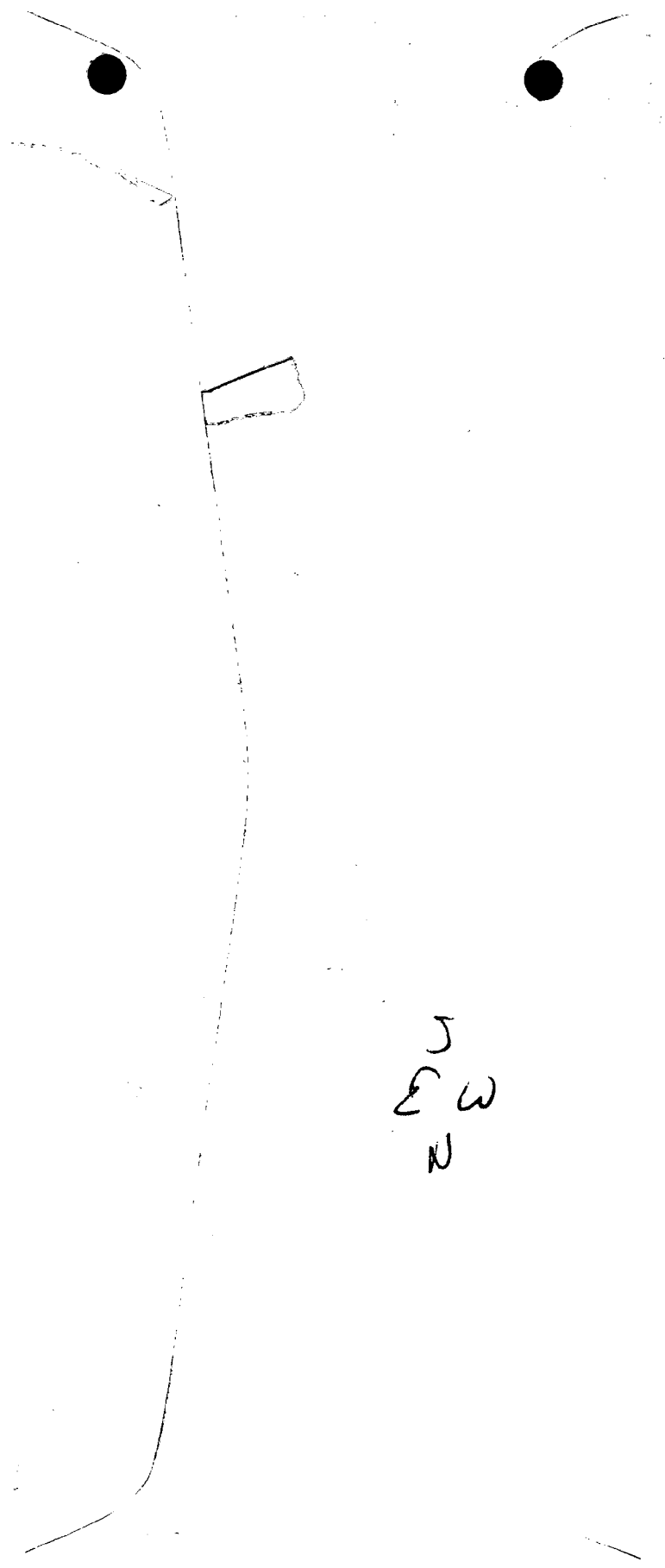


Preliminary Consultation -  
3918 Prospect Street, Kensington

• MATINGLY GROUP INC. •

3918 Prospect Street • Kensington, Maryland 20895

*Diana McGeeth*  
*Jed McGeeth*  
*Sara Matingly*



J  
E W  
N











Montgomery County Government

Historic Preservation Commission  
51 Monroe Street  
Rockville, Maryland 20850

5/16 3918 Prospect  
Street





## Montgomery County Government

September 17, 1990

Doris and Scott Mattingly  
3918 Prospect Street  
Kensington, Maryland 20895

RE: HPC Preliminary Consultation

Dear Mr. and Mrs. Mattingly:

Following is a summary of comments and suggestions made by the Historic Preservation Commission (HPC) during its preliminary consultation with you regarding your proposed alterations and addition to 3918 Prospect Street:

1. The concept of designing the side addition to resemble an outbuilding is appropriate; the proposed design, however, is too detailed for a carriage house or small barn or stable.
2. The windows and details (balconies, columns, etc.) at the front (north) elevation of the proposed addition are not compatible with the existing house.
3. The proposed addition is too large in comparison to the existing house. Reduction in the overall size of the addition should be considered.
4. The location of the addition with the set back from the front of the existing house is appropriate.
5. A model showing the relationship of the addition to the existing house, adjacent homes, and the overall streetscape would be helpful to the Commission in assessing any possible impacts the addition may have on its surroundings.

Please be aware that the above comments are the individual commissioner's comments and that the HPC is in no way bound by any comments made during the consultation. The comments are for your consideration and guidance and I hope will be helpful to you in preparing a formal Historic Area Work Permit application. If you have any questions, please call me at 217-3625.

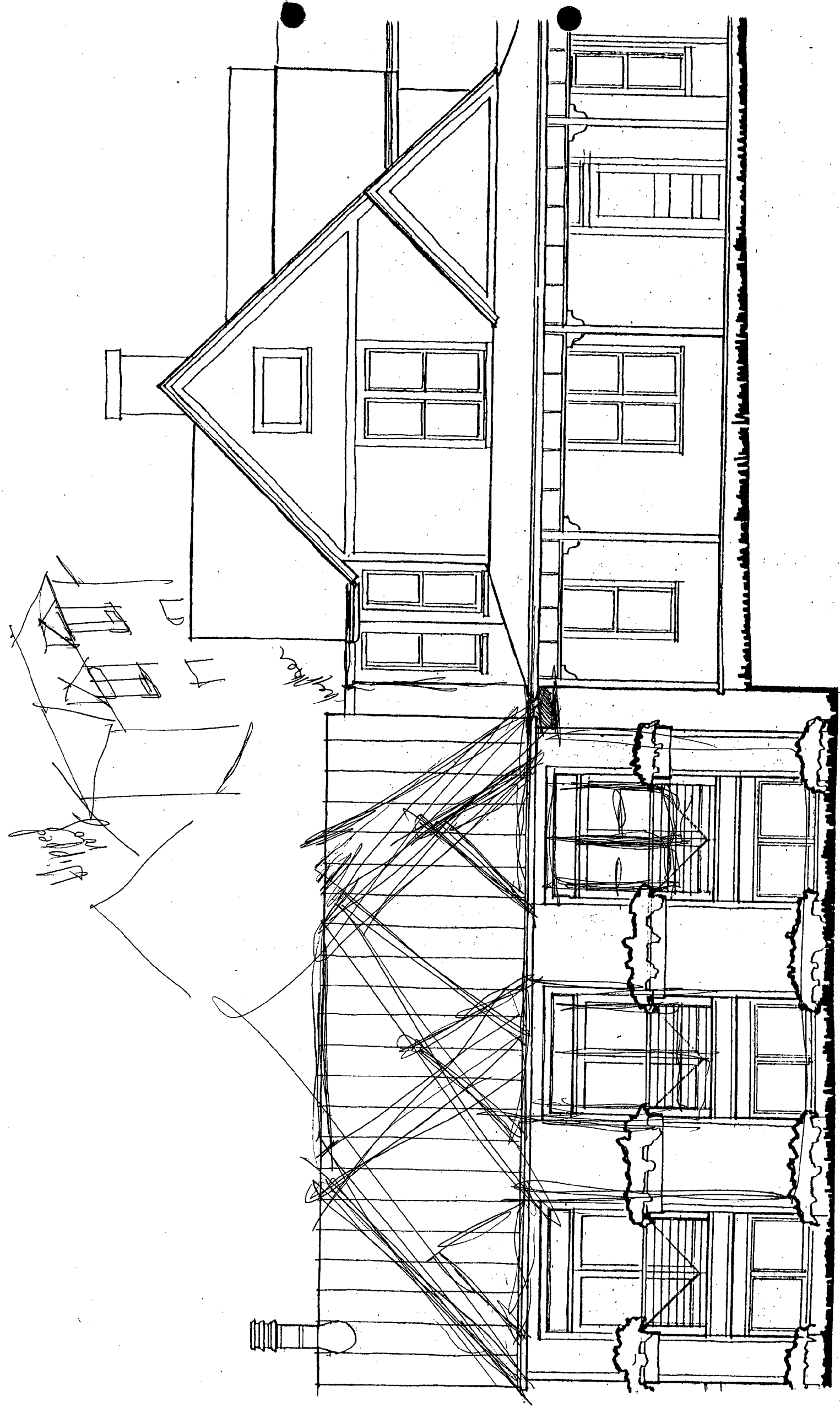
Sincerely,

A handwritten signature in cursive script that reads "Laura McGrath".

