

APPROVED AND ADOPTED AMENDMENT
TO THE
MASTER PLAN FOR HISTORIC PRESERVATION:

KENSINGTON HISTORIC DISTRICT
ATLAS #31/6

October 1986

An amendment to the Sector Plan for the Town of Kensington and Vicinity, May 1978; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and to the Master Plan of Highways within Montgomery County, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20907

1741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3090

ABSTRACT

TITLE: Approved and Adopted Amendment to the Master Plan for
Historic Preservation: Kensington Historic District

AUTHOR: The Maryland-National Capital Park and Planning
Commission

SUBJECT: Approved and Adopted Amendment to the Master Plan for
Historic Preservation: Kensington Historic District

DATE OF ADOPTION: September 17, 1986

PLANNING AGENCY: The Maryland-National Capital Park and
Planning Commission

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ABSTRACT: This document contains the text, with supporting
maps, for an amendment to the Master Plan for
Historic Preservation and to the 1978 Sector Plan
for the Town of Kensington and Vicinity designating
a historic district in Kensington, Maryland to be
protected under the County's Historic Preservation
Ordinance, Chapter 24A of the County's Code.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) The preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) The acquisition, development, operation, and maintenance of a public park system; and
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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INTRODUCTION

In July 1979, the County established permanent tools for protecting and preserving its historic and architectural heritage by adopting a functional Master Plan for Historic Preservation and enacting a Historic Preservation Ordinance, which is Chapter 24A of the Montgomery County Code.

The Montgomery County Historic Preservation Commission was created with the enactment of the County's Historic Preservation Ordinance and was charged with the responsibility of researching and evaluating historic resources according to criteria specified in the Ordinance. The Preservation Commission then recommends those worthy of preservation to the Montgomery County Planning Board for inclusion in the Master Plan for Historic Preservation and protection under the Ordinance.

THE AMENDMENT PROCESS

Upon receiving a recommendation from the Historic Preservation Commission, the Planning Board holds a public hearing to make its determination using the same criteria, considering the purposes of the Ordinance, and balancing the importance of the historic resource with other public interests.

Like the Master Plan itself, these amendments would not attempt to specifically delineate the appurtenances and environmental setting for each resource. As a general rule, the resource would be recommended for placement with its original or existing property boundaries or, in the event of subdivision, at least the minimum size lot permitted by the zone in which the resource occurs, unless the Planning Board, upon the advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the site. The Master Plan Amendment will, however, indicate where the environmental setting is subject to refinement in the event of development. Where applicable, the amendment will describe an appropriate setting and specify those features of the site and their location relative to the resource that the setting is intended to protect. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided. Designation of the entire parcel at the time of placement on the Master Plan will therefore allow the maximum flexibility to preserve the site while retaining the ability to be responsive to development plans which recognize important features of the resource.

Once designated on the Master Plan for Historic Preservation, any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued. The Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

It is the intent of the Master Plan and Ordinance to provide a system for evaluating, protecting and enhancing Montgomery County's heritage for the benefit of present and future residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

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.

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.

