

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	228 Park Avenue, Takoma Park	Meeting Date:	2/11/2026
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/4/2026
Applicant:	Dave & Kris Besch (Richard J. Vitullo, Architect)	Public Notice:	1/28/2026
Review:	HAWP	Tax Credit:	No
Permit No.:	1146781	Staff:	Laura DiPasquale
Proposal:	Fenestration alterations		

RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application with final details delegated to staff:

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915-25

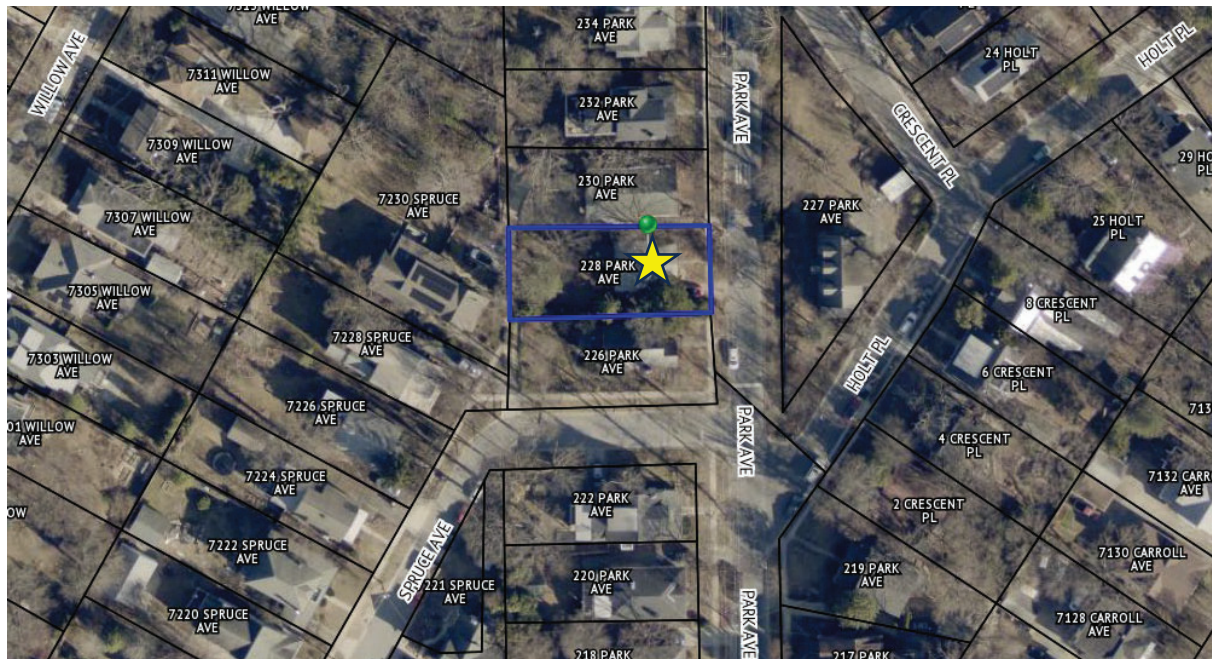


Figure 1: The subject property at 228 Park Avenue is outlined in blue and shown with a yellow star.



Figure 2: Front elevation of the subject property, December 2025 (Historic Preservation Division).

PROPOSAL

The applicants propose to replace the existing vinyl windows with new aluminum-exterior windows. With the exception of one existing double-hung window on the south elevation, which is proposed to be replaced with a casement window, all windows would be replaced to match their current configuration. Existing wood windows on the house would remain.

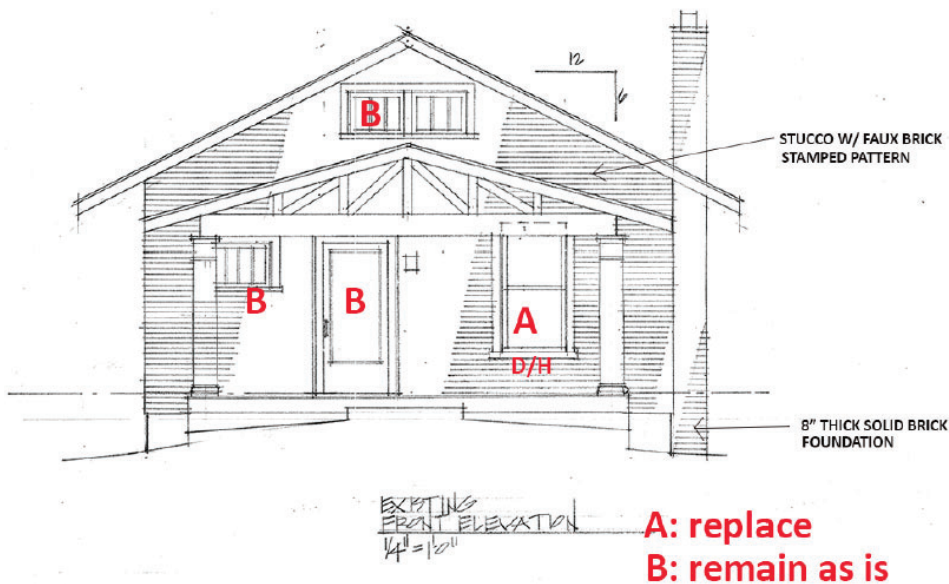


Figure 3: Annotated front elevation drawing showing a single proposed window replacement.

