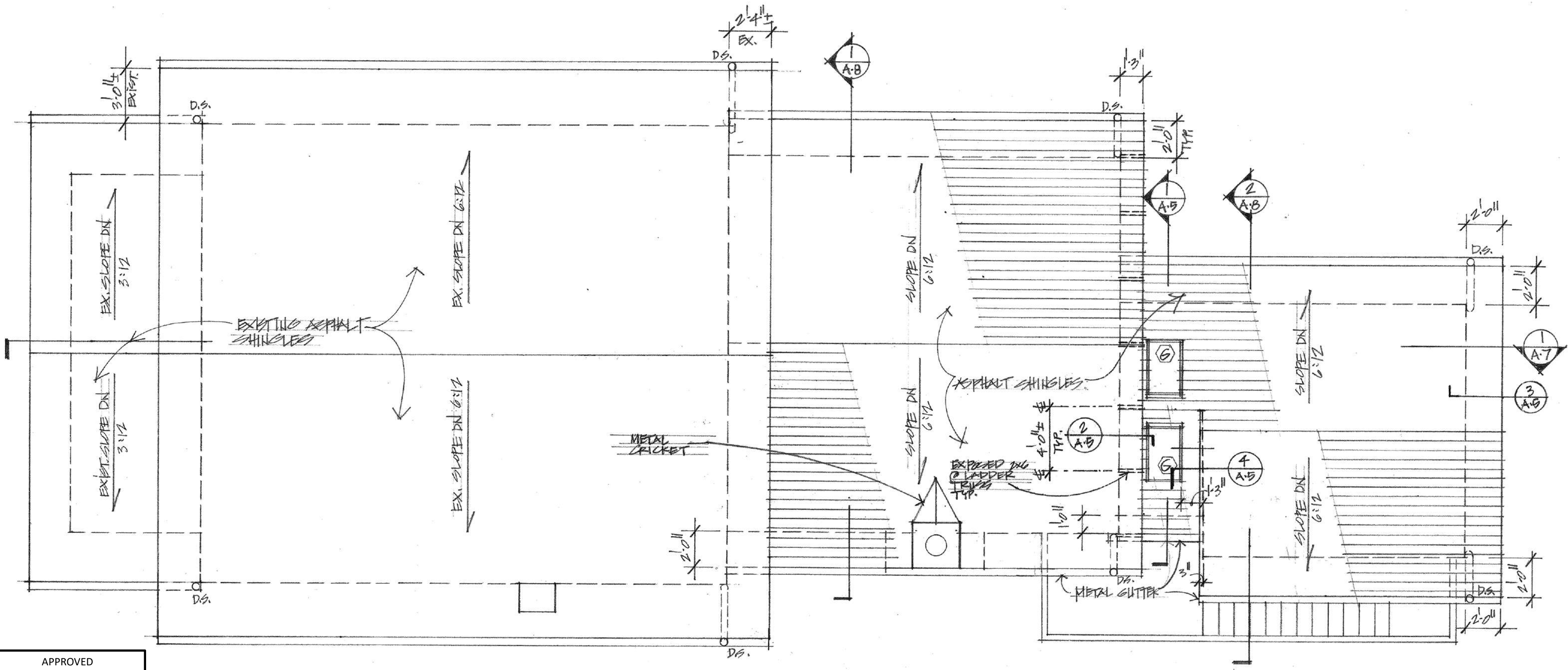
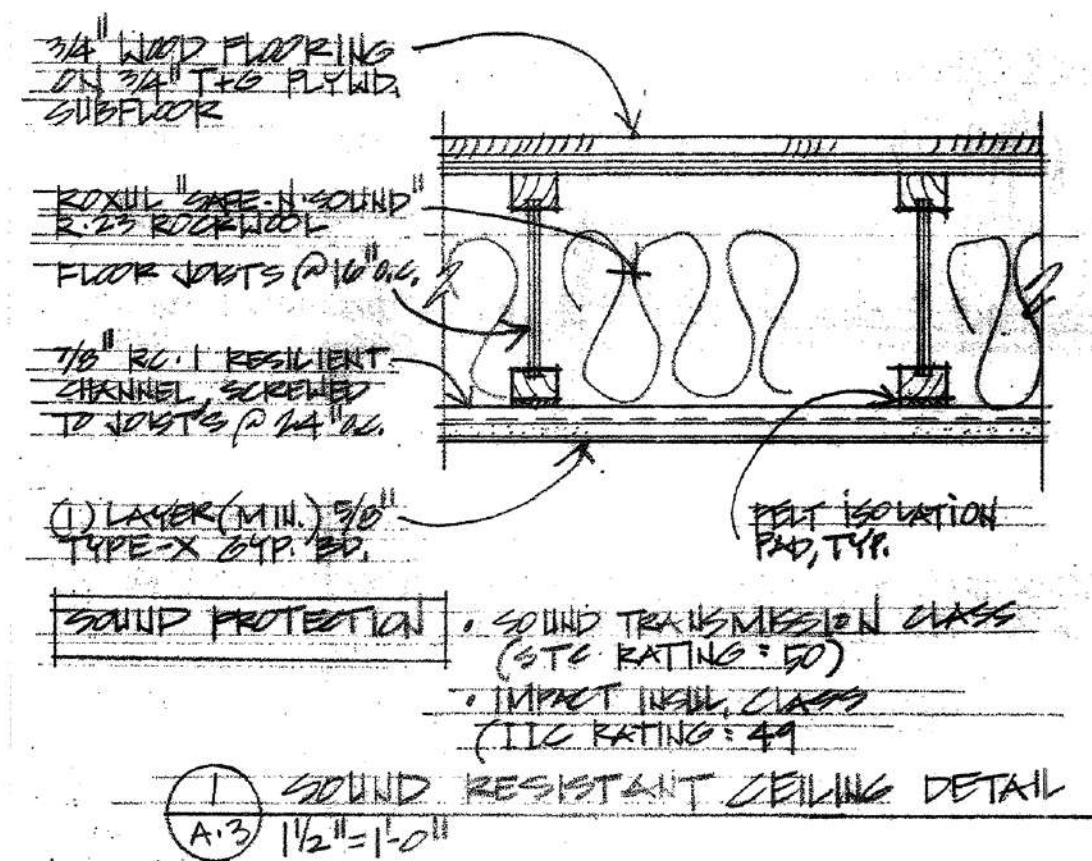
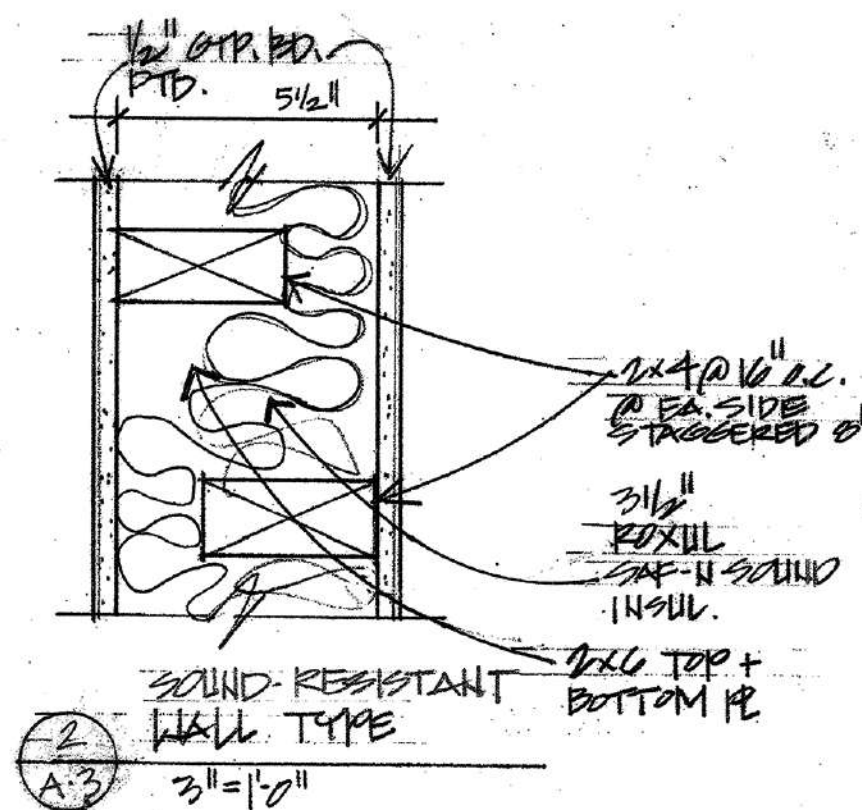
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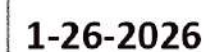
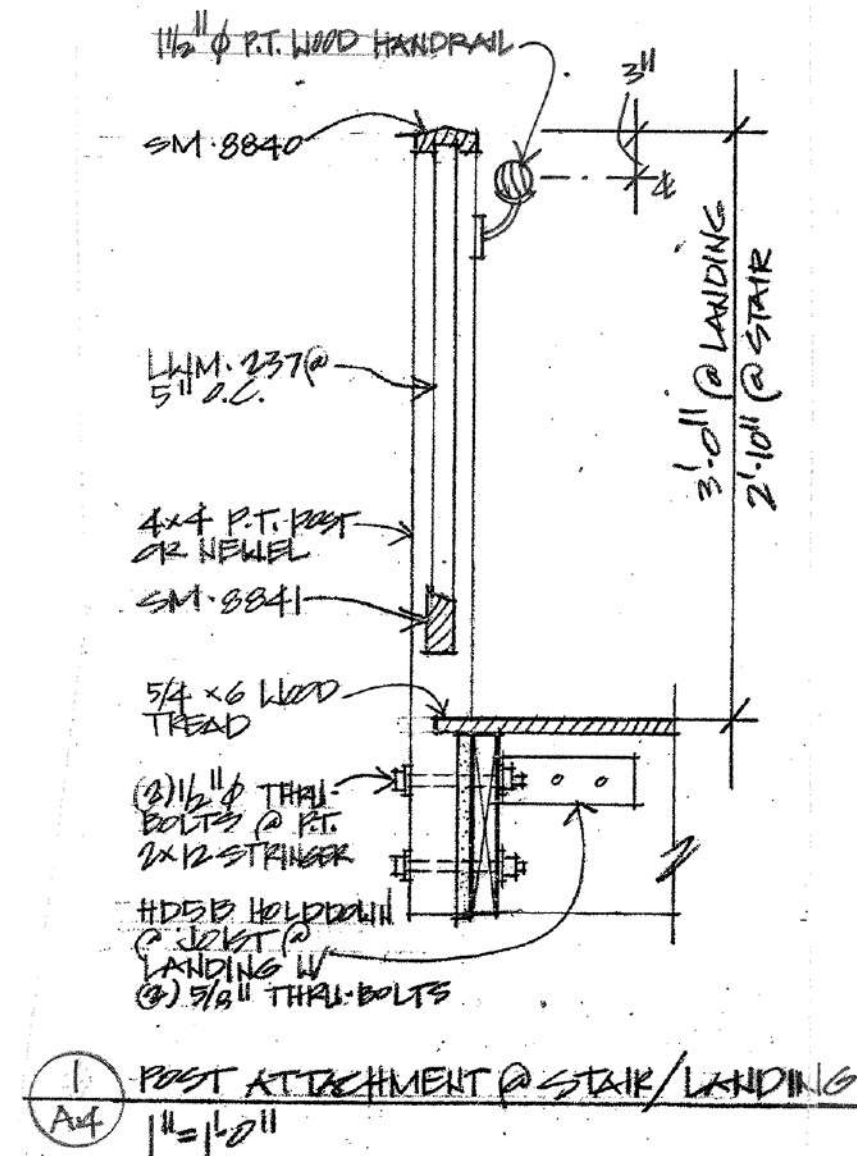