Laura McGrath,  
Planning Specialist

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625



W. M. H. A.

W. M. H. A.

W. M. H. A.

W. M. H. A.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: September 5, 1990

CASE NUMBER: N/A

TYPE OF REVIEW: Preliminary  
Consultation

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3918 Prospect Street

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicants are proposing to make the following alterations and additions to their property, built in the late 19th Century and identified as a primary resource in the Kensington Historic District:

1. Construction of a 20' X 32' one and one-half story addition on the east elevation. The addition would be set back approximately 28' from the front of the house and would sit 13' from the east property line.
2. Conversion of rear deck area into screened-in porch.
3. Extension of side porch on west elevation to meet screened porch in rear.
4. Conversion of shed dormer on west elevation to gable dormer and construction of new gable dormer on end of west elevation.

STAFF RECOMMENDATION:

Staff met with the applicants earlier in the year for a preliminary consultation and discussed a similar plan. Staff made several comments at that time. First, staff suggested that if at all possible the addition should be located to the rear of the property. If the applicants found that the addition could not be located to the rear, staff suggested that it be set back from the front of the house, that its location be flipped so that it would be oriented north-to-south (and so that the width would measure 20 feet) and that, if flipped, the roof be in a gable style. Staff also suggested that the addition be connected to the house with a hyphenated structure and that landscaping be used to somewhat mask the addition.

The applicants explained at that time that the addition could not be located to the rear of the property because of an existing well located just beyond the deck line which is used as a backwash for an existing pool on the property. It was not proposed to locate the addition to the west of the house because of an existing garage. The applicants also noted that the extension of the porch around the side of the house would help to circumvent a drainage problem and that the alteration of the shed dormer would provide a more useful space while repairing a faulty roof.

Staff would recommend preliminary approval of the plans to enclose the rear deck, extend the existing side porch around to meet the enclosed deck and to convert the west shed dormer to a gable dormer and to add a gable dormer on the west addition (providing like materials and colors are used for all).

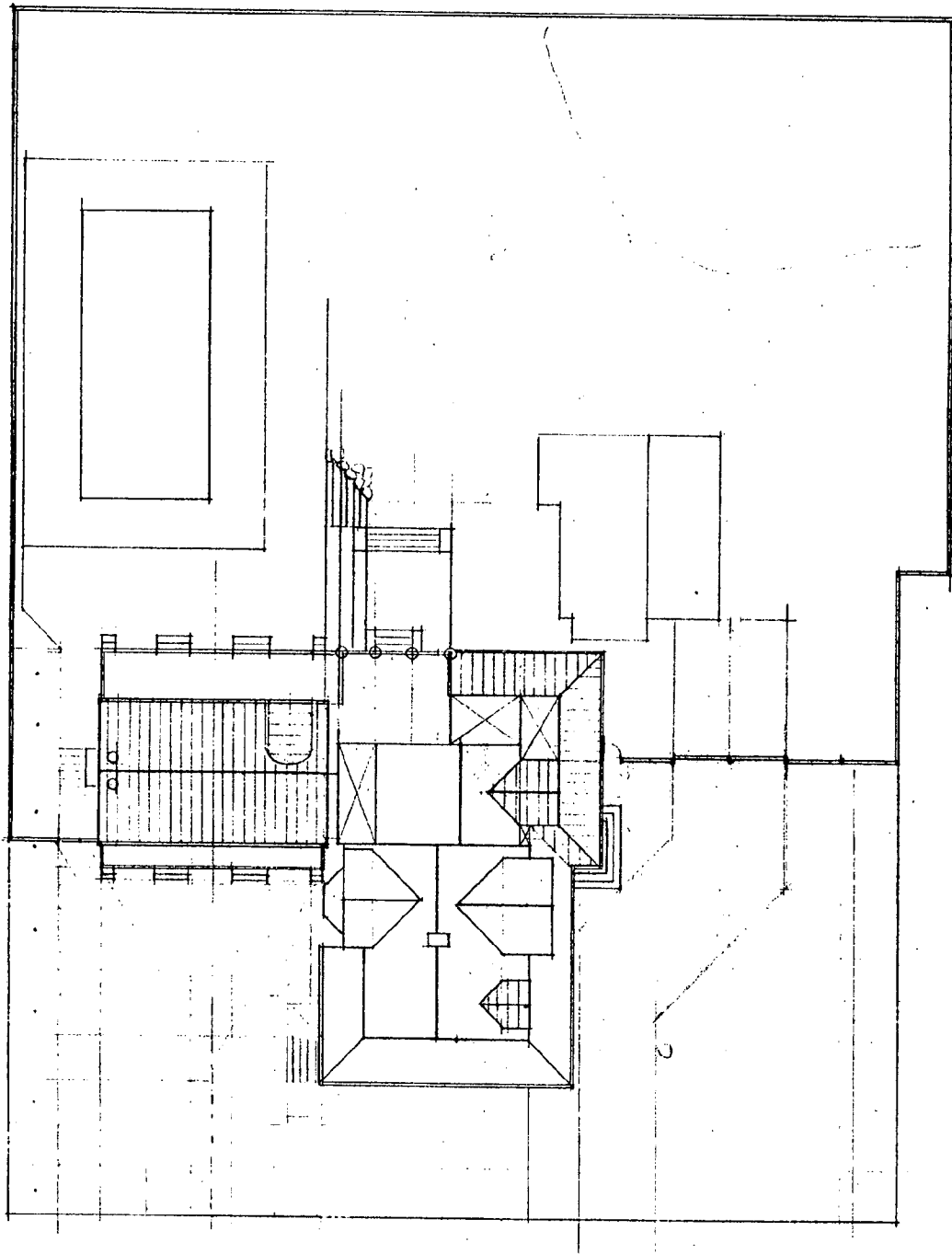
With the side addition design currently submitted, the applicants have responded to a few of staff's comments by setting the addition back from the front of the house and connecting it with a slightly hyphenated section. However, staff finds that the overall scale and design of the addition is not compatible with the existing house. In terms of scale, the proposed width equals that of the existing structure, making the addition appear too "horizontal" in comparison to the house. In terms of design, the window openings and roof massing of the front and rear elevations are not completely sympathetic to the rhythm or scale of the existing structure. In addition, the balconies included on the front elevation of the addition partially obscure the existing double bay windows on the east elevation of the house. Finally, the structure connecting the addition to the house is not clearly hyphenated.

If the side location is the only one available for an addition, staff recommends that the applicants reduce the width of the addition and that the connecting structure be made more obvious. While exact duplication of the design of the existing house is not recommended, staff does recommend that the design of the addition be revised to be more sympathetic to the existing house and in order to lessen the impact on the house and the existing streetscape. Staff recommends that the applicants take into account these concerns as well as any raised by the Commission before submitting a formal HAWP application.