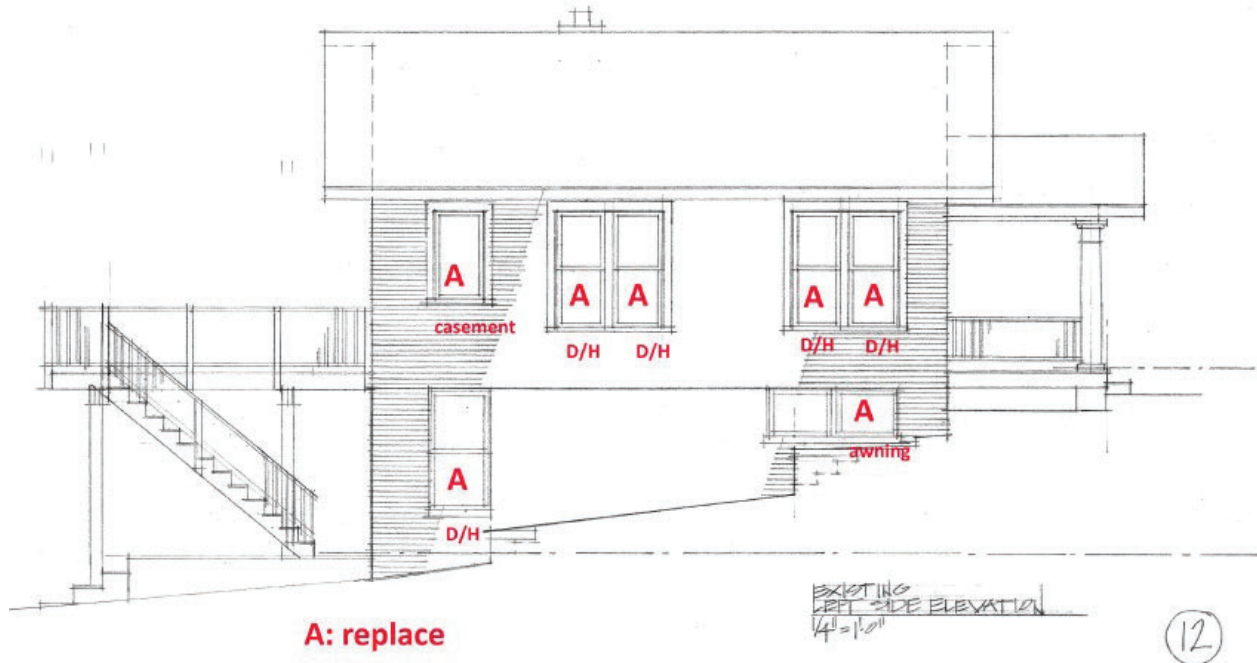


Figure 4: Left (south) side elevation showing the proposed window replacement. The applicants propose to replace all existing vinyl windows with new aluminum-clad windows to match the existing window types, except for one existing double-hung which is proposed to be replaced with a casement as noted.

