

# Montgomery County Historic Preservation

## Staff Report

<p><b>ADDRESS:</b> 2 Valley View, Takoma Park</p> <p><b>RESOURCE:</b> Takoma Park Historic District</p> <p><b>APPLICANT:</b> Emma Jones (Rick Leonard, Agent)</p> <p><b>REVIEW:</b> HAWP</p> <p><b>CASE NO.:</b> 1157046</p> <p><b>PROPOSAL:</b> Replacement of faux brick siding with stucco and door replacement</p>	<p><b>MEETING DATE:</b> 6/10/2026</p> <p><b>REPORT DATE:</b> 6/4/2026</p> <p><b>PUBLIC NOTICE:</b> 5/27/2026</p> <p><b>TAX CREDIT ELIGIBLE:</b> No</p> <p><b>STAFF:</b> Devon Murtha</p>
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### Staff Recommendation

Staff recommends the HPC approve the HAWP application.

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### Architectural Description

**Significance:** Contributing Resource within the Takoma Park Historic District

**Date:** c.1915-25

**Style:** Craftsman



Figure 1: The location of the subject property (outline in blue) within the Takoma Park Historic District (outlined and hatched in red).



Figure 2: View of the front elevation of 2 Valley View Avenue (Montgomery County Planning).

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## Proposal

The applicants propose to remove the existing faux brick siding from a rear addition and install a stucco exterior. The applicant also proposes to remove a rear door, enlarge the opening to accommodate an additional two inches (2") of height, and install a new wood door.



Figure 3: Addition with faux brick cladding.

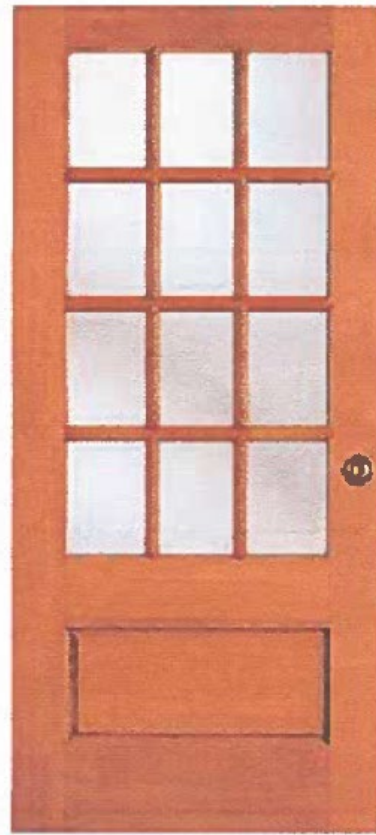


Figure 4: Existing door on rear elevation (left) and proposed wood door (right).

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## Applicable Guidelines

When reviewing alterations and new construction within the Takoma Park Historic District, several documents are to be utilized as guidelines to assist the Commission in developing their decision. 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)*. The pertinent information in these documents is outlined below.

### **Montgomery County Code Chapter 24A-8**

- (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.

### **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.

Contributing Resources should receive a more lenient 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. As stated above, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation.

Relevant factors to be considered in reviewing HAWPs on Contributing Resources include:

- 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;
- major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited
- while additions should be compatible, they are not required to be replicative of earlier architectural styles
- second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing
- 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

- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

### ***Secretary of the Interior's Standards for Rehabilitation***

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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### **Staff Discussion**

The subject property is a one-and-a-half story Craftsman-style house, located on lawn elevated above the grade of the street. It is clad in stucco and features a prominent gabled dormer as well as several small one-story additions on the right (east) side of the historic building. Based on an analysis of the Sanborn fire insurance maps (1927, corrected 1963), the one-story rear addition was historically an open porch that was enclosed after 1963.



Figure 5: View of the subject property from Valley View Avenue.



Figure 6: Sanborn fire insurance map (left; 1927-1963) and aerial photo (right; 2019) showing the subject property outlined in blue. The non-historic side addition with faux brick cladding is outlined in red.

