

31/6-91H

3918 Prospect Street  
Kensington

Scott Mattingly -  
3918 Prospect St.

wants to use olive  
instead of white vinyl  
siding on addition  
because can match  
concrete color - will  
the ~~head~~ (revision) 1/22

MADE IN CANADA  
MADE IN CANADA

grandeur 4x6  
size 10x15cm

100-2000



NORTH FACADE - FRONT



WEST FACADE





EAST FACADE - EXISTING DECK & GARAGE  
ROOF IN BACKGROUND



EAST FACADE  
PROPOSED DEMO



EAST FACADE WHITE SECTION TO BE DEMOED



SOUTH EAST FACADE  
MORE DEMO  
DETAIL

341 MADRID  
MADRID, OHIO 43040  
419-233-1234

PROJEAL/CANADA  
MADE IN CANADA

grandeur 4x6  
size 10x15cm



SOUTH FACADE



GARAGE ON WEST SIDE TO BE DEMO'D



GARAGE TO BE DEMO'D





3912 Prospect St.



3922 Prospect St



3915 Prospect St

10/10/2011  
5:00pm

3912

3922

3915

MADE IN CANADA

grandeur 4x6  
Size 10x15cm

MADE IN CANADA



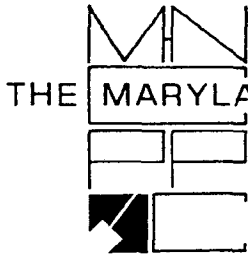
3915 WASHINGTON ST



3919 WASHINGTON TOWNSHIP

3918 PROSPECT ST.  
KENSINGTON  
3/6-91H





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Seely, Chief  
Division of Construction Codes Enforcement  
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: August 16, 1991

SUBJECT: Historic Area Work Permit Application

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The Montgomery County Historic Preservation Commission, at their meeting of 8/14/91 reviewed the attached application by SCOTT + DORIS MATTINGLY @ 3918 PROSPECT for a Historic Area Work Permit. The application was: STREET

Approved  Denied  
 Approved with Conditions: \_\_\_\_\_  
SEE ATTACHMENT

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The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

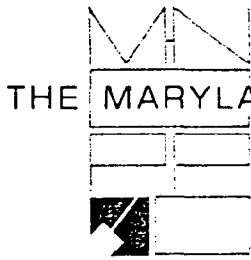
Attachments:

1. CONDITIONS OF APPROVAL
2. HAWP APPLICATION
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

hawpok.dep

HPC Conditions on Approval of HAWP Application #9107260063:

1. Flat roof on addition is permitted.
2. Windows on addition are approved as shown in application.
3. Rear wall of existing structure and all walls of addition may be clad in vinyl siding, selected to match existing 8" double-grooved horizontal wood siding as closely as possible (understanding that the match will not be exact.)
4. Application for demolition of existing garage is deleted from this HAWP and may be considered at another time.
5. Application for fencing on the property is deleted from this HAWP and may be considered at another time.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: August 16, 1991

SUBJECT: Historic Area Work Permit Application - Approval  
of Application/Release of Other Required Permits

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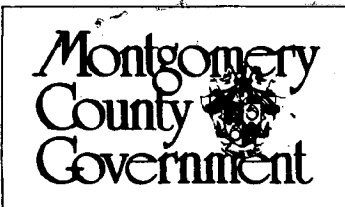
Enclosed, please find a copy of your Historic Area Work Permit application, which was approved by the Historic Preservation Commission at their recent meeting.

You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland, 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

In addition, if your planned work changes in any way other than that which was reviewed and approved by the Historic Preservation Commission before you apply for your building permit or even after the work is begun, please contact the Historic Preservation Commission staff at 495-4570.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 495-4570, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

hawpok.own



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # ~~1018272~~ 1018272  
 NAME OF PROPERTY OWNER B. Scott Davis (Contract/Purchaser) TELEPHONE NO. 301 938-8745  
 ADDRESS 3918 Prospect Street Kensington MD 20845 STATE MD ZIP 20845  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY WALTER BUREK TELEPHONE NO. 301 906-2347  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 House Number 3915 Street Prospect Street  
 Town/City Kensington MD Election District 13  
 Nearest Cross Street Connecticut Avenue  
 Lot 2 Block 1 Subdivision Kensington Park  
 Liber 712 Folio 262 Parcel 000

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair   
 Wreck/Raze  Move  Install  Revocable  Revision   
 Circle One: A/C Slab Room Addition  
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_  
 1B. CONSTRUCTION COSTS ESTIMATE \$ 21  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E  
 1E. IS THIS PROPERTY A HISTORICAL SITE? no

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS  
 2A. TYPE OF SEWAGE DISPOSAL  
 01  WSSC 02  Septic  
 03  Other \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY  
 01  WSSC 02  Well  
 03  Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL  
 4A. HEIGHT 4 feet 0 inches  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner   
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

[Signature]  
 Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 2011-2011-0023 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

HPC Conditions on Approval of HAWP Application #9107260063:

1. Flat roof on addition is permitted.
2. Windows on addition are approved as shown in application.
3. Rear wall of existing structure and all walls of addition may be clad in vinyl siding, selected to match existing 8" double-grooved horizontal wood siding as closely as possible (understanding that the match will not be exact.)
4. Application for demolition of existing garage is deleted from this HAWP and may be considered at another time.
5. Application for fencing on the property is deleted from this HAWP and may be considered at another time.



HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Joan E. Simons

DATE: August 7, 1991

CASE NUMBER: 31/6-91H

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3918 Prospect Street  
Kensington

TAX CREDIT ELIGIBLE: No

DISCUSSION:

This property, a frame Victorian, is identified as a primary resource in the Kensington Historic District. This is a complex project, and staff was only able to contact the owners by phone as they are out of town. The owners referred staff to the architect for clarification of issues; however, staff was unable to contact the architect at the time the staff report was prepared. Therefore, some questions must be answered at the HPC meeting. To the best of the staff's knowledge, the applicants are proposing to make the following alterations and additions:

1. Demolish the first floor kitchen addition and second floor sleeping porch at the rear of the house which owners say is structurally unsound.
2. Retain two second floor windows on the left side of the south (rear) elevation as well as the window on the west facade nearest the rear of the house on the second floor.
3. Construct a 14'x 14' two-story plus basement addition on the rear (south elevation) that projects eastward consisting of a basement family room, a first floor kitchen, breakfast area and powder room and a second floor master bedroom suite.
4. Clad the north (front) and east sides of the addition in 8" double-grooved horizontal wood siding to match the original portions of the house.
5. Face the entire south (rear) facade in white vinyl siding to match the new wood siding. This includes portions of the old second floor which are currently covered in asphalt shingles. The drawings of the south elevation do not indicate what, if any, part of the old first floor facade will be kept.
6. Trim the new surfaces with painted wood.
7. Add new single-lite windows and doors. No information is provided about the materials.

8. Make the base stucco with a significant amount of treated unpainted wood lattice to match the existing and new deck and planters.
9. Where there are sloped roofs - the west porch extension and a small gable over the entrance to the second floor sundeck, use asphalt shingles.
10. Make the majority of the new roof flat. No indication is given about the materials.
11. Cover a significant portion of the existing rear deck with a screened porch on the main level.
12. Add a deck above the screened porch with access from the master bedroom on the second floor.
13. Extend the existing deck to the east, and add a trellis.
14. On the west elevation, extend the existing porch to the rear of the house, add planters and stairs, and convert an existing window to a door for kitchen access.
15. Demolish the garage and attached lean-to which the owner says are termite-infested.
16. Construct wood(?) steps from the basement family room to the vicinity of the pool, replace and extend existing steps with railroad tie ones adjacent to the pool, and add railroad tie steps and grade a slope next to the new chimney on the eastern portion of the lot.
17. Selectively remove some of the existing fencing and install a 6' high unpainted wood stockade and board fencing as well as 3'-6" (4'-0"?) scalloped picket fencing as indicated on the attached plan. Add two 6' high inward-swinging wood gates for cars and another inward swinging gate for people in the western side yard where indicated. Install a people gate at the front property line which provides access to the walk along the eastern part of the lot. The South Elevation illustrates the proposed 6' high wood people gate and board fence on the western side. None of the submittals show the other fences and gates.
18. Expand the existing concrete driveway on the west side of the lot in front of the fence.
19. Add a concrete(?) parking pad for two cars behind the car gates.

STAFF RECOMMENDATION:

Since the sleeping porch is a nonsignificant addition in poor condition, staff concurs with the decision to raze it and construct a new addition on the rear of the building. The overall size of the proposed addition is in scale with the remainder of the house and does not overwhelm it. However, staff is concerned with the effect the large expanse of flat roof has on the north and east elevations. Staff recommends that the applicants investigate adding a cross gable, possibly with dormers.

The new window and door openings are in proportion with the original ones on the north (front), west and south (rear) facades. The small, high, square windows on the east facade are not of similar size or proportion to the originals; and while they are not prominent, they can be seen from Prospect Street thus affecting the district's streetscape. Staff recommends adjusting these windows on the first and preferably the second floors to more closely correspond to the proportion and size of the original windows on the house.

The 8" double-grooved horizontal wood siding with wood trim on three facades of the addition is compatible with the existing materials. The applicants have selected vinyl siding which matches the wood to install on the rear (south) facade for maintenance reasons. Although wood is the preferred material, staff recommends that this is acceptable because very little or none of the original facing materials will remain and because the rear facade is not at all visible from the street. It is essential that the vinyl siding match the existing wood exactly. (The U.S. Department of Interior's Preservation Briefs No. 8 Aluminum and Vinyl Siding on Historic Buildings is attached to this report.)

The sundeck, deck with trellis and screened porch are compatible rear additions which are not highly visible. The porch extension on the west elevation, while visible, is not intrusive because it is compatible in size, scale, proportion and materials with the existing facade.

Removal of the lean-to shed and the garage door extension from the existing garage would be a positive step in eliminating intrusions from the site. However, staff recommends that the applicants reconsider total demolition of the garage as it may be a relatively early 1920's structure which proves to be a useful, outdoor space-defining adjunct to the site when its condition is improved.

Staff recommends approval of the fencing plan illustrated on the colored drawing with minor modifications and some clarifications. A drawing should be submitted of the scalloped picket fence gate and the car gates with their associated fences. Four different types of fencing for one lot is not desirable. The 7' long 4' high segment of chain link fencing should be eliminated. When the time comes to replace the stockade fence, consideration should be given to replacing it with the 6' high board fence.