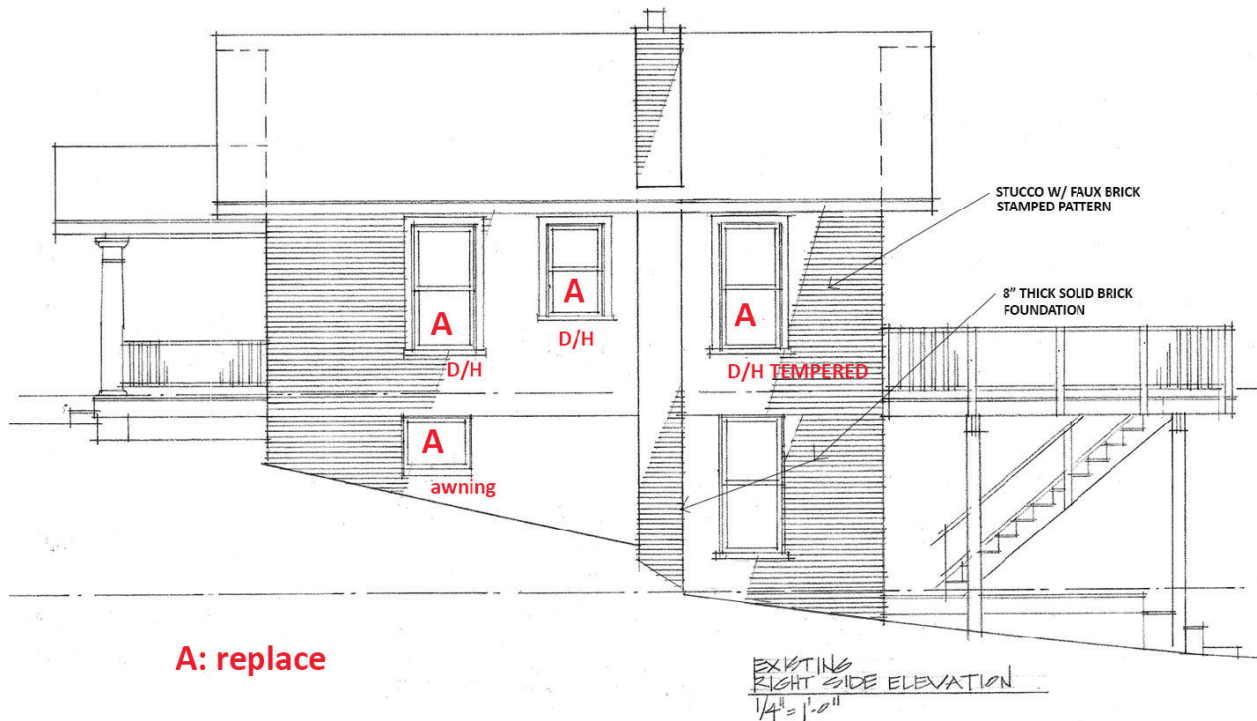


Figure 5: Right (north) side elevation showing the proposed window replacement.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and *HPC Policy No. 24-01, Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of the buildings in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The following guidance which pertains to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