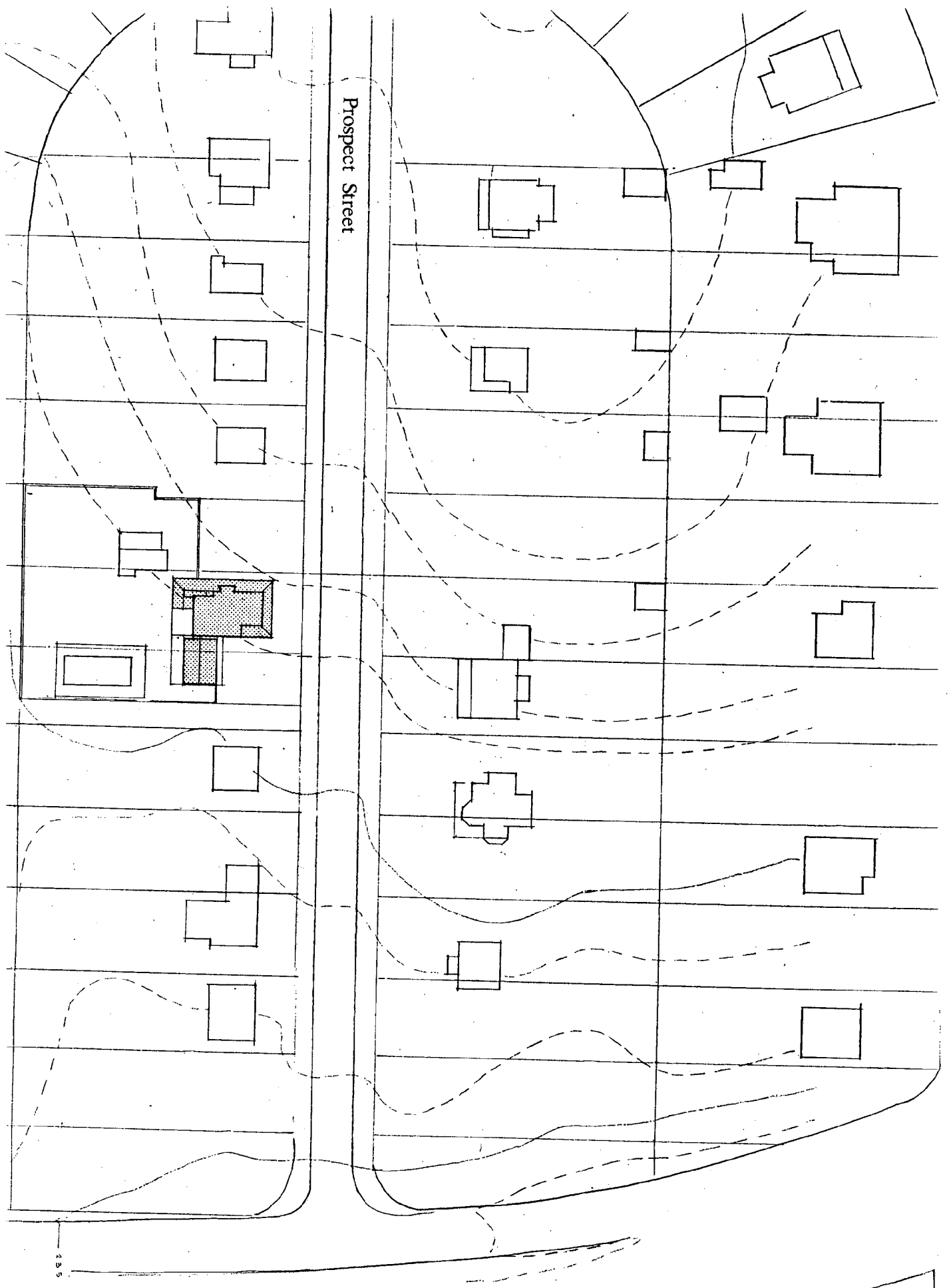
ATTACHMENTS:

1. Site Plan
2. Photos
3. Elevations
4. Floor Plans

2063E



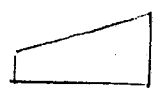
SITE PLAN



Prospect Street

Connecticut Avenue

135





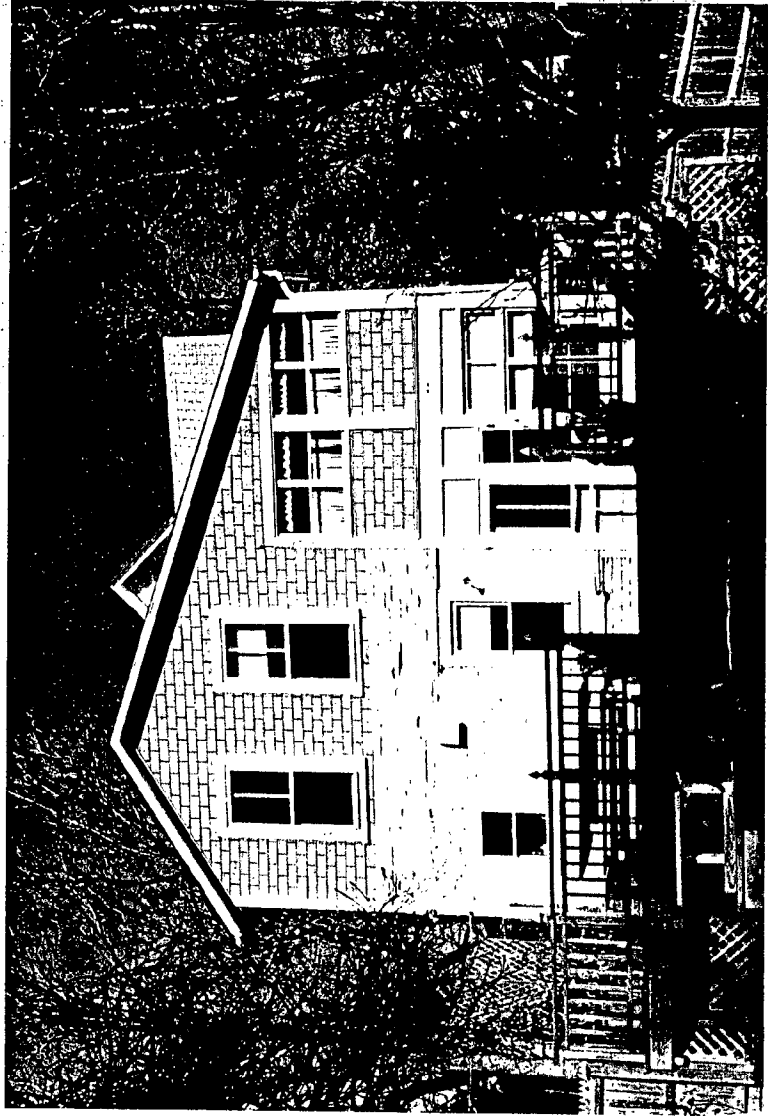
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



