

**VISION OF KENSINGTON:
A LONG-RANGE PRESERVATION PLAN**

PREPARED BY:

**TRACERIES
and
PMA ASSOCIATES**

AUGUST, 1992

ADOPTED:

MONTGOMERY COUNTY COUNCIL

NOVEMBER 4, 1997

A VISION OF KENSINGTON HISTORIC DISTRICT

Kensington is a suburban community, defined by its curvilinear streets, garden settings, and large, nineteenth century, free-standing residences. Its architecture and planned landscapes exhibit Kensington's late nineteenth century development as a summer retreat from the heat and congestion of Washington. A formal Historic District listed on the Montgomery County Master Plan, Kensington is also a thriving residential and commercial community, within close proximity to downtown Washington via the one of region's major north-south thoroughfares. Faced with increasing commercial expansion, residential infill pressures, and the vehicular traffic which accompanies growth, the preservation and protection of Kensington's architectural and historic character is paramount to maintaining its contribution to the county's heritage.

The Kensington Historic District presents a well-preserved, turn-of-the-century garden suburb. The district is distinguished by its open development pattern, its rich variety of revival architecture, and its historic relationship to the railroad. The district is composed of two residential areas: to the east and to the west of Connecticut Avenue; and a commercial area along Howard Avenue. The residential areas are dominated by engaging free-standing Queen Anne style residences sited within large garden settings. The commercial area is characterized by the mixture of historic and modernized commercial establishments along Howard Avenue, and the industrial development surrounding the railroad.

The character of these distinct areas and an understanding of their symbiotic relationship must be observed in future preservation and development plans. Overcoming the strain of increasing traffic and adjacent commercial development is necessary to maintain the integrity of this important suburban community. Equally important, the challenge of evaluating the appropriateness of infill development must be met without further dilution of the characteristic appearance of the historic district. The understanding of Kensington's history and the identification of the visual qualities that create its unique character will be pivotal to the preservation and enhancement of the historic district in the future.

VISION OF KENSINGTON: A LONG-RANGE PRESERVATION PLAN

I.	Introduction	1
	Project Methodology	2
II.	Preservation in Montgomery County	
	Creation and Operation of Historic Districts	5
	The Historic Preservation Commission and Its Procedures ..	7
	Goals for Preservation in Montgomery County	8
III.	The Establishment of the Kensington Historic District	9
IV.	Character-Defining Features	
	Historical Overview	12
	Character-Defining Features	16
	Review of Physical Characteristics	45
V.	Development of a Long-Range Preservation Plan	
	Interests and Concerns	50
	Reaching Toward Long Range Preservation of Kensington .	55
	Strategies for Maintaining Historic Character	56
VI.	Bibliography.	62

I. INTRODUCTION

This report presents a long-range preservation plan for the Kensington Historic District. In 1992, the Maryland-National Capital Park and Planning Commission (M-NCPPC), on behalf of the Montgomery County Historic Preservation Commission (MCHPC), sought to study four historic districts in the County -- Kensington, Boyds, Clarksburg and Hyattstown -- to determine an appropriate "Vision" for the areas that might guide decision making for the future.

Traceries, in conjunction with PMA and Karr Associates, served as the consultants to M-NCPPC for this project. The goal of the preservation plans was to establish a sound database of information from which to produce a document that would serve the MCHPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century. The final Long Range Preservation Plans include a detailed level of architectural and survey work to provide a specific physical description of the districts as they are today; an analysis and description of the character-defining features of each district; a discussion of the challenges facing each district; and a discussion of proposed strategies for maintaining the character of the districts while allowing for appropriate growth and change.

The four Historic Districts were documented to comply with the needs of a long-range planning analysis. All identified resources -- buildings, structures, sites, and objects -- were included as part of this study, and previously unidentified resources were documented as appropriate. To provide an accurate resource listing, all of the information gathered from on-site and archival sources during the study was entered into the National Park Service's Integrated Preservation Software System (IPS), modified specifically to meet the particular needs of this study. This resulted in the gathering of a retrieval database and systemized analysis of data.

The project relied heavily on public participation throughout its course, including coordination with Montgomery County and local officials, members of the public, the preservation community, and residents of the historic districts. This coordination was implemented through a series of public meetings and workshops at which interested parties were asked to provide comments, to discuss the issues facing each district, and to make suggestions on the development of an appropriate methodology for evaluating changes to the districts.

Traceries, which served as the coordinating consultant, is a woman-owned consulting firm located in Washington, D.C. specializing in architectural history and historic preservation. Traceries' responsibilities included the on-site survey and documentation of the historic districts and environmental settings, as well as preparation of the written analysis of the character-defining features of each historic district. PMA, a community planning and architecture firm located in Newport News, Virginia, organized the workshop meetings and prepared the written discussion of the issues, challenges and strategies related to the preservation of each district, as well as developing a methodology for evaluating changes to the historic districts. Karr Associates, a consulting firm specializing in humanities-oriented computer programming, provided technical support to Traceries in its efforts to customize the application of the IPS program for Maryland-National Capital Parks and Planning Commission and the particular requirements of this study.

PROJECT METHODOLOGY

The project offered a challenging opportunity to determine a practical methodology for communities seeking to protect their historic districts for the future. The project was approached with a view that preservation does not have to create a static environment, but fully that it is necessary to recognize that changing needs can seriously threaten historic districts. This required the formation of a methodology that would allow appropriate change and growth by management of the historic district and by adherence to a "vision" or standard by which changes could be assessed. This methodology proposed begins with documentation, leading to a thorough analysis and appreciation of the character of the historic district and the specific reasons for its significance. Quantitative as well as qualitative analysis affords the possibility for documentation of an historic district that can stand up to attack, as well as be maintained and monitored on a regular basis. When this documentation is joined with sensible planning principles, a formal methodology for evaluating proposed change can be developed and applied. Threats to the preservation of an historic district can be minimized with the tools of documentation and a focus that permits a rational evaluation of the effects of change on the historic district. As a result, genuine preservation planning will occur, allowing the historic district to move into the future, meeting the needs of its citizens without endangering its integrity.

Using this philosophy as the guide, Traceries, with support from PMA and Karr Associates, developed the following methodology:

Organization and Staffing

This project team was comprised of architectural historians from Traceries, a planner and an historical architect from PMA Consulting Service, and a computer specialist from Karr Associates. The project was guided by Emily Eig, architectural historian and principal of Traceries. Architectural historian Laura Hughes served as Project Manager, handling day-to-day operations, review of findings, and production of the final reports. The architectural historians conducted the on-site study, photographing the historic districts (individual properties and general views), mapping, and completion of the survey forms. Architectural and historical analysis of the districts was their primary focus. Jack Stodghill, planner, and Jeff Stodghill, historical architect, worked with Traceries providing direction to the portions of the work directly associated with the identification of historic preservation threats, development of evaluation methodology, and identification of planning strategies for managing change. Lawrence Karr provided technical computer support to Traceries. Traceries developed the survey methodology and IPS-based survey form. PMA and Traceries worked together to conduct the public meetings and workshops.

On-Site Survey

The On-Site Survey was conducted by Traceries in the period from May 1992 to June 1992. The two-member team of Laura Harris Hughes and Laura Trieschmann worked together to map, survey and photograph the historic sites, with assistance from Traceries' staff. To

adequately collect data necessary to analyze the historic districts, computerized forms were developed for on-site inventory, archival review, and planning information. To optimize the value of the data collected during the course of this project, these forms were designed by Traceries in consultation with M-NCPPC staff, and the planning consultants. The information collected has been re-organized into a single computerized report form which presents the most critical information on an individual property within the historic districts as well as summary information on each district as a whole. All buildings were surveyed at an intensive level, limiting study to exteriors. Color photographs were taken of all buildings in the district, and slides were taken of representative streetscapes and buildings.

Computer Data Entry

The survey findings were entered into M-NCPPC/IPS, a newly developed application of the National Park Service's Integrated Preservation Software (IPS) system. Traceries worked with M-NCPPC to customize the IPS system to specifically meet the needs of Montgomery County and these Long Range Plans. This new system is called M-NCPPC/IPS, and is a test version of the new software. In that IPS requires only a single entry of data, despite its re-use in other applications, it can create a highly specialized database system that has maximum efficiency. Information entered into the system was sorted and enumerated for accurate and consistent accounts of study findings. Computer reports were generated to produce frequency counts on appropriate fields -- chronological reports, architectural style, material, comparative design elements and the like. As a working copy of the IPS database becomes the property of M-NCPPC with the completion of this project, records may be augmented by M-NCPPC/MCHPC to reflect additional findings or changes or actions taken as they occur over the years.

Archival Research

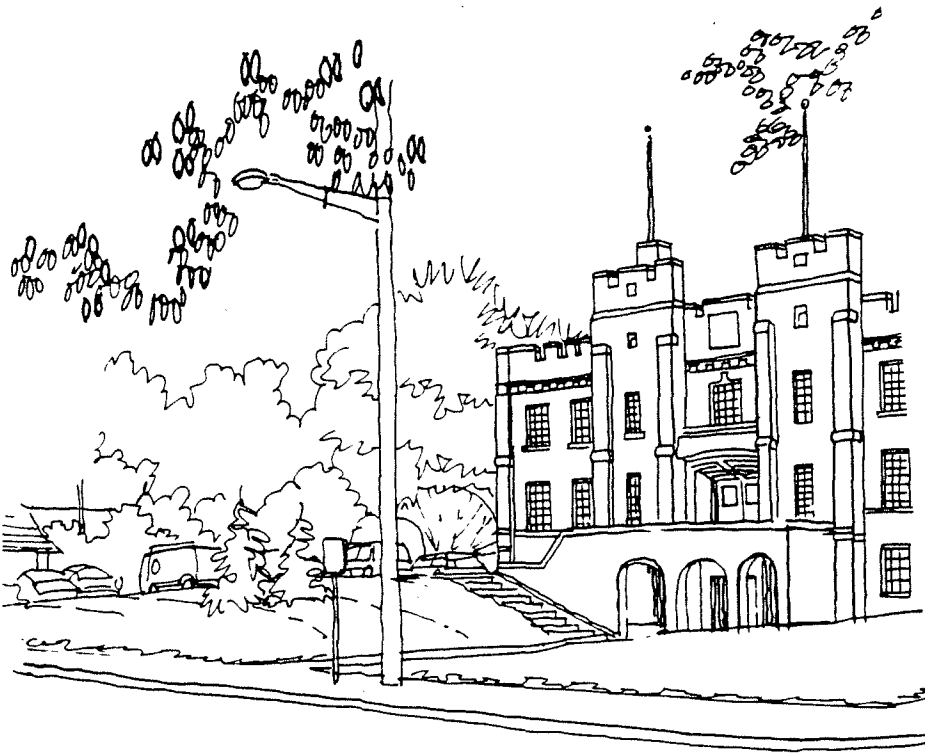
Research into the history of each of the historic districts, and Montgomery County began during the on-site investigation and continued beyond its completion. This research involved the examination of primary and secondary resources including County documents and previously gathered survey information, published books and articles, as well as unpublished documents. Research was also conducted on preservation plans and guidelines for other historic districts across the country. Historic data previously gathered on the four historic districts was reviewed to provide a historic context within which to evaluate the historic districts, as well as to clarify the contribution of all built resources, open spaces, and their environmental settings.

Public Participation

Public participation was critical to the success of the project. Several workshops and meetings were conducted to provide a forum for district residents and interested individuals to discuss issues and challenges specific to each district. The development of a methodology for maintaining the character of the architecture and open space while allowing for appropriate growth and change was prepared based upon the issues and challenges presented at the public meetings.

Written Documentation

The on-site data, historic documentation, and information garnered from the workshops and meetings was compiled to form the basis for the discussion of the Character Defining Features, and the Issues and Strategies. This material was synthesized and compiled into a cohesive, illustrated document. The **Vision of a District: Long Range Preservation Plan** was designed for use primarily by the MCHPC with the requirements of the general public as well as a variety of governmental agencies in mind.



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PROPERTY SURVEY FORM
INTENSIVE LEVEL

IDENTIFICATION INFORMATION

ATLAS #

=====

Property Name(s):

NR Resource Category:

#2

Resource Sub-Type:

Tax Code: Map Parcel

Planning Area:

Historic District Containing Property:

ADDRESS/LOCATION INFORMATION

=====

Address: _____ Explanation _____

Vicinity of:

Town/City:

Location:

ZIP:

PROPERTY CLASSIFICATION INFORMATION

=====

Ownership:

NRHP Resources/Sub-Type Count:

Resource Categories Contributing?

TOTAL:

Contrib:

Non-Con:

Sub-Type Categories Contributing?

TOTAL:

Contrib:

Non-Con:

SETTING INFORMATION

=====

Zoning:

Physical Character of General Surroundings:

Physical Character of General Setting:

Physical Character of Immediate Setting:

Acreage of Setting:

Square Footage of Immediate Setting:

Setbacks: Front- Side 1- Side 2- Rear-

Percentage of Setting Coverage:

Orientation of Primary Resource:

Orientation of Setting to Street:

Setting Boundaries and Justification:

Notable Landscape Features:

Notable Geographic Features:

Walls of Continuity:

Description of Immediate Setting:

EXTERIOR DESCRIPTION

=====

of Stories: With:

of Bays Wide: # of Bays Deep:

Footprint:

3-D Configuration:

Dimensions: Height= Length= Width= Sq Ft=

Exterior Character-Defining Features:

Component	#	Form of Comp	Material	Treatment of Material
=====				

Materials Notes: _____

Arch Style/Derivative: _____

Description of Additions and Alterations: _____

Description of Secondary Resources: _____

COMPARATIVE DESIGN ELEMENTS

=====

- Ratio of Height to Width:
- Scale:
- Rhythm of Solid to Void:
- Ratio of Height to Width of Openings:
- Location of Entrance and/or Porch Projections:
- Directional Expression of Front Elevation:
- Symmetrical Expression:
- Roof Shapes:
- Analysis of Materials Ratio:
- Analysis of Architectural Details:
- Analysis of Color:
- Analysis of Textures:
- Rhythm of Building Spacing to Other Buildings/Street:
- Ground Covering:
- Analysis of Landscaping:
- Relationship of Yard to Primary Resource:

II. PRESERVATION IN MONTGOMERY COUNTY

CREATION AND OPERATION OF HISTORIC DISTRICTS IN MONTGOMERY COUNTY

General Evaluation Requirements

The Montgomery County Advisory Committee on Historic Sites was formed in 1977 by the Montgomery County Planning Board. The purpose of the Advisory Committee was to develop a **Master Plan of Historic Sites and Districts** in Montgomery County and an ordinance for the regulation and preservation of the historic resources placed on the **Master Plan**. The following evaluation criteria were developed and used by the Montgomery County Advisory Committee on Historic Sites, and are included in the **Ordinance** for use by the Historic Preservation Commission, the Montgomery County Planning Board, and the Montgomery County Council in their decisions (**Montgomery County Master Plan for Historic Preservation**).

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;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

With regard to historic districts, the Preservation Commission's general philosophy is that 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 should be sustained to provide close to market produce, and rural villages retained to provide local, small-scale goods and services.

There are two major types of historic resources: 1. residential and commercial areas illustrating the history of suburban development in the County; and 2. rural areas where the vernacular

architecture and agricultural landscape reflect centuries of history. Most of the rural landscape is seen from the road, thus the protection of byways and scenic roads and their vistas is required.

A Historic District as identified, and if approved for inclusion in the County's **Master Plan for Historic Preservation**, consists 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 environmental setting of the historic resources of the District. The **Ordinance** does require the Preservation Commission to be lenient in its judgment of plans for structures of little historic or design significance 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.

The historic resource is reviewed in its total environment/community setting. The more these historic resources are seen as clusters, districts, or networks, the more systematically planning and protection of them can proceed. The **Master Plan** does not, in most cases, attempt to specifically delineate the appurtenances and environmental setting of each resource. As a general rule, the appurtenances and environmental setting of each resource include the 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, after receiving advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the resource.

The Commission documents that each site has real merit which warrants its protection as a valuable community resource. The **Ordinance** criteria does not set a date restriction on resources to be considered, and it is anticipated that as the Commission's work proceeds, more 20th century resources will be reviewed. Age alone does not qualify a resource for the strong protection offered by the ordinance. In addition to the proven inherent historic, architectural and cultural value of the historic resources, priority is given to those offering other public benefits, such as enhancing neighborhoods and communities, meeting needs for housing, education, recreation, and being visible and accessible to the public.

THE HISTORIC PRESERVATION COMMISSION AND ITS PROCEDURES

Regulation by the Historic Preservation Ordinance

Once designated on the **Master Plan**, any significant change to the exterior of an individual Historic Site or to any properties within the Historic District must be reviewed by the Montgomery County Historic Preservation Commission and a historic area work permit issued under Sections 24A6, 7, and 8 of the **Historic Preservation Ordinance**.

When the Commission finds that the exterior architectural features of an historic resource listed on the **Master Plan** become deteriorated to a point which imperils their preservation as the result of "willful neglect, purpose or design," the ordinance proposes that the Director of Environmental Protection may be directed to issue a written notice to the property owner about the condition of deterioration.

Montgomery County Historic Preservation 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 of 1,001 square miles, while the Metropolitan District (parks) comprises of 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 regulation, and general administration of parks are the responsibilities of the Planning Board.

The purpose of the **Master Plan for Historic Preservation** is to propose a system for protecting and enhancing Montgomery County's heritage for the benefit of present and future County residents, by dealing with the architecture and history resources of the County in a systematic and comprehensive manner.

GOALS FOR PRESERVATION IN MONTGOMERY COUNTY

Montgomery County's historic resources range from those in Rockville, Takoma Park, and Poolesville, to early garden apartments, the C&O Canal, and an agricultural heritage recognized as a landscape of regional character and national historical significance. A diverse array of vernacular architectural and historical resources is scattered throughout the County. Some of these resources are significant by themselves; some significant for their benefits as a group; and others significant for their larger environmental context, whether in suburban communities or in rural settings. These resources include buildings and districts containing homes, industries, or commerce. They provide economic and social benefits to the owners and to the County at large.

The challenge is to combine protection of these scattered historical resources into the County planning system so as to maximize general public support for preservation of the County's heritage and minimize infringement on private property rights. Cooperation and participation by all sectors of the economy must be fostered in the interest of historic preservation for the benefit of all.

III. THE ESTABLISHMENT OF THE KENSINGTON HISTORIC DISTRICT

The Amendment to the **Montgomery County Master Plan for Historic Preservation** that established the Kensington Historic District (Atlas #31/6) was adopted and approved October, 1986.

The Preservation Commission found the Kensington Historic District met Criteria 1a and 2a of the Historic Preservation 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;

Findings of Historic and Architectural Significance

The Preservation Commission stated the significance of the Kensington Historic District as follows:

Originated as an agricultural community along the Bladensburg Turnpike which connected Old Georgetown Road and the port at Bladensburg, became known as Knowles Station in 1873 with the advent of the B&O Railroad which connected D.C. to western Maryland.

Became Kensington, a Victorian summer retreat, in the 1890s when Brainard Warner purchased 300+ acres and developed it as an upper-middle class community which by the early 20th century contained shops, churches, a town hall, railroad station and library as well as numerous fine residences.

Today contains a remarkable concentration of Victorian and revival style homes, many built by local builders, George Peters and A.C. Warthen, as well as several Knowles station era farmhouses and some 1920s era bungalows.¹

¹ M-NCPPC, Approved and Adopted Amendment to the Master Plan for Historic Preservation, October, 1986.

As listed on the National Register of Historic Places, the Kensington National Register Historic District is distinguished 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 back, and construction materials that when coupled with the subdivision plan creates a Victorian garden suburb.

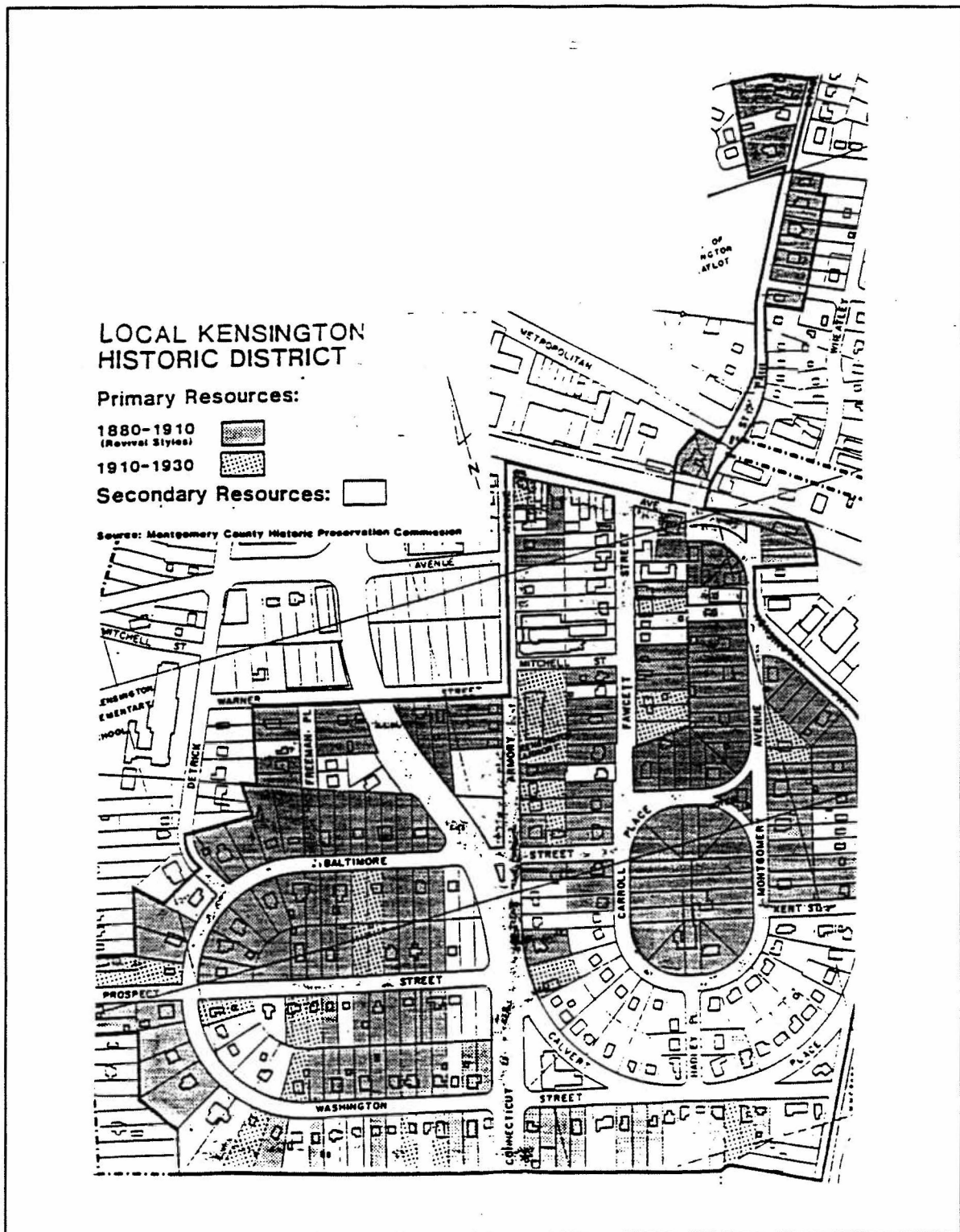


Figure 1: Map of Kensington Historic District

IV. CHARACTER-DEFINING FEATURES

HISTORICAL OVERVIEW

The Development of the Town of Kensington

Historically, Kensington was a farming, crossroads settlement along the Bladensburg Turnpike, an early market road between Georgetown and the port of Bladensburg on the Anacostia River. An 1865 map shows five large landholders in the Kensington area, with the Knowles family owning a large portion of the land. At the time of the Centennial of America, Kensington had

