

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3947 Washington Street, Kensington	Meeting Date:	9/3/2025
Resource:	Primary Resource Kensington Historic District	Report Date:	8/27/2025
Applicant:	Laura Zachary	Public Notice:	8/20/2025
Review:	HAWP	Tax Credit:	No
Permit No.:	1124951	Staff:	Laura DiPasquale
Proposal:	Rear porch alterations and deck construction		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application with final approval authority delegated to staff:

1. The porch decking must meet the criteria for a compatible substitute material as stipulated in *HPC Policy #24-01*. The applicant must submit a revised deck flooring specification.
2. The railing must be wood or a paintable composite material. The applicant must submit a railing specification.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Kensington Historic District
STYLE: Bungalow
DATE: c. 1913

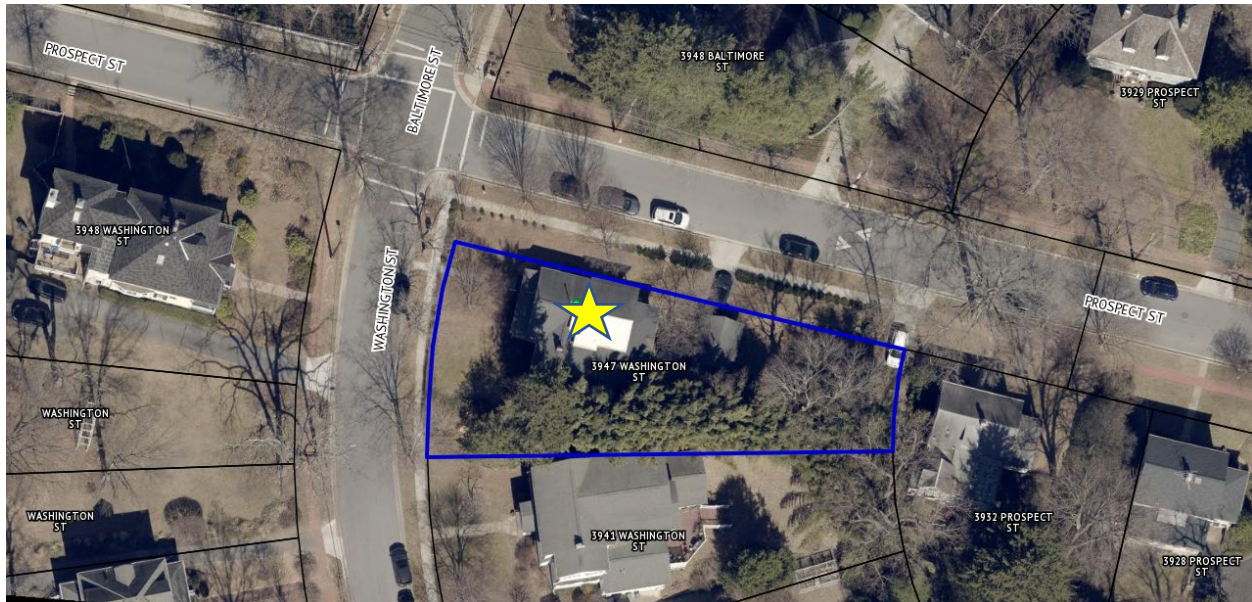


Figure 1: Aerial view of 3947 Washington Street at the southeast corner of Prospect Street and Washington Street.



Figure 2: The front and north side elevations of the subject property, July 2025 (Historic Preservation Office).



Figure 3: Prospect Street side and rear elevations of the subject property, August 2025 (Historic Preservation Office).

PROPOSAL

The applicant proposes to enclose an existing rear screened porch with smooth Hardie plank siding and Andersen 400 series windows and to construct a new 9-ft by 15-ft TimberTech composite deck with stair to grade.

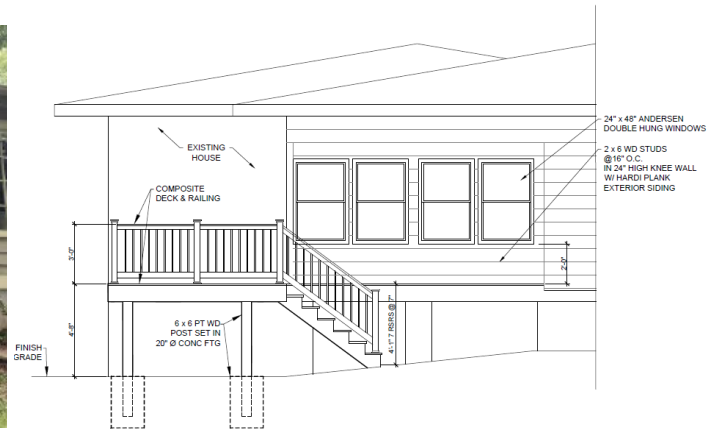


Figure 4: Existing conditions photograph (left) and proposed rear elevation drawing (right).

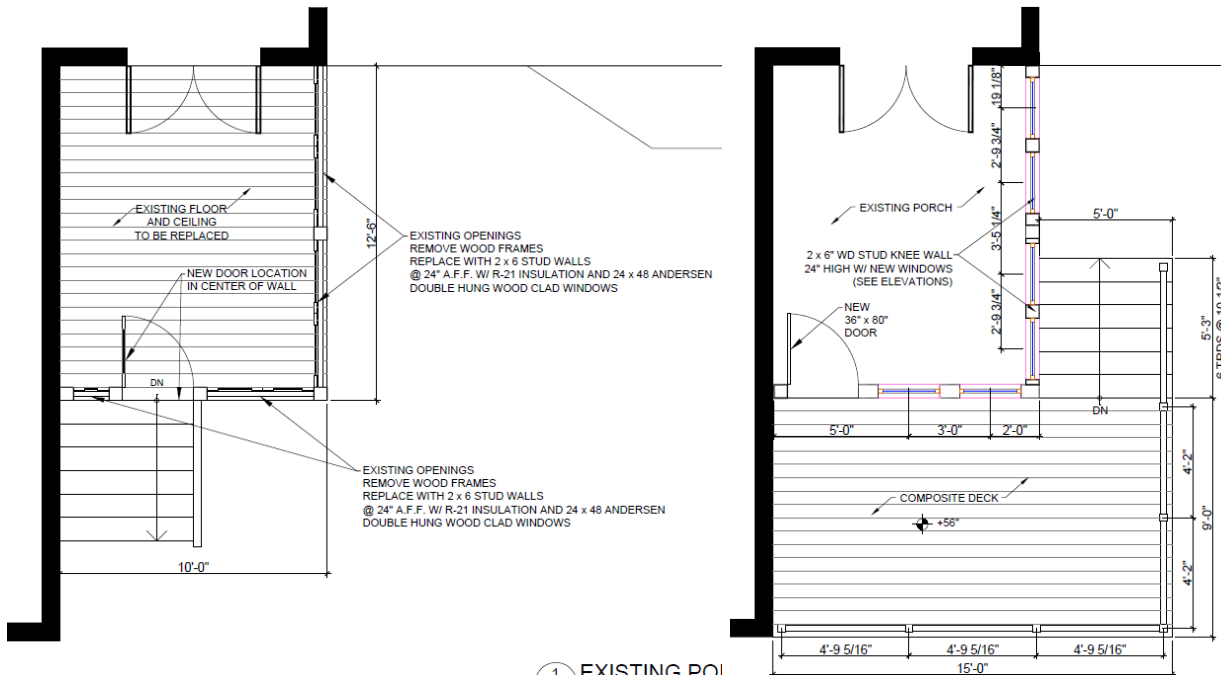


Figure 5: Existing/demo plan (left) and proposed plan (right).