Staff recommends approval of the application with conditions based on Criterion 24-8(b)(1) and the following Secretary of the Interior's Standards for Rehabilitation:

Standard 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 recommended conditions are:

1. Investigate adding a cross gable, possibly with dormers, instead of the flat roof on the addition.
2. Adjust the new east facade windows on the first and preferably the second floors to more closely correspond to the proportion and size of the house's original windows and provide manufacturer's information on both the new doors and windows.
3. Match the original 8" double-grooved horizontal wood siding pattern exactly if vinyl siding is used on the rear of the structure.
4. Demolish only the lean-to and garage door extension of the existing garage at this time. Apply for a demolition permit for the entire garage at another time, only after consideration has been given to keeping it.
5. Submit a drawing of the scalloped picket fence gate and the car gates with their associated fences.
6. Eliminate the 7' long 4' high segment of chain link fencing.
7. Consider replacing the stockade fence with the 6' high board fence when the time comes to replace it.

SENT TO LAP: July 31, 1991  
SENT TO APPLICANT: August 8, 1991

COMMENTS RECEIVED: No

ATTACHMENTS

1. Proposed Fencing Plan
2. U.S. Secretary of Interior's Preservation Briefs No. 8: Aluminum and Vinyl Siding on Historic Buildings
3. HAWP Application and Attachments
4. Master Plan Information





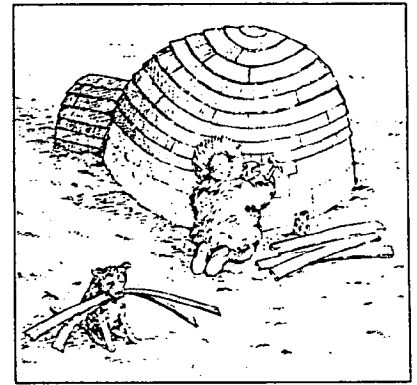
# 8 PRESERVATION BRIEFS

## Aluminum and Vinyl Siding on Historic Buildings

### The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings.

John H. Myers, revised by Gary L. Hume

U.S. Department of the Interior National Park Service  
Preservation Assistance Division Technical Preservation Services



Standard 6 of the Secretary of the Interior's "Standards for Rehabilitation" states that "deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities." Therefore, the Secretary's Standards and their accompanying Guidelines never recommend resurfacing frame buildings with any new material that does not duplicate the historic material because of the strong potential of altering the character of the historic building.

A historic building is a product of the cultural heritage of its region, the technology of its period, the skill of its builders, and the materials used for its construction. To assist owners, developers and managers of historic property in planning and completing rehabilitation project work that will meet the Secretary's "Standards for Rehabilitation" (36 CFR 67), the following planning process has been developed by the National Park Service and is applicable to all historic buildings. This planning process is a sequential approach to the preservation of historic wood frame buildings. It begins with the premise that historic materials should be retained wherever possible. When retention, including retention with some repair, is not possible, then *replacement of the irreparable historic material can be considered*. The purpose of this approach is to determine the appropriate level of treatment for the preservation of historic wood frame buildings. The planning process has the following four steps:

1. Identify and preserve those materials and features that are important in defining the *building's historic character*. This may include features such as wood siding, brackets, cornices, window architraves, doorway pediments, and their finishes and colors.
2. Undertake routine maintenance on historic materials and features. Routine maintenance generally involves the least amount of work needed to preserve the materials and features of the building. For example, maintenance of a frame building would include caulking and painting; or, where paint is extensively cracking and peeling, its removal and the re-application of a protective paint coating.
3. Repair historic materials and features. For a historic material such as wood siding, repair would generally involve patching and piecing-in with new material according to recognized preservation methods.



Photo: Lee H. Nelson

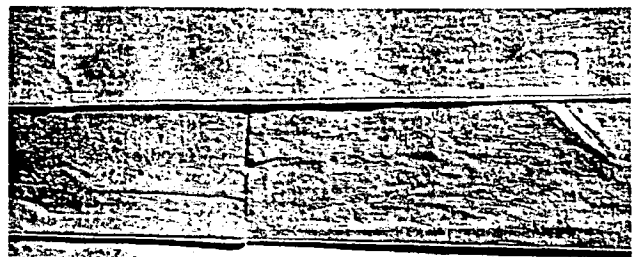


Photo: Hugh C. Miller



Photo: John H. Myers

Historic wood sidings exhibit rich and varied surface textures. They range from hand-split clapboards of short lengths with feather-edged ends, to pit or mill sawn boards which can be beveled, rabbeted, milled, or beaded.



Photo: Laurie Robin Han

When a building is in need of maintenance, such as the house on the right which needs painting, some owners consider installing aluminum or vinyl siding. The result, like the house on the left, can be a complete loss of architectural character due to the covering of details (cornice), the removal of features (window trim), and a change of scale due to inappropriate siding dimensions.

4. Replace severely damaged or deteriorated historic materials and features in kind. Replacing sound or repairable historic material is never recommended; however, if the historic material cannot be repaired because of the extent of deterioration or damage, then it will be necessary to *replace* an entire character-defining feature such as the building's siding. The preferred treatment is always replacement in kind, that is, with the same material. Because this approach is not always feasible, provision is made under the recommended treatment options in the Guidelines that accompany the Secretary of the Interior's Standards to consider the use of a compatible substitute material. A substitute material should only be considered, however, if the form, detailing, and overall appearance of the substitute material conveys the visual appearance of the historic material, and the application of the substitute material does not damage, destroy or obscure historic features.

In many cases, the replacement of wood siding on a historic building is proposed because little attention has been given to the retention of historic materials. Instead, the decision to use a substitute material is made because: (1) it is assumed that aluminum or vinyl siding will be a maintenance-free material; and (2) there is the desire to give a building a "remodeled" or "renovated" appearance. A decision to replace historic material must, however, be carefully considered for its impact on the historic resource—even when the model planning process has been followed and the appropriate treatment is replacement.

Therefore, this brief focuses on the visual and physical consequences of using a substitute material such as aluminum or vinyl siding for new siding installations on a wood frame historic building. These concerns include the potential of *damaging* or *destroying* historic material and features; the potential of *obscuring* historic material and features; and, most important, the potential of *diminishing the historic character* of the building.

Aluminum and vinyl siding can be a complete loss of architectural character.

The result is a complete loss of architectural character.

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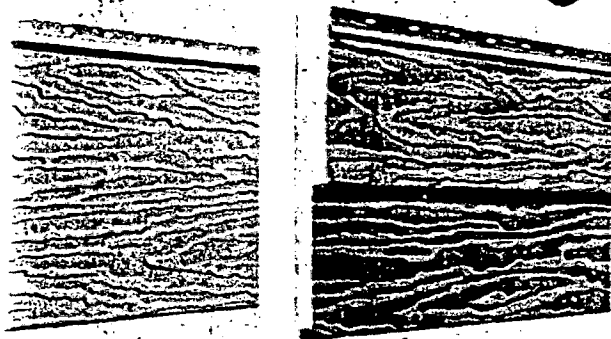


Photo: Technical Preservation Services

Aluminum and vinyl siding are available in a variety of widths and colors, but the optional wood graining is not characteristic of wood siding.

## Historic Character of Buildings and Districts

The character or "identity" of a historic building is established by its form, size, scale and decorative features. It is influenced by the choice of materials for the walls—their dimension, detailing, color, and other surface characteristics. This is particularly true for wood frame buildings, which are the typical objects of aluminum or vinyl siding applications. Since wood has always been present and abundant in America, it has been a dominant building material in most parts of the country. Early craftsmen used wood for almost every aspect of building construction—for structural members such as posts, beams and joists, and for cladding materials and decorative details, such as trim, shakes, and siding.

The variety of tools used, coupled with regional differences in design and craftsmanship, has resulted in a rich and diverse array of wood sidings in America. For example, narrow boards with beveled, lapped joints called "drop" boards were used on New England frame dwellings. The size and shape of the "clapboards" were determined by the process of hand splitting or "riving" bolts of wood.

The width, the short lengths, the beaded lapping, the "feathered" horizontal joints, and the surface nailing of the clapboards created a distinctive surface pattern that is recognizable as an important part of the historic character of these structures.

The sawn and hand-planed clapboards used throughout the Mid-Atlantic and Southern states in the eighteenth and early nineteenth centuries, by contrast, have a wide exposure—generally between six and eight inches. The exposure of the siding, frequently coupled with a beaded edge, created a very different play of light and shadow on the wall surface, thus resulting in a different character. The "German" or "Novelty siding"—a milled siding that is thin above and thicker below with a concave bevel—was used throughout many parts of the United States in the late nineteenth and early twentieth century but with regional variations in material, profile, and dimensions. One variation of this type of milled siding was called "California siding" and was milled with a rabbetted or shiplap edge to insure a tight installation of the weatherboards. Shingles were also commonly used as an exterior cladding material, and in buildings such as the Bungalow style houses, were often an important character-defining feature of the exterior. Shingles were often applied in decorative patterns by varying the lap, thus creating alternating rows of narrow exposures and wide exposures. Shingles were also cut in geometric patterns such as diamond shapes and applied in patterns. This treatment was commonly used in the gable end of shingled houses. Siding and wood shingles were often used in combination with materials such as cobblestone and brick in Bungalow style buildings to create a distinctive interplay of surfaces and materials.

The primary concern, therefore, in considering replacement siding on a historic building, is the potential loss of those features such as the beaded edge, "drop" profile, and the patterns of application. Replacing historic wood siding with new wood, or aluminum or vinyl siding could severely diminish the unique aspects of historic materials



Photo: Nancy J. Long

of originally similar houses. When aluminum was installed on the house on the right, the barge boards, scrollwork, columns, and railings were removed. The distinctive shingled gable and attic vent were covered, further compromising the building's architectural integrity.



Photo: John H. Myers

*This brick rowhouse was covered with vertical and horizontal aluminum siding. Such treatment is inappropriate for historic masonry buildings.*

and craftsmanship. The inappropriate use of substitute siding is especially dramatic where sufficient care is not taken by the owner or applicator and the width of the clapboards is altered, shadow reveals are reduced, and molding or trim is changed or removed at the corners, at cornices or around windows and doors. Because substitute siding is usually added on top of existing siding, details around windows and doors may appear set back from the siding rather than slightly projecting; and if the relationship of molding or trim to the wall is changed, it can result in the covering or removal of these historic features. New substitute siding with embossed wood graining—intended to simulate the texture of wood—is also visually inappropriate. Exaggerated graining would have been undesirable on real wood siding and is generally found only after sandblasting, a destructive and totally unacceptable treatment for wood.