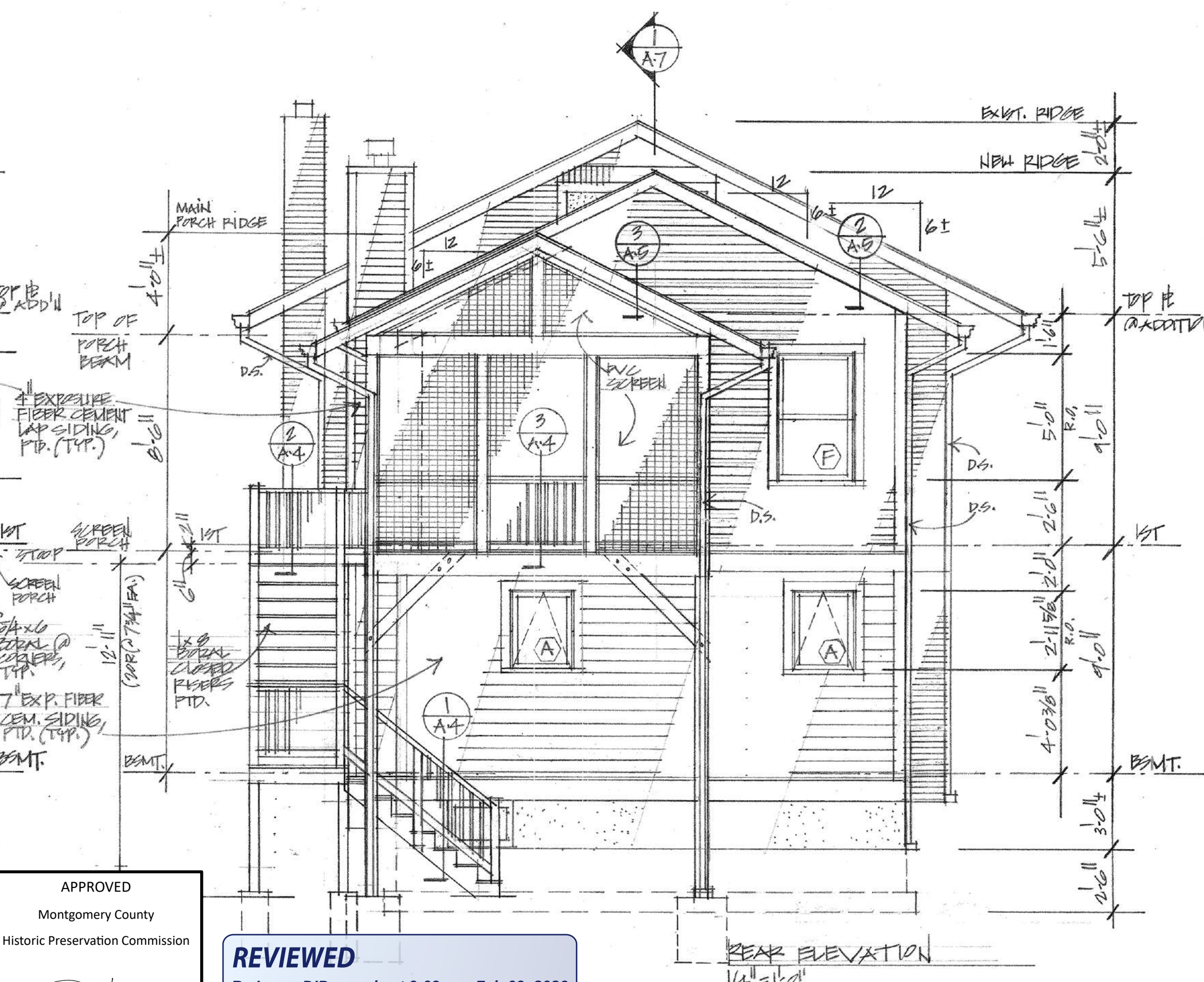
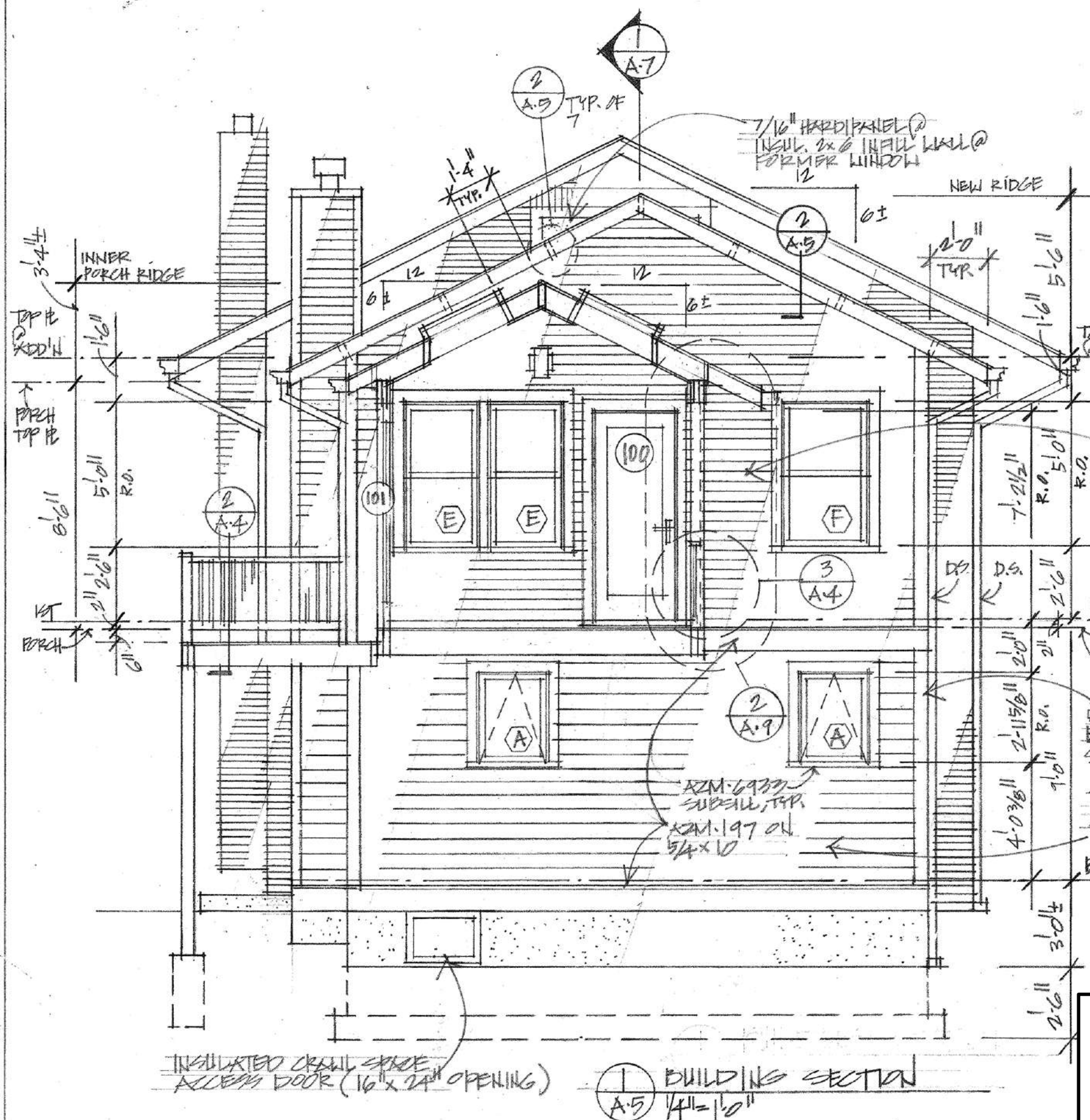
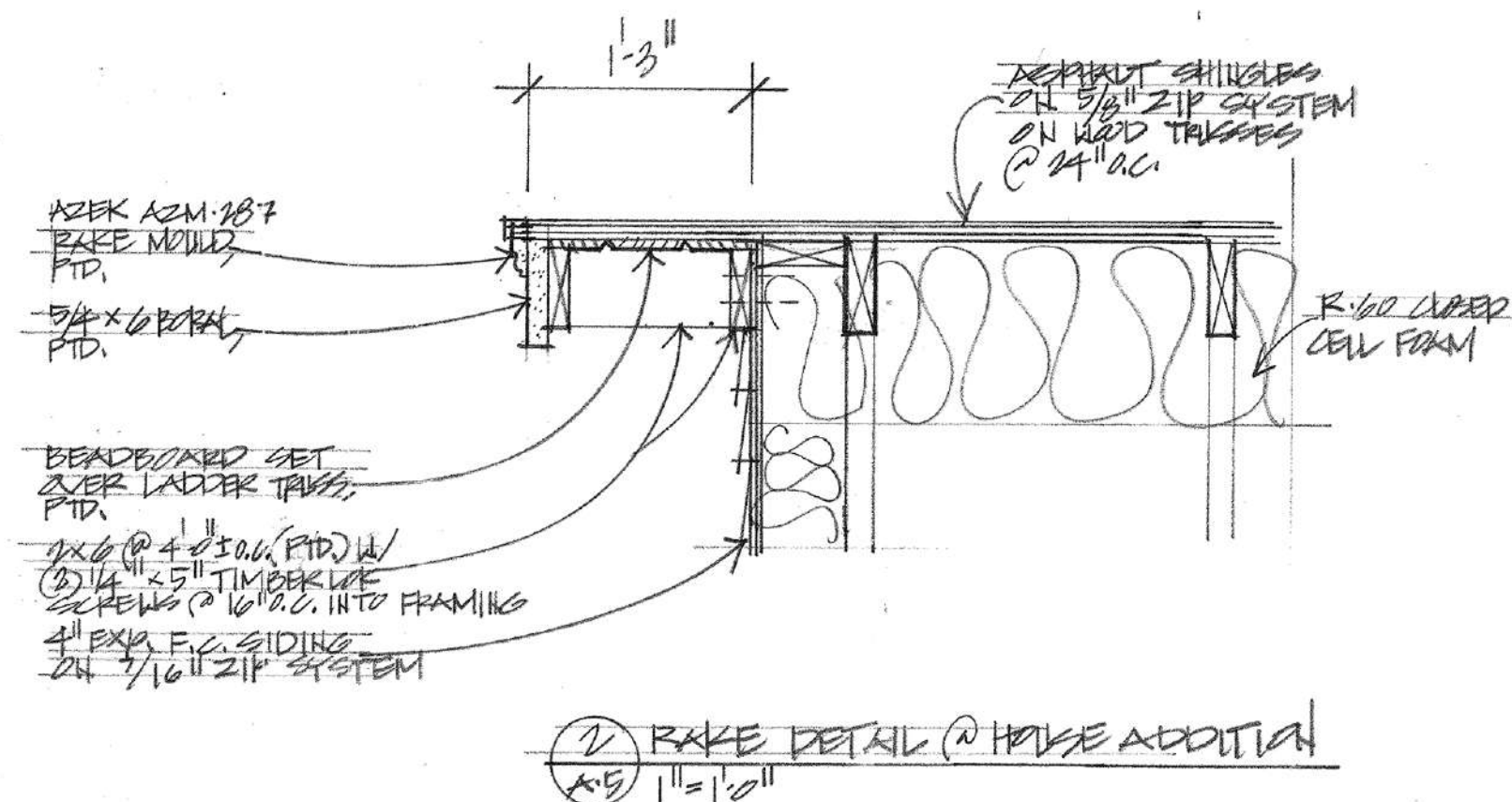
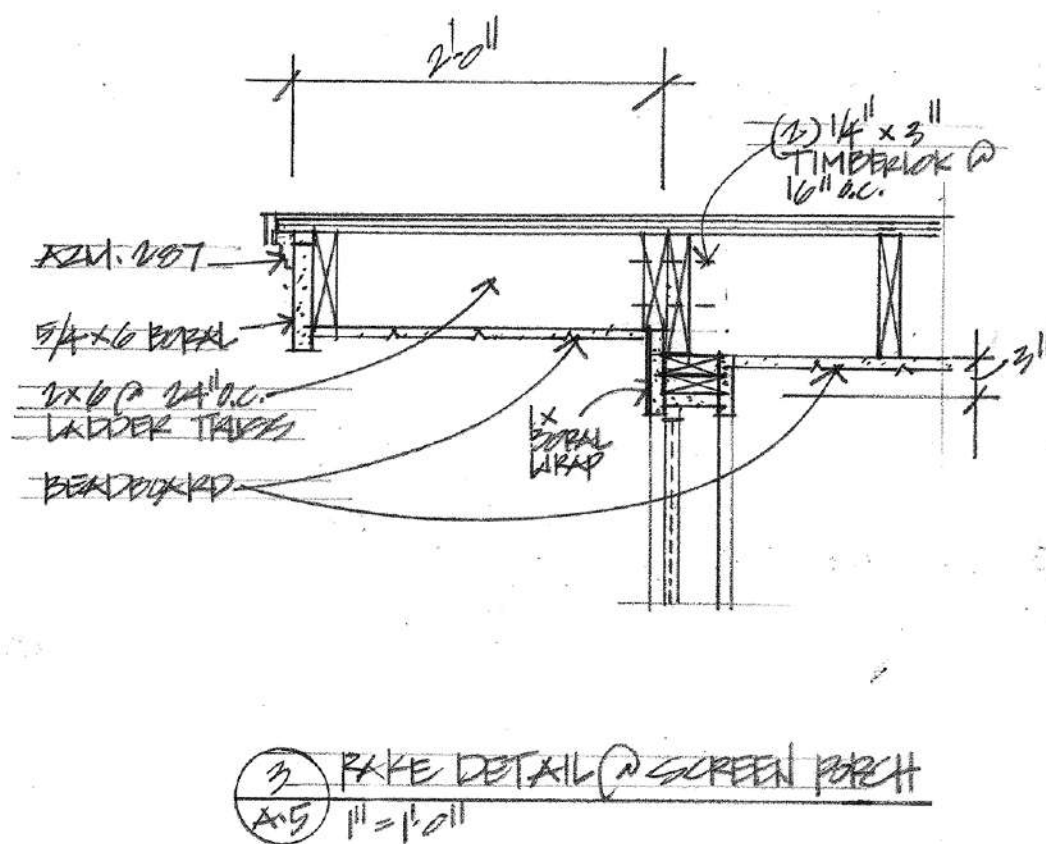
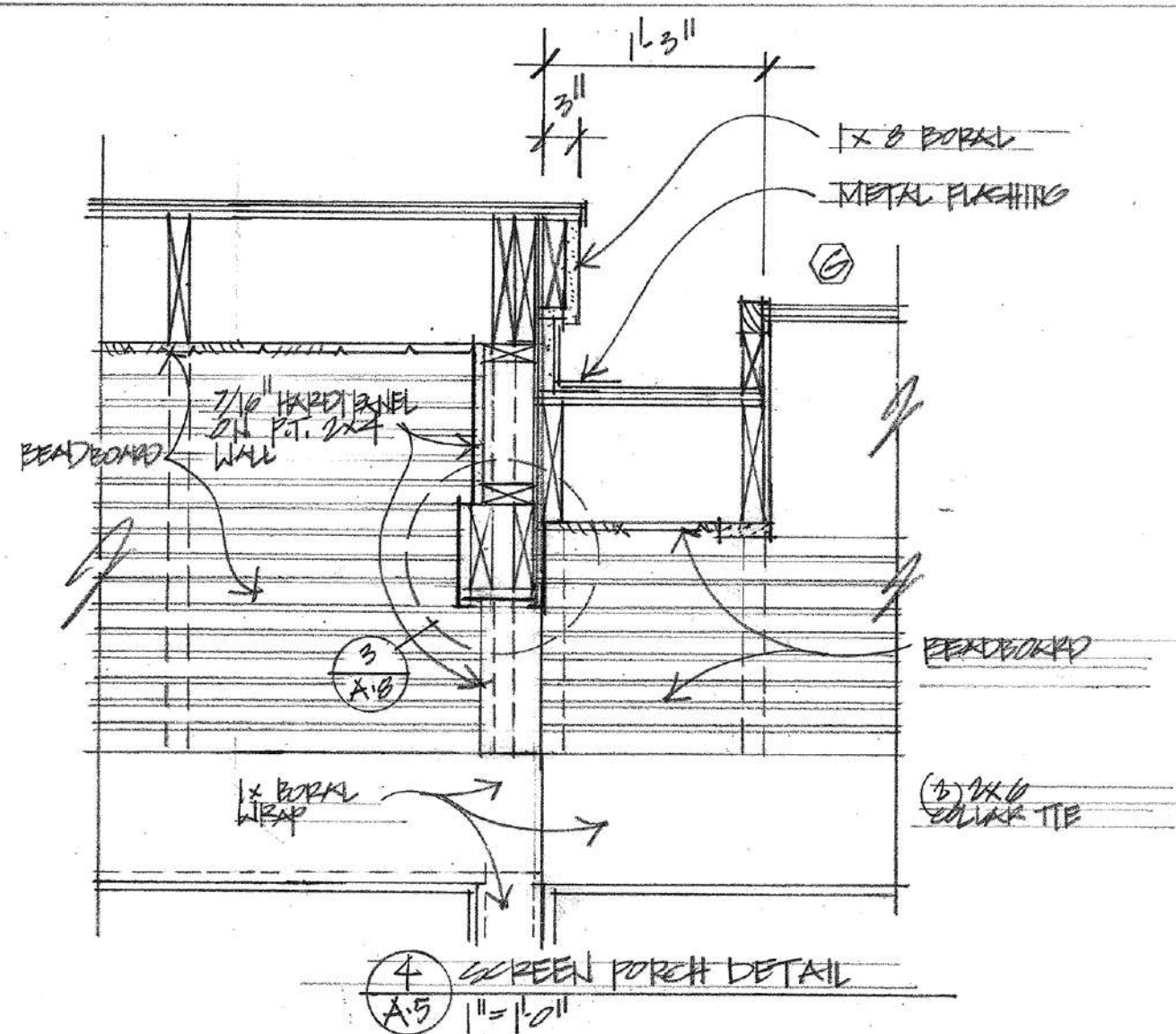
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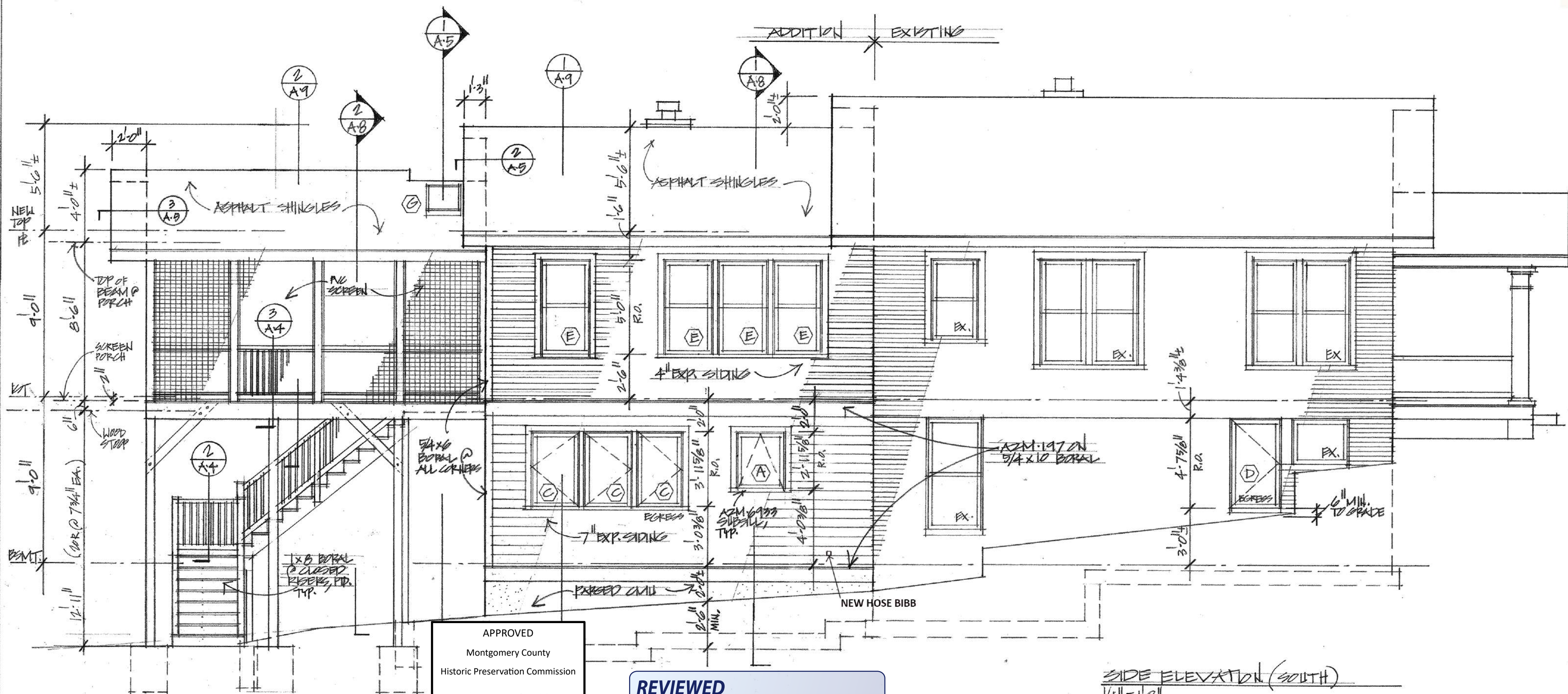