Figure 6: View of the existing rear addition and screened porch to be modified, July 2025 (Historic Preservation Office). The area of work is outlined in red.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*; *Vision of Kensington: A Long-Range Preservation Plan (Vision)*; *Montgomery County Code Chapter 24A (Chapter 24A)*; and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and *Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring (Policy No. 24-01)*. The pertinent information in these documents is outlined below.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

The Amendment notes:

The district is architecturally significant as a collection of late 19th and early 20th Century houses exhibiting a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake and Colonial Revival. The houses share a uniformity of scale, set backs and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Vision of Kensington: A Long-Range Preservation Plan

The *Vision* was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. The goal of the *Vision* “was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, an analysis of character-defining features of the district, a discussion of the challenges facing the district, and a discussion of proposed strategies for maintaining the character of the district, while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character Kensington’s historic built environment:

- Building Setbacks: Residential and Commercial Patterns;
- Rhythm of Spacing Between Buildings;
- Geographic and Landscape Features;
- Scale and Building Height;
- Directional Expression of Building;
- Roof Forms and Material;
- Porches;
- Dominant Building Material;
- Outbuildings;
- Integrity of Form, Building Condition, and Threats; and
- Architectural Style.

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; or
- (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 Standards read are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring

Now, THEREFORE:

WHEREAS, Section 24A-8(b) of the Montgomery County Code identifies seven criteria to evaluate approvable HAWPs for properties designated on the Master Plan for Historic Preservation or properties that are in a historic district designated on the Master Plan for Historic Preservation;

WHEREAS, nothing in this policy may supersede Council-adopted Design Guidelines for Historic Districts or Sites that already specify the use of certain materials and finishes;

WHEREAS, porches and decks are identified as character-defining features of historic buildings;

WHEREAS, if the HPC determines the porch flooring/decking has deteriorated beyond repair, it shall be the policy of the Historic Preservation Commission that:

1. Sites listed on the Master Plan for Historic Preservation are properties that have been designated to the Master Plan for Historic Preservation based on their individual historic significance, including architectural significance. Because of the significance of these sites, preserving its historic character is of paramount concern. Wood is the appropriate material to maintain the historic appearance, materials, and construction methods at Master Plan sites. The HPC does not evaluate wood and species. The finish applied needs to be compatible with the species selected.
2. Historic districts are comprised of groups of cohesive historic resources that collectively contribute to the county's historic, architectural, archaeological, or cultural values. Resources in many districts are categorized as 'Outstanding,' 'Contributing,' or 'Non-Contributing' and the treatment of these resources varies based on their categorization.
3. **Outstanding Resources/Primary – These resources have the highest level of architectural or historical significance in the historic district and the objective for Outstanding/Primary resources is to preserve the historic and architectural character to the greatest extent possible. Wood should be used on all porches and decks for Outstanding/Primary resources. The wood should be painted and installed in a historically appropriate method. Porches on building additions and new construction to Outstanding/Primary resources will be evaluated on a case-by-case basis. As with Master Plan Sites, the HPC does not evaluate wood species and the applied finish needs to be appropriate for the material selected.**
4. **Contributing Resources – These are significant for their contribution to the district as a whole and prioritize retaining the architectural style, overall volume, and size. Porch floors on 'Contributing' resources may be a compatible substitute material (discussed below), provided the material matches the building's historic character and construction methods. Historic rear porches for 'Contributing' resources may be constructed using a compatible substitute material. Non-historic porches and decks on 'Contributing' resources that are not visible from the public right-of-way may be constructed using substitute materials.**

5. Non-Contributing Resources/Secondary/Spatial – These were constructed after the district’s period of significance or have been so heavily modified that they no longer contribute to the historic district’s character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources need to satisfy the criteria for compatible substitute material.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
 - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
 - It must be millable;
 - It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
 - It has a minimal (or no) stamped or embossed texture on the surface; and,
 - It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

Staff generally supports the proposed alterations and recommends approval with some conditions. Staff finds that the existing screened porch is not original to the property, and that its alteration will not substantially alter the exterior features of the resource, per Chapter 24A-8(b)(1) and *Standard 2*. Staff notes that the porch was previously altered with partial infill and an addition on the north end, which was approved by the HPC in 2015.¹ Although a corner property, given the location of the work at the far rear corner of the house and behind a non-historic side addition, staff finds that the proposed deck and porch infill will be inconspicuous from the public right-of-way and will not impact the character-defining features or the historic “garden setting” of the district or the rhythm of the streetscape, per the *Vision*. Staff further finds that the design, scale, and material of the proposed windows is compatible with the historic resource, and that the use of smooth Hardie plank siding matching the dimensions and alignment of the existing siding as shown in the drawings is also appropriate for use on a non-historic rear addition such as this one, per Chapter 24A-8(b)(2) and *Standard 9*.

For the deck, staff finds that the proposed location, size, and design of the deck is likewise compatible with the resource, per *Standard 9* and Chapter 24A-8(b)(2), and that if the deck were to be removed in the future, it would leave the form and integrity of the property unimpaired, per *Standard 10*. Regarding the decking material, the applicants propose TimberTech composite decking and stair treads. Staff notes that the *Policy on the Appropriateness of Substitute Materials* states that porches on building additions to Primary resources will be evaluated on a case-by-case basis. Staff recommends that the HPC allow the use of a compatible substitute material for use on the proposed deck, which is to be located alongside a non-historic addition at the rear of the property. However, staff finds that the TimberTech decking does not meet the criteria laid out in the *Policy* because it is not paintable without voiding the warranty, and recommends that a revised specification be submitted to staff for final review. Likewise, staff recommends that the deck railing be wood or a paintable composite material to look like painted wood.

¹The staff report for the 2015 rear addition approved at the June 10, 2025 HPC meeting is available here: https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/31_06-15K%20-%203947%20Washington%20Street,%20Kensington,%20Maryland.pdf



Figure 7: View from Prospect Avenue towards the rear of the subject property, August 2025 (Historic Preservation Office). A red arrow points to the area of work.



Figure 8: Birdseye views looking west at the property with the rear screened porch in 2012 prior to modifications, and in 2019, after the 2015 addition (ConnectExplorer).