While this discussion focuses primarily on the historic character of individual wood frame buildings, of equal importance is the context of buildings that comprise a historic district or neighborhood. Changes to the character-defining features of a building, such as distinctive clapboarding and other wall surfaces and decorative trim, always have an impact on more than just that building; they also alter the historic visual relationship between the buildings in the district. If character-defining weather-

boards, clapboards or shingles are replaced on a number of buildings in a historic district, the historic character of the entire district may be seriously damaged. Because of the potential impact some substitute materials have on the character of a neighborhood or district, many communities regulate their use through zoning ordinances and design review boards. These ordinances and review boards usually require review and approval of proposed alterations to a historic building that could potentially impact the historic character of the building or the district, including the application of substitute materials, such as aluminum or vinyl siding.

Preservation of a building or district and its historic character is based on the assumption that the retention of historic materials and features and their craftsmanship are of primary importance. Therefore, the underlying issue in any discussion of replacement materials is whether or not the integrity of historic materials and craftsmanship has been lost. Structures are historic because the materials and craftsmanship reflected in their construction are tangible and irreplaceable evidence of our cultural heritage. To the degree that substitute materials destroy and/or conceal the historic fabric, they will always subtract from the basic integrity of historically and architecturally significant buildings.

## The Products and Their Installation

The use of aluminum and vinyl siding really involves two separate industries. The siding materials themselves, including a variety of inside and outside corner pieces, trim and molding pieces and panning for window and door frames, are produced by a comparatively small number of manufacturers. The product information, advertising, and any manufacturer's warranties on the product itself are handled by this part of the industry. The installation of aluminum or vinyl siding is generally carried out by independent contractors or applicators, who are frequently called "home improvement" contractors, and they are not affiliated with the manufacturers. The manufacturer's warranties normally do not cover the installation, or any damage or defect resulting from the installation process.

Since the manufacturer has little control over the quality of the installation, both the quality of the work and the sensitivity of the application are variable. This variation in quality has traditionally been a problem in the industry and one which the industry and its professional associations have attempted to correct through publishing and disseminating information on the proper application of vinyl and aluminum siding.

Although it is sometimes argued that an artificial siding application is reversible since it can be removed, there is frequently irreversible damage to historic building materials if decorative features or trim are permitted to be cut down or destroyed, or removed by applicators and discarded. The installation process requires that the existing surface be flat and free of "obstructions" so that the new siding will be smooth and even in appearance. To achieve the requisite flat surface, furring strips are usually placed over the wall surface (vertical furring strips for horizontal aluminum or vinyl siding and vice-versa for vertical siding). The potential danger in this type of surface prepara-

tion is that the furring strips may change the relationship between the plane of the wall and the projecting elements such as windows, door trim, the cornice, or any other projecting trim or molding. Projecting details may also cause a problem. To retain them, additional cutting and fitting will usually be required. Further, additional or special molding pieces, or "accessories" as they are called by the industry, such as channels, inserts and drip caps, will be needed to fit the siding around the architectural features. This custom fitting of the siding will be more labor-intensive, adding to the cost of the siding installation.

The existing wall fabric is further damaged by the nailing necessary to apply siding. Either by nailing directly to the building fabric or by nailing the furring strips to the old siding, the installation of aluminum or vinyl siding will leave numerous holes in wood siding, molding, trim, window and door frames. When applied to brick or other masonry units, the nail penetrations attaching the furring strips and siding can cause irreversible cracking or spalling of the masonry. Although this reference to damaging masonry is included as a point of fact, the application of aluminum or vinyl siding is highly inappropriate to historic masonry buildings.

## The Use of Aluminum or Vinyl Siding on Historic Buildings

The maintenance and periodic painting of wood frame structures is a time-consuming effort and often a substantial expense for the homeowner. It is therefore understandable that a product which promises relief from periodic painting and gives the building a new exterior cladding would have considerable appeal. For these reasons, aluminum and vinyl siding have been used extensively in upgrading and rehabilitating the nation's stock of wood frame residential buildings. For historic residential buildings, aluminum or vinyl siding may be an acceptable alternative *only* if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building. In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would, in most cases, be an acceptable alternative, as long as the above-mentioned first two conditions are met.

There are, however, also certain disadvantages in the use of a substitute material such as aluminum or vinyl siding, and these factors should be carefully considered before a decision is made to use such a material rather than the preferred replacement with new wood siding duplicating the old.

### Applying Siding without Dealing with Existing Problems

Since aluminum and vinyl sidings are typically marketed as home improvement items, they are frequently applied to buildings in need of maintenance and repair. This can result in concealing problems which are the early warning

signs of deterioration. Minor uncorrected problems can progress to the point where expensive, major repairs to the structure become necessary.

If there is a hidden source of water entry within the wall or leakage from the roof, the installation of any new siding will not solve problems of deterioration and rotting that are occurring within the wall. If deferred maintenance has allowed water to enter the wall through deteriorated gutters and downspouts, for example, the cosmetic surface application of siding will not arrest these problems. In fact, if the gutters and downspouts are not repaired, such problems may become exaggerated because water may be channeled behind the siding. In addition to drastically reducing the efficiency of most types of wall insulation, such excessive moisture levels within the wall can contribute to problems with interior finishes such as paints or wallpaper, causing peeling, blistering or staining of the finishes.

It cannot be overemphasized that a cosmetic treatment to hide difficulties such as peeling paint, stains or other indications of deterioration is not a sound preservation practice; it is no substitute for proper care and maintenance. Aluminum and vinyl siding are not directly at fault in these situations since property owners should determine the nature and source of their problems, then make appropriate repairs. The difficulty arises when owners perceive the siding as the total solution to their required maintenance and forgo other remedial action.

### Durability and Cost

The questions of durability and relative costs of aluminum or vinyl siding compared to the maintenance cost of historic materials are complex. It is important to consider these questions carefully because both types of siding are marketed as long lasting, low maintenance materials. Assuming that the substitute sidings are not damaged, and that they will weather and age normally, there will be inevitable changes in color and gloss as time passes. A normal application of aluminum or vinyl siding is likely to cost from two to three times as much as a good paint job on wood siding. A sensitive application, retaining existing trim, will cost more. Therefore, to break even on expense, the new siding should last as long as two or three paintings before requiring maintenance. On wood two coats of good quality paint on a properly prepared surface can last from 8 to 10 years, according to the U.S. Department of Agriculture. If a conservative life of seven years is assumed for paint on wood, then aluminum and vinyl siding should last 15 to 21 years before requiring additional maintenance, to break even with the maintenance cost for painting wood siding. Once painted, the aluminum and vinyl siding will require repainting with the same frequency as wood.

While aluminum siding can dent upon impact and the impact resistance of vinyl siding decreases in low temperatures and, therefore, is susceptible to cracking from sharp impact, these materials are generally not more vulnerable than wood siding and shingles. All siding materials are subject to damage from storm, fire, and vandalism; however, there is a major difference in the reparability of wood siding versus substitute materials such as aluminum and vinyl. Although they can all be repaired, it is much easier to repair wood siding and the



repair, after painting, is generally imperceptible. In addition, a major problem in the repairability of aluminum and vinyl siding, as mentioned above, is matching color since the factory finishes change with time. Matching the paint for wood siding has a greater likelihood of success.

## Energy

Because of high fuel costs, there is a concern for energy conservation in historic materials as well as in substitute materials. Because aluminum and vinyl siding can be produced with an insulating backing, these products are sometimes marketed as improving the thermal envelope of a historic building. The aluminum and vinyl material themselves are not good insulators, and the thickness of any insulating backing would, of necessity, be too small to add to the energy efficiency of a historic building. What energy savings did accrue as a result of a siding application would probably be as much the result of the creation of an air space between the old and new siding as the addition of insulating material. If the historic wood siding were removed in the course of installing the aluminum or vinyl siding (even with an insulating backing), the net result would likely be a loss in overall thermal efficiency for the exterior sheathing.

Preservation Briefs Number 3, "Conserving Energy in Historic Buildings," notes that the primary sources of energy loss in small frame buildings are the doors, windows and roof. It is, therefore, more cost-effective to apply storm windows, weatherstripping and attic insulation than to treat the sidewalls of these structures. There are numerous publications on energy retrofitting which explain techniques of determining cost-effectiveness based on utility costs, R-factors or materials and initial cost of the treatment. Persons interested in this approach may wish to read "Retrofitting Existing Houses for Energy Conservation: An Economic Analysis" published by the National Bureau of Standards, or the U.S. Department of Housing and Urban Development booklet "In the Bank or Up the Chimney." One such study in Providence, Rhode Island, determined that for a two-story house, twenty-five feet square, the payback period for twenty-three storm windows, two storm doors and six inches of attic insulation (R-20) was 4.4 years while the payback period of aluminum siding with an R-factor of 2.5 was 29.96 years. Most of the information which is available supports the position that aluminum or vinyl siding will not have a reasonable payback on an energy-saving basis alone.

## Summary

The intent of this brief has been to delineate issues that should be considered when contemplating the use of aluminum or vinyl sidings on historic buildings and assessing under what circumstances substitute materials such as artificial siding may be used without damaging the integrity of the historic building or adversely changing its historic character. Many property owners are faced with decisions weighing the historic value of their building and its maintenance cost against the possible benefit of aluminum and vinyl siding materials. To assist in making these decisions, "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"

have been published and are available from National Park Service Regional Offices and State Historic Preservation Offices. Further, since rehabilitation projects for income-producing historic buildings often seek tax benefits under the 1981 Economic Recovery Tax Act, as amended, it is essential that all work, such as the replacement of exterior siding, be carried out in conformance with the Standards and be consistent with the building's historic character to insure that the tax benefits are not denied.

As stated earlier, the application of aluminum and vinyl siding is frequently considered as an alternative to the maintenance of the original historic material. The implication is that the new material is an economical and long-lasting alternative and therefore somehow superior to the historic material. In reality, historic building materials such as wood, brick and stone, when properly maintained, are generally durable and serviceable materials. Their widespread existence on tens of thousands of old buildings after many decades in serviceable condition is proof that they are the original economic and long-lasting alternatives. All materials, including aluminum and vinyl siding can fall into disrepair if abused or neglected; however, the maintenance, repair and retention of historic materials are always the most architecturally appropriate and usually the most economically sound measures when the objective is to preserve the unique qualities of historic buildings.

The appropriate preservation decision on the use of a substitute material in the rehabilitation of a historic building must always center on two principal concerns: the possible damage or destruction of historic building materials; and, the possible negative impact on the historic character of the building and the historic district or setting in which the building is located. Because applications of substitute materials such as aluminum and vinyl siding can either destroy or conceal historic building material and features and, in consequence, result in the loss of a building's historic character, they are not recommended by the National Park Service. Such destruction or concealment of historic materials and features confuses the public perception of that which is truly historic and that which is imitative.