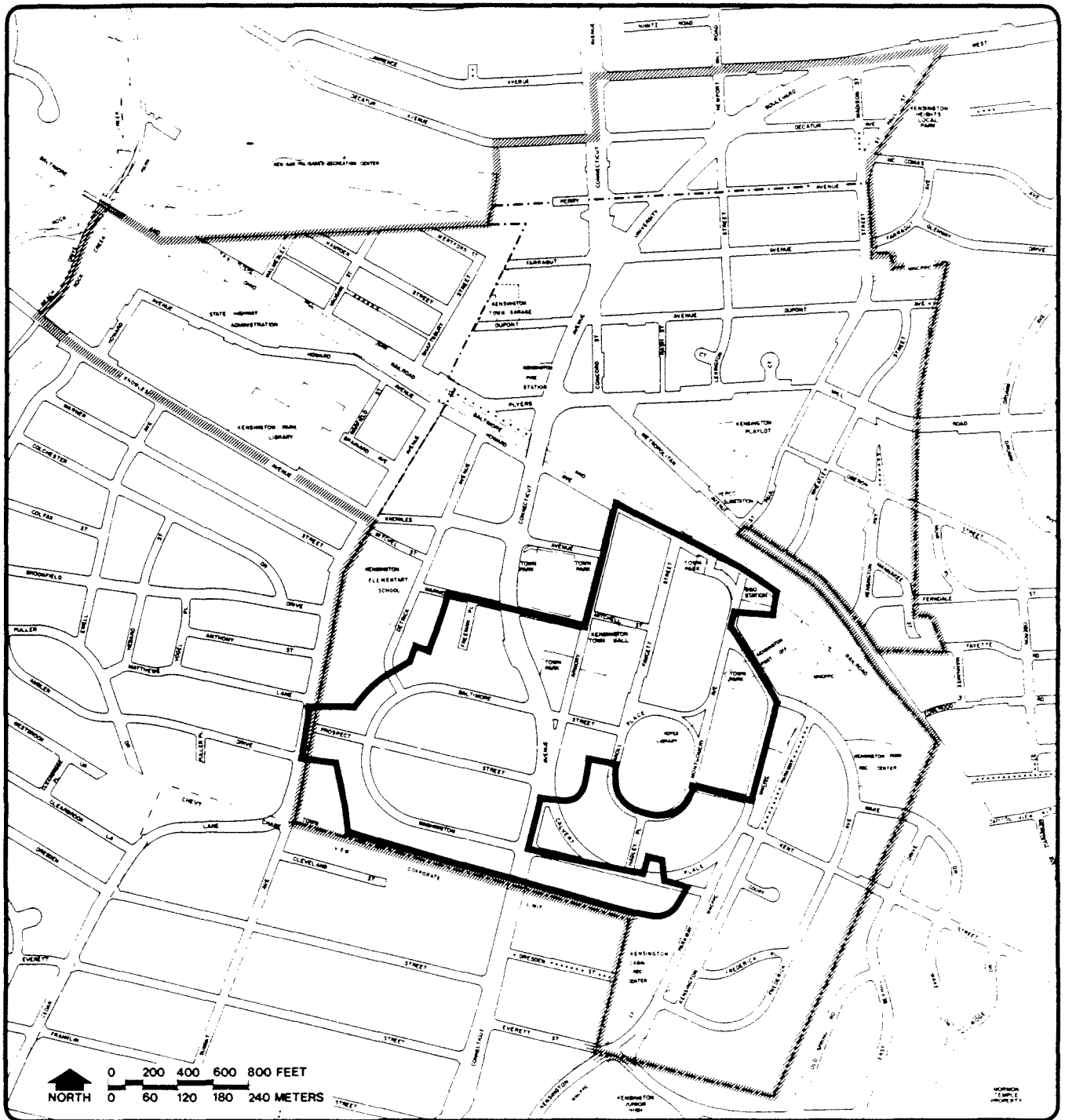
In addition to these federal and state incentives, the Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies 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.



Figure 1

KENSINGTON VICINITY MAP



— NATIONAL REGISTER HISTORIC DISTRICT BOUNDARY
 ▨ SECTOR PLAN BOUNDARY
 - - - TOWN OF KENSINGTON BOUNDARY

Figure 2

KENSINGTON

Figure 3

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



1910-1930



Secondary Resources:

Source: Montgomery County Historic Preservation Commission

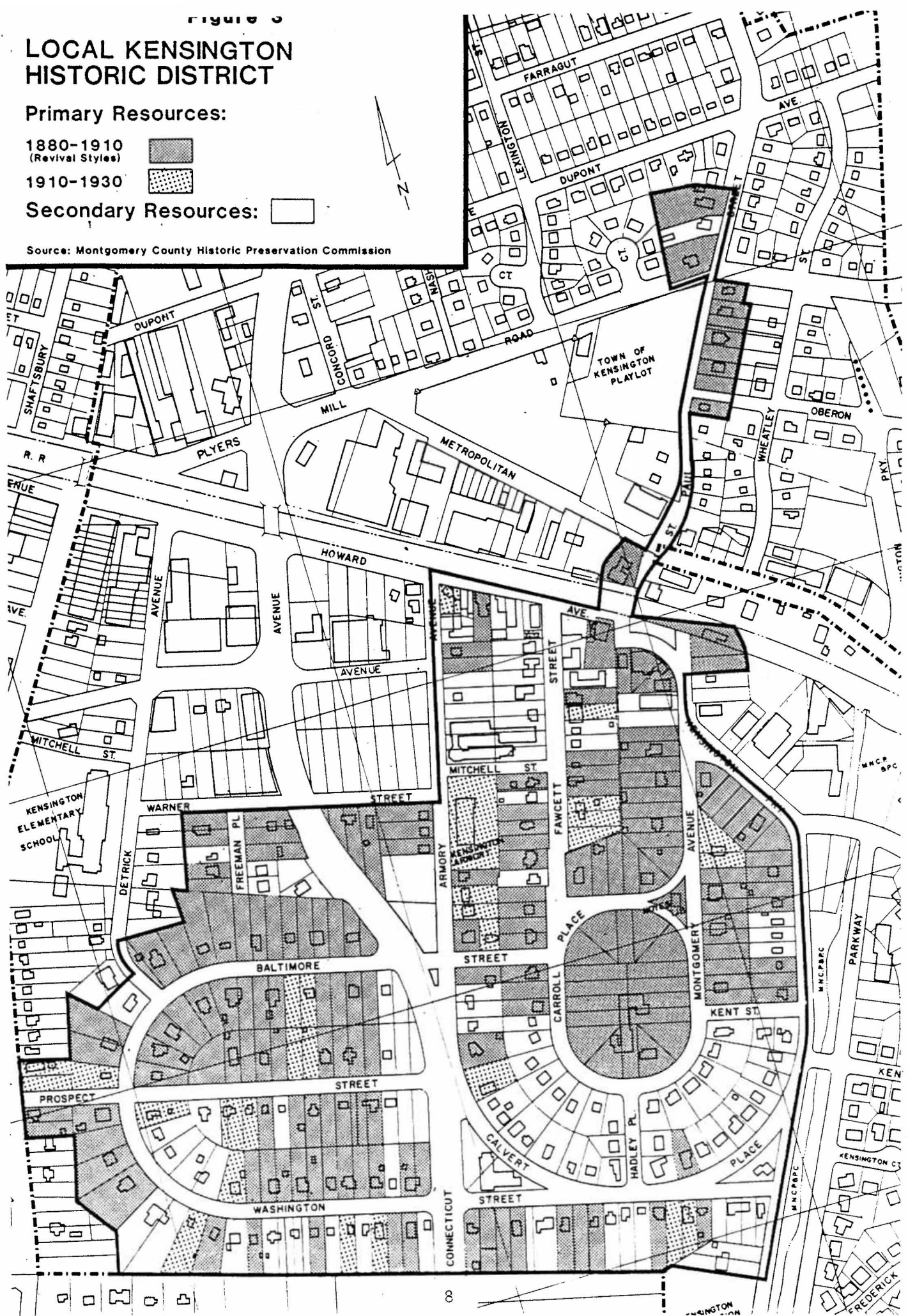


Figure 4

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



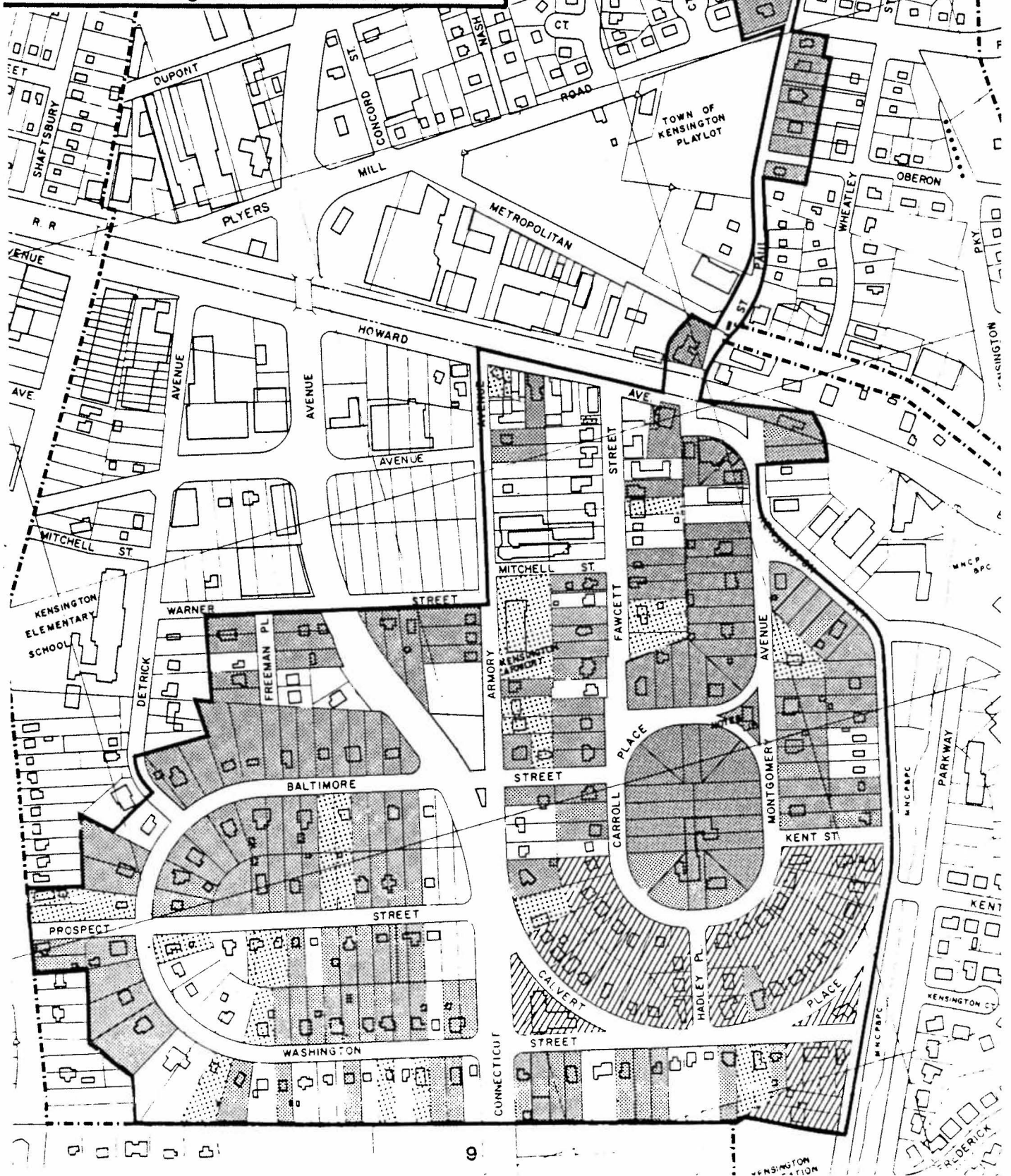
1910-1930



Secondary Resources:



Subarea Excluded from
District Regulation:



Listing of Properties Within the
Kensington Master Plan Historic District*

<u>Street Name</u>	<u>Street Numbers</u>
Armory Avenue	10301 - 10421
Baltimore Street	3806 - 3951
Calvert Place	3709 & 3819
Carroll Place	10216 - 10234
Connecticut Avenue	10205 - 10211, 10308
Fawcett Street	10300 - 10426
Freeman Place	10310 - 10316
Howard Avenue	3716 - 3794
Kensington Parkway	10200 - 10312 - even house numbers only
Mitchell Street	3710
Montgomery Avenue	10213 - 10420
Prospect Street	3906 - 4011
St. Paul Street	10500 & 10531 - 10549, 10600, 10606, and 10608
Warner Street	3810, 3812, 3820 and 3824
Washington Street	3948 - 3904, 3820 - 3708

*District includes all of the publicly owned rights-of-way on Carroll Place, Hadley Place and Calvert Place; on Washington and Kent Streets; and on Montgomery Avenue.