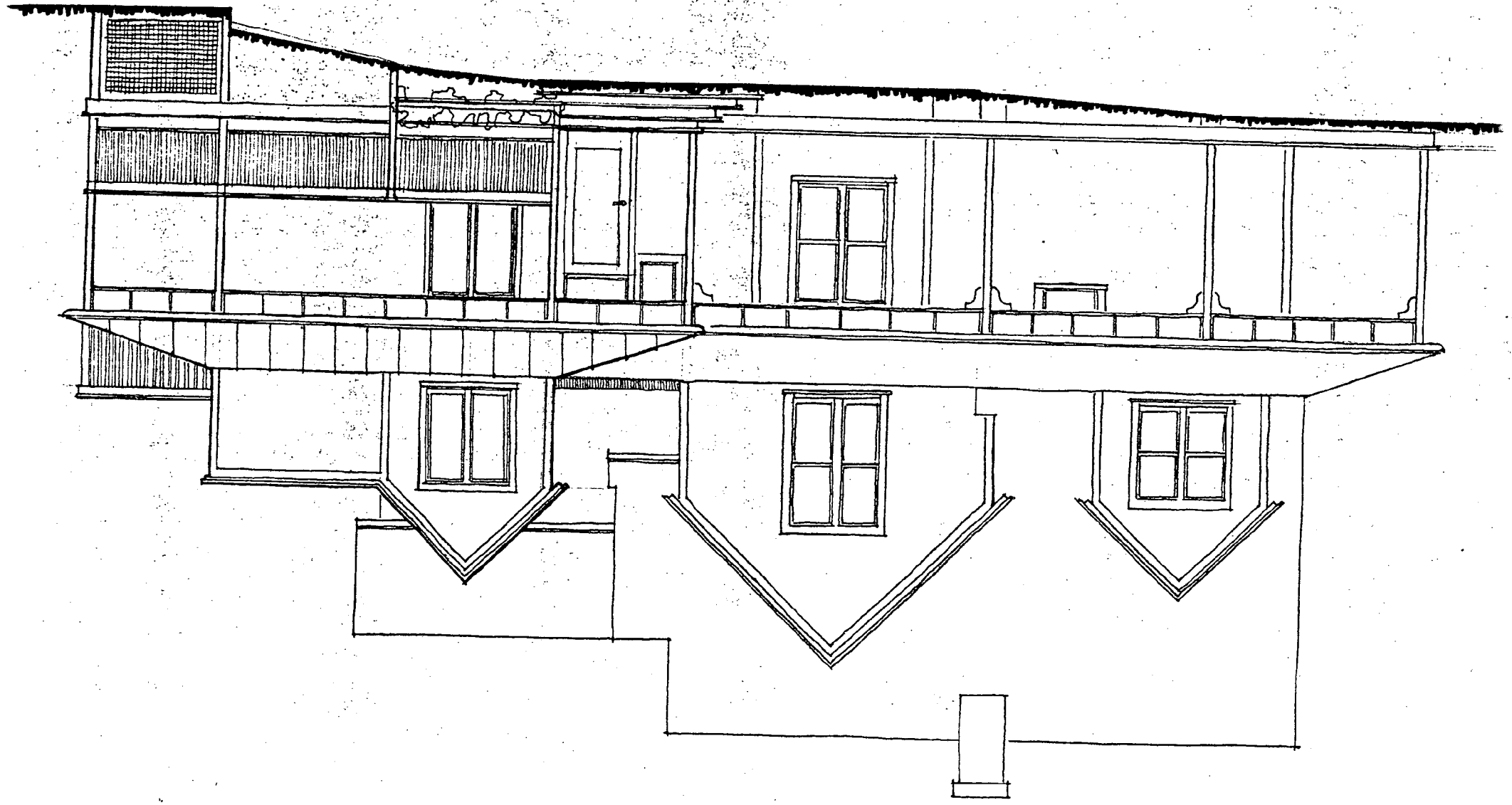
SOUTH ELEVATION



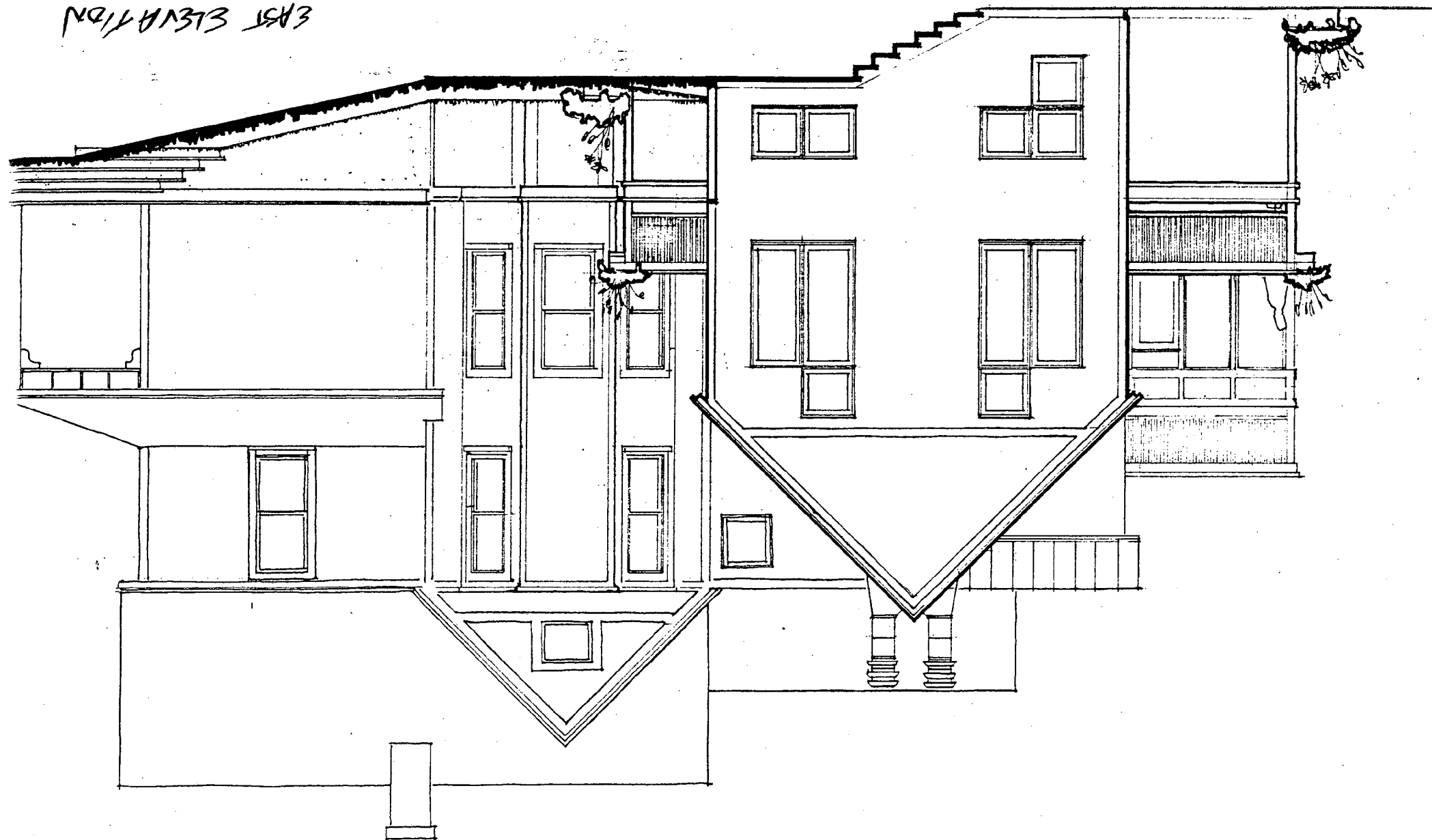
NORTH ELEVATION  
(FRONT)