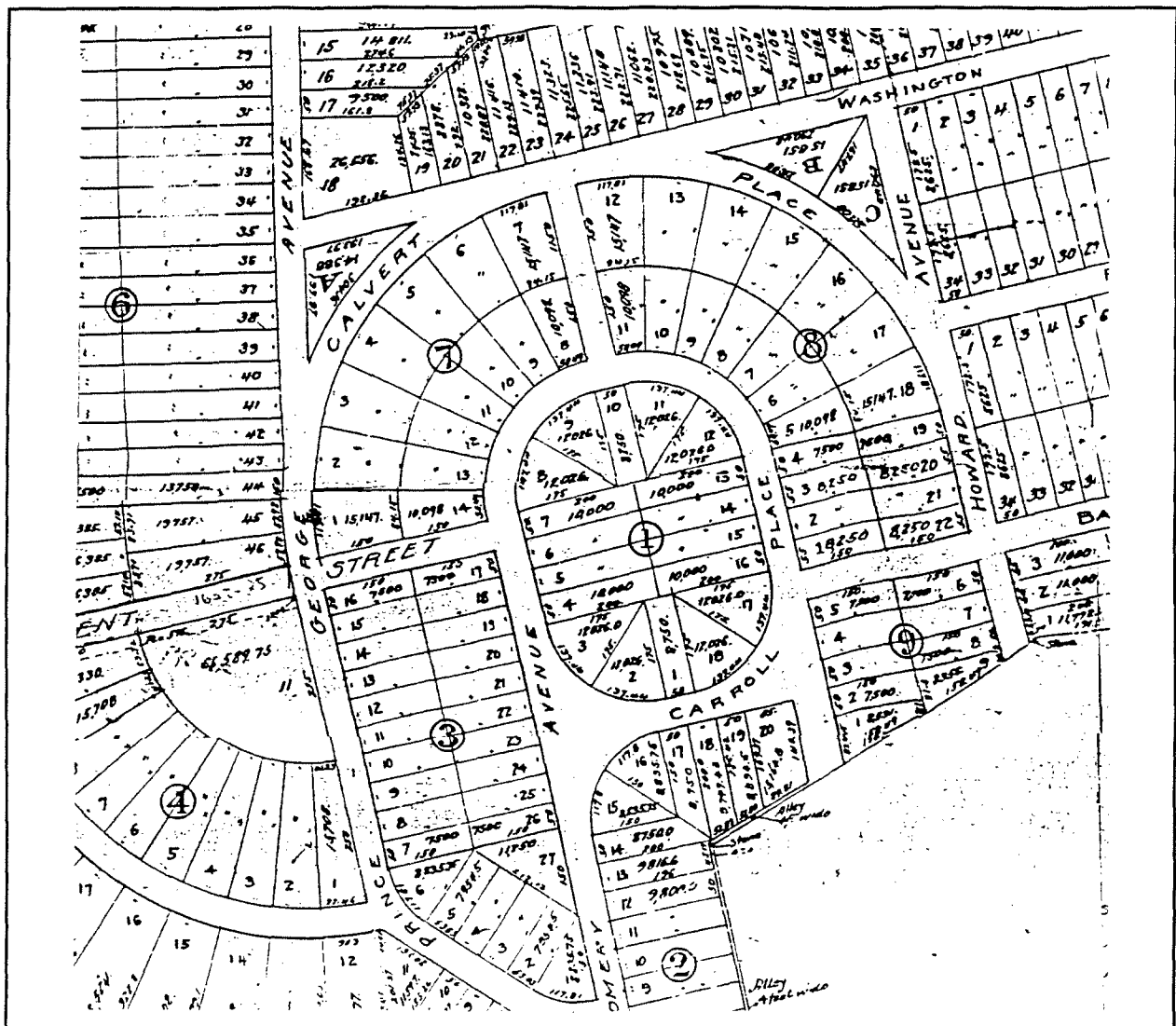


Figure 2: Original Subdivision Plat Map of Kensington Park, Maryland, 1890.

a population of seventy. The construction of the railroad in the 1870s, and the opening of a stop known as Knowles Station after the Knowles' family landholdings, began the transformation from a small crossroads to an important mail and passenger stop. In 1890, large tracts of land owned by Brainard Warner a noted Washingtonian, south of the railroad were subdivided. Warner's subdivisions were modeled after Victorian suburbs in England, like Kensington, with ample sized lots and a curvilinear street pattern.

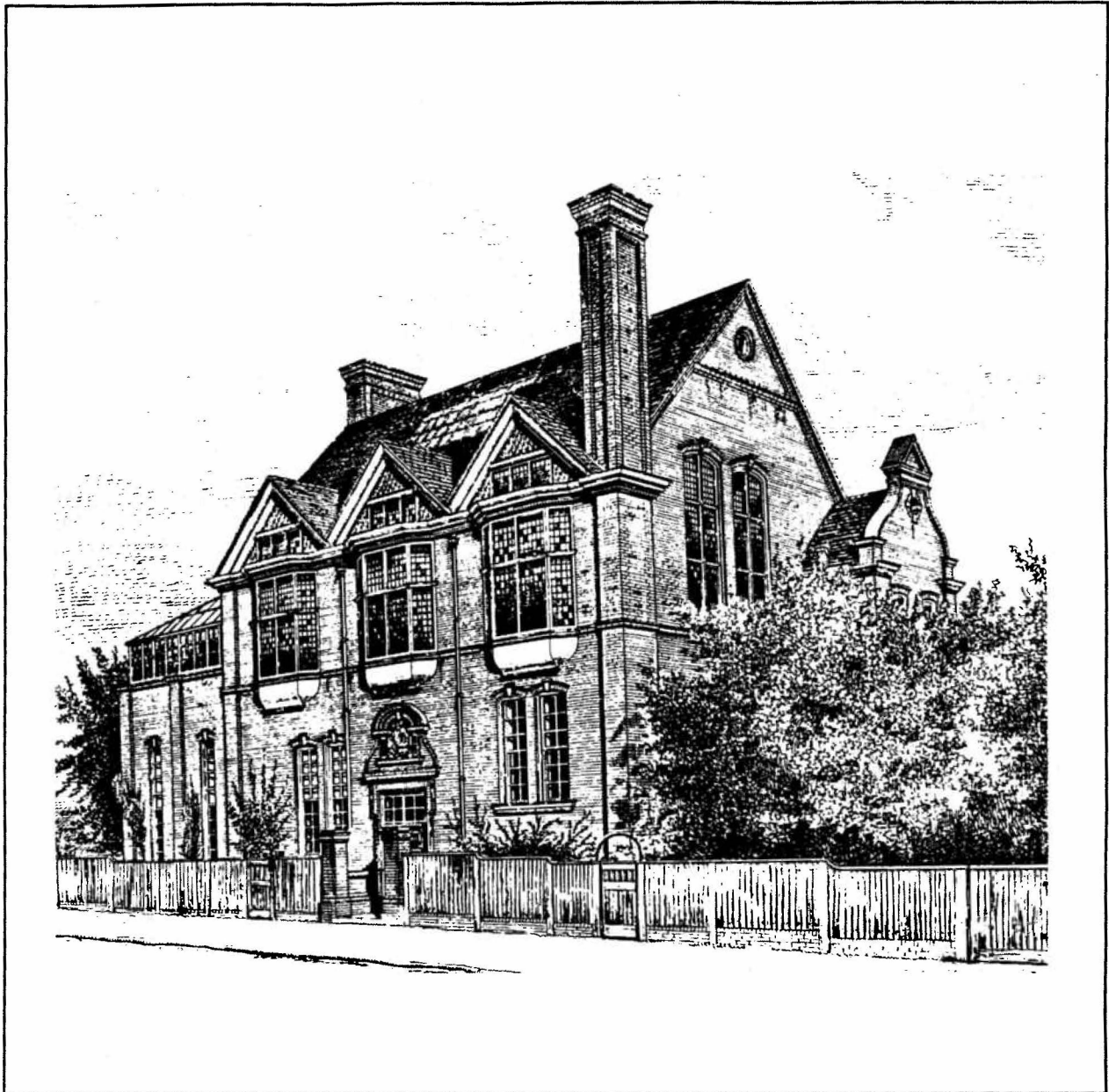


Figure 3: Studio House for Marcus Stone, Kensington, England by Norman Shaw.

The town of Kensington evolved in the late 19th century as a summer residential community offering Washingtonians an escape from the heat and humidity of the city. Brainard Warner came to Knowles Station in 1890, purchasing about 125 acres at first, and then acquiring additional land that allowed him access to the railroad. In November 1890, he filed a plat map under the name of "Kensington Park." Warner incorporated a pre-existing farmhouse for his summer residence on a large parcel of land at the heart of the community, and urged his friends to join him in the verdant, park-like environment. The Warner residence, currently occupied by the Carroll Manor Nursing Home, and is sited on the large, circular parcel of land at the southern end of the historic district.

In the 1890s, Kensington's character began to change with rapid population growth, and increasing private and public development. In the early 1890s, Kensington constructed its railroad station, and opened the first public library in the Metropolitan Washington area. Kensington was incorporated as a town in 1894, with its own governing body. In 1895, the street car line was extended from Chevy Chase, strengthening the appeal of Kensington as an easily assessable suburb of Washington, D.C.

The Kensington Railroad station was designed in 1891 by the noted Baltimore architect E. Francis Baldwin. Baldwin's stations reflect the influence of Henry Hobson Richardson, and the shingle style of architecture. The Kensington Station is a good example of the style. The building is anchored by its over-hanging gambrel roof that emphasizes the building's horizontality. The shingled roof and siding, and the earth tones heighten the sense of rusticity.



Figure 4: Illustration of Kensington Railroad Station.

The library was the inspiration of Warner and Crosby Noyes, editor and publisher of the Washington Evening Star, who wanted to promote the moral, intellectual and scientific improvement of the surrounding community. Warner donated the land and constructed the building, while Noyes filled the shelves with books. The library became the social and educational hub of Kensington. Originally designed in the shingle style with an overhanging gambrel roof with shingles covering a full-width front porch, the Noyes Library remains in operation today.

Between 1908 and 1920, a large portion of the undeveloped land in Kensington was acquired for residential construction. By the end of World War II the major development in the town had been completed. Development was slowed during the Great Depression, yet in the economic boom of the 1950s and 1960s, the town began to grow again. Vast sections of the town that were still vacant were further subdivided and filled in with ranch and split level dwellings that contrast with the earlier buildings in Kensington.

The town consists of 304 acres and contains a library, schools, small industries, a town hall, churches, a World War II memorial, residences, and a complex of antique shops. The Kensington Historic District retains much of its late 19th century suburban appeal in well-preserved Victorian styled residences with picturesque streets and gardens.

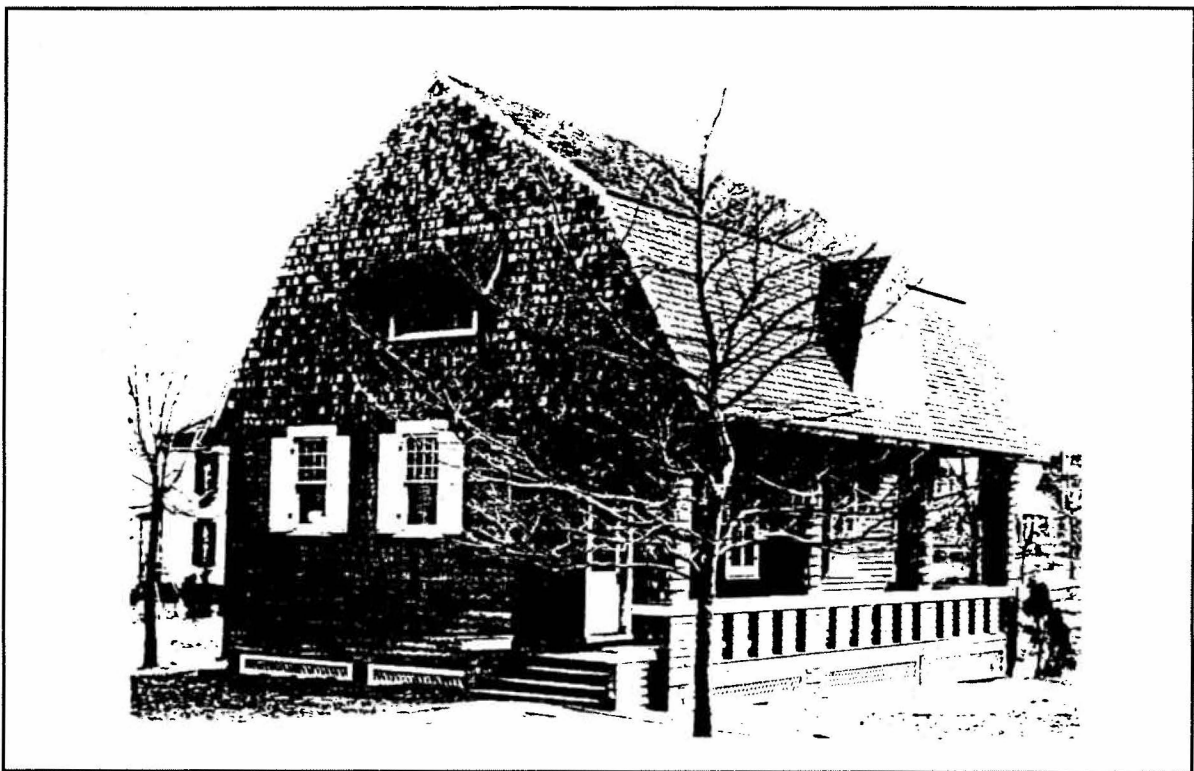


Figure 5: Historic Photograph of Noyes Library, undated.

CHARACTER-DEFINING FEATURES

Comparative Analysis of Character-Defining Features

In order to better understand the historic character of the Kensington Historic District, particularly when seeking guidance in evaluating the appropriateness of proposed new construction and open spaces, the 181 primary buildings sited on 187 properties within the district were examined. A variety of aspects of the physical appearance of the buildings and properties upon which they are sited were analyzed, both individually and comparatively. Relevant information gathered from individual buildings as well as from the district during the on-site survey was analyzed to reveal the general character-defining features of the historic district. A general description of the existing architectural character introduces this section. This is followed by summary discussions of the character-defining features. The following features were identified as helping to define the historic character of Kensington:

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

The study of Kensington Historic District was facilitated through the use of M-NCPPC/IPS, a local application of the National Park Service's preservation-oriented software Integrated Preservation System. A copy of the survey form used to collect data follows here. Computer-generated reports, used to provide statistical data on the physical appearance of the district, are included in this document following each summary discussion. Completed surveys of each building, describing the resources, are available through the Montgomery County Historic Preservation Commission and should be referenced when dealing with issues concerning specific sites.

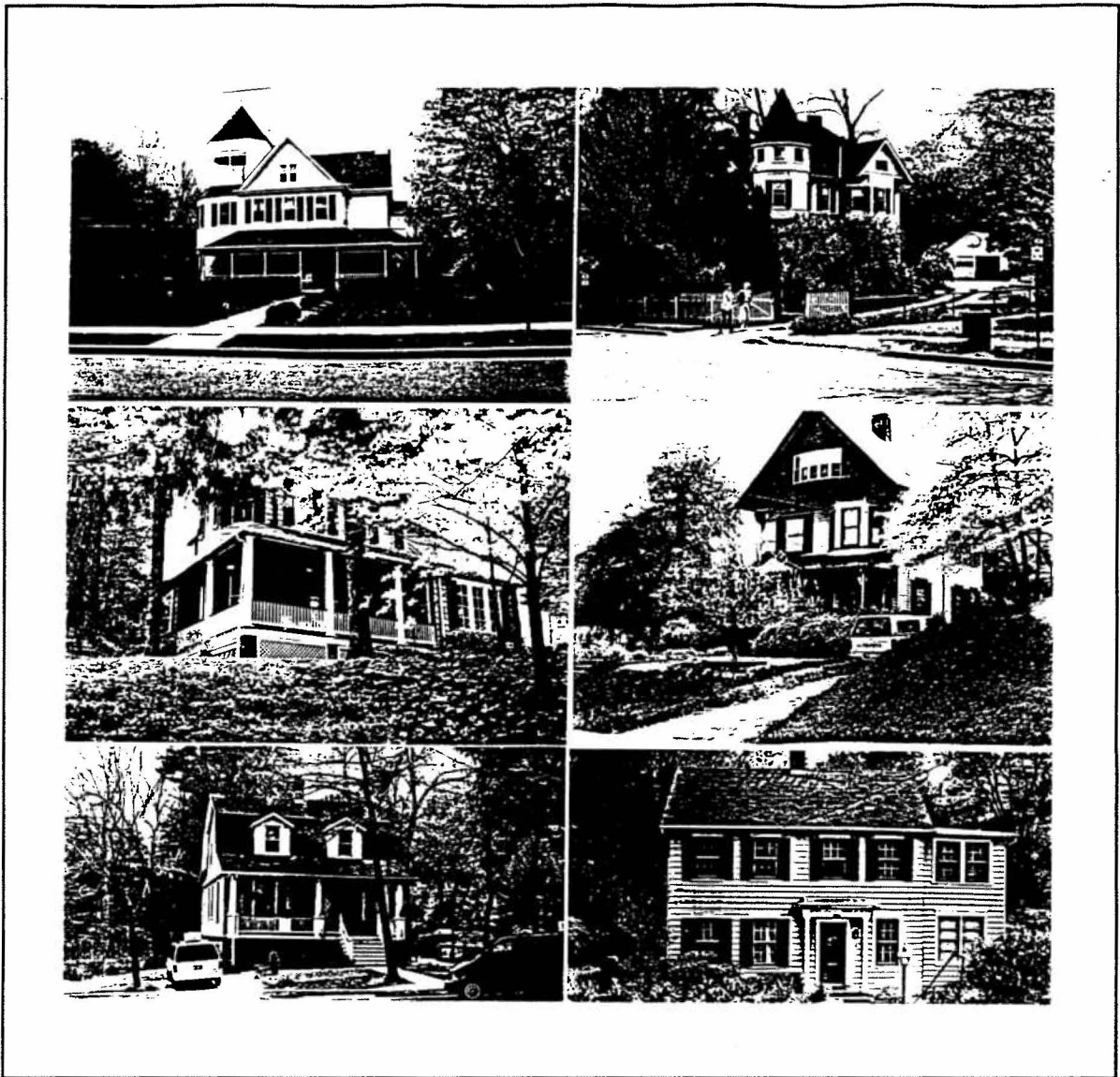


Figure 6: Building Types in Kensington

Existing Architectural Character

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

The majority of Kensington's historic resources date from 1880 to 1925; a fair amount of construction dates from the 1940s and 1950s, introducing an imagery divergent from the turn-of-the-century architectural fabric. Single-family dwellings comprise the basic building type within the Kensington Historic District. Primarily formed of a residential area and a commercial area, several commercial structures, apartment buildings and an Armory (National Guard Facility)/City Hall are found throughout the district.

There are 187 properties within the Kensington Historic District: two are parks, four are vacant sites, and the remaining 181 contain a building which is considered a primary resource. Of the buildings 151 are dwellings, five are apartment buildings, 20 are commercial buildings, one is a church, one a railroad station, one the armory/city hall, one is a library, and the last is a carriage house. This clearly presents the dominant residential character of the district. The reported uses are consistent with the purpose-built character of the buildings.

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Resource Hierarchy [MAIN->RESLEVEL]

Uses Text

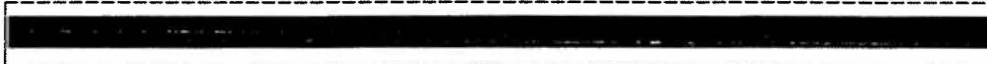
=====

181 Primary

=====

1 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

Primary 181



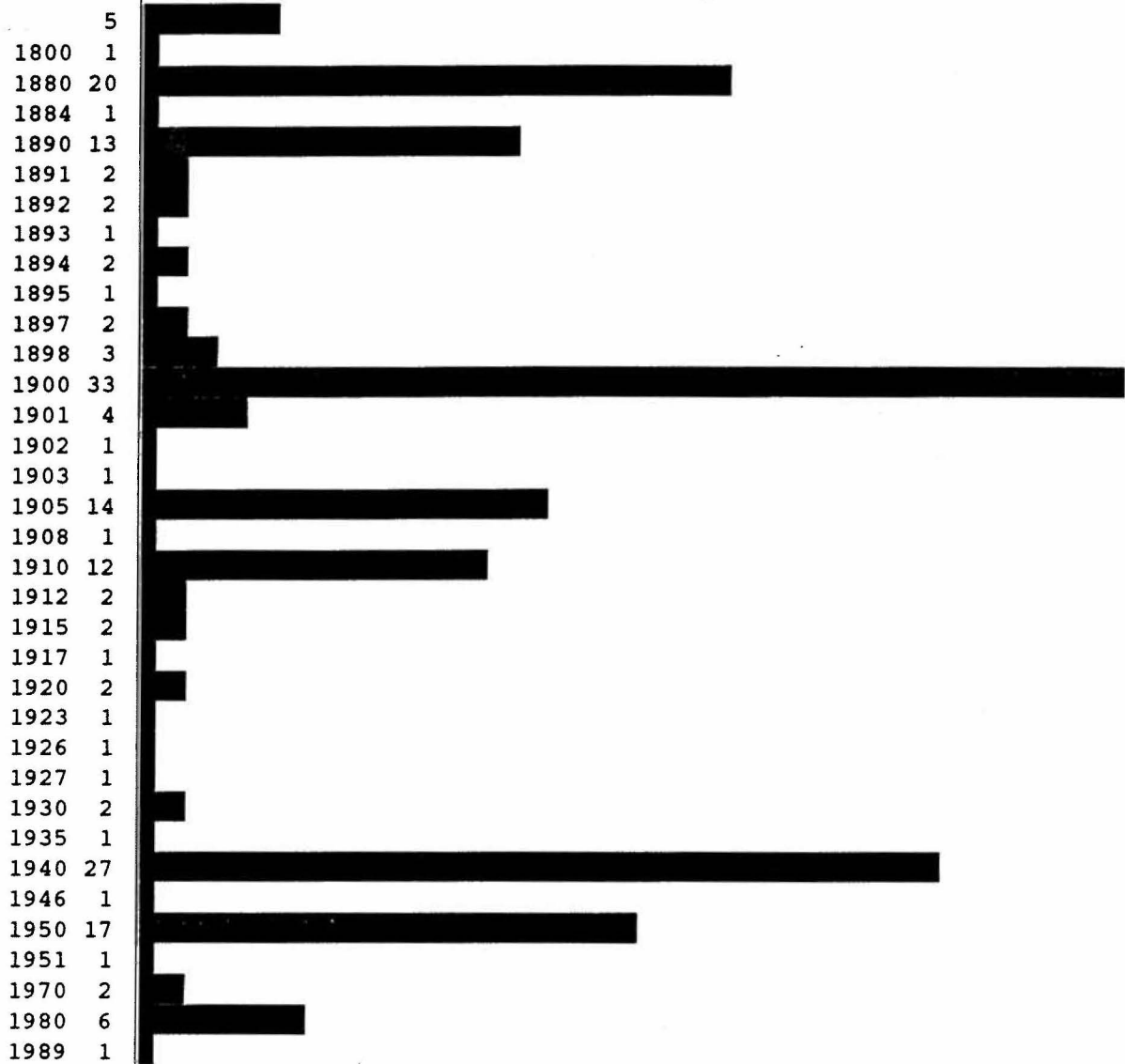
KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD YEAR BUILT

