

4010 Prospect Street PRELIM
Kensington Historic District

APR 11 2006
HASTINGS



structure, the current proposal does nothing to assuage Historic Preservation Commission concerns that the historic house would be abandoned, rather than improved, were the developer to succeed in selling lot 59 separately.

The Vision of Kensington guidelines, used by the Historic Preservation Commission to inform its decisions regarding historic properties in Kensington, notes that land contiguous to a structure and historically part of that structure --and which is being used by the owner of the property--is not, functionally, vacant land. The existing side yard complements this historic structure, and the house and its environmental setting contribute, in turn, to the character of the historic district. There are four mature trees on lot 59 alone which tower high above the house. Until very recently, there were mature gardens as well, but these have already been demolished by the developer.

In conclusion, we, the undersigned, assert the following:

1. That this property is one of the oldest historic structures in Kensington.
2. That the property is situated at the southwestern entry point into the Town as well as the Historic District. As such, the prominence of the house and its location on a spacious double lot, typical of the naturalistic setting in which Kensington's oldest homes were built, makes this property important as a gateway into Historic Kensington.
3. That the seventy+-year old addition
 - Contributes to the character of the original house;
 - Qualifies (per the "50+ years old" standard for historic designation) as "historically significant"; and existed at the time of the Kensington Historic District designation.

If a second house were permitted on lot 59, it would:

1. Destroy the essential character of the original house by drastically altering its environmental setting;
2. Disrupt a well-established, historic building pattern in which the open landscape is dotted with houses surrounded by mature trees and gardens; and
3. Affect the entire historic district adversely by obliterating the historic setting of a highly visible and prominent historic property located at a major gateway into the Town and its Historic District.
- 4.
5. Mr. Cosgrove has advertised and recently sold the property as a two-lot parcel. According to the 5/27/04 Historic Preservation Commission Memorandum and accompanying 6/9/04 Agenda, Mr. Felix Ayala is now asking the Historic Preservation Commission for a Preliminary Consultation on a proposal that appears to be similar to the one made by Mr. Cosgrove in February 2004. We, and the other 29 additional Kensington residents (signatures attached), request that the Historic Preservation Commission deny any owner permission to demolish the historic addition and/or compromise the existing environmental setting by destroying mature trees and the old garage on this gateway property. Further, we urge the Historic Preservation Commission to limit development of this property to restoration and/or expansion of the existing structure consistent with previous Historic Preservation Commission approvals for property improvements throughout the District.

Sincerely,

Margaret and James Cooper

cc:

Lynn Raufaste, Mayor
Town of Kensington
3710 Mitchell St.
Kensington, Md. 20895

Naru, Michele

From: james cooper [jrcooper_99@yahoo.com]
Sent: Monday, June 21, 2004 12:50 PM
To: Naru, Michele
Cc: hcw933@juno.com
Subject: RE: 4010 Prospect Street

Michele,

my comments and those of 29 other kensinton residents are delineated in the letter we sent to Comm. O'Malley {copy attached} .

We, and the other 29 additional Kensington residents (signatures attached), requested that the Historic Preservation Commission deny any owner permission to demolish the historic addition and/or compromise the existing environmental setting by destroying mature trees and the old garage on this gateway property. Further, we urge the Historic Preservation Commission to limit development of this property to restoration and/or expansion of the existing structure consistent with previous Historic Preservation Commission approvals for property improvements throughout the District.

As stated in the letter--Our request to the HPC was based on our belief:

That this property is one of the oldest historic structures in Kensington.

That the property is situated at the southwestern entry point into the Town as well as the Historic District. As such, the prominence of the house and its location on a spacious double lot, typical of the naturalistic setting in which Kensington's oldest homes were built, makes this property important as a gateway into Historic Kensington.

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Disrupt a well-established, historic building pattern in which the open landscape is dotted with houses surrounded by mature trees and gardens; and

Affect the entire historic district adversely by obliterating the historic setting of a highly visible and prominent historic property located at a major gateway into the Town and its Historic District.

Thus, I hope there is no compromise with the fundamentals of the Historic Designation. If the developer is permitted to demolish an existing historic structure and surrounding garden space so that he can "in

6/21/2004

fill" , the Kensington Vision will soon start on the slippery slope toward blindness.

The house will get "rehabilitated" once the HPC reaffirms the Kensington Vision and the importance of this gateway property.

Please keep me informed once you get new info.

Thanks

jrc

"Naru, Michele" <Michele.Naru@mncppc-mc.org> wrote:

I think that the owner has directed the architect to draft a plan whereby the main house is completely rehabilitated without any additions and the new house is constructed on the adjacent lot and covenants are placed on both lots forbidding future additions to both houses. We pick up the next batch of HAWPs on Thursday.....so I will know for sure then if that is what they are submitting. This might be a good compromise - otherwise I am afraid that we might never see this house rehabilitated. Let me know your thoughts.

Michele

Michele Naru, Historic Preservation Planner
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.naru@mncppc.org
www.mncppc.org

-----Original Message-----

From: james cooper [mailto:jrcoper_99@yahoo.com]

Sent: Friday, June 18, 2004 2:26 PM

To: Naru, Michele

Subject: Re: 4010 Prospect Street

Michele

On your return I hope Abby shared the letter my wife and I sent along with 29 other kensington residents -was sent to all the Commisioners before the mtg. I wasn't able to attend the preliminary 6/9 meeting --my daughter graduated from High school that evening. would be interested in your assessment of the meeting and the next steps likely in this process.

thanks

jrc

"Naru, Michele" <Michele.Naru@mncppc-mc.org> wrote:

| FYI

We received a preliminary consultation for 4010 Prospect Street. This is a new owner that bought it from Mr. Cosgrove. The proposal includes demolishing the side addition and existing garage, rehabilitating the existing house and adding a rear addition. The proposal also includes the construction of a new house on the adjacent lot (matching the Baltimore Street house) and two new detached garages.

Michele

Michele Naru, Historic Preservation Planner
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.naru@mncppc.org
www.mncppc.org

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<http://mail.yahoo.com>

Do you Yahoo!?

New and Improved Yahoo! Mail - Send 10MB messages!

Ilmari Amaya for alterations at 7140 Carroll Avenue, Takoma Park (HPC Case No. 37/03-04DD)(Takoma Park Historic District).

Ilmari Amaya for alterations at 7142 Carroll Avenue, Takoma Park (HPC Case No. 37/03-04EE)(Takoma Park Historic District).

INARY CONSULTATIONS - 9:30 p.m. in MRO Auditorium

Ilmari Amaya for demolition, addition and new house construction at 4010 Prospect Street, Kensington (Kensington Historic District).

IS
May 12, 2004

① Kim
② Jeff

BUSINESS


Commission Items

Staff Items

GOVERNMENT


n.doc

Fuller - 30' addition can go
Concerns about addition to
hist house (long face on Prospect
new use nice
overall development is bad
for hist house
would be okay if there was no
addition to hist house

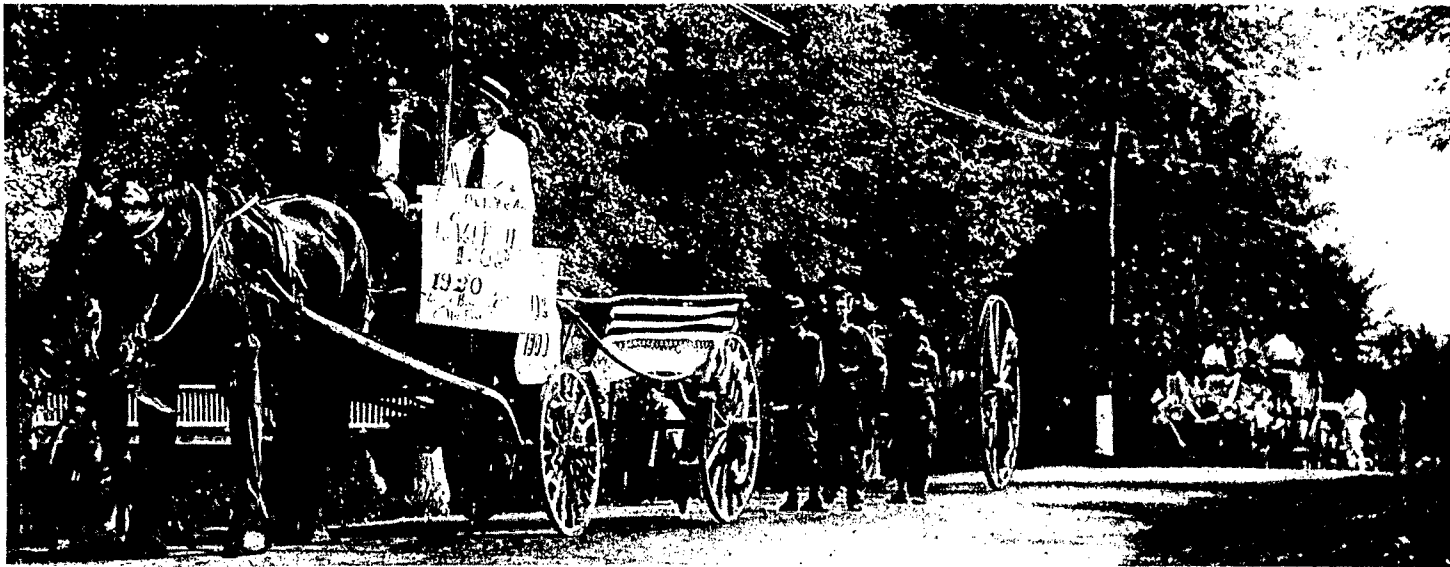
Breslin - primary focus on old house
successful addition would need
→ or not addition  to cross
lot line

Caroline - see
previous

Julie -
opposed to
situation
that would
end up w/
another house

 David Kelly
re: stopping
the move

Kim - Addition to rear, not ~~to~~ along Prospect
David - additional info on history very
important
Nancy - remove addition okay but open space
important



His Pictures Help Us See the Way It Was



Malcolm Walter, Photographer

Most any day if you knock on Malcolm Walter's door on Prospect Street, Kensington, you'll find him doing what he's loved doing most for more than 70 years: looking at pictures. Now it's mostly television. But from 1915 until about 1934, Walter may have been the busiest photographer in Montgomery County. And historians and writers still come to search his collection for illustrations to use in books and calendars.

With help from his wife Elizabeth, Walter is always glad to oblige. "I enjoy showing off my pictures," he says. "They help people see the way it was. And besides," he chuckles, "I never took a bad picture."

The Walter house is intimately linked to his long career. Built by his father in 1890, Malcolm was born in an upstairs bedroom October 25, 1894. As a young carpenter working for his father, Walter was proud of the houses his father built in Kensington and Garrett Park. But he had this good friend, Henry de Albert, who was into photography and part owner of a photographic supply company at 815 10th Street in NW D.C. Somehow the excitement of taking pictures made carpentry seem second best.

"It started out as a hobby," Walter recalls, "but before long it seemed I was too busy taking pictures to have time for carpentry."

He thinks he took his first picture early in 1915. By that time he had acquired a bellows camera that took 8 by 10 inch pictures. Equipped with Wallensac lenses, Walter would set up on a tripod. He covered the camera with a black cloth and got underneath it to focus. The film came

mounted in a holder covered with a slide. When he was ready to take the picture, Walter removed the slide, exposing the film, then replaced the slide before removing the film holder. He lugged everything home where he developed the film and printed his pictures.

"I was paid fifty cents for an 8 by 10 print in those days," he recalls. "Later on sometimes you could get as much as a dollar for a print."

Walter says people got to know about his skills largely by word of mouth. The Kensington Volunteer Fire Department, for example, would commission him to make a picture of its latest equipment. Somebody up in Gaithersburg would see it and call for a picture. Progress pictures for building contractors were also in demand.

One day in 1928 a young man brought his pretty date to the Walter house to have her picture taken. She posed in the living room, where Malcolm had his studio. "I took her picture," Walter laughs, "but I also took her away from her boy friend." This year Malcolm and Elizabeth, with the help of two children, five grandchildren, and three great grandchildren, will observe their 58th wedding anniversary. All their married years have been in the Prospect Street house.

One of Walter's last big jobs as a photographer was taking Bethesda Chevy Chase High School's first yearbook pictures in 1932. Like many others during the depression, Walter's business was hard pressed. With the responsibility of a growing family, he accepted a position with the Washington Loan and Trust Company which was later absorbed into the Riggs National Bank. He worked there until his 1959 retirement.

Top of page: Kensington's Volunteer Fire Department in 1920 parade. Photo courtesy of Malcolm Walter.



One House - One Family. Robert Bruce Walter (b. 1860) was a carpenter by trade. He built several homes in Kensington including 10304 and 10311 Summit Avenue, as well as 3908 and 3917 Baltimore Street. Robert Walter purchased three lots from B.H. Warner and in 1891 built himself a home and several outbuildings, including a "meat house." For over one hundred years, this house at 4010 Prospect Street has been the Walter home. Malcolm Walter (1894-1993), Robert's son, lived his entire life in the family home. Malcolm became a commercial photographer and ran this business from his home between 1918 and 1934. It was through photography that he met his wife Elizabeth when she came to him to have her picture taken. After marrying in 1930, they lived in an apartment in the house with his parents. Malcolm Walter is well known for his photography work which gives us a glimpse of the businesses, families and activities of the twenties in Montgomery County. He followed photography with a career as a banker. He and his wife raised two children in the house, and until 1950 he ran a framing business out of his home with his son, Bruce. At 93, Elizabeth Walter still enjoys living at 4010 Prospect Street. Her daughter and son-in-law, Fran and John Weed, help her maintain the house and the gardens. Among her Kensington memories are those of the horse pulling a small plow to clear the snow off the sidewalks; canning fruit with her neighbors at Kensington Junior High; and the woods across County Road (Summit Avenue) from her home.

Kodak
INKJET PAPER

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Foundation - Flemish Bond Bricks

MAIN HOUSE

- once siding underneath is revealed - (german) siding shadow lines for ^{orig} porch might be visible.
- Grading (increase slope?)
- grading / topo plan needed
- materials list
- on corner lot / the wrap around porch helps to give the house some prominence

New House

- panels on side elev. w/ transom windows --- window detail.
- 4 trees to be removed? what species & size - proposed replacements? (evergreens)

- new construction on vacant lots \rightarrow to be discouraged
- front gable \rightarrow on new house - change -
- emphasize specific character of lot being on edge of district -
- lot coverage numbers

- Baltimore St. House - 10% lot coverage.

lot sign -

- No HAWP until variance received / letter of support
- Kensington Guidelines

- smaller house or eliminate garage.

- small portico on side elevation of main house -

- new house single car garage + decrease footprint of new house -

- new house should be held to guidelines yet it is the edge of the district -
ranch house

Baltimore planked by houses on large lots

Summit - majority of houses mid-zoned - on smaller lots.

HP about staff doesn't feel that all vacant lots should be built on -
this lot lends itself to be built on -

Front porch can be built



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____
 Daytime Phone No.: _____
 Tax Account No.: _____ ACC006 TO DRAWINGS
 Name of Property Owner: Felix Ayala STREET Daytime Phone No.: _____
 Address: 4010 PROSPECT AVE KENSINGTON, MD. 20895
Street Number City State Zip Code
 Contractor: To Be Determined Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: George Myers, GTM ARCHITECTS Daytime Phone No.: 301-942-9062 ext. 13
#8385

LOCATION OF BUILDING/PREMISE

House Number: 4010 Street: PROSPECT ST. LOT 58 ADDITION
 Town/City: KENSINGTON Nearest Cross Street: SUMMIT AVE. LOT 59 NEW HOUSE
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: GARAGES
 1B. Construction cost estimate: \$ To be determined
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height: _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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 of owner or authorized agent

 Date: 5/19/04

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 345097 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING STRUCTURE IS A PRIMARY RESOURCE IN KENSINGTON
HISTORIC DISTRICT. IT IS IN POOR CONDITION.