## Reading List

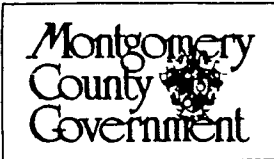
- "*Condensation Problems in Your House: Prevention and Solution.*" Information Bulletin No. 373. Washington, D.C.: U.S. Department of Agriculture, 1974.
- Kiefer, Matthew J. "*Vinyl and Aluminum Siding: Pro and Con.*" Report to the Ashmont Hill Study Committee. Boston, Massachusetts: The Boston Landmarks Commission, 1977.
- "*Landmark and Historic District Commission.*" Vol. 4. No. 5. Washington, D.C.: National Trust for Historic Preservation. October 1978.
- "*Moisture Conditions in Walls and Ceilings of a Simulated Older Home in Winter.*" Madison, Wisconsin: Forest Products Laboratory-USDA, 1977.
- "*Performance Criteria for Exterior Wall Systems.*" Washington, D.C.: National Bureau of Standards, 1974.
- "*Rehab Right.*" Oakland, California: City of Oakland Planning Department, 1978.
- Skoda, Leopold F. "*Performance of Residential Siding Materials.*" Washington, D.C.: National Bureau of Standards, 1972.
- Wood Handbook: Wood as an Engineering Material.* Washington, D.C.: Forest Products Laboratory. U.S. Department of Agriculture, 1974.

This Preservation Brief was written by John H. Myers, Historical Architect, formerly with Technical Preservation Services, and was published first in 1979. The Brief was substantially revised in 1984 by Gary L. Hume, Deputy Division Chief, Preservation Assistance Division. H. Ward Jandl, Chief, Technical Preservation Services Branch, and the following Branch staff members are to be thanked for reviewing the manuscript and making suggestions that were incorporated into the final text: Emogene A. Bevitt, Kay Davidson Weeks, and Susan Dynes.

This publication has been prepared pursuant to the Economic Recovery Tax Act of 1981 which directs the Secretary of the Interior to certify rehabilitations of historic buildings that are consistent with their historic character: the advice and guidance provided in this Brief will assist property owners in complying with the requirements of this law.

Preservation Briefs 8 has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcomed and can be sent to Mr. Nelson at the above address.

The drawing "A Tribute to Vinyl Siding. (Igloo)" on the front cover is reproduced from David Macaulay's "Great Moments in Architecture." Copyright © 1978 by David Macaulay and reprinted permission of Houghton Mifflin Company.



**Historic Preservation Commission**  
51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625 **45 4510**

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # ~~1018261~~ 1018272  
 NAME OF PROPERTY OWNER R. Scott & Doris G Mattingly TELEPHONE NO. 301 933-8745  
(Contract/Purchaser) (Include Area Code)  
 ADDRESS 3918 Prospect Street Kensington MD. 20895  
CITY STATE ZIP  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY WALTER BOREK TELEPHONE NO. 302 966 6337  
(Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 House Number 3918 Street Prospect Street  
 Town/City Kensington MD. Election District 13  
 Nearest Cross Street Connecticut Avenue  
 Lot 26 Block 12 Subdivision Kensington Park  
 Liber 7902 Folio 262 Parcel 000

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair  
 Wreck/Raze  Move  Install  Revocable  Revision  
 Circle One: A/C Slab  Room Addition  
 Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_  
 1B. CONSTRUCTION COSTS ESTIMATE \$ \$100,000 - 125,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? in Kensington District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS  
 2A. TYPE OF SEWAGE DISPOSAL  
 01  WSSC 02 ( ) Septic  
 03 ( ) Other \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY  
 01  WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL  
 4A. HEIGHT 4' feet 0 inches on EAST FRONT 6' Fence along EAST SIDE  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner  \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.  
R. Scott Mattingly  
 Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 91072600623 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Typical 1900 FARMHOUSE in Kensington Historic District

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

East Side - Demo Structurally unsound, unheated porch & construct  
A 14x14 addition, 3 stories from ground.

South Side - Cover existing Deck with screen porch on main level  
& construct a sun deck above it off the master bedroom.

West Side - Extend existing porch to rear of house and convert  
An existing window to a door to kitchen.

Demo GARAGE

Construct wood 6' fence from property line to existing deck

East side - (fence) remove 6' fence from property line to existing house. Continue existing  
6 foot fence along property line to front building line & then continue a 4 foot  
fence to front eastern corner, then continue 4 foot fence to perennial garden  
& house along sidewalk.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

See drawings:

East FACADE - replace demolished enclosed porch with small extension - breakfast room with fireplace / MBR / REC ROOM - extend deck - All sided in wood 8" Doublegrove siding  
South FACADE - Screen in part of existing deck - Sun porch above  
West FACADE - extend existing wrap porch to rear of house & ADD entry to kitchen from existing driveway

Demo GARAGE.

- b. the relationship of this design to the existing resource(s):

Compatible

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- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Proposal is compatible with site & resource; will enhance the preservation of the resource by removing substantially deteriorated piece of the building and will remedy an unsafe condition; Will not substantially alter view from public right of way.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name TED & MARIE Rosche  
 Address 3922 Prospect St  
 City/Zip Kensington Md 20895

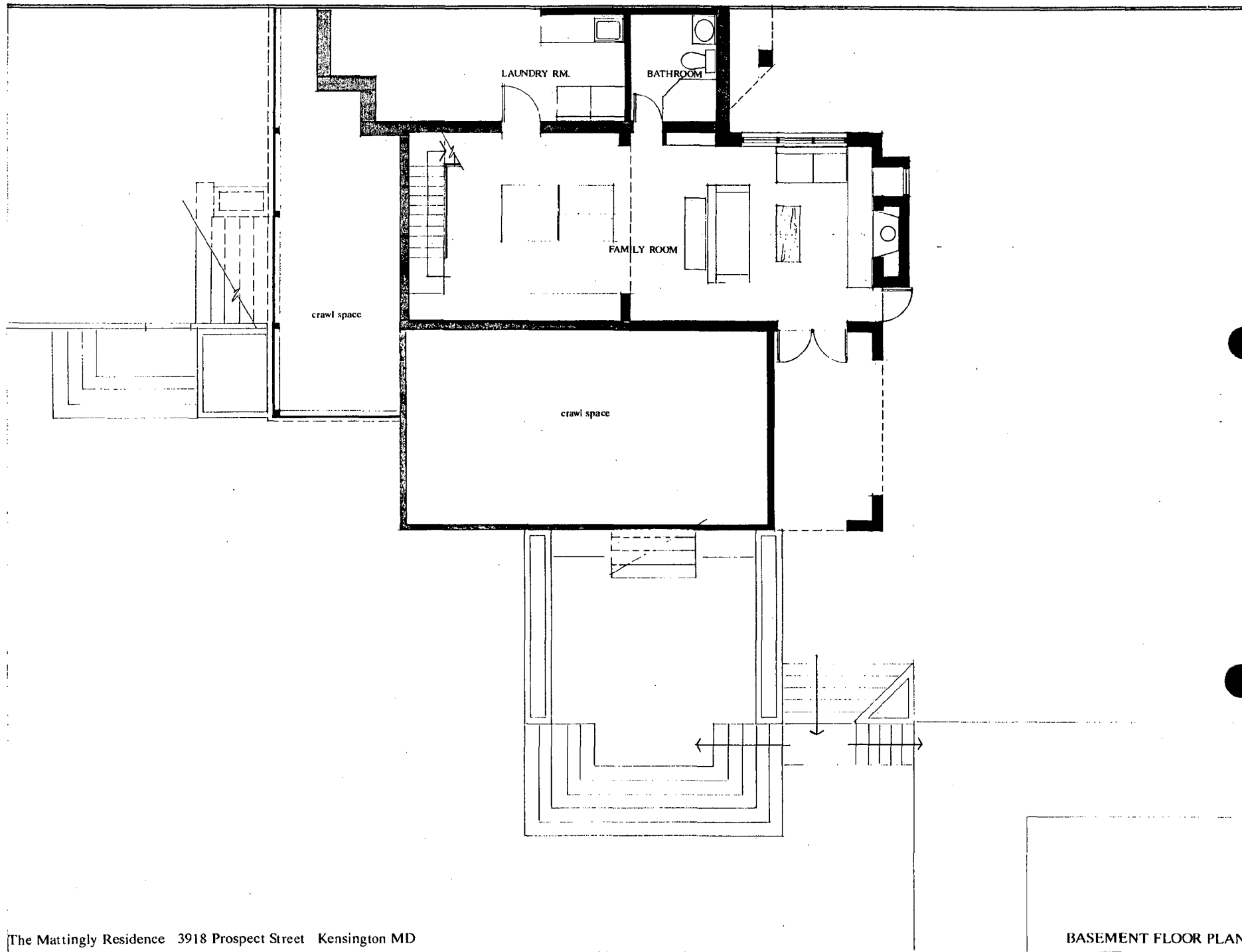
2. Name PETER BERKHOFZ  
 Address 3912 Prospect St.  
 City/Zip Kensington Md 20895

3. Name John & Vivian O'Neill  
Address 395 Prospect St.  
City/Zip Kensington Md 20895
4. Name M/M Knecht  
Address 3915 Washington St. ~~St.~~  
City/Zip Kensington Md 20895
5. Name M/M Reidel  
Address 3919 Washington St.  
City/Zip Kensington Md 20895
6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_
7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_
8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E





