



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Karen Burditt**  
*Chair*

January 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 #1143222– Fenestration alterations

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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 windows must have simulated-divided-lights and the exterior trim must have a painted finish.

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: Sarah Greenberg; Richard J. Vitullo, Architect  
Address: 50 Philadelphia 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](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.



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

**50 Philadelphia Ave., Takoma Park, MD 20912**

*This is an "Contributing Resource" 2-story Cottage/Colonial Revival, house built in 1923, and it is located in the Takoma Park Historic District. The existing house has a 1226 S.F. footprint, with a basement under the original house excluding the 575 S.F. later rear addition.*

- a. Original House Structure:** *The main house structure is wood framed with a gable roof (7:12 slope +/-), with the main ridge parallel to Philadelphia Ave.. There is a shed roof over the later rear addition (2:12 slope +/-).*
- b. Foundation:** *The foundation is painted CMU.*
- c. Exterior Finish:** *The exterior finish of the original house, and rear addition, is stucco. There is a small original rear structure (probably a former 2-story sleeping porch) that has 10" exposure asbestos lap siding. The exterior window and door trim is aluminum covered wood.*
- d. Windows and Doors:** *There are no original windows in the house; all windows are vinyl replacement windows. There is a glass block window in the current kitchen which is not original.*

APPROVED

Montgomery County

Historic Preservation Commission

*Karen B. Burt*

**REVIEWED**

*By Laura DiPasquale at 11:17 am, Jan 09, 2026*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:  
**50 Philadelphia Avenue., Takoma Park, MD 20912**

*The existing house will be renovated on the interior with some window changes to the exterior, based on a new interior layout:*

*These will be built using the following materials/details:*

1) **Exterior Finish:** Any changes to exterior finishes, such as infill wall areas, will also utilize stucco to match the current finish.

2) **Windows and Doors:** The existing kitchen glass block window in the existing house will be replaced with an aluminum-clad Marvin wood awning window (9-lite), with an infill section of stucco below it. The three new windows in the newer rear addition will be Marvin aluminum-clad wood double-hung (6-over-6), with any new infill wall areas to be finished in stucco. New trim around windows to be 1 x 4 Boral, with an Azek AZM-6933 subsill.

**REVIEWED**

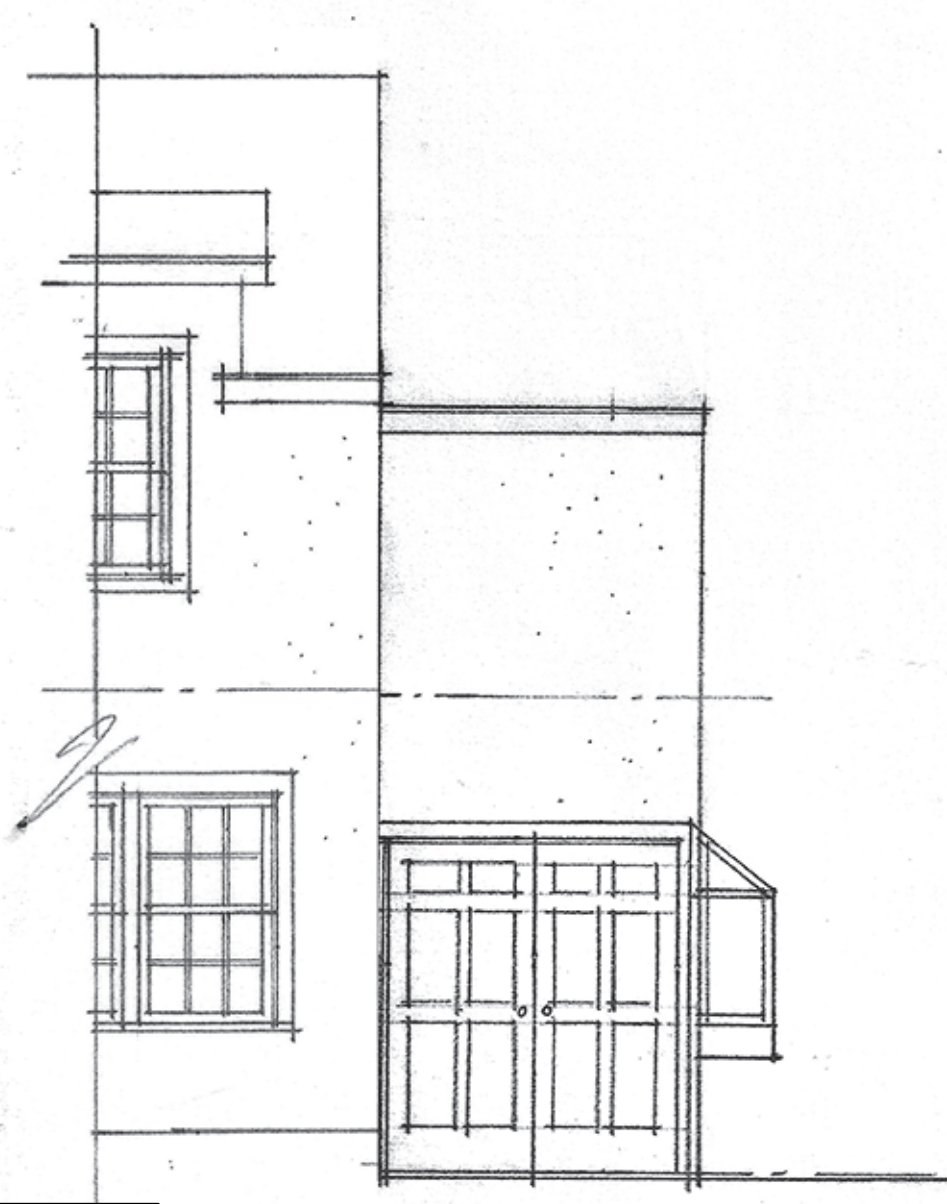
*By Laura DiPasquale at 11:17 am, Jan 09, 2026*

APPROVED

Montgomery County

Historic Preservation Commission

*Karen B. Smith*



APPROVED

Montgomery County

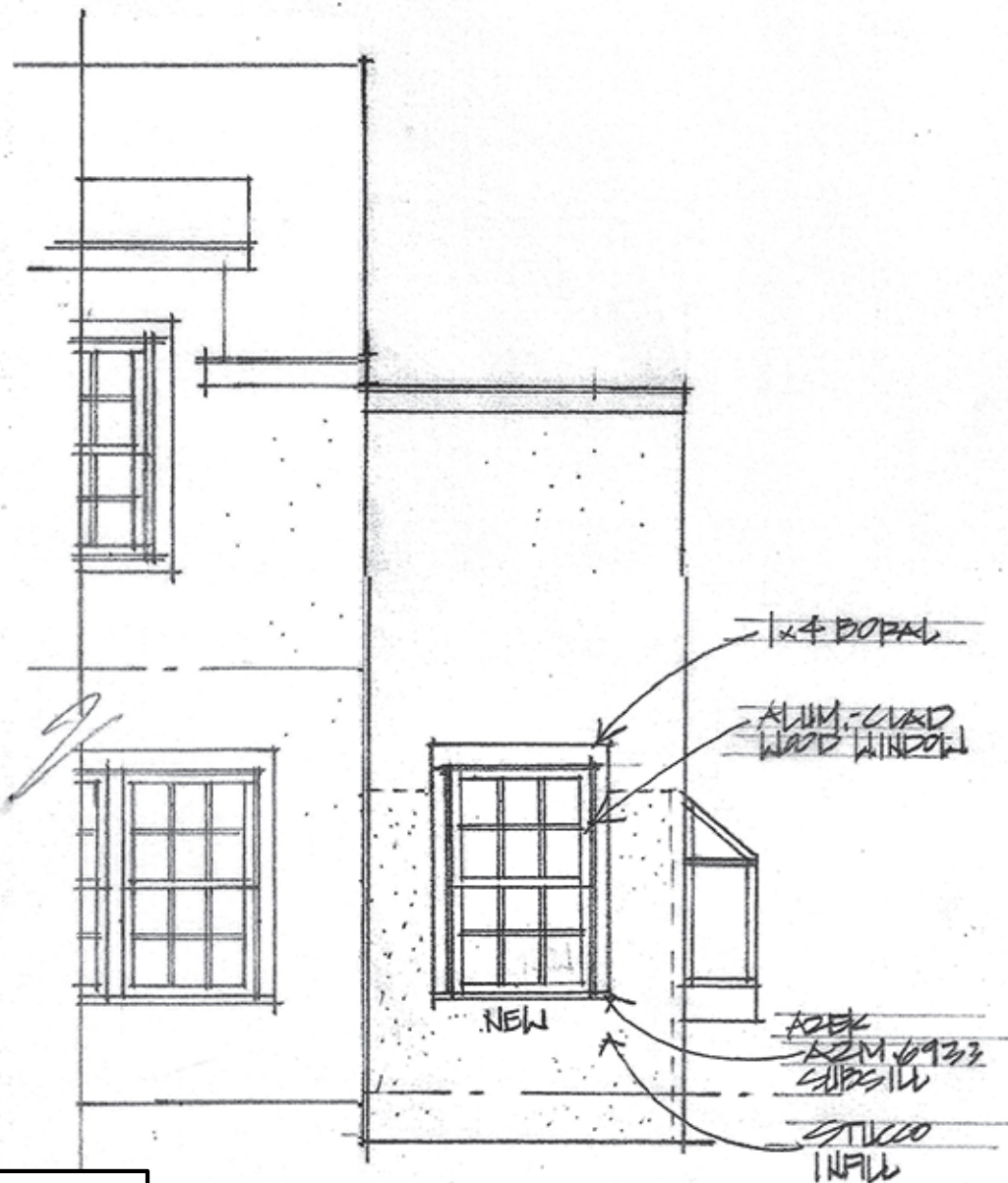
Historic Preservation Commission

*Karen Buelit*

EXISTING FRONT ELEVATION / RIGHT SIDE  
 $\frac{1}{4}'' = 1'-0''$

**REVIEWED**

By Laura DiPasquale at 11:17 am, Jan 09, 2026



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Montgomery County

Historic Preservation Commission

*Karen Buelit*

PROPOSED FRONT  
ELEVATION / RIGHT SIDE  
1/4" = 1'-0"