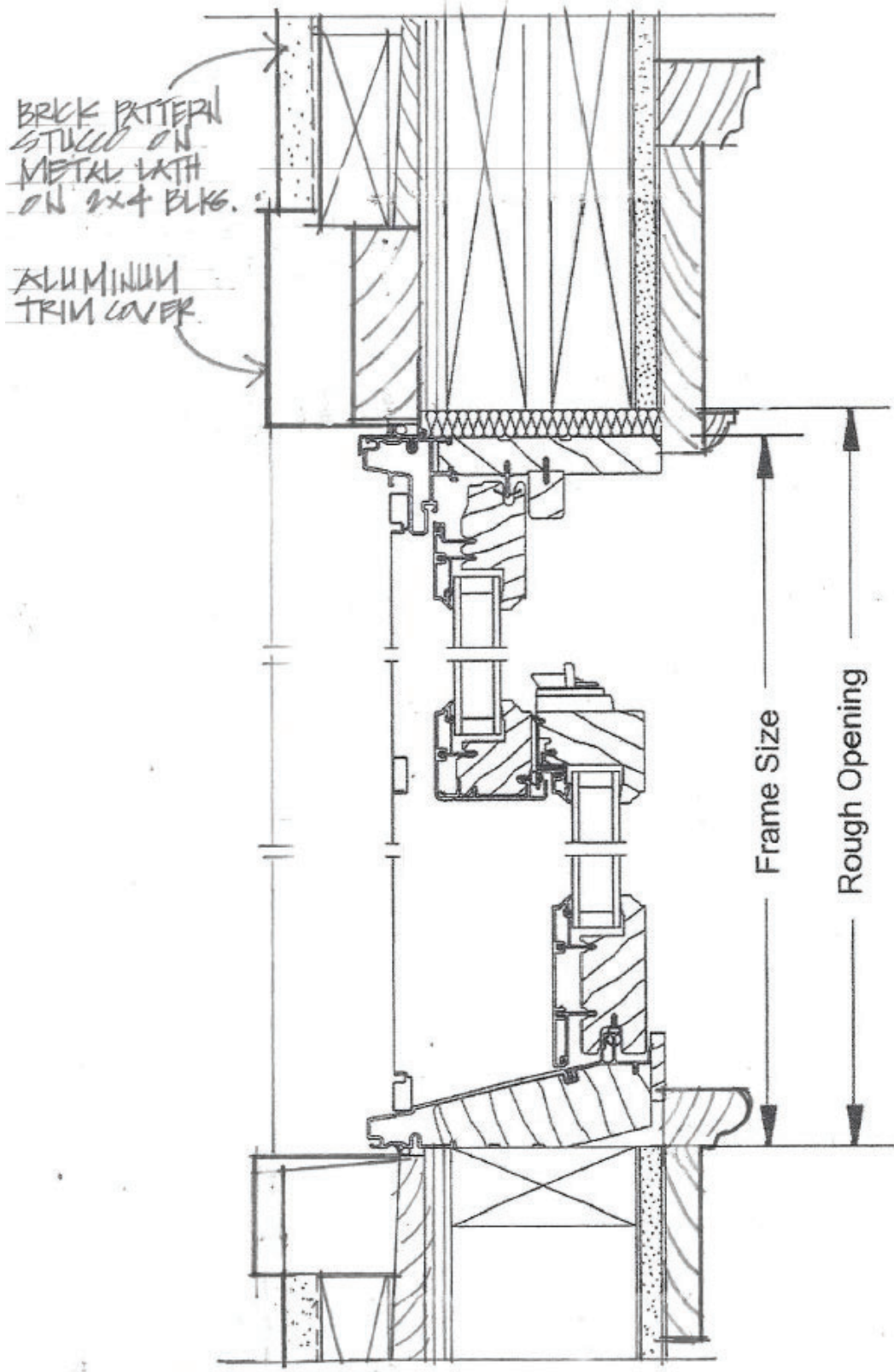
STAFF DISCUSSION

Staff generally supports the proposed project and recommends approval. Staff finds that the existing wood windows have divided lights, while the existing vinyl windows are single-light awning and one-over-one double-hungs. The existing window frames have aluminum capping installed over the original wood frames that are buried beneath non-original exterior faux brick sheathing, as shown in *Figure 8*. Staff has been unable to uncover definitive photographic or documentary evidence of the original window pane configuration that would allow a replication per *Standard 6*, but notes that the *Guidelines* for Contributing resources do not require an exact replication of historic features, instead encouraging the retention of original openings and installation of features that are generally consistent with the architectural style and period of the resource. Based on the style and period of house, design of similar properties in the district, and a grainy photograph of the rear of the subject property, staff finds that the

original double-hung windows were likely divided-light-over-one windows. Staff finds that divided-light-over-one windows would be more compatible than the proposed one-over-one windows, in keeping with *Standard 9* and the *Guidelines*, but does not find that the proposed one-over-one windows are incompatible with the resource. Staff finds that the existing vinyl windows are not original to the building, and therefore their removal does not constitute removal of historic materials, in keeping with *Standards 2* and *9*. Staff finds that the project retains the existing/original size and shape of window openings, per the *Guidelines*. Staff finds that the proposed aluminum-clad Marvin windows are generally compatible in their profiles and dimensions, although there is an additional subframe extension that would not be present on a historic wood window. However, given that the proposed windows do not replace historic wood windows, are to be recessed in the openings, and that the exterior cladding and frame capping is non-original, staff finds that the proposed windows will not substantially alter the exterior features of the resource and are compatible under Chapter 24A-8(b)(1) and (2). Similarly, staff finds that the proposed casement window to replace an existing double-hung will retain the original opening and have limited visibility from the public right-of-way and will not substantially alter the exterior features of the resource, per Chapter 24A-8(b)(1), and the *Guidelines*.



Figure 6: View of the existing front and south side elevations (December 2025, Historic Preservation Division).



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Figure 7: proposed window section and installation detail.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Takoma Park Historic District Guidelines*;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 6, and 9*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application 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.

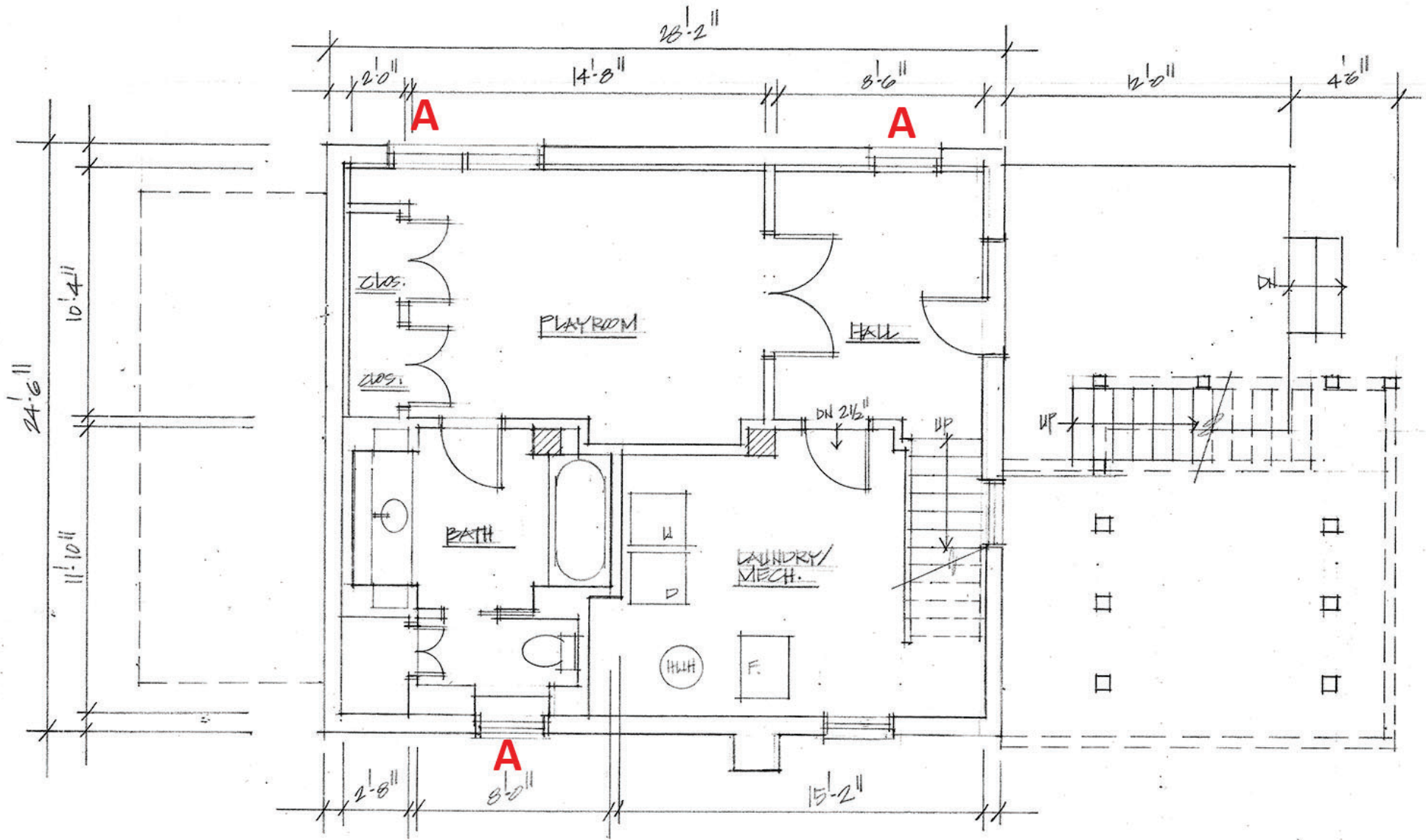
- a. Original House Structure:** The main house structure is wood frame and is gabled (6:12 slope), with the ridge perpendicular to Park Avenue. The rafter tails/eaves along the side are 3'-0" deep.*
- b. Foundation:** The original house foundation is 8" thick solid brick. The wood deck structure consists 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.*