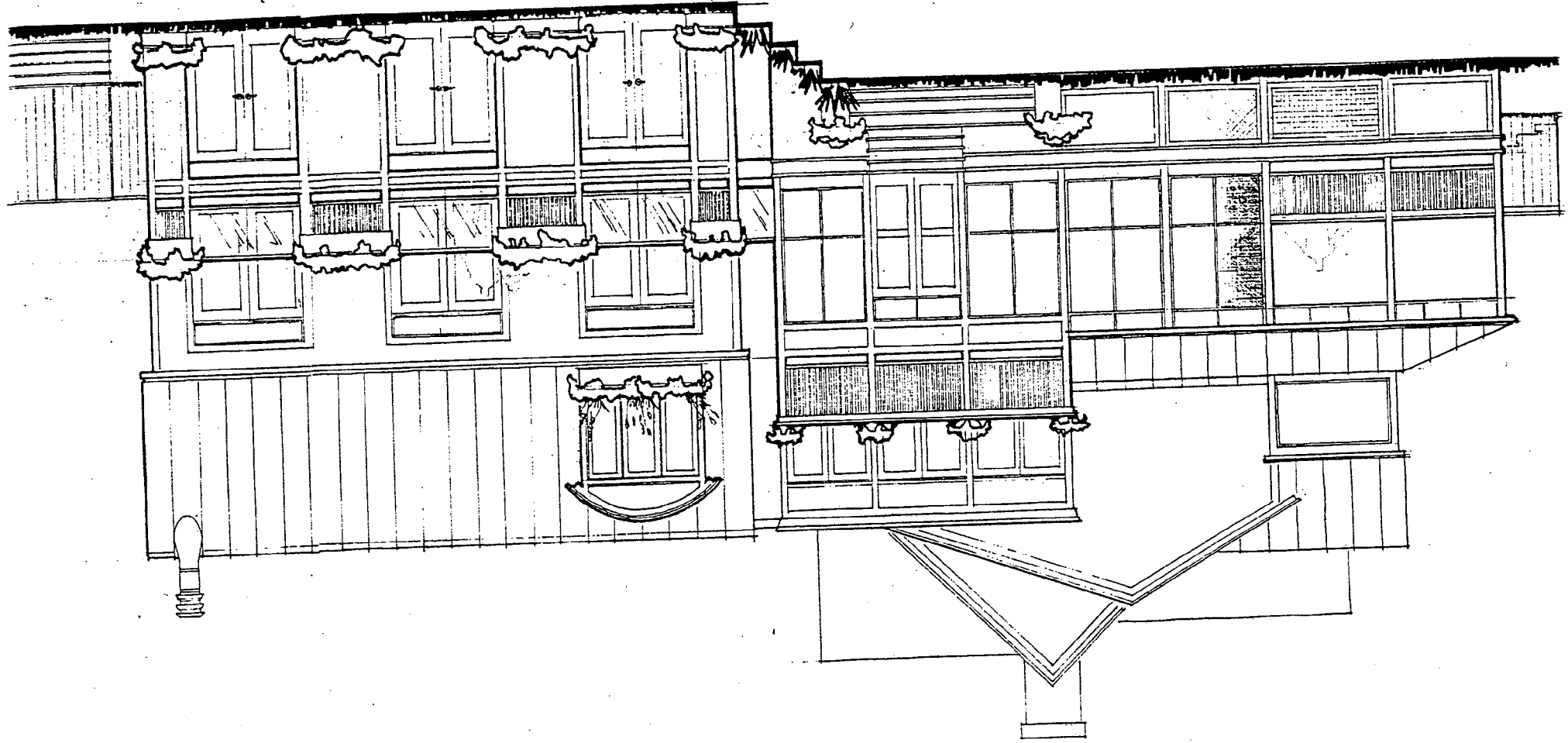
WEST ELEVATION

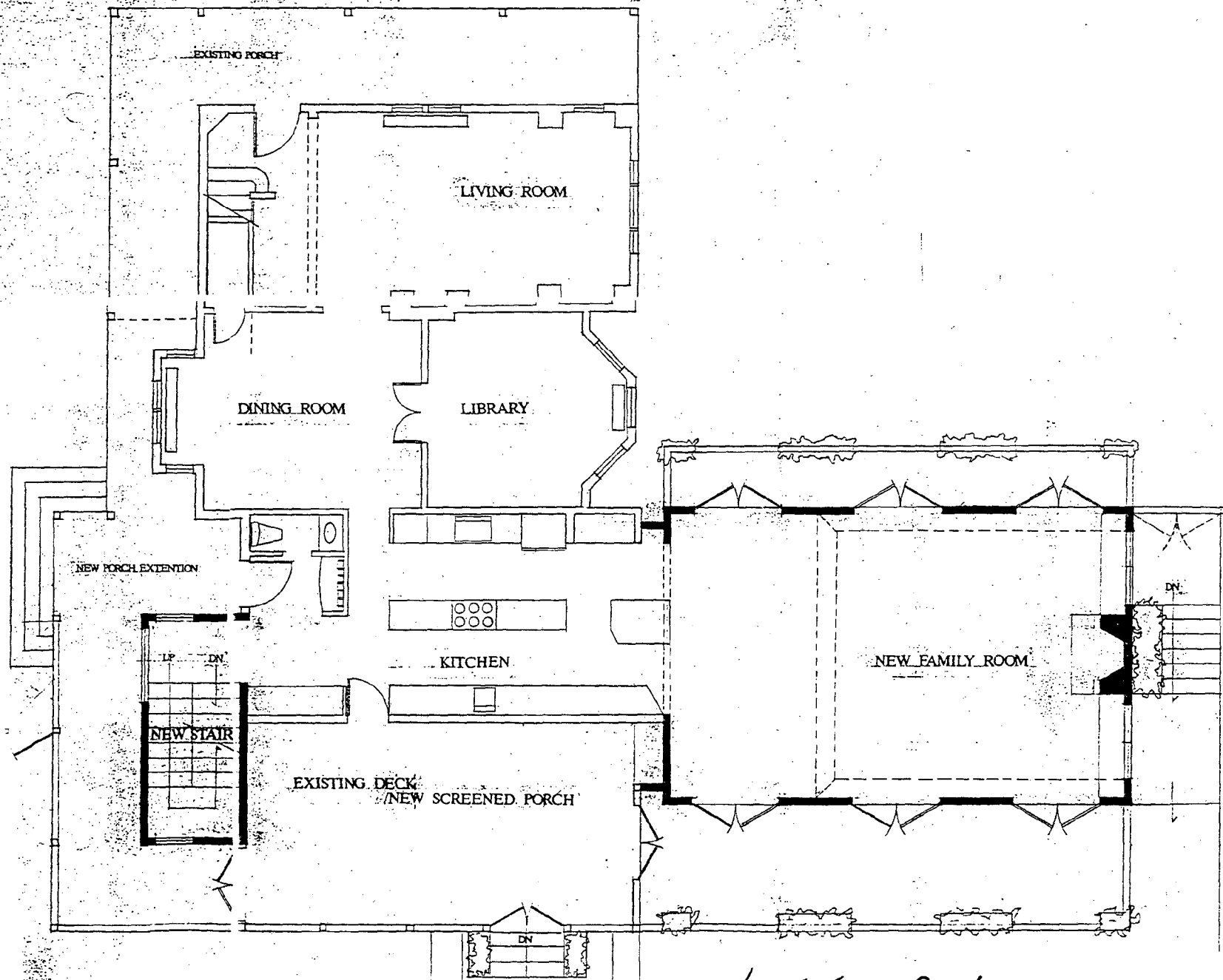


EAST ELEVATION



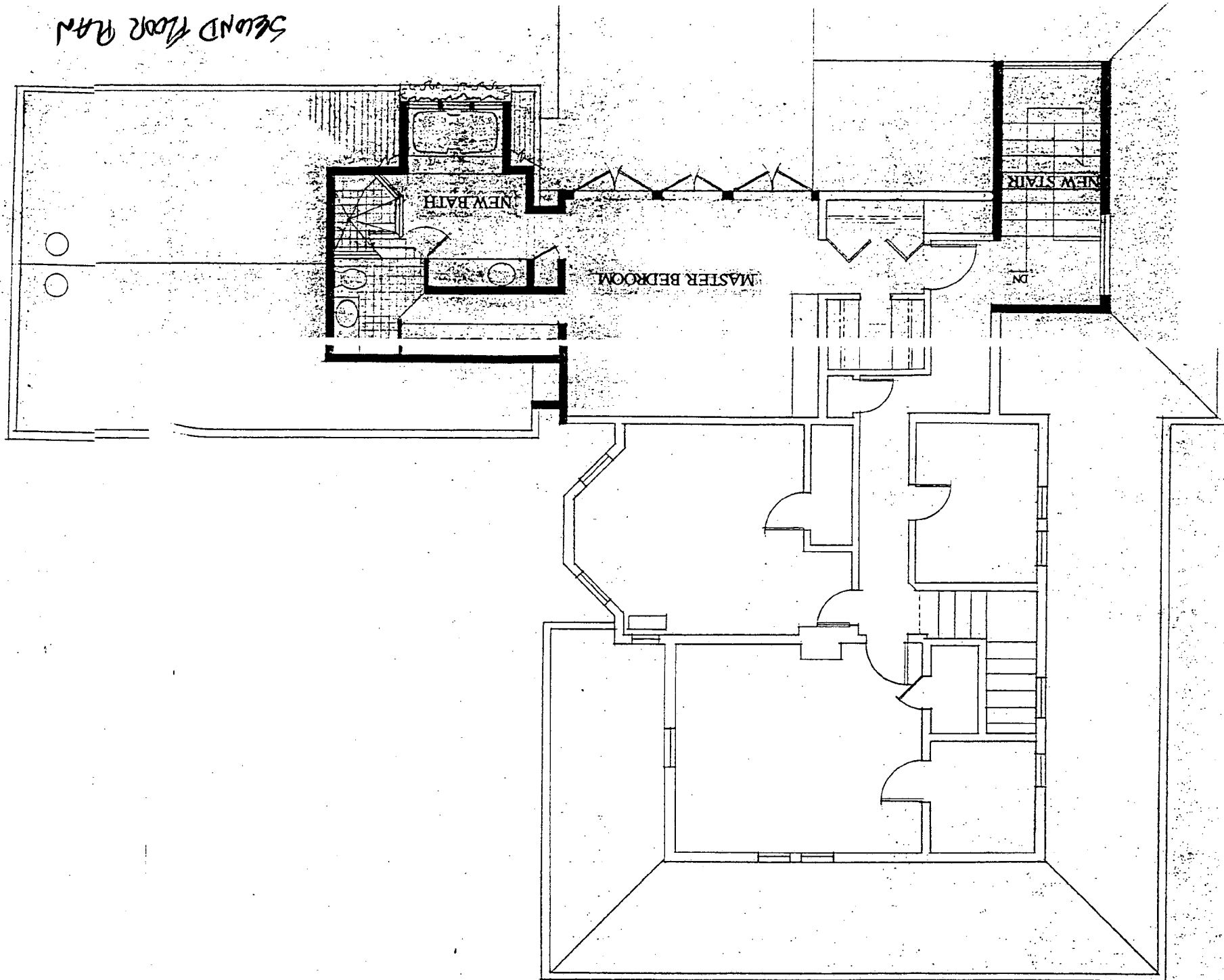
SKETCH  
SOUTH ELEVATION

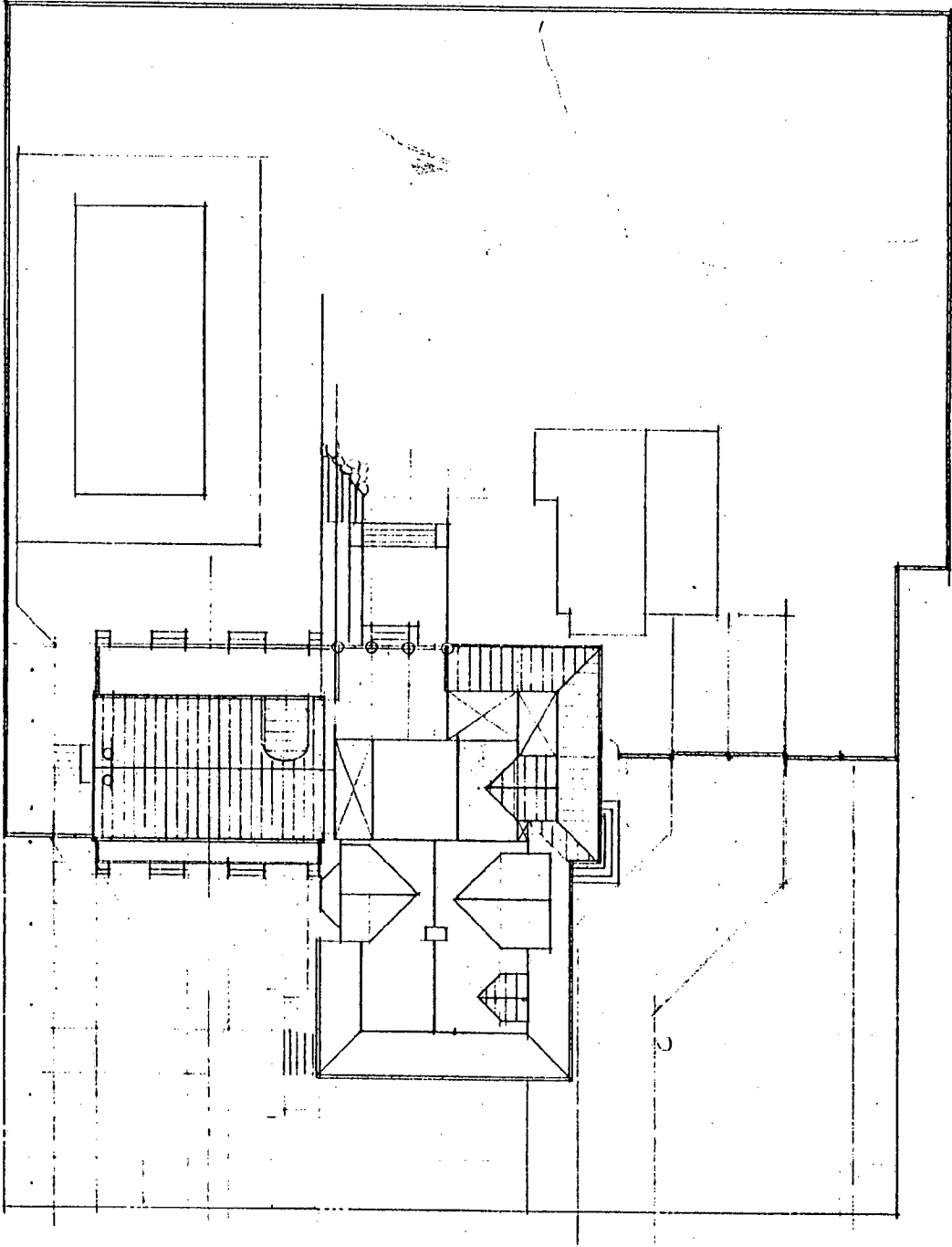