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SIDE ELEVATION (SOUTH)
1/4" = 1'-0"



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WINDOW SCHEDULE						Manufacturer: Marvin Ultimate											
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Wall System	Window Type/Material	Glazing Type	Grille Structure	Mullion Divisions	Exterior Color	Interior Color	Screens / Storm windows	Hardware	SHGC-value Total Unit	U-value Total Unit	Egress window	Quant.	Remarks
A	UCA 2836	2'-11 1/8" (2'-11 5/8" R.O.)	2'-4" (2'-5" R.O.)	2 x 6	AWNING /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	none	none	"Stone White" Alum.	Prefinished "White" (wood)	YES	TBD	0.29	0.29	n/a	5	Only window in Basement Bath 1 to be TEMPERED
B	UCA 3644	3'-7 1/8" (3'-7 5/8" R.O.)	3'-0" (3'-1" R.O.)	2 X 6	AWNING /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	none	none	"Stone White" Alum.	Prefinished "White" (wood)	YES	TBD	0.29	0.29	n/a	1	TEMPERED glass for Basement Hall Bath
C	UCA 3048 E	3'-11 1/8" (3'-11 5/8" R.O.)	2'-6" (2'-7" R.O.)	(1) 2 X 4 (3) 2 X 6	CASEMENT /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	none	none	"Stone White" Alum.	Prefinished "White" (wood)	YES	TBD	0.29	0.29	YES	3	(2) Right Hand, (1) Left Hand
D	UCA 3256 E	4'-7 1/8" (3'-7 5/8" R.O.)	2'-8" (2'-9" R.O.)	2 x 6	CASEMENT /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	none	none	"Stone White" Alum.	Prefinished "White" (wood)	YES	TBD	0.29	0.29	YES	1	Right Hand
E	UDHG2 2626	4'-11 1/2" (5'-0" R.O.)	2'-7 1/4" (2'-8 1/4" R.O.)	2 X 6	DOUBLE-HUNG /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane Glass)	none	none	"Stone White" Alum.	Prefinished "White" (wood)	YES	TBD	0.3	0.3	n/a	6	
F	UDHG2 3026	4'-11 1/2" (5'-0" R.O.)	2'-11 1/4" (3'-0 1/4" R.O.)	2 X 4	DOUBLE-HUNG /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	none	none	"Stone White" Alum.	Prefinished "White" (wood)	YES	TBD	0.3	0.3	n/a	1	
G	Velux 2234	2'-10 1/2 (3'-1 1/2" R.O.)	1'-10 1/2" (2'-1 1/2 R.O.)	2 X 4 curb	SKYLIGHT /Wood interior & Aluminum-clad exterior	Insulating glass Argon (Dual-pane TEMPERED Glass)	none	none	"Stone White" Alum.	Prefinished "White" (wood)	n/a	n/a	0.3	0.3	n/a	2	
SUBTOTAL													0.29 avg.	0.29 avg.		19 units	
DOOR SCHEDULE						Manufacturer: Marvin Ultimate/ TBD											
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Door Type / Material	Glazing Type	Grille Structure	Mullion Divisions	Exterior Color	Interior Color	Screens / Screen Door	Hardware	SHGC-value Total Unit	U-value Total Unit	Swing direction (shown from outside room)	Quant.	Remarks
1	UIFD 3070 XR	7'-2" (7'-2 1/2" R.O.)	3'-1 7/16" (3'-2 7/16" R.O.)	2 x 6	INSWING FRENCH DOOR /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	none	none	"Stone White" Alum.	Prefinished "White" (wood)	TBD	TBD	0.3	0.24	XR	1	Exterior Door (see Elevation)
2	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Right Hand	1	Interior Door
3	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-6" (5'-2" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	n/a	1 pair	Interior Door
4	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-6" (5'-2" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	n/a	1 pair	Interior Door
5	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Right Hand	1	Interior Door
6	TBD	6'-8" (6'-9" R.O.)	2'-0" (2'-2" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Right Hand	1	Interior Door
7	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Left Hand	1	Interior Door
8	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Left Hand	1	Interior Door
9	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Left Hand	1	Interior Door
10	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Right Hand	1	Interior Door
11	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Right Hand	1	Interior Door
12	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Right Hand	1	Interior Door
13	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Right Hand	1	Interior Door
14	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Left Hand	1	Interior Door
100	UIFD 2870 XL	7'-2" (7'-2 1/2" R.O.)	2'-9 7/16" (2'-10 7/16" R.O.)	2 x 6	INSWING FRENCH DOOR /Wood interior & Aluminum-clad exterior	Insulating glass Low E2 Argon (Dual-pane TEMPERED Glass)	none	none	"Stone White" Alum.	Prefinished "White" (wood)	TBD	TBD	0.3	0.24	XL	1	Exterior Door (see Elevation)
101	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	SCREEN DOOR	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Left Hand	1	Exterior Door (see Elevation)
102	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	Right Hand	1	Interior Door
103	TBD	6'-8" (6'-9" R.O.)	3'-0" (3'-2" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	n/a	1	Interior Door
104	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-0" (4'-2" R.O.)	2 x 4	2 panel SWING DOOR, Solid-Wood (match existing)	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	n/a	1 pair	Interior Door
105	Fakro LMS-1	47" R.O.	22 1/2" R.O.	2 x 10	Insulated Fold-Down Attic ladder	n/a	n/a	n/a	n/a	n/a	n/a	TBD	n/a	n/a	n/a	1	Attic Stair
SUBTOTALS													0.30 avg.	0.24 avg.		20 units	
TOTALS													0.29 avg.	0.29 avg.		39 units	