**REVIEWED**

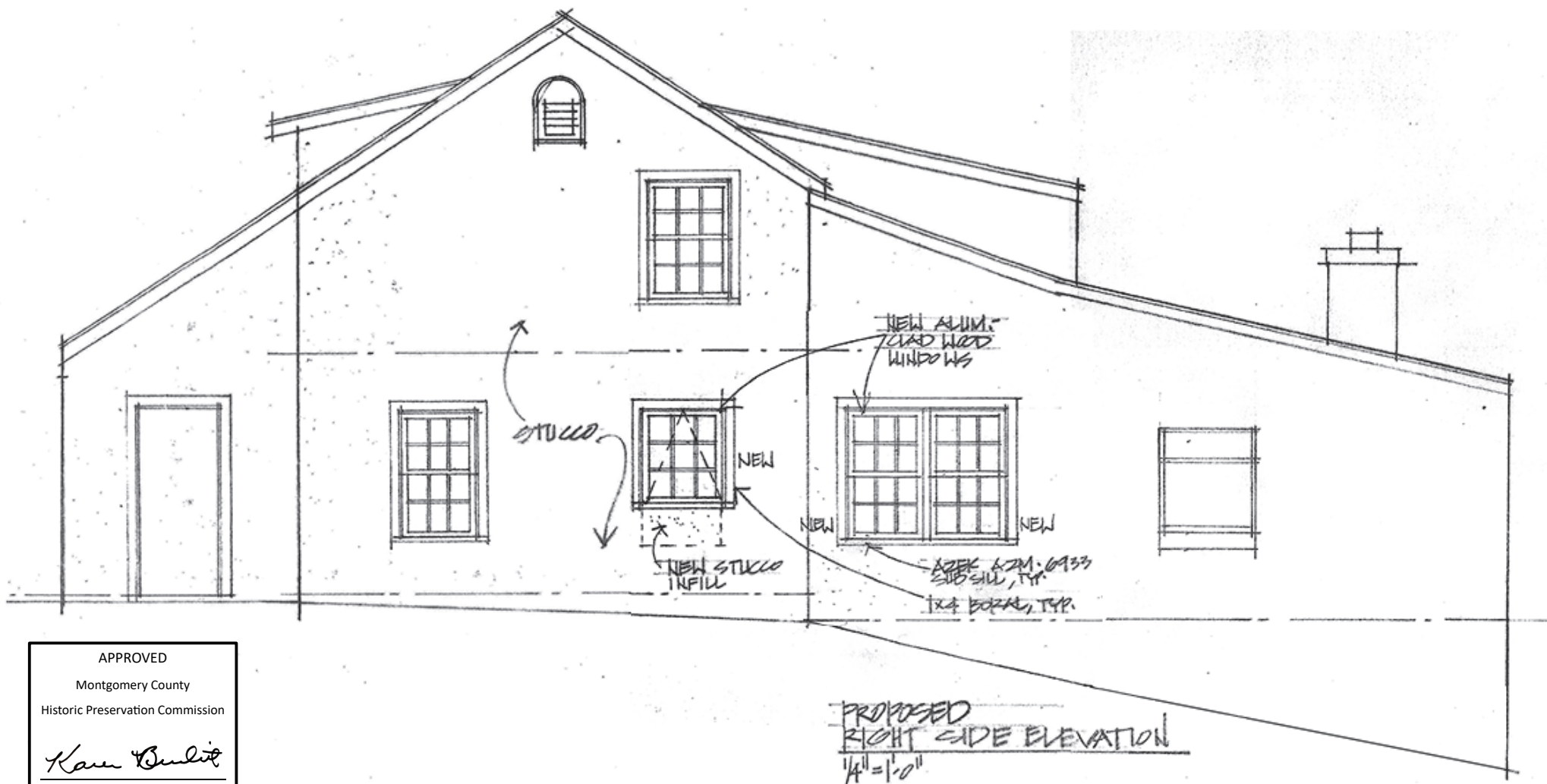
By Laura DiPasquale at 11:17 am, Jan 09, 2026



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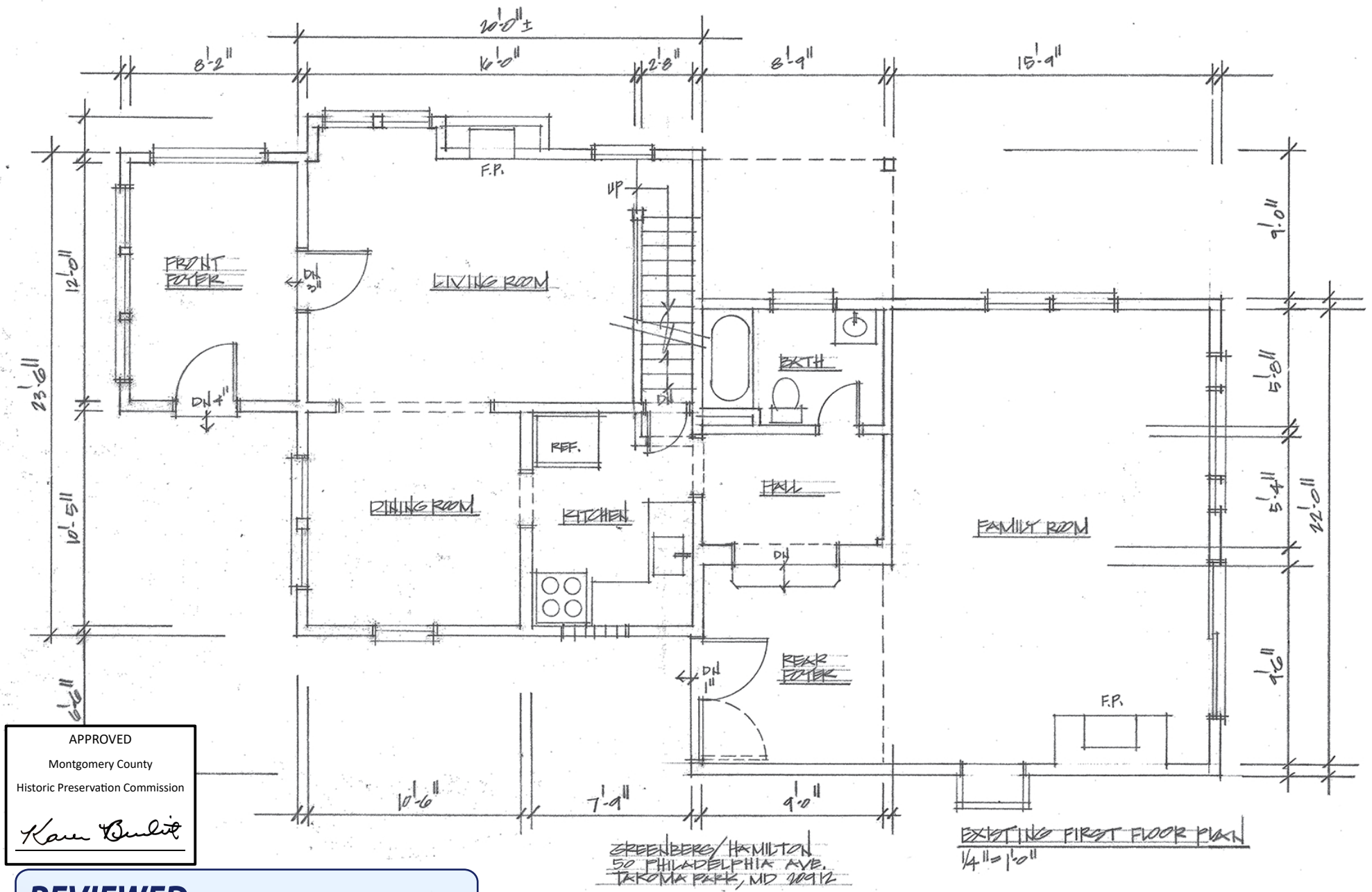
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**REVIEWED**