Resolution No. 10-2064
Introduced: July 7, 1986
Adopted: July 7, 1986

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

SUBJECT: Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland re: Kensington Historic District

Background

1. On February 11, 1986, the Montgomery County Planning Board transmitted to the Montgomery County Council a Final Draft Amendment to the Historic Preservation Master Plan to designate an Historic District in Kensington.
2. On April 18, 1986, the Montgomery County Council held a public hearing regarding the Final Draft Amendment to the Master Plan for Historic Preservation for a Kensington Historic District.
3. On June 24, 1986, the Planning, Housing and Economic Development Committee reviewed the Final Draft Master Plan Amendment and the testimony given at the public hearing.
4. It was the position of the Planning, Housing and Economic Development Committee that part of Kensington should be designated a historic district.
5. On July 7, 1986, the Montgomery County Council reviewed the Final Draft Amendment to the Historic Preservation Master Plan, and the recommendations of the Planning, Housing and Economic Development Committee.

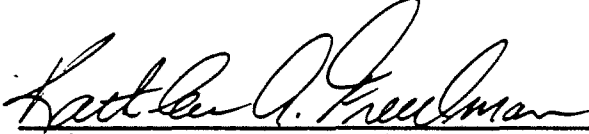
Action

For these reasons, the County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Final Draft Amendment to the Historic Preservation Master Plan, dated August 1985, is approved designating a Kensington Historic District (#31/6).

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 A. However, the district also specifically excludes the properties within the heavy outlines in Figure B, leaving only the right-of-ways in that sub-area as part of the Kensington Historic District.

This is a correct copy of Council Action.

A handwritten signature in cursive script, reading "Kathleen A. Freedman", written over a horizontal line.