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

PROPOSAL IS TO RESTORE/RENOVATE EXISTING STRUCTURE, + BUILD
A COMPATIBLE ADDITION. A PREVIOUS ADDITION WILL BE REMOVED,
IN ORDER ~~TO~~ FOR A NEW 1 1/2 STORY HOUSE TO
BE BUILT ON ADJACENT LOT.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way end of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the drieline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

AYALA AND ASSOCIATES

PUBLIC ACCOUNTANTS

May 18, 2004

GTM ARCHITECTS
10415 ARMORY AVENUE
KENSINGTON, MD 20895.
ATTN: GEORGE T. MYERS

Re: List of Neighbors

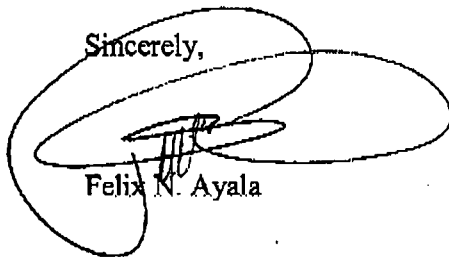
Dear Mr. George Myers:

As follow please fin the list of neighbors on the surroundings of the property (4010 Prospect Street) al though I do not know their names, but hope this is what you need.

- James R Cooper & Margaret O'neill Cooper < 3948 Washington Street (Behind the Lot)
Kensington, MD 20895
- David N. Rubin < 4011 Prospect Street (Side of House) – Side across street
Kensington, MD 20895
- Erica L. Dravin < 10302 Summit Avncue (Front of the House) – Across street
Kensington, MD 20895
- Eric T. & Katherine J. May < 10300 Summit Avenue (Front of the House) – Across street
Kensington, MD 20895
- Phoebe & Michael Bosgs < 10223 Summit Avenue (Side of the House) – Occupant
Kensington, MD 20895

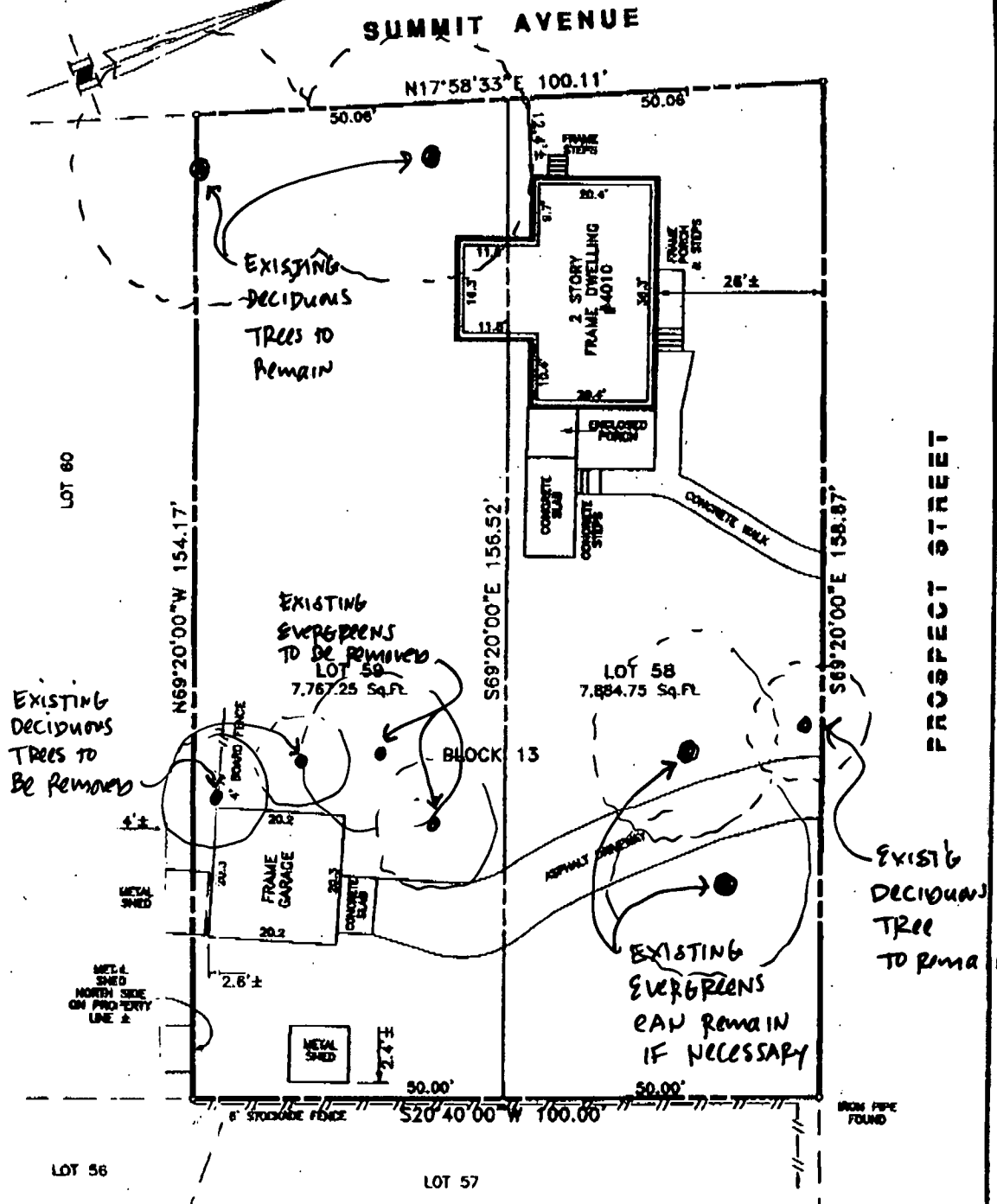
Thank you and good luck on the presentation with the historic board.

Sincerely,



Felix N. Ayala

This property lies within Zone C, area of minimal flooding, as indicated on U.S. Department H.J.D. maps entitled "FIRM Flooding Insurance Rate Map" Montgomery County, Maryland, revised August 5, 1991.



Tree Survey.

NOTE: Distance of property corner markers not guaranteed by this survey. This is NOT a boundary survey.

FOR TITLE PURPOSES ONLY • NO TITLE REPORT FURNISHED
SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD
NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR
OTHER IMPROVEMENTS

LOCATION DRAWING
(DIMENSIONS TO PROPERTY LINE, ACCURACY IS ± 0.1')

SURVEYOR'S CERTIFICATE
I certify that I have carefully surveyed the property shown above described as
LOTS 56 AND 58, BLOCK 13
KENNESAW PARK
as shown in Plat Book _____ at Plat _____ one of the Land Records of
MONTGOMERY County, **MARYLAND**, and unless otherwise shown, there are no encroachments from adjoining properties and that the existing improvements shown have been carefully established by accepted survey practices.

FOWLER ASSOCIATES, INC.
Civil Engineers • Land Surveyors • Planners
255 North Washington Street, Suite 100
Rockville, Maryland 20850
Phone: (301) 762-2377
Fax: (301) 762-3689

STATE OF MARYLAND
GARY MILTON FOWLER, JR.
Professional Land Surveyor
VA #870
10/24/214

TYPE LOCATION DRAWING	
DATE	1/27/03
F.B. WCCO Page	16
Drawn By	GMF
Checked By	
DATE	02/05/03
Record No.	278249