Uses	Date
=====	=====
5	
1	1800
20	1880
1	1884
13	1890
2	1891
2	1892
1	1893
2	1894
1	1895
2	1897
3	1898
33	1900
4	1901
1	1902
1	1903
14	1905
1	1908
12	1910
2	1912
2	1915
1	1917
2	1920
1	1923
1	1926
1	1927
2	1930
1	1935
27	1940
1	1946
17	1950
1	1951
2	1970
6	1980
1	1989

=====

35 DIFFERENT DATES ARE USED FOR 187 RECORDS



KENSINGTON HISTORIC DISTRICT

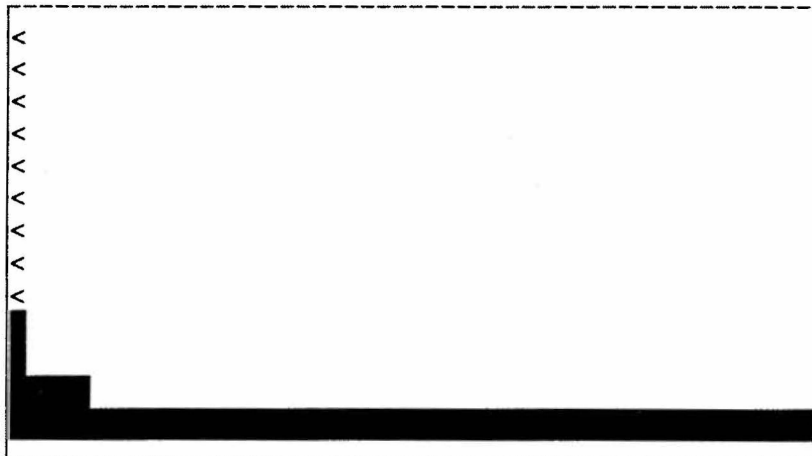
FREQUENCY REPORT FOR THE FIELD Resource Sub-Type (Wuzit) Descriptive Name [MAIN->WUZIT]

Uses Text

```
=====
1 Armory/City Hall
1 Bank
1 Carriage House
1 Church
1 Gas Station
1 Library
1 Railroad Station
1 Store/Inn
2 Park
4 Vacant Lot
5 Apartment Building
17 Store
151 Dwelling
=====
```

13 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Armory/City Hall	1
Bank	1
Carriage House	1
Church	1
Gas Station	1
Library	1
Railroad Station	1
Store/Inn	1
Park	2
Vacant Lot	4
Apartment Building	5
Store	17
Dwelling	151



KENSINGTON HISTORIC DISTRICT

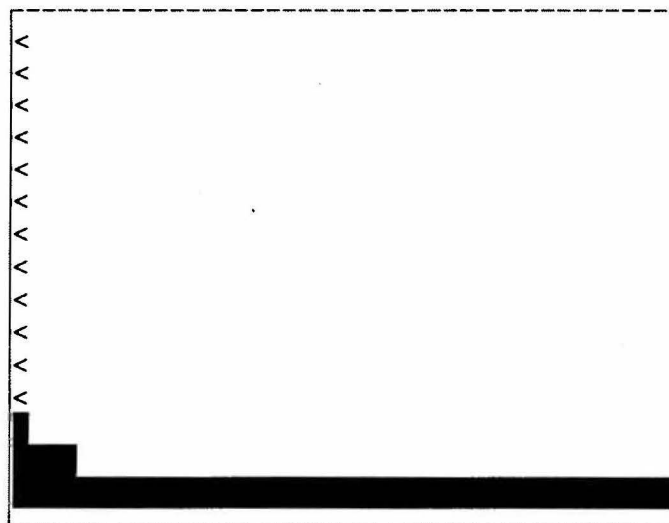
FREQUENCY REPORT FOR THE FIELD Usage [USES->USAGE]

# Uses	Code	Text
1	CARR	Carriage House
1	EDUC	Educational
1	GOVN	Government
1	MEM	Memorial
1	MILT	Miltiary
1	NURS	Nursing Home
1	REC	Recreational
1	REL	Religious
1	R/CM	Residential/Commercial
1	STOR	Storage
1	TRAN	Transportation
4	VCLT	Vacant Lot
8	MURE	Residential/Multi
32	COMM	Commercial
291	RES	Residential

15 DIFFERENT CODES ARE USED 346 TIMES
FOR 187 MARKED RECORDS

Carriage House
Educational
Government
Memorial
Miltiary
Nursing Home
Recreational
Religious
Residential/Commercial
Storage
Transportation
Vacant Lot
Residential/Multi
Commercial
Residential

1
1
1
1
1
1
1
1
1
1
1
1
4
8
32
291



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

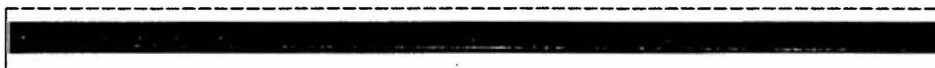
FOR THE FIELD General Area Surroundings [MAIN->SETTING]

# Uses	Code	Text
--------	------	------

187	S	Suburban
-----	---	----------

1 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

suburban	187
----------	-----



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

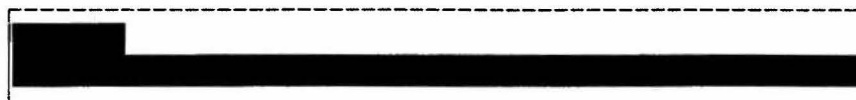
FOR THE FIELD Setting-Neighborhood/Street [MAIN->SETTINGGEN]

# Uses	Code	Text
--------	------	------

23	COM	Commercial
164	RES	Residential

2 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Commercial	23
Residential	164



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Setting-Immediate [MAIN->SETTINGI]

# Uses	Code	Text
--------	------	------

1		Church Yard
1	GF	Government Facility
1		Transportation Corridor
2	PK	Park
25		Commercial Lot
157		Residential Yard

6 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Church Yard
Government Facility
Transportation Corridor
Park
Commercial Lot
Residential Yard

1
1
1
2
25
157

<
<
<
<



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Zoning Classification [MAIN->ZONING]

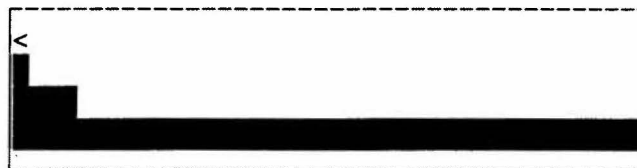
# Uses	Code	Text
--------	------	------

1	CT	Commercial Transition
5	R-30	Low Density Apartments
20	C-2	General Commercial
161	R-60	One Family

4 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Commercial Transition
Low Density Apartments
General Commercial
One Family

1
5
20
161



BUILDING SETBACKS: RESIDENTIAL AND COMMERCIAL PATTERNS

The majority of houses extant in Kensington are sited on ample-sized parcels, oftentimes consisting of two or three lots. The original subdivision with its curvilinear streets and park-like settings encouraged development of large, free-standing structures surrounded by substantial garden settings. The first dwellings in Kensington were constructed around developer Brainard Warner's own home, and modeled, though on slightly smaller parcels of land, his ideal of a Victorian enclave. The majority of the Victorian residences in this historic core are sited on two or three lots each allowing for generous open space adjacent to and surrounding the historic resource. Uniform in size and scale, they are characterized by irregular massing, wrap-around porches, towers, bays, multiple window types, patterned shingles, and a strong sense of continuity. They present a blocky footprint on their lots, and are set back from the street with an average front yard set-back of 33'. The overriding impression is of a turn-of-the-century garden suburb with widely spaced houses set on expansive lots among mature trees and pleasant vistas. The average lot coverage within the Kensington Historic District is 15%.

Later development in Kensington, predominantly in the 1950s and 1960s, employed a pattern of lot by lot construction with one house located centrally on a single lot. These houses maintained the historically typical set-back rhythm along the streets, but differed in their scale and massing from the 19th century structures which dominate the district.

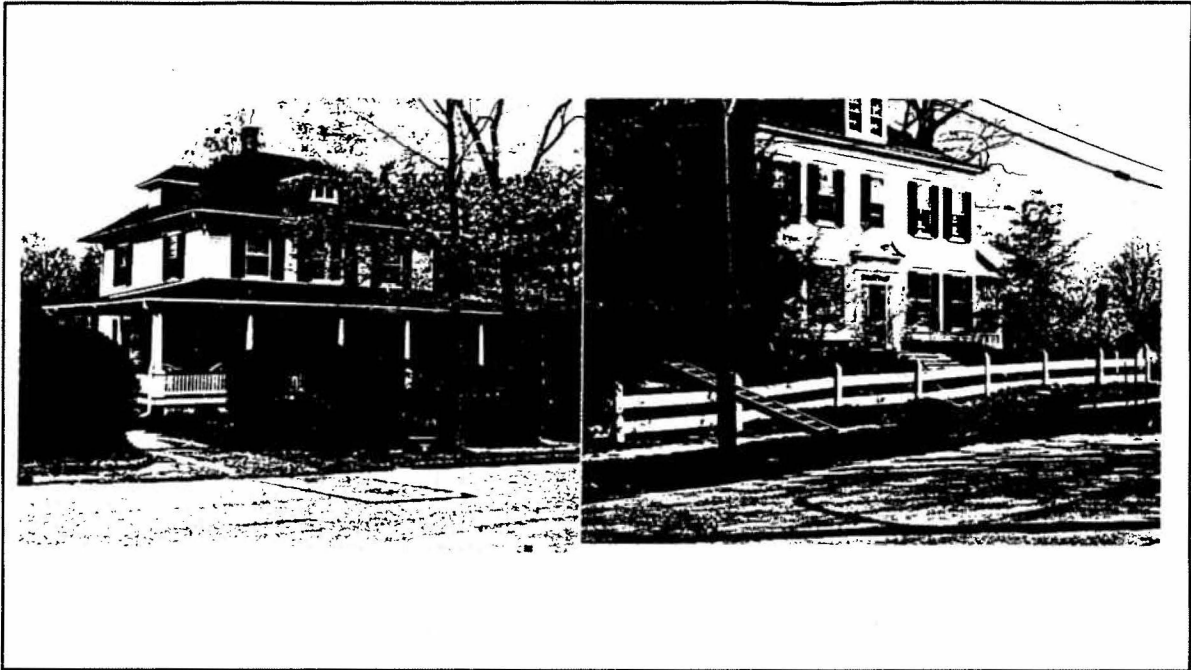


Figure 7: Photographs of Residential Streetscape.

KENSINGTON HISTORIC DISTRICT: SETBACKS OF DWELLINGS

Atlas No.	Address	Front	Side 1	Side 2	Rear
031-0006-001	10301 Armory Avenue	24'	32'	24'	16'
031-0006-002	10305 Armory Avenue	32'	4'	8'	72'
031-0006-003	10307 Armory Avenue	28'	8'	8'	84'
031-0006-004	10309 Armory Avenue	20'	8'	16'	92'
031-0006-005	10312 Armory Avenue	16'	20'	4'	136'
031-0006-006	10314 Armory Avenue	16'	20'	8'	136'
031-0006-007	10316 Armory Avenue	16'	20'	4'	136'
031-0006-009	10409 Armory Avenue	28'	12'	8'	100'
031-0006-010	10415 Armory Avenue	28'	12'	4'	100'
031-0006-013	3806 Baltimore St	28'	16'	92'	0'
031-0006-014	3807 Baltimore St	25'	0'	16'	50'
031-0006-015	3908 Baltimore St	50'	50'	8'	84'
031-0006-016	3911 Baltimore St	40'	50'	8'	108'
031-0006-017	3913 Baltimore St				
031-0006-018	3914 Baltimore St	40'	58'	58'	84'
031-0006-019	3915 Baltimore St	40'	64'	36'	108'
031-0006-020	3919 Baltimore St	32'	8'	8'	124'
031-0006-021	3920 Baltimore St	50'	50'	66'	92'
031-0006-022	3923 Baltimore St	32'	66'	46'	124'
031-0006-023	3924 Baltimore St	44'	16'	40'	70'
031-0006-024	3927 Baltimore St	44'	16'	16'	160'
031-0006-025	3928 Baltimore St	40'	32'	32'	78'
031-0006-026	3929 Baltimore St	40'	16'	12'	164'
031-0006-027	3934 Baltimore St	40'	20'	12'	90'
031-0006-028	3935 Baltimore St	66'	100'	32'	62'
031-0006-029	3940 Baltimore St	40'	20'	12'	90'
031-0006-030	3941 Baltimore St	28'	20'	40'	44'
031-0006-031	3944 Baltimore St	40'	28'	76'	78'
031-0006-032	3947 Baltimore St	28'	62'	58'	96'
031-0006-033	3948 Baltimore St	32'	96'	16'	90'
031-0006-034	3951 Baltimore St	24'	20'	32'	96'
031-0006-035	3709 Calvert Place	16'	40'	32'	12'
031-0006-036	3819 Calvert Place	24'	56'	8'	64'
031-0006-037	10216 Carroll Place	32'	4'	8'	74'
031-0006-038	10220 Carroll Place	20'	12'	70'	100'
031-0006-039	10226 Carroll Place	40'	140'	24'	56'
031-0006-040	10231 Carroll Place	274'	150'	166'	82'
031-0006-042	10234 Carroll Place	24'	52'	52'	48'
031-0006-044	10205 Connecticut Ave	28'	28'	32'	76'
031-0006-045	10209 Connecticut Ave	32'	12'	8'	76'
031-0006-046	10211 Connecticut Ave	28'	32'	28'	88'
031-0006-048	10300 Fawcett St	28'	36'	16'	80'
031-0006-049	10302 Fawcett St	36'	52'	8'	80'
031-0006-050	10306 Fawcett St	24'	16'	8'	100'
031-0006-051	10310 Fawcett St	32'	48'	4'	80'
031-0006-052	10313 Fawcett St	24'	16'	72'	108'
031-0006-053	10314 Fawcett St	44'	56'	16'	72'
031-0006-054	10318 Fawcett St	32'	16'	4'	88'
031-0006-055	10319 Fawcett St	24'	32'	28'	108'
031-0006-056	10320 Fawcett St	24'	24'	4'	100'
031-0006-057	10401 Fawcett St	16'	32'	32'	116'
031-0006-058	10403 Fawcett St	16'	16'	16'	108'

031-0006-059	10405 Fawcett St	16'	16'	16'	108'
031-0006-060	10406 Fawcett St	25'	24'	24'	108'
031-0006-061	10407 Fawcett St	16'	4'	32'	108'
031-0006-062	10409 Fawcett St	8'	12'	4'	108'
031-0006-074	10309 Freeman Place	100'	12'	8'	74'
031-0006-075	10310 Freeman Place	54'	40'	36'	32'
031-0006-076	10311 Freeman Place	24'	12'	24'	32'
031-0006-077	10313 Freeman Place	24'	0'	16'	32'
031-0006-078	10314 Freeman Place	36'	32'	20'	78'
031-0006-079	10316 Freeman Place	32'	50'	8'	64'
031-0006-081	3730-32 Howard Ave	12'	16'	0'	88'
031-0006-082	3732-30 Howard Ave	12'	16'	0'	88'
031-0006-100	10204 Kensington Pkway	32'	52'	8'	80'
031-0006-101	10206 Kensington Pkway	32'	16'	16'	68'
031-0006-102	10208 Kensington Pkway	32'	16'	16'	68'
031-0006-103	10210 Kensington Pkway	32'	20'	8'	68'
031-0006-104	10212 Kensington Pkway	32'	4'	16'	76'
031-0006-106	10216 Kensington Pkway	48'	64'	48'	68'
031-0006-110	10304 Kensington Pkway	28'	100'	4'	68'
031-0006-112	10312 Kensington Pkway	32'	40'	16'	32'
031-0006-115	10213 Montgomery Ave	28'	72'	36'	72'
031-0006-116	10221 Montgomery Ave	24'	28'	64'	68'
031-0006-117	10225 Montgomery Ave	25'	52'	40'	68'
031-0006-119	10303 Montgomery Ave	32'	64'	36'	48'
031-0006-120	10304 Montgomery Ave	65'	48'	48'	100'
031-0006-121	10308 Montgomery Ave	40'	44'	44'	120'
031-0006-122	10400 Montgomery Ave	52'	64'	8'	100'
031-0006-124	10408 Montgomery Ave	16'	4'	4'	48'
031-0006-125	10410-14 Montgomry Ave	16'	4'	4'	48'
031-0006-134	3906 Prospect St	32'	100'	8'	120'
031-0006-135	3908 Prospect St	28'	8'	16'	108'
031-0006-136	3909 Prospect St	40'	8'	24'	60'
031-0006-137	3911 Prospect St	40'	24'	32'	62'
031-0006-138	3912 Prospect St	28'	24'	58'	124'
031-0006-139	3915 Prospect St	40'	8'	50'	70'
031-0006-140	3918 Prospect St	32'	4'	62'	100'
031-0006-141	3922 Prospect St	28'	8'	16'	120'
031-0006-142	3923 Prospect St	50'	64'	16'	66'
031-0006-143	3924 Prospect St	25'	12'	12'	108'
031-0006-145	3926 Prospect St	25'	12'	8'	116'
031-0006-146	3927 Prospect St	50'	50'	116'	50'
031-0006-147	3928 Prospect St	25'	16'	0'	108'
031-0006-148	3932 Prospect St	24' 25"	32'	24'	50'
031-0006-149	4010 Prospect St	8'	4'	0'	100'
031-0006-150	4011 Prospect St	12'	4'	64'	92'
031-0006-152	10531 St. Paul St	24'	12'	12'	60'
031-0006-153	10537 St. Paul St	44'	8'	56'	40'
031-0006-154	10543 St. Paul St	25'	20'	52'	48'
031-0006-155	10547 St. Paul St	32'	20'	32'	52'
031-0006-156	10549 St. Paul St	24'	12'	20'	32'
031-0006-157	10600 St. Paul St	52'	48'	28'	52'
031-0006-158	10606 St. Paul St	32'	12'	20'	116'
031-0006-159	10608 St. Paul St	32'	32'	28'	116'
031-0006-160	3810 Warner St	28'	8'	16'	200'
031-0006-161	3812 Warner St	32'	8'	50'	100'
031-0006-162	3820 Warner St	36'	0'	20'	40'
031-0006-163	3824 Warner St	36'	70'	0'	200'
031-0006-164	3708 Washington St	28'	0'	12'	100'

031-0006-165	3710	Washington St	20'	8'	50'	100'
031-0006-166	3714	Washington St	16'	12'	4'	164'
031-0006-167	3716	Washington St	16'	12'	12'	172'
031-0006-168	3800	Washington St	16'	8'	12'	154'
031-0006-169	3802	Washington St	32'	4'	8'	150'
031-0006-170	3804	Washington St	42'	50'	16'	146'
031-0006-171	3808	Washington St	36'	8'	8'	132'
031-0006-172	3810	Washington St	36'	8'	8'	132'
031-0006-173	3814	Washington St	42'	12'	50'	116'
031-0006-174	3820	Washington St	50'	58'	8'	120'
031-0006-175	3904	Washington St	28'	8'	16'	136'
031-0006-176	3905	Washington St	16'	32'	16'	108'
031-0006-177	3906	Washington St	32'	8'	62'	116'
031-0006-178	3907	Washington St	28' 25"	16'	12'	112'
031-0006-179	3909	Washington St	32'	8'	0'	108'
031-0006-180	3910	Washington St	24'	8'	12'	112'
031-0006-181	3912	Washington St	28'	4'	20'	120'
031-0006-182	3911	Washington St	32'	8'	0'	108'
031-0006-183	3914	Washington St	28'	4'	20'	128'
031-0006-184	3915	Washington St	32'	8'	8'	104'
031-0006-185	3916	Washington St	36'	16'	8'	120'
031-0006-186	3919	Washington St	28'	46'	12'	96'
031-0006-187	3920	Washington St	40'	20'	20'	116'
031-0006-188	3922	Washington St	40'	8'	12'	112'
031-0006-189	3922	Washington St	28'	36'	24'	100'
031-0006-190	3924	Washington St	40'	12'	12'	96'
031-0006-191	3925	Washington St	28'	36'	24'	100'
031-0006-192	3926	Washington St	50'	12'	8'	88'
031-0006-193	3927	Washington St	28'	66'	28'	100'
031-0006-194	3928	Washington St	40'	20'	12'	92'
031-0006-195	3929	Washington St	36'	54'	62'	100'
031-0006-196	3930	Washington St	36'	16'	24'	112'
031-0006-197	3932	Washington St	28'	32'	8'	164'
031-0006-198	3936	Washington St	46'	28'	50'	170'
031-0006-199	3939	Washington St	36'	32'	16'	108'
031-0006-200	3940	Washington St	40'	58'	20'	112'
031-0006-201	3941	Washington St	32'	20'	16'	100'
031-0006-202	3942	Washington St	50'	40'	4'	100'
031-0006-203	3947	Washington St	32'	20'	28'	96'
031-0006-204	3948	Washington St	28'	100'	12'	65'
031-0006-205	10204	Kensington Pkway	44'	12'	12'	80'

151 RECORDS IN THIS REPORT

KENSINGTON HISTORIC DISTRICT: SETBACKS OF COMMERCIAL STRUCTURES

Atlas No.	Address	Front	Side 1	Side 2	Rear
031-0006-011	10417 Armory Avenue	24'	0'	16'	0'
031-0006-012	10421-23 Armory Avenue	40'	0'	0'	36'
031-0006-072	10425 Fawcett Street	12'	100'	0'	8'
031-0006-083	3734 Howard Avenue	5'	0'	0'	40'
031-0006-084	3738-48 Howard Avenue	5'	0'	0'	40'
031-0006-085	3740 Howard Avenue	0'	0'	0'	124'
031-0006-086	3742 Howard Avenue	0'	0'	0'	124'
031-0006-087	3744 Howard Avenue	0'	0'	0'	124'
031-0006-088	3746 Howard Avenue	0'	0'	0'	124'
031-0006-089	3748 Howard Avenue	0'	0'	0'	124'
031-0006-091	3758 Howard Avenue	0'	20'	0'	36'
031-0006-092	3762 Howard Avenue	0'	0'	12'	84'
031-0006-093	3772-76 Howard Avenue	0'	0'	8'	80'
031-0006-094	3774-76 Howard Avenue	0'	0'	8'	80'
031-0006-095	3784 Howard Avenue	0'	0'	0'	16'
031-0006-096	3786 Howard Avenue	0'	0'	0'	24'
031-0006-151	10500 St. Paul Street	0'	48'	88'	56'

17 RECORDS IN THIS REPORT

RHYTHM OF SPACING BETWEEN BUILDINGS

- Kensington has a distinctly residential ambience, one associated with the visual imagery of a late 19th and early 20th century suburb. This appearance results from the carefully sited and landscaped, architecturally significant structures which comprise the historic streetscapes.