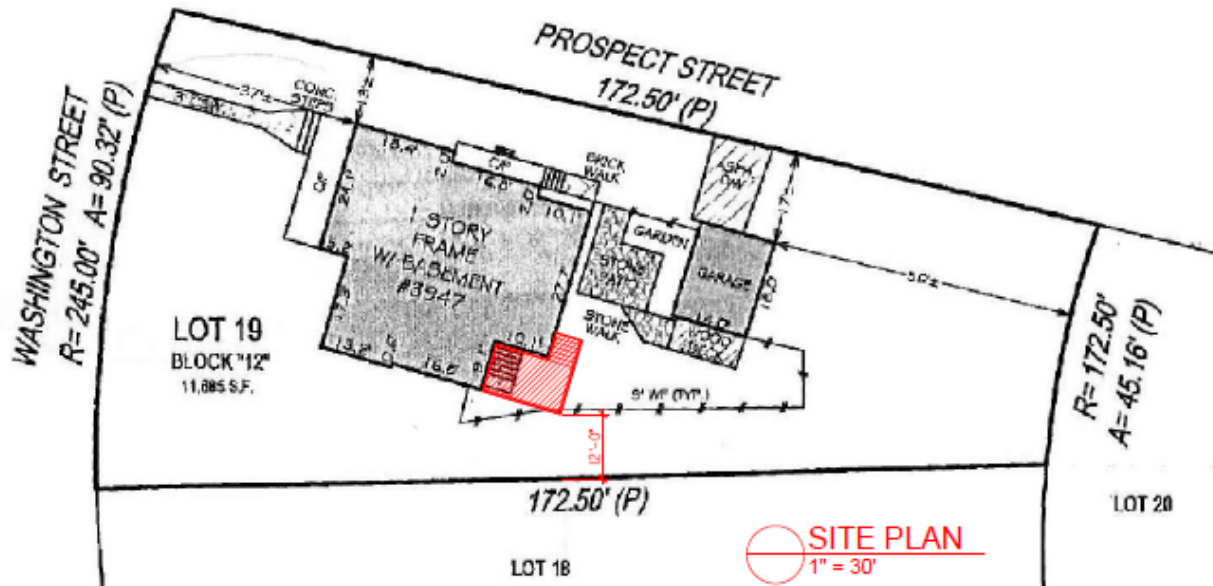


Figure 11: Proposed site plan.

STAFF RECOMMENDATION

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

1. The porch decking must meet the criteria for a compatible substitute material as stipulated in *HPC Policy #24-01*. The applicant must submit a revised deck flooring specification.
2. The railing must be wood or a paintable composite material. The applicant must submit a railing specification.

and with the *Vision of Kensington: A Long-Range Preservation Plan*;

and with the *Secretary of the Interior's Standards for Rehabilitation* # 2, 9, and 10;

and with the *Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

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

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

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

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

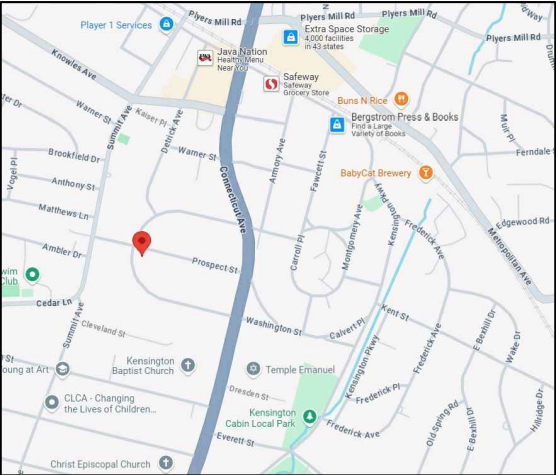
Work Item 3: _____

Description of Current Condition:

Proposed Work:

RESIDENTIAL COMPOSITE DECK ADDITION

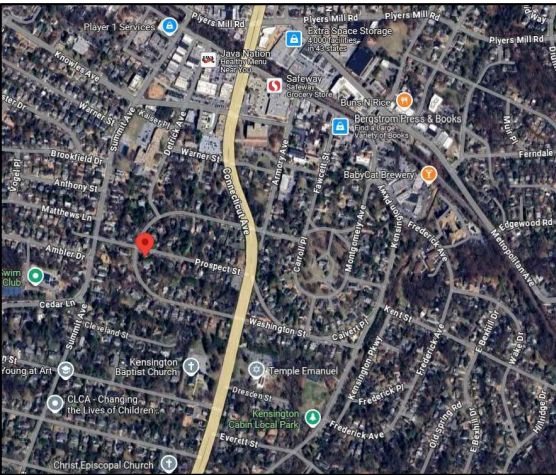
3947 WASHINGTON STREET, KENSINGTON, MD 20895



LOCATION MAP
NOT TO SCALE



EXISTING HOUSE



AERIAL IMAGE
NOT TO SCALE



EXISTING PORCH

SHEET LIST:

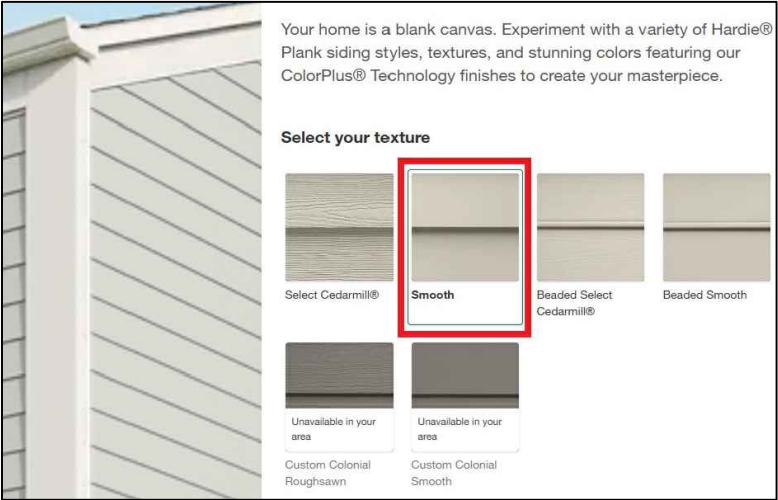
- C1 COVER SHEET
- A1 EXISTING PORCH PLAN
- A2 PROPOSED DECK PLAN
- A3 DECK FRAMING PLAN
- A4 SOUTH ELEVATION
- A5 WEST ELEVATION
- A6 TYPICAL DETAILS

SCOPE OF WORK:

NOTE:
ENCLOSING OF AN EXISTING SCREEN PORCH
W/ INSULATED STUD WALLS AND WOOD CLAD WINDOWS WITH
SMOOTH PRIME-FINISHED HARDI-PLANK SIDING COLOR TO MATCH
EXISTING (TO MEET HISTORICAL PRESERVATION REQUIREMENTS
FOR THE AREA), AND THE ADDITION OF A NEW COMPOSITE
DECK AND STEPS