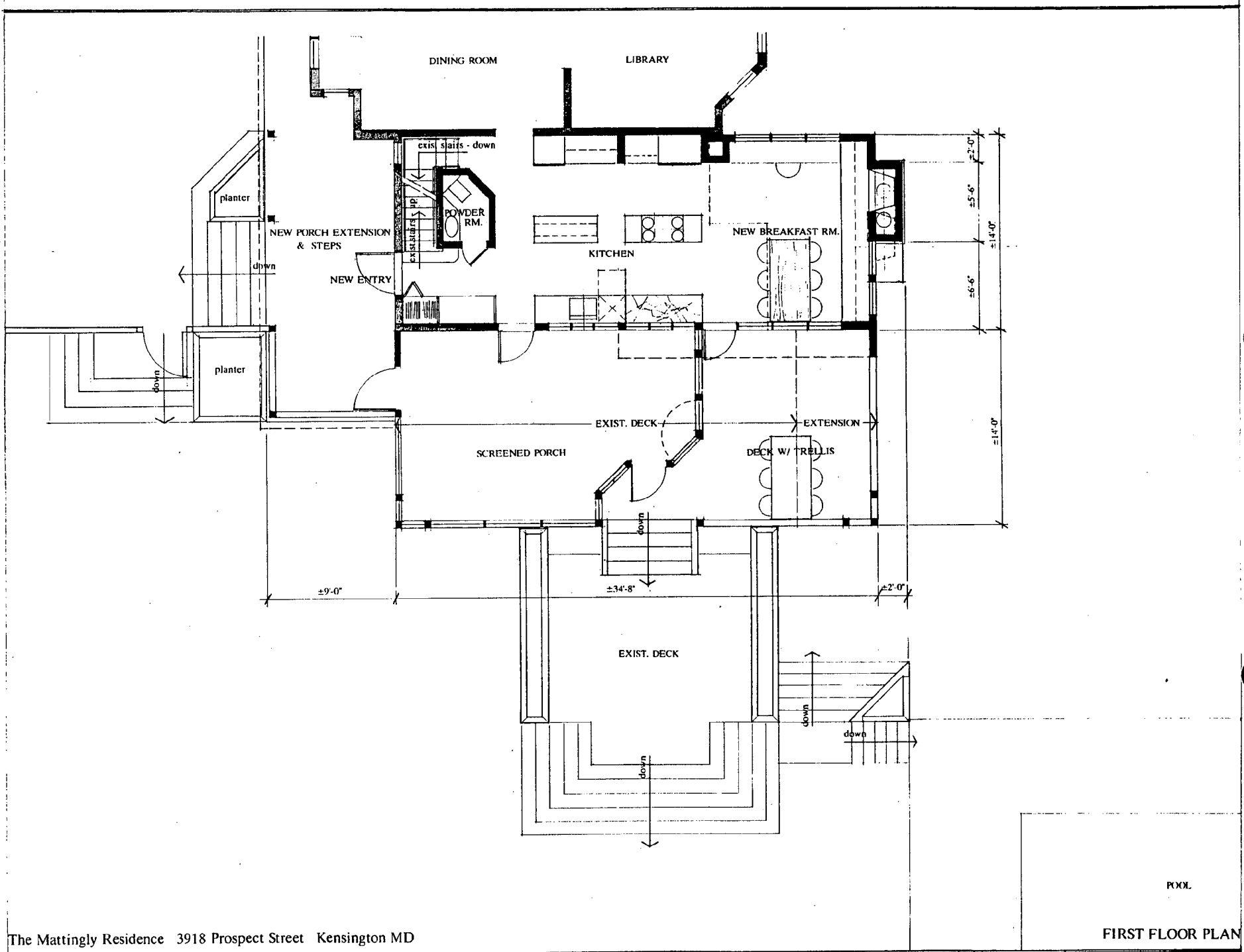


The Mattingly Residence 3918 Prospect Street Kensington MD

Walter Borck Associates, Architects 4833 Alton Place NW Washington DC 20016 202.966.6337

BASEMENT FLOOR PLAN

July 21, 1991 1/4" Scale

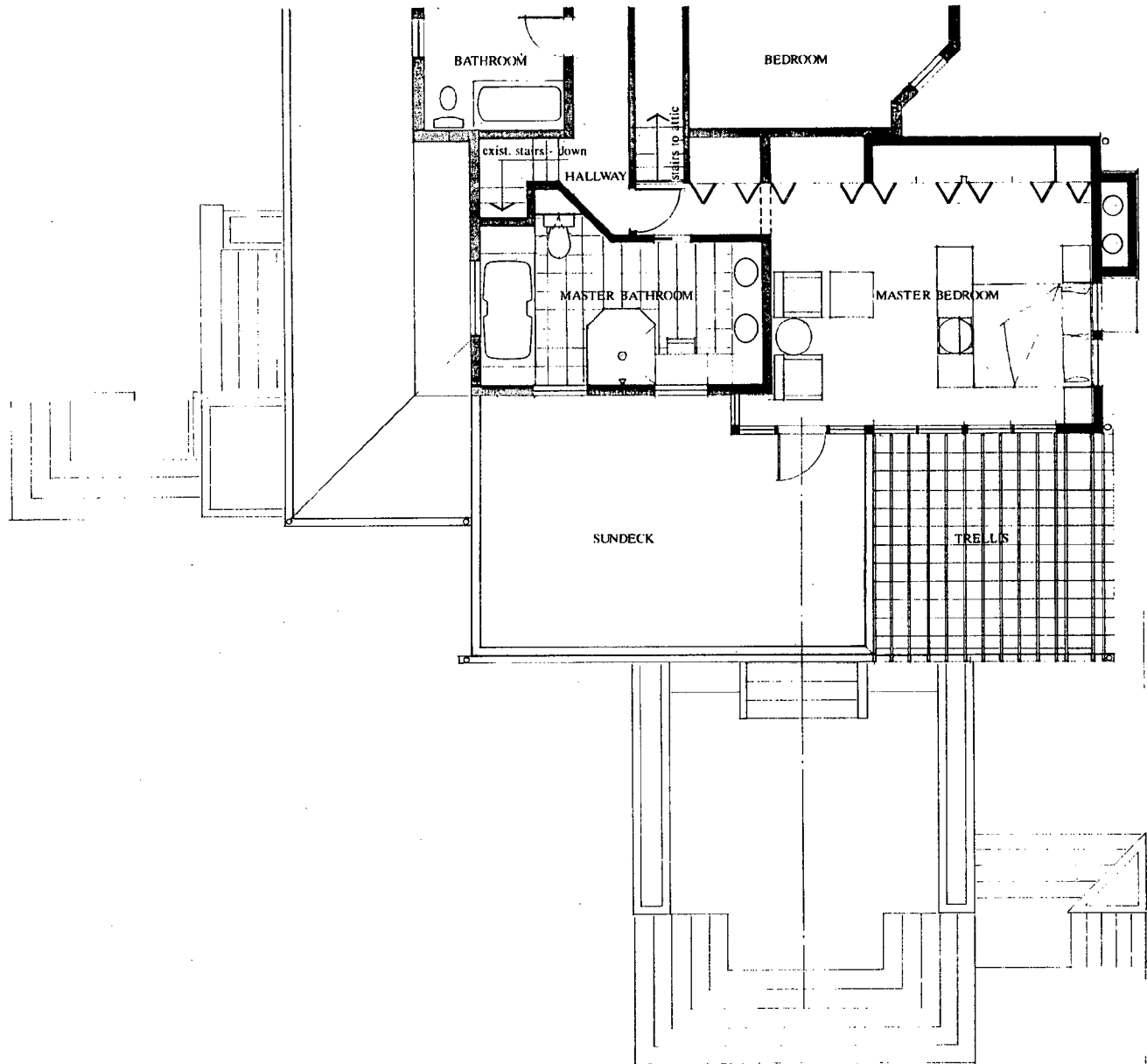


The Mattingly Residence 3918 Prospect Street Kensington MD

Walter Borek Associates, Architects 4833 Alton Place NW Washington DC 20016 202.966.6337