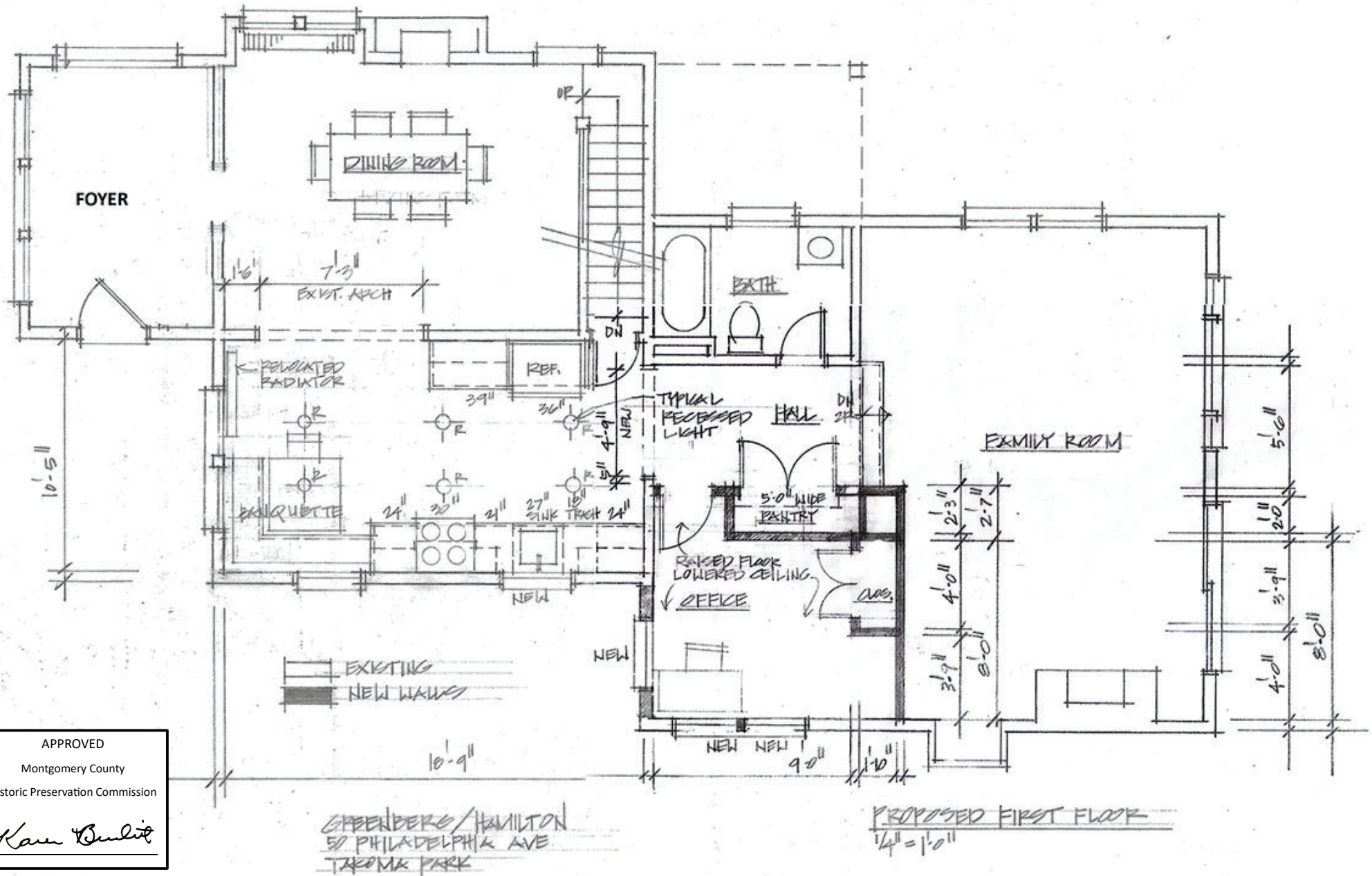
By Laura DiPasquale at 11:19 am, Jan 09, 2026



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Bunker*

**REVIEWED**  
By Laura DiPasquale at 11:17 am, Jan 09, 2026

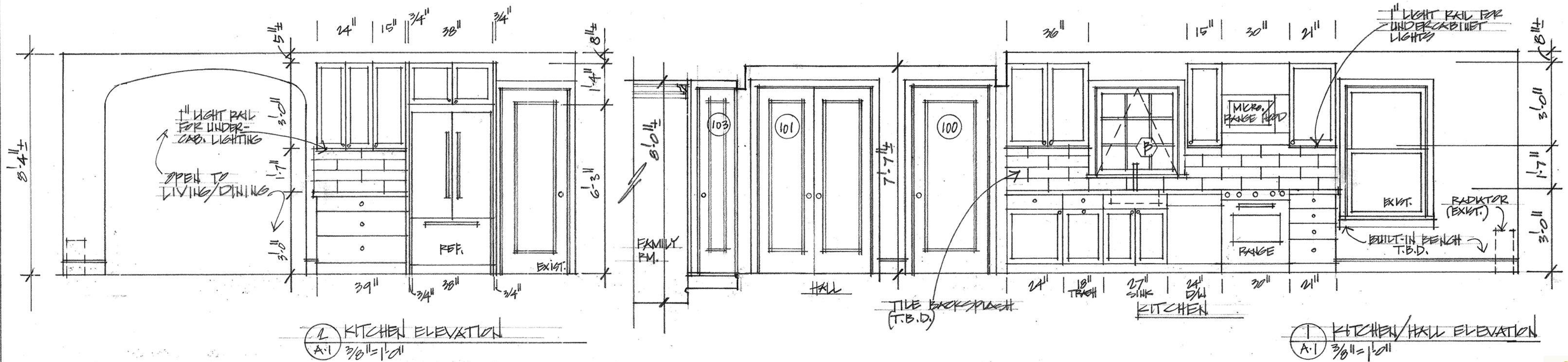




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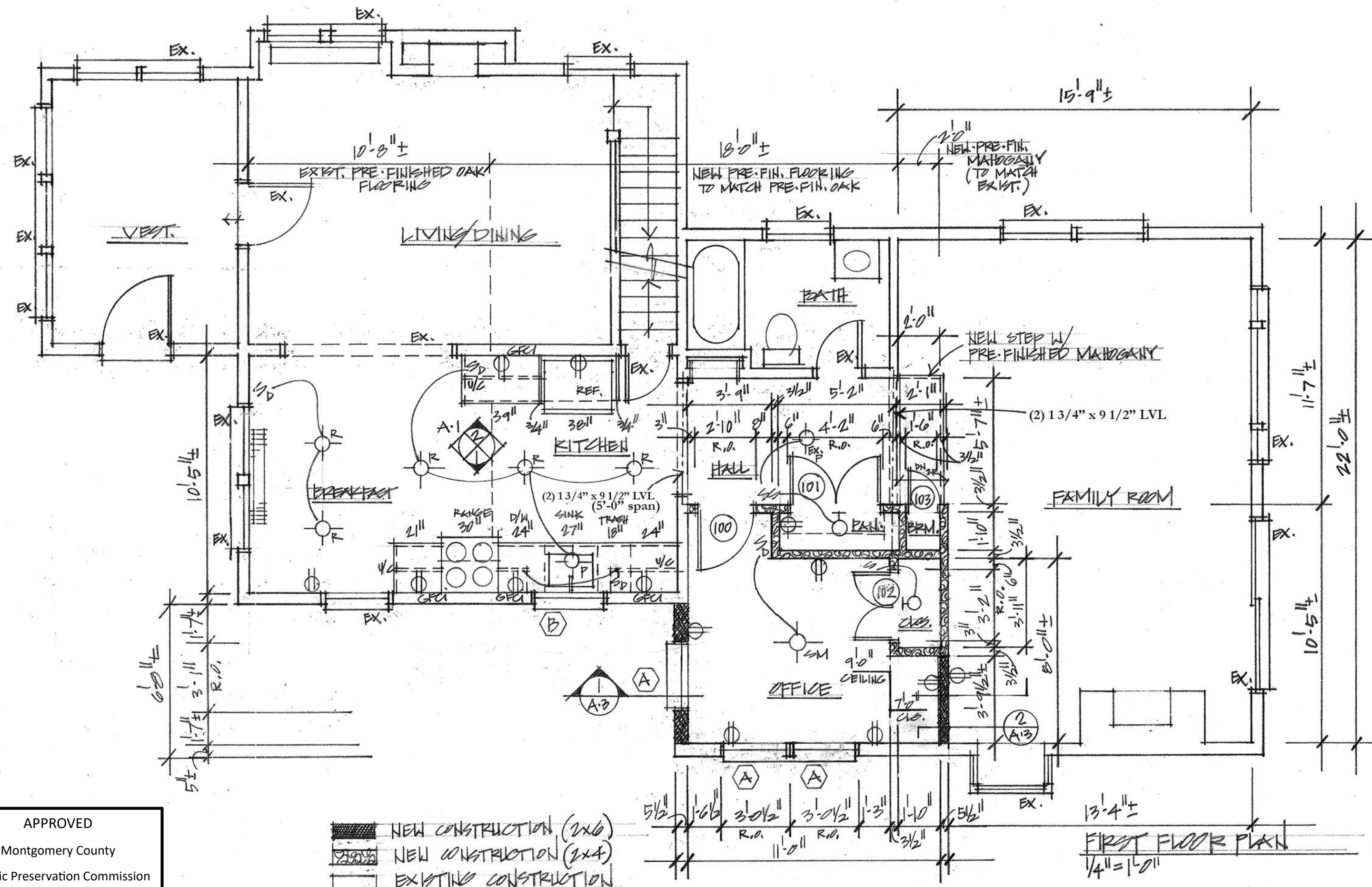
*Karen Bulitt*