TOTAL AREA = 280 SQ FT

BUILDING CODE: IRC 2021



CREATIVE EXTERIORS PLUS LLC

21030 FREDERICK RD SUITE G 375
GERMANTOWN, MD 20876



PROJECT:
NEW COMPOSITE DECK
6007 MARQUETTE TERRACE, NORTH POTOMAC, MD 20817

SHEET TITLE:
COVER SHEET

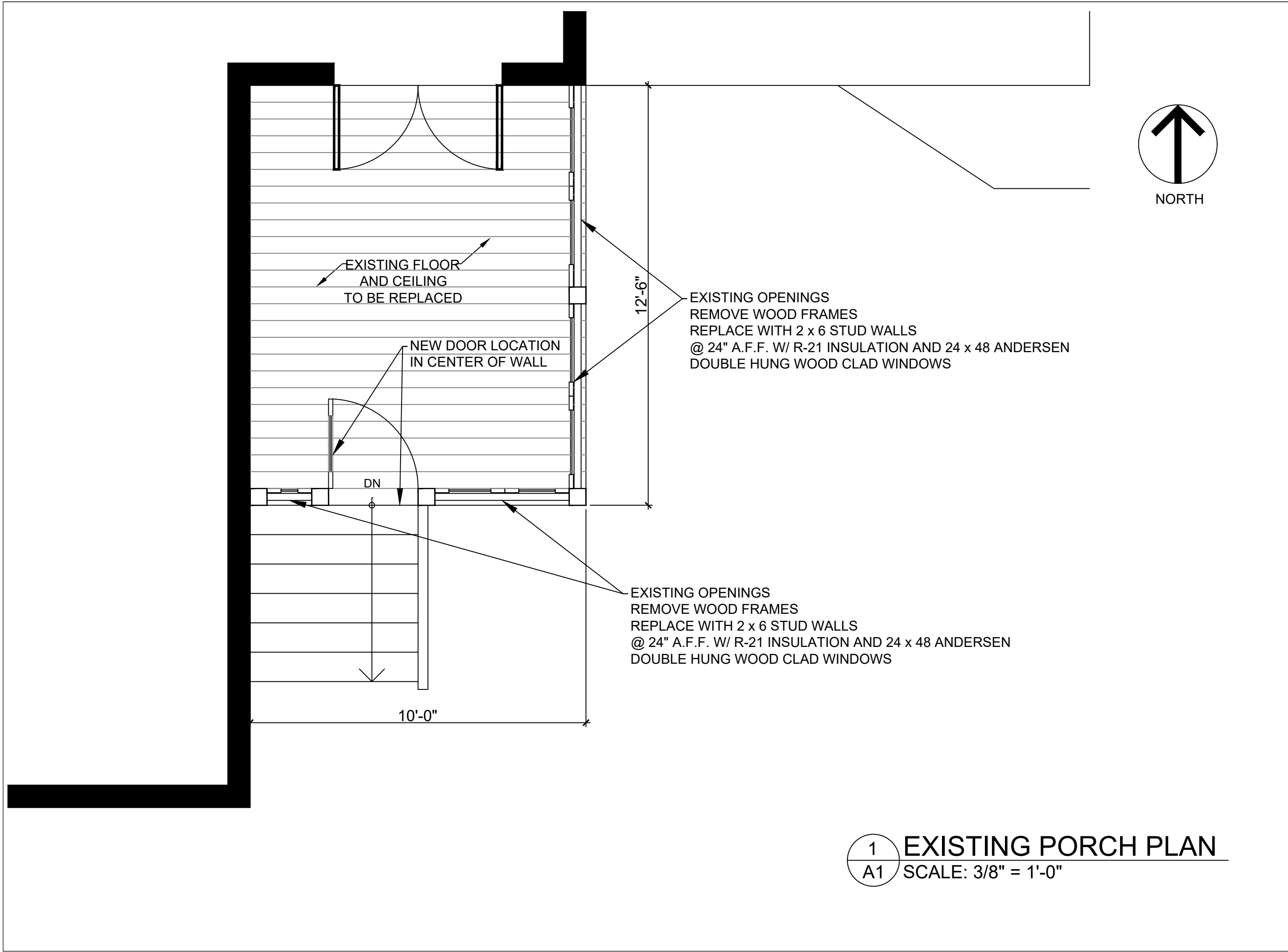
SCALE
AS NOTED

DATE
05/09/25

DRAWN BY
Haytham Younis
18228 Fifeshire Drive
Montgomery Village, MD 20886
Tel. (240) 899 - 2165

SHEET NO.

C1



1
A1

EXISTING PORCH PLAN
SCALE: 3/8" = 1'-0"