Staff is supportive of the proposal to remove the failing faux brick and replace it with stucco, and to replace the existing rear door. The proposed alterations are to non-historic additions, and per the *Guidelines* and *Standard 2*, no historic fabric will be removed as part of this work. The rear door was installed by the current homeowners a few years ago and is not historic.<sup>1</sup> Additionally, the door replacement will not be visible from the right-of-way, and per the *Guidelines*, should be reviewed with leniency. The side addition is minimally visible from the right-of-way (*Figure 7*), but Staff finds that the proposed to remove non-historic faux wood cladding and replace it with stucco is an improvement to the property, and generally consistent with the architectural character of the resource, per the *Guidelines* and Chapter 24A-8(b).

<sup>1</sup> This work occurred without a HAWP, but is being corrected as part of this application.



Figure 7: View of the subject property from the right-of-way along Valley View Avenue. The side addition is noted with a yellow arrow.

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## Staff Recommendation

Staff recommends the HPC **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), 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;

*The Takoma Park Historic District Guidelines;*

*the Secretary of the Interior's Standards for Rehabilitation #2 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 301-563-3400 or [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@montgomeryplanning.org) to schedule a follow-up site visit.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

1915-25 Craftsman , category 2

Mostly stucco

Description of Work Proposed: Please give an overview of the work to be undertaken:

Remove non-original faux brick paneling from side addition and replace with stucco.

Replace fairly recent, reduced height Dutch door on rear with 2-8 x 6-8 12 light, 3/4 glass, wood door.

NEW DOOR TO HAVE 4" FINISH CASING INSTALLED TO MATCH  
OTHER ORIGINAL DOOR AND WINDOWS.



1-800-Simpson



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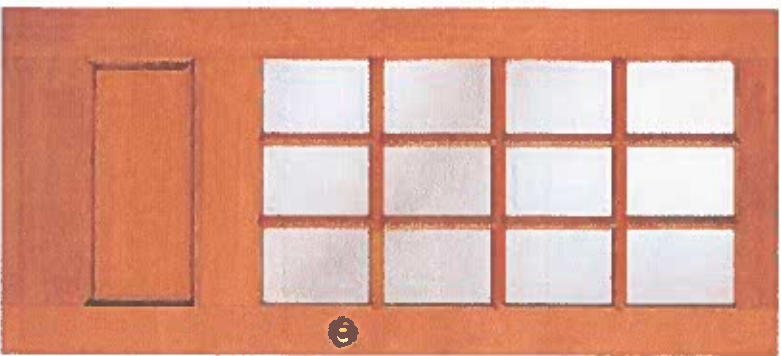
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## 37512 THERMAL SASH (SDL)

DOOR SPECIFICATIONS (AS SHOWN):

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

## STANDARD OPTIONS

Quantity

Change Quantity

Change Door Shape

Stain  Paint

Planning to Stain or Paint?

view more

Original Slab Width

view more

Feet	Inches	Fraction
2	8	0

Original Slab Height

view more

6	8	0
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Thickness

view more

IG Glass, Option 1

view more

Add Low-E

Yes  No

Sticking Profile

Bar Type

view more

Panel Type

Groove Type

Stile Width

view more

UltraBlock

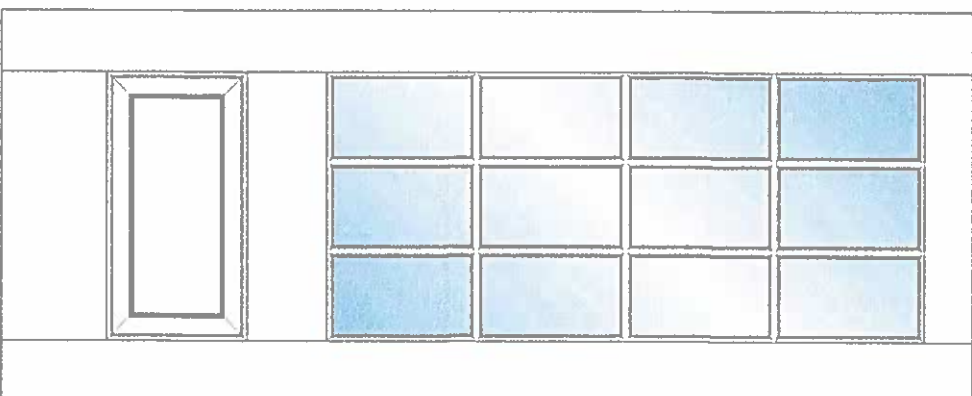
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Yes