# ELECTRICAL & LIGHTING LEGEND

- "E" Indicates existing unit (light or outlet)  
(all outlets to be made code-compliant)
- ⊕ Duplex Outlet/new
- ⊕ A/C Duplex Outlet/new/above counter
- ⊕ GFCI Duplex Outlet/new/GFCI  
(all outlets in kitchens, baths, and exterior are to be GFCI)
- ⊕ AFCI Duplex Outlet/new/AFCI  
(All-Fault Circuit Interrupter outlets: for all but in Kitchen)
- ⊕ Double Duplex Outlet
- ⊕ F Duplex Floor Outlet
- ⊕ 240v Outlet
- ⊕ EF Exhaust Fan
- ⊕ EF/H Exhaust Fan/Heat
- ⊕ EF/H/L Exhaust Fan/Heat/Light
- ⊕ CF Ceiling Fan
- ⊕ CF/L Ceiling Fan/Light
- ⊕ P Pendant Light Fixture
- ⊕ R Recessed Light Fixture
- ⊕ R/E Recessed Light Fixture/Existing
- ⊕ SM Surface Mounted Light Fixture
- ⊕ W Wall Mounted Light Fixture/Sconce
- ⊕ WP Light Fixture /Waterproof
- ⊕ FL Dual Flood Light
- ⊕ DSL Data/Telephone Jack
- ⊕ TV Coaxial/Cable TV
- ⊕ SP Audio Speaker
- S Switch
- S<sub>D</sub> Switch/Dimmer
- S<sub>3</sub> Three-way Switch
- ⊕ T Track light
- ⊕ P "Plugmold" Power Strip
- ⊕ U/C Undercabinet Lights
- ⊕ Smoke & Carbon Monoxide Detectors  
(hard-wired in dedicated circuit, interconnected,  
with battery backup)
- ⊕ T Thermostat



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Bunt*

**REVIEWED**  
By Laura DiPasquale at 1:54 pm, Jan 09, 2026



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

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

Greenberg/Hamilton Residence  
50 Philadelphia Ave.  
Takoma Park, MD 20912



House/Site Information:

Address: 50 Philadelphia Ave., Takoma Park, MD 20912

Subdivision: Hillcrest

Year built: 1923

Zoning: R-60

Historic District: Takoma Park

HAWP #1143222 approved: 1/7/2026

(window changes only)

Project Information:

Renovate and expand Kitchen; create new Office space in existing Family Room; alter or add new windows in Kitchen and new Office.

Residential Code Information:

All construction shall be in conformance with the International Residential Code (IRC), 2021 Edition, as Amended by Mont. Co. Reg. 13-24, adopted 12/10/2024.

AREA CALCULATIONS

EXISTING:

Lot Area: 4888 s.f.  
Lot Coverage/Building Area: 1174 s.f.  
% of Lot Coverage: 24%

Total renovation S.F., by floor:

Basement: 0 s.f.  
1<sup>st</sup> floor: 360 s.f.  
2<sup>nd</sup> floor: 0 s.f.

TOTAL: 360 s.f.

MECHANICAL / HVAC NOTES & SPECIFICATIONS:

- Range Hoods for Kitchen:** An exhaust/range hood shall be used over the kitchen range, with a 7-inch diameter (or 3 1/4" x 10" rectangular) duct leading to exterior wall, sealed with annealed aluminum foil tape only. Seal duct penetration through wall with non-shrink silicone sealant.  
**a. Separate Range Hood:** Whirlpool Model #UXT5230BF, 30" wide 350-cfm range hood (or equivalent).  
**b. Microwave/ Range Hood:** Frigidaire Microwave/ Range Hood, Model #FGMV17WNVF, 1000 watt, 1.7 cu.ft. capacity, with a variable 105 to 300 cfm exhaust, (or equivalent).
- Make-up Air System, as needed:** For range hood exhaust systems that exceed 400 cfm, a make-up air system consisting of a gravity-induced make-up air damper, mounted on the return air duct of the HVAC system, and an intake air hood, installed through the exterior wall, shall be used to allow outdoor air into the home. This shall be connected to each other by a standard 6" diameter galvanized sheet-metal pipe. Field Controls, Make-Up Air System, Model #MAS-1, or equivalent.
- Combustion Air Intake and Exhaust, as needed:** Gravity-induced backdraft dampers shall be used on all air intake lines for combustion are for all gas appliances. All intake and exhaust shall go through the rear wall or roof, whichever is deemed in field to be the most convenient and/or shortest and best path.

ELECTRICAL and LIGHTING NOTES:

- Provide all electrical work as per plans and in accordance with the **National Electrical Code: NEC 2017, with all local jurisdiction amendments.**
- Exact locations of electrical and lighting fixtures are subject to site conditions, as structural, or other items may dictate specific locations. Consult architect for any discrepancies or location issues as they differ from design drawings.
- High-efficiency Lamps/ Recessed Lights:** At least 90% of all light fixtures will have high-efficacy lamps installed, with efficiency of 70 lumens per watt. All 4" dia. and 5" dia. recessed light fixtures to have E26 BR20 8 Watt (575 lumens) or BR30 10.5 Watt (650 lumens) LED flood lamps.
- Switches:** All permanently installed lighting fixtures must have a dimmer, an occupant sensor control or another control that is installed or built-in to the fixture.
- GFCI Protection:** All appropriate electrical outlets in Kitchen (including dishwasher and disposal) to be Ground Fault circuit Interrupter outlets (GFCI). **NEC 406.9(A)(1)**
- AFCI Protection:** All new or modified applicable circuits shall be AFCI protected. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, recreation rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, closets, hallways, kitchens, sunrooms, and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter-installed to provide protection of the branch circuit. **NEC 406.4**
- Tamper-Resistant Receptacles:** All new receptacles shall be "tamper-resistant" for all 15- and 20-amp circuits, min. **NEC 406.12**
- Upgrade electrical service as necessary to provide sufficient power for new fixtures, etc.
- Electrical switches (dimmers, toggles, etc.), and telephone/modem to be approved by owner, installed by contractor. All decorative light fixtures to be selected by owner, installed by contractor.

PLUMBING NOTES and SPECIFICATIONS:

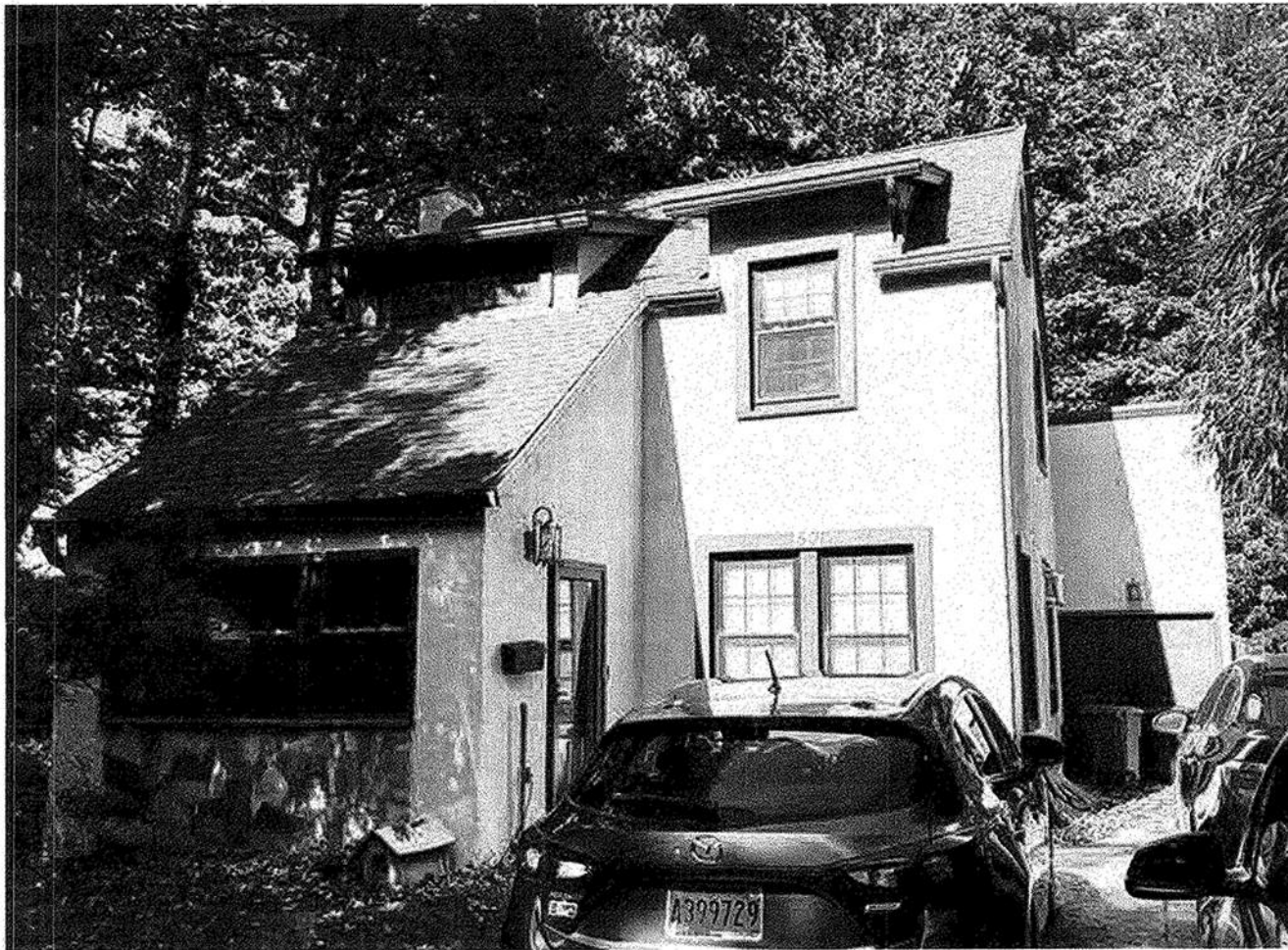
- All work to be done by a licensed plumber. Work is to follow International Plumbing Code: IPC 2021.
- Water line insulation:** All new hot water lines hot water lines to be insulated with Armaflex Model #HPT 05812 R3.3 pipe insulation.
- Water Hammer Prevention:** A piston-driven water hammer arrester (Watts Series Model #15M2 or 15M2S) shall be installed on the pipe at the shut-off valve for each appliance susceptible to water hammer such as the dishwasher, clothes washing machine, ice makers, etc. The manufacturer's specifications shall be followed as to location and method of installation.
- Hot water pipes** are to be insulated with R-3, min. pipe insulation.