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 replacing all of the current non-original vinyl windows in the entire house, 12 total. See attached elevations for scope of work.

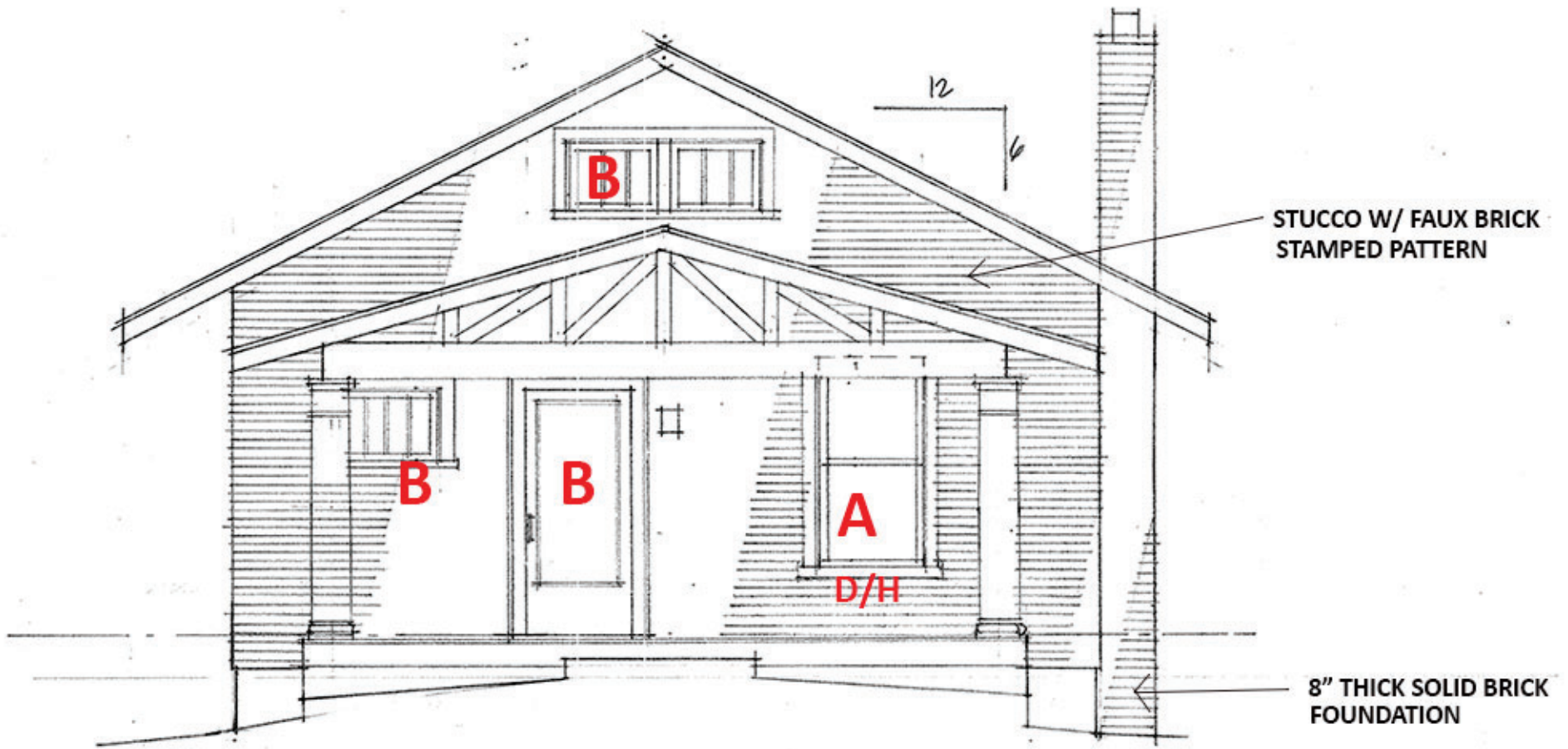
Windows and Doors: *All new replacement windows are to be aluminum-clad wood casement, awning and double-hung (1-over-1 at double-hungs). There are no mullion divisions in any of the windows. The inside casing and exterior trim will all stay the same.*

All windows will be replaced with the same type of window as the existing window (e.g. replace awning with awning, etc.). The only exception is in the new kitchen we are replacing the existing double hung window over the new sink with a casement window (for ease of operation).