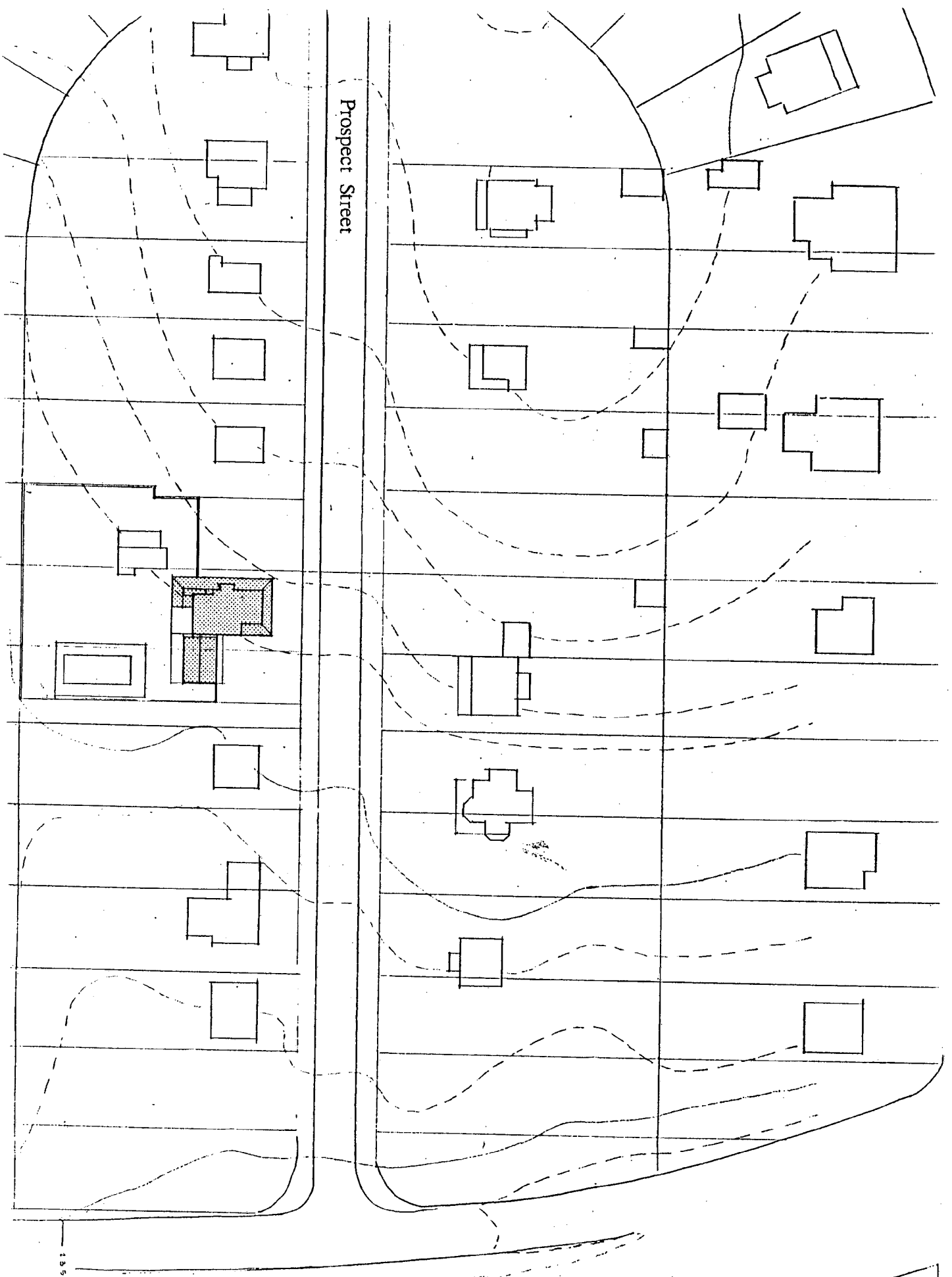
FIRST FLOOR PLAN

SECOND FLOOR PLAN





SITE PLAN



Prospect Street

Connecticut Avenue

135





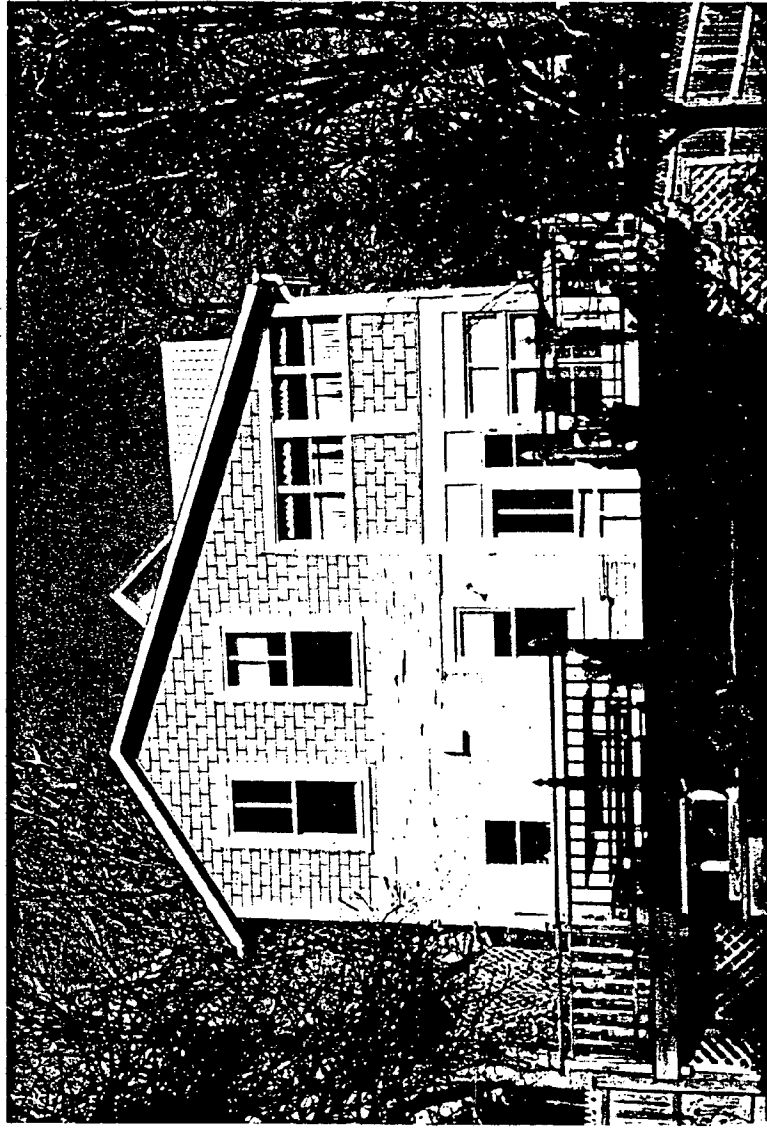
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