GENERAL CONSTRUCTION NOTES:

- These drawings are to show only materials and layout of the design; means and methods are to be determined by contractor. The contractor shall fully acquaint him/herself with the conditions relating to construction and labor so that he/she understands the issues relating to the execution of the work.
- The contractor shall provide all materials, labor and equipment and pay all freight charges, taxes, and handling of materials necessary for the full implementation of the work herein described on these drawings unless noted otherwise.
- The contractor is to verify all dimensions and assumed conditions in the field and to bring any discrepancies, omissions, ambiguities or conflicts to the attention of the architect and owner as soon as possible before proceeding with any of this work in question.
- The contractor is to notify the architect if any existing pipes, ducts, structural elements (or any other relevant item) that are revealed by demolition and are scheduled to be removed or re-routed for the new plan are determined to not be easily moved or removed.
- The contractor is to notify the architect and/or structural engineer if any existing wood joists, sheathing, studs, etc. are damaged or deteriorated from termites, water, etc.
- All construction will meet or exceed all applicable building and health codes, unless a code modification approval is granted.
- The owner's written authorization will be required before any work is executed or materials ordered that involve a change from the original specifications affecting the contract price.
- All plan dimensions on drawings are set to the edge of the framing members; all finishes are not to be taken into account unless otherwise noted. If dimension is taken to a finish surface, it shall be noted as "FINISH DIMENSION", "FIN. DIM.", or "CLEAR DIM."
- Install solid blocking in walls for receipt of plumbing fixtures, accessories (towel bars, toilet paper holders, etc.), hardware, cabinets, etc., as necessary; verify rough-in dimensions for plumbing fixtures prior to framing of posts, studs, beams and joists.
- New doors, windows and hardware are to be provided and installed by the contractor; verify window and door manufacturers' rough opening dimensions prior to framing.
- Install shelves and closet poles in clothes Closets at 5'-6" A.F.F., typ.; sand, prime and paint shelves with gloss paint; color by owner; changes in the configuration of shelves in other closets to be confirmed by owner prior to final installation.
- In all newly exposed existing 2 x 4 furring or walls at exterior, insert insulation in any combination of closed cell foam/rockwool/batts for R-13, minimum.
- If house-wrap and or building paper is used, apply and lap in a shingle-fashion so that upper courses lap over lower courses; any window and door flashing is integrated into this system in the same manner. Apply Z-flashing at all heads and apply pan flashing at all sills.
- All new or existing room surfaces are to be prepared for painting to be smooth and free of cracks, peeling paint, etc.; walls, ceilings, trim, etc. to be primed and painted (2 coats, min.) with color to be selected by owner.
- Any new flooring material (tile, etc.) to be selected by the owner, installed by contractor. Make surface smooth and flat for receipt of new flooring.
- Install new hard-wired interconnected AC-powered smoke and CO detectors as per drawings and per code, as necessary.
- All electrical outlets in bath, kitchen (except refrigerator) and at exterior to be ground fault circuit interrupters (GFCI); in all rooms (except kitchens), all-fault circuit interrupters (AFCI ) to be installed.
- Upgrade electrical service (as nec.) to provide sufficient power for new fixtures, appliances, etc.
- Electrical switches (dimmers, toggles, etc.), and telephone/modem to be approved by owner, installed by contractor. All decorative light fixtures to be selected by owner, installed by contractor.
- All recessed light enclosures and junction boxes installed in thermal/insulated ceilings shall be IC-rated for insulation contact and are to be sealed against air infiltration. Seal all openings in box with fire-rated foam (3M Fire Block Foam FB-Foam; meets ASTM E 84 Class 1).

Interior Renovation of First Floor  
Greenberg/Hamilton Residence

50 Philadelphia Avenue, Takoma Park, MD 20912



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License #: 8221-R, Exp. Date: 7/22/2026

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Greenberg/Hamilton Residence  
50 Philadelphia Ave.  
Takoma Park, MD 20912

COVER

1-8-2026

SPECIFICATIONS:

WOOD/ ROUGH & FINISH CARPENTRY

- Exterior wall/roof sheathing:** Huber Engineered Woods LLC, "Zip System" combination wall sheathing, water-resistive barrier, and air barrier, thicknesses as specified in drawings: 7/16" for wall sheathing, 5/8" for roof sheathing.

EXTERIOR FINISHES/ TRIM

- Stucco Finish Panels:** HardiPanel Vertical Siding/ Smooth primed and pre-painted sheets; 0.312" thickness, primed and pre-painted, in 4' x 10' sheets, OR Hardie Smooth Sand Panel; 0.312" thickness, in 8' x 10' sheets, primed and pre-painted.
- Exterior Trim:** Boral poly-ash "TruExterior Trim", or HardieTrim Boards, 4/4 and 5/4 NT3 Smooth.
- Trim Accessories:** Azek PVC (drip caps, rake moulding, etc.)

PLUMBING/ BATH SPECIALTIES

- Kitchen Faucet:** Grohe EuroStyle, Parkfield or Cosmopolitan lines are recommended styles.

HVAC

- Range Hood:** 400CFM, or less (TBD; if more than 400 CFM, install make-up air intake: Field Controls Make-Up Air System, MAS-1, or equivalent.

ELECTRICAL/ LIGHTING

- Ceiling Fan/Light:** TBD
- Recessed Lights** (for sound-insulated and energy-insulated ceilings): Phillips "SlimSurface" 7" diameter round downlight luminaire; Model #S7R-827K-10-White\_ELV/Triac (dimming)
- Strip Lighting at undercabinet lighting:** lengths to be determined for full illumination of lighted surfaces; insert lights to fit entire length of available cabinets; use all accessories, power supplies and dimming modules as required. Accepted manufacturers, or equivalent:  
**A. Armacost RibbonFlex:** Pro Accent Lighting/White LED Tape Light for Indirect lighting. (18 LEDs per foot: Model #RF3528060);  
**B. Vaya Free Form Tunable White:** IP40, 2700K Model #316-200019-02

Sheet No. Sheet Title

- Cover Project Description /  
General Notes/Specifications/  
Mech./Electrical/Plumbing Notes
- DM-1 First Floor Demolition Plan (1/4"=1'-0")/  
Demolition Notes
- A-1 First Floor Plan (1/4"=1'-0")/  
Interior Elevations (3/8" = 1'-0")/  
Electrical & Lighting Legend
- A-2 Side & Front Elevation (1/4" = 1'-0")
- A-3 Building Section (1/2"=1'-0")/  
Sound Resistant Detail (3"=1'-0")
- A-4 Window & Door Schedule  
Finish Schedule

APPROVED

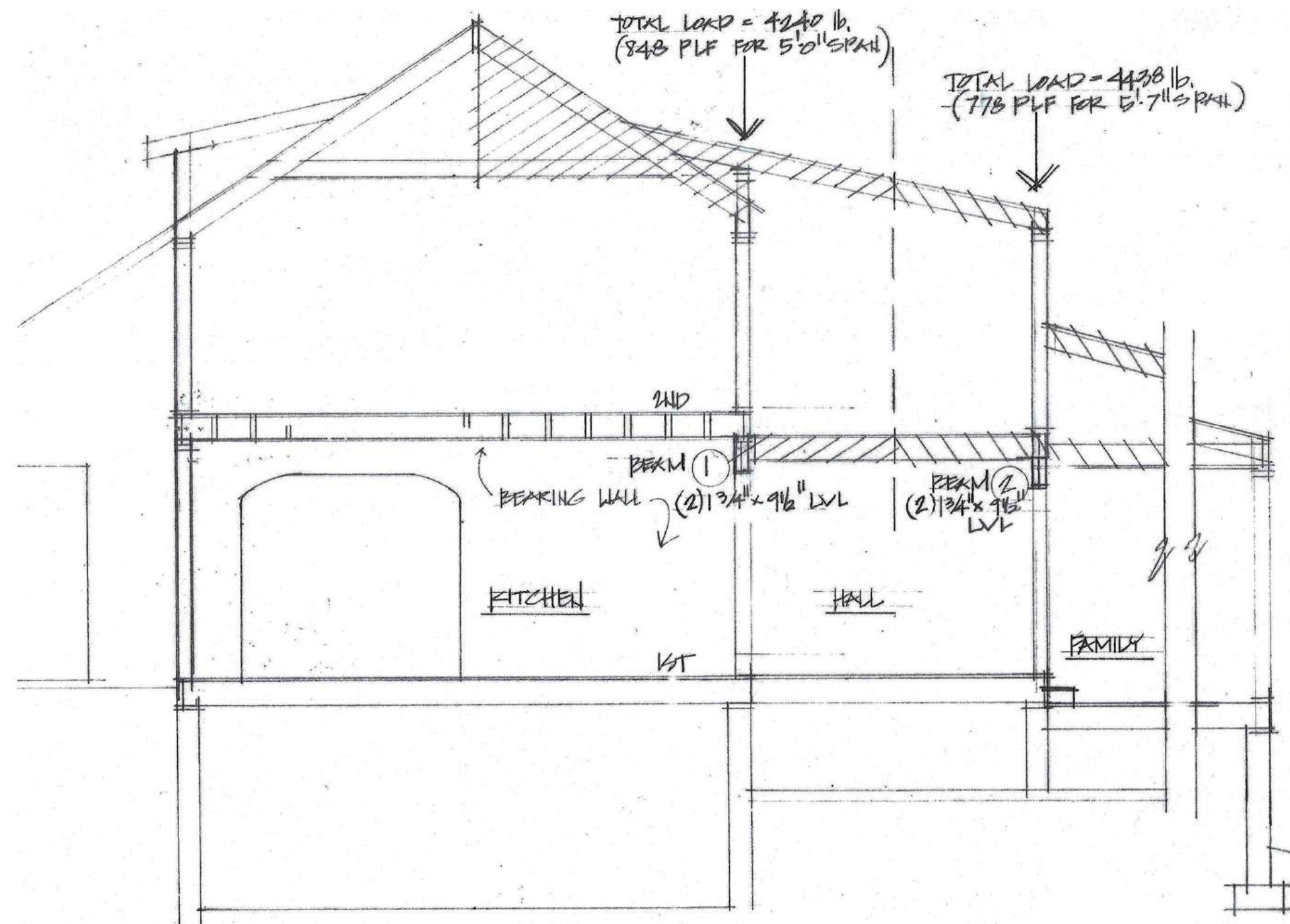
Montgomery County  
Historic Preservation Commission