CREATIVE EXTERIORS PLUS LLC
21030 FREDERICK RD SUITE G 375
GERMANTOWN, MD 20876



PROJECT:
NEW COMPOSITE DECK
6007 MARQUETTE TERRACE, NORTH POTOMAC, MD 20817

SHEET TITLE:
EXISTING PORCH PLAN

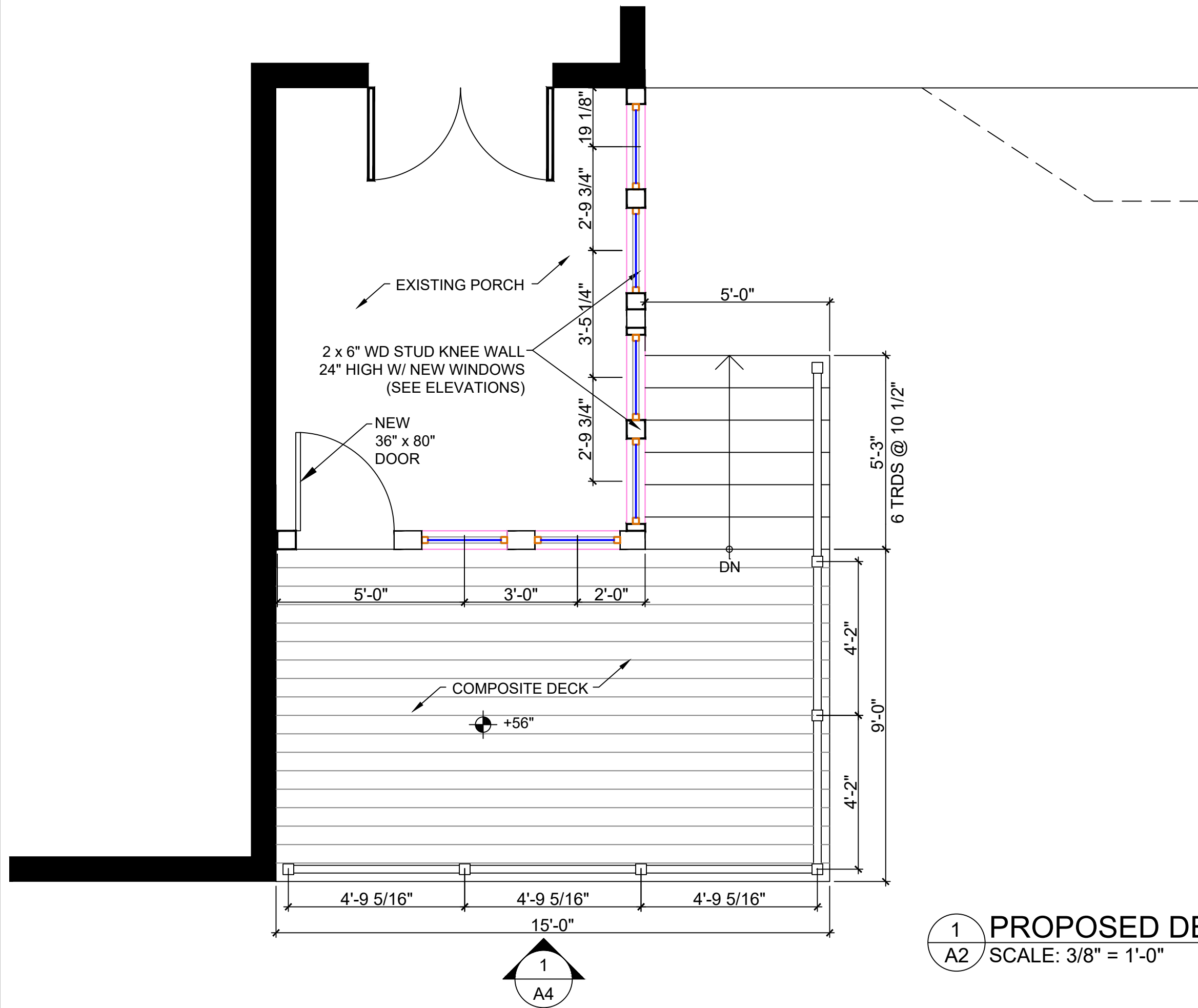
SCALE
AS NOTED

DATE
05/09/25

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Haytham Younis
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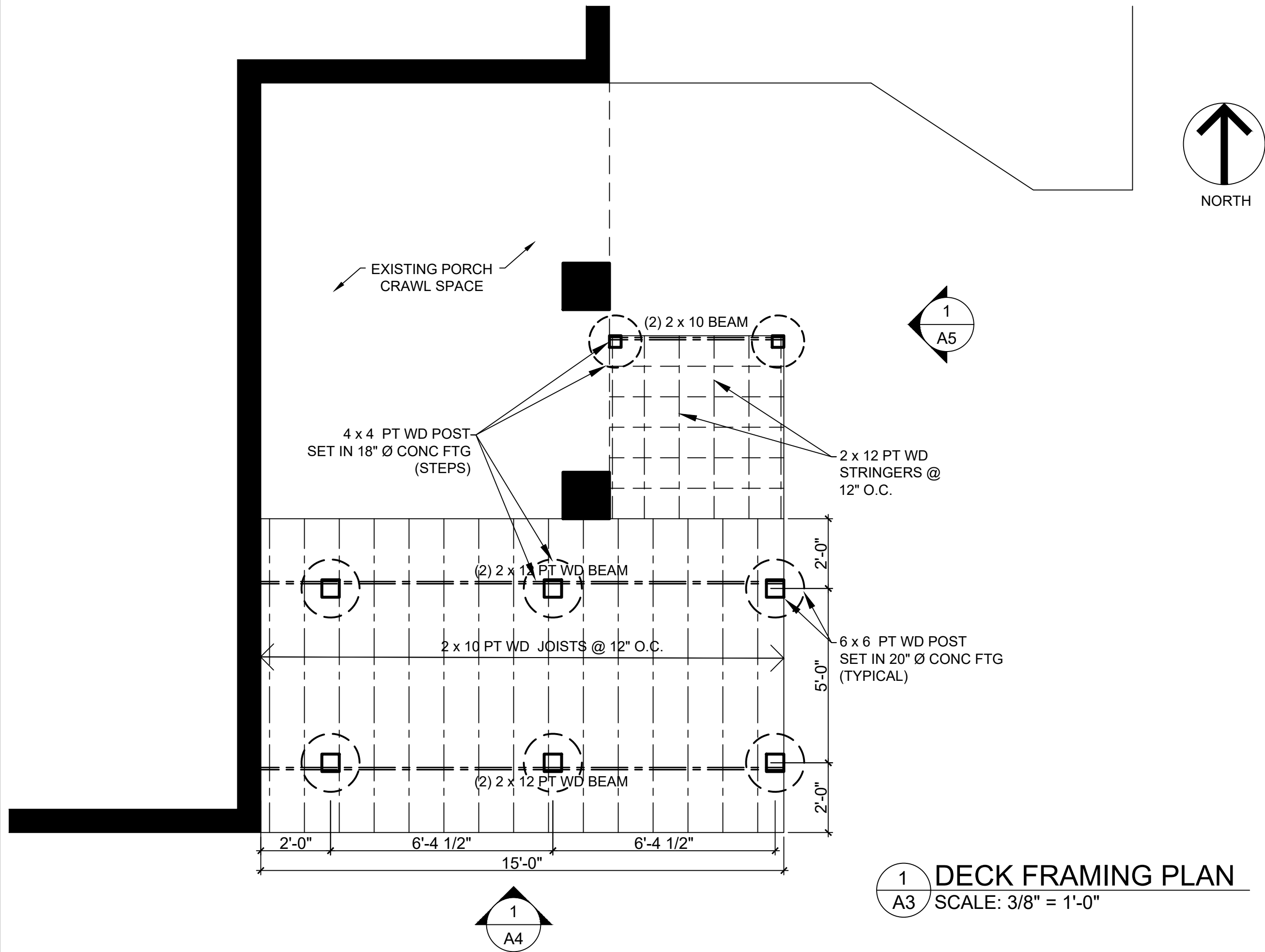
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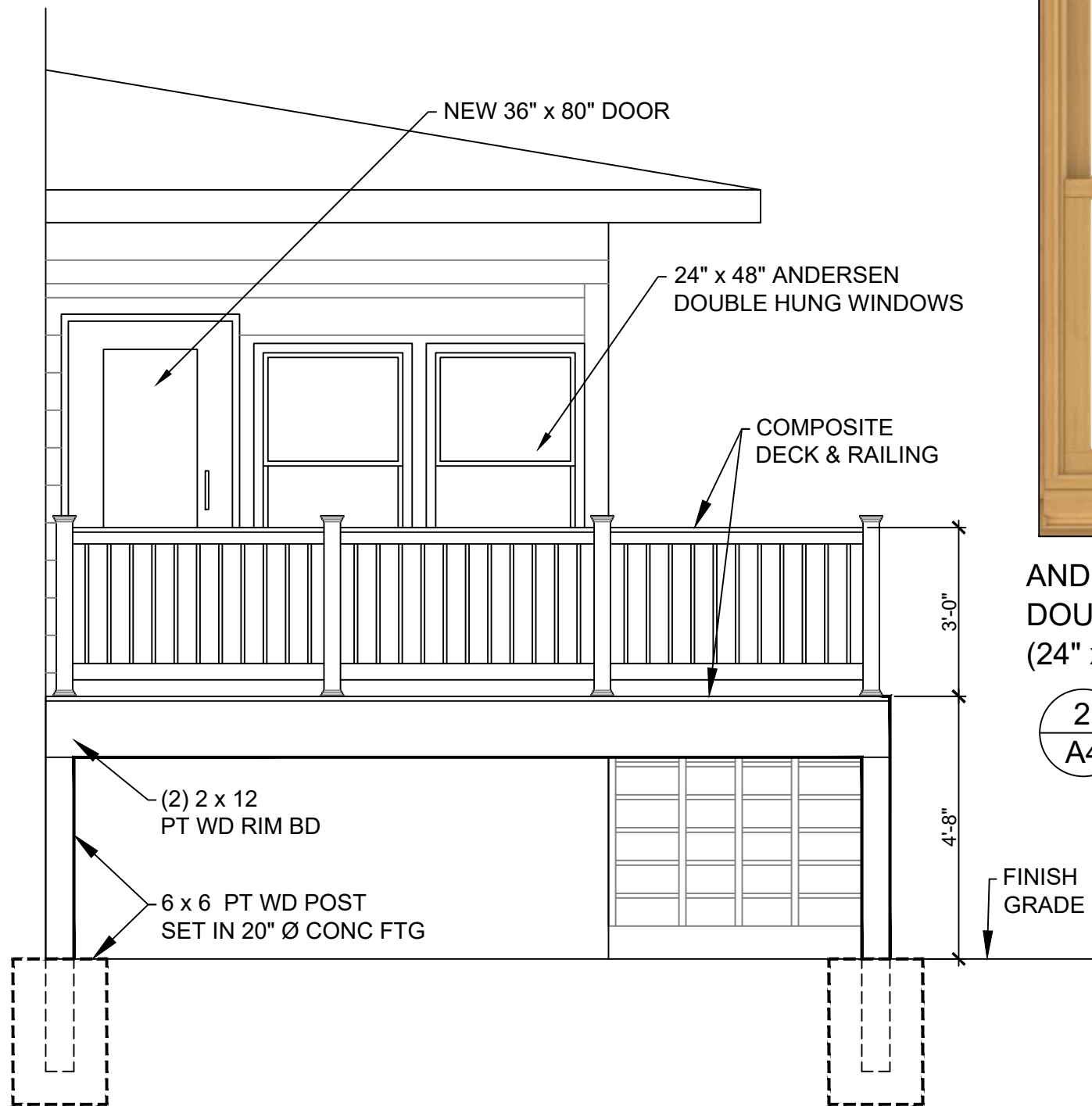