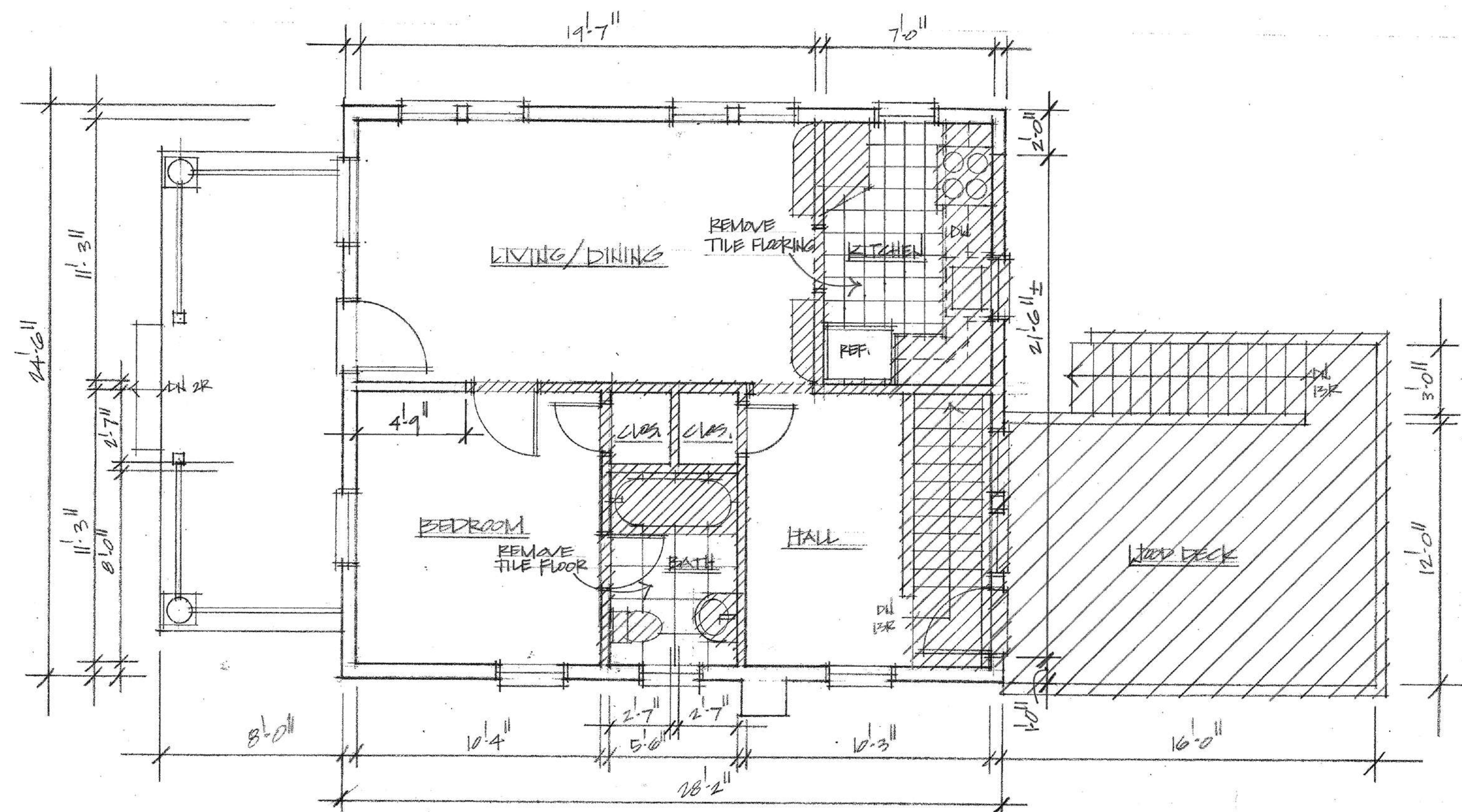
Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License #: 8221-R, Exp. Date: 7/22/2026

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7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

Besch Residence
228 Park Ave.
Takoma Park, MD 20912



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FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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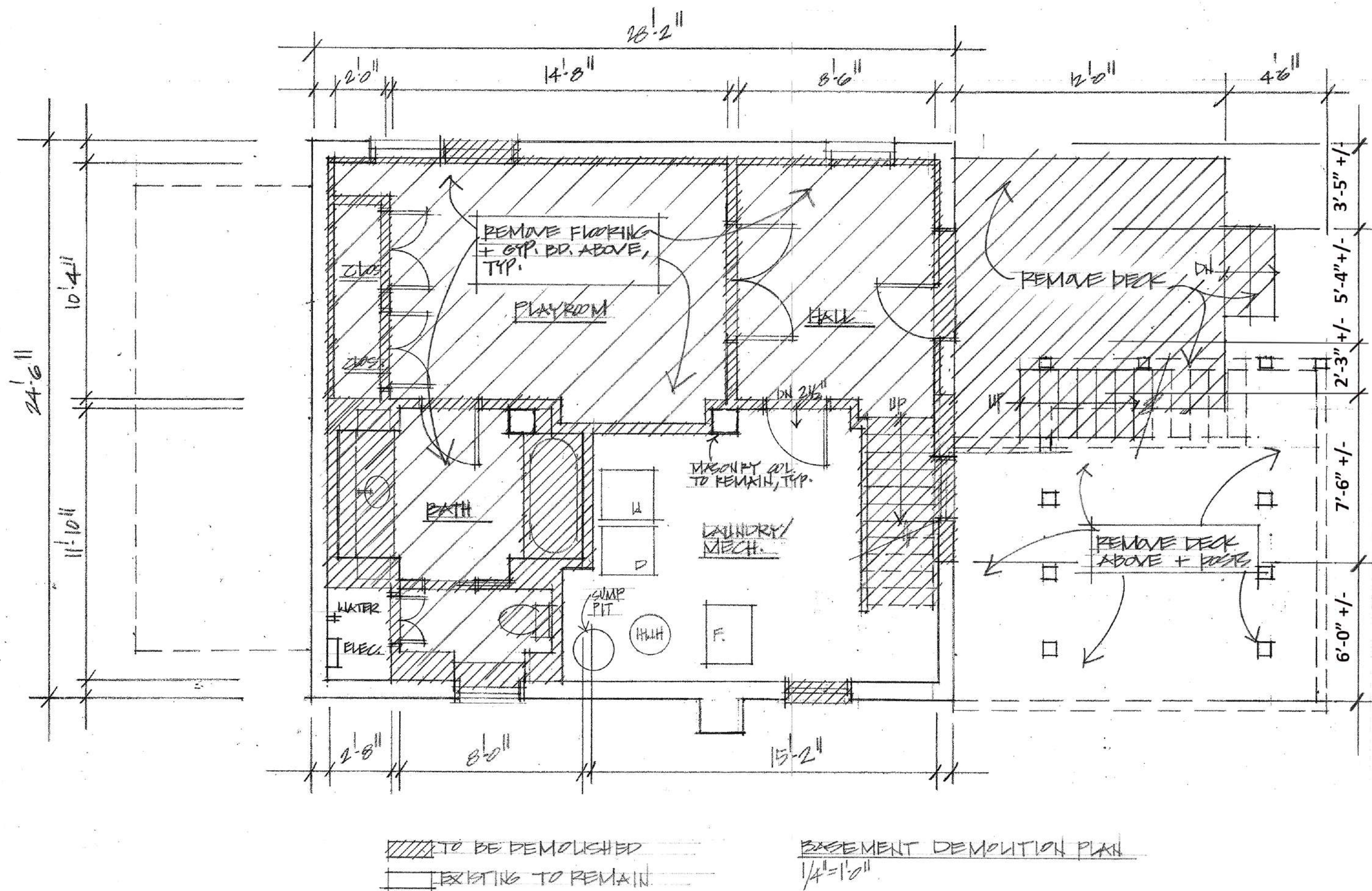
Besch Residence
228 Park Ave.
Takoma Park, MD 20912

DM-2

1-26-2026

GENERAL DEMOLITION NOTES:

- 1. Remove existing wall and/or floor construction as noted on plans as necessary to implement new layout; if walls are bearing walls, use temporary supports to re-direct loads until new bearing elements are constructed. (If walls or other elements that were previously assumed to be non-bearing are actually bearing, notify architect and/or engineer immediately.)
- 2. Remove any existing bath, kitchen and/or laundry room cabinets, fixtures and/or appliances as necessary to implement new plan layout; save any items either as noted, or as per owners' request, and dispose of all others.
- 3. Remove/re-route plumbing (water supplies, drains, vents and gas lines, radiators, etc.) as necessary to accomplish new plan layout and to minimize their impact on the new space; cap off lines as necessary during construction. If any lines discovered cannot be moved/re-routed easily, notify architect to review solutions.
- 4. For any excavation work, call Miss Utility at least two full business days before work begins in order to mark their underground power, gas, plumbing, etc. lines.
- 5. Remove all trim, gypsum board/plaster, concrete/masonry, doors, thresholds, flooring, etc. but only as necessary to implement new layout and design.
- 6. For removal of any lead paint, asbestos tile, etc., a certified asbestos or lead abatement professional must be used. Contractor to ensure that containment barriers are in place to keep debris and dust at a minimum; workers to utilize proper protection equipment from hazards.
- 7. Remove and salvage (as per owners' request) existing light fixtures to implement new plan layout.
- 8. Remove all electrical outlets, fixtures, smoke alarms, telephone wiring, exposed wiring, etc. that are to be replaced by new work.
- 9. Dispose of all discarded material in a safe and clean manner.
- 10. Protect all surfaces during demolition (and construction) from unnecessary damage.