EXISTING HOUSE
LOT 98

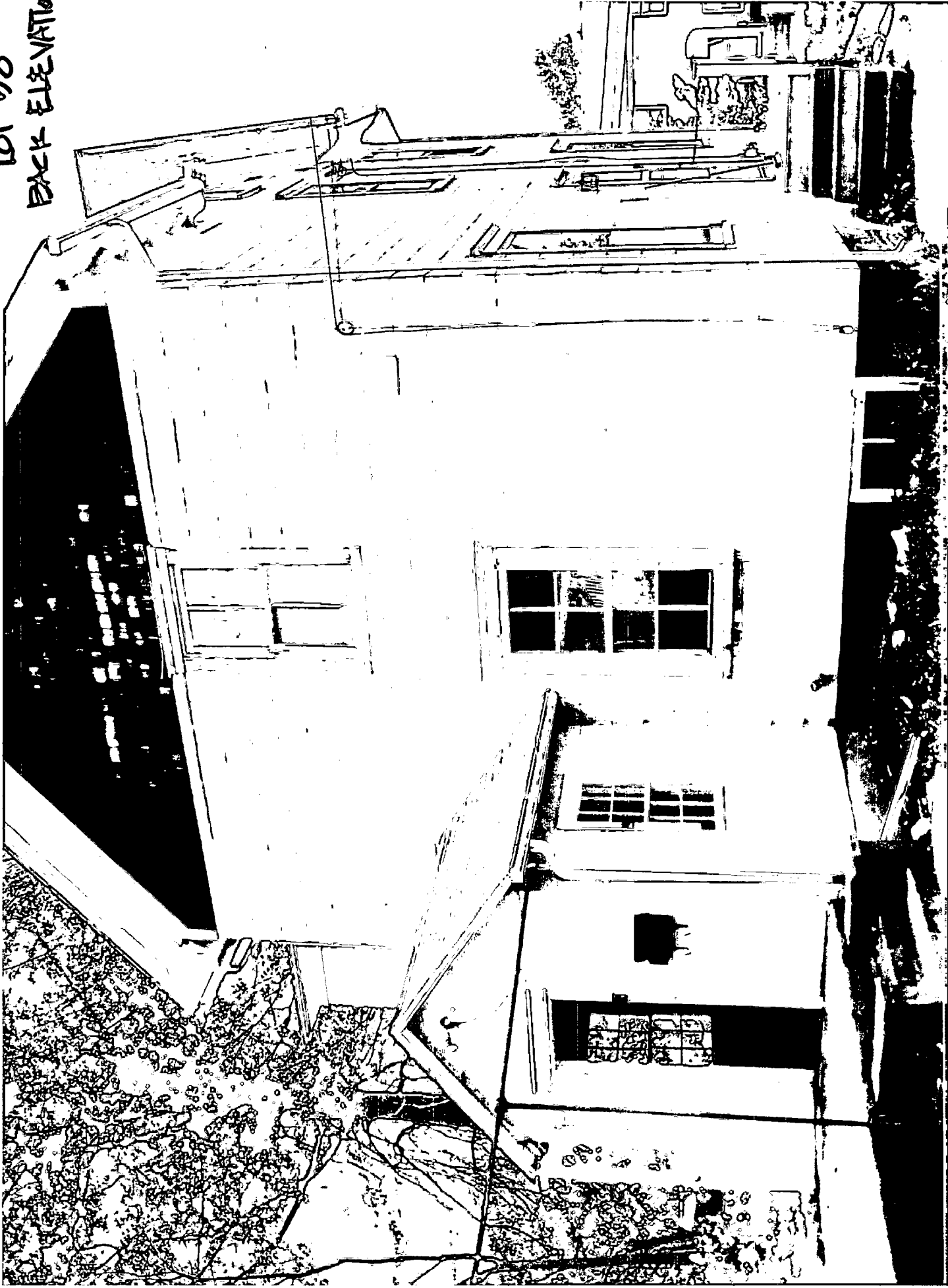
VIEW OF BACK + SIDE



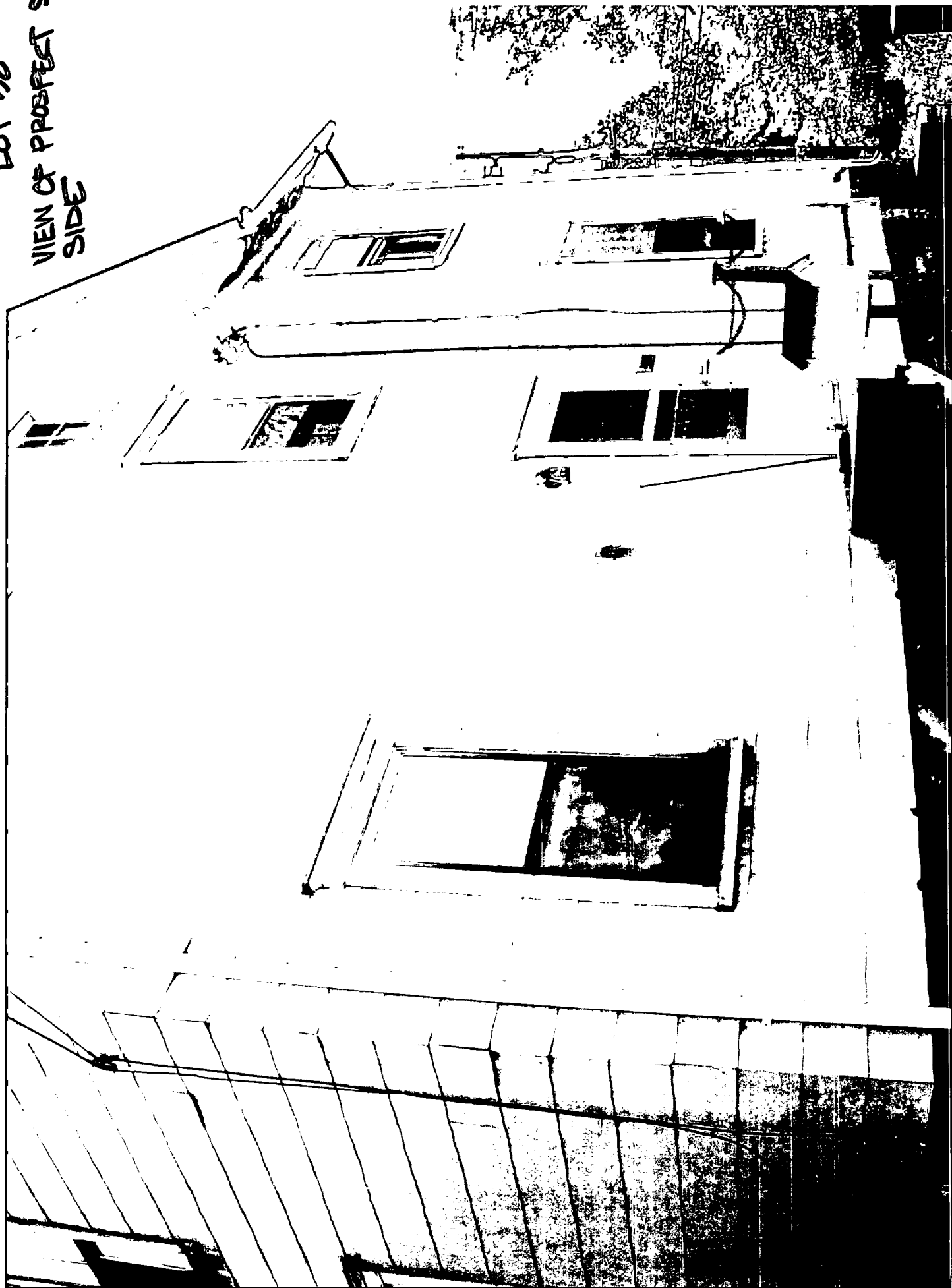
EXISTING HOUSE
LOT 58
BACK ELEVATION



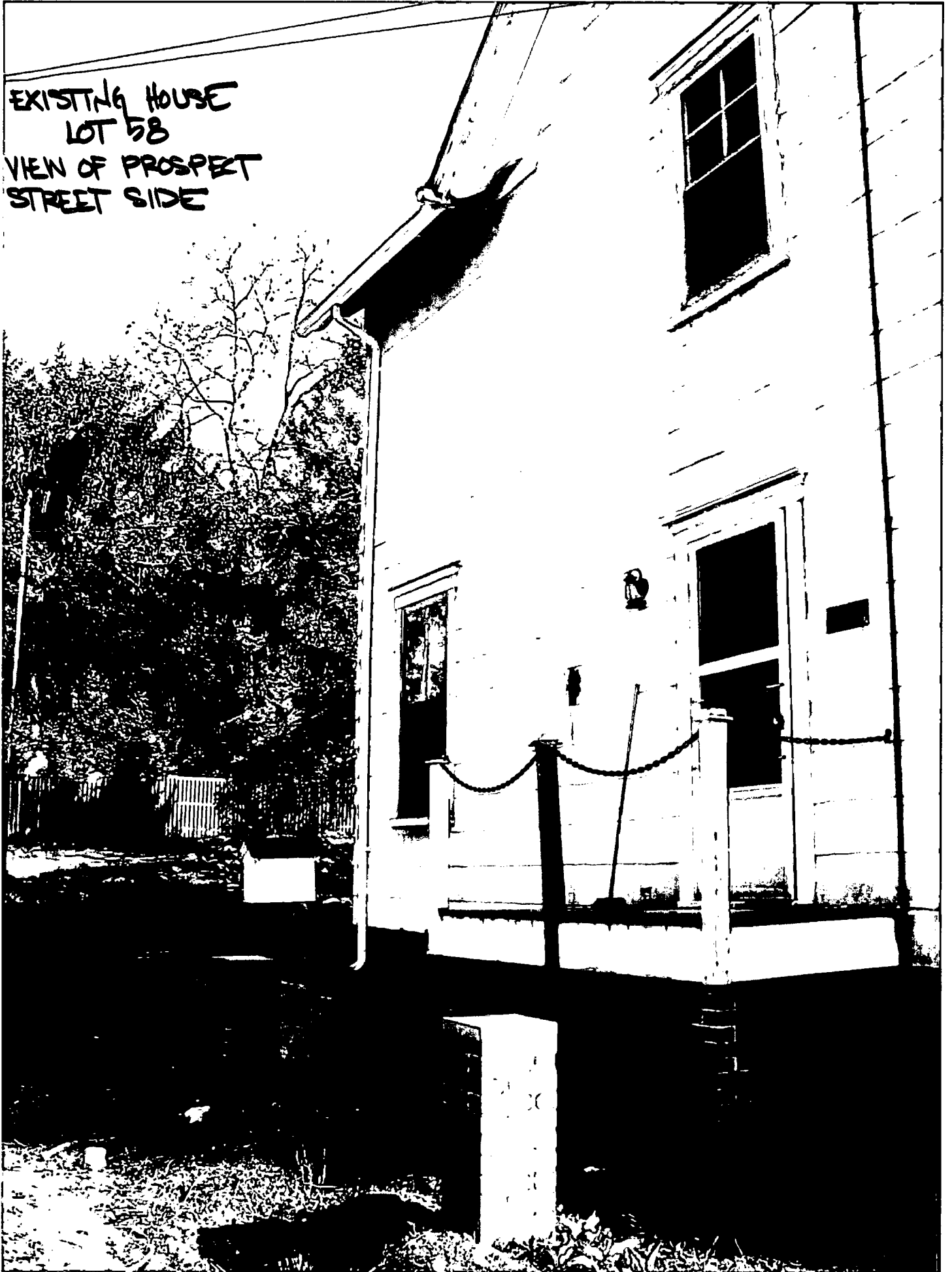
EXISTING HOUSE
LOT 58
BACK ELEVATION



EXISTING HOUSE
LOT 58
VIEW OF PROSPECT ST.
SIDE



EXISTING HOUSE
LOT 58
VIEW OF PROSPECT
STREET SIDE



EXISTING HOUSE, LOT 58, VIEW OF FRONT



EXISTING HOUSE, LOT 58, VIEW OF FRONT & SIDE



EXISTING HOUSE
LOT 58
VIEW OF SIDE

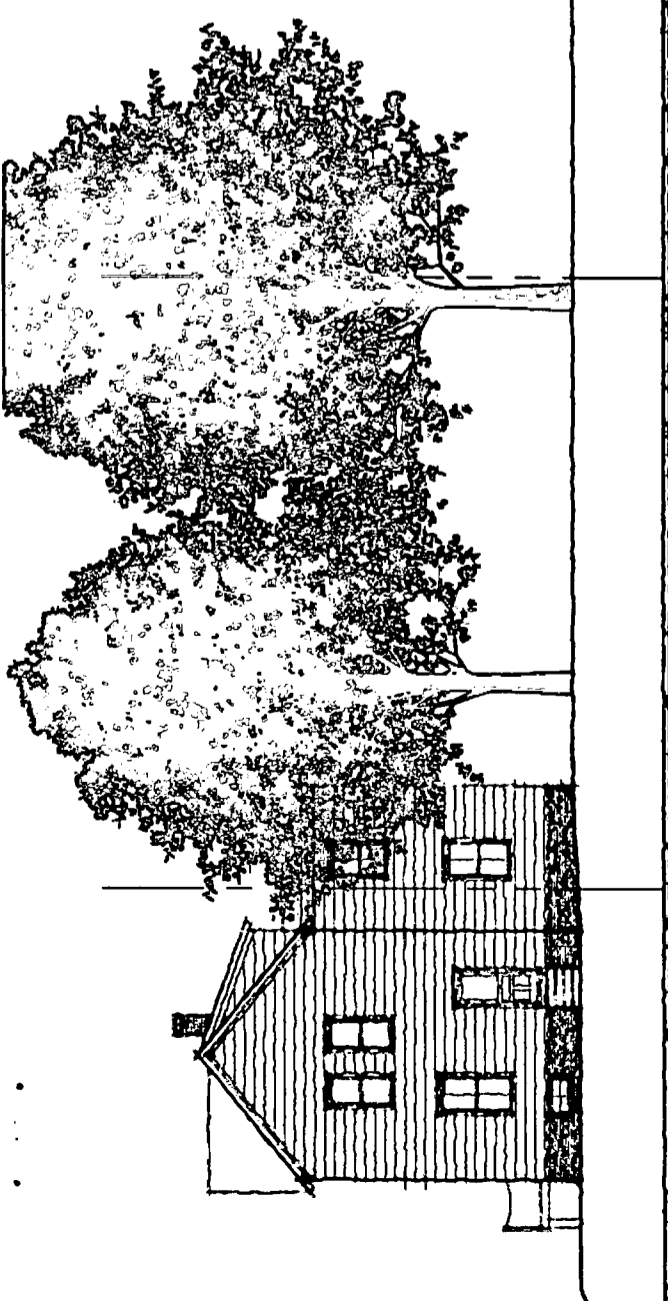


EXISTING HOUSE
LOT 58
VIEW OF SIDE

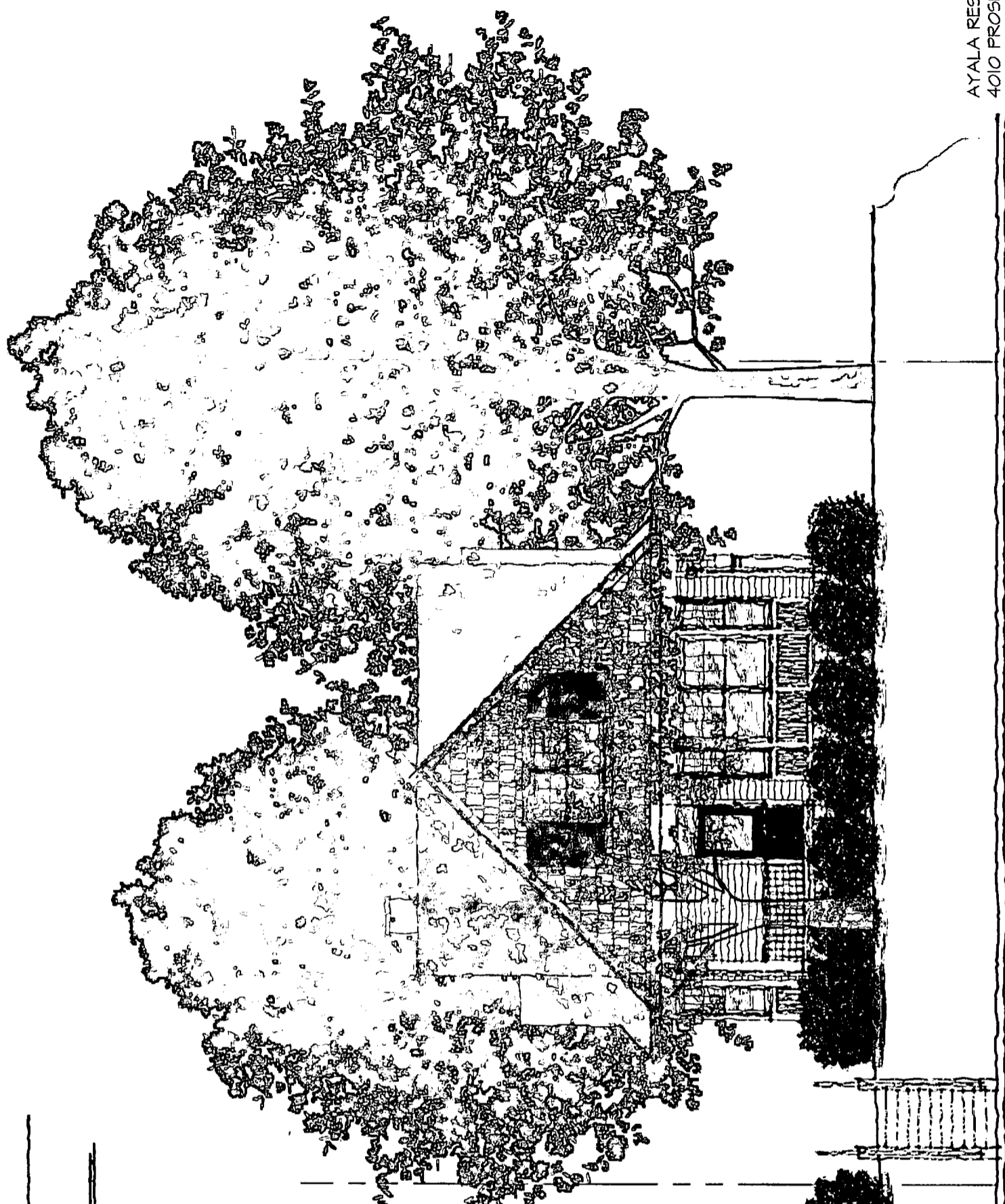


EXISTING HOUSE, LOT 58, VIEW OF FRONT + SIDE





1 EXISTING FRONT ELEVATION
 SCALE: 1/8"=1'-0"



2 PROPOSED FRONT ELEVATION
 SCALE: 1/8"=1'-0"

LOT 59
 SUMMIT AVENUE
 SIDE ELEVATIONS

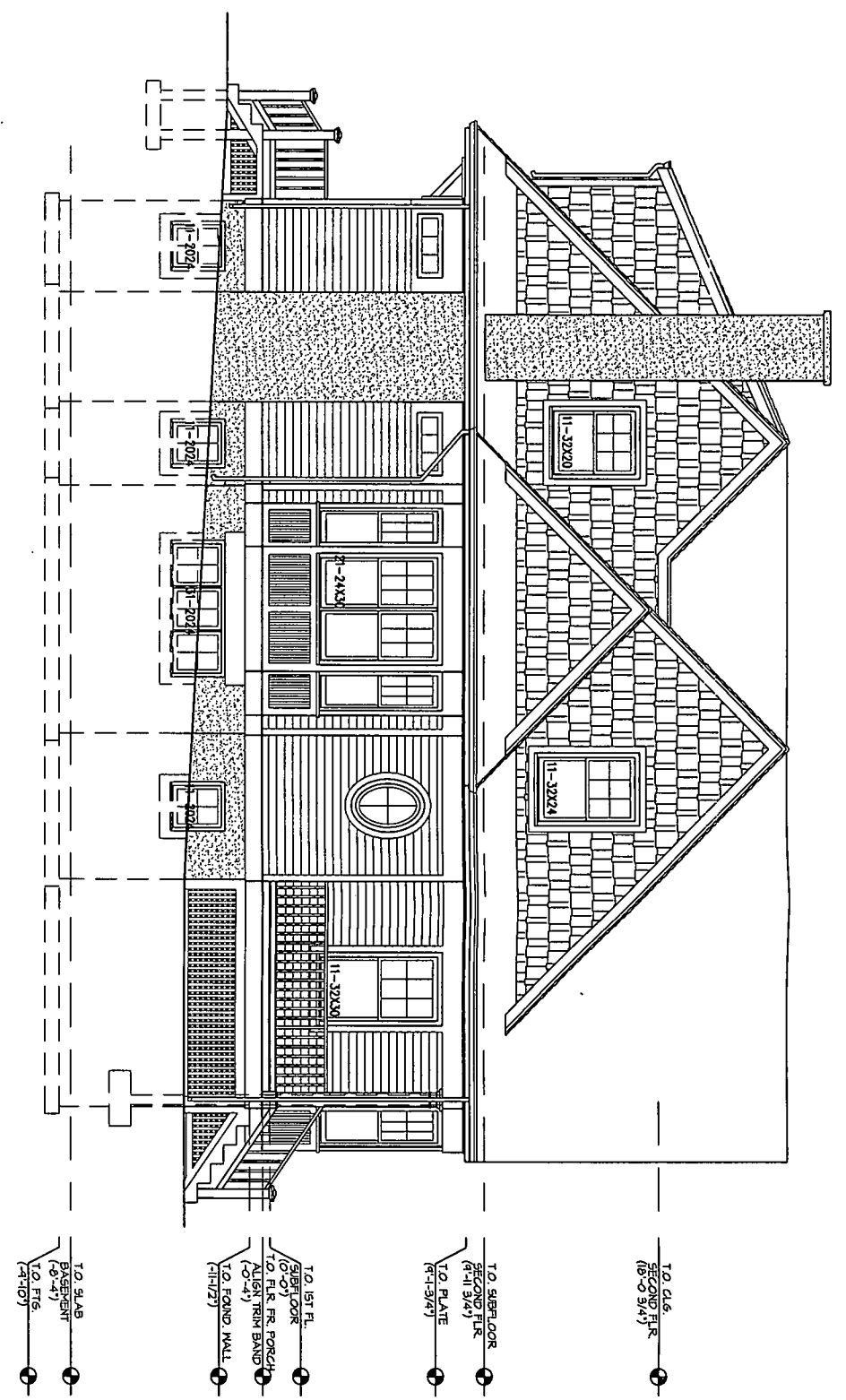
**PROPOSED NEW
 HOUSE FOR
 LOT 59**

REVISIONS:

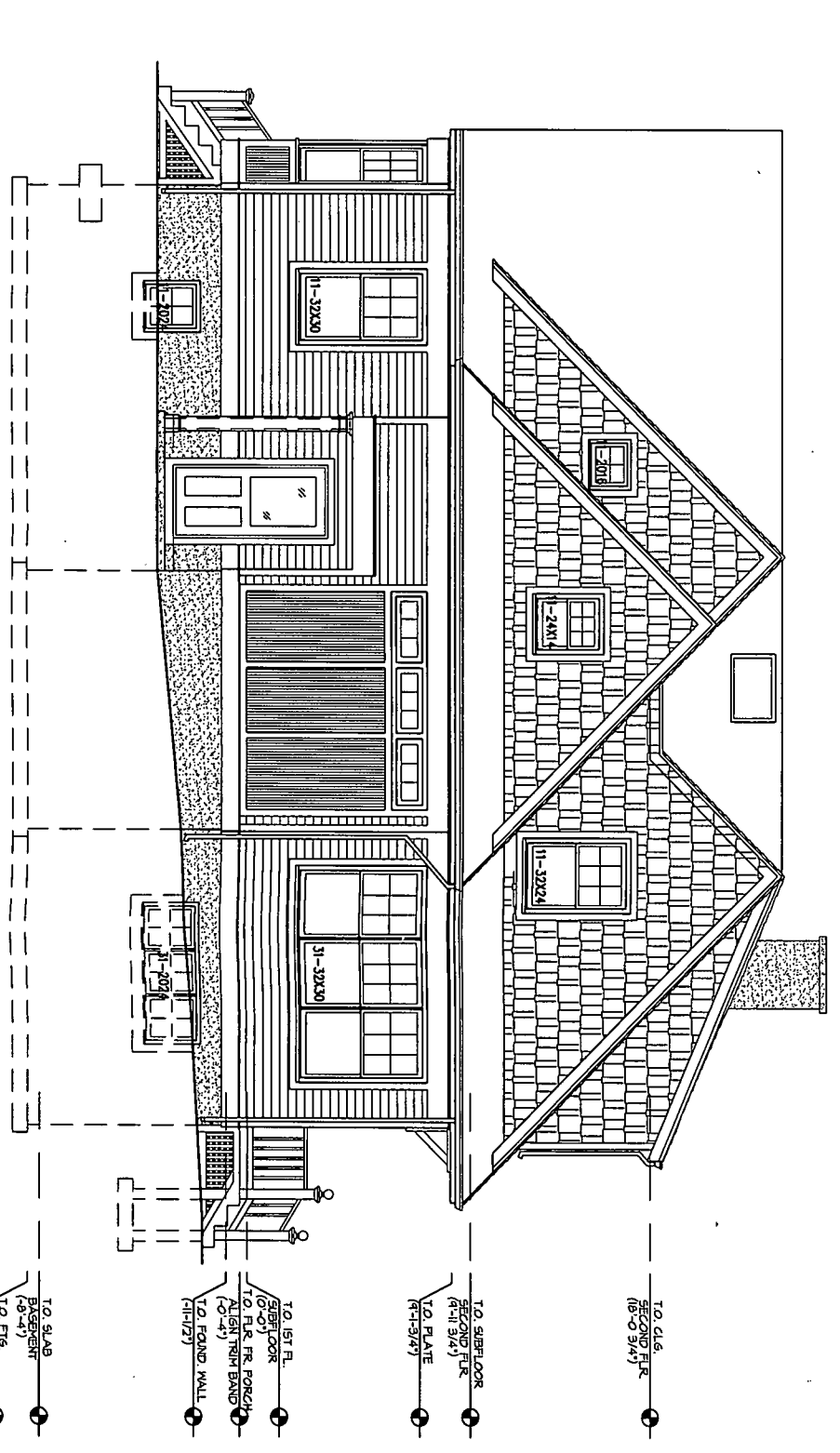
ARCHITECT SEAL:

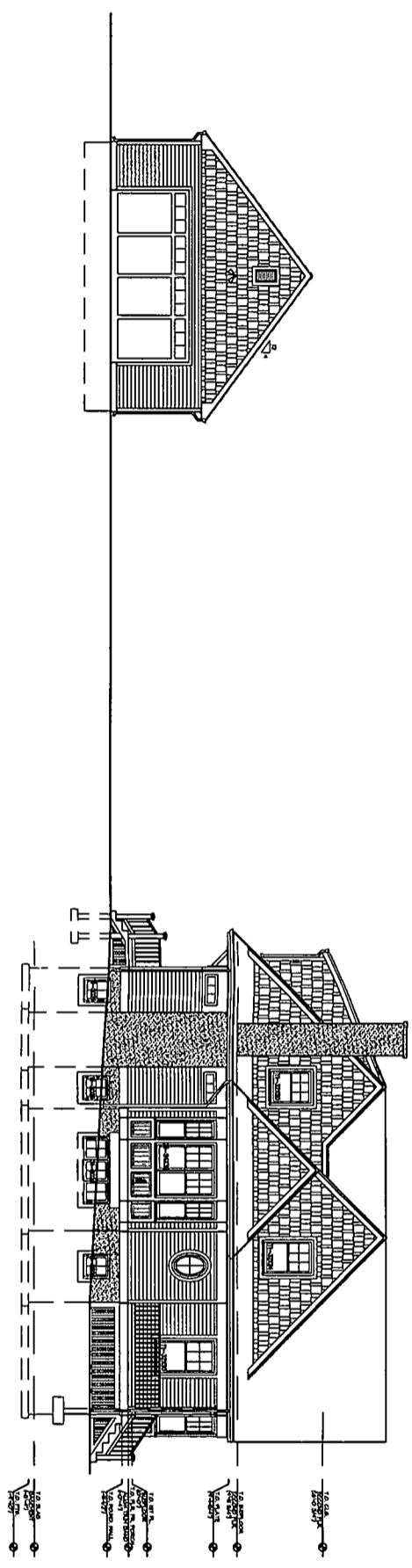
DRAWN BY:
 CHECKED BY:
 SCALE: 1/8" = 1'-0"
 DATE: 05.19.04
 PROJECT NO. 04.0167
 DRAWING NO.

1 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

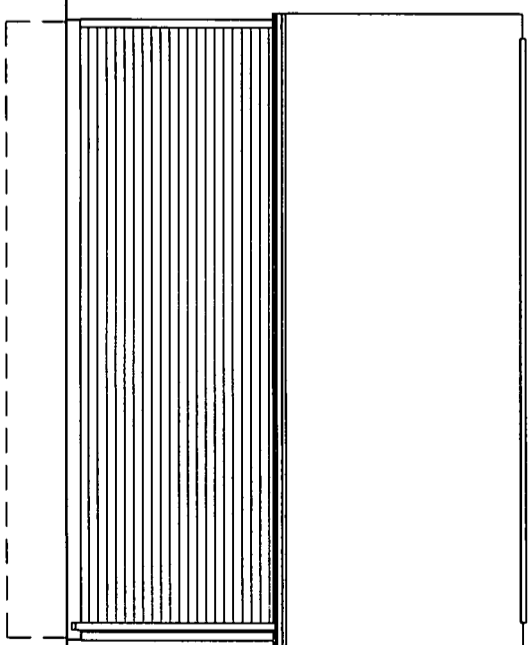
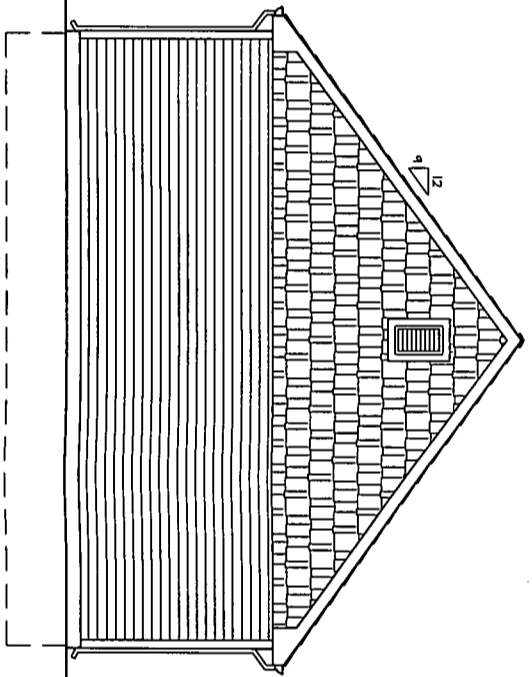
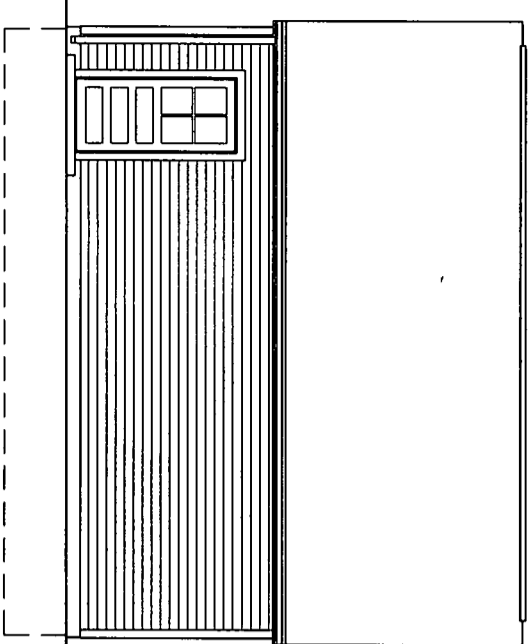


2 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"





1 SIDE ELEVATION
 SCALE: 1/8"=1'-0"



2 GARAGE ELEVATIONS
 SCALE: 1/8"=1'-0"

LOT 59
 SUMMIT AVENUE
 GARAGE ELEVATIONS

**PROPOSED NEW
 HOUSE FOR
 LOT 59**

REVISIONS:

ARCHITECT SEAL

DRAWN BY:

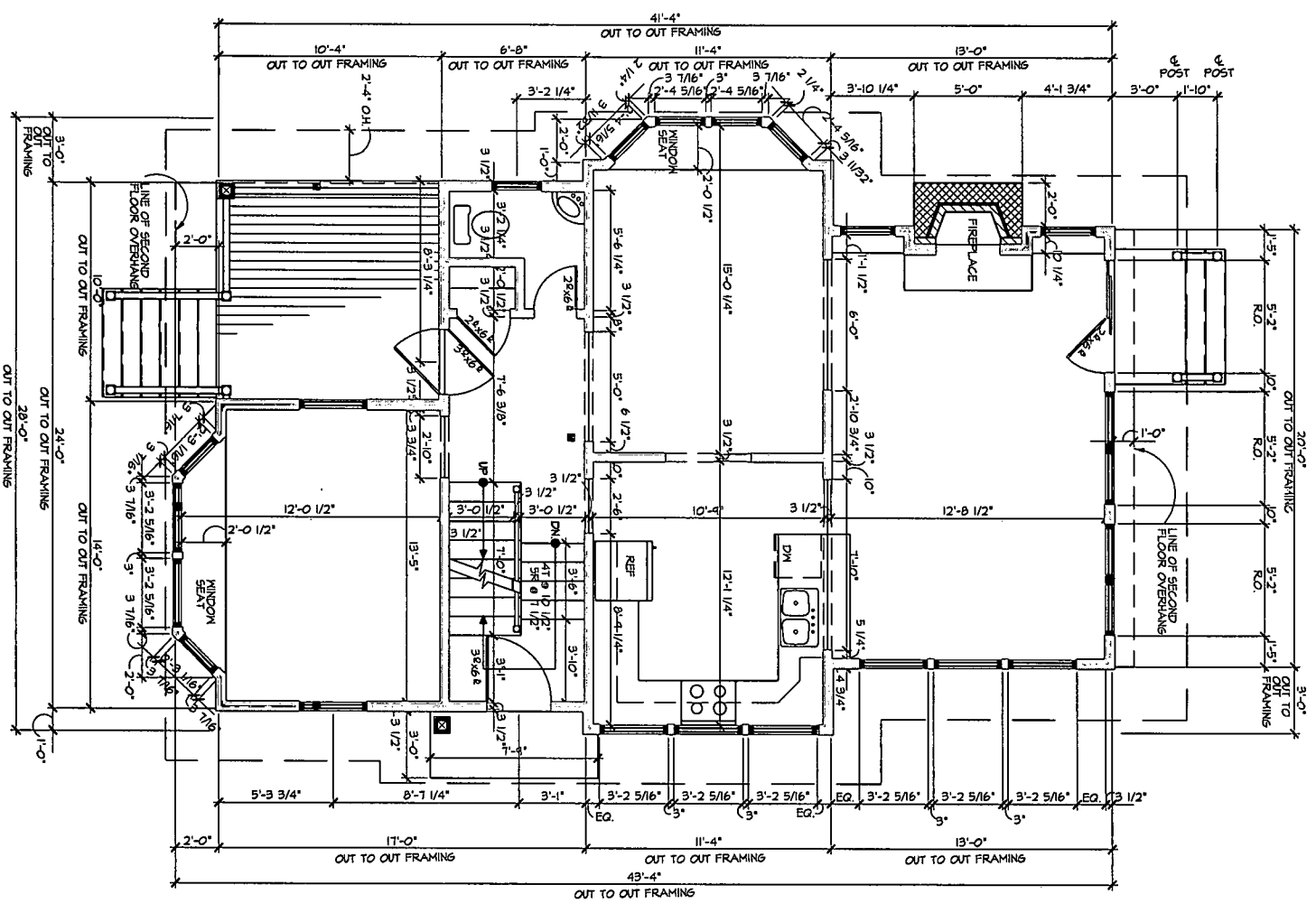
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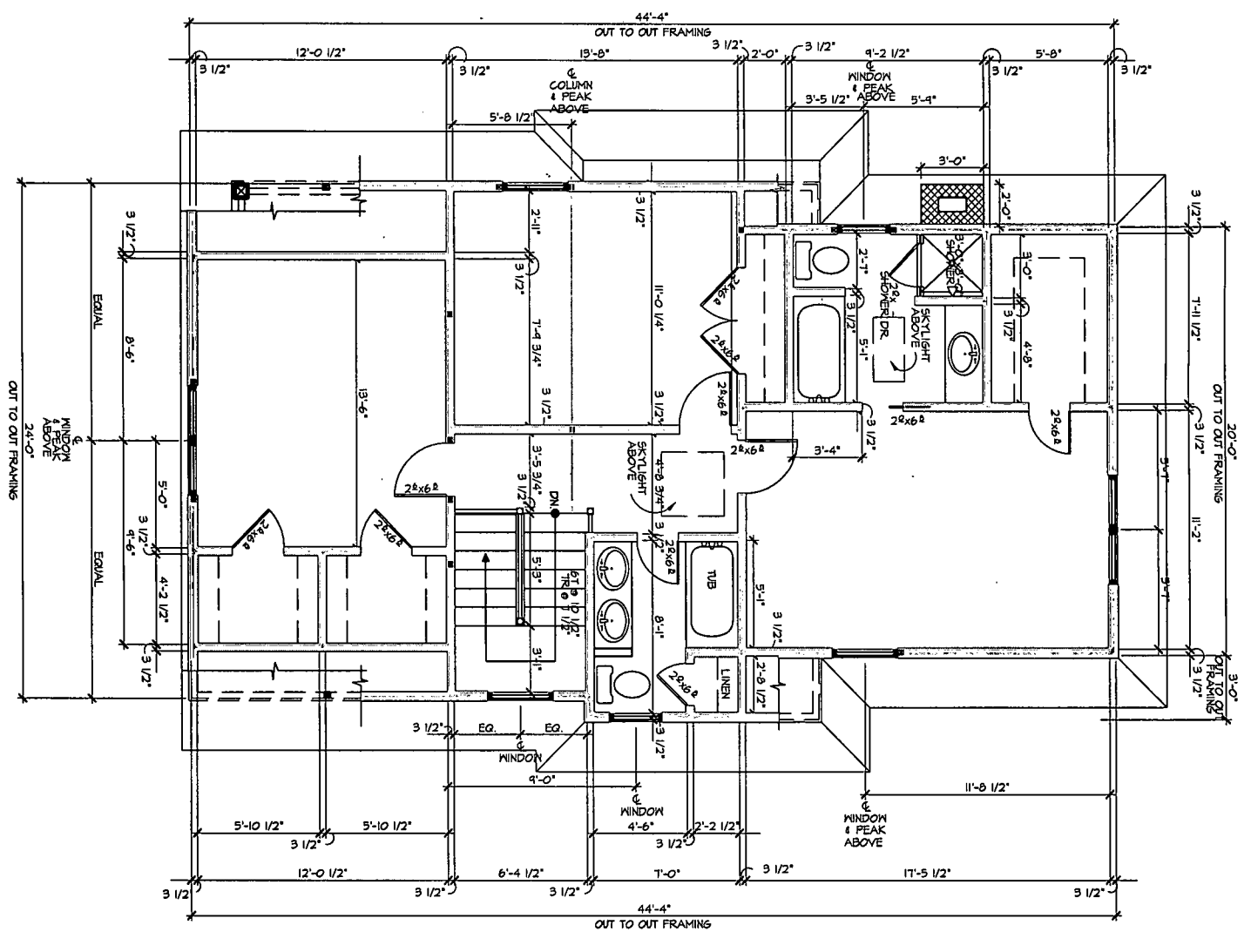
DATE: 05.19.04

PROJECT NO: 04.0167

DRAWING NO:



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

PROPOSED NEW HOUSE FOR LOT 59

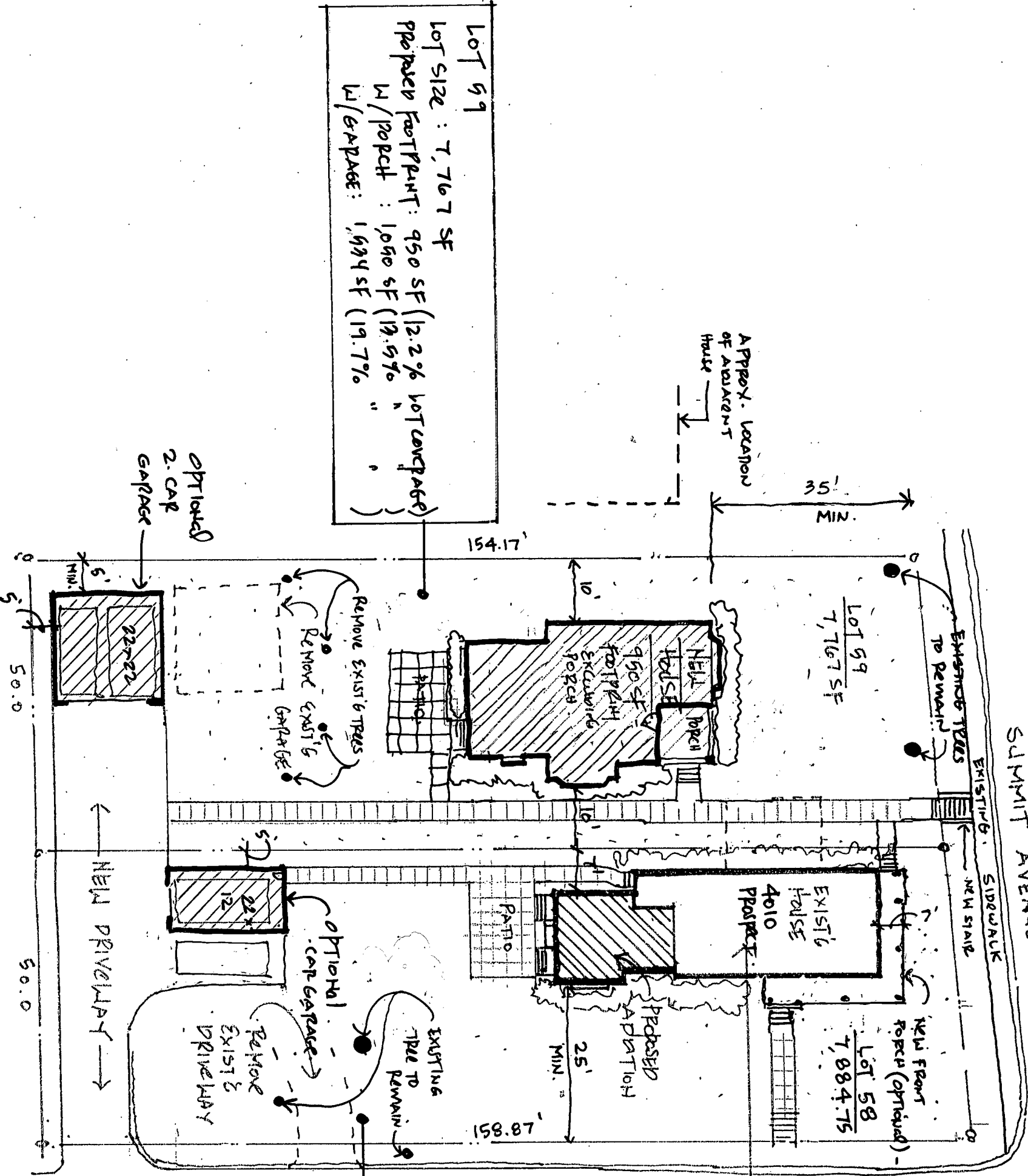
LOT 59
SUMMIT AVENUE
FIRST &
SECOND FLOOR PLANS

GTM
ARCHITECTS
1015 ASBURY AVENUE
BIRMINGHAM, AL 35205
(205)442-4002
(205)442-3021 FAX

ARCHITECT SEAL	REVISIONS:
DRAWN BY:	
CHECKED BY:	
SCALE: 1/8"=1'-0"	
DATE: 05.19.04	
PROJECT NO: 04.0167	
DRAWING NO:	
4	



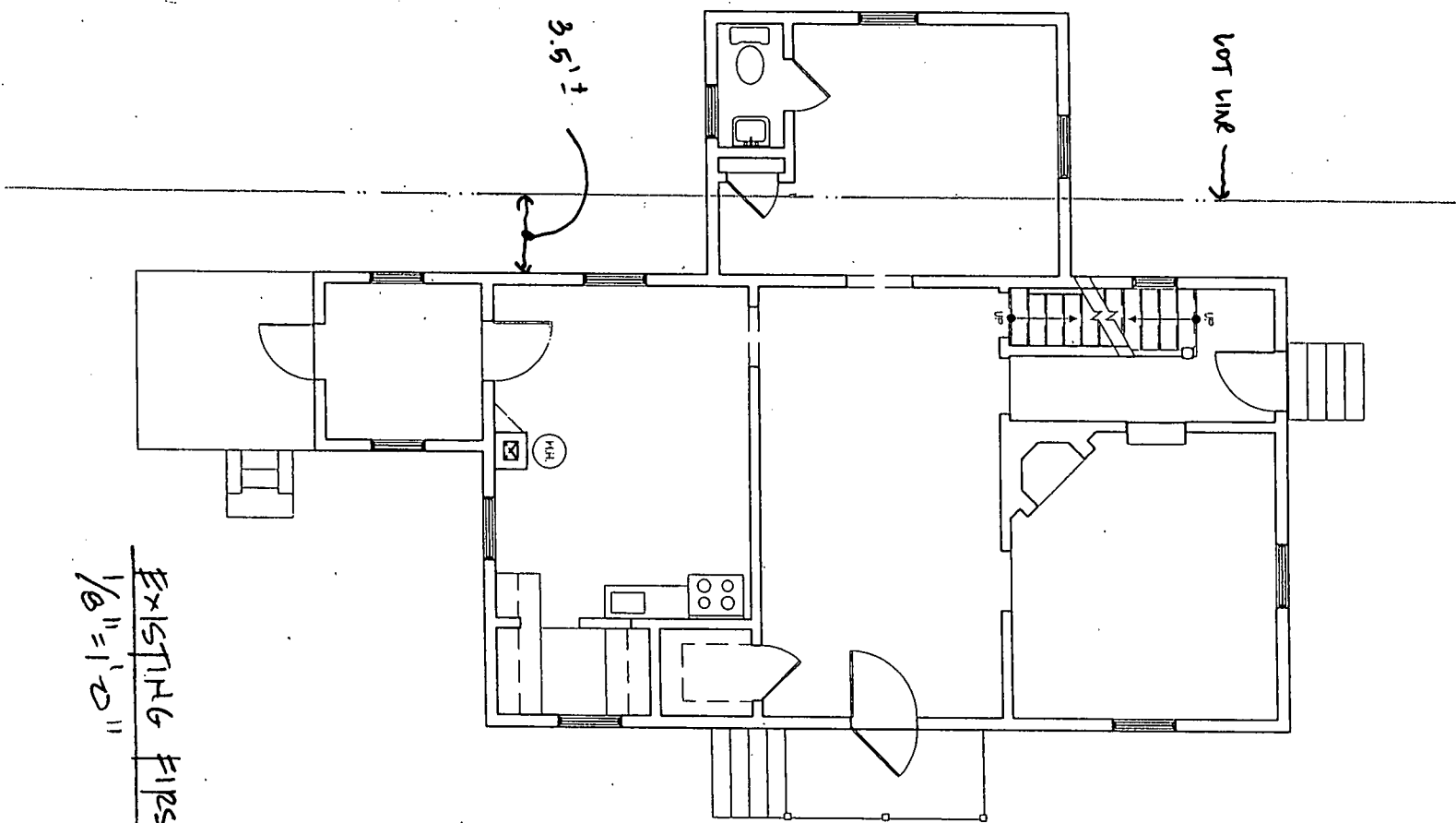
SUMMIT AVENUE



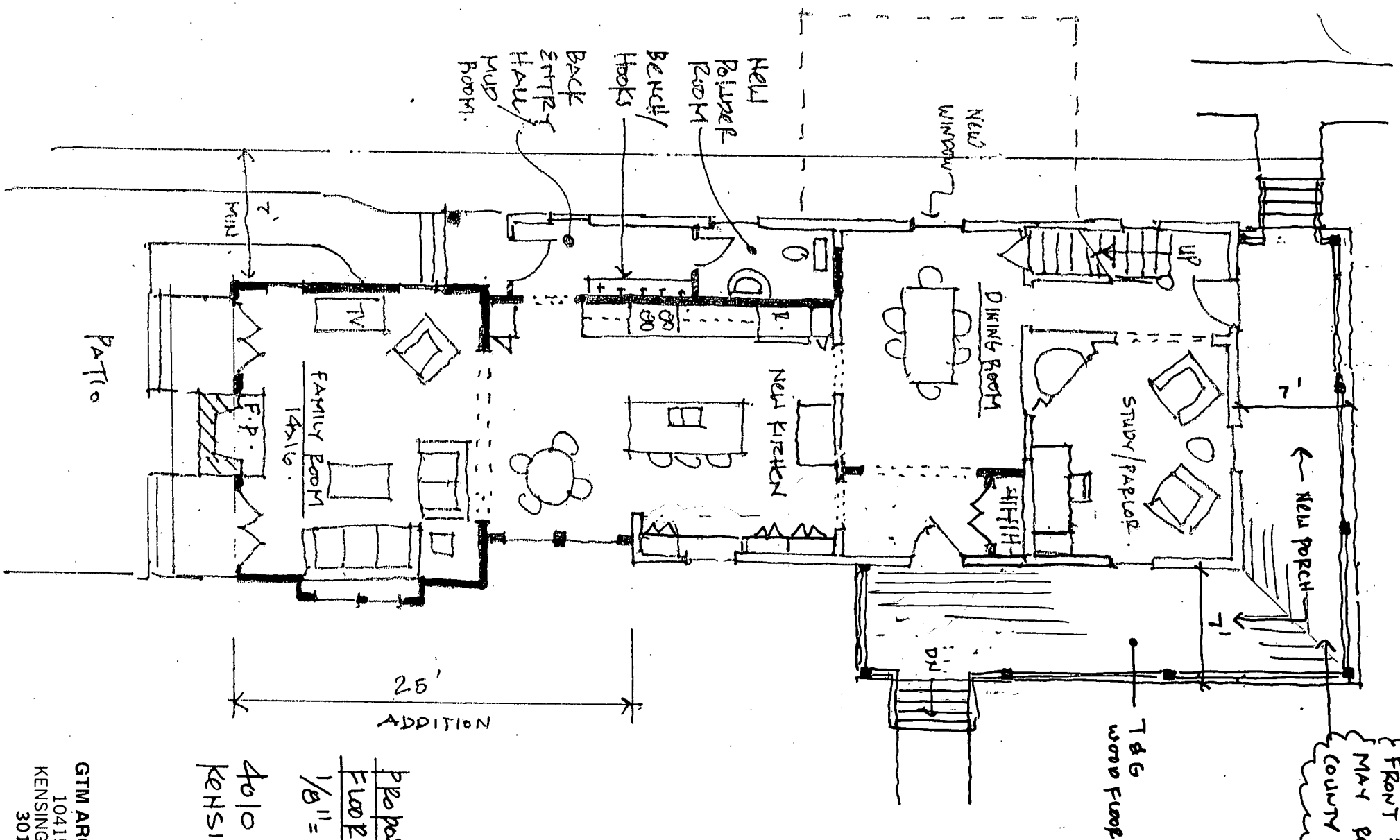
LOT 59
 Lot size : 7,767 SF
 Proposed Footprint: 950 SF (12.2% Lot Coverage)
 W/porch : 1,040 SF (13.5% "
 W/GARAGE: 1,594 SF (19.7% "

LOT 58
 Lot size : 7,884.75 SF
 Proposed Footprint : 1,100 SF (13.9% Lot Coverage)
 W/porch : 1,400 SF (17.7% Lot Coverage)
 W/GARAGE : 1,604 SF (21% Lot Coverage)

EXISTING
 FOOTPRINT 960 SF.
 (Proposed Footprint 1100 SF)
 will require variance on Summit side.



EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

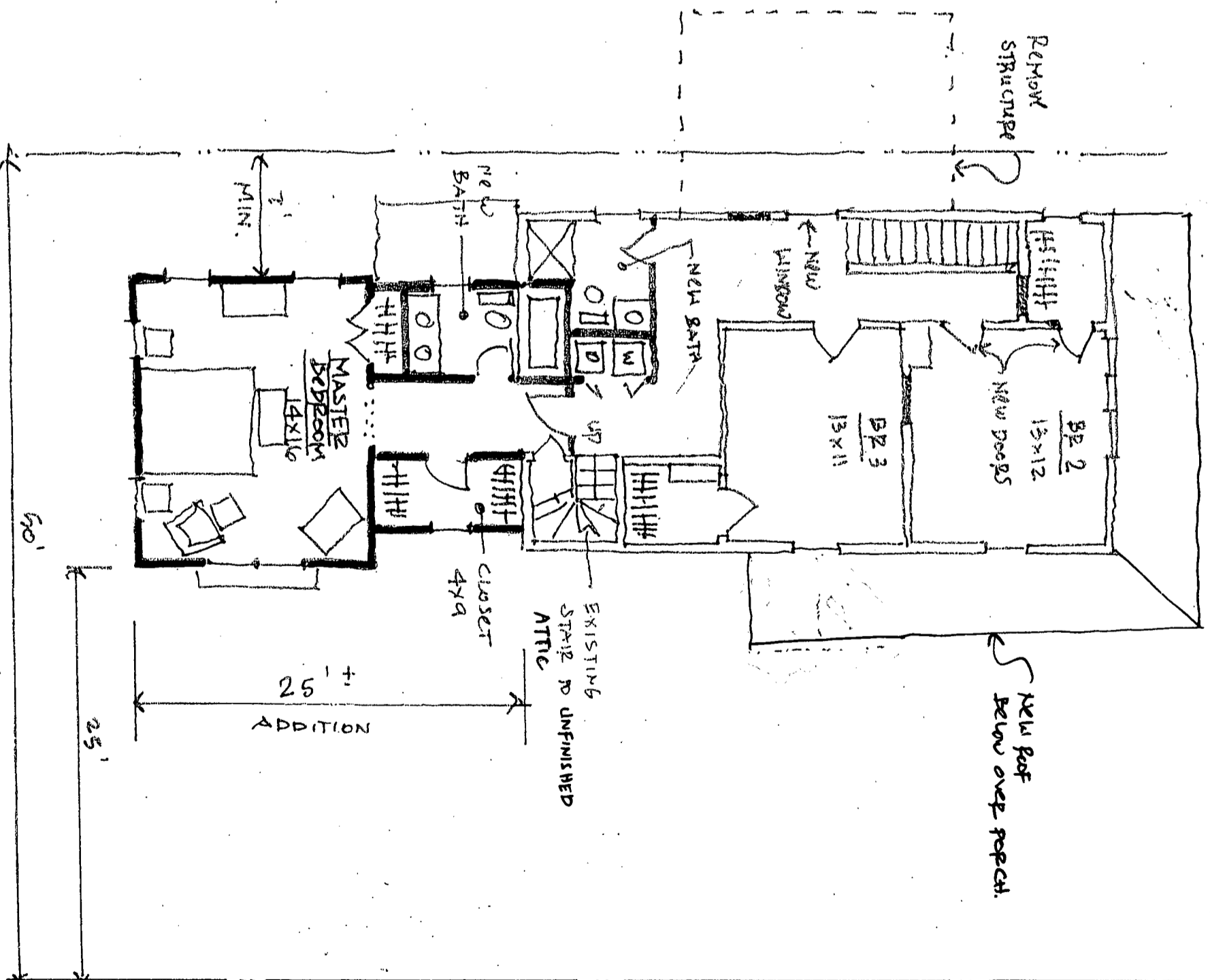
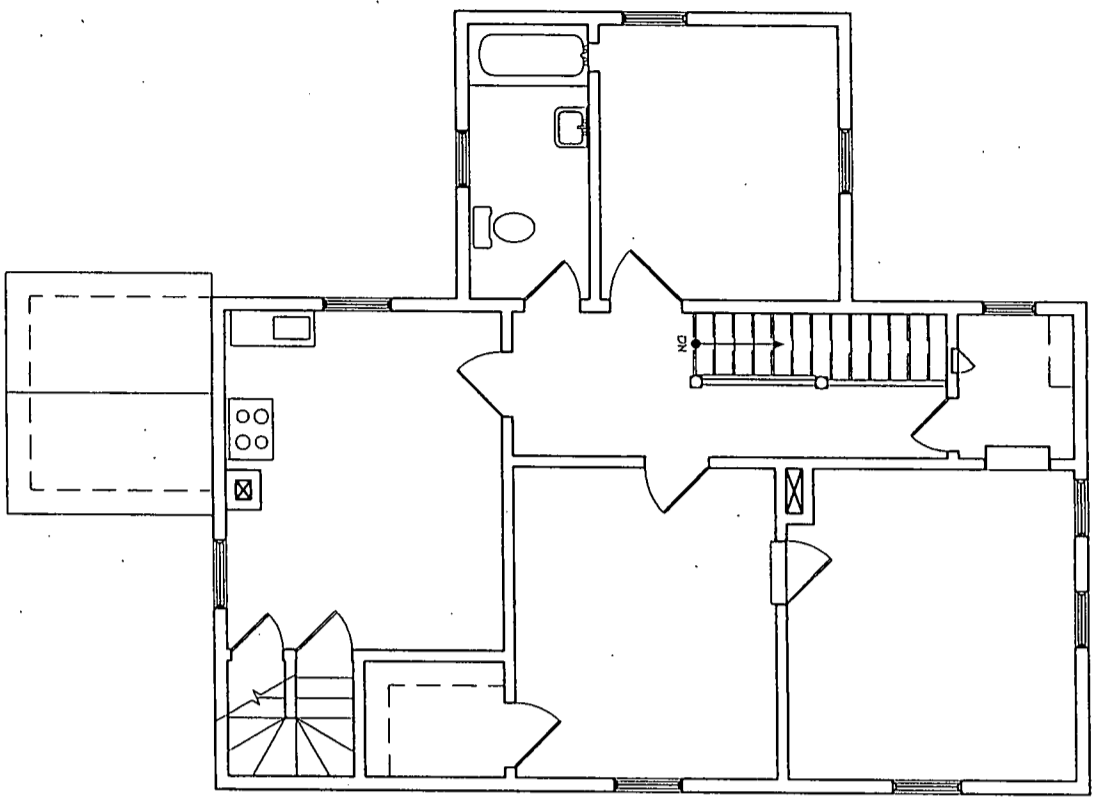