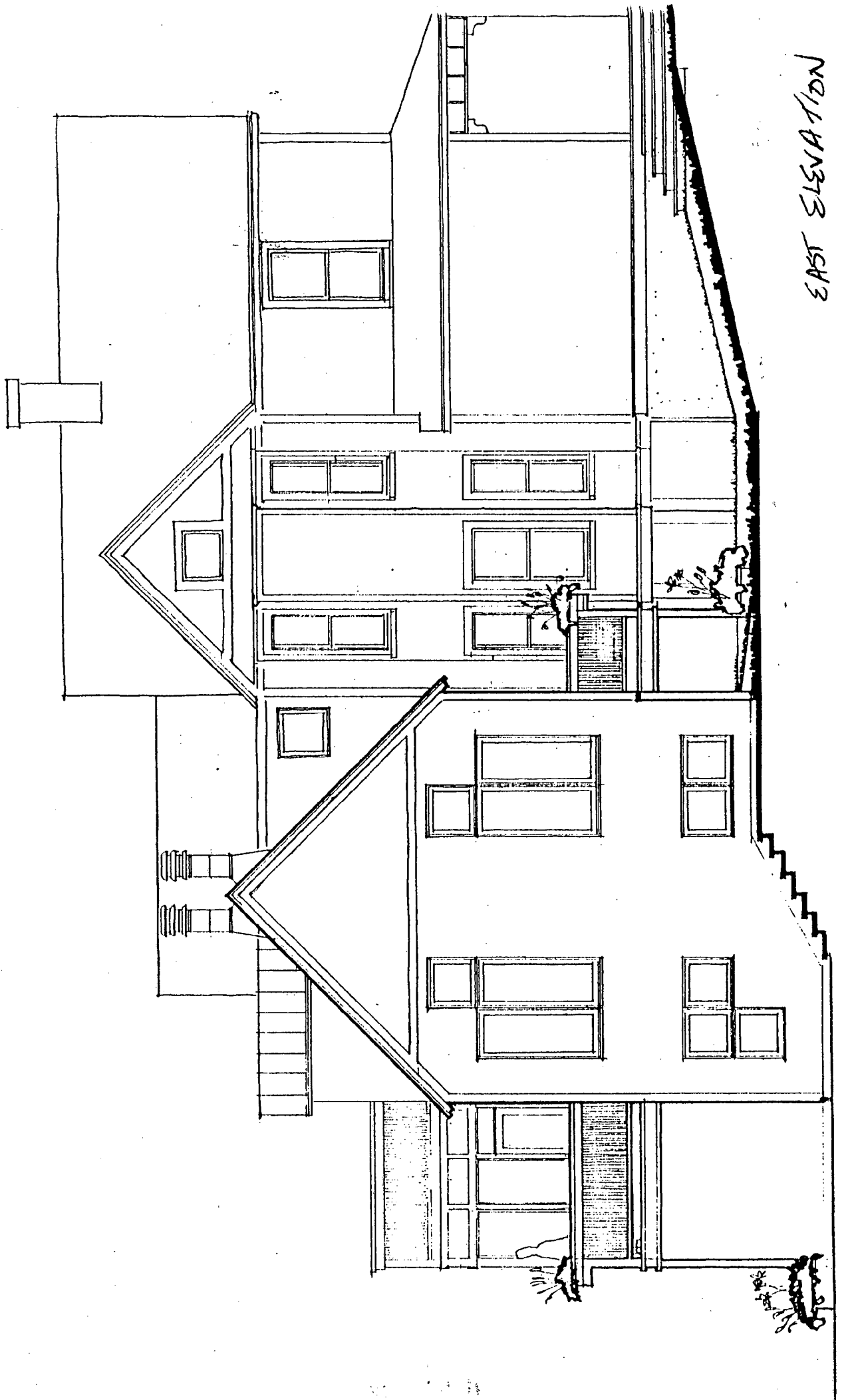
1. The house is a two-story structure with a gabled roof. The exterior walls are finished with horizontal siding. The front porch is a full-width porch with a decorative railing. The house is set on a slight rise, and the surrounding area is landscaped with trees and shrubs. The overall appearance is that of a well-maintained, traditional-style home.

North Elevation  
(FRONT)