*Karen Boudit*

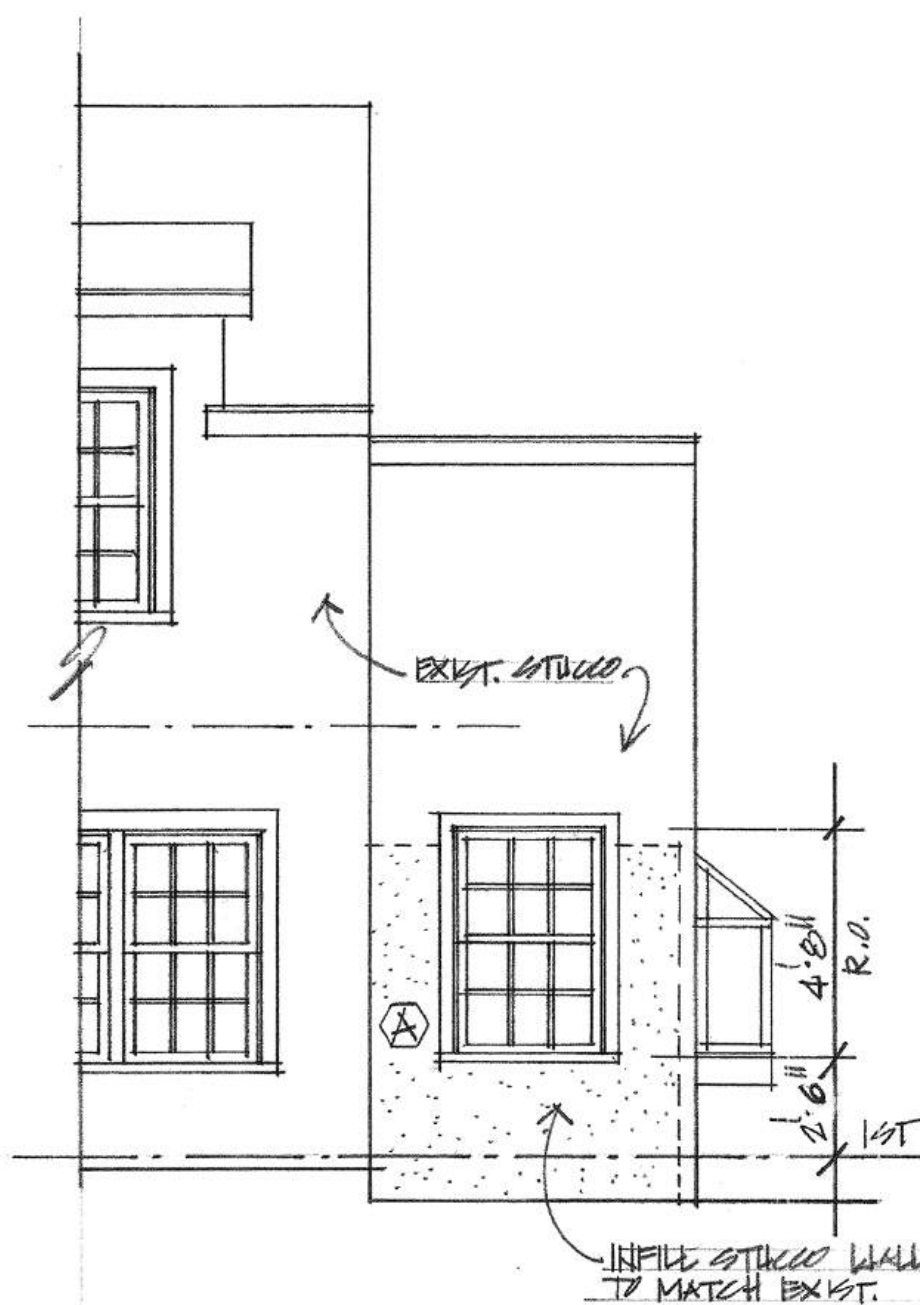
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By Laura DiPasquale at 1:56 pm, Jan 09, 2026

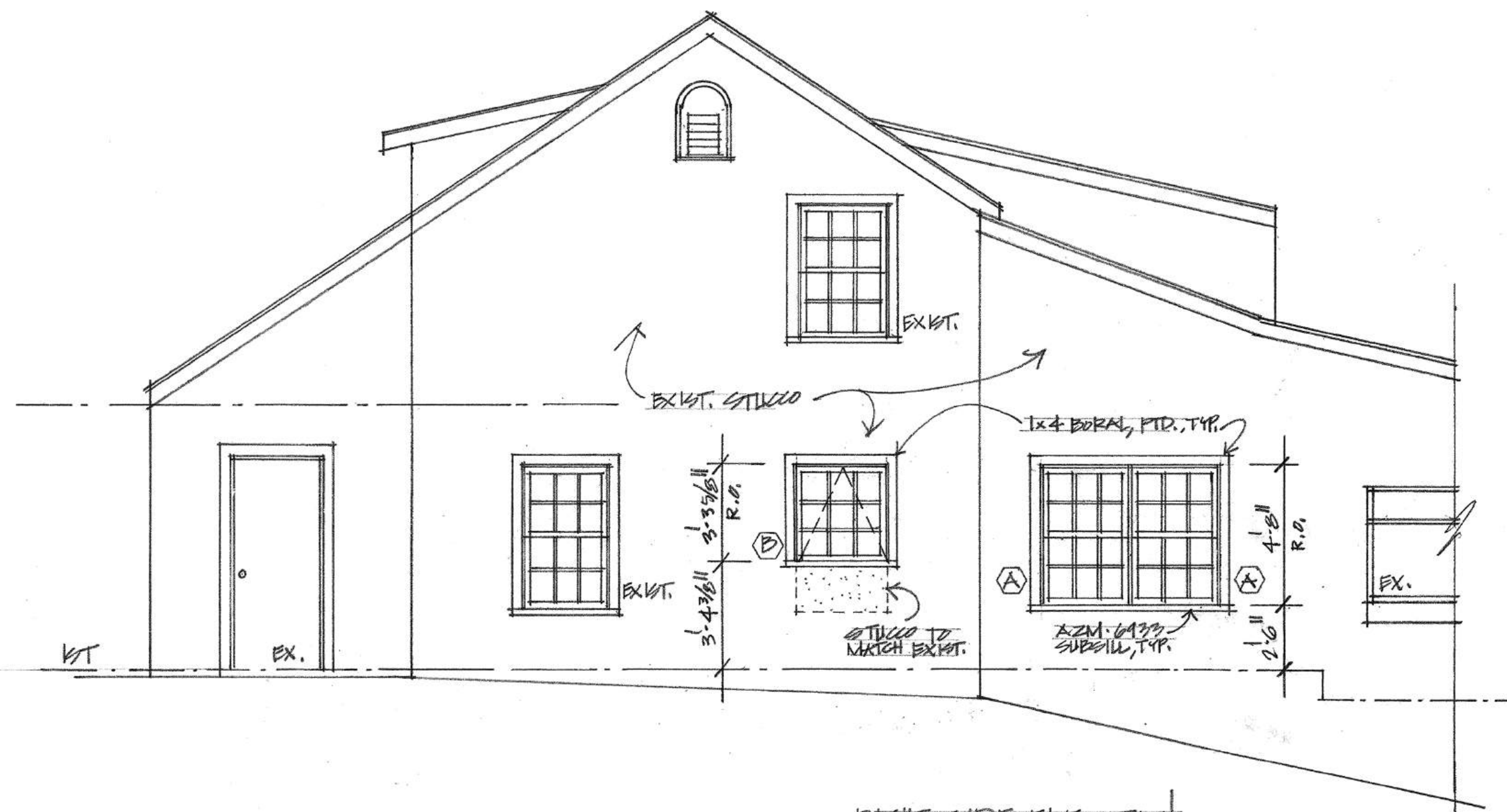




**BUILDING SECTION @ NEW BEAMS**  
1/4"=1'-0"



**FRONT ELEVATION (PARTIAL)**  
1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
1/4"=1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Dunlop*