WaterBarrier

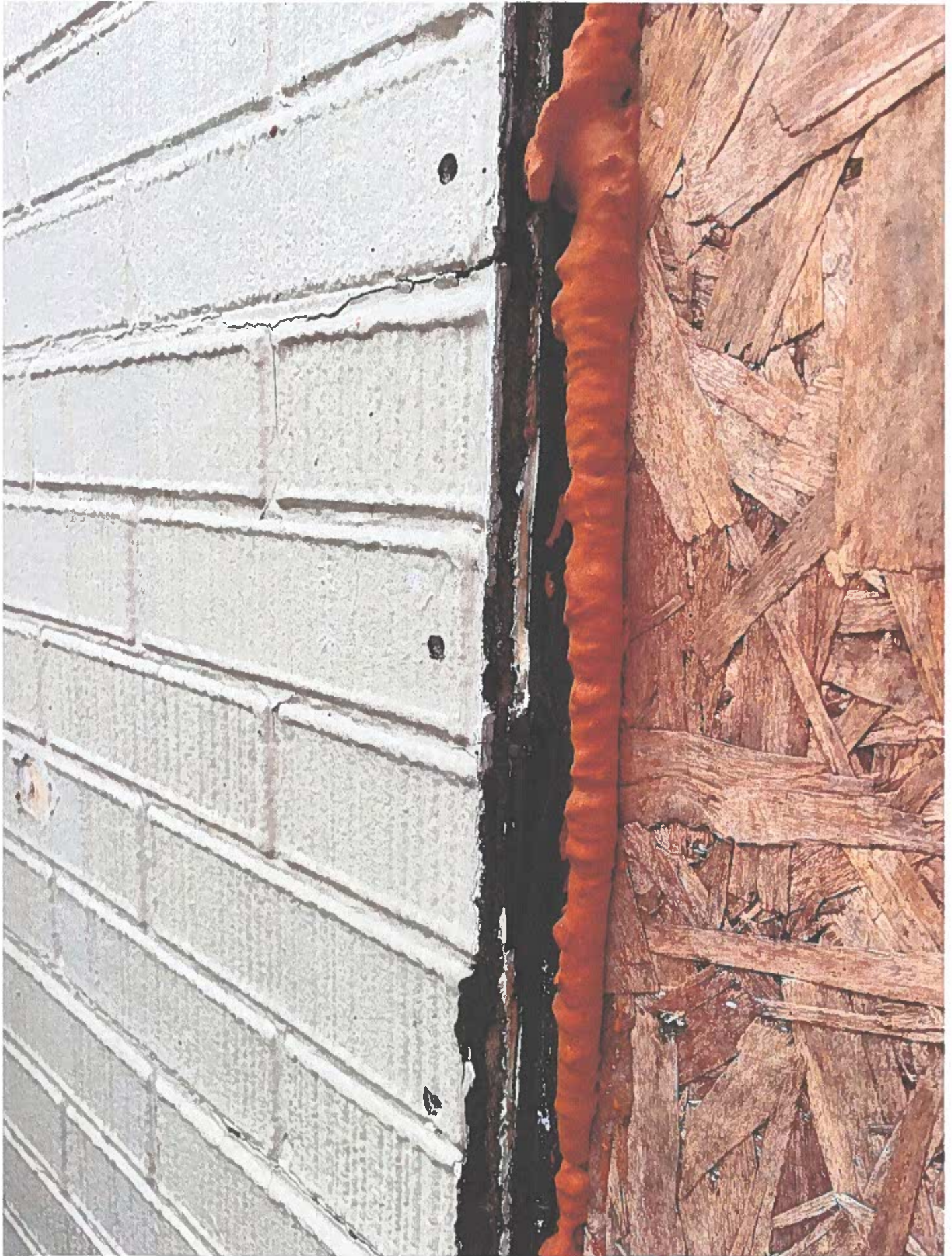
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Yes  No