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Takoma Park, MD 20912
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Besch Residence
228 Park Ave.
Takoma Park, MD 20912

DM-1

1-26-2026

Besch Residence (228 Park Avenue): Tree Inventory

Tree Number	Species	Diameter (inches)	Critical Root Zone Radius (feet)	Condition/ Action to be Taken	Comments/ Recommendations
1	Cedar	21	31.5	Good/ None	at south side, near the front of house
2	Cedar	13.5	20	Good/None	at south side, near the front of house
3	Cedar	12	18	Good/None	at south side, near the front of house
4	Cedar	18	27	Good/ None	at south side, near the front of house
5	Holly	10	15	Good/ None	
6	Cedar	13	19.5	Good/ None	
7	Pine	12	18	Good/ None	
8	?	15	22.5	Good/ None	
9	?	12	18	Good/ None	
10	White Oak	20	30	Good/ None	
11	Pear	10	15	Good/ None	on neighbor's property at north side
12	Hickory	12	18	Good/ None	on neighbor's property at north side
13	Red Oak	16	24	Good/ None	on neighbor's property at north side

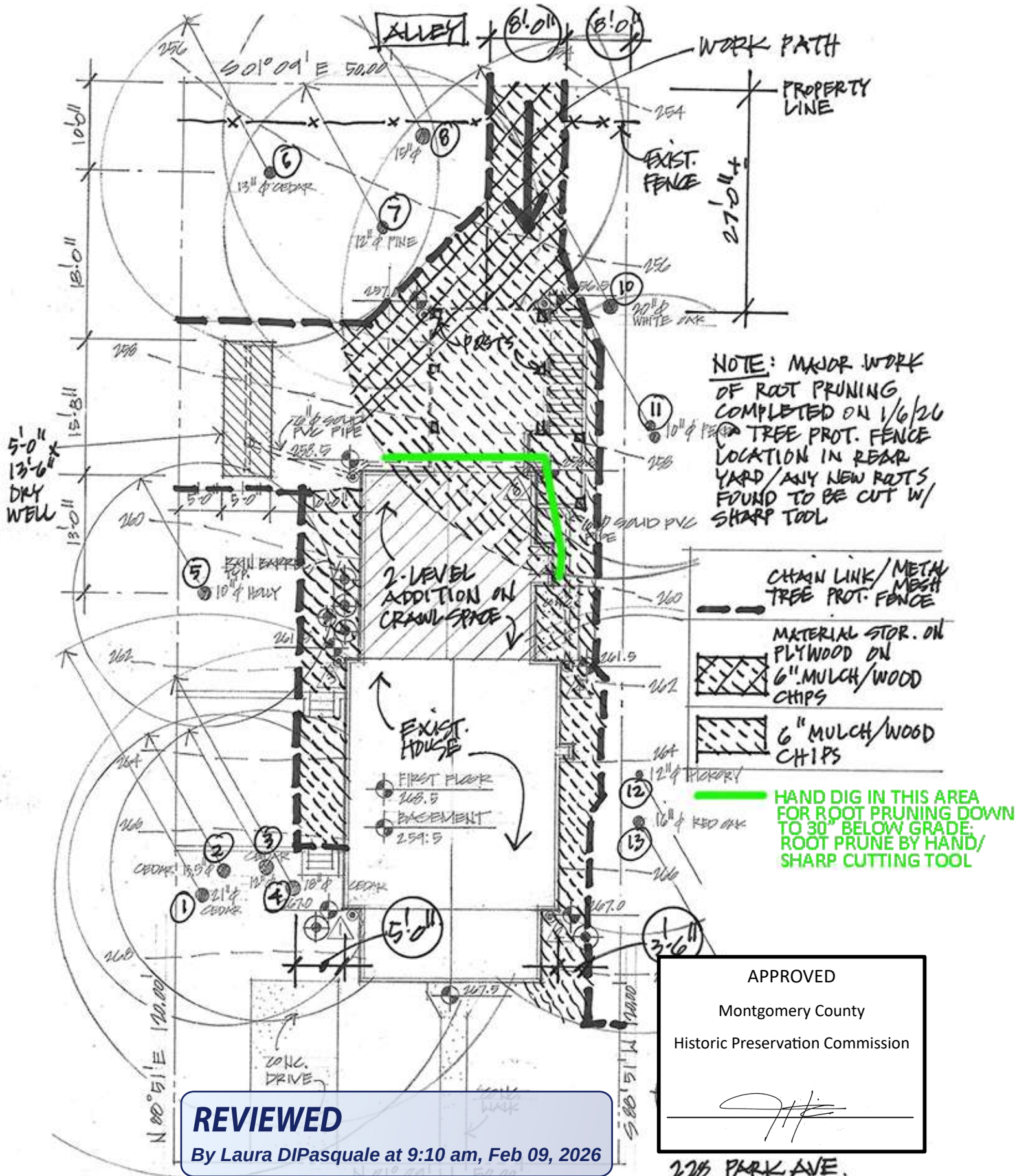
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Tree Protection Plan

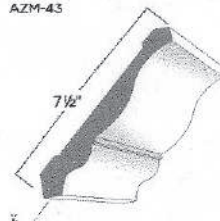
NO SCALE

1-27-2026

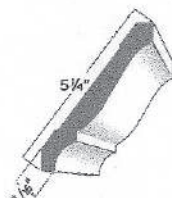
CROWN PROFILES

Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall and ceiling. May be combined with other mouldings to create a "built-up" profile.

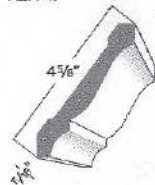
8" Crown (NEW FOR 2012)
AZM-43



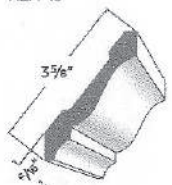
6" Crown
AZM-45



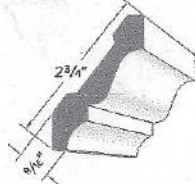
5" Crown
AZM-47



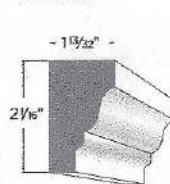
4" Crown
AZM-49



3" Crown
AZM-52



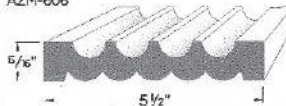
Rams Crown
AZM-6934



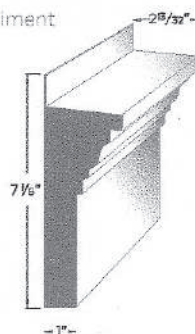
CASING PROFILES

Casing profiles are decorative mouldings typically used flush against a wall, door or window to create surrounds.

Fluted / Reeded (NEW FOR 2012)
AZM-606



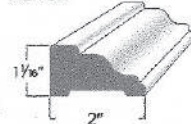
Crosshead Pediment
(NEW FOR 2012)
AZM-6216



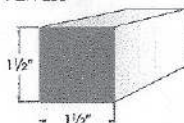
Base Cap
AZM-164



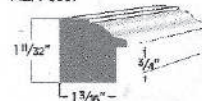
Rake Moulding
AZM-287



Square Profile
AZM-236



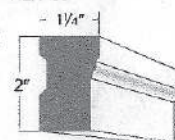
Back Band
AZM-6931



Adams Casing
AZM-97



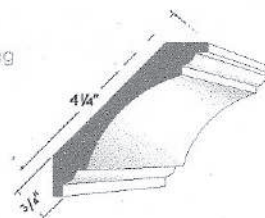
Brick Mould
AZM-180



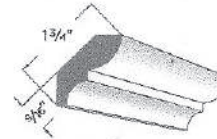
COVE PROFILES

Cove profiles are typically used along the intersection of a wall and ceiling.

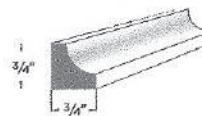
Cove Moulding
AZM-80



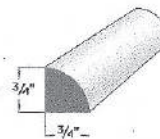
Bed Moulding
AZM-75



Scotia
AZM-93



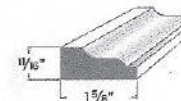
Quarter Round
AZM-105



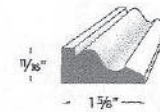
SHINGLE BAND PROFILES

Shingle Band is designed for use as a window or door casing or as a decorative shoe base.

Shingle Mould
AZM-210



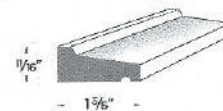
Band Moulding
AZM-217



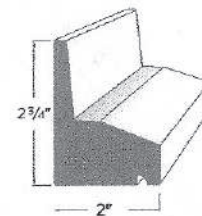
DRIP CAP PROFILES

Drip Cap is typically used as a water table or brick ledge for separation and water shed against two differing material types.

Drip Cap
AZM-197



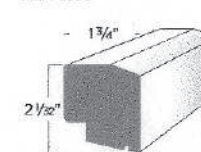
Water Table
AZM-6935



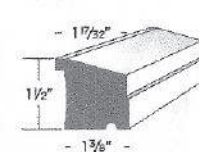
SILL PROFILES

Sill profiles shed water and offer architectural detail.

Historic Sill
AZM-6930



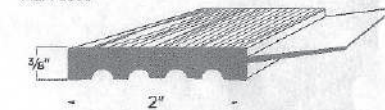
Sub Sill Nose
AZM-6933

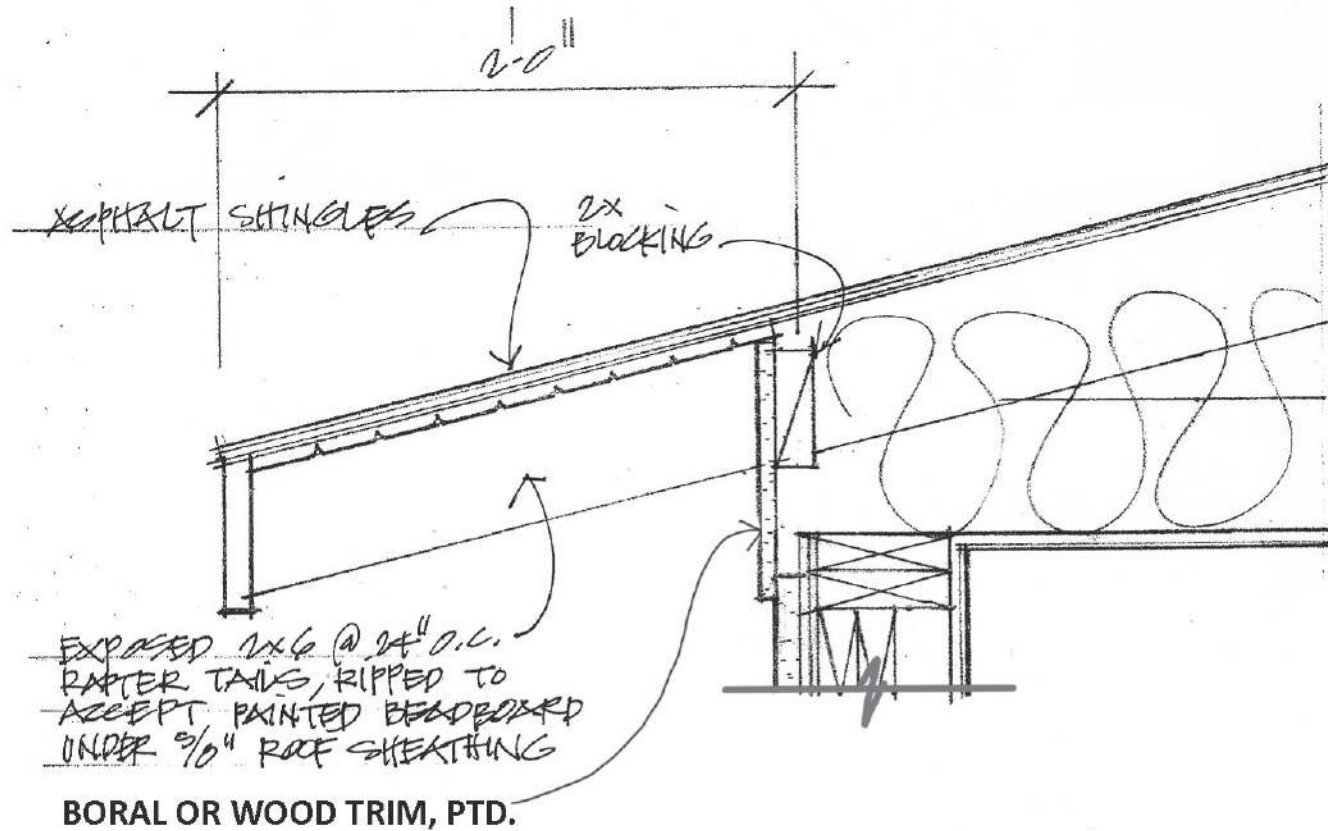


GARAGE DOOR THERMOSTOP

Popular moulding profile designed to assist with sealing new or existing garage door openings to minimize weather and moisture intrusion.