Facing and flanking Warner's prominent residence to the north, northeast, and northwest are key Queen Anne structures which establish a strong sense of visual continuity and spacial harmony. The houses located along the curvilinear passage of Washington Street and Baltimore Street on the eastern side of the historic district echo this development, with large free-standing structures creating a residential streetscape defined by houses uniformly set-back from the street and separated by large gardens and vacant lots.

The commercial section of the district is clustered along the railroad tracks and along Howard Avenue. This strip development of small-scale structures is primarily anchored by antiques stores as well as a bank, and several eating establishments. The commercial structures share party walls or are build very close together, and are set-back from Howard Avenue very slightly or are build right on the building line. Uniform in height these one and two-story, flat facade structures have many modern alterations and modifications. They create a tightly-knit group of commercial structures along Howard Avenue, clearly separated from the surrounding residential community.



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Rhythm of Spacing [MAIN->RHYTHMSPAC]

Uses Text

```
=====
      5 Stands Alone
     24 Commercial Strip
    152 Residential Street
=====
```

3 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

Stands Alone	5
Commercial Strip	24
Residential Street	152



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

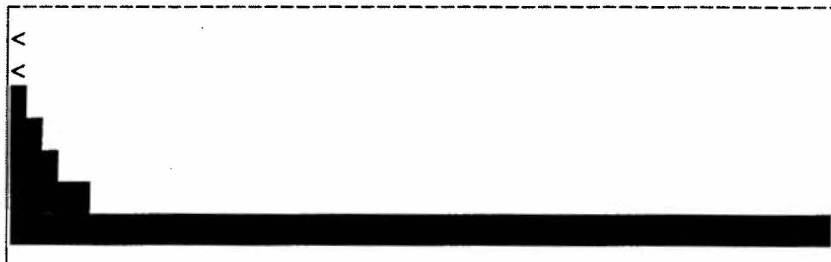
FOR THE FIELD Relationship of Yard to Primary Resource
[MAIN->RELATEYARD]

Uses Text

```
=====
1 Rear Yard
2 Parking Lot
3 Side Yard
6 Front & Rear Yard
9 Front Yard
17 None
147 Surrounding Yard
=====
```

7 DIFFERENT CODES ARE USED 185 TIMES
FOR 187 MARKED RECORDS

Rear Yard	1
Parking Lot	2
Side Yard	3
Front & Rear Yard	6
Front Yard	9
None	17
Surrounding Yard	147



GEOGRAPHIC AND LANDSCAPE FEATURES

The Kensington Historic District is delineated by two important transportation features: Connecticut Avenue and the railroad. The historic district is bisected by Connecticut Avenue as it extends on a northern course through Montgomery County. A major, four-lane, commuter corridor, this over-trafficked thoroughfare is a strong visual intrusion into the district. The railroad runs parallel to Howard Avenue along the northern edge of the district. The presence of the railroad is historically significant to the town of Kensington. The earliest development in Kensington clustered around the railroad, including the first railroad station, bank and City Hall. Today, this area remains the heart of the commercial district in Kensington.

The houses to the east and west of Connecticut Avenue sited along the curvilinear streets comprise the district's most historic structures. Many of these structures are placed in the middle of two lots, with large open-space to either side of the structures. These settings are picturesque with landscaped gardens composed of shrubs and flowers. Mature trees dot the environment. The gardens encompass the historic resource and characterize the residential evolution in this section of the district, and consequently have become intrinsic character defining features. Other residential development in the district, featuring houses sited centrally on a single lot, have similar front yards to earlier resources, but smaller side yards. Landscaping is on a smaller scale, with modest parcels devoted to plantings and gardens.

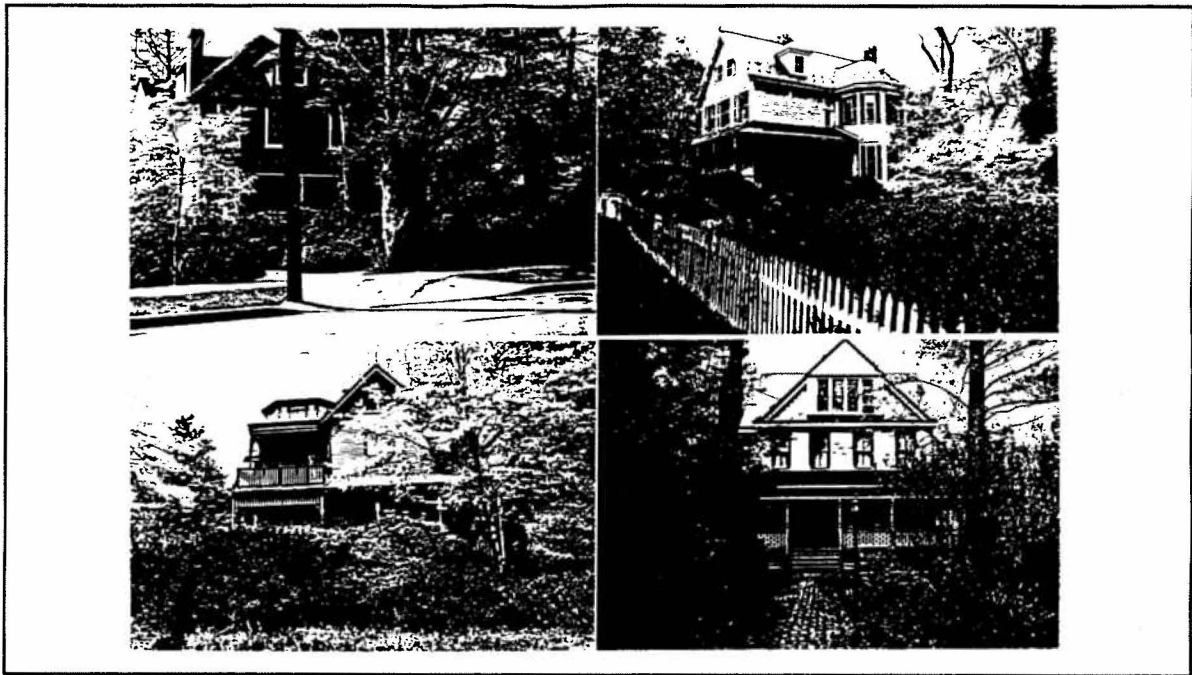


Figure 9: Landscaped gardens and mature trees in Kensington.

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Geographic Features [MAIN->GEOFEATURE]

# Uses	Code	Text
--------	------	------

1	CHURCH	Church
1	MONUMENT	Monument
1	POOL	Pool
2	CIRCLE	Circle
3	ELEVATED	Elevated Site
3	PARK	St. Paul Park
7	CORNER	Corner Site
8	HIGHWAY	Highway
22	RAILROAD	Railroad

9 DIFFERENT CODES ARE USED 48 TIMES
FOR 187 MARKED RECORDS

Church
Monument
Pool
Circle
Elevated Site
St. Paul Park
Corner Site
Highway
Railroad

1
1
1
2
3
3
7
8
22



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

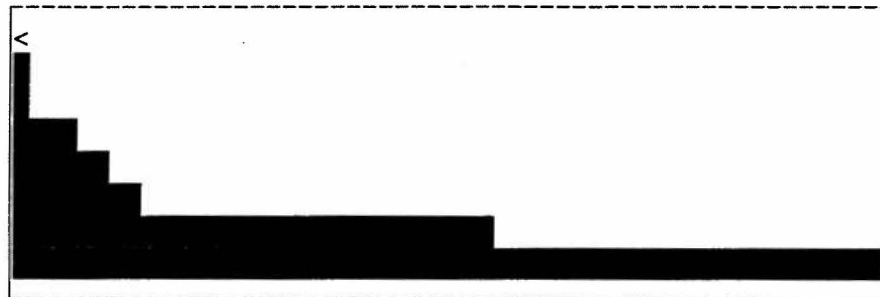
FOR THE FIELD Relationship of Landscaping [MAIN->RELATELNDs]

Uses Text

```
=====
      1 Overgrown
      3 Open Yard
      3 Park
      7 Mature Greenery
     12 Parking Lot
     15 None
     53 Mature Trees
     93 Landscaped Yard
=====
```

8 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Overgrown	1
Open Yard	3
Park	3
Mature Greenery	7
Parking Lot	12
None	15
Mature Trees	53
Landscaped Yard	93



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Ground Cover [MAIN->GROUNDcovR]

Uses Text

```
=====
      3 Grass/Asphalt
      6 Asphalt
     19 None
    159 Grass/Plantings
=====
```

4 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Grass/Asphalt	3
Asphalt	6
None	19
Grass/Plantings	159



SCALE AND BUILDING HEIGHT

The height of buildings in Kensington varies according to the age and time of development of the area. The primary historic structures are two and two-and-one-half stories in height. Typically, towers, turrets or roof projections extend beyond the roof-line and impart the impression of much taller, more vertical structures. Twentieth century construction of modern residential structures is characterized by a smaller scale: usually one and one-and-one-half stories in height with less exuberant facade treatments and flatter more planar compositions. Thirty-five percent of the structures in the district are 2 stories in height and 45% are two-and-one-half stories.



Figure 10: Scale and Building Height in Kensington.

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Scale [MAIN->SCALE]

Uses Text

```
=====
      1 3.5
     10 1.0
     27 1.5
     37 2.0
    106 2.5
=====
```

5 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

```
3.5   1
1.0  10
1.5  27
2.0  37
2.5 106
```

<



DIRECTIONAL EXPRESSION OF BUILDING FACADES

The buildings in the Kensington Historic District are predominantly vertical in expression, reflecting the verticality inherent to the style and form of late 19th century structures. This verticality is emphasized in Kensington by the irregular roof-lines, and soaring towers and turrets common to the Queen Anne aesthetic. Horizontally composed structures reflect the emerging 20th century ideals which emphasized more regular, symmetric compositions. In Kensington, many of these more horizontally expressed structures are designed in the Bungalow or Craftsman Cottage styles of the 1920s and 1930s. Additionally, the 1950s development of brick, rambler styled residences brings a more horizontal massing to the area.



Figure 11: Vertical and Horizontal Buildings in Kensington.

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Directional Expression [MAIN->DIREXPRESS]

# Uses	Code	Text
--------	------	------

50	V	Vertical
----	---	----------

131	H	Horizontal
-----	---	------------

2 DIFFERENT CODES ARE USED 181 TIMES

FOR 187 MARKED RECORDS

Vertical	50
----------	----

Horizontal	131
------------	-----



ROOF FORMS AND MATERIALS

The dominant roof form in Kensington is the gable roof, with 69% of the residential structures displaying gable roof forms. Numerous variations of the gable form are utilized on the Queen Anne and Shingle Style residences including end gables, cross gables and elongated gables. Thirty-eight hipped roof structures are found in the district, comprising 27% of the building stock. The hipped roof dwellings are typical of the Bungalow and American Foursquare styled buildings in the district. Seven dwellings constructed with gambrel roofs are found in the district, reflecting the influence of the Colonial Revival style, particularly the Dutch Colonial Revival. The majority of buildings have received replacement roof cladding. However, a surprising number of houses in the Kensington Historic District retain their original standing seam metal roof cladding.



Figure 12: Roof Forms and Materials in Kensington.

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

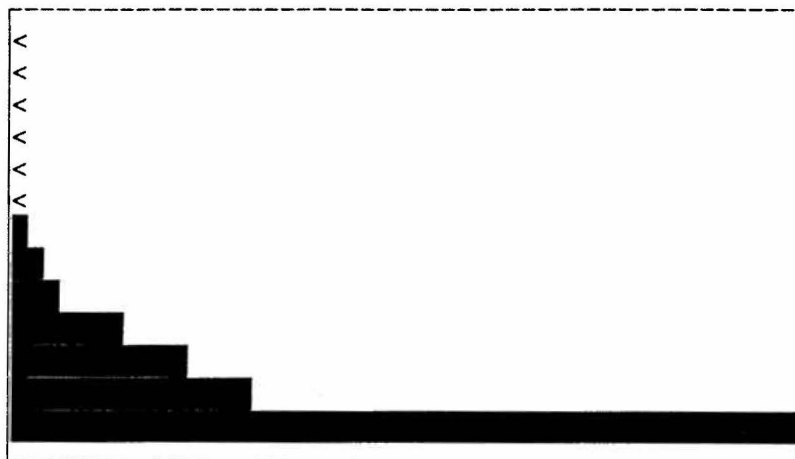
FOR THE FIELD Relationship of Roof Shapes [MAIN->RELATEROOF]

Uses Text

```
=====
1 Gable/Flat
1 Gable/Pyramidal
1 Gambrel/Gable
1 Hipped w/ Gambrel
1 Hipped w/ Side Gable
1 Hipped/Flat
2 Gable/Conical
5 Hipped w/ Gable
6 Gambrel
14 Cross Gable
22 Flat
30 Hipped
96 Gable
=====
```

13 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

Gable/Flat	1
Gable/Pyramidal	1
Gambrel/Gable	1
Hipped w/ Gambrel	1
Hipped w/ Side Gable	1
Hipped/Flat	1
Gable/Conical	2
Hipped w/ Gable	5
Gambrel	6
Cross Gable	14
Flat	22
Hipped	30
Gable	96



PORCHES

While there is a wide variety of porch types reflecting all of Kensington's historic house styles, 33% percent of the dwellings have partial or full front porches with fan brackets and turned spindles. Smaller percentages of wrap-around porches and entry porches are also present in the historic district. 26% of the houses have a wrap-around porch, while 22% have a one-story entry porch. The popularity of porch projections within the Kensington Historic District reflects the influence of Victorian styles in which projecting bays and porches, and irregular compositions were important style defining elements. The abundant one-story porch projections creates a unified rhythm along the residential streets which contributes to the character of the historic streetscape.

The emergence of more ordered and restrained styles presented the flat, planar facades typical of early 20th century revival architecture. Only 16% of the residential structures in the district do not have a porch projection.



Figure 13: Photographs of Porches in Kensington.

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

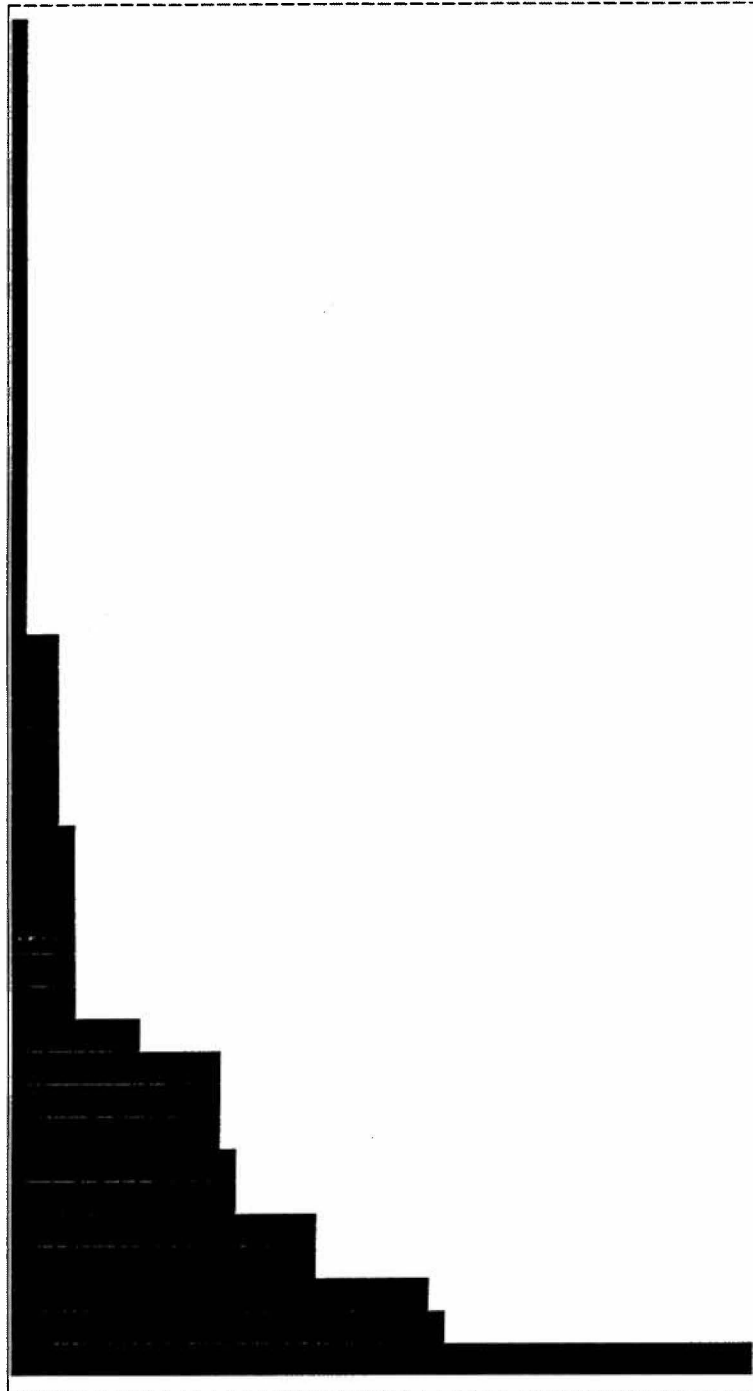
FOR THE FIELD Rhythm of Entrance and Porch Projections
[MAIN->RHYTHMPROJ]

Uses Text

1	1 & 3 bay/front porch
1	1 & 3 bay/wrap-around
1	1st bay/2nd bay porch
1	1st bay/inset porch
1	2 & 3 bay/wrap-around
1	2nd bay/3 bay porch
1	2nd bay/front & rear
1	2nd bay/front & side
1	2nd bay/porte cochere
1	2nd bay/side inset
1	3 & 4 bay/4th bay porch
1	3 & 5 bay/wrap-around
1	3rd bay/side & rear
1	4th bay/no porch
1	4th bay/portico
1	4th bay/wrap-around
1	8th bay/no porch
1	9th bay/no porch
1	Multiple entrys
2	1st & 3rd bay/no porch
2	2 & 5 bay/front porch
2	4th bay/front porch
2	4th bay/inset
2	7th bay/no porch
2	Side entry/no porch
3	1st bay/portico
3	2nd bay/2 bay porch
3	2nd bay/inset porch
3	3rd bay/portico
3	5th bay/no porch
3	Side entry/inset porch
5	2nd bay/side porch
8	1st bay/no porch
8	1st bay/wrap-around
8	3rd bay/wrap-around
9	3rd bay/front porch
9	3rd bay/no porch
12	1st bay/front porch
12	2nd bay/portico
16	2nd bay/wrap-around
17	2nd bay/no porch
28	2nd bay/front porch

42 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

1 & 3 bay/front porch	1
1 & 3 bay/wrap-around	1
1st bay/2nd bay porch	1
1st bay/inset porch	1
2 & 3 bay/wrap-around	1
2nd bay/3 bay porch	1
2nd bay/front & rear	1
2nd bay/front & side	1
2nd bay/porte cochere	1
2nd bay/side inset	1
3 & 4 bay/4th bay porch	1
3 & 5 bay/wrap-around	1
3rd bay/side & rear	1
4th bay/no porch	1
4th bay/portico	1
4th bay/wrap-around	1
8th bay/no porch	1
9th bay/no porch	1
Multiple entrys	1
1st & 3rd bay/no porch	2
2 & 5 bay/front porch	2
4th bay/front porch	2
4th bay/inset	2
7th bay/no porch	2
Side entry/no porch	2
1st bay/portico	3
2nd bay/2 bay porch	3
2nd bay/inset porch	3
3rd bay/portico	3
5th bay/no porch	3
Side entry/inset porch	3
2nd bay/side porch	5
1st bay/no porch	8
1st bay/wrap-around	8
3rd bay/wrap-around	8
3rd bay/front porch	9
3rd bay/no porch	9
1st bay/front porch	12
2nd bay/portico	12
2nd bay/wrap-around	16
2nd bay/no porch	17
2nd bay/front porch	28



DOMINANT BUILDING MATERIALS

The dominant building material in Kensington is wood, executed either as clapboard and weatherboard. Thirty-five percent of the historic structures in Kensington are clad in wood, and retain much of their original wood trim. Additionally, 11% of the structures are clad with wood shingles, typical of the Shingle and Queen Anne styles. A large number of historic resources have been clad with new building materials, and have lost much of their exuberant detailing and ornamentation. 22% percent have been clad in aluminum or asphalt siding. Sixteen brick structures are located in Kensington, or 11% percent of the historic resources are brick. Eight stucco buildings are located in the district, comprising 5% of the residential building fabric.



Figure 14: Dominant Building Materials in Kensington: Clapboard and Brick.

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

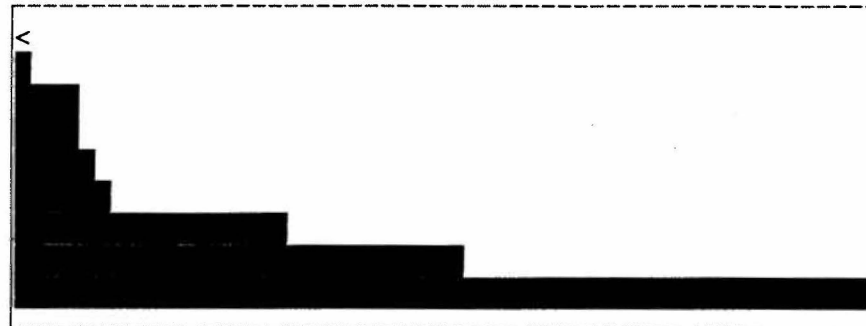
FOR THE FIELD Relationship of Materials [MAIN->RELATEMAT]

# Uses	Code	Text
--------	------	------

1	40	Stone
4	WS	Wood Shingle
13	ST	Stucco
13	VI	Vinyl
15	AB	Asbestos
19	AS	Asphalt
53	AL	Aluminum
86	BR	Brick
158	WO	Wood

9 DIFFERENT CODES ARE USED 362 TIMES
FOR 187 MARKED RECORDS

Stone	1
Wood Shingle	4
Stucco	13
Vinyl	13
Asbestos	15
Asphalt	19
Aluminum	53
Brick	86
Wood	158



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

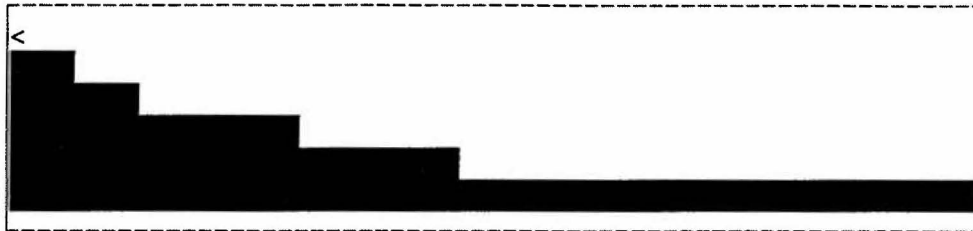
FOR THE FIELD Relationship of Textures [MAIN->RELATETEX]

Uses Text

```
=====
      1 Stone
      6 Stucco
     13 Shingles
     28 Siding
     43 Brick
     90 Clapboard
=====
```

6 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

```
Stone      1
Stucco     6
Shingles   13
Siding     28
Brick      43
Clapboard  90
```



OUTBUILDINGS

The suburban nature of Kensington and the easy accessibility to the train and trolley did not warrant the construction of many barns and carriage houses. There are only five carriage houses in the historic district. Warner's house, now the Circle Manor Nursing Home, has the largest carriage house in the district. The house at 3947 also has a carriage house that is typical of the other carriage houses in the district in height and distance from the main house. Although many lots have never been built upon, the majority of outbuildings in Kensington are limited to small sheds and garages.