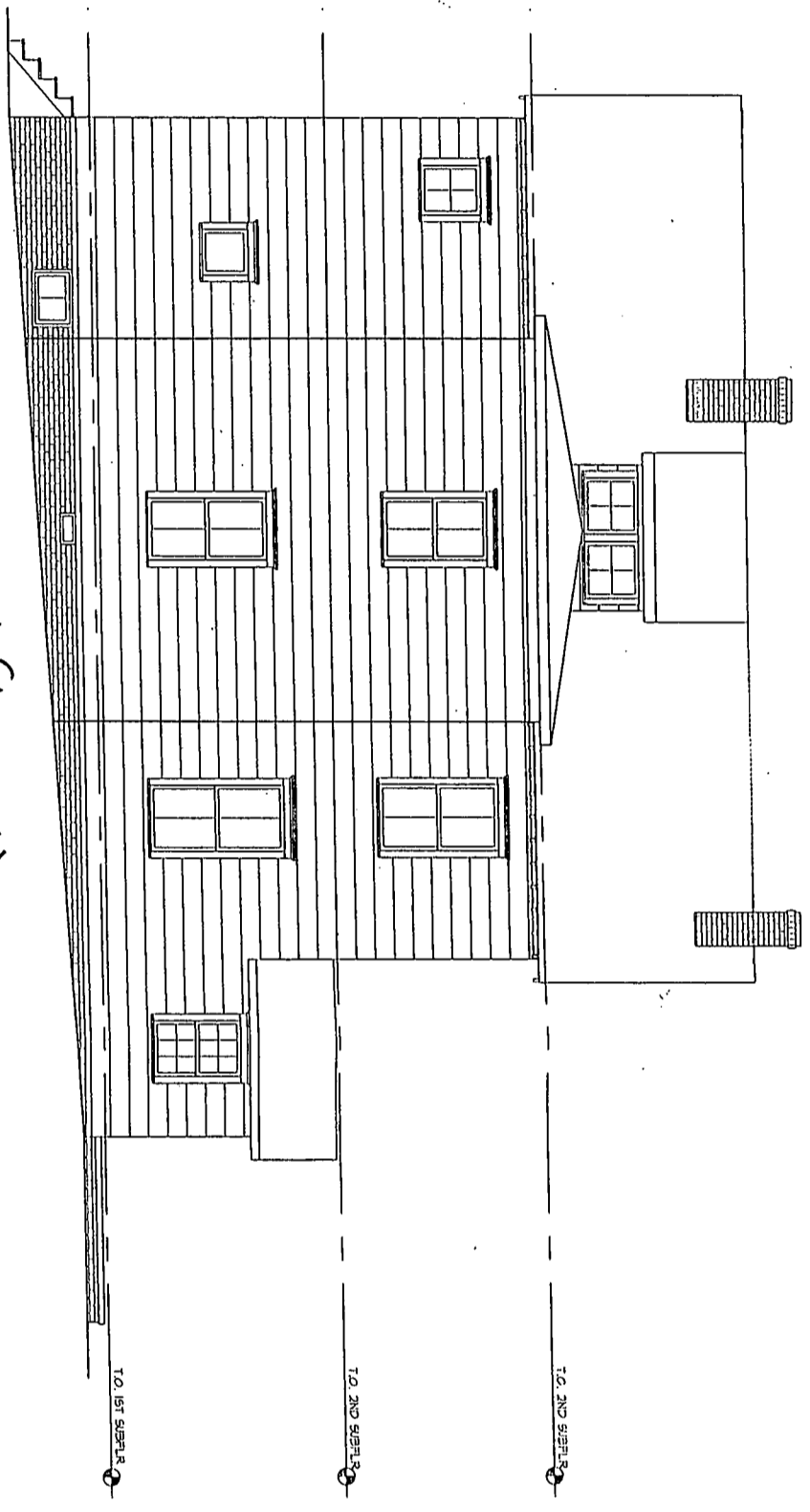
FRONT PORCH
MAY REQUIRE
COUNTY VARIANCE

PROPOSED FIRST
FLOOR PLAN
1/8" = 1'-0"

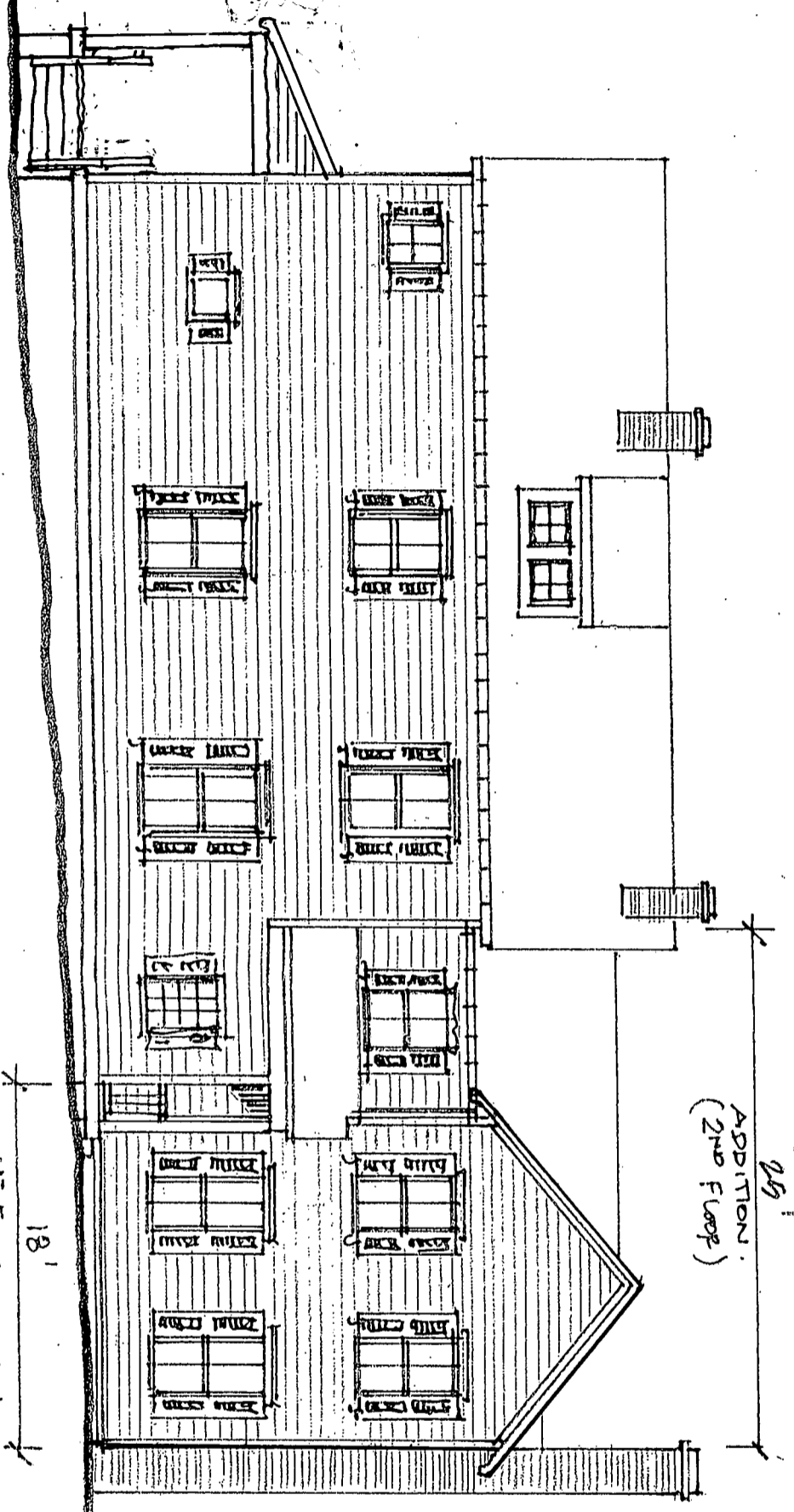
4010 PROSPECT ST.
KENSINGTON, MD.

GTM ARCHITECTS, INC.
10415 ARMORY AVE.
KENSINGTON, MD 20895
301.942.9062





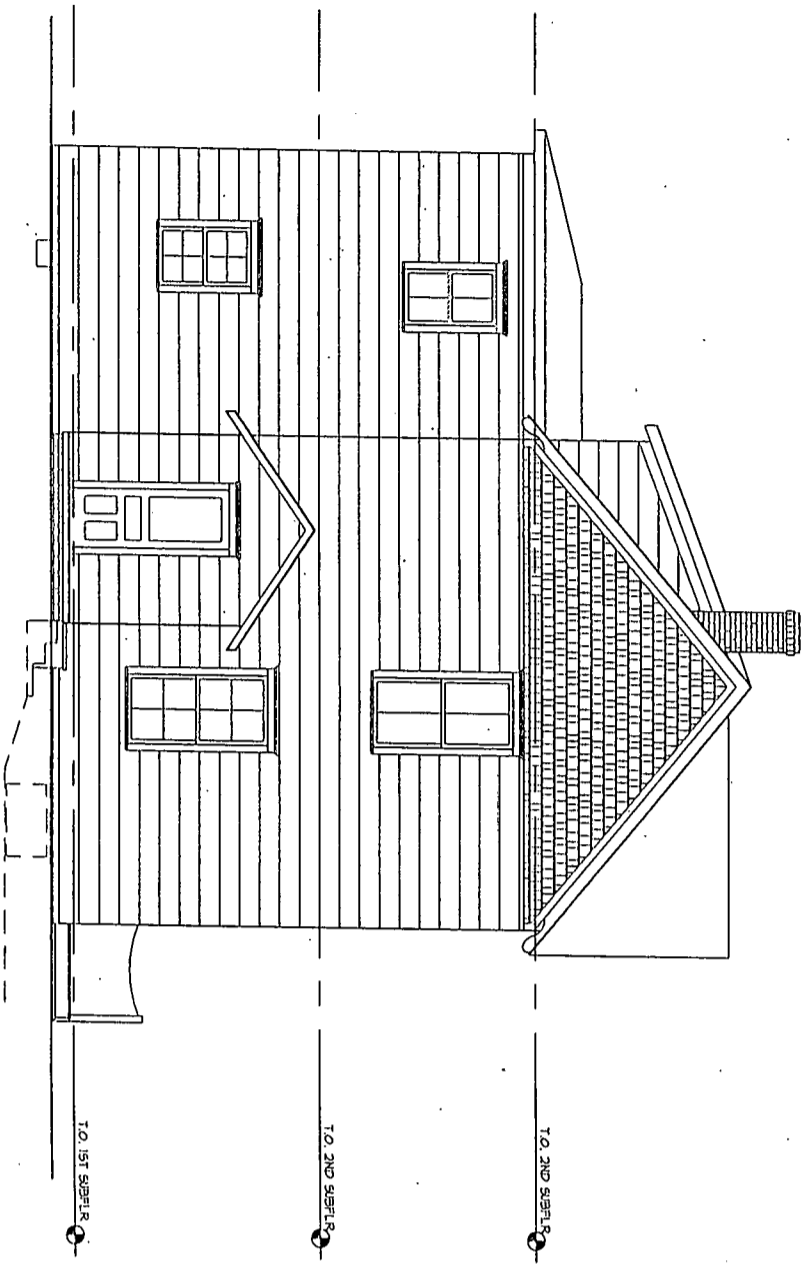
SOUTH (SIDE) ELEVATION (EXISTING)



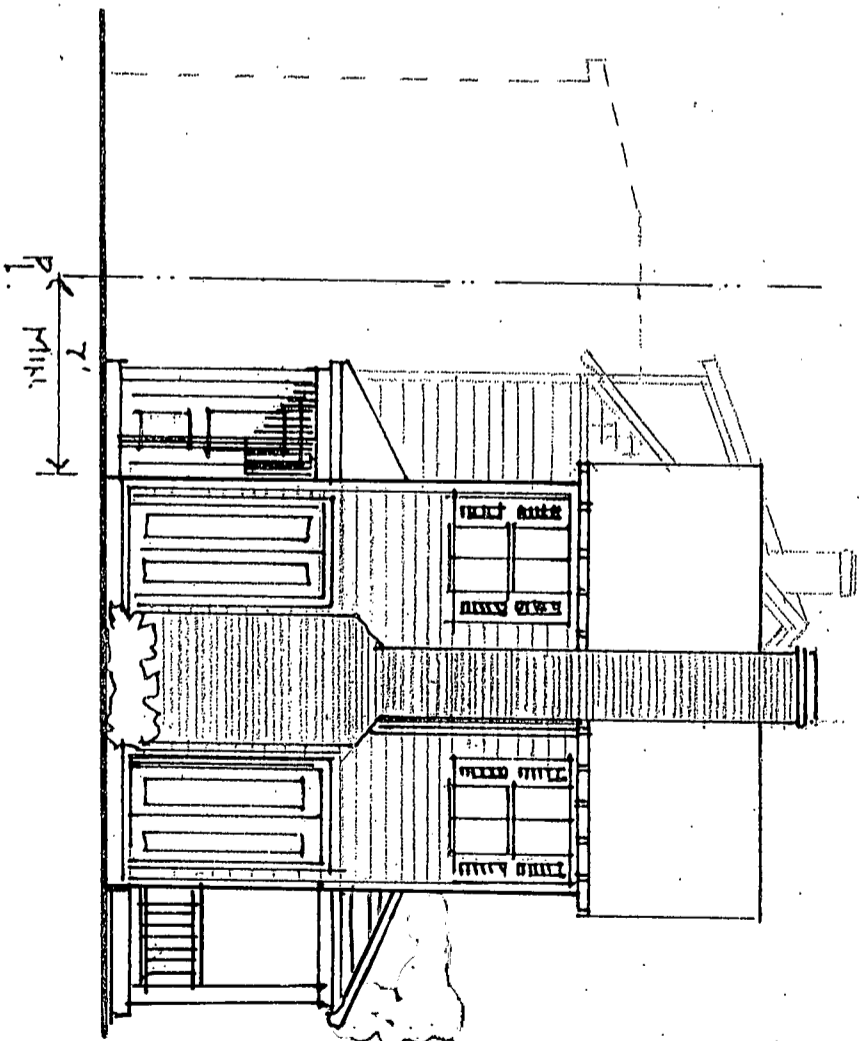
SOUTH (SIDE) ELEVATION PROPOSED

4010 Prospect St.
KENSINGTON, MD.

GTM ARCHITECTS, INC.
10415 Armony Ave.
KENSINGTON, MD 20895
301.942.9062

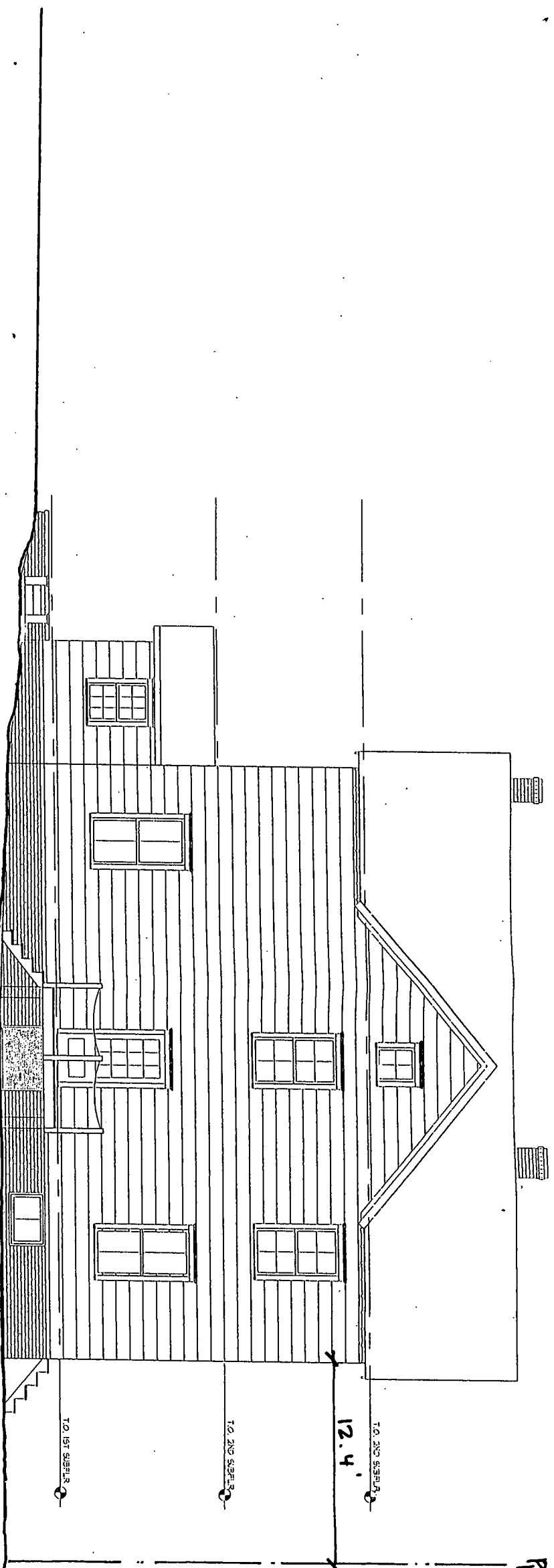


EXISTING EAST ELEVATION
 1/8" = 1'-0"