Garage Door Thermostop
AZM-6936





SECTIONAL DETAIL @ EAVE

1/2" = 1'-0"

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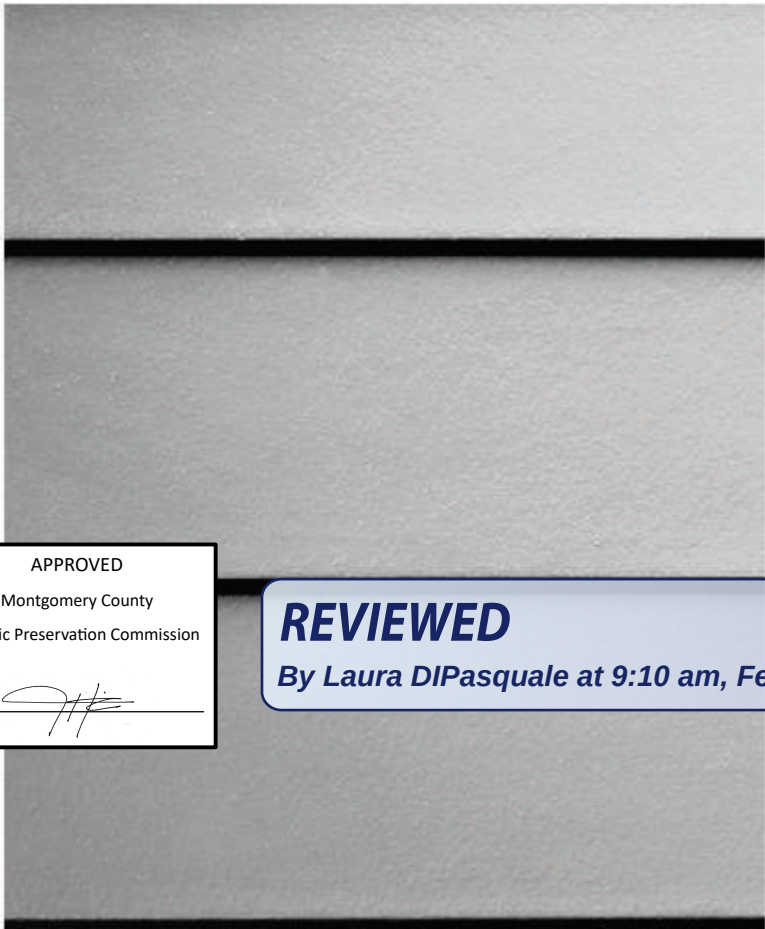
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PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	5.25"
EXPOSURES:	5"	4"
	7.25"	8.25"
	6"	7"

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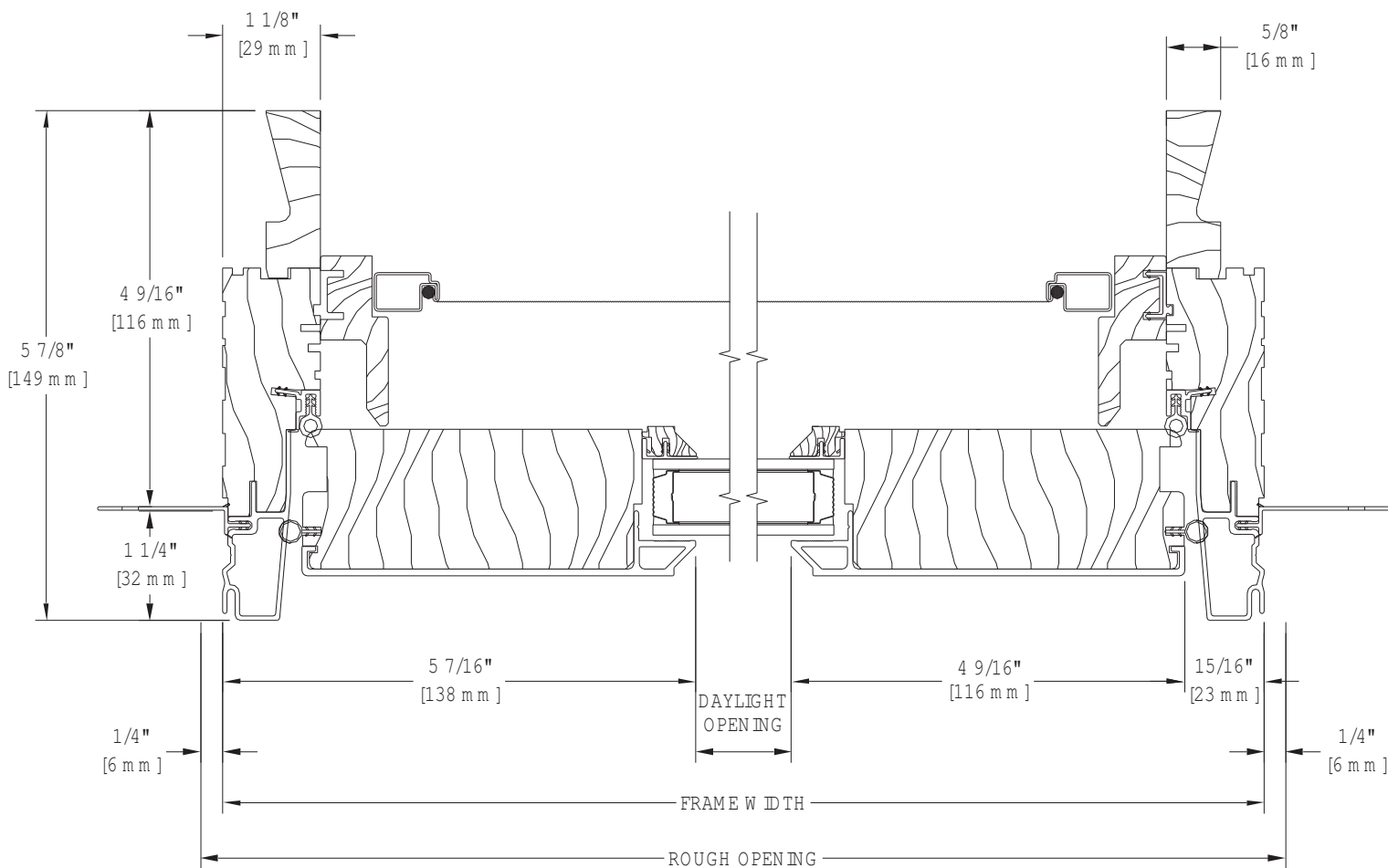
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Warranty Information >