In the 1910s and 1920s, the storage of the automobile was of growing importance to owners, and houses began to be accompanied by a new building type -- the garage. Intended to provide the utilitarian function of protecting an automobile, its architectural development was primarily patterned on the horse and carriage stable. In the first decades of the 20th century, the separate housing of automobiles coincided with the affluent ambience in Kensington.



Figure 15: Typical outbuildings in Kensington

INTEGRITY OF FORM, BUILDING CONDITION AND THREATS

- The majority of buildings in Kensington maintain their original configurations and architectural treatments. These buildings have been carefully maintained and, in many cases, restored with painstaking care.

The majority of historic buildings are in good condition. Only one building is cited in a deteriorated condition. No immediate threats were identified.



Figure 16: Photograph of 3810 Warner Street

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Condition of a Resource [MAIN->CONDITION]

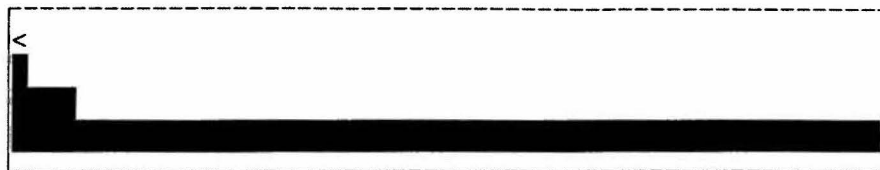
# Uses	Code	Text
--------	------	------

1	D	Deteriorated
6	E	Excellent
13	F	Fair
167	G	Good

4 DIFFERENT CODES ARE USED 187 TIMES

FOR 187 MARKED RECORDS

Deteriorated	1
Excellent	6
Fair	13
Good	167



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Threats to Resource [MAIN->THREAT]

# Uses	Code	Text
--------	------	------

2	4	Deterioration
2	5	Other
4	I	Inappropriate alterations
179	1	None

4 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Deterioration

2

<

Other

2

<

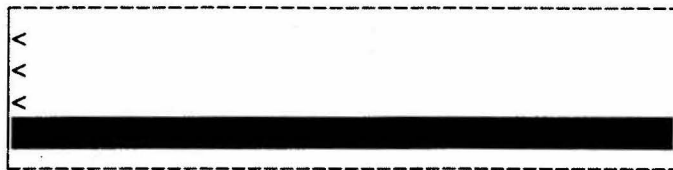
Inappropriate alterations

4

<

None

179



ARCHITECTURAL STYLES

The earliest architecture in Kensington dates to the Victorian period. Two stylistic derivations the Queen Anne and Shingle style are dominant in the Kensington Historic District. The aesthetic evolution that took place in American architecture as 19th century ideas were replaced by the 20th century is vividly illustrated in the buildings erected during the 1890s, 1900s, 1910s and 1920s in Kensington. This evolution saw the free-form aesthetic popular during the late Victorian period yield to a philosophy which sought more disciplined interpretations derived from different historic precedents. Consequently, the irregularity and ornamental ingenuity so characteristic of the Victorian period was gradually replaced by balanced compositions with symmetric massing.

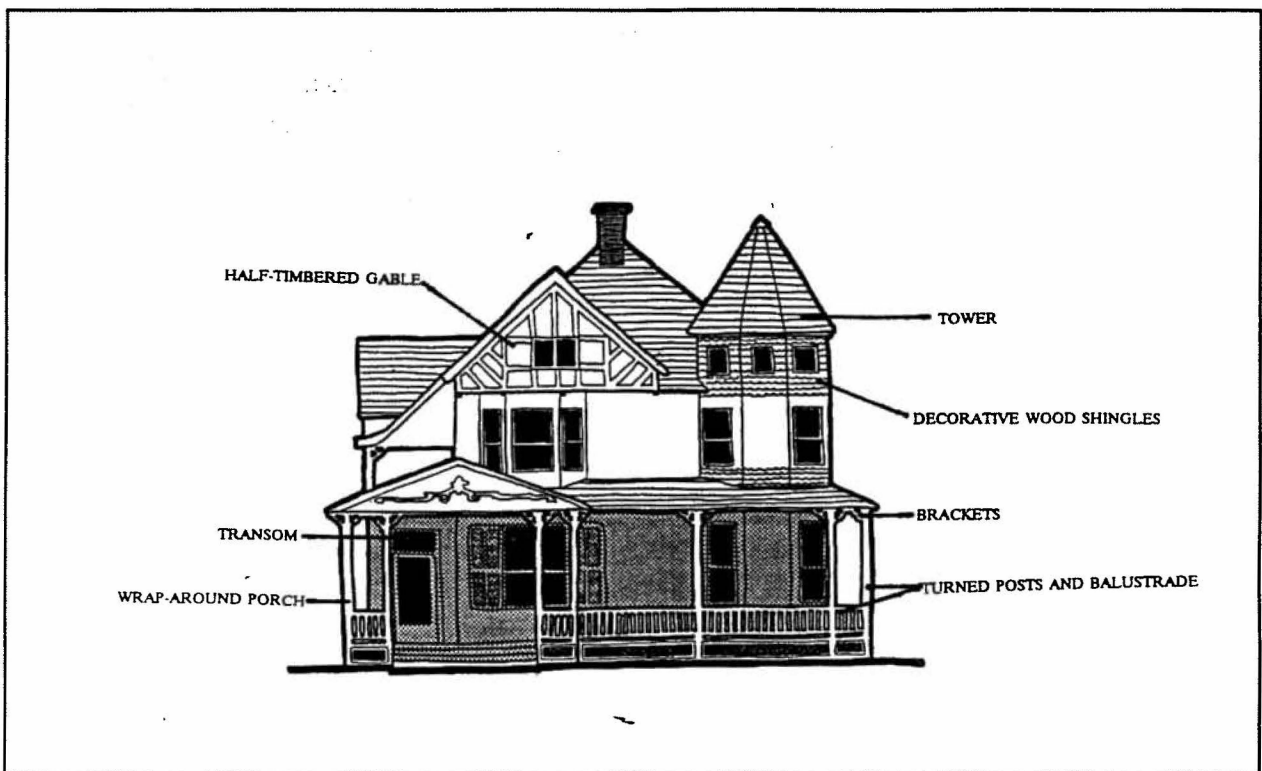


Figure 17: Some elements that help to define architectural style

KENSINGTON HISTORIC DISTRICT

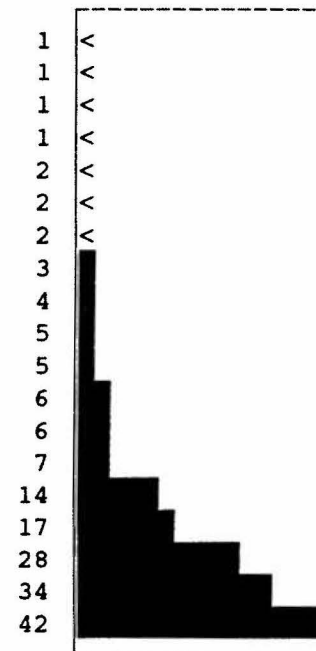
FREQUENCY REPORT

FOR THE FIELD Architectural Style/Derivation [MAIN->ARSTYLCD]

# Uses	Code	Text
1	42	Italianate
1	530	Jacobean Revival
1	90	Mixed (more than 2 styles from different periods)
1	VER	Vernacular
2	620	Commercial Classicism
2	COCR	Commercial/Craftsman
2	62	Early Commercial
3	32	Gothic Revival
4	5220	Georgian Revival
5	CFT	Craftsman
5	44	Stick/Eastlake
6	5101	Federal Revival
6	46	Shingle Style
7	529	Ranch
14	65	Bungalow/Craftsman
17	AMFO	American Foursquare
28	700	Modern
34	51	Colonial Revival
42	45	Queen Anne

19 DIFFERENT CODES ARE USED 181 TIMES

Italianate
 Jacobean Revival
 Mixed (more than 2 styles from different periods)
 Vernacular
 Commercial Classicism
 Commercial/Craftsman
 Early Commercial
 Gothic Revival
 Georgian Revival
 Craftsman
 Stick/Eastlake
 Federal Revival
 Shingle Style
 Ranch
 Bungalow/Craftsman
 American Foursquare
 Modern
 Colonial Revival
 Queen Anne



KENSINGTON HISTORIC DISTRICT

= FREQUENCY REPORT FOR THE FIELD Footprint [MAIN->FOOTPRINT]

# Uses	Code	Text
1	R/W	Rectangle with wings
1	TRAP	Trapezoid
1	U	U Shape
2	RECW	Rectangle w/hyphen & wings
4	IA	Irregular Additive
10	L	L Shape
10	T	T Shape
23	RECA	Rectangle w/ additions
42	SQ	Square
87	R	Rectangle

10 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

Rectangle with wings
Trapezoid
U Shape
Rectangle w/hyphen & wings
Irregular Additive
L Shape
T Shape
Rectangle w/ additions
Square
Rectangle



KENSINGTON HISTORIC DISTRICT

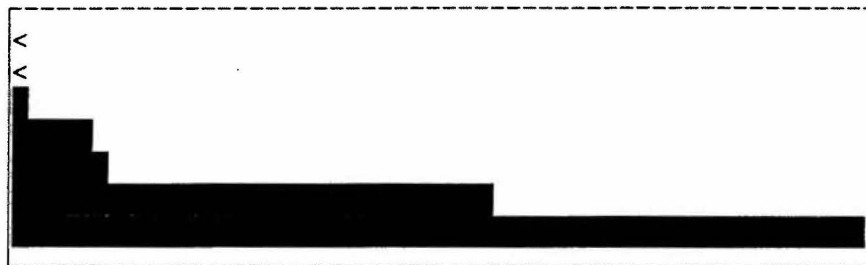
FREQUENCY REPORT FOR THE FIELD Configuration [MAIN->CONFIGARCH]

Uses Text

```
=====
      1 I-house
      1 Open Nave
      2 Bungalow
     10 Block
     12 Cube
     57 Horizontal Block
     98 Vertical Block
=====
```

7 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

I-house	1
Open Nave	1
Bungalow	2
Block	10
Cube	12
Horizontal Block	57
Vertical Block	98



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Symmetrical Expression [MAIN->SYMMETRY]

# Uses	Code	Text
--------	------	------

49	S	Symmetrical
----	---	-------------

132	A	Asymmetrical
-----	---	--------------

2 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

Symmetrical	49
-------------	----

Asymmetrical	132
--------------	-----

QUEEN ANNE

The Queen Anne style was the dominant style of American domestic architecture from the period of 1880 to 1910. The style continued through the beginning of this century with decreasing popularity. The expanding railroad network of the period helped to spread the style by conveniently transporting the pre-cut architectural details typical of the style, such as corner brackets, gable ornament, towers, intricate wood shingle designs and gabled dormers.

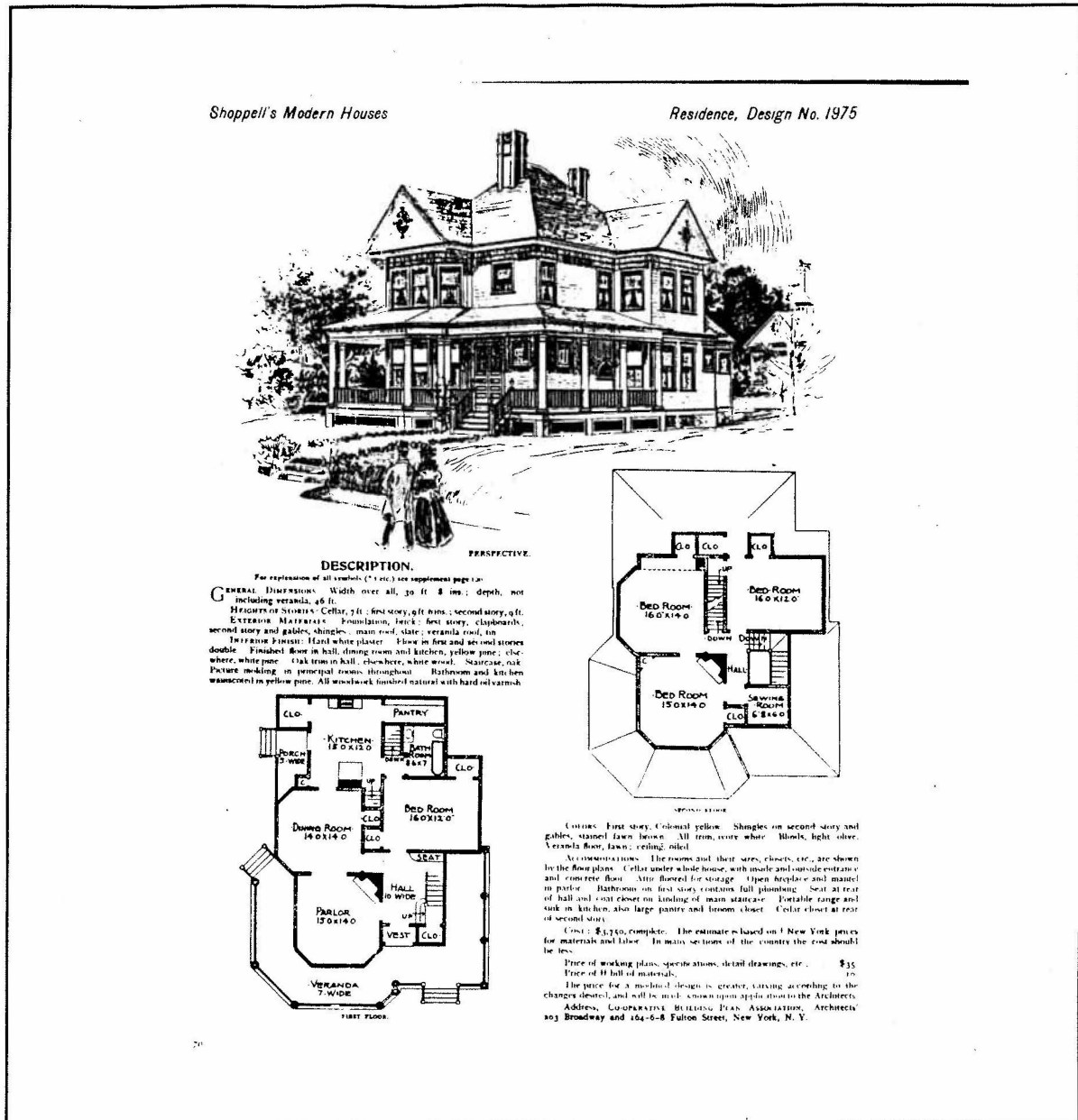


Figure 18: Illustration from Shoppell's Modern Houses, Design No. 1975.

A composite style, the Queen Anne merged architectural motifs and organization associated with other Victorian styles such as the Romanesque Revival, the Italianate and the Second Empire styles, thereby creating a new and distinct style. The Queen Anne style is often perceived as a more-or-less generic expression of the Victorian aesthetic. Queen Anne structures are usually large, free-standing dwellings with projecting round, square or octagonal bays, varied roof treatments, ordered fenestration, and florid ornament. Gables and towers ornamented with moldings, coping, finials or other decoration are common to the style.

The Queen Anne style is the most prominent style found throughout the Kensington Historic District. The Houses at 3915 and 3926 Washington Street are similar examples of the style. The residences have irregular shapes with prominent towers at the corner and a 1-story decorative porch with turned spindles. 3915 Washington Street has a front gable on a hipped roof with fish-scale shingles in the gable front.



Figure 19: Photograph of 3924 Prospect Street.

The Queen Anne style residence at 3924 Prospect Street has a hipped roof with lower cross gables, and a projecting 2-story octagonal bay. A decorative frieze beneath the gable. 3911 Prospect Street displays a good example of the delicate turned porch supports, lace-like corner brackets and spindlework ornamentation that appears on many Queen Anne style dwellings. Additional examples of the Queen Anne style in the Kensington Historic District include: 10216 Kensington Parkway with a tower, turned posts and spindle woodwork. The house located at 10304 Kensington Parkway with decorative half-timbering in the gables, fish-scale shingles and heavy porch supports.

Several Queen Anne cottages are located in the Kensington Historic District. These dwellings are smaller in scale and less exuberant in massing and detailing. The Queen Anne cottages in Kensington were built by local craftsmen and reflect the more rural or farm-like aspects of the town's history. Queen Anne Cottage style residences are located at 10314 and 10316 Armory Avenue and 3810 Warner Street. Less prominent in detailing, the dwellings display cross gabled roof lines with simple fish-scale shingles and turned posts reflective of the skill of local craftsman and builder.

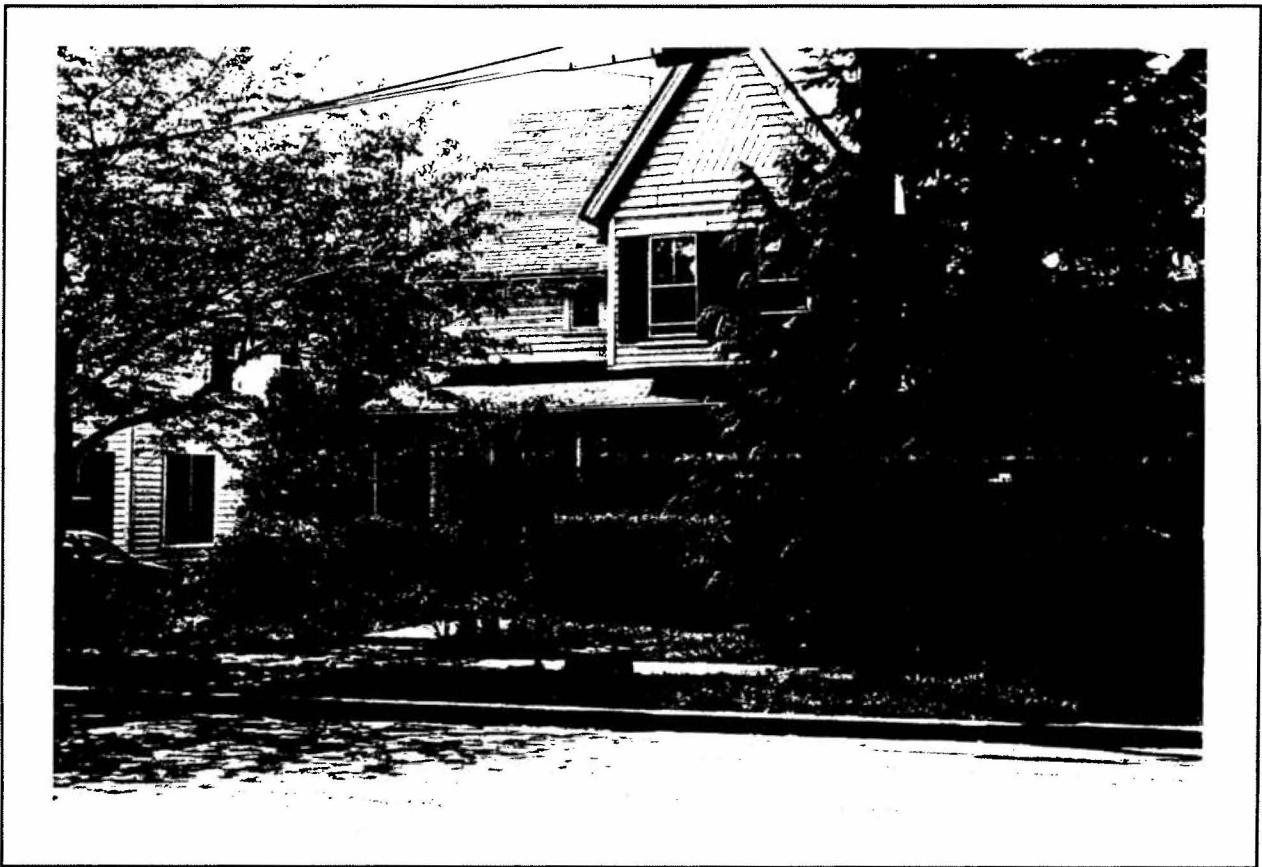


Figure 20: Photograph of 10314 Armory Avenue.

COLONIAL REVIVAL

Parallel with the rapid development of Kensington during the early years of the 20th century was the increasing regard for things associated with the Colonial American period. Indeed, from the first years of the 20th century, the Colonial Revival aesthetic would dominate the architecture of the neighborhood, and has continued to do so.

Interest in the historical origins of the United States of America resulted in the pursuits of knowledge of American colonial and federal architecture. A major stimulus for the interest in this early history was the Centennial of the signing of the Declaration of Independence, at which time the population in Kensington was rapidly increasing. This resulted in a national exhibition, as well as numerous celebrations and commemorative events, which increased the general populace's awareness and regard for the founding years of the United States.



Figure 21: Photograph of 3915 Prospect Street.

The Colonial Revival, like so many revival movements, is a conglomeration of conjectural and archaeological approaches. Generally, the aesthetic and its many variations are based primarily on the late 18th- and early 19th-century precedents associated with the American colonies. The influences of English, Dutch and German architecture on colonial buildings provided much of the inspiration for the East coast areas, while other parts of this country often looked to their own region's colonial roots. Generally, the Colonial Revival has a formal vocabulary based on the architectural elements associated with the Georgian and Federal periods, used with a syntax of symmetry, order, and classical detailing. The architectural style, unlike the similar English Georgian style, is based directly on American precedents. As many of these were influenced directly by English architecture, often there is a fine line between the American Colonial and English Georgian. The style often exhibits an imaginative combination of 18th and 19th century American colonial detailing, using rectangular forms, with gambrel hipped or gabled roofs, with its principal floor at ground or the first level. Red brick in common bond or in Flemish bond with glazed headers is the predominant exterior material; however beveled wood siding can be found in several cases, as can a variety of other materials. Its massing is solid and balanced, in direct contrast to the verticality and intricate volumetric play intrinsic to the Victorian age. The composition of the fully-developed Colonial Revival stresses balance and regularity. The fenestration is ordered, with large multi-light, double-hung windows, as well as myriad variations of the Palladian window, and a centrally located doorway complete with a prominent portico or architrave.