1
A2

PROPOSED DECK PLAN
SCALE: 3/8" = 1'-0"



1 DECK FRAMING PLAN
SCALE: 3/8" = 1'-0"



ANDERSEN 400 SERIES
DOUBLE HUNG WOOD WINDOW
(24" x 48" NOM)

2
A4 **ANDERSEN WINDOW**
SCALE: 3/4" = 1'-0"

1
A4 **SOUTH ELEVATION**
SCALE: 3/8" = 1'-0"

CREATIVE EXTERIORS PLUS LLC
21030 FREDERICK RD SUITE G 375
GERMANTOWN, MD 20876



PROJECT:
NEW COMPOSITE DECK
6007 MARQUETTE TERRACE, NORTH POTOMAC, MD 20817

SHEET TITLE:
SOUTH ELEVATION

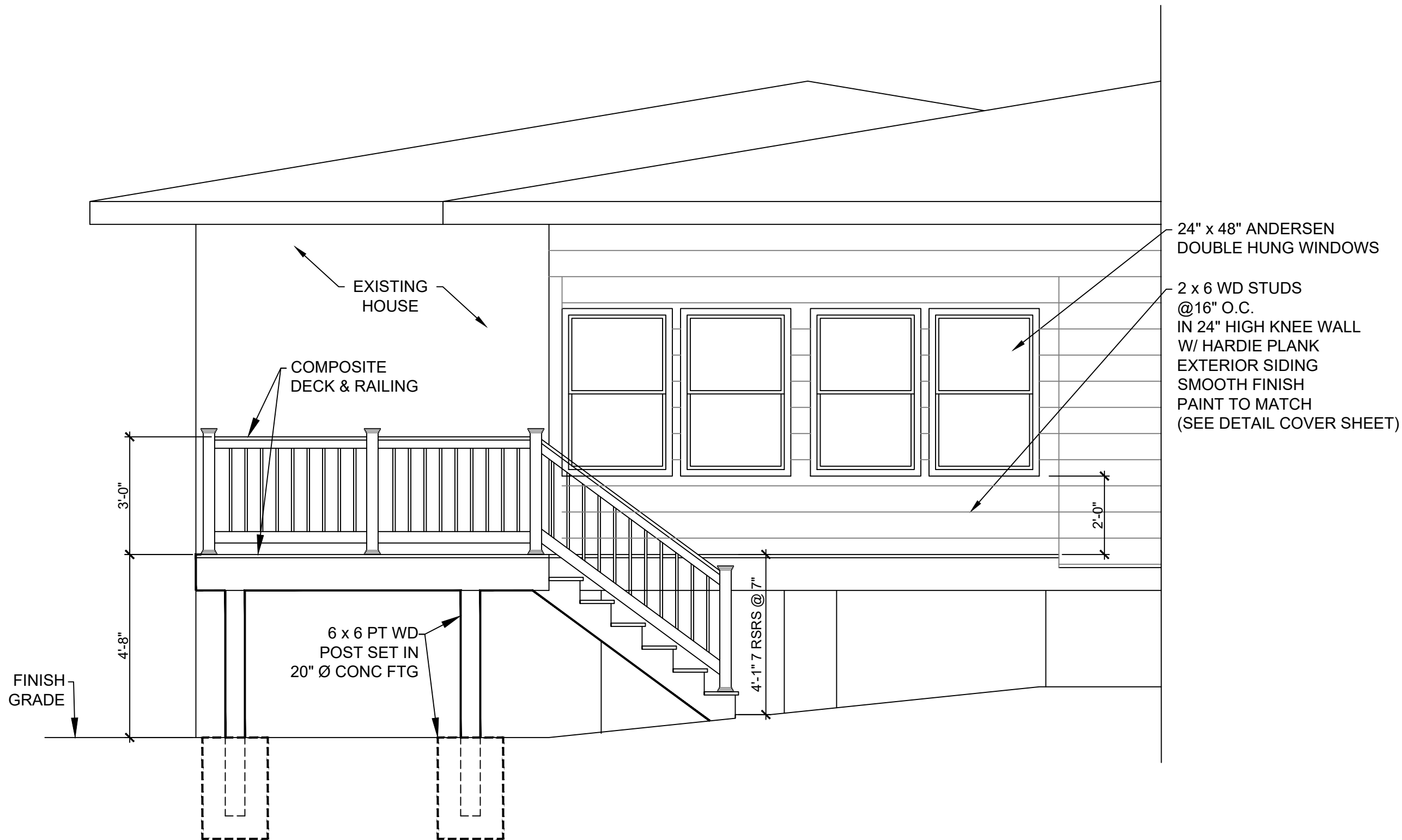
SCALE
AS NOTED

DATE
05/09/25

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Montgomery Village, MD 20886
Tel. (240) 899 - 2165

SHEET NO.