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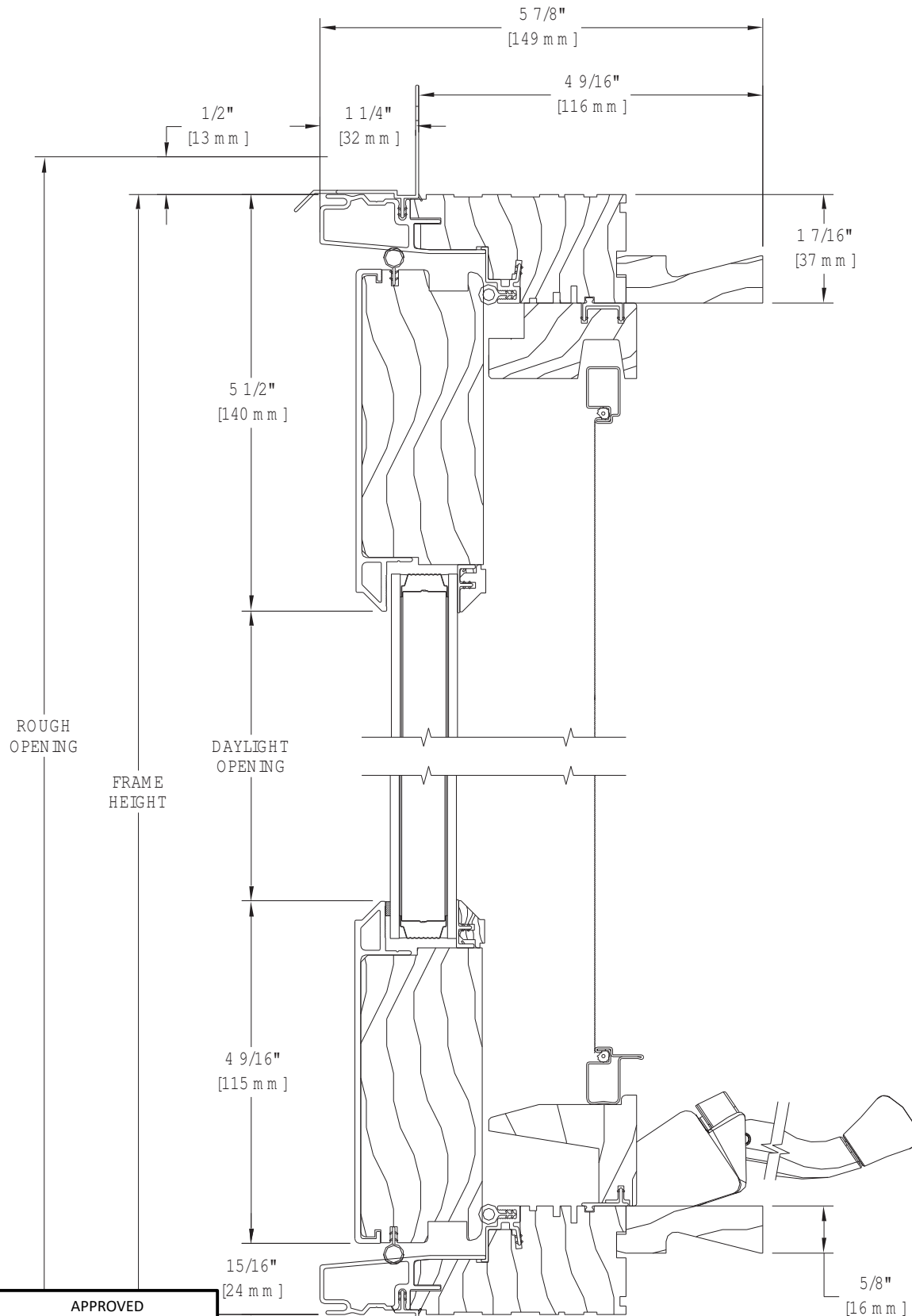
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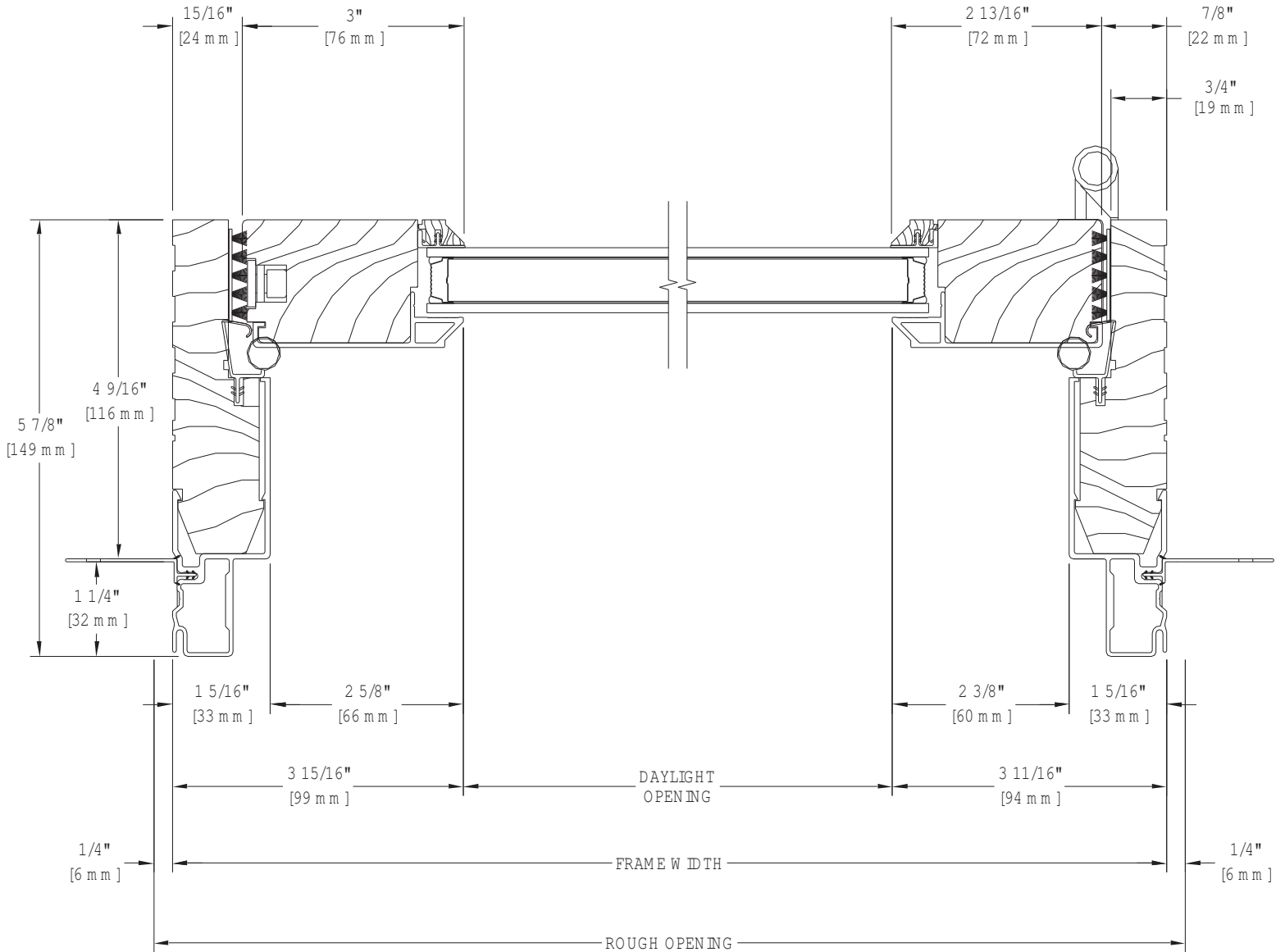
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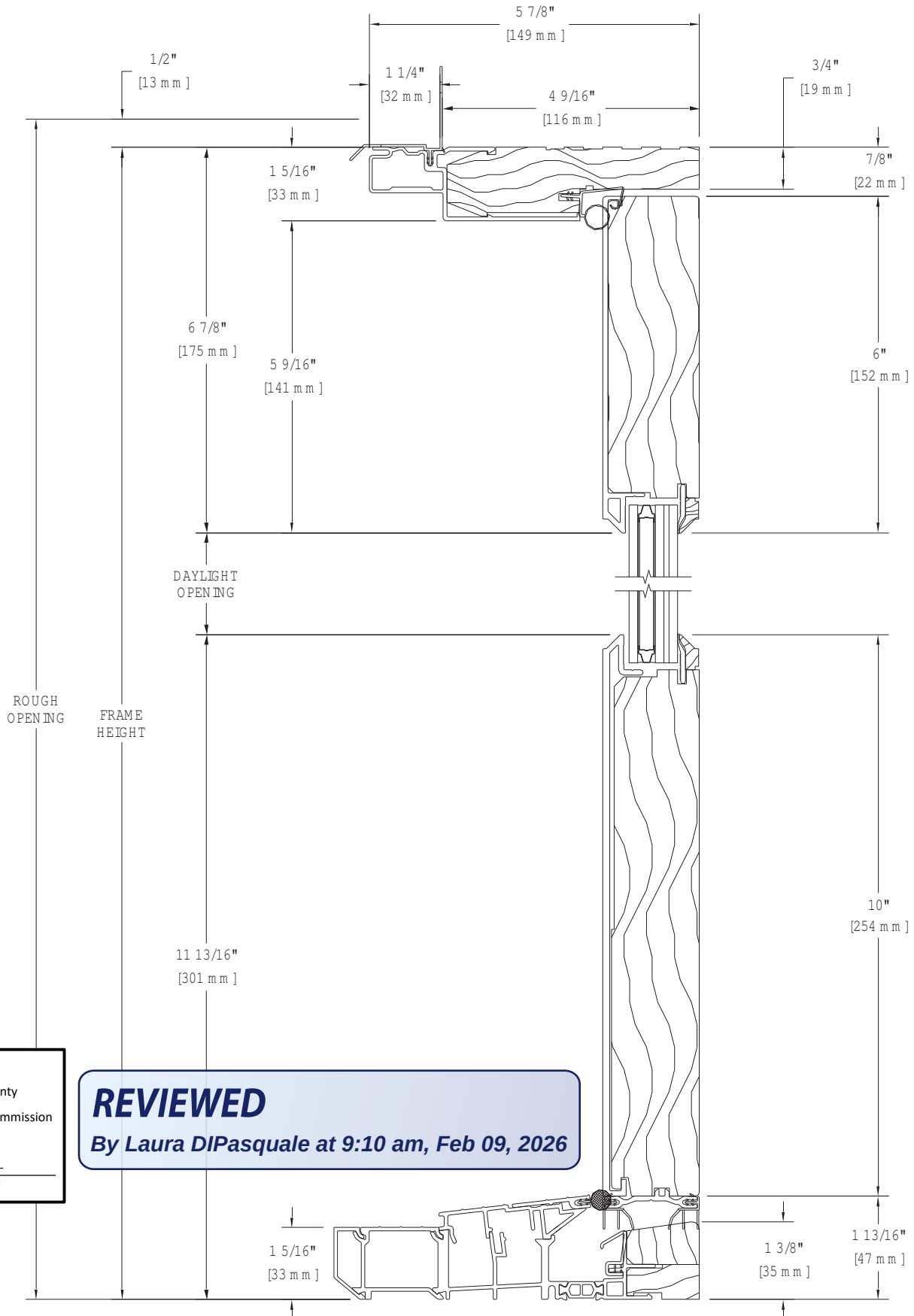
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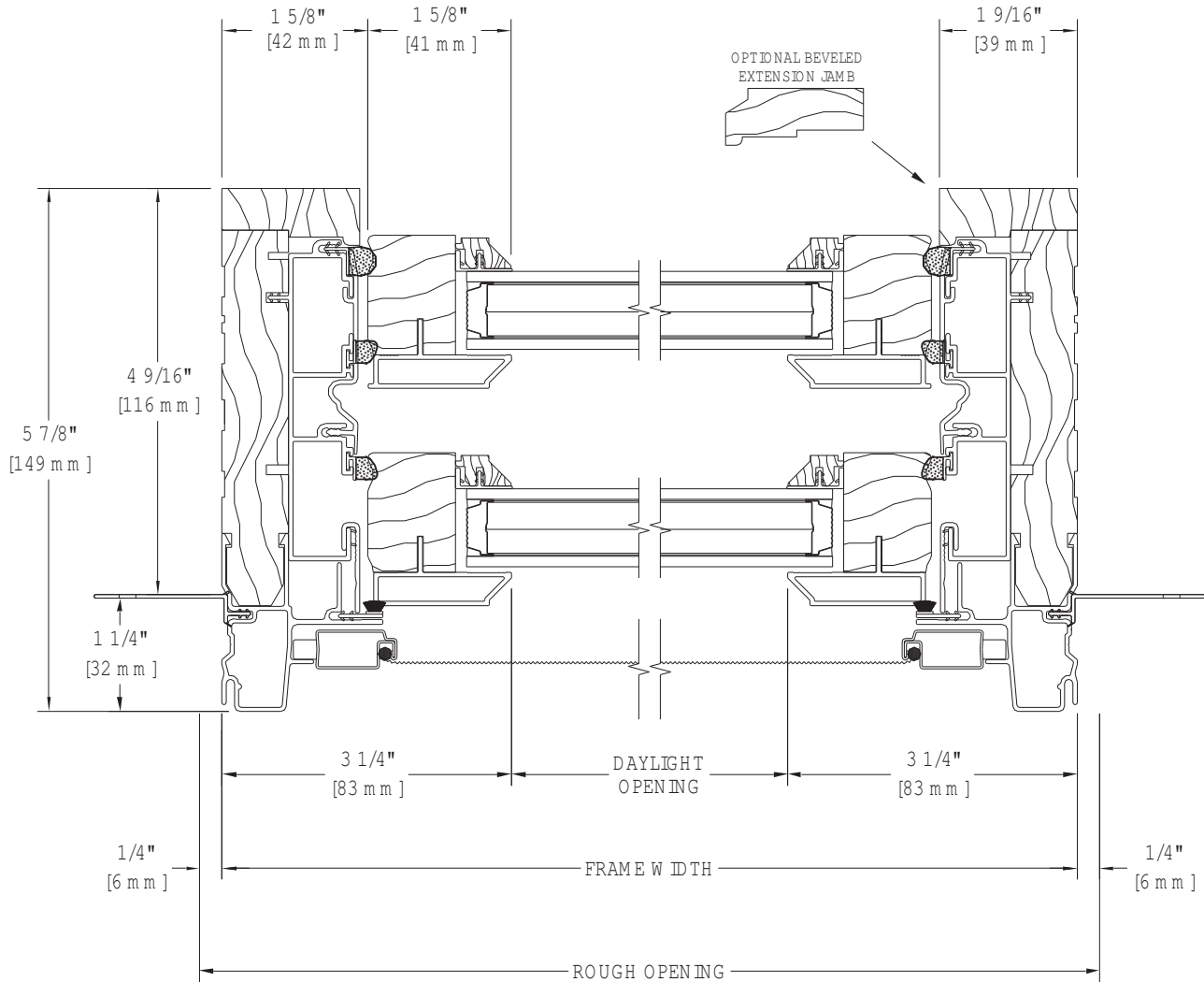


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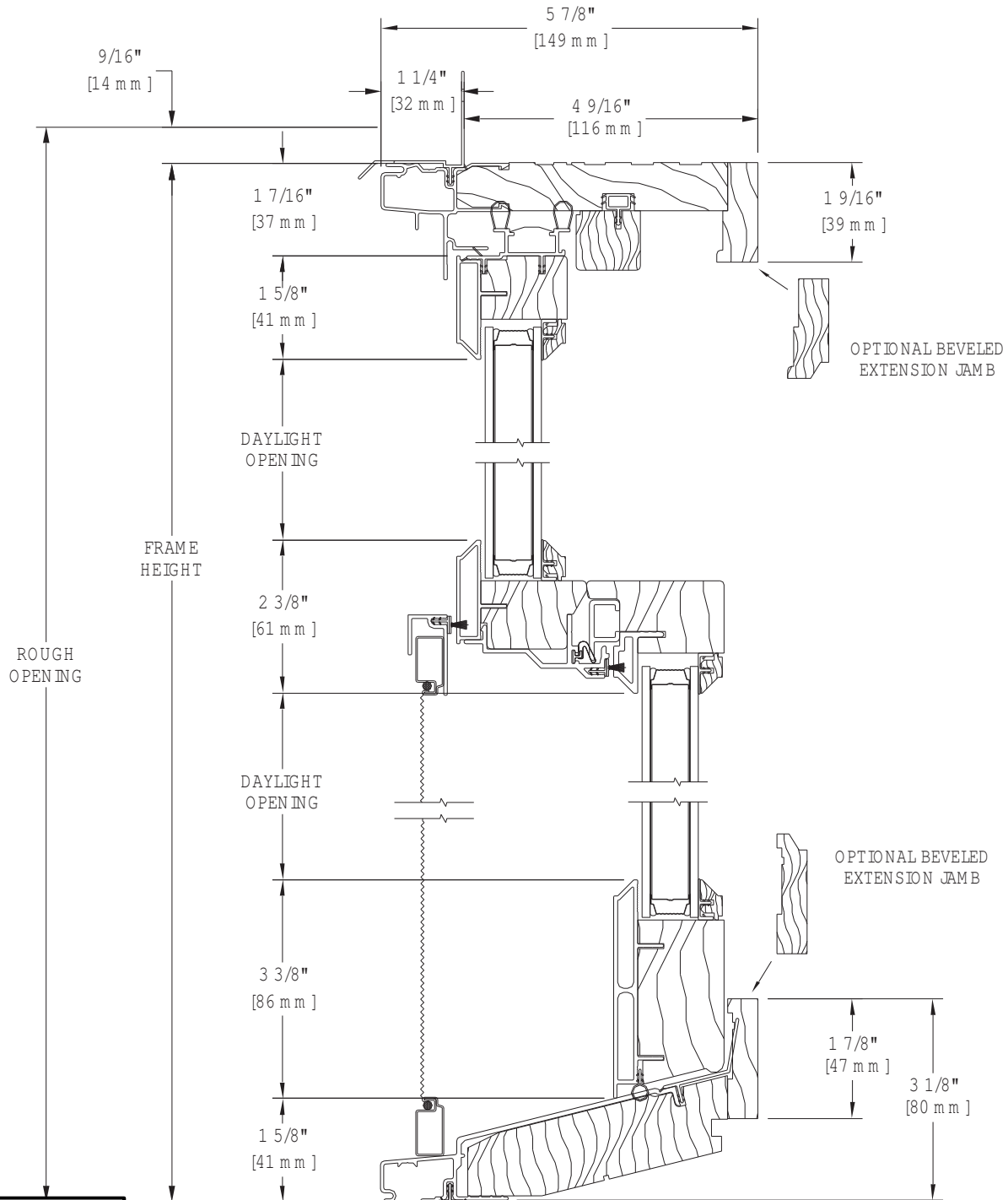


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Pyramid Miterless Wood Post Cap™

PYT80358M
PCD Miterless™

Now: \$17.00



SKU: PYT80358M

Shipping: Calculated at Checkout

Sizing: See Description for Sizing Info

Fulfillment: Ships Within 48 Hours

Choose size for corresponding price:

4x4, Full 4x4, 4x6, 5x5, Full 5", 6x6, Full 6"

Available Sizes: 4x4 post measuring 3 1/2"

Quantity:

1

ADD TO CART



OVERVIEW

PRODUCT DESCRIPTION

Pyramid Wood Fence Post Caps offer lasting protection for fence and deck posts. No more water damaged fences or decks because of poorly constructed post caps, thanks to our unique one-piece construction and high quality materials.