**REVIEWED**

By Laura DiPasquale at 1:55 pm, Jan 09, 2026



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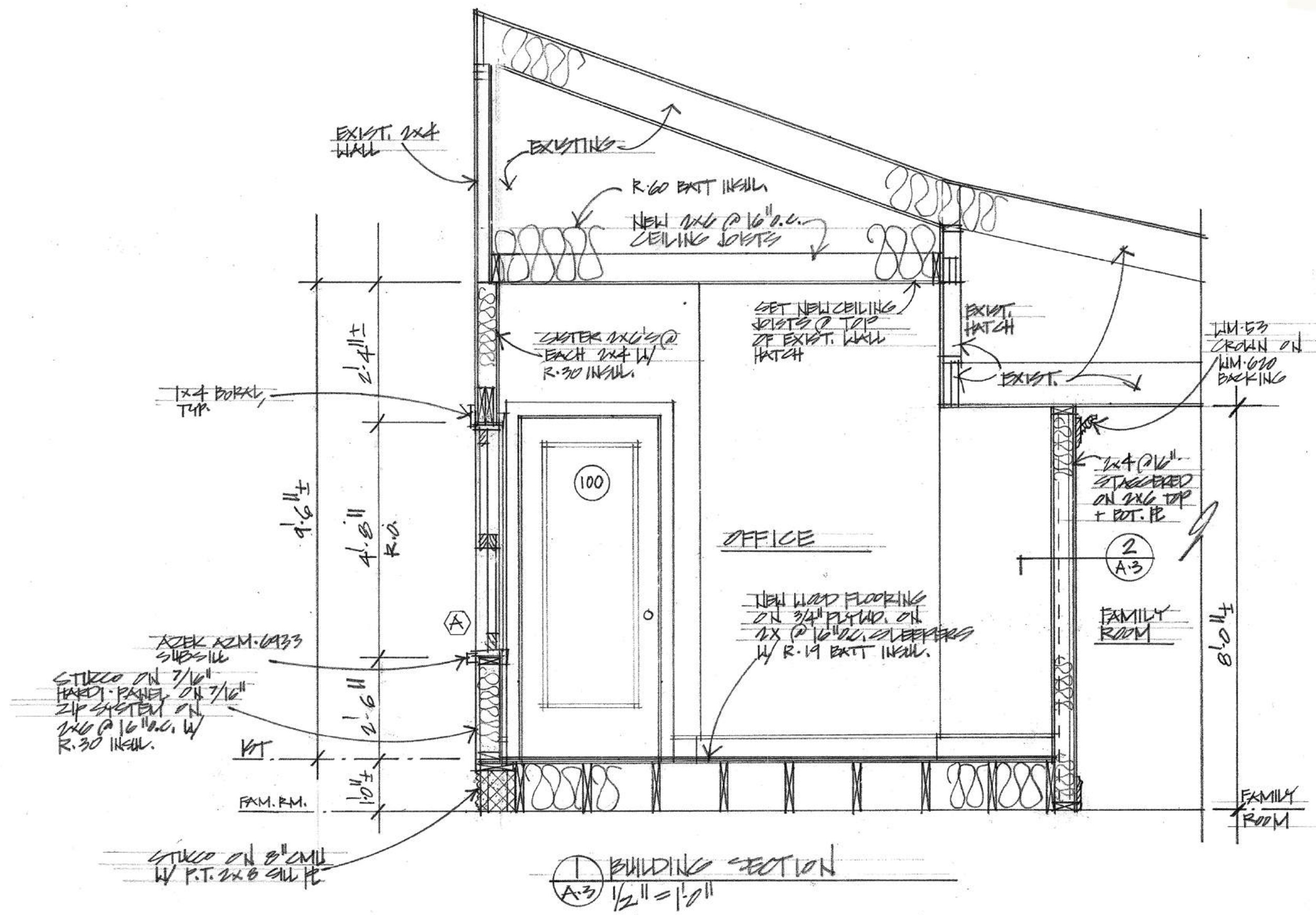
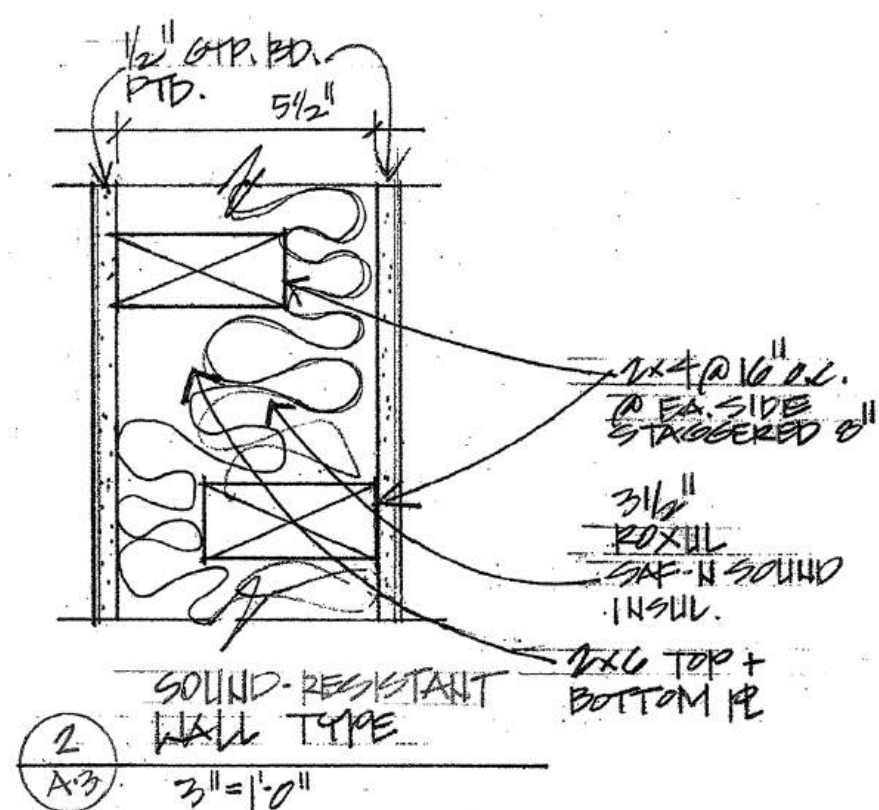
**A-2**

1-8-2026



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Buelit*

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Takoma Park, MD 20912

**A-3**  
1-8-2026



WINDOW SCHEDULE						Manufacturer- Windows: Marvin Ultimate										
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Wall System	Window Type/Material	Glazing Type	Interior Color	Mullion Divisions	Exterior Color	Screens / Screen Door	Hardware	SHGC-value Total Unit	U-value Total Unit	Egress window	Quant.	Remarks
A	UDHG2 3024	4'-7 1/2" (4'-8" R.O.)	2'-11 1/4" (3'-0 1/4" R.O.)	2 x 6	DOUBLE-HUNG /wood interior & aluminum-clad exterior	Insulating glass Low E II w/ Argon/	Factory-ptd. White	6-over-6	Black	YES	Satin Taupe (Std.)	0.3	0.3	n/a	3	
B	UAWN 3640	3'-3 1/8" (3'-3 5/8" R.O.)	3'-0" (3'-1" R.O.)	2 x 4	AWNING /wood interior & aluminum-clad exterior	Insulating glass Low E II w/ Argon/	Factory-ptd. White	9 equal lites	Black	YES	Satin Taupe (Std.)	0.3	0.3	n/a	1	
SUBTOTAL												0.3 avg.	0.3 avg.		4 units	
DOOR SCHEDULE						Manufacturer- Door: TBD										
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Wall System	Door Type / Material	Glazing Type	Interior Color	Mullion Divisions	Exterior Color	Screens / Screen Door	Hardware	SHGC-value Total Unit	U-value Total Unit	Swing direction (shown from outside room)	Quant.	Remarks
100	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4	Solid Wood 1-Panel SWING Door (Match Exiting)	n/a	White	n/a	White	n/a	TBD	n/a	n/a	Right Hand	1	Interior Door
101	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-0" (4'-2" R.O.)	2 x 4	Solid Wood 1-Panel SWING Doors (Match Exiting)	n/a	White	n/a	White	n/a	TBD	n/a	n/a	n/a	1 pair	Interior Door
102	TBD	6'-8" (6'-9" R.O.)	Pair of 1'-6" (3'-2" R.O.)	2 x 4	Solid Wood 1-Panel SWING Doors (Match Exiting)	n/a	White	n/a	White	n/a	TBD	n/a	n/a	n/a	1 pair	Interior Door
103	TBD (Custom)	6'-8" (6'-9" R.O.)	1'-4" (1'-6" R.O.)	2 x 4	Solid Wood 1-Panel SWING Door (Match Exiting)	n/a	White	n/a	White	n/a	TBD	n/a	n/a	Left Hand	1	Interior Door
SUBTOTALS												0.3 avg.	0.3 avg.		4 units	
TOTALS												0.30 avg.	0.30 avg.		8 units	