A4



1 WEST ELEVATION
A5 SCALE: 3/8" = 1'-0"

CREATIVE EXTERIORS PLUS LLC
21030 FREDERICK RD SUITE G 375
GERMANTOWN, MD 20876

CREATIVE EXTERIORS PLUS

PROJECT:
NEW COMPOSITE DECK
6007 MARQUETTE TERRACE, NORTH POTOMAC, MD 20817

SHEET TITLE:
WEST ELEVATION

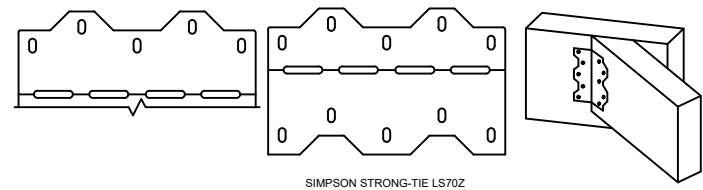
SCALE
AS NOTED

DATE
05/09/25

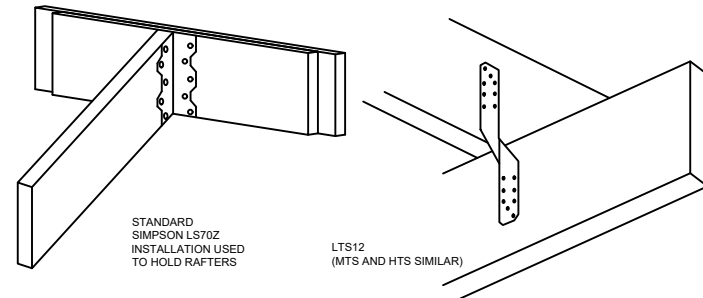
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SHEET NO.

A5



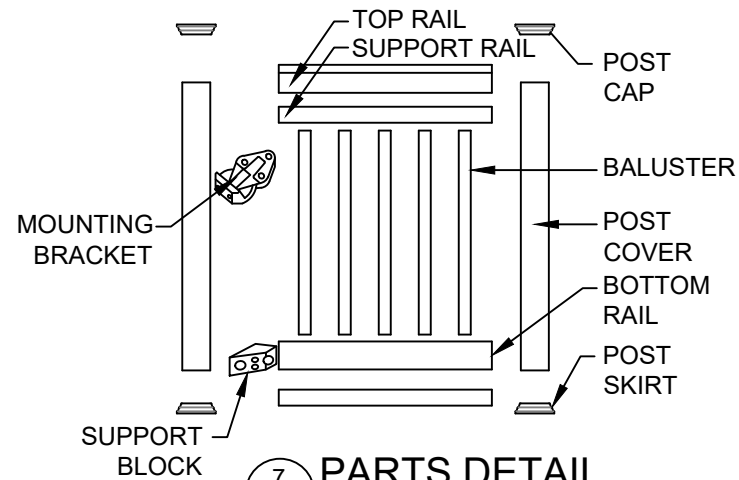
SIMPSON STRONG-TIE LS70Z



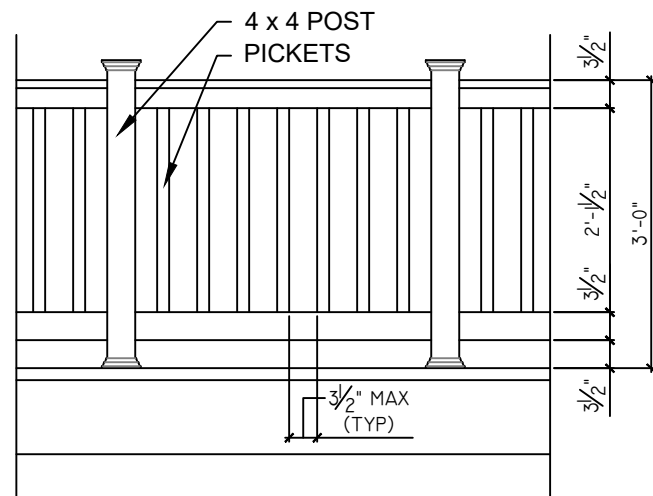
STANDARD
SIMPSON LS70Z
INSTALLATION USED
TO HOLD RAFTERS

LTS12
(MTS AND HTS SIMILAR)

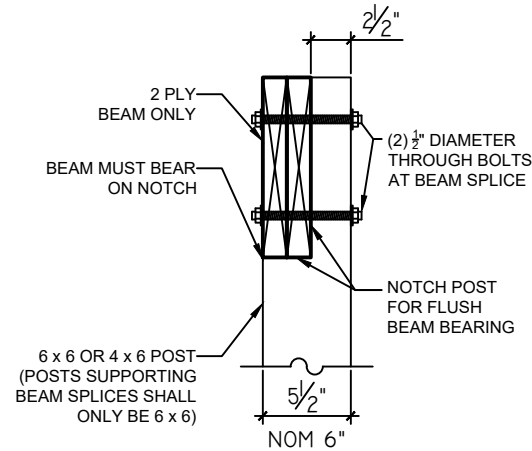
8 SIMPSON PARTS DETAILS
A6 NOT TO SCALE



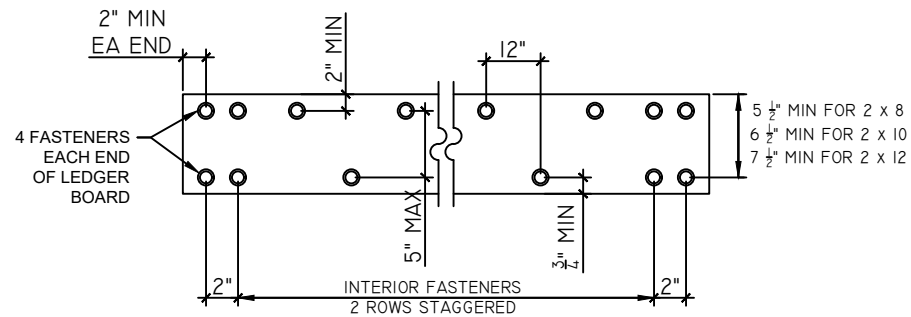
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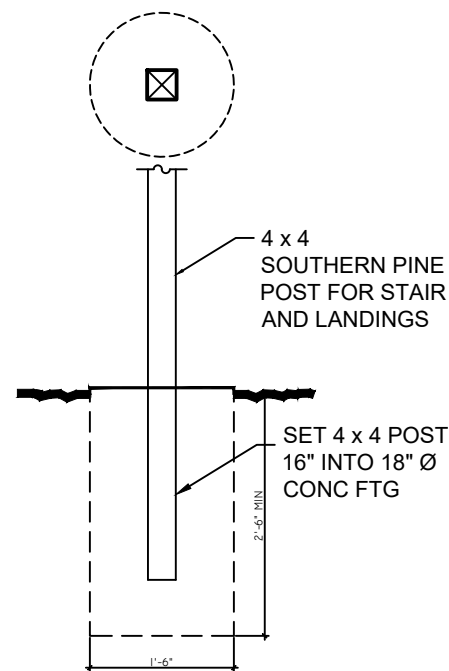
6 ELEVATION DETAIL
A6 SCALE: 1/2" = 1'-0"



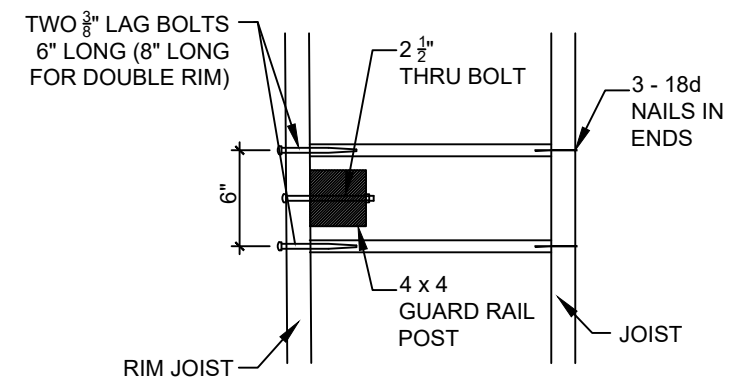
5 NOTCHED POST DETAIL
A6 SCALE: 1" = 1'-0"