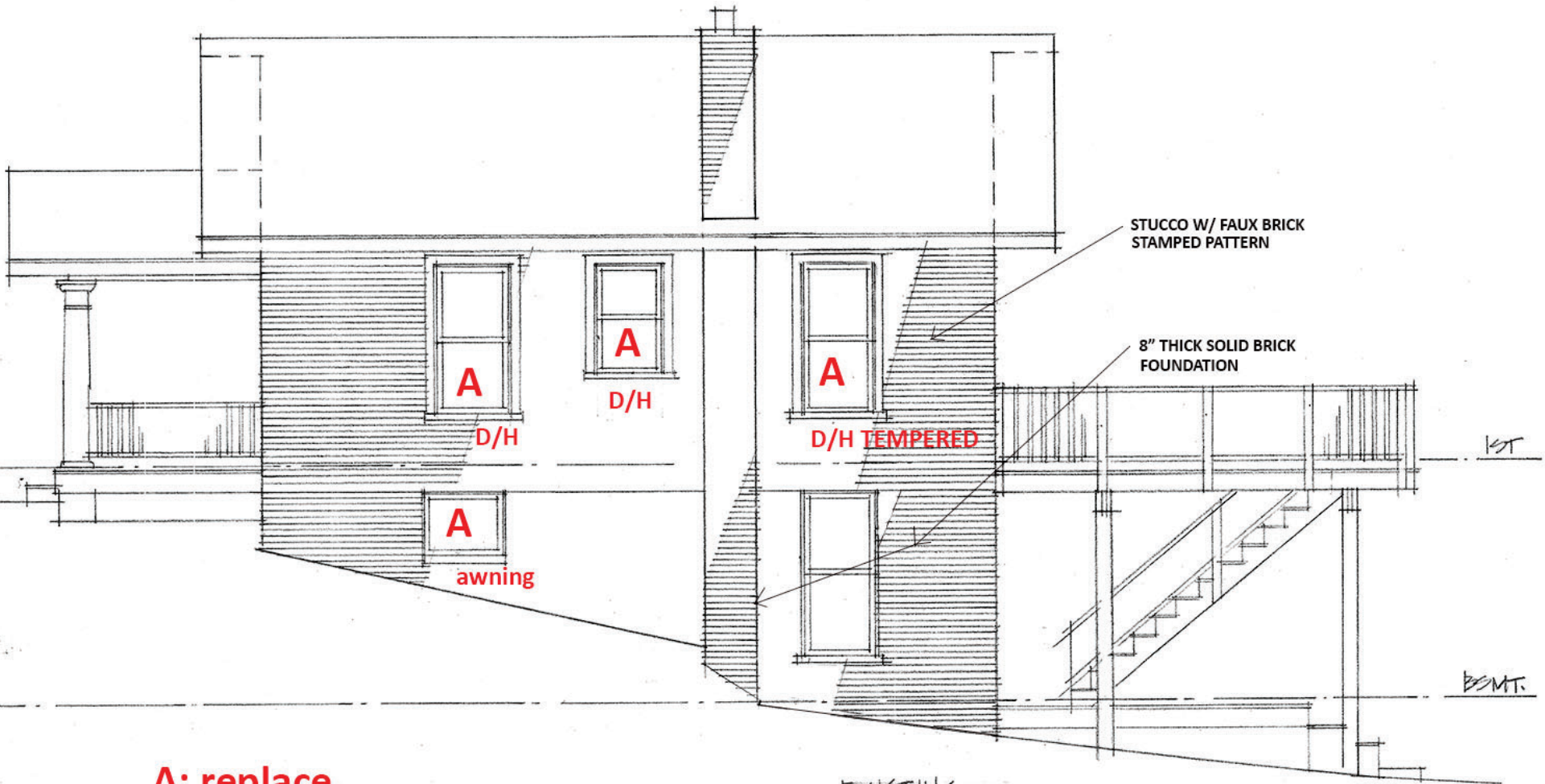
A: vinyl windows to be replaced

EXISTING BASEMENT PLAN
 1/4" = 1'-0"