FINISH SCHEDULE																
FIRST FLOOR																
ROOM	FLOORS		BASE/ WAINSCOT		WINDOW / DOOR TRIM					WALLS		CEILING		Ceiling Height	Area +/- (Sq.Ft)	Remarks
	Material	Finish	Material	Finish	Head Material	Jamb Material	Crown Molding	Apron Material	Finish	Material	Finish	Material	Finish			
Breakfast	Existing Pre-finished Oak	Existing acrylic	SM-66 (match exist.)	Low VOC Paint	WM-371 (2 1/2" beaded casing)	WM-371 (2 1/2" beaded casing)	none	WM-371 (2 1/2" beaded casing)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-4" +/-	110	
Kitchen	New Pre-finished Oak	New acrylic	SM-66 (match exist.)	Low VOC Paint	WM-371 (2 1/2" beaded casing)	WM-371 (2 1/2" beaded casing)	none	WM-371 (2 1/2" beaded casing)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-4" +/-	84	
Hall	New Pre-finished Oak	New acrylic	SM-66 (match exist.)	Low VOC Paint	WM-371 (2 1/2" beaded casing)	WM-371 (2 1/2" beaded casing)	none	WM-371 (2 1/2" beaded casing)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-7" +/-	51	
Pantry	New Pre-finished Oak	New acrylic	SM-66 (match exist.)	Low VOC Paint	WM-371 (2 1/2" beaded casing)	WM-371 (2 1/2" beaded casing)	none	WM-371 (2 1/2" beaded casing)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-7" +/-	11	
Broom	New Pre-finished Oak	New acrylic	SM-66 (match exist.)	Low VOC Paint	WM-371 (2 1/2" beaded casing)	WM-371 (2 1/2" beaded casing)	none	WM-371 (2 1/2" beaded casing)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-0" +/-	2	
Office	New Pre-finished Oak	New acrylic	SM-66 (match exist.)	Low VOC Paint	WM-371 (2 1/2" beaded casing)	WM-371 (2 1/2" beaded casing)	none	WM-371 (2 1/2" beaded casing)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	9'	87	
Closet	New Pre-finished Oak	New acrylic	SM-66 (match exist.)	Low VOC Paint	WM-371 (2 1/2" beaded casing)	WM-371 (2 1/2" beaded casing)	none	WM-371 (2 1/2" beaded casing)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-0" +/-	8	
Family Room (+ New Step)	Existing Pre-finished Mahog.	Existing acrylic	SM-66 (match exist.)	Low VOC Paint	WM-371 (2 1/2" beaded casing)	WM-371 (2 1/2" beaded casing)	WM-53 on WM-620 backing (match existing)	WM-371 (2 1/2" beaded casing)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-0" +/-	323	Along new Family Room wall, install crown mold to match exist.

APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Boudie*

REVIEWED  
By Laura DIPasquale at 1:55 pm, Jan 09, 2026



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

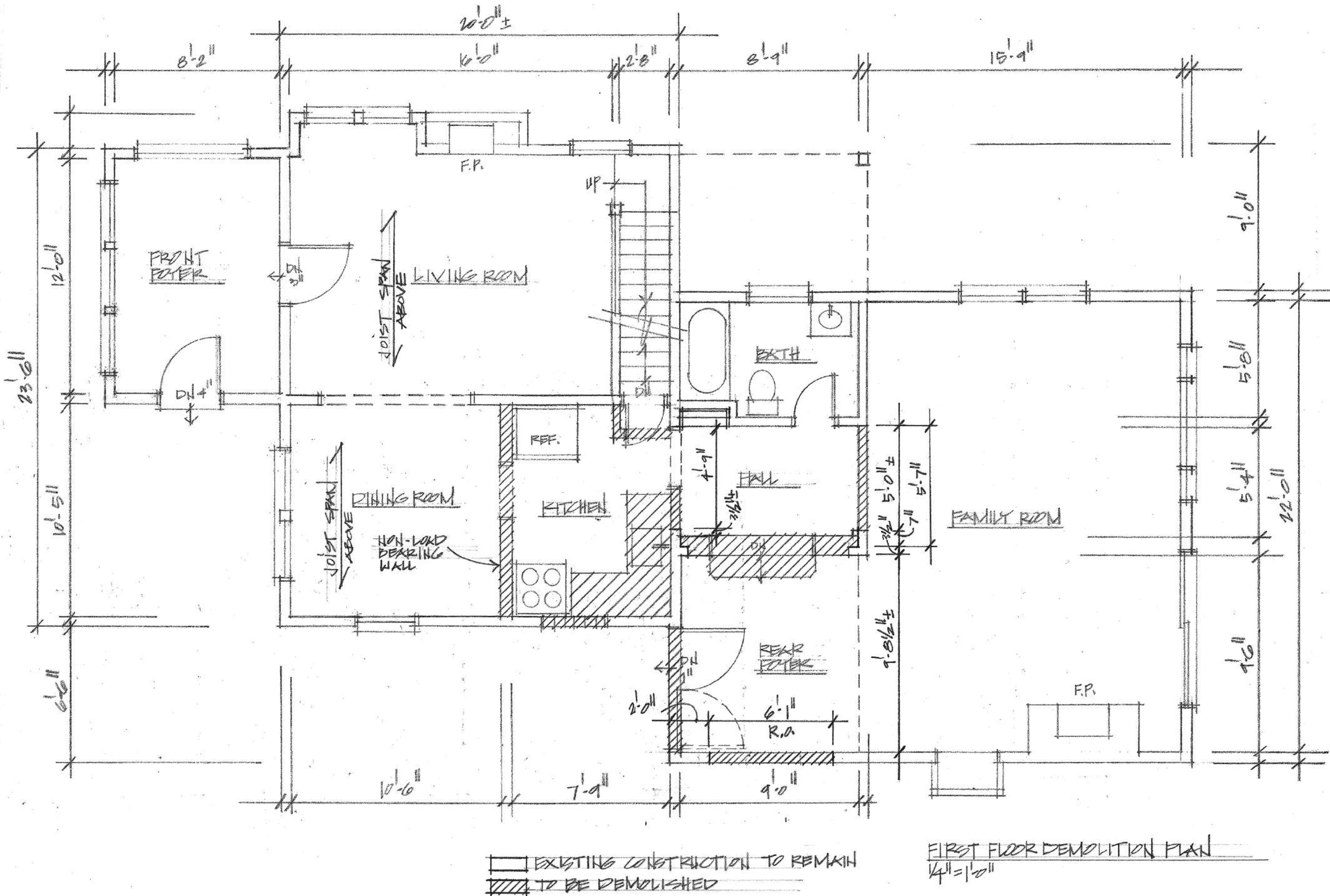
Vitullo Architecture Studio, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)806-6447 cell

Greenberg/Hamilton Residence  
50 Philadelphia Ave.  
Takoma Park, MD 20912



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 kitchen 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. Remove all trim, gypsum board/plaster, concrete/masonry, doors, thresholds, flooring, etc. but only as necessary to implement new layout and design.
- 5. 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.
- 6. Remove and salvage (as per owners' request) existing light fixtures to implement new plan layout.
- 7. Remove all electrical outlets, fixtures, smoke alarms, telephone wiring, exposed wiring, etc. that are to be replaced by new work.
- 8. Dispose of all discarded material in a safe and clean manner.
- 9. Protect all surfaces during demolition (and construction) from unnecessary damage.



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.  
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DM-1

1-8-2026





**REVIEWED**

*By Laura DiPasquale at 11:17 am, Jan 09, 2026*

APPROVED

Montgomery County

Historic Preservation Commission

*Karen Benoit*





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Montgomery County  
Historic Preservation Commission

*Karen Boudit*

**REVIEWED**

By Laura DiPasquale at 11:17 am, Jan 09, 2026





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By Laura DiPasquale at 11:17 am, Jan 09, 2026





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*By Laura DiPasquale at 11:17 am, Jan 09, 2026*



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*By Laura DiPasquale at 11:17 am, Jan 09, 2026*

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*Karen Boudin*

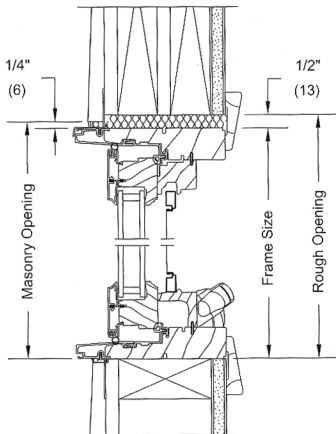
# AWNING

## CONSTRUCTION DETAILS



**REVIEWED**

By Laura DiPasquale at 11:17 am, Jan 09, 2026

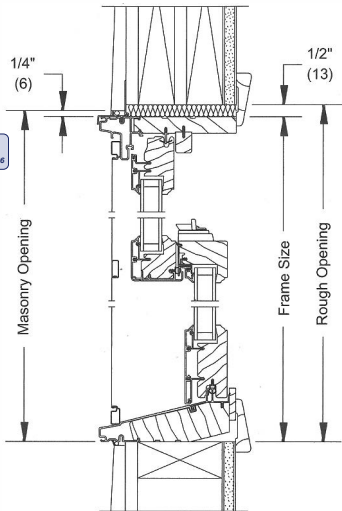


HEAD JAMB AND SILL - OPERATOR

# DOUBLE HUNG G2

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Benoit*

REVIEWED  
By Laura DiPasquale at 11:17 am, Jan 09, 2026



HEAD JAMB AND SILL - OPERATOR





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/9/2025

Application No: 1143222  
AP Type: HISTORIC  
Customer No: 1543448

## Comments

Please send all correspondence to: [rjv@vitullostudio.com](mailto:rjv@vitullostudio.com) or 301-806-6447

## Affidavit Acknowledgement

The Homeowner is the Primary applicant

This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 50 PHILADELPHIA AVE  
TAKOMA PARK, MD 20912

Othercontact VITULLO

Homeowner Greenberg (Primary)

## Historic Area Work Permit Details

Work Type ALTER

Scope of Work Kitchen and family room renovation with some new windows added.