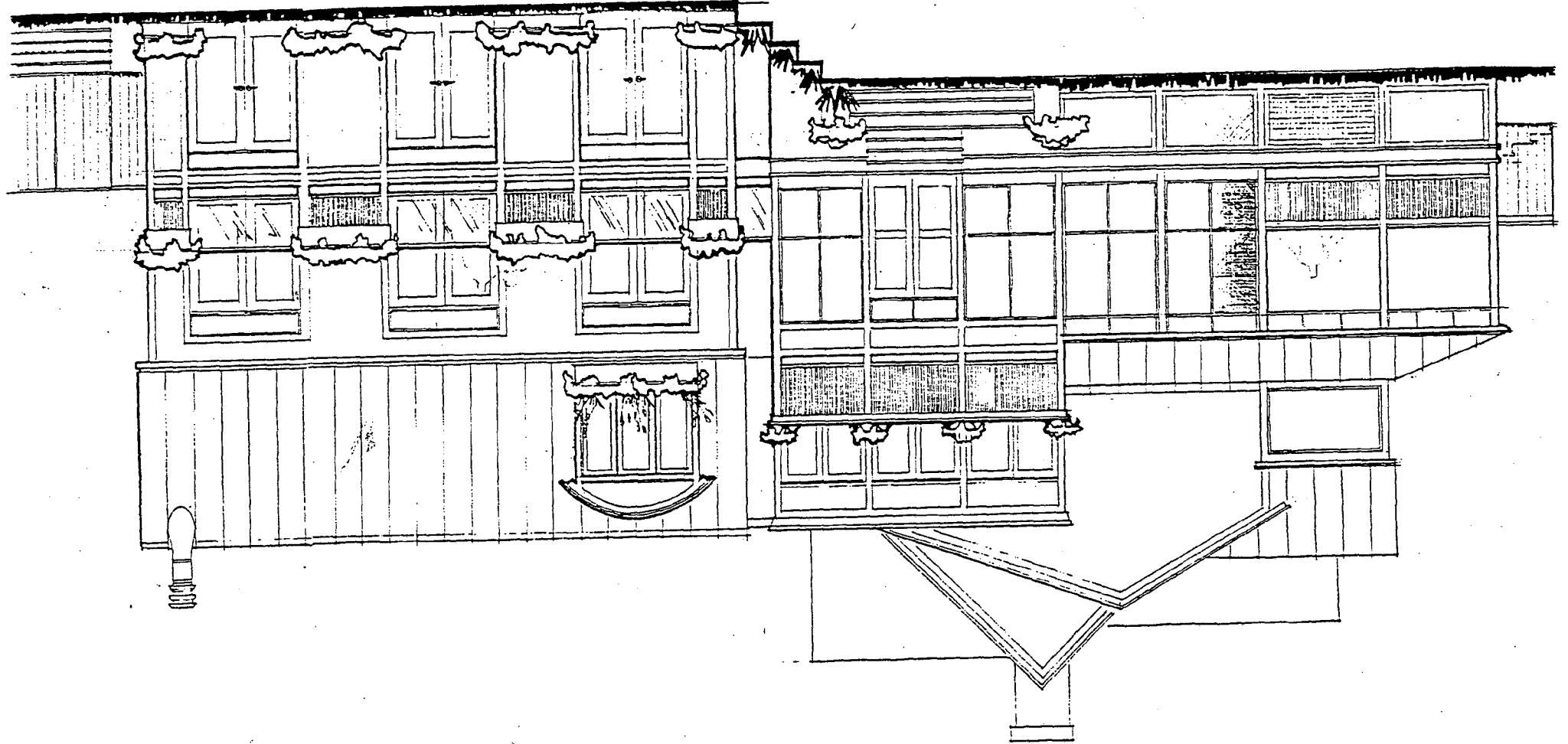


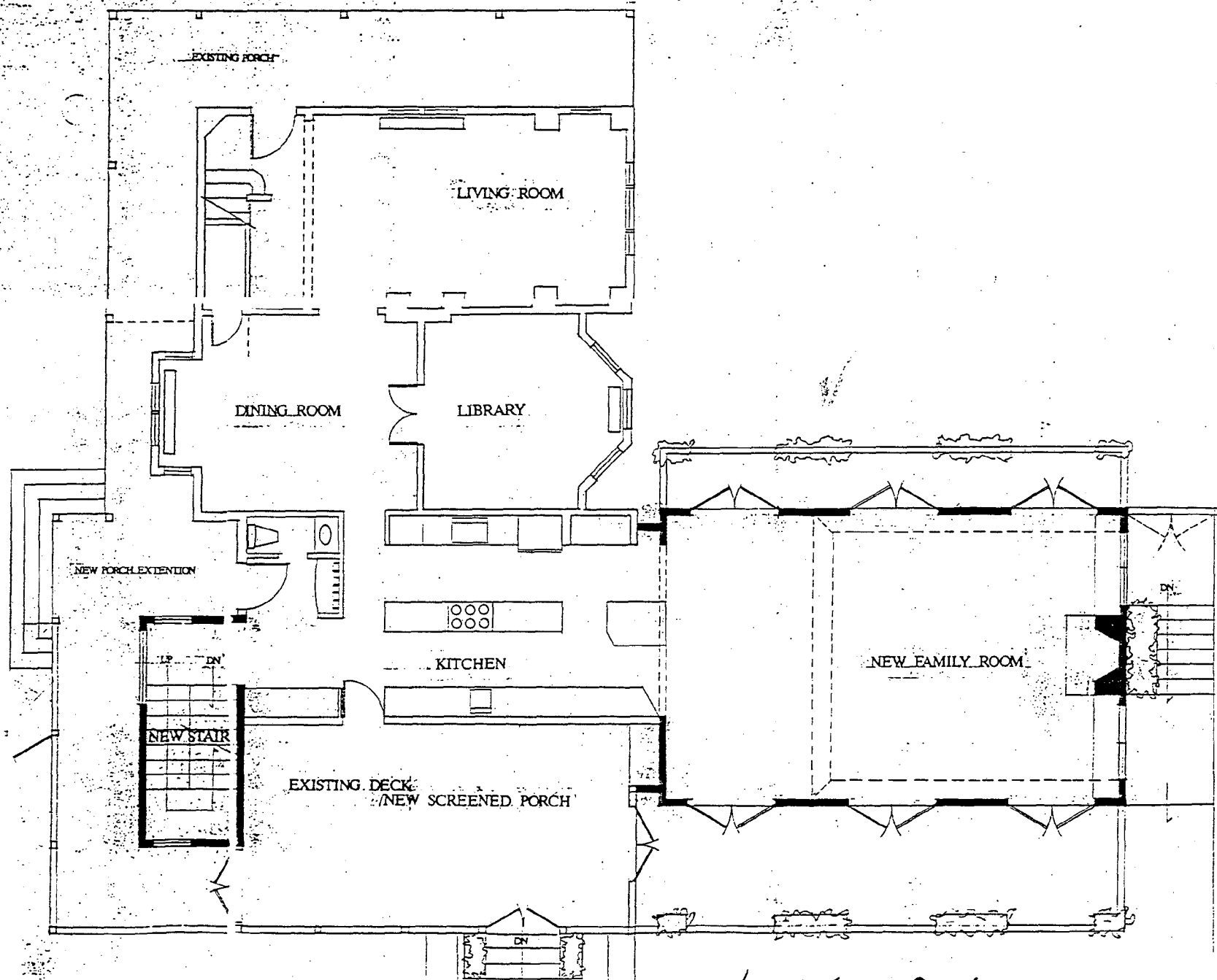
WEST ELEVATION



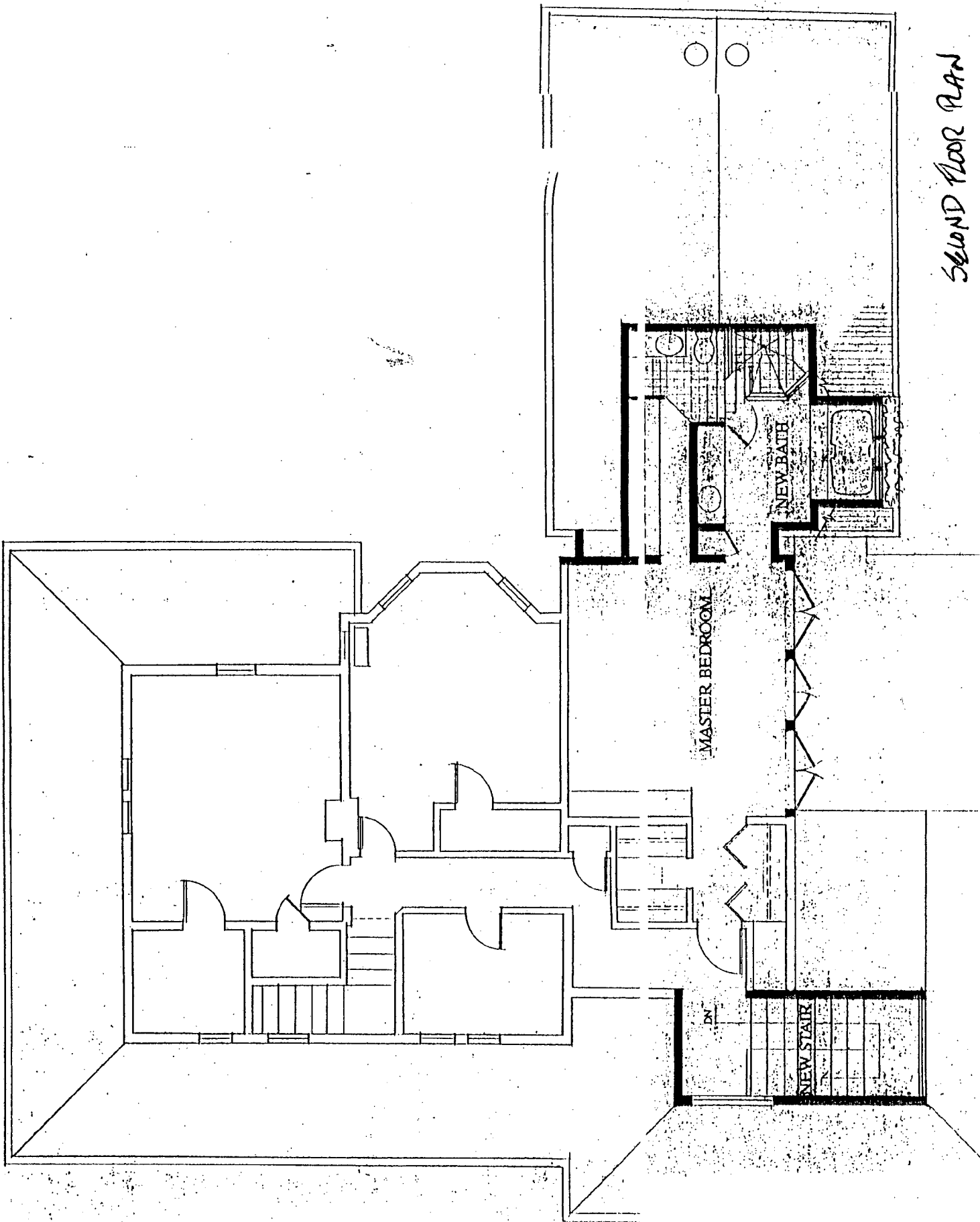
NO. 1 A 373 1543  
EAST ELEVATION

STREET SITUATION  
(Rear)





FIRST FLOOR PLAN



SECOND FLOOR PLAN





Montgomery County Government

MEMORANDUM

TO: Ray Shellman, Chairman  
Keasington Local Advisory Panel

FROM: Laura McGrath, Planning Specialist  
 Department of Housing and Community Development  
 Division of Community Planning and Development

DATE: August 27, 1990

SUBJECT: Historic Area Work Permit Application - *Preliminary Consultation\**  
*- side & porch additions*

The attached application by Mattinaly for an 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 September 4, 1990, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for September 12, 1990.

Dr. Shellman -

*This is just a preliminary consultation - but comments from the LAP we always welcome.*

*Thanks!*

JBC:av  
1549E  
1/90