- Available in 4x4, FULL (Rough Cut) 4x4, 4x6, 5x5, 6x6, and FULL (Rough Cut) 6x6
- Miterless Post Caps™ are made specifically to withstand weather and rain better than competitors
- Sturdy one-piece design
- Routed bottom covers top and sides of post to eliminate water contact
- 100% mahogany hard wood
- Mounts with Liquid Nail (sold separately)
- Can be stained or painted to enhance exterior appearance
- Guaranteed for life never to split at the corners
- New England style for elegance
- Great for fence posts, deck posts, square posts, and mailbox posts

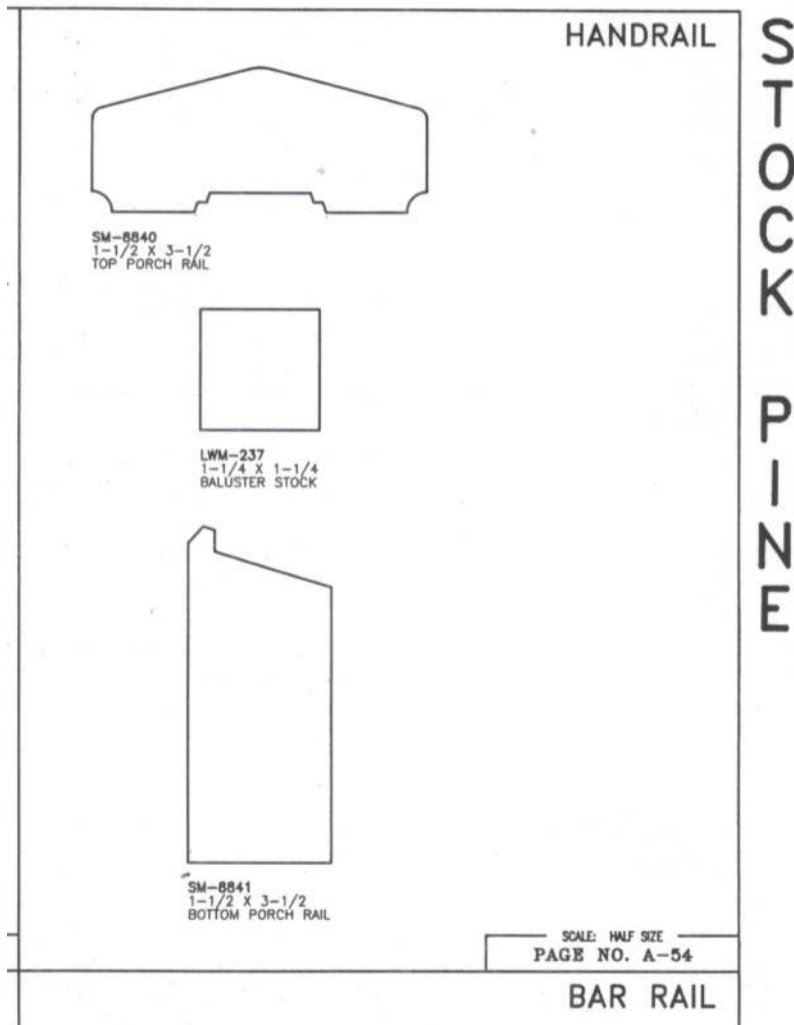
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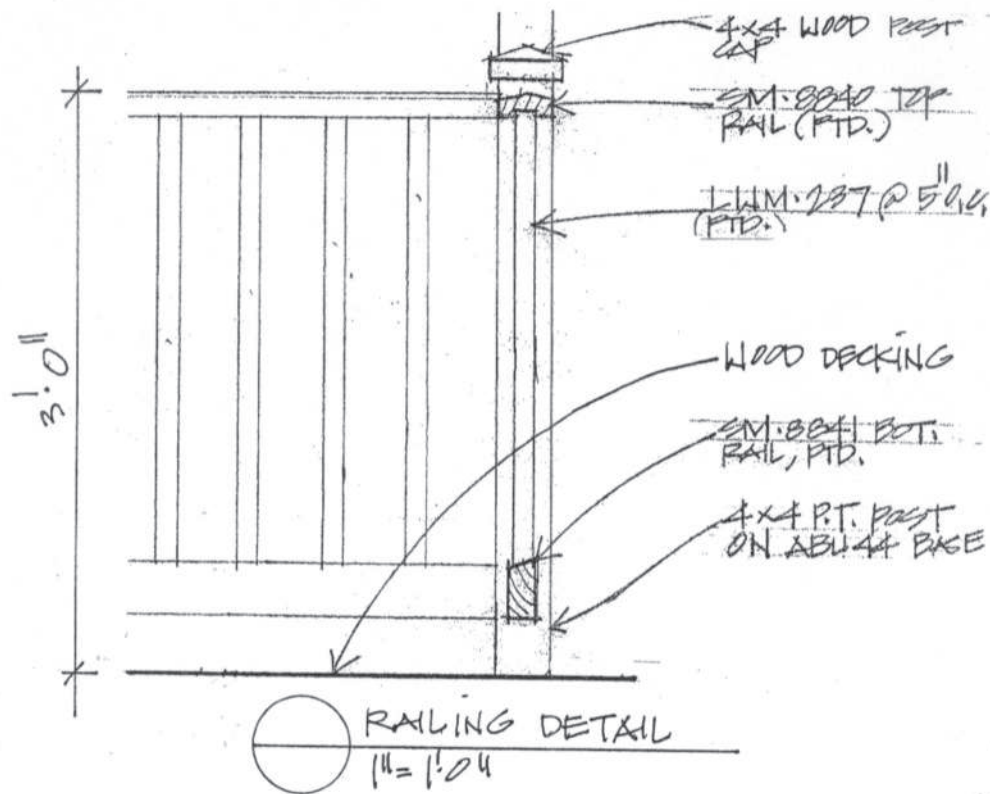
these post caps are made of mahogany and glue onto the top of fence posts to protect them from weather, wind, wildlife and natural wear. The wood routed lip surrounds the edges of the fence post for ultimate weather protection. Our Miterless Post Caps are totally unique in that they provide the best protection from water of any post cap on the market. The wood finish can be enhanced with a clear coat of polyurethane. No joints or staples at the corners. Liquid Nail is



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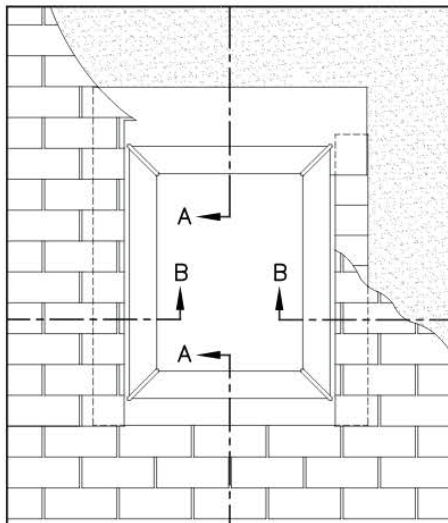
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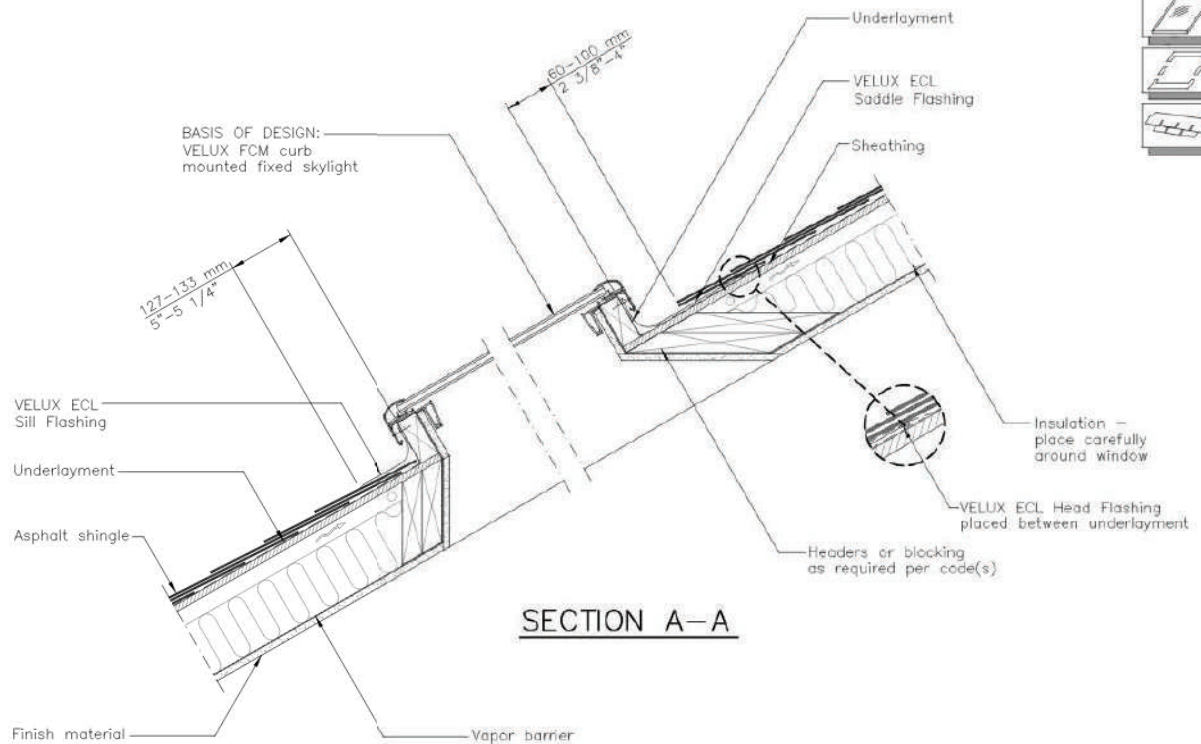


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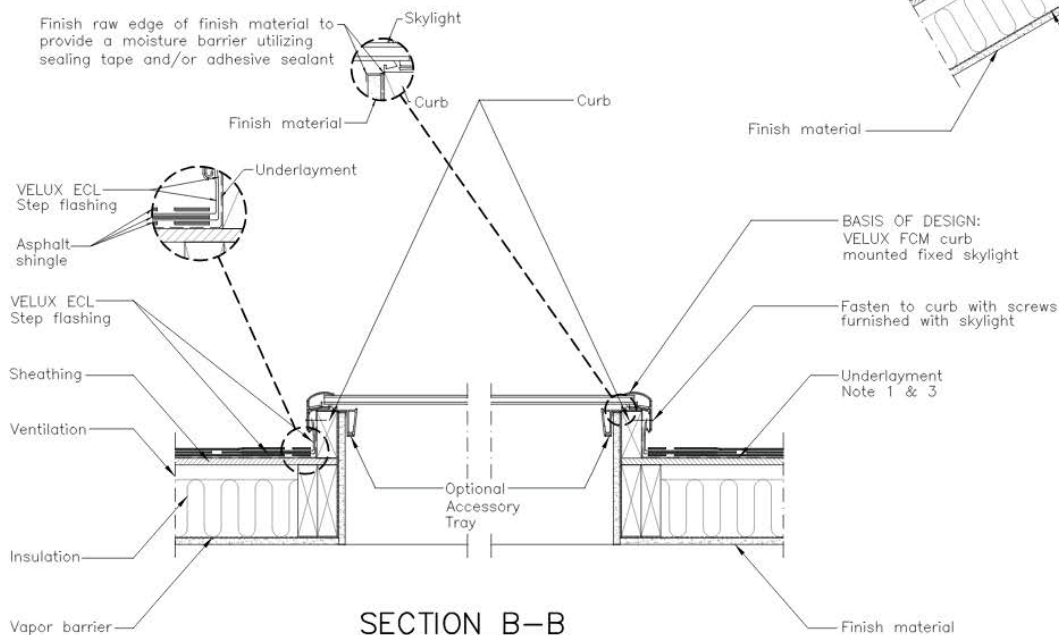
By Laura DiPasquale at 9:10 am, Feb 09, 2026



ELEVATION



SECTION A-A



SECTION B-B

GENERAL NOTES

1. Underlayment to be folded up against all sides of curb.
2. Vapor barrier should be used to avoid moisture.
3. Wrap curb in adhesive underlayment provided with VELUX flashing. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment to wrap curb when not using VELUX flashings.

VELUX Sky-Product Management	VELUX 1415 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com		Name	Date
	FCM-Residential/Commercial Roof Section (Cathedral Ceiling with Asphalt Shingles)		Drawn by	JDH Mar 10
			Checked by	WQ,CJ Aug 22
			Drawing No.	FCM-02-0310

(R) VELUX is a registered trademark



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