Kathleen A. Freedman, Secretary
County Council

Attachments: Figures A and B

B738/5

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



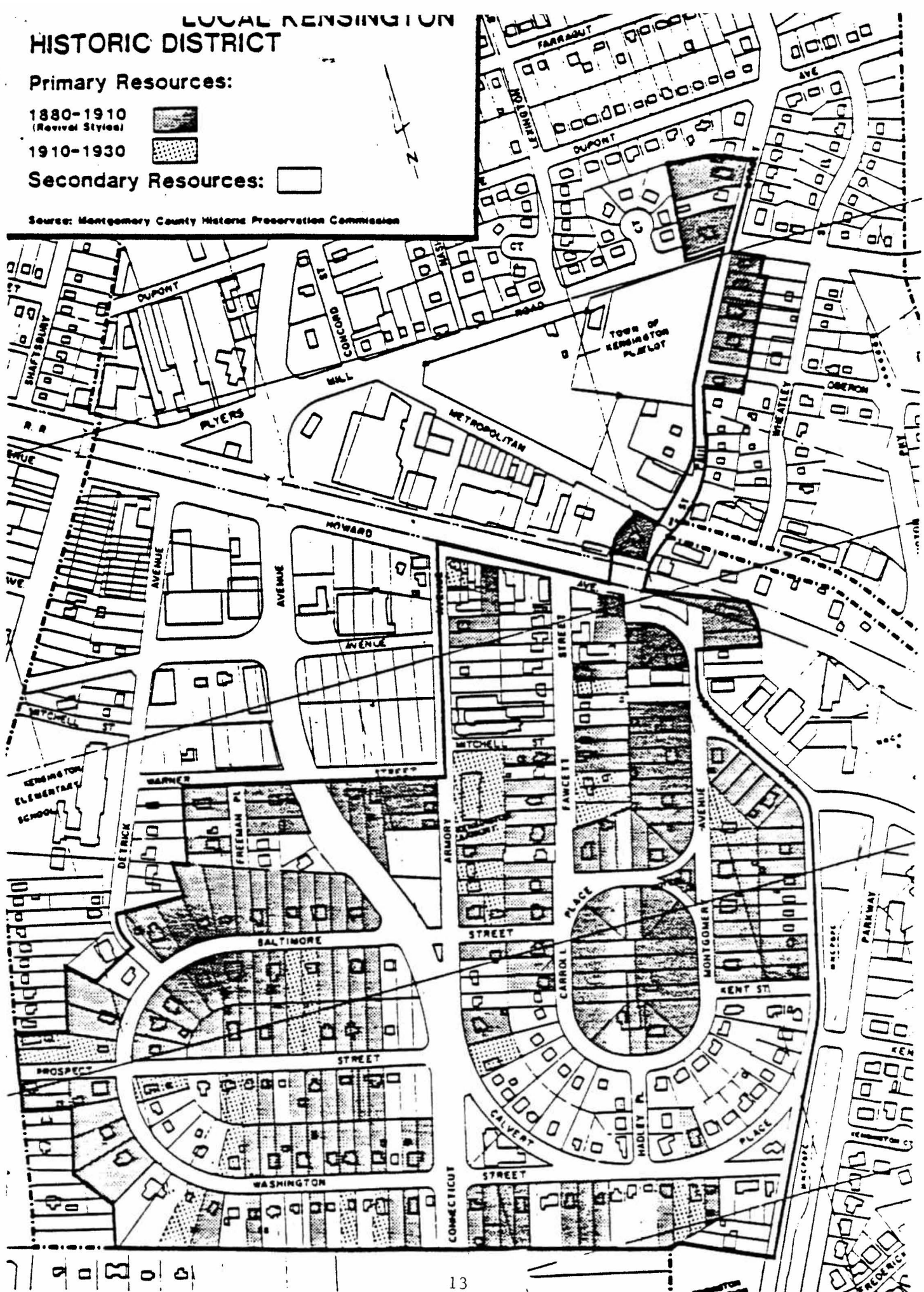
1910-1930



Secondary Resources:



Source: Montgomery County Historic Preservation Commission



HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



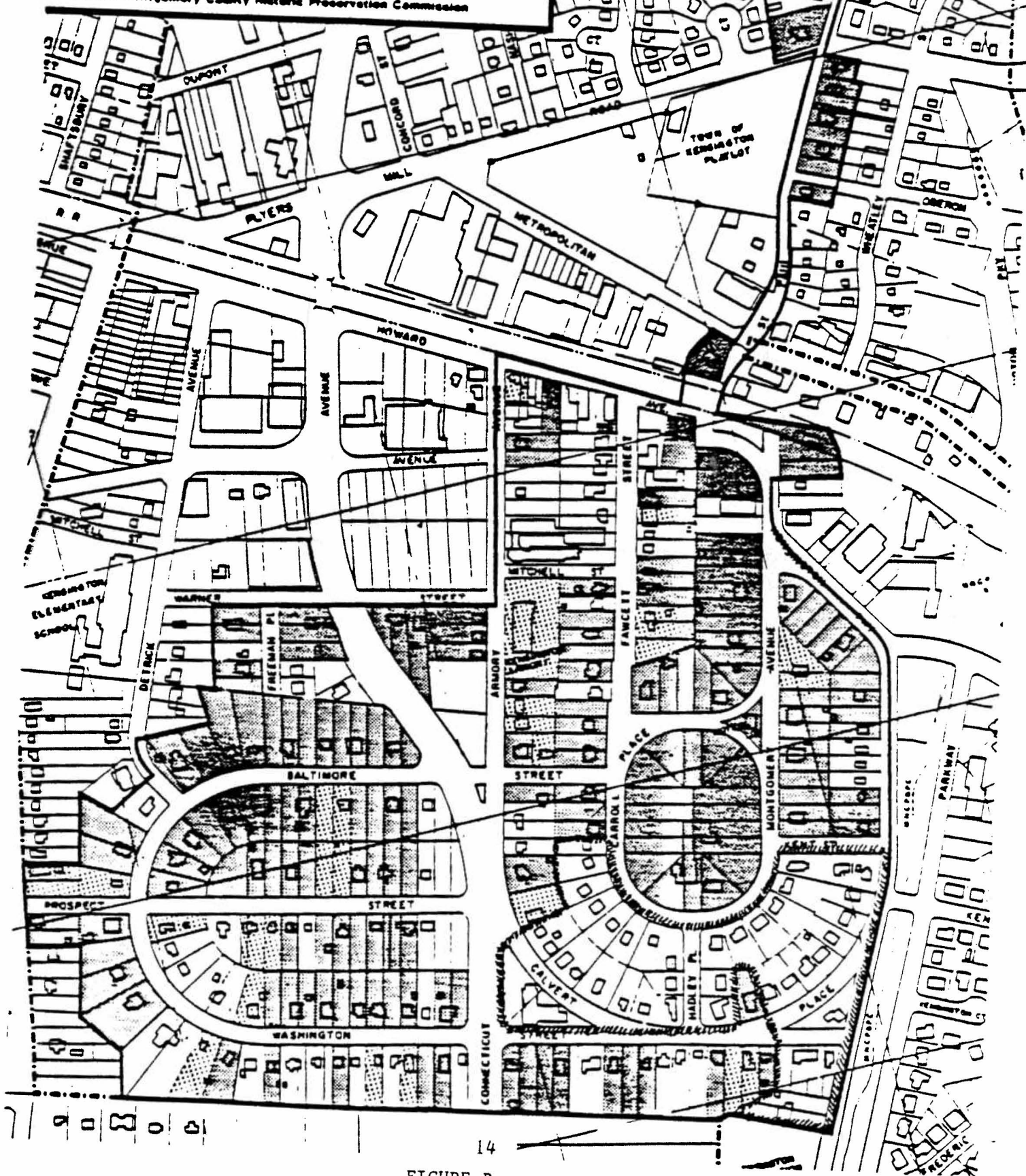
1910-1930



Secondary Resources:



Source: Montgomery County Historic Preservation Commission



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB No: 86-42

M-NCPPC No: 86-27

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission held a public hearing on December 2, 1985, on a preliminary draft amendment to the Master Plan for Historic Preservation, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and Master Plan of Highways; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, at a meeting held December 2, 1985, approved and forwarded to the Montgomery County Council the Final Draft Amendment: Bethesda CBD Historic Sites, and recommended that said amendment be approved by the County Council; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County, on July 7, 1986, approved the designation of the Kensington Historic District, #31/6 as identified in the amendment, attached hereto and made a part of, for inclusion in the Master plan for Historic Preservation;

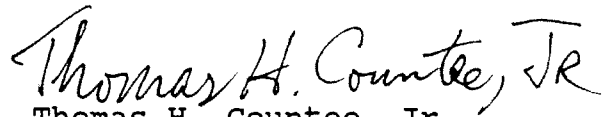
NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said amendment to the Master Plan for Historic Preservation, together with the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways as approved by the Montgomery County Council in Resolution 10-2064, and

BE IT FURTHER RESOLVED that as to Resolution NO. 10-2064, this adoption be effective July 8, 1986 nunc pro tunc, and


BE IT FURTHER RESOLVED, that this amendment be reflected on copies of the aforesaid plan and that such amendment shall be certified by The Maryland-National Capital Park and Planning Commission, and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Krahnke, seconded by Commissioner Heimann, with Commissioners Keeney, Krahnke, Heimann, and Christeller voting in favor of the motion at a regular meeting held on Monday, August 11, 1986, in Silver Spring, Maryland. Commissioner Granke was temporarily absent.


Thomas H. Countee, Jr.
Executive Director

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Granke, seconded by Commissioner Krahnke, with Commissioners Rhoads, Botts, Dabney, Jr., Yewell, Christeller, and Heimann voting unanimously in favor, and Commissioners Keeney and Keller, Jr., being absent, at its regular meeting held September 17, 1986, in Silver Spring, Maryland.


Thomas H. Countee, Jr.
Executive Director