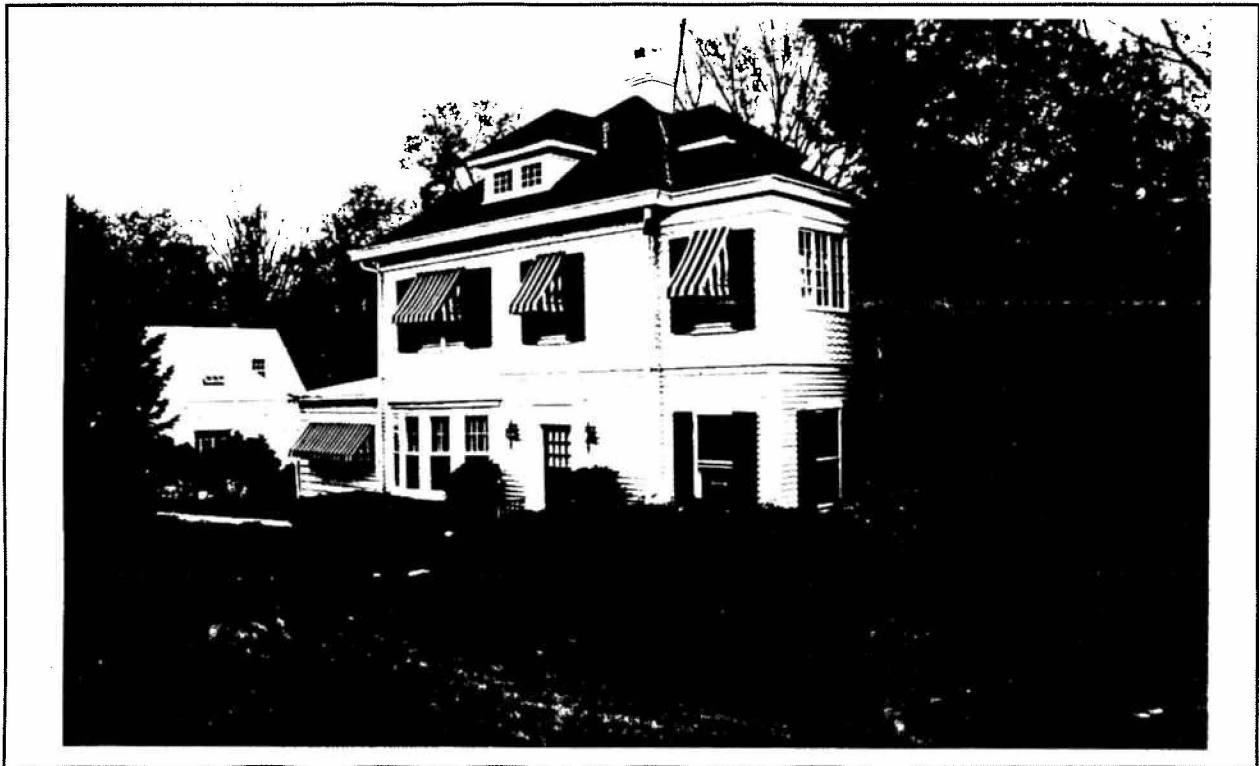


Figure 22: Photograph of 10209 Connecticut Avenue.

A good example of the Colonial Revival style in the Kensington Historic District is the residence located at 3915 Prospect Avenue. The house has typical Colonial Revival details including an overhanging second story and full-width front porch. The symmetrically balanced facade with double-hung windows and central entry with a transom and side-lights. 10205 Connecticut Avenue exhibits a curved bay window, staggered wood shingles, and flat entablature with pilasters at the entry. The double entry residence at 3928 Washington Street is also a good example of Colonial Revival with its polygonal window dormer and oval windows.

10314 Fawcett Street is an example of the Dutch Colonial Revival style. The Dutch variation on the Colonial Revival style is characterized by the strong cross-gambrel roof forms with multi-sash windows and shutters. Additionally, the interior details such as carved circular cornice moldings and plaster details are reflective of the Colonial Revival style.

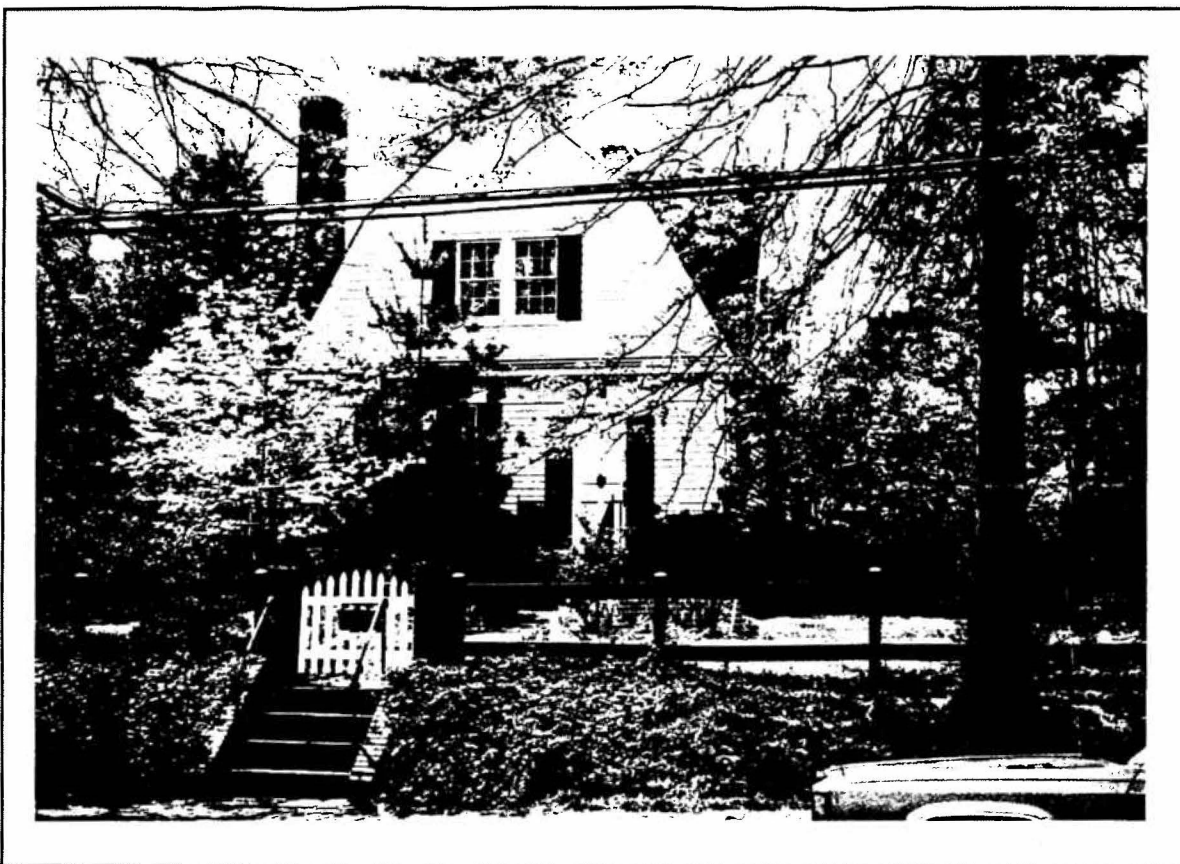


Figure 23: Photograph of 10314 Fawcett Street.

AMERICAN FOUR-SQUARE

The American Four-Square style is identified by its square shape and by its hipped roof. It is usually two stories with a full-width, one-story porch. Often, the front of the hipped roof has a prominent dormer windows. This type of structure was one of this country's most popular house forms from the late 1890s through the 1920s. More elaborate examples may have classical details such as columns for porch supports and modillion blocks in the cornice.

Examples of the American Four-Square style in the Kensington Historic District are located at: 10310 Freeman Place, 10221 Montgomery Avenue, 10225 Montgomery Avenue, 10304 Montgomery Avenue, and 3910 Washington Street. These residences exhibit hipped roofs with symmetrical facades and front porches. Large dormers pierce the roofline of each of the dwellings, a typical feature of the American Four-Square style.

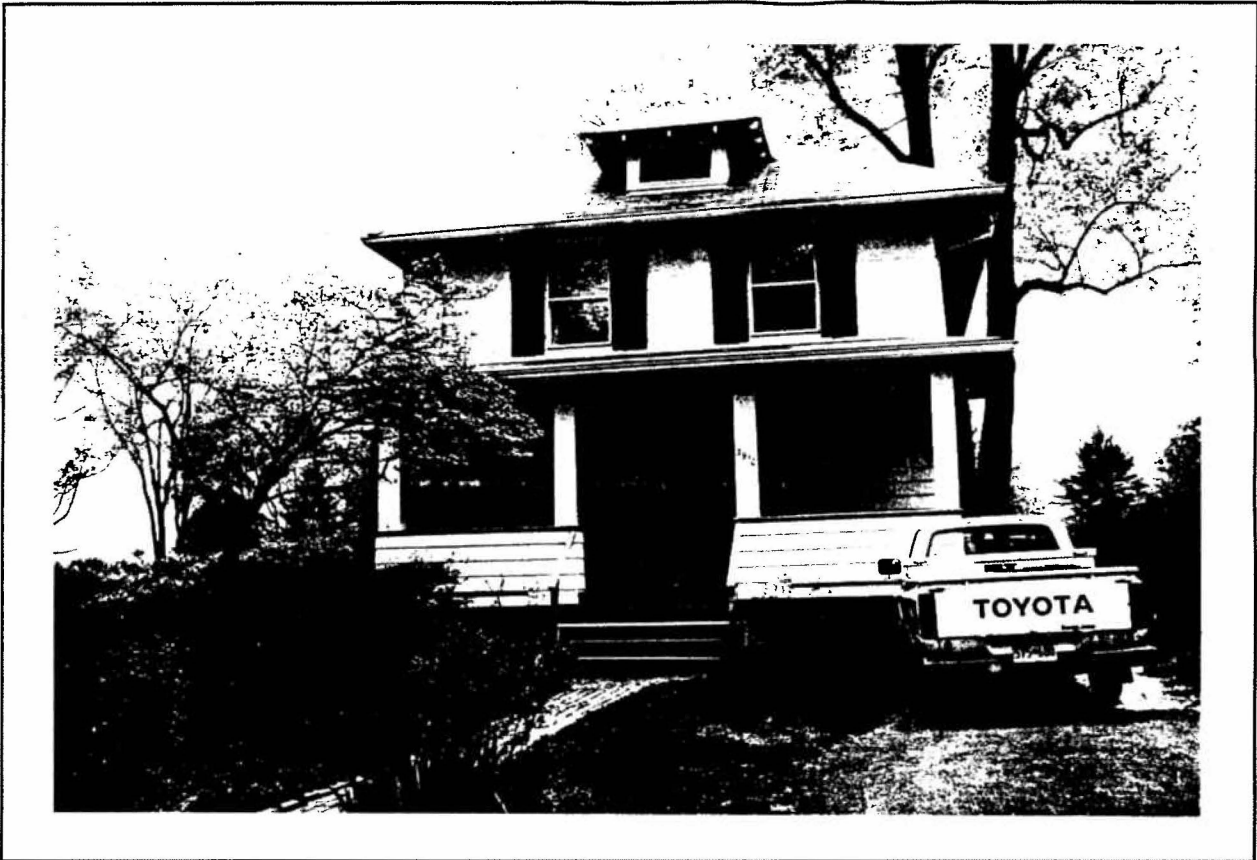


Figure 24: Photograph of 3910 Washington Street.

The American Four-Square style house located at 3806 Baltimore Street is believed to be "The Hamilton" from the Sears, Roebuck and Company mail-order house catalog dating from 1908, 1922-1913, and 1916-1918. The eight-room and one-bath square house has a full-width front porch with a hipped roof supported by columns, and the main roof features hipped gable dormers.²

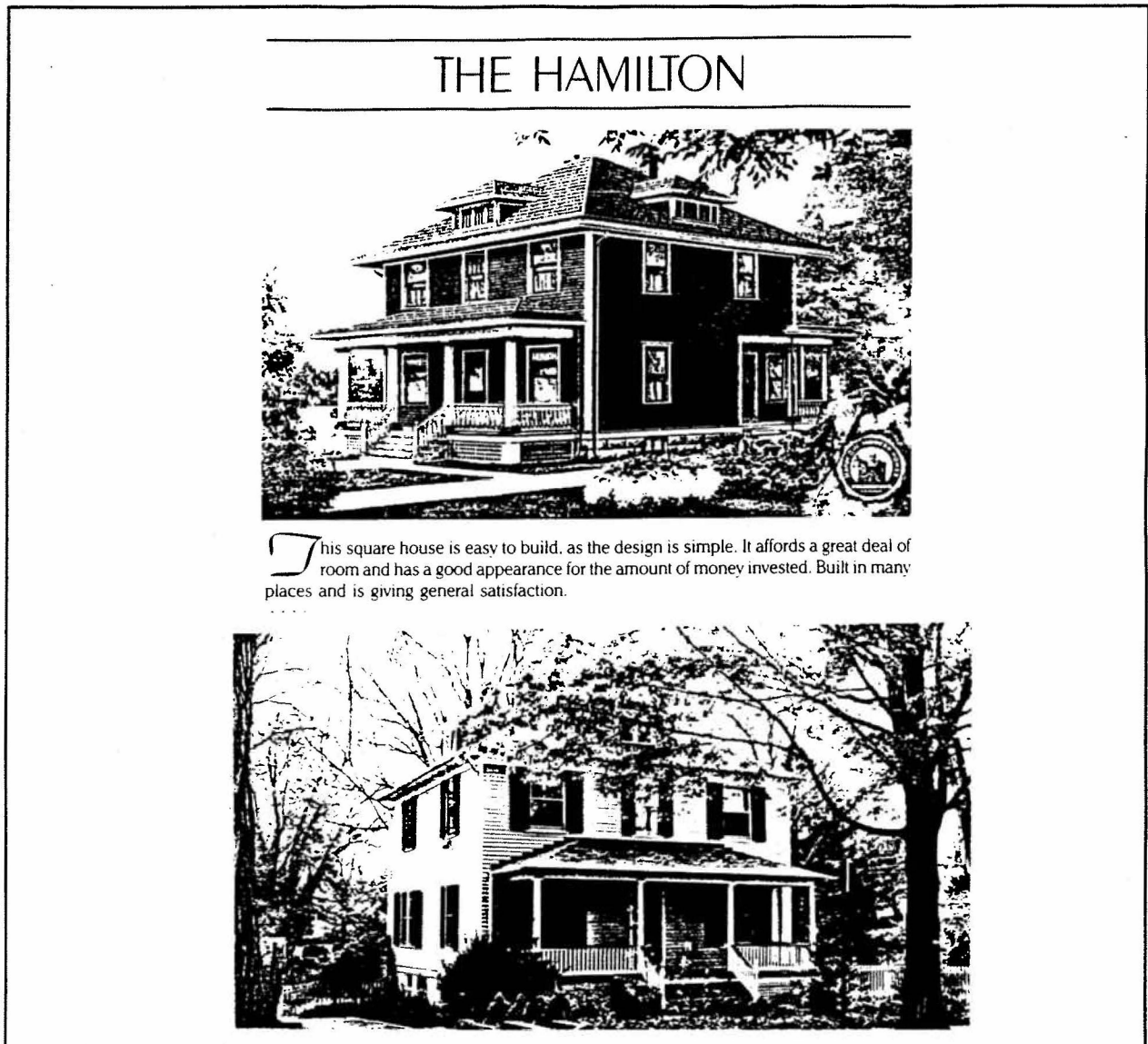


Figure 25: Illustration from Houses by Mail and Photograph of 3806 Baltimore Street.

²Stevenson, Katherine Cole. Houses By Mail. Washington, D.C.: The Preservation Press, 1986, p. 264.

BUNGALOW

One of the most prevalent forms of 20th century vernacular architecture is the Bungalow, or the Craftsman Cottage. During this period America became a predominantly urban nation and the number of operating farms began to decline. Transportation corridors which shifted from the railroad to interstate highway systems directly affected the built environment. Small bungalow type dwellings, as well as mail order houses can be found in towns and villages throughout Montgomery County. This type of housing was attractive because it was inexpensive and offered a well-built house that appealed to popular American taste. The Sears, Roebuck and Company mail-order house located at 3927 Washington Street is called "The Americus." The six room and one bath residence appeared in catalogs from 1921-1922, 1925-1926, and 1928-1929. There is a full-width front porch with a shed roof supported by tapered stone and wood piers. The double hipped roof with exposed roof rafter tails is typical of the Bungalow style.³

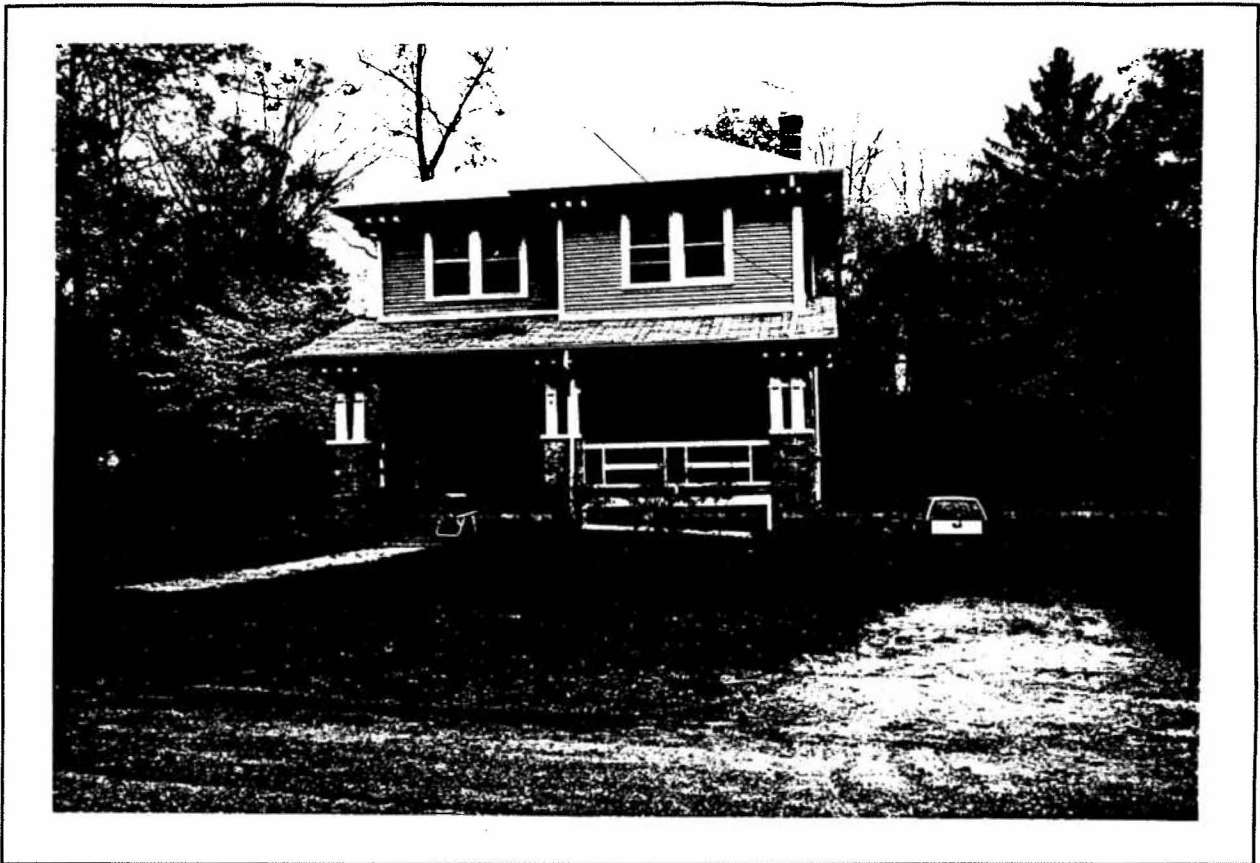


Figure 26: Photograph of 3922 Washington Street.

³Stevenson, p. 289.

Characteristics typical of other Bungalow's in Kensington including 3819 Calvert Place and 10312 Kensington Parkway, and 10310 Fawcett Street include low roof lines with over-hanging eaves, wood or stuccoed siding, wrap-around or generous porches with tapered columns often set upon piers, exposed rafter tails, double-hung windows with multi-light upper sash and single pane lower sash, and oversized dormer windows.

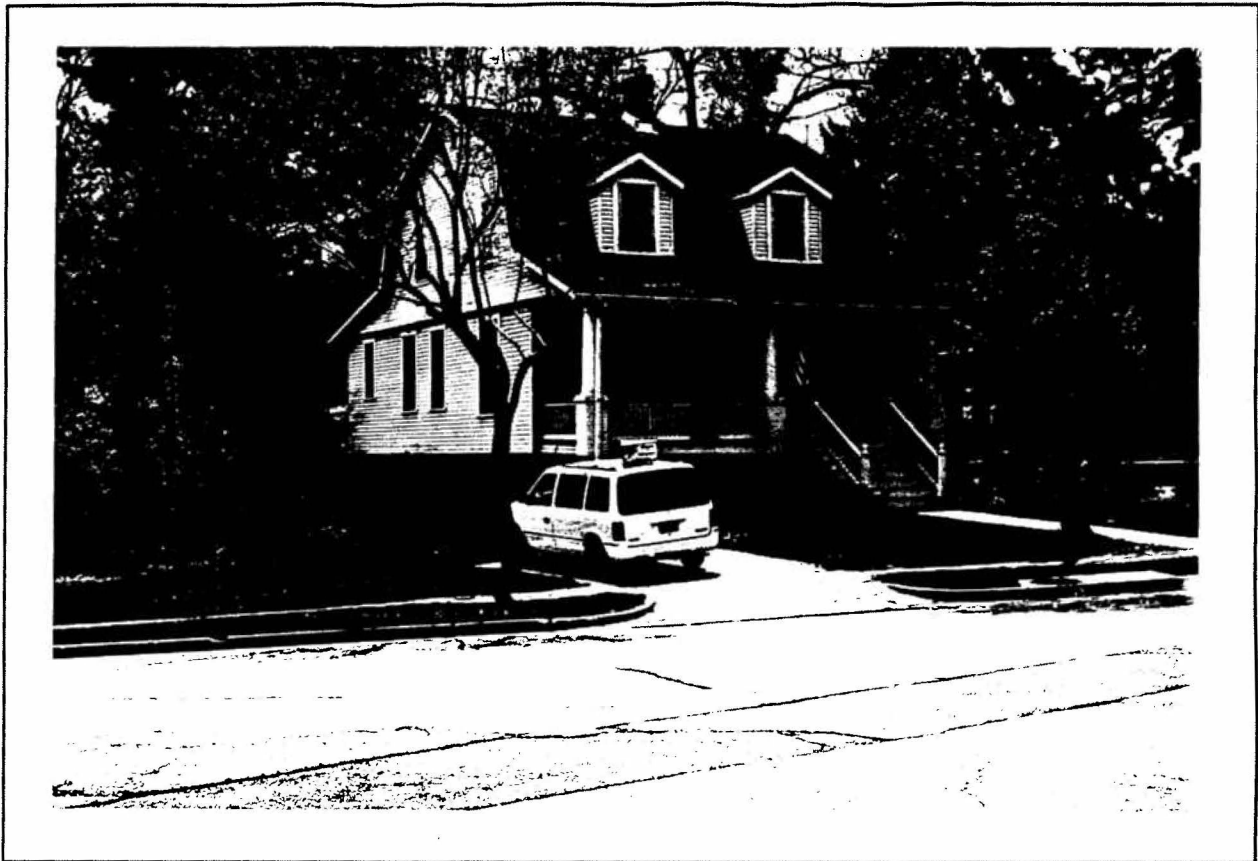


Figure 27: Photograph of 10312 Kensington Parkway.

SHINGLE STYLE

Unlike most of the 19th century styles that preceded it, the Shingle style does not emphasize decorative detailing at doors, windows, cornices, porches, or on wall surfaces. Instead it displays a complex shape enclosed within a shingled exterior. The Shingle style is an adaption from the Queen Anne with its wide porches, shingled surfaces, and asymmetrical form; the Colonial Revival with gambrel roofs, shed additions, classical columns, and Palladian windows; and the Richardsonian Romanesque with irregular shapes, and Romanesque arches.

The Kensington Railroad Station located along the B & O Railroad Tracks on Montgomery Avenue is a prominent example of the Shingle style in the historic district. The side-gabled roof with multi-level eaves and gabled dormers have exposed rafter tails and open porch support braces.