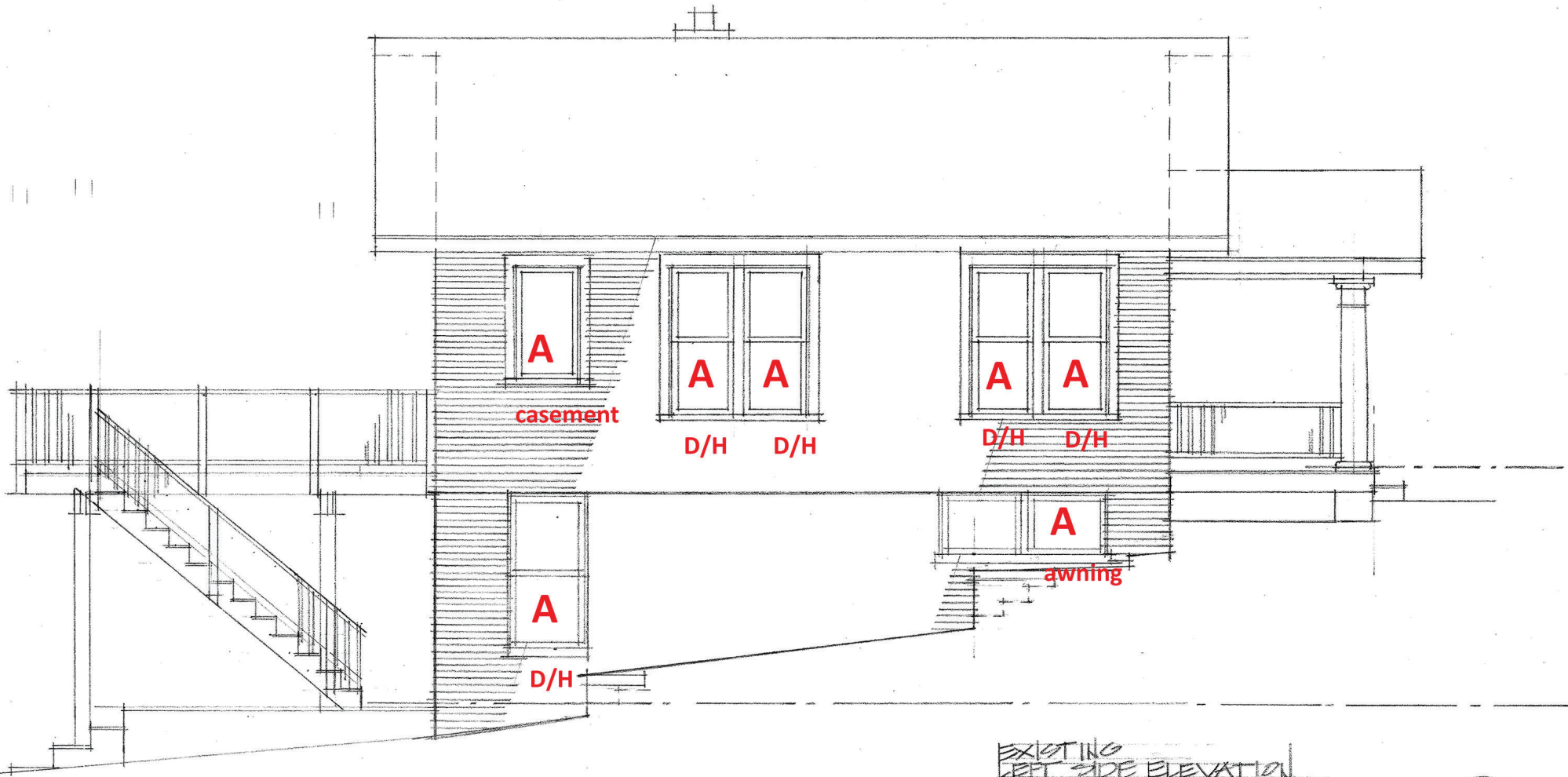
EXISTING
FRONT ELEVATION
1/4" = 1'-0"