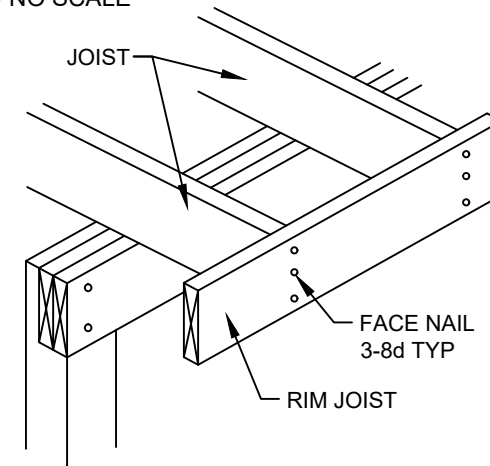
4 LEDGER BOARD DETAILS
A6 SCALE: 1" = 1'-0"



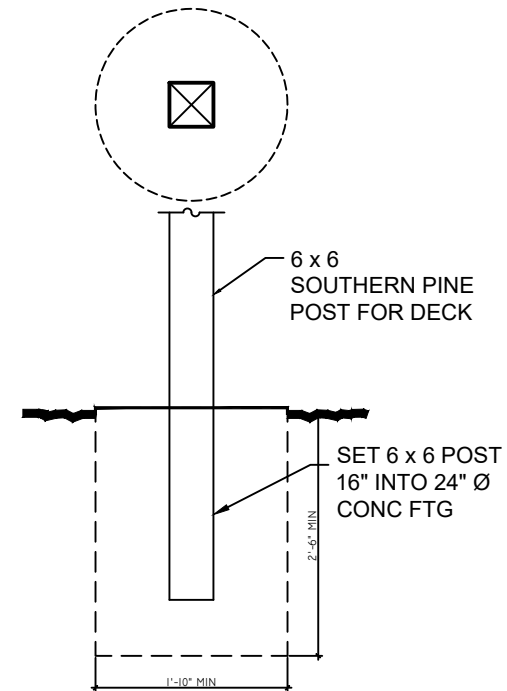
1 POST & FOOTING DETAILS
A6 SCALE: 1/2" = 1'-0"



3 INTERIOR GUARD RAIL POST
A6 NO SCALE



2 RIM JOIST CONNECTION
A6 NO SCALE



CREATIVE EXTERIORS PLUS LLC
21030 FREDERICK RD SUITE G 375
GERMANTOWN, MD 20876



PROJECT:
NEW COMPOSITE DECK
6007 MARQUETTE TERRACE, NORTH POTOMAC, MD 20817

SHEET TITLE:
TYPICAL DETAILS

SCALE
AS NOTED

DATE
05/09/25

DRAWN BY
Haytham Younis
18228 Fifeshire Drive
Montgomery Village, MD 20886
Tel. (240) 899 - 2165

SHEET NO.

A6



SAGE TITLE GROUP

THE WISE CHOICE

o: 310.654.2560

f: 301.654.0325

www.sagetitlegroup.com



7700 OLD GEORGETOWN ROAD SUITE 210 | BETHESDA, MD 20814

PROPERTY ADDRESS: 3947 WASHINGTON STREET, KENSINGTON, MARYLAND 20895-3934

SURVEY NUMBER: MD2110.2640

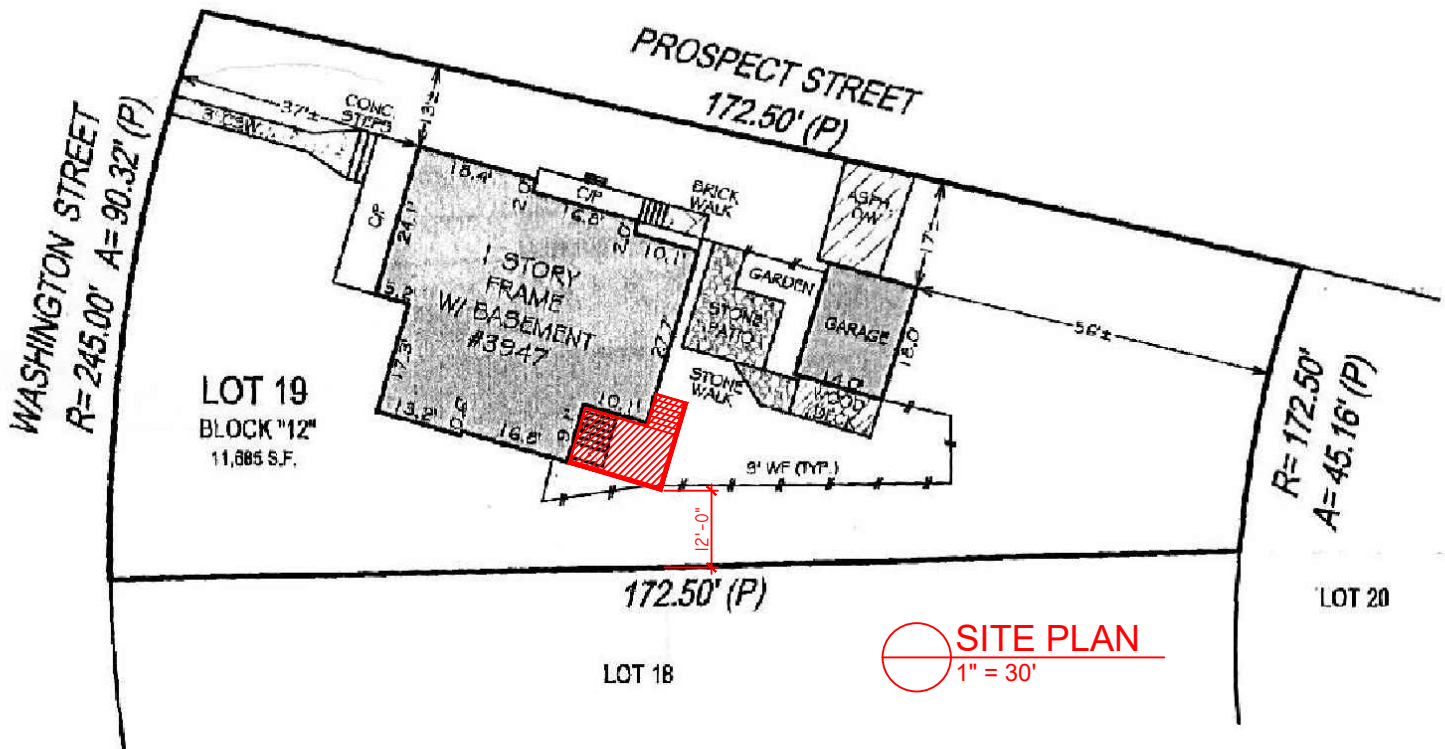
MD2110.2640

LOCATION DRAWING

MONTGOMERY COUNTY

PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



SITE PLAN
1" = 30'



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=1'±

SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE

POINTS OF INTEREST:

NONE VISIBLE