Figure 28: Photograph of The Kensington Railroad Station.

FEDERAL REVIVAL

The Colonial Revival movement included an appreciation for the ideas and ideals associated with the early years of the American republic, for in the minds of its proponents there was little significance in the difference between the Colonial and Federal period. Architects of the



Figure 29: Photograph of 3932 Prospect Street.

Federal Revival style looked to the American examples of the Federal period for their inspiration. It was this blending that was responsible for the imaginative Colonial Revival style itself, yet some architects must have felt the need to associate their designs with the specific post-Colonial Period when the new country began to assert its own aesthetic. Critically, the austerity of appearance identified with the Federal period in the United States is in contrast to the effusive decorative treatment associated with English Georgian.

To some extent in the metropolitan area, this goal for purer American motifs manifested itself in the use of the flat facade. As the century drew to a close, and things Victorian began to seem old-fashioned, the projecting bay fell out of favor. The composition of Federal Revival structures is horizontal with a controlled order and symmetry completely distinct from the

verticality and vitality of Victorian designs. The facade is often focused on a large, central entry or doorway.

The Federal Revival style in Kensington is characterized by symmetric and ordered design compositions, with flat elevations interrupted by simply detailed entry projections or doorways. The Federal Revival structures located at 3932 and 3928 Prospect Street appear austere in comparison with their Queen Anne neighbors. Two stories high and three bays wide, these houses seem to boast of their flat facade accented by flat wood lintels. The pedimented entry porch is the singular element to break the plane of the smooth composition.



Figure 30: Photograph of 3928 Prospect Street.

GOTHIC REVIVAL

The Gothic Revival emerged in the United States in the early 1840s as a reaction to the symmetry, balance, and regularity associated with the classical styles of architecture so popular in this country at that time. The Gothic Revival actually emerged in England in 1879 with Sir Horace Walpole's remodeling of his house, Strawberry Hill in a Medieval style. Over the next century architects and landscape architects promoted the picturesque style of architecture in manuals, books and other treatises. In America the Picturesque style was promulgated by architect Alexander Jackson Davis, and landscape architect, Andrew Jackson Downing. The first documented example of the Gothic Revival in domestic architecture in America was designed by A.J. Davis in 1832. Rural Residences by Davis, and The Architecture of Country Houses by Downing were illustrated publications replete with country Gothic houses referred by the authors as Gothic cottages. Readily available pattern books and catalogs further popularized the style.

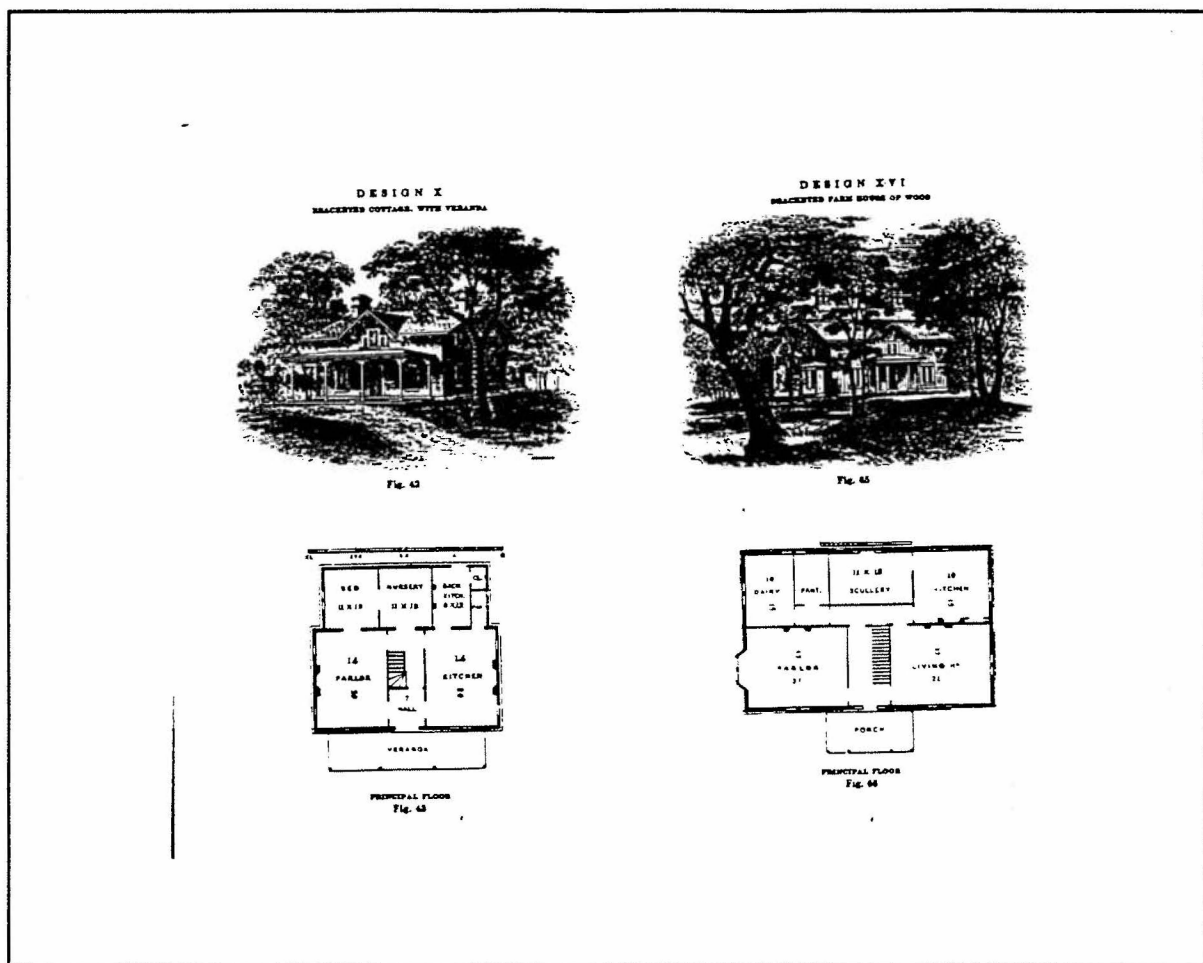


Figure 31: Illustration from The Architecture of Country Houses. pp. 121, 157.



Figure 32: Photograph of 10409 Fawcett Street

The Gothic Revival as executed in Kensington is characterized by its symmetrical facade compositions with side gables and a prominent cross gables, decorated with vergeboards. Typically the houses have a 1-story entry or full-width porch with decorative brackets, spindles or posts. Windows extending into the gables are common details, with Gothic shapes such as arched, lancet or round windows.

The House at 10409 Fawcett Street is a good example of the Gothic Revival in the Kensington Historic District. Constructed in 1896, this house has a steeply pitched cross gable roof and decoratively carved vergeboard.

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Architectural Details
[MAIN->RELATEDETL]

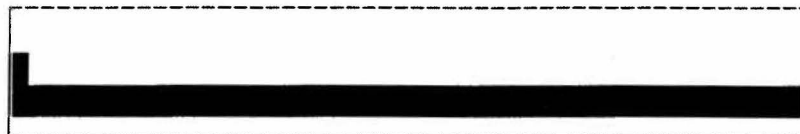
# Uses	Code	Text
--------	------	------

0	NO	None
7	EO	Elaborate Ornament
174	O	Ornamented

3 DIFFERENT CODES ARE USED 181 TIMES

FOR 187 MARKED RECORDS

None	0
Elaborate Ornament	7
Ornamented	174



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Features - Exterior Character Defining [MAIN->FEATURES]

Uses Text

=====	=====
1	Corner Pilasters
1	Cresting
1	Diamond Panes
1	Entry Portico
1	Finials
1	Half-timber Brackets
1	Neo-Classical Entablature
1	Octagonal Bays
1	oval Window
1	Porte Cochere
1	Quions
2	Cornice, Sawtooth Design
2	Decorative Lattice and Grill
2	Denticulated Cornice
2	Exposed Joists
2	Front Gable with Shingles
2	Gambrel Roof
2	Polygonal Dormer
2	Slate Roof
2	Wrought-Iron Porch
3	Craftsman Multi-Paned Sash
3	Entry Porch
3	Roundel Windows
3	Segmental Arch Windows
3	Side Porch
3	Standing Seam Metal Roof
3	Window Moldings
4	Brick Cornice & Dentils
4	Broken Pediment Entry
4	Cornice Brackets
4	Fanlight
4	Palladian Window
4	Projecting Entry
4	Roof Vents
5	Pressed Tin Roof
5	Round Window in Gable
5	Window Hoods
6	Dentils
6	Stringcourse
7	Corbelled Brick Chimney
7	Parapet
8	Boxed Cornice
8	Chamfered Posts
8	Chimneys
8	Hipped Roof
8	Lintels
8	Spindlework
9	Bargeboard Detailing
9	Portico
9	Turned Posts and Brackets

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Features - Exterior Character Defining [MAIN->FEATURES]

Uses Text

=====	=====
10	Shed Roof Dormers
11	Cornice Returns
11	Dormers
11	Turret
12	Shed Porch
15	Gable Dormers
15	Pedimented Entry
15	Stained Glass Window
17	Corner Boards
18	Exposed Rafter Tails
18	Store Front Windows
19	Paired Windows
20	Front Porch
21	Brackets
21	Hipped Dormers
22	Sidelights
25	Turned Posts
30	Overhanging Eaves
31	Fishscale Shingles
33	Tuscan Columns
34	Bay window
35	Wrap-Around Porch
39	Transom
69	Balustrade
75	Shutters
83	Chimney

=====

76 DIFFERENT CODES ARE USED 904 TIMES

FOR 187 MARKED RECORDS

Corner Pilasters	1	<
Cresting	1	<
Diamond Panes	1	<
Entry Portico	1	<
Finials	1	<
Half-timber Brackets	1	<
Neo-Classical Entablature	1	<
Octagonal Bays	1	<
Oval Window	1	<
Porte Cochere	1	<
Quions	1	<
Cornice, Sawtooth Design	2	<
Decorative Lattice and Grill	2	<
Denticulated Cornice	2	<
Exposed Joists	2	<
Front Gable with Shingles	2	<
Gambrel Roof	2	<
Polygonal Dormer	2	<
Slate Roof	2	<
Wrought-Iron Porch	2	<
Craftsman Multi-Paned Sash	3	
Entry Porch	3	
Roundel Windows	3	
Segmental Arch Windows	3	
Side Porch	3	
Standing Seam Metal Roof	3	
Window Moldings	3	
Brick Cornice & Dentils	4	
Broken Pediment Entry	4	
Cornice Brackets	4	
Fanlight	4	
Palladian Window	4	
Projecting Entry	4	
Roof Vents	4	
Pressed Tin Roof	5	
Round Window in Gable	5	
Window Hoods	5	
Dentils	6	
Stringcourse	6	
Corbelled Brick Chimney	7	
Parapet	7	
Boxed Cornice	8	
Chamfered Posts	8	
Chimneys	8	
Hipped Roof	8	
Lintels	8	
Spindlework	8	
Bargeboard Detailing	9	
Portico	9	
Turned Posts and Brackets	9	
Shed Roof Dormers	10	
Cornice Returns	11	
Dormers	11	
Turret	11	
Shed Porch	12	
Gable Dormers	15	
Pedimented Entry	15	
Stained Glass Window	15	
Corner Boards	17	
Exposed Rafter Tails	18	
Store Front Windows	18	
Paired Windows	19	
Front Porch	20	
Brackets	21	
Hipped Dormers	21	
Sidelights	22	
Turned Posts	25	
Overhanging Eaves	30	
Fishscale Shingles	31	
Tuscan Columns	33	
Bay window	34	
Wrap-Around Porch	35	
Transom	39	
Balustrade	69	
Shutters	75	
Chimney	83	

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Color [MAIN->RELATECOLR]

Uses Text

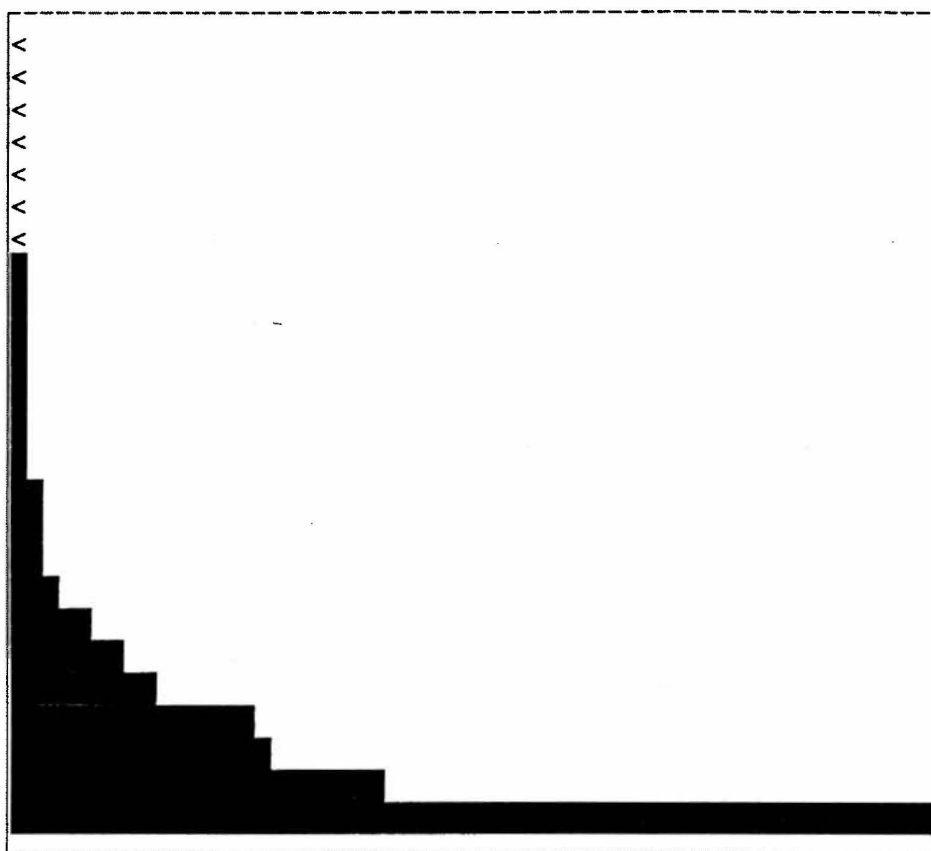
```
=====
1 Cream/Brown
1 Green/Brown
1 Grey/Black
1 Grey/White
1 White/Blue
1 White/Tan
1 Yellow/Brown
2 Brown/White
2 Cream
2 Pink
2 Tan/Green
2 White/Black
2 White/Green
2 White/Pink
3 Blue/White
3 Green
3 Yellow/Green
4 Grey
6 Red/White
8 Brown
10 Tan
17 Yellow
18 Blue
26 Red
62 White
=====
```

25 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

FREQUENCY GRAPH

FOR THE FIELD Relationship of Color [MAIN->RELATECOLR]

Cream/Brown	1
Green/Brown	1
Grey/Black	1
Grey/White	1
White/Blue	1
White/Tan	1
Yellow/Brown	1
Brown/White	2
Cream	2
Pink	2
Tan/Green	2
White/Black	2
White/Green	2
White/Pink	2
Blue/White	3
Green	3
Yellow/Green	3
Grey	4
Red/White	6
Brown	8
Tan	10
Yellow	17
Blue	18
Red	26
White	62



REVIEW OF PHYSICAL CHARACTERISTICS

Historic districts, generally, identify and recognize geographic areas where historic buildings, structures, patterns of development, and/or remains occur that are related to one another through their common history, significant events, or aesthetic qualities. Historic districts may also derive significance from a combination of the interplay of buildings and their relationship to streets, their rhythm of spacing, their plan of streets, and other aspects of the historic setting of the community. It is important to acknowledge that the significance of an historic district may encompass characteristics beyond specific architectural, cultural, or archaeological resources, and that the less visible relationships of land use, building siting, vegetation, and other elements are important contributors to the historic character.

The Kensington Historic District derives special significance from the cohesiveness of its many well-preserved late nineteenth and early twentieth century buildings, its strong plan of streets, and its historic landscaped setting as a "suburban village" in the tradition of the "garden city". The intent of this section is to examine the land use characteristics within the Kensington Historic District in order to identify the important patterns of historical development which contribute to the character of the district.

In Kensington, these patterns include relationships between lot sizes, lot coverage (lot occupancy), the distance between building fronts and the street (front yard setback), the open space between buildings and the variation of these characteristics from one building type to another to recognize a hierarchy of uses. The following analysis examines these relationships based on tax map records and building locations identified from topographic maps of the County. Dimensions for setbacks and area takeoffs were scaled at 1"= 200' and are approximate.

Lot Area and Ownership

Kensington was platted from the outset as a suburban-scaled community with a complete set of carefully ordered streets which remains the primary subdivision plan and lot structure today (Figure 33). Three periods of development can be identified within the historic district. The first period covers the initial development of the suburb from 1890 to 1910. The larger houses constructed of this period in the heart of district usually occupied more than one lot. The second period of development includes buildings constructed between 1910 and 1930. Houses constructed over this period were generally smaller and most were built on single lots. Buildings built over these two periods are considered primary historic resources. The third period of development covers post-1930 construction which typically consists of small residences and buildings on single lots.

The table titled Kensington Historic District Lot Characteristics presents the lot area, lot coverage, front yard setback, and typical building spacing characteristics for properties within the Historic District of Kensington. Ownership was determined by notations on the tax maps. These characteristics have been tabulated for (1) the entire district, (2) properties developed between 1890 and 1910; and (3) properties developed between 1910 and 1930.

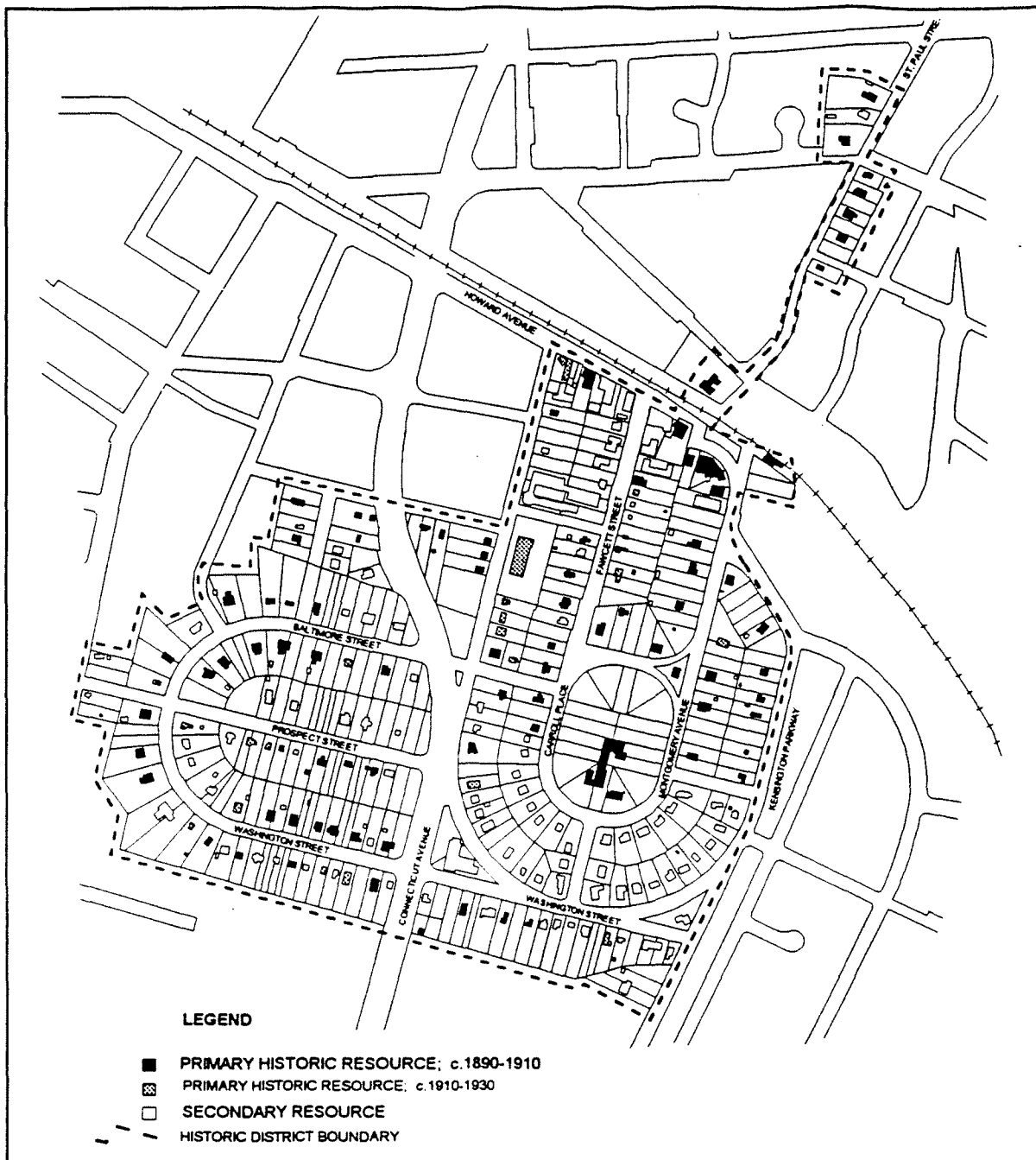


Figure 33: Lot Structure of Kensington

Lot Coverage Patterns

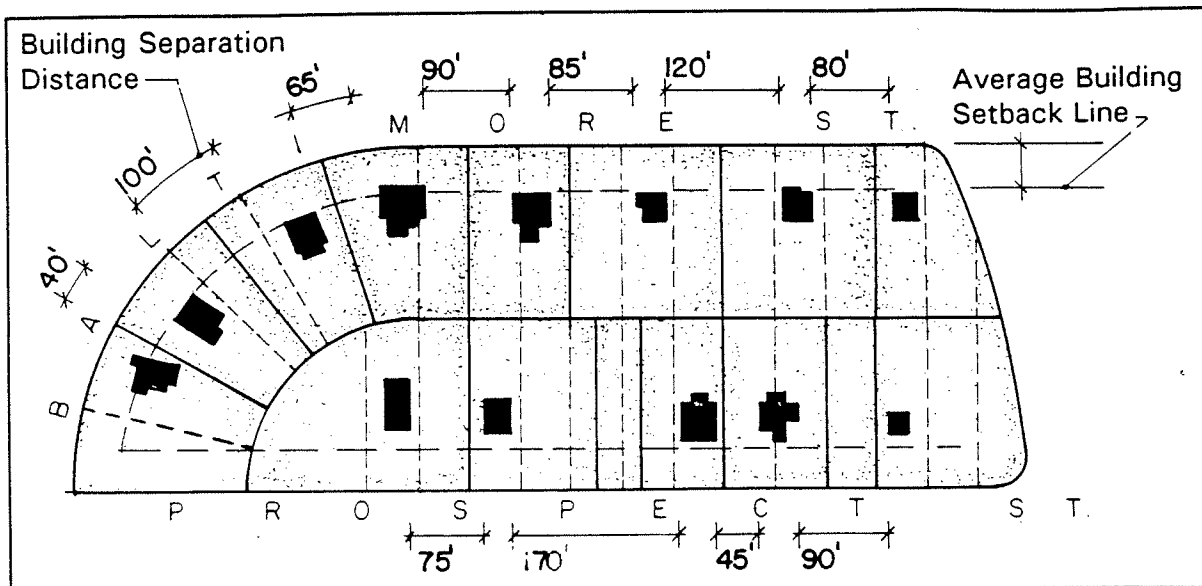
Lot coverage is the ratio of the building footprint area to the overall lot area, and it reflects the density of development on a given parcel of land. Lot coverage was identified using planimeter take-offs of the building footprint area from the County's topography maps and compared with lot areas to determine percent of coverage as given in the table Kensington Historic District Lot Characteristics. Analysis of lot coverage in Kensington reveals that the density of development is greater for the overall district than in the areas where the primary resources are located. This is related to the inclusion of the commercial district for the calculation, as well as the use of fewer lots per dwelling for post-1930s' construction. The lower lot coverage figures for primary resources reflects the pattern of using multiple lots for the older primary resource dwellings.