FIRST FLOOR PLAN

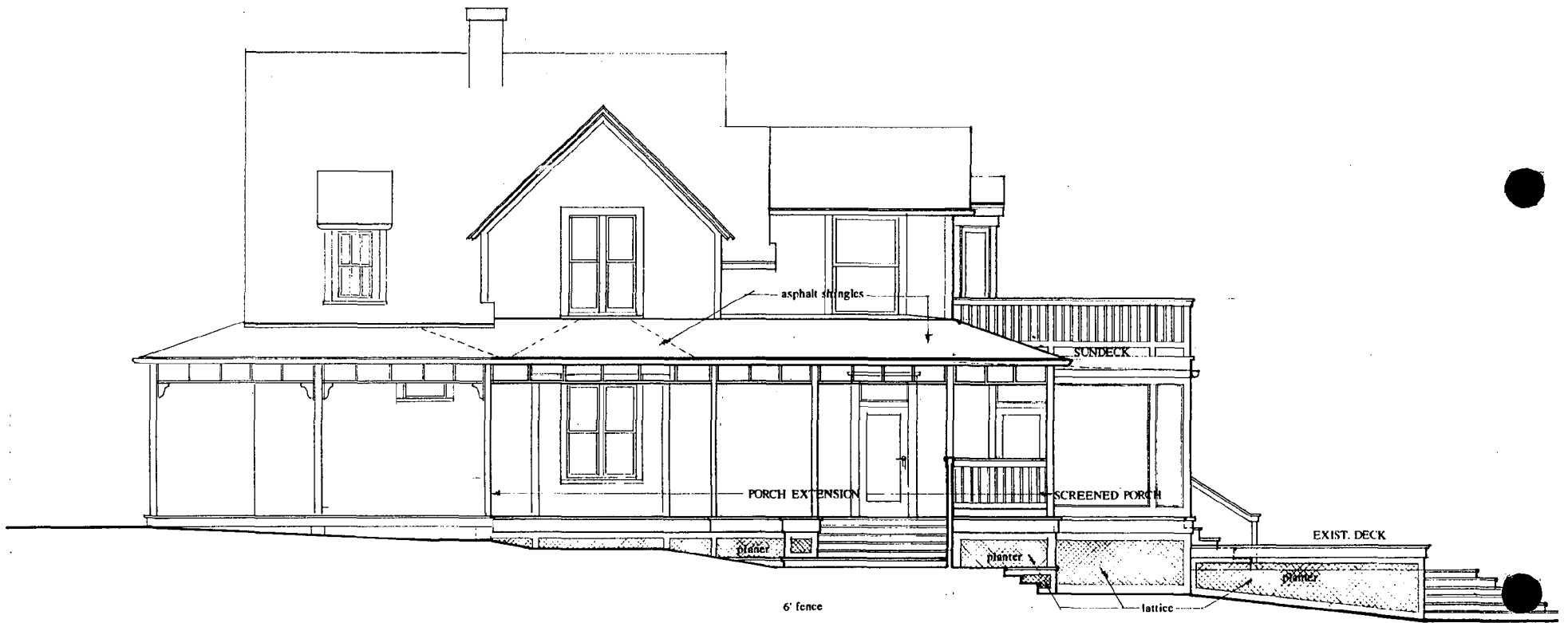
July 21, 1991 1/4" Scale





The Mattingly Residence · 3918 Prospect Street · Kensington MD

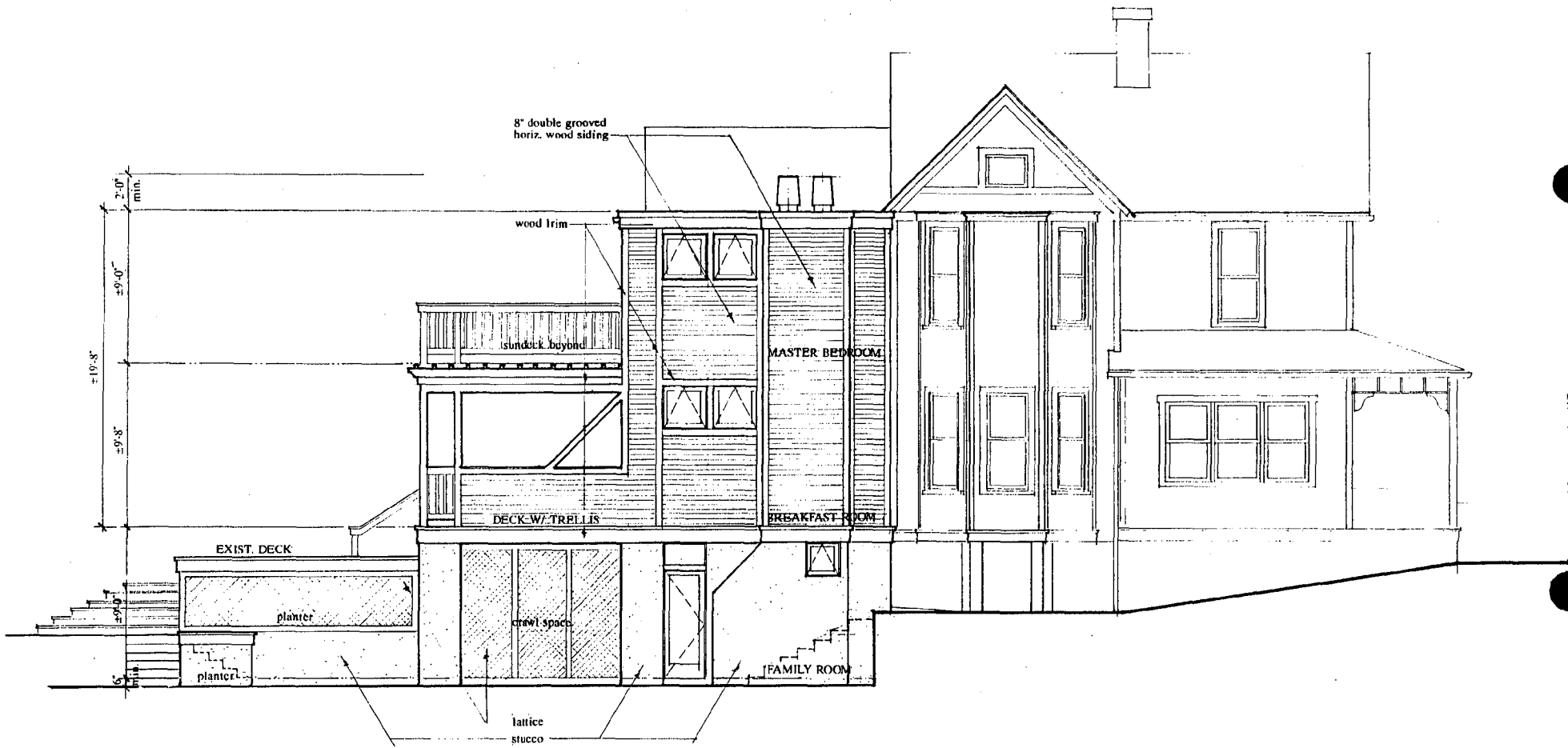
NORTH ELEVATION



The Mattingly Residence 3918 Prospect Street Kensington MD

WEST ELEVATION





The Mattingly Residence 3918 Prospect Street Kensington MD

Walter Borek Associates, Architects 4833 Alton Place NW Washington DC 20016 202.966.6337