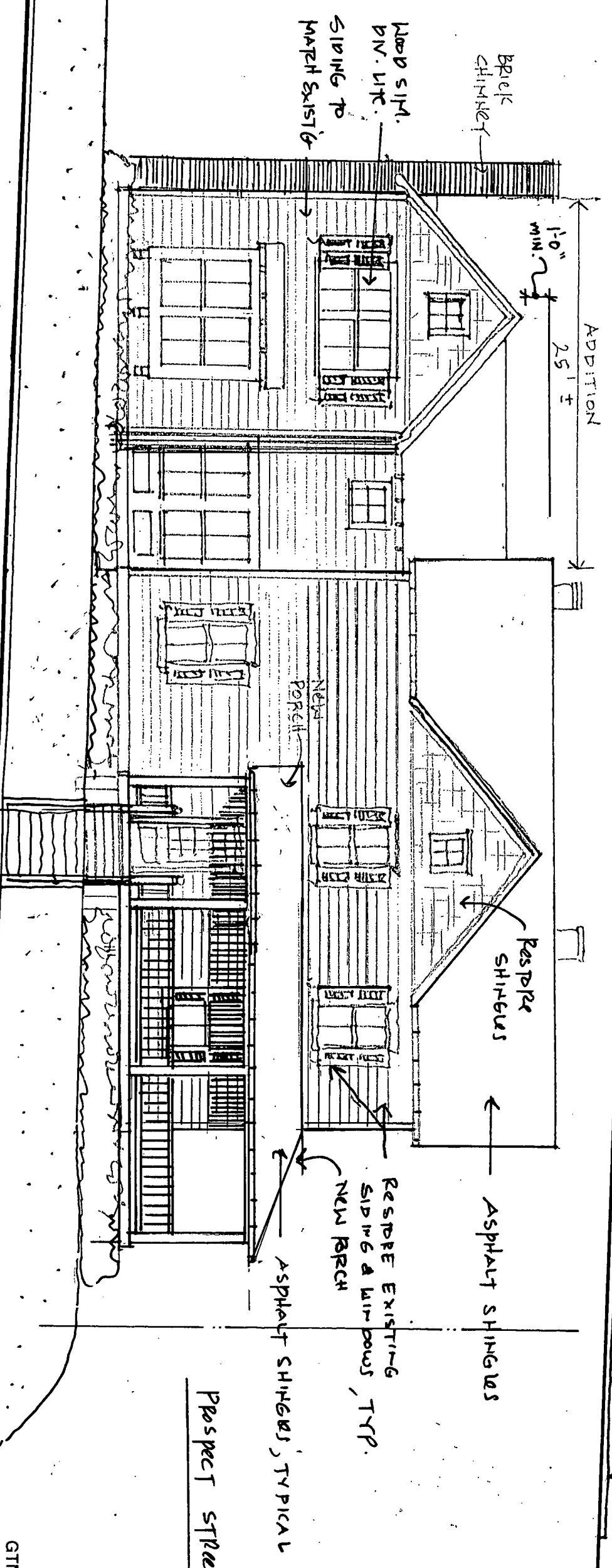


PROPOSED EAST ELEVATION
 1/8" = 1'-0"

4010 PROSPECT ST.
 KENSINGTON, MD.

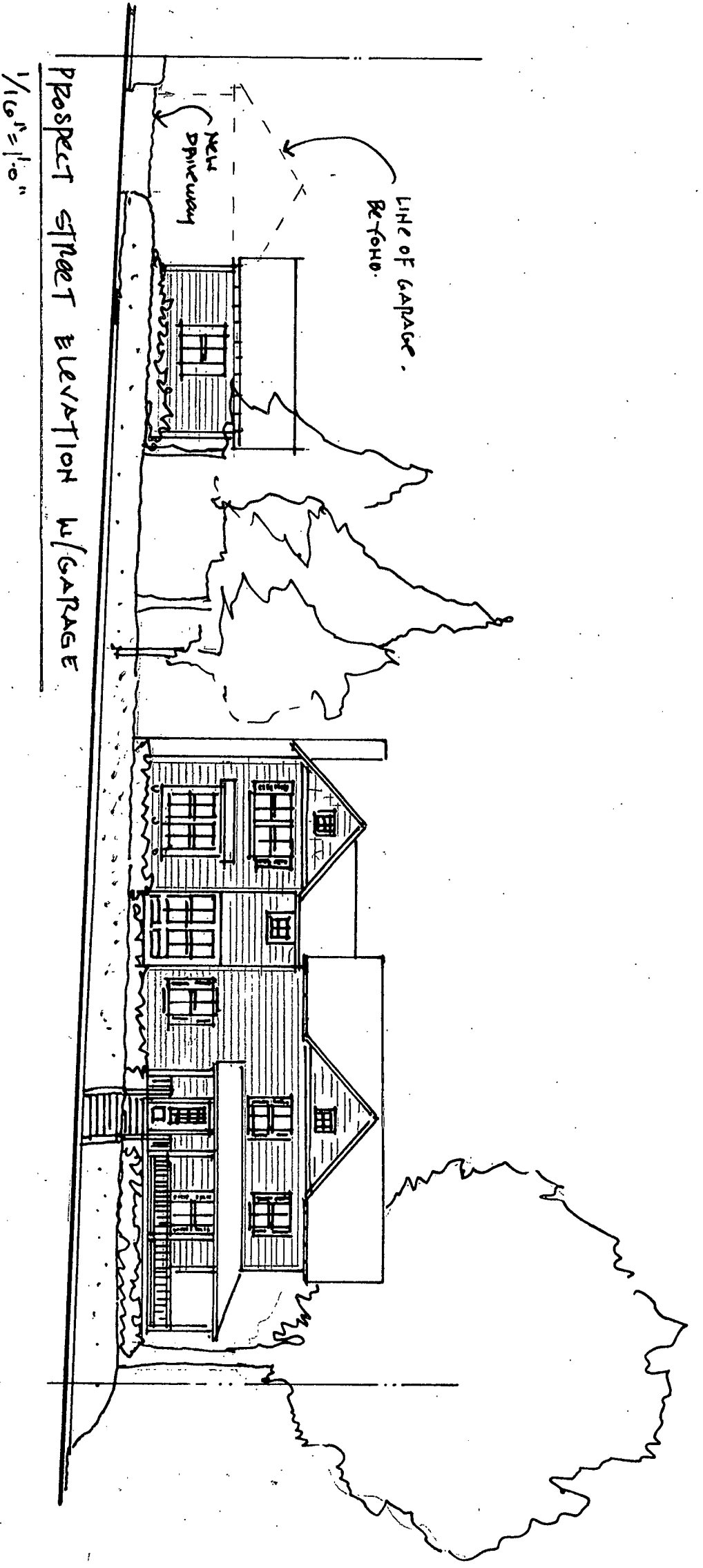


Prospect Street (Existing)

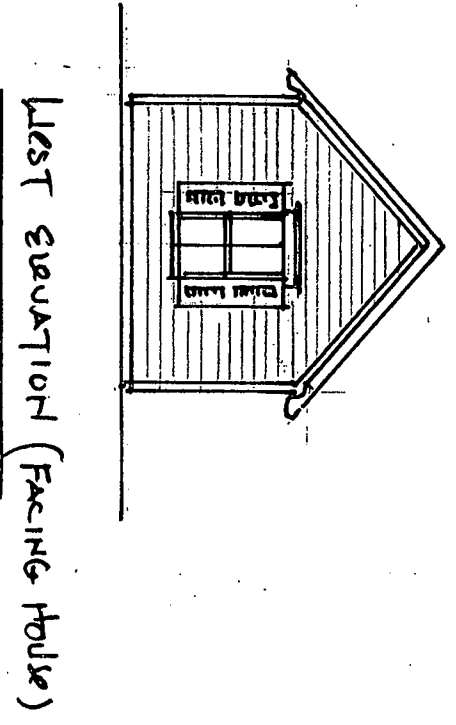
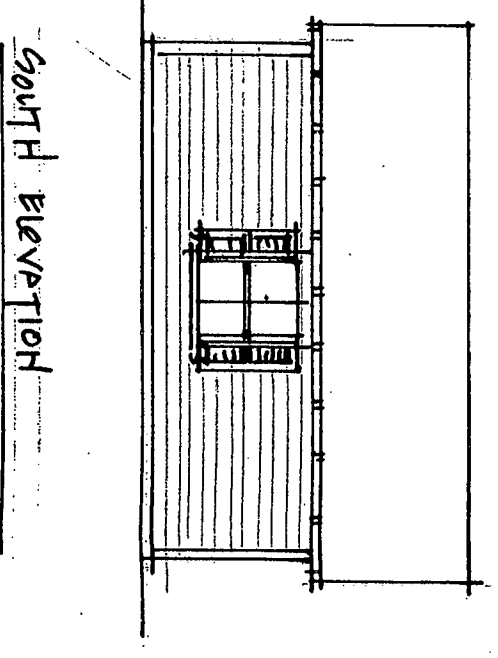
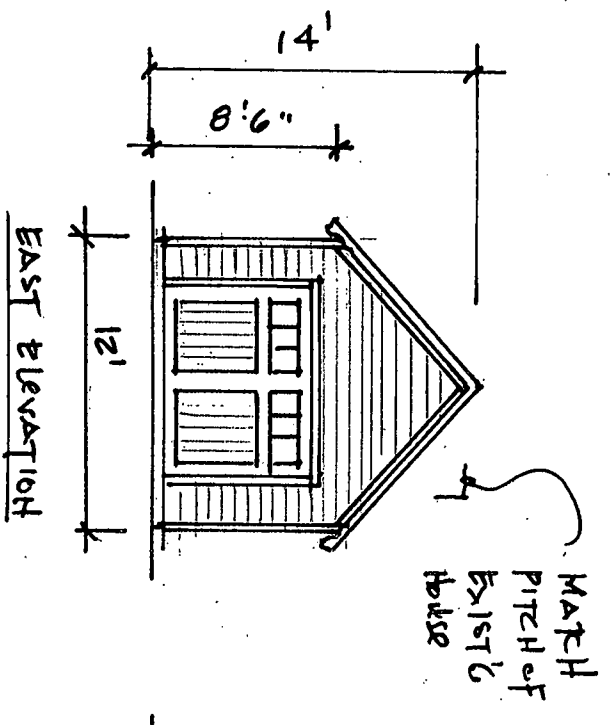


Prospect Street (Proposed)

GTM ARCHITECTS
 10415 Armony Ave.
 KENSINGTON, MD 20895
 301.942.9062

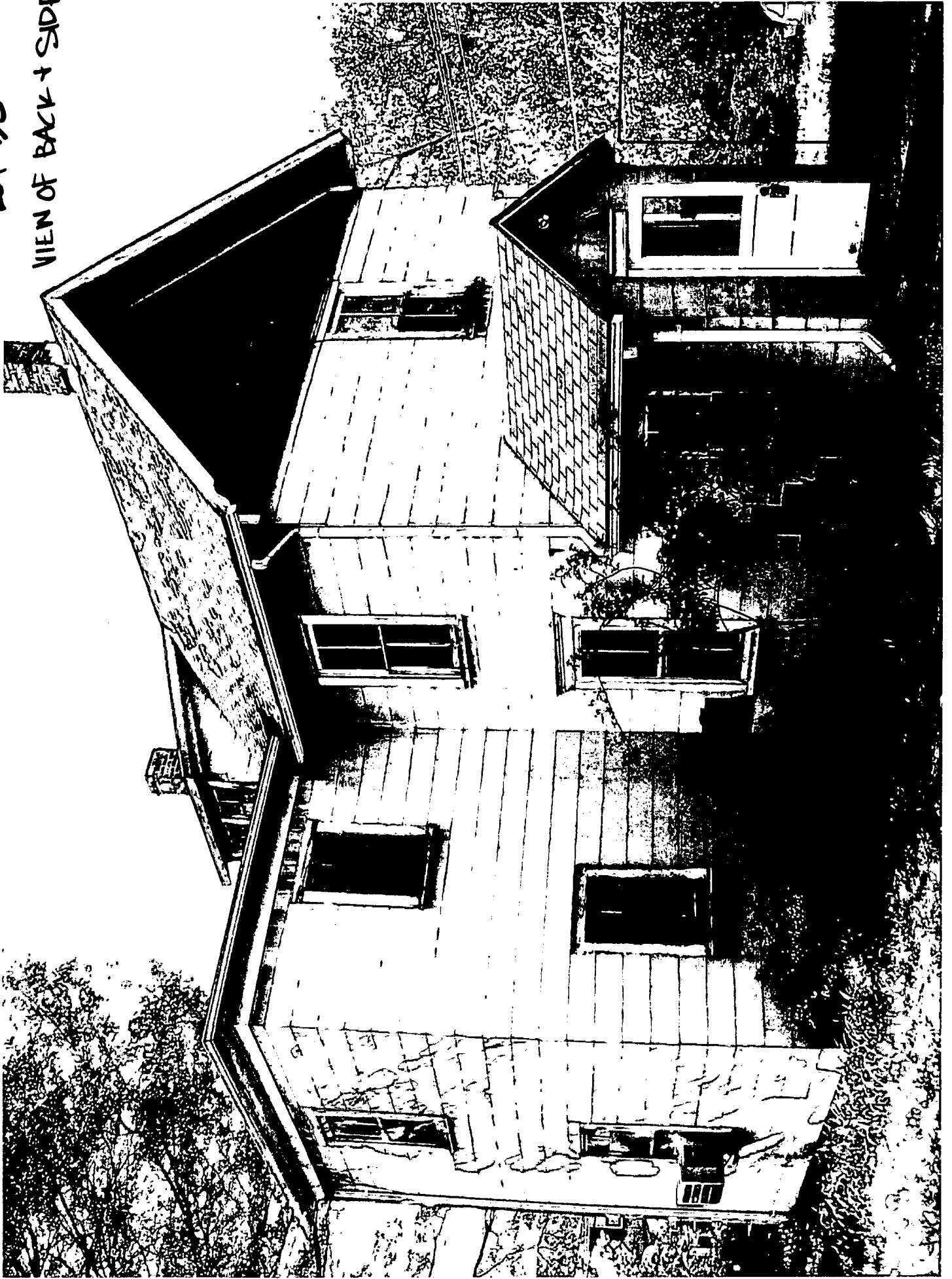


SINGLE CAR
GARAGE ELEVATIONS.
TOP 4010 PROSPECT ST.