A: replace
B: remain as is



A: replace

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



A: replace

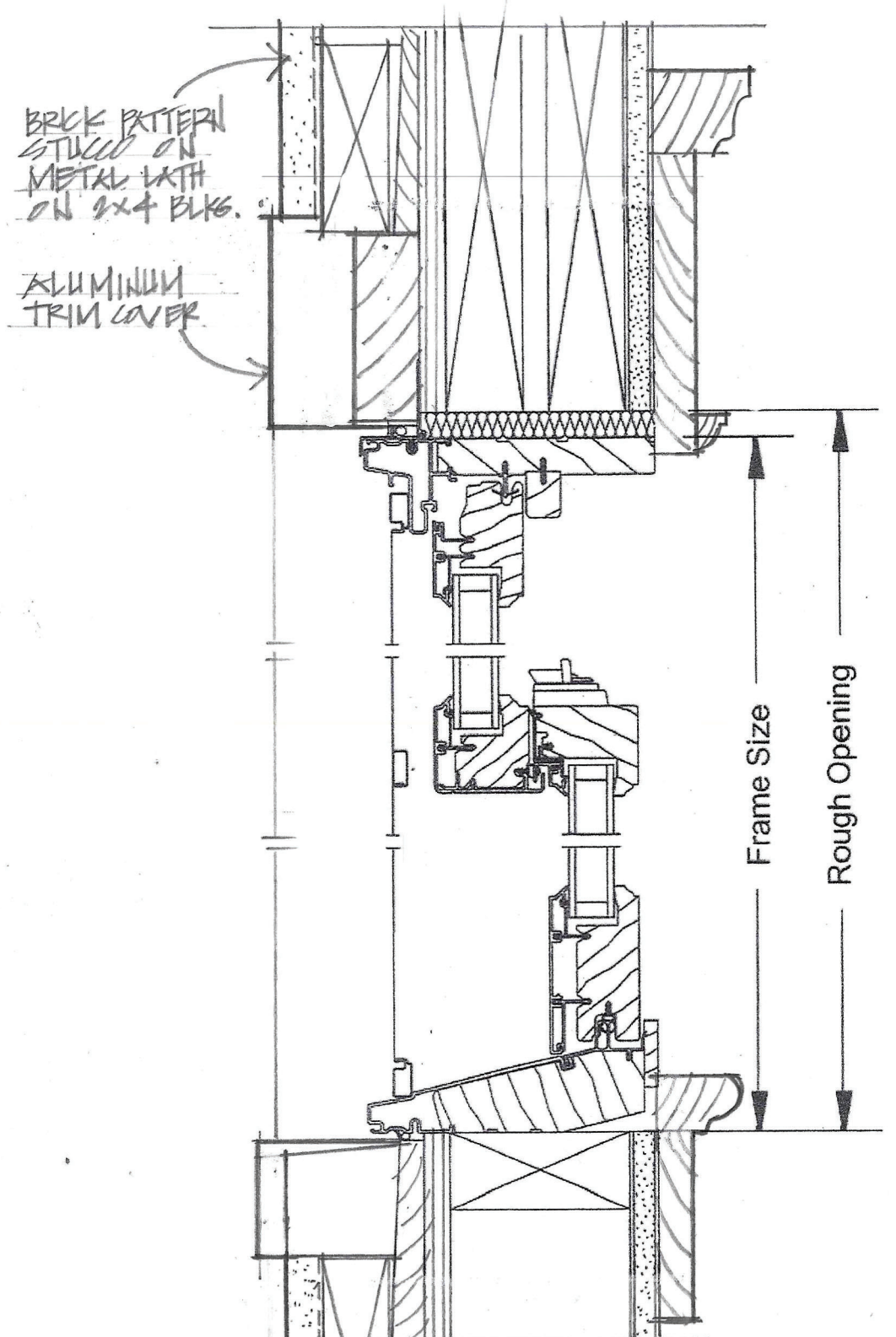
EXISTING
LEFT SIDE ELEVATION
1/4" = 1'-0"











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MARVIN ULTIMATE ALUM-CLAD WOOD REPLACEMENT WINDOW



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 1/21/2026

Application No: 1146781
AP Type: HISTORIC
Customer No: 1545693

Comments

Contact Richard Vitullo, architect for any correspondence needed. rjv@vitullostudio.com, 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 228 PARK AVE
TAKOMA PARK, MD 20912
Othercontact VITULLO
Homeowner Besch (Primary)

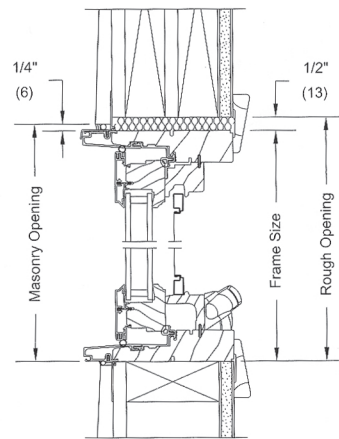
Historic Area Work Permit Details

Work Type ALTER
Scope of Work Replace all existing vinyl windows with aluminum-clad wood windows.

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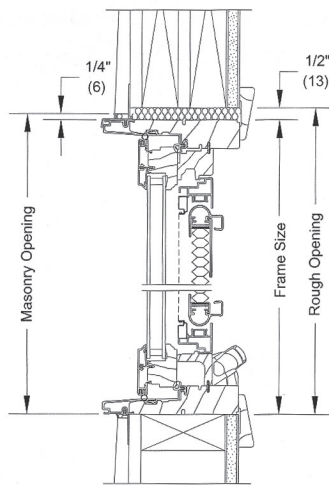
AWNING

CONSTRUCTION DETAILS



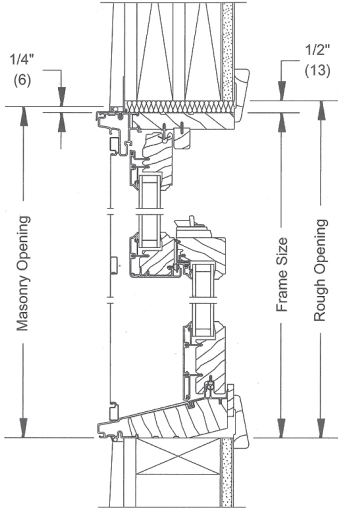
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CASEMENT / CASEMENT PUSH OUT CONSTRUCTION DETAILS



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WITH OPTIONAL INTERIOR SHADES

DOUBLE HUNG G2



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