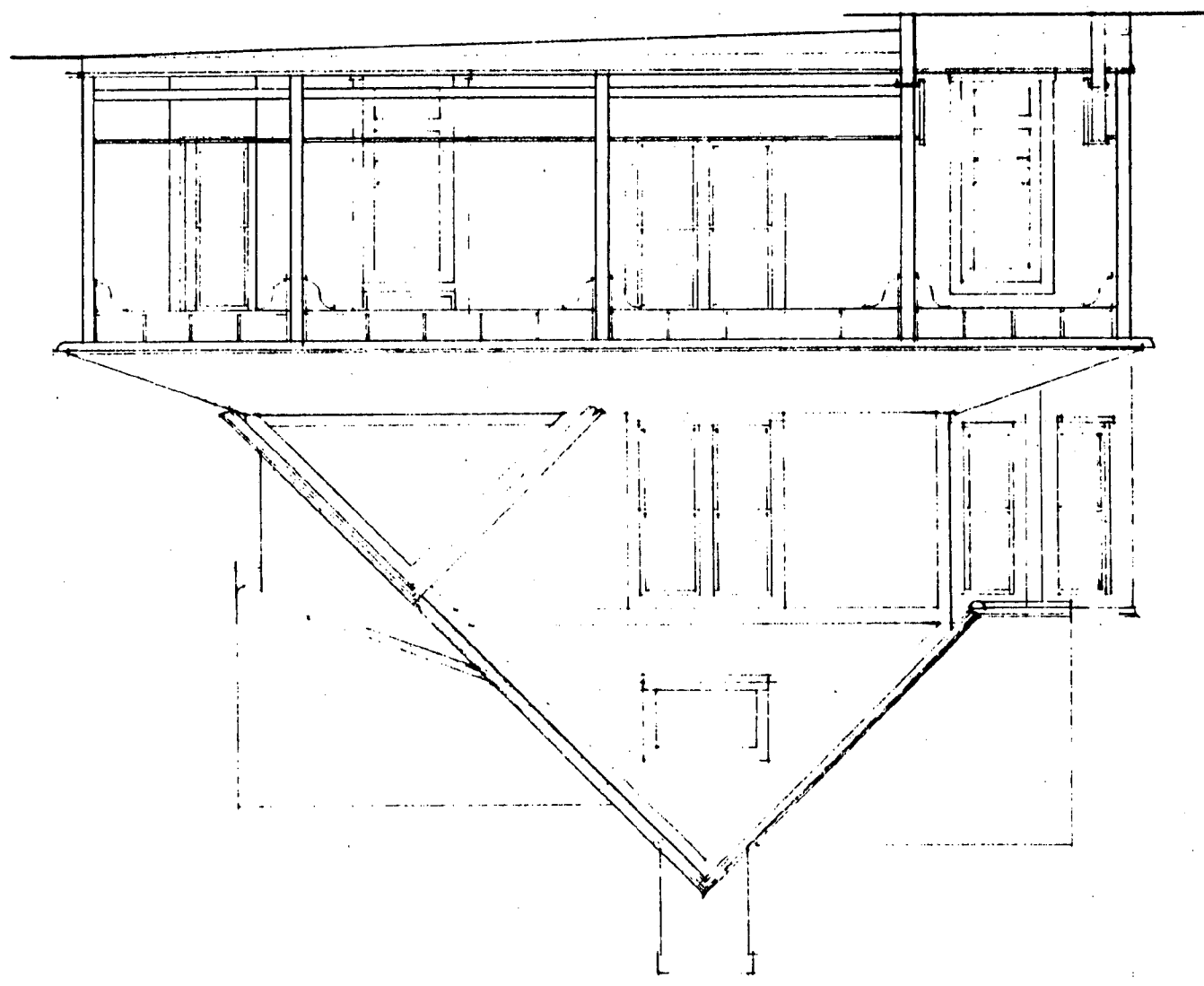
EAST ELEVATION

July 21, 1991 1/4" Scale

1970  
SOUTH ELEVATION - EXISTING

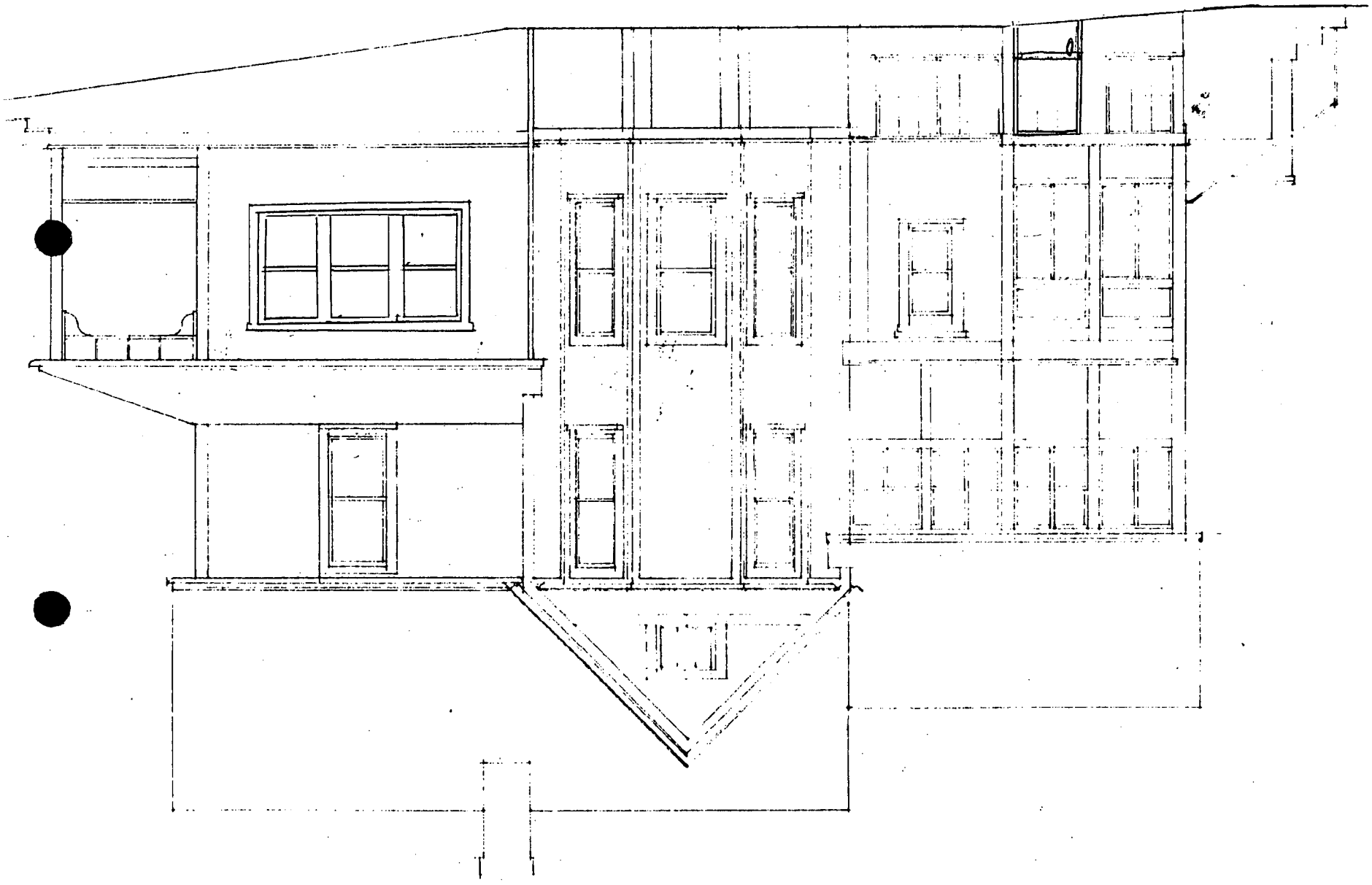
1  
9

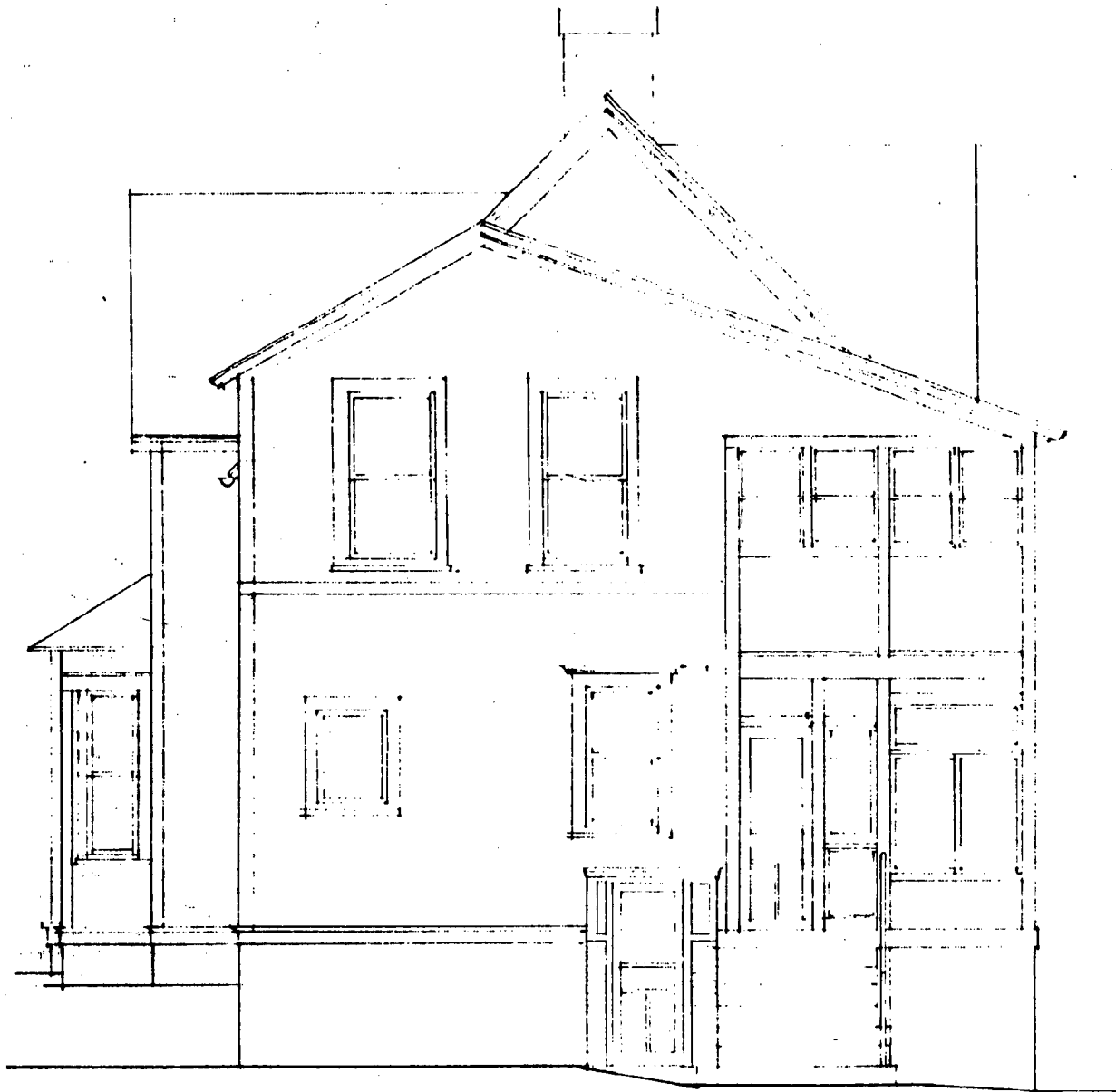
NORTH





4 EAST ELEVATION - EXISTING



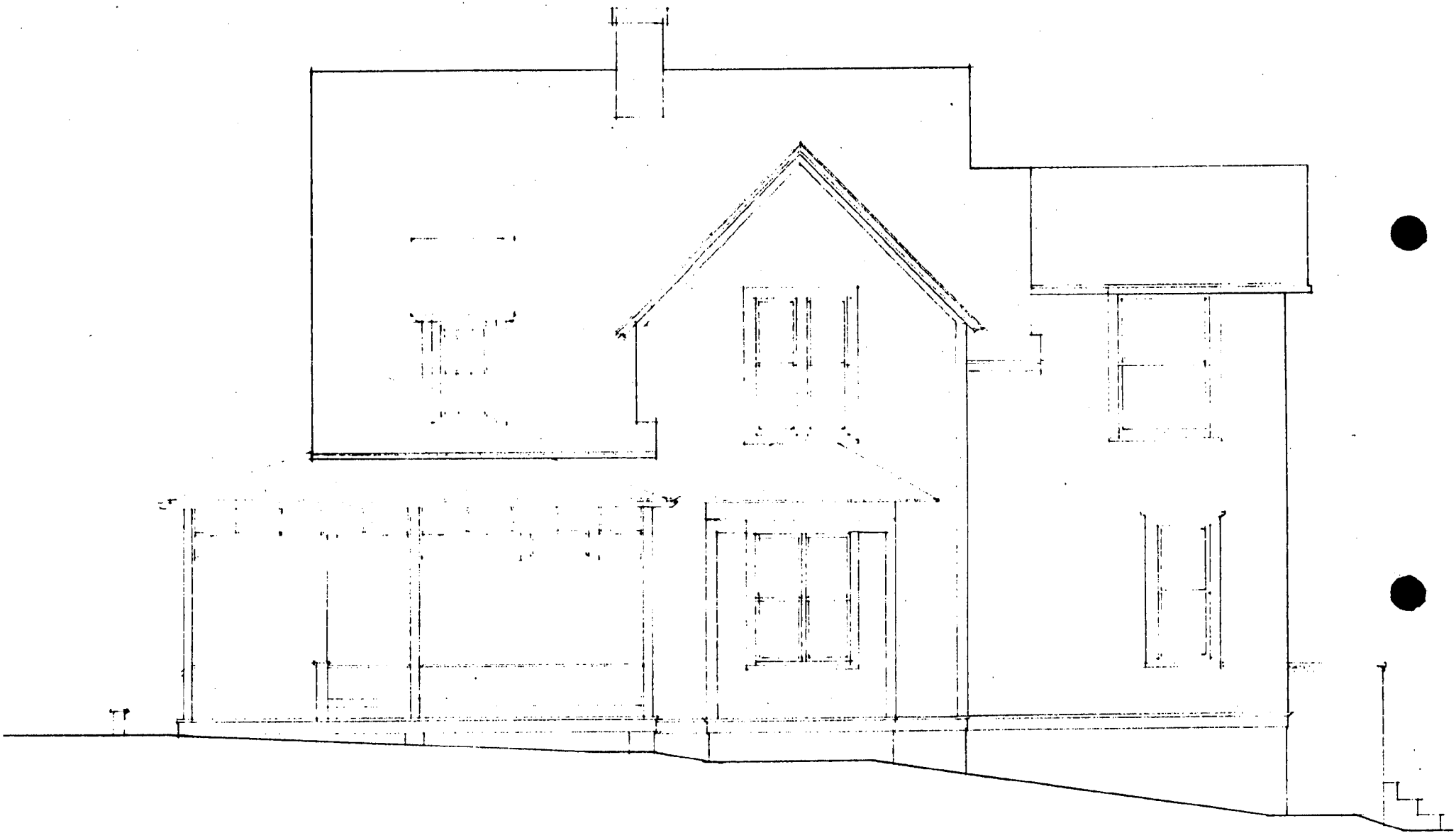


SOUTH

~~NORTH~~ ELEVATION - Existing - without deck

1/4" = 1'-0"

3  
2



WEST ELEVATION - Existing

1/4" = 1'-0"

THE AMENDMENT  
KENSINGTON HISTORIC DISTRICT  
Atlas #31/6

The purpose of the following amendment is to designate the Kensington Historic District as delineated in Figure 3 on the Master Plan for Historic Preservation thereby extending to the area the protection of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Finding of Historical & Architectural Significance

The town of Kensington began as a small crossroads settlement along the Bladensburg Turnpike, an early market road between the County's major north/south route, Old Georgetown Road, and the port of Bladensburg on the Anacostia River in Prince George's County. When the B&O Railroad was built in 1873, the crossroads settlement became known as Knowles Station, named after the major land holding family in the area.

By 1890, Knowles Station had developed into a village of several hundred people most of whom were living north of the railroad. In that year, Washington financier, Brainard H. Warner purchased and subdivided property to the south and southwest of the railroad, naming the area Kensington Park after the famous London suburb. The subdivision was designed in the Victorian manner with ample sized lots and a curvilinear street pattern.

Warner established his own summer residence and invited his friends to join him in this park-like setting away from the heat and congestion of Washington. It is this concentration of Victorian period, residential structures located in the center of the town which constitutes the core of the historic district.

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.

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## Ordinance Criteria & District Guideline Values

The Kensington Historic District specifically meets criteria: 1a and 2a of the Ordinance which states:

"1. Historical and Cultural Significance:

The historic resource:

- a. has character, interest or value as part of the development, heritage or cultural characteristics of the County, State or nation.

2. Architectural and Design Significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction."

### District Boundaries

The Kensington Historic District is wholly located within the Town of Kensington. The district includes residential sections along both sides of Connecticut Avenue, the commercial area along Howard Avenue, and also incorporates a northern annex of period structures along the east side of St. Paul Street. The general outline of the district is shown in Figure 3. However, the district also specifically excludes properties within a sub-area as shown in Figure 4, leaving only the right-of-ways in that subarea as part of the Kensington Historic District.