Showing Side with WaterBarrier

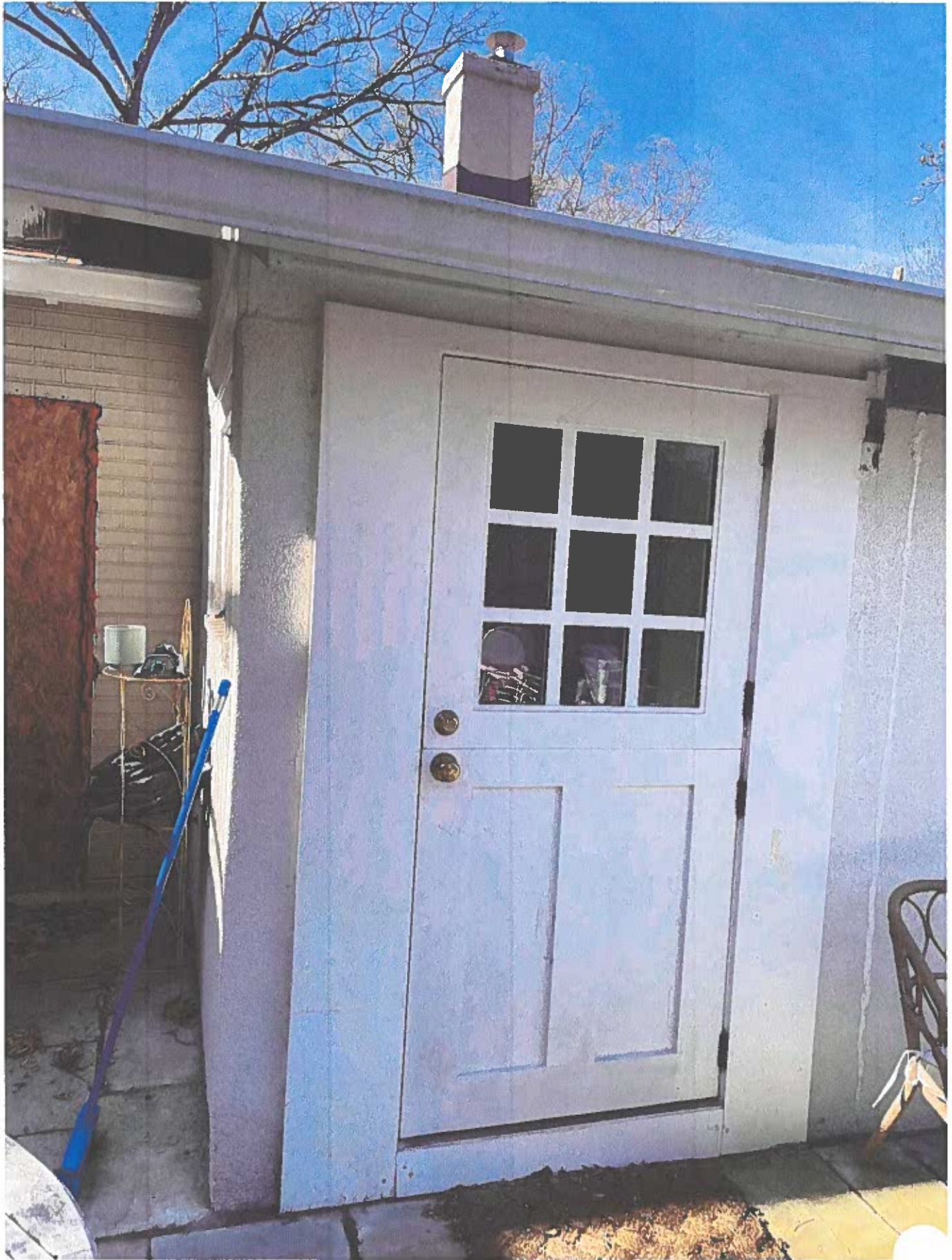






INSEL BACK CRACK





*2 Valley View - New Dutch Door*