EXISTING HOUSE
LOT 98

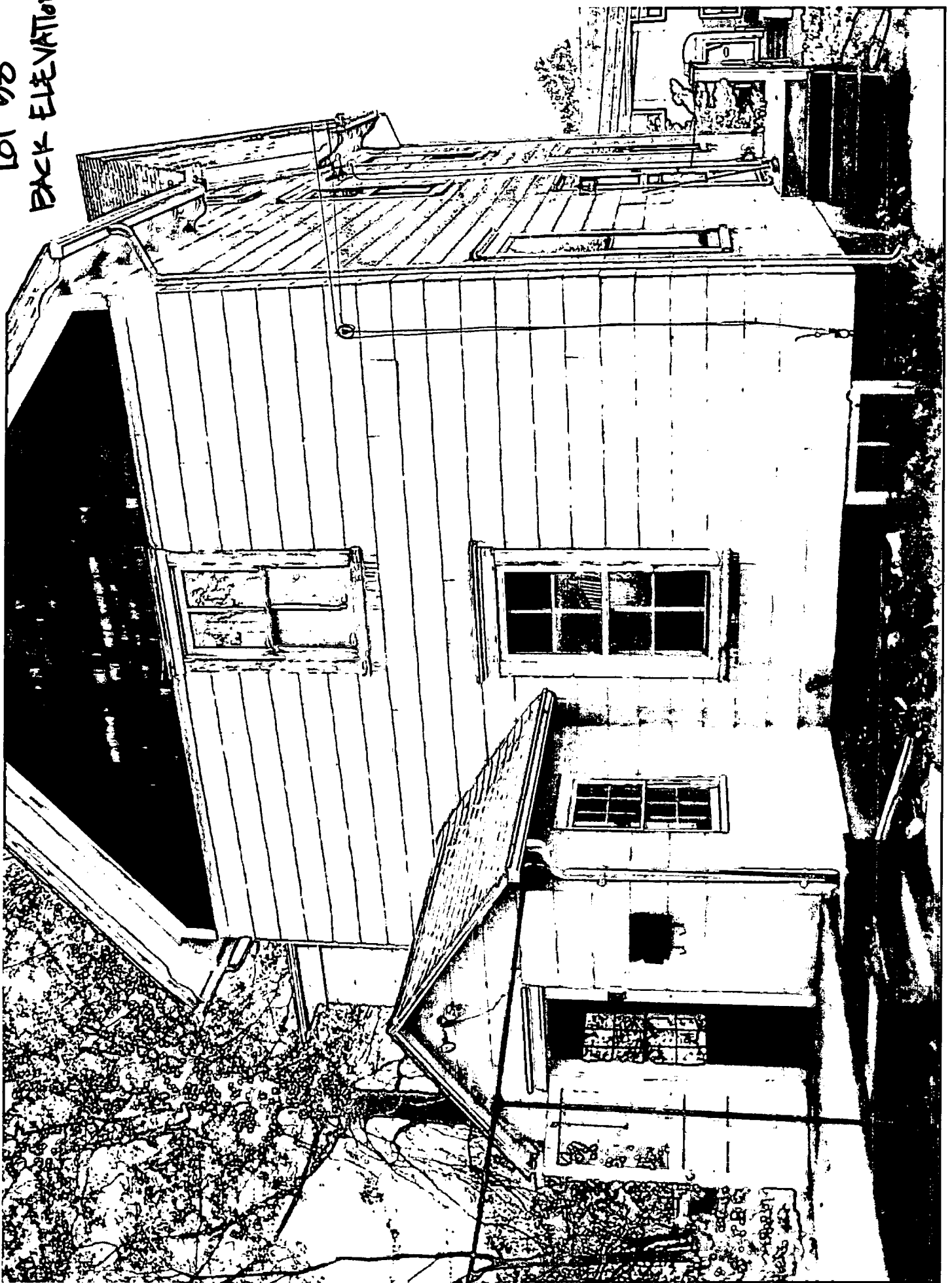
VIEW OF BACK + SIDE



EXISTING HOUSE
LOT 58
BACK ELEVATION



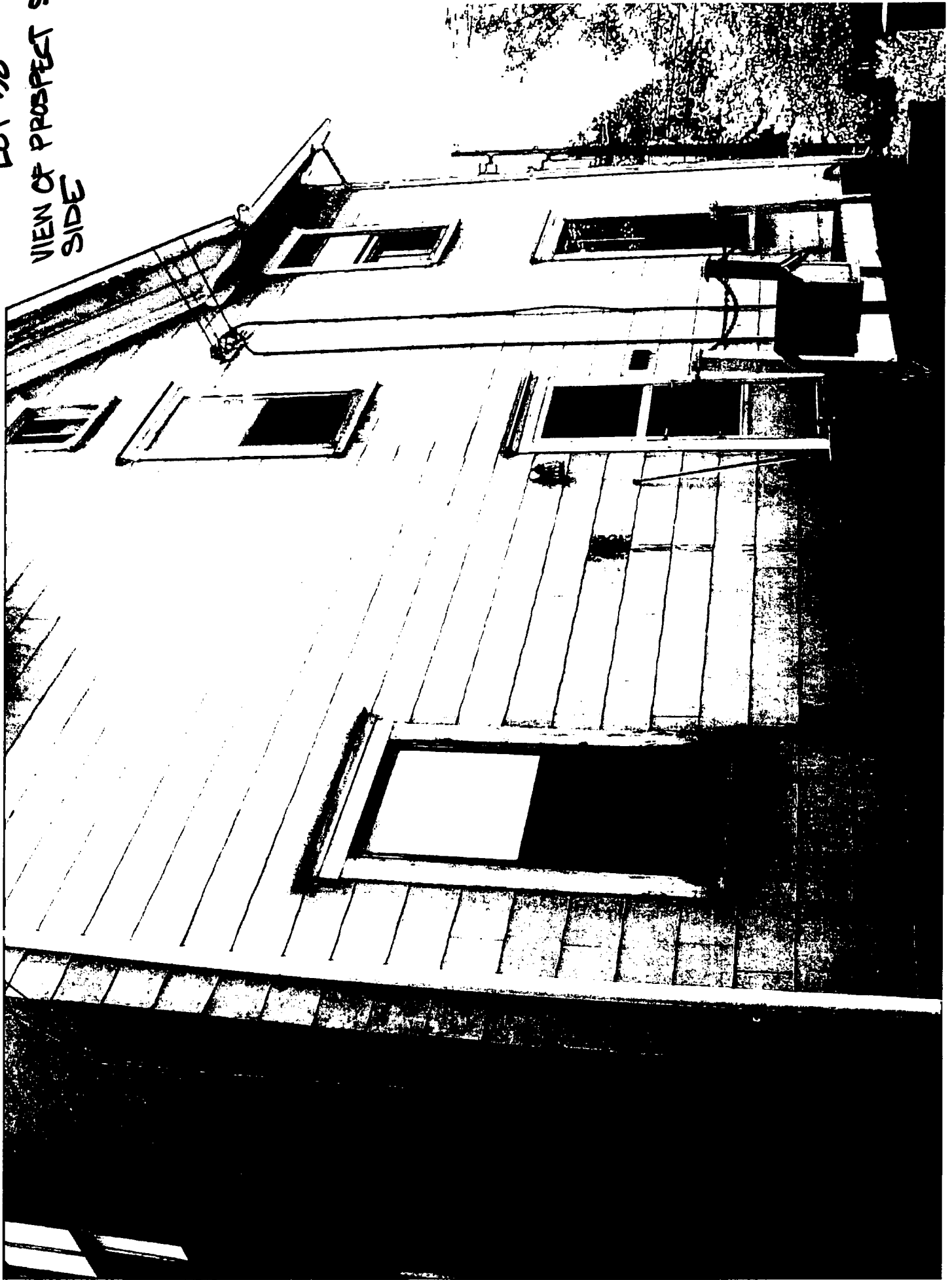
EXISTING HOUSE
LOT 58
BACK ELEVATION



EXISTING HOUSE

LOT 58

VIEW OF PROSPECT ST.
SIDE



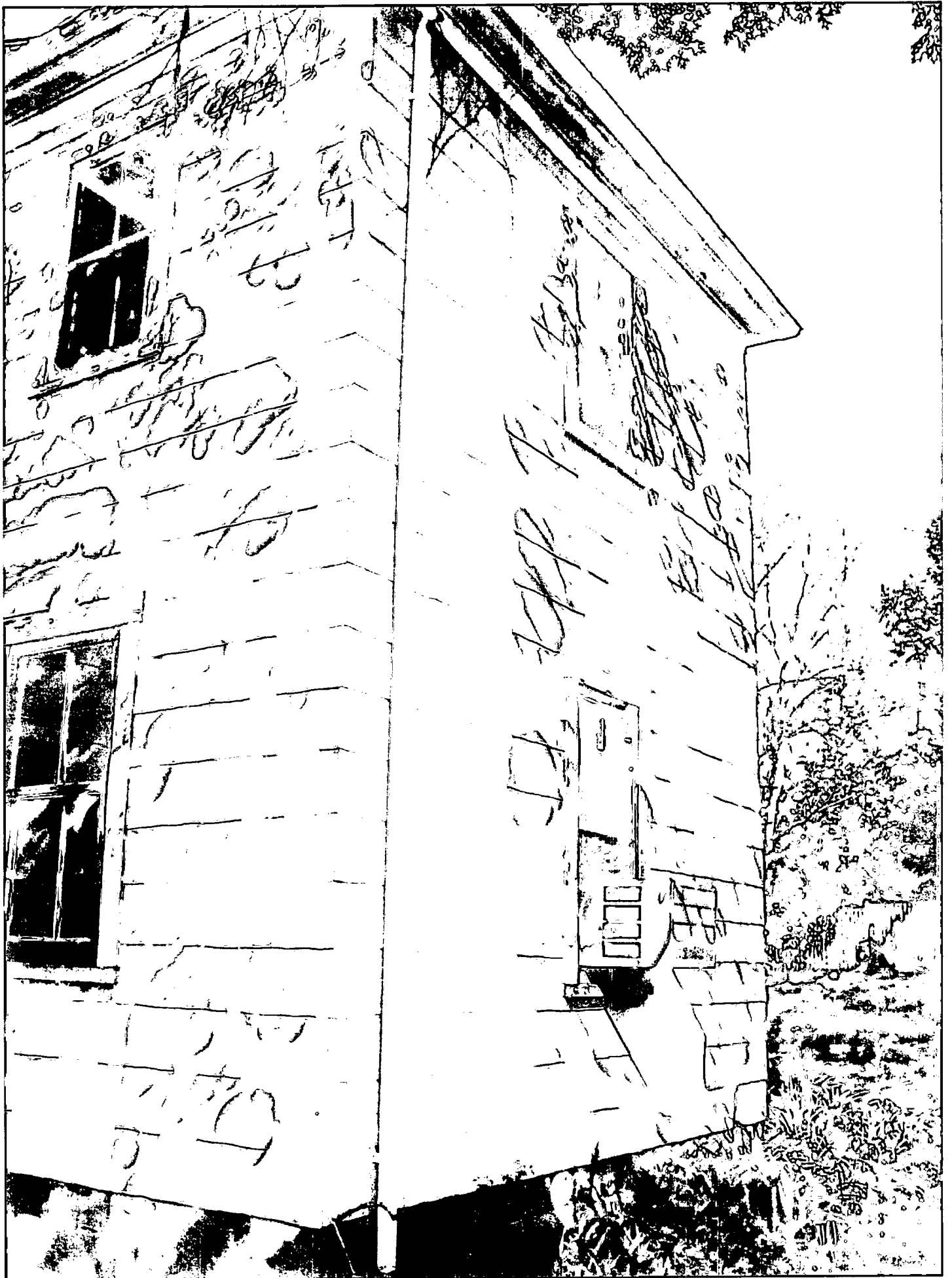
EXISTING HOUSE
LOT 58
VIEW OF PROSPECT
STREET SIDE



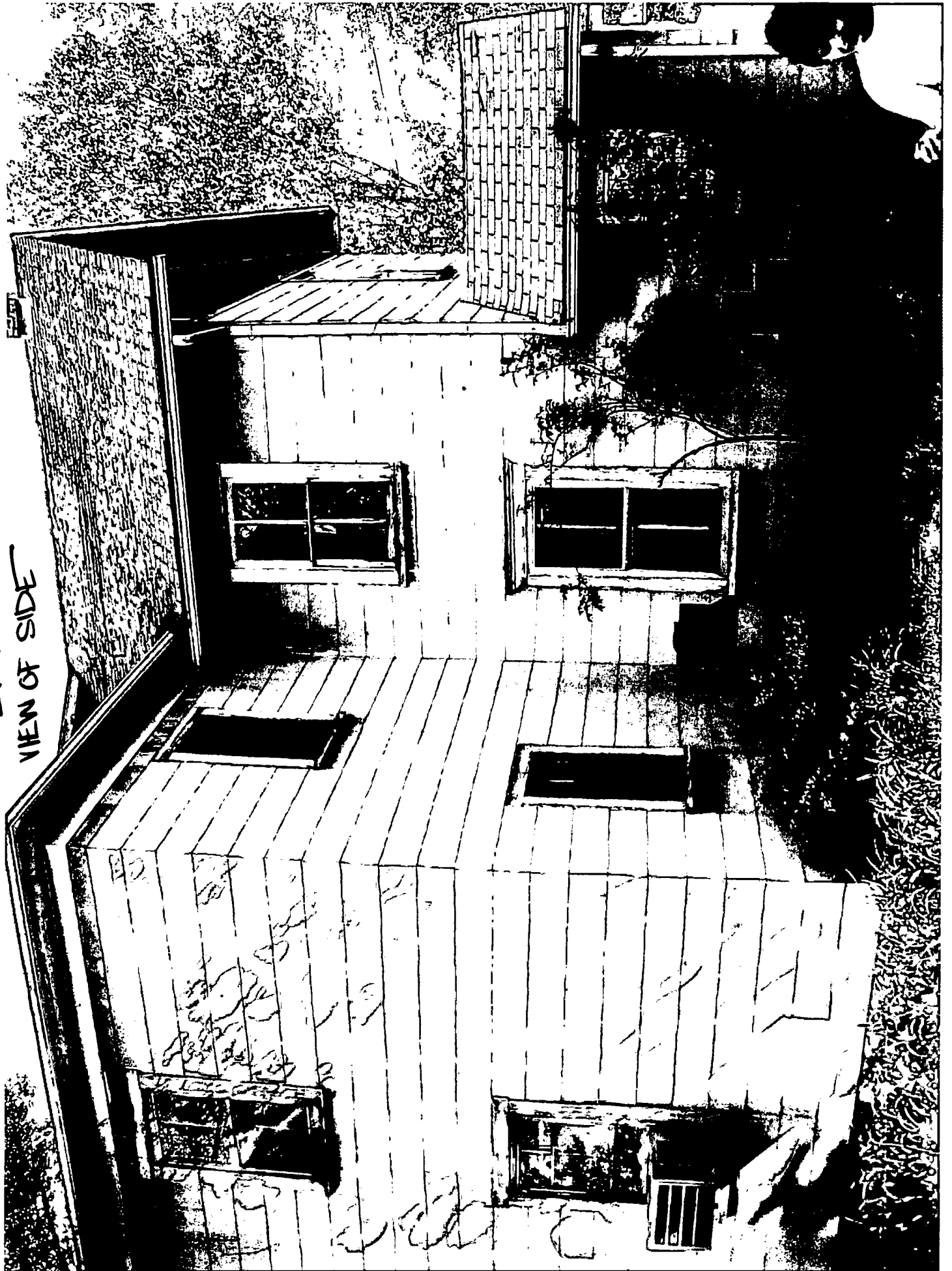
EXISTING HOUSE, LOT 58, VIEW OF FRONT



EXISTING HOUSE, LOT 58, VIEW OF FRONT & SIDE



lot 58
VIEW OF SIDE



EXISTING HOUSE
LOT 58
VIEW OF SIDE



EXISTING HOUSE, LOT 58, VIEW OF FRONT + SIDE