## IMPLEMENTATION

### Historic Area Work Permit Process

As noted earlier, once designated on the Master Plan, significant changes to resources within a historic district must be reviewed by the Historic Preservation Commission and a historic area work permit issued under Sections 24A-6, 7, and 8 of the Historic Preservation Ordinance.

The Historic Preservation Commission has developed Guidelines to assist individuals wishing to nominate potential Districts and individual property owners within designated Districts. The general philosophy of these Guidelines is that Historic Districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts, not only can vernacular architecture and important settings be protected, but working farms can be sustained to

provide close to market produce, and rural villages retained to provide local small-scale goods and services.

According to the Guidelines, a Historic District as identified, and if approved for inclusion in the County's Master Plan for Historic Preservation, shall consist of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources of the District.

In regard to the properties identified as secondary resources--that is visually contributing but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the District.

#### Local Advisory Committees

The Guidelines encourage the establishment of local advisory committees for District supervision where appropriate, e.g., local municipalities may wish to appoint such committees for Historic Districts lying within their jurisdiction. The committees' work can include development of local design review guidelines which set a standard for physical changes which can be made in the District. They also monitor design activities in their Districts for the County Commission. Local guidelines may be based on the Design Guidelines Handbook, and are subject to the approval of the Commission.

#### Preservation Incentives

Appendix A of the Master Plan for Historic Preservation outlines a number of federal and state incentives for designated historic properties including tax credits, tax benefits possible through the granting of easements on historic properties and outright grant or low interest loan programs.

In addition to these federal and state incentives, the Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to properties designated on the Master Plan for Historic Preservation either individually or as recognized resources within a designated Historic District. (Chapter 52, Art. VI.)


The Montgomery County Historic Preservation Commission, together with the County's Department of Finance, administers the tax credit. Information concerning the eligibility requirements and application procedures for the credit is available through the Preservation Commission at 251-2799. 4




Figure 4


# LOCAL KENSINGTON HISTORIC DISTRICT #31/6

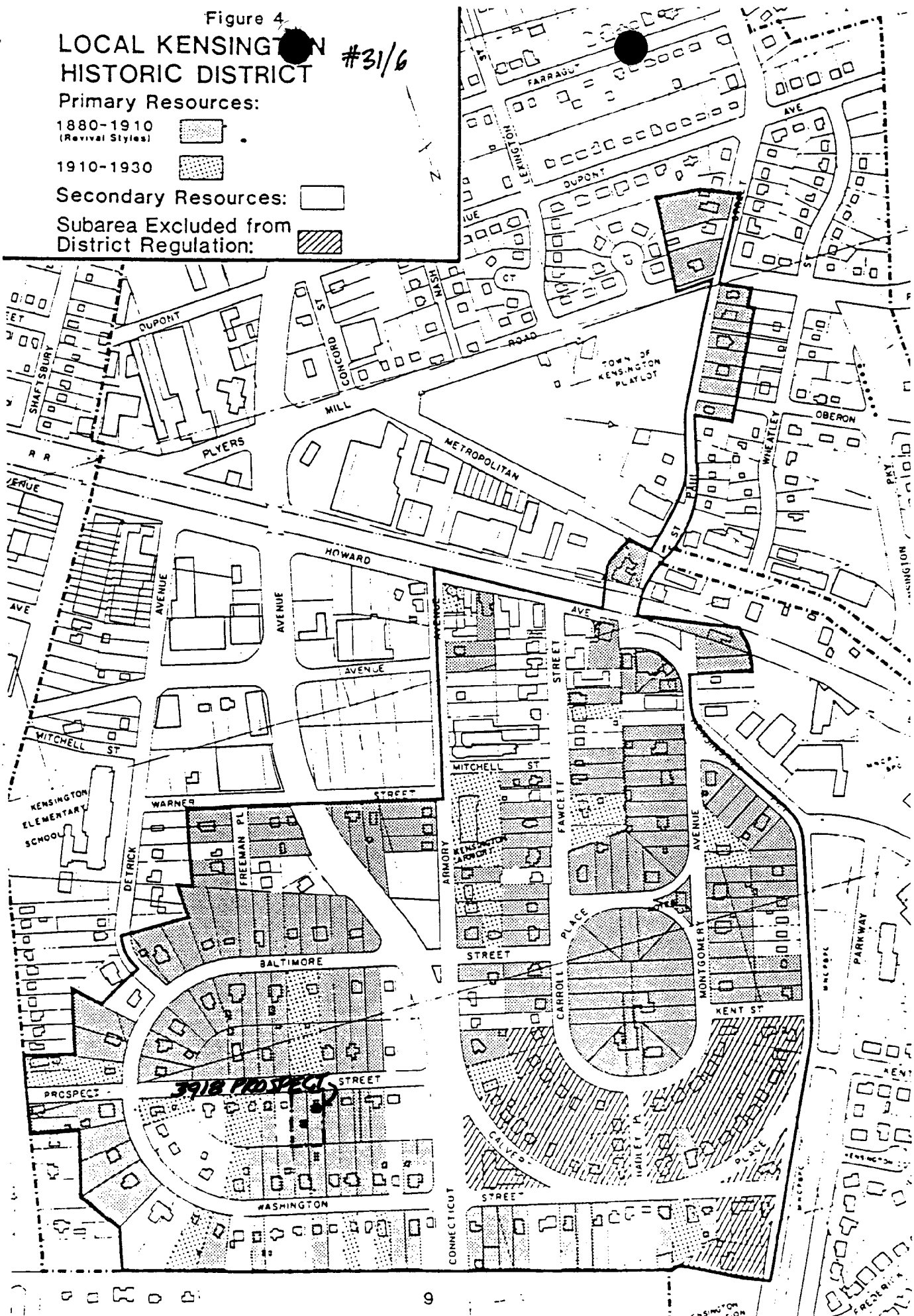
## Primary Resources:

1880-1910 (Revival Styles) 

1910-1930 

Secondary Resources: 

Subarea Excluded from District Regulation: 



**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants  
*R. SCOTT AND DORIS G. MATTINGLY*

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: *JULY 29, 1991*

SUBJECT: Historic Preservation Commission Review of HAWP  
Application  
*3918 PROSPECT STREET*

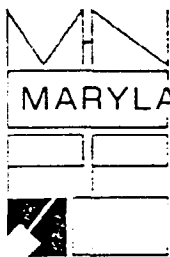
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The Historic Preservation Commission has received the Historic Area Work Permit (HAWP) application which you filed on your property.

The Historic Preservation Commission will consider your HAWP application at their regular meeting on *AUGUST 14*. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland. The meeting will begin at *8:00 PM*.

You are encouraged to attend this meeting so that the Historic Preservation Commission can discuss your application with you. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.

hawpdate



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: DR. RAY SHULMAN Chairman  
KENSINGTON Local Advisory Panel

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

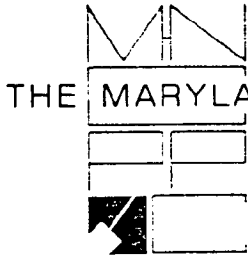
DATE: JULY 29, 1991

SUBJECT: Historic Area Work Permit Application

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The attached application by R. SCOTT AND MORIS G. MATTINGLY  
for a Historic Area Work Permit at 3918 PROSPECT STREET  
is being forwarded for review and comment by the Local Advisory  
Panel. If the Panel would like written comments to be included in  
the Historic Preservation Commission's pre-meeting packet, they  
should be received at our office by no later than AUGUST 6  
before 5:00 p.m. Otherwise, verbal and/or written comments may be  
presented at the Commission meeting scheduled for AUGUST 14.

lapxmit1



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Interested Property Owners

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: JULY 29, 1991

SUBJECT: Historic Preservation Commission Review of HAWP  
Application

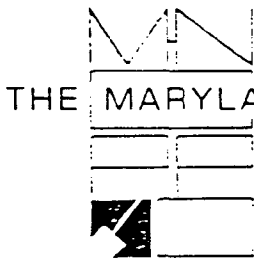
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The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application on a property in your neighborhood. The application affects the property at 3918 PROSPECT STREET and briefly involves DEMOLITION OF 2-STORY ENCLOSED PORCH AND GARAGE, CONSTRUCTION OF 14'X14' 3-STORY ADDITION, AND SCREENING OF PORTION OF EXISTING DECK WITH SUNDECK ABOVE.

The complete HAWP application is available for inspection at the Maryland-National Capital Park and Planning Commission offices at 8787 Georgia Avenue, Silver Spring, Maryland, 20910.

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You are welcome to attend this meeting so that the Historic Preservation Commission can obtain your input on this issue. In addition, you can submit written comments to the Historic Preservation Commission at the address listed above. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Interested Property Owners  
*TED AND MARIE ROSCHE*

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: *JULY 29, 1991*

SUBJECT: Historic Preservation Commission Review of HAWP  
Application

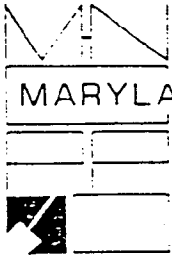
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Interested Property Owners  
*MR. AND MRS. REIDEL*

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: *JULY 29, 1991*

SUBJECT: Historic Preservation Commission Review of HAWP  
Application

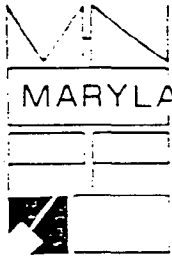
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MEMORANDUM

TO: Interested Property Owners  
*MR. AND MRS. KNECHT*

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: *JULY 29, 1991*

SUBJECT: Historic Preservation Commission Review of HAWP  
Application

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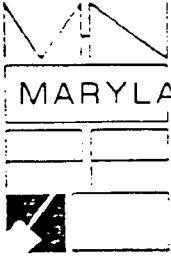
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



MEMORANDUM

TO: Interested Property Owners  
*JOHN AND VIVIAN O'NEILL*

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: *JULY 29, 1991*

SUBJECT: Historic Preservation Commission Review of HAWP  
Application

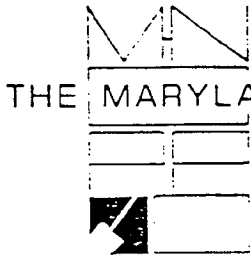
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
3787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Interested Property Owners  
*PETER BERKHOLTZ*

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: *JULY 29, 1991*

SUBJECT: Historic Preservation Commission Review of HAWP  
Application

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