Kensington Historic District Lot Characteristics

Category		Entire District	All Primary Resource Properties	1890 - 1910 Properties
Lot Area	Maximum	3.3 acres	3.3 acres	3.3 acres
	Average	0.40 acres	0.38 acres	0.42 acres
	Minimum	0.15 acres	0.15 acres	0.18 acres
Lot Coverage	Maximum	25%	25%	25%
	Average	15%	10%	9%
	Minimum	5%	5%	5%
Front Yard Setback	Maximum	65 ft	65 ft	65 ft
	Average	33 ft	35 ft	38 ft
	Minimum	0 ft	20 ft	20 ft
Building Separation	Maximum	170 ft	170 ft	170 ft
	Average	40 ft	55 ft	75 ft
	Minimum	15 ft	20 ft	50 ft

Relationships of Front Yard Setback and Building Separation

The front yard "setback" is the distance a building is set away or back from the property line on the street or road which it fronts. The front yard setback determines how prominent a building is in the streetscape of a community. When many buildings are involved, a pattern can be established which helps to define the character of the streetscape through the width of sidewalks, the amount of green space (lawn or vegetation area) between street and building, the apparent scale of the buildings in relation to pedestrians, and other subtle qualities of the community. In combination with setbacks, building separation distances establish the openness or visual porosity of the streetscape. Buildings which are separated allow for view and landscape elements in the interstitial space. These relationships are illustrated in the map titled Kensington Historic District Vacant Land and Open Space(Figure 34).



Pattern of Building Setbacks and Separation Distances for Block #11

Characteristics of Streets and Vegetation

The streetscape is an important element of the Kensington Historic District. These important characteristics include relatively narrow street widths, sidewalks, the relationship of the building setbacks to street width, the relationship of building scale and massing, as well as the presence of trees, and vegetation. The residential section of the district is characterized by prominent homes, typically surrounded by expansive lawn areas which are planted with large mature trees and low level landscaping vegetation. The commercial area along antique row has a distinctly different pedestrian feeling which is characterized by buildings with shallow setbacks from the street, wider sidewalks, and a garden wall used on the north side to screen the railroad tracks from view.

Identification of Open Space and Vacant Land

The district was examined to identify existing vacant parcels and open space which contribute to the character of the district. Several criteria were used to identify where open space contributed to the historic character as follow.

- . Open space which distinguished landmarks or important historic resources which would be compromised if the land were not vacant.
- . Open space between buildings which reflected the historic relationships and patterns identified in the district.
- . Open space at important areas of each district which is instrumental in maintaining historical design relationships which contribute to the historic identity of the district.

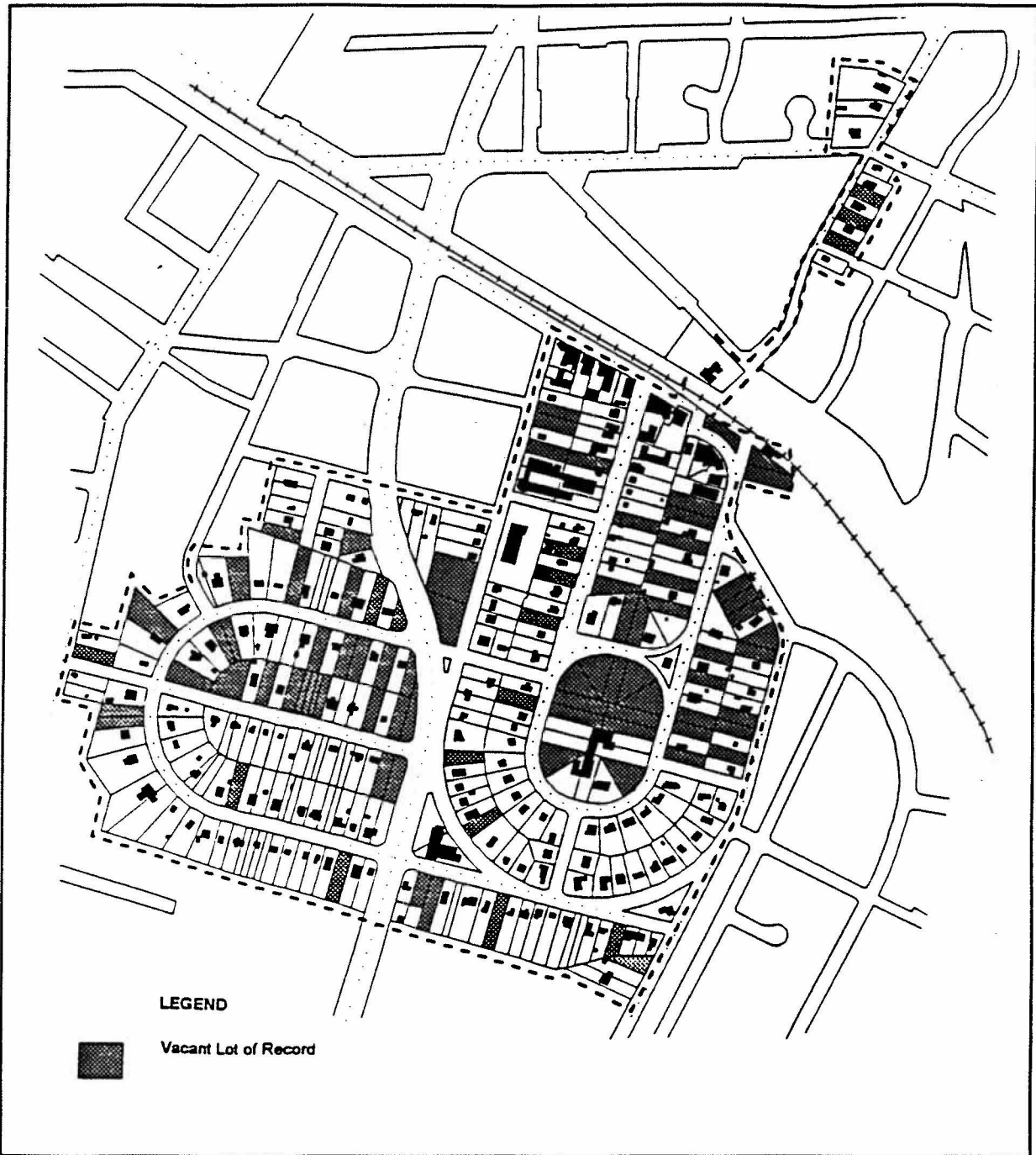


Figure 34: Kensington Historic District Vacant Land and Open Space

V. DEVELOPMENT OF A LONG-RANGE PRESERVATION PLAN

INTERESTS AND CONCERNS

Identification of Issues, Challenges and Community Ideas

The framework for developing a long range plan for the historic district of Kensington was established around the specific preservation issues and concerns of the community. An initial workshop was held with residents of the district to identify and assign priority to the issues, concerns, and problems which citizens face in the preservation of the districts. Following this session, the historic district was analyzed from an historical and planning perspective to identify its character defining features, historical land use patterns, and relationship to the Master Plan. Based on the issues identified in the workshop and the analysis of the characteristics of each district, statements were developed summarizing the preservation challenges to be addressed in long-range preservation planning. A follow-up meeting was conducted with citizens to review these statements and discuss potential ideas for dealing with the preservation challenges. The citizen contribution through this series of meetings helped to establish a framework for developing a preservation plan for the district which is relevant to the interests and concerns of Kensington's residents.

Workshops on Preservation Issues

The initial workshop for those concerned about preservation in the Historic District of Kensington was held the evening of June 3, 1992. The Kensington workshop involved fifteen citizens. The session provided a forum for residents and property owners to identify the concerns and issues relating to the preservation of the district. Each group identified a list of issues and concerns by working individually and collectively. At the conclusion of this exercise, the lists were posted and everyone was given an opportunity to identify the higher priority issues. These responses were used to assign priorities to the issues from each group. The issues are listed in order of descending priority for each of the workshop groups as given in the table titled Kensington Issues and Concerns(Figure 35).

Many of the issues identified in the workshops represent conditions or problems which are impeding preservation in the community and require attention and improvement. Some issues are specific in nature and can be addressed by singular actions. Other issues require activity over a long period of time to correct and improve the underlying conditions. Many of the issues relate to the policies and authority of the County government and the Historic Preservation Commission in administering the historic preservation in the districts.

Following the workshops, these issues were studied to identify the primary areas of concern in each community and to translate the issues into "Challenge Statements" which express the broader preservation objectives to be reached. The issues raised in each workshop were analyzed and grouped according to common themes or topics in order to identify the primary areas of concern in the district. Based on these areas of concern and the specific issues raised, a statement of the general objective, goal, or challenge was formulated which attempts to

encompass the range of related concerns and issues. These statements are meant to more clearly define the core issue and as such are general in nature. A second meeting was held for the purpose of reviewing the "Challenge Statements" and discussing ideas and strategies for dealing with specific issues or meeting the broader challenges. Citizen participation in this event was intensive and very productive in producing ideas and strategies relevant to the issues which they had identified previously.

Workshop Results for the Kensington Historic District

The table titled Framework for the Historic District of Kensington(Figure 36) presents the framework for placing issues into broader planning objectives or challenges, and the ideas and strategies which the community identified. As explained, the issues have been regrouped into thematically related areas of concern. The challenge statements have been developed to address the general long range objective or challenge facing the district. The idea or strategies listed have been stated in somewhat general terms. Specific strategies which are based on these general statements appear in the discussion of long-range plans for each community later.

The Kensington Historic District is an unusually cohesive historic suburban community with three distinct periods of development. Originally platted in 1890, the lot configurations of the original subdivision are largely unchanged, except for the interruptions of the commercial district and Connecticut Avenue. The primary concerns of Kensington residents were on the preservation of the "open space" which occurs regularly between the older residences, control of the potential for infill development in this open space, mitigating the divisive effects of Connecticut Avenue, and achieving greater compatibility of the areas adjacent to the historic district. These are presented in detail as follows:

- *Preserving the open space and garden setting of Kensington.*
- *The presumption that all platted lots may be considered buildable.*
- *Notification of owners, historical society and other interested parties of activities, actions, and surveys affecting the community. (also town government)*
- *The negative impact of the commercial district on the historic district - especially the area west of Connecticut Avenue and east as the 7-11 site.*
- *Find incentives and disincentives to preserve the open space and environmental setting of Kensington.*
- *Concern over long-term preservation of nursing home property.*
- *Relationship of the building code to historic preservation.*
- *Upgrade substandard non-contributing structures.*
- *Review the historic district boundary in terms of significance, criteria, etc. Consider expanding the district based on historical and cultural characteristics.*
- *Find solutions to inappropriate development and infill such as through establishing land trusts and other applicable means.*
- *The dilution of historic district by infill of new construction to the degree that the historic nature district is lost.*
- *Apparent inconsistencies in applying HPC policies. RE: Permits for work in Historic District.*
- *The need to correct deteriorating conditions of historic structures and property.*
- *Lack of information on the Historic District and its regulation.*
- *Deal with commuter and cut-through traffic in the historic districts.*
- *Zoning incentives for adaptive re-use of significant historic properties.*
- *Lack of means to enforce HPC regulations.*
- *Increase awareness of historic preservation in the community.*
- *Use of overlay zoning to deal with issues of grandfathered provisions.*
- *Instability of HPC.*
- *The division of the community by Connecticut Avenue and the railroad tracks.*
- *Incentives to upgrade and maintain historic structures.*
- *The impact of outer development on the historic district.*
- *Inadequate communication and coordination with HPC and LAP.*
- *Can properties be down-zoned to accomplish preservation of significant structures?*
- *The authority to access county and state vitalization funds for Kensington.*
- *"Enforce demolition by neglect clause."*
- *The negative effect of capital improvements such as highway projects, sidewalks, utilities, etc., on the historic district.*
- *Apparent lack of interest of town government in complying with historic district regulation.*
- *Lack of support staff for HPC, independent of other agencies.*
- *Incentives and disincentives to upgrade, improve, and harmonize with the historic district.*

Figure 35: Kensington Interests and Concerns

Framework for the Historic District of Kensington

Issues	Challenges	Strategies
1. Preservation of the "open space" and "garden setting" of the Kensington Historic District.	<p>A. Preservation of the overall setting of the Kensington Historic District as well as the historic architecture of the district as detailed below:</p> <ul style="list-style-type: none"> + Preservation of the critical open space which characterizes the suburban quality of the original historic development. + Control of infill development to prevent loss or compromise of the historic setting of the district. + Protection of significant landmark buildings, such as the Nursing Home property, Noyes Library, and the Train Station. + To prevent deterioration of historic properties within the district. 	<ul style="list-style-type: none"> ● Designation of the open space which contributes to the historic setting of the district as a primary resource.
2. The dilution of the historic district by new infill construction which compromises the historic character of the district.		<ul style="list-style-type: none"> ● Adoption of siting design guidelines which are based on historical relationships for determining what type of development is appropriate for a specific site in the historic district.
3. Concern over the long term preservation of the nursing home property.		<ul style="list-style-type: none"> ● Adoption of architectural design guidelines which are based on the historic architectural styles appropriate and compatible in the Kensington Historic District.
4. Apparent lack of interest of town government.		<ul style="list-style-type: none"> ● Coordination of the Zoning provisions of minimum lot area, lot coverage, and setbacks with the objectives of historic preservation in Kensington. This could be performed in one of the following ways: <ul style="list-style-type: none"> + Creation of a new residential zone for the historic district of Kensington. + Use of an overlay zone to adjust site requirements. + Further development of TDR Zoning to transfer additional density to outside of the historic district.
5. Apparent inconsistencies in applying HPC policies.		<ul style="list-style-type: none"> ● Use of historic and open space easements for the protection of important and significant properties and important open space with development potential.
6. Rehabilitation of deteriorating condition of historic structures.		<ul style="list-style-type: none"> ● Re-assembly of multiple lots related to a single historic setting to remove smaller vacant lots. ● Coordinate with Town and County officials for government cooperation in meeting the Historic Preservation Ordinance.

Issues	Challenges	Strategies
7. The negative impact of the commercial area north west of the district and the 7-11 site on the character of the district.	B. To mitigate the negative impacts of incompatible commercial areas on the visual character and image of the historic district.	<ul style="list-style-type: none"> Expand the historic district boundaries to include the adjacent commercial areas so that they fall under HPC design review. This would require developing a section of the guidelines which addressed the issues of siting, building design, signage, and streetscape elements in the commercial context.
8. The negative impact of outer development on the district.		<ul style="list-style-type: none"> Encourage redevelopment and rehabilitation of substandard or incompatible property.
9. The division of the historic district by Connecticut Avenue and the railroad tracks.	C. To mitigate the divisive effect of Connecticut Avenue and the railroad tracks on the historic district and to make them more compatible with the community.	<ul style="list-style-type: none"> Connecticut Avenue could be made much more compatible with the historic district by adding elements which could create a pedestrian environment such as: <ul style="list-style-type: none"> + Brick paved pedestrian crosswalks + Period Street lighting along Connecticut Avenue within the district. + Appropriate Street furniture + Addition of a planted center median and street trees throughout the district. + Use of other vegetation to distinguish the district.
10. The visual incompatibility of Connecticut avenue with the historic district.		<ul style="list-style-type: none"> Addition of a pedestrian grade crossing to access the northern section of the historic district.
11. The impact of higher speed and high volume traffic through the district.		<ul style="list-style-type: none"> Addition of traffic signals along Connecticut Avenue to reduce traffic speeds and control cross-walks.
		<ul style="list-style-type: none"> Study ways to divert Connecticut Avenue traffic to by-pass the historic district.
12. Increase awareness of historic preservation in the community.	D. To establish a better understanding among residents, property owners, and the public of the significance of the historic district and actions affecting it through: <ul style="list-style-type: none"> + Establishing specific criteria of significance + Establishing an education/awareness program for property owners and real estate. + Notification of property owners about activities and actions affecting the historic district. 	<ul style="list-style-type: none"> Document and identify the significant characteristics of the historic district.
13. Lack of information on the historic district and its regulation		<ul style="list-style-type: none"> Educate the public on the significance of the individual historic resources in the district, the relationships which create the open character of the district, and the overall significance of the district.
14. Notification of property owners, historical society, and other interested parties of activities, actions, and surveys affecting the community		<ul style="list-style-type: none"> Notify and include local citizens in action affecting the district

REACHING TOWARD LONG RANGE PRESERVATION OF KENSINGTON

The Kensington Historic District is an historically significant suburban community due to its "garden suburb" pattern of development, its rich variety of well-preserved turn-of-the-century architecture, and its historic relationship to the railroad. Sound preservation planning in Kensington will maintain the character of the community through continued preservation of its original patterns of development and through preservation of its unique architectural resources. Additionally, it is necessary to strengthen the identity of the historic district through physical improvements to areas which detract from the character of the district.

It is important to recognize that the significance of the Kensington Historic District derives from:

- . Its unique plan of streets
- . Its historical patterns of development
- . Its rich collection of late 19th century and early 20th century architecture.

Similarly, it is important to acknowledge the problems that currently affect the district, as well as to be aware of those problems which are expected to have an impact on the area in the future:

- . The potential for infill development of the critical open space threatens to disrupt the historical pattern of development and character of the residential neighborhood within the district.
- . Commercial areas adjacent to the district are not compatible with the historic character of Kensington in terms of the scales of development, character of the architecture streetscape and signage.
- . By dividing the historic district, Connecticut Avenue has a negative effect on the historic district by disturbing the historical pattern of development and by its lack of a pedestrian environment.

STRATEGIES FOR MAINTAINING HISTORIC CHARACTER

- Five distinct areas comprise Kensington Historic District. Preservation strategies are put forward for each area in the following section.

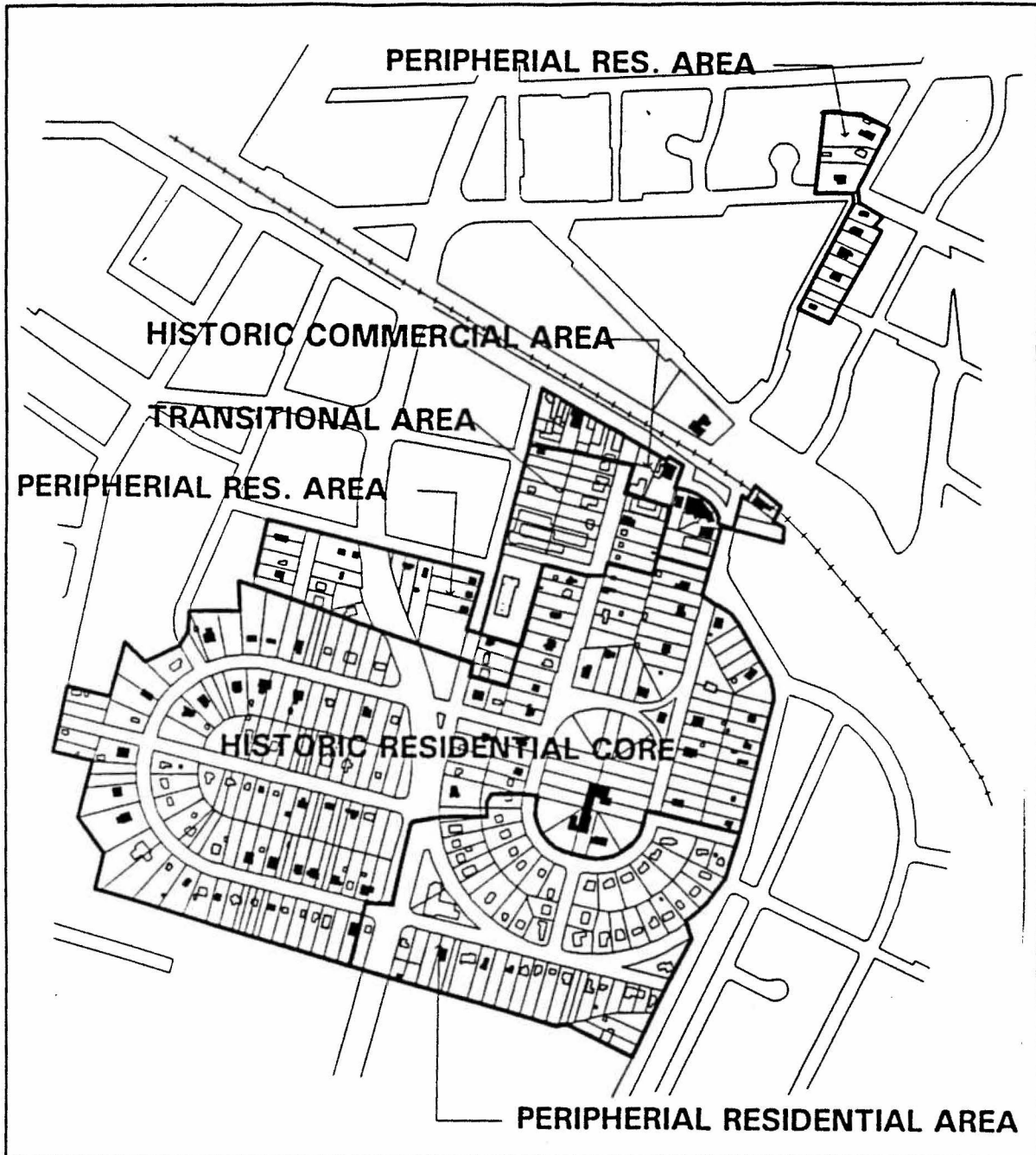


Figure 36: Preservation Planning Areas in Kensington

The Historic Residential Core

The Historic Residential Core consists of most of the primary historic resources in the residential neighborhood. This includes historic resources built from 1890 to 1930 which exemplify the historic pattern of development characterized by expansive open spaces between adjacent homes. In this area it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities. The following strategies are suggested in addition to existing protection provided by the Historic Preservation Ordinance to achieve this objective:

Strategy 1.1: Any additional residential development on vacant lots within this area should meet the characteristic pattern of historical development for the district. Based on the analysis of lot characteristics of primary resources in this area the following criteria are suggested for limiting new residential construction to the extent feasible:

- + *A minimum of two lots, or 15,000 sf of lot area for construction of a single family dwelling. (based on the historic development pattern and lot sizes within the district)*
- + *A maximum lot coverage of 10 percent. (based on the pattern of lot coverage for primary resources)*
- + *Minimum Front yard setbacks of 35 feet based on the average setbacks of primary resources, and side yard setbacks of 25 feet to maintain average building separation distances of approximately 50 feet.*

Strategy 1.2: Establish historic and open space easements for properties and open space which are critical to the historic character and pattern of development of Kensington.

Strategy 1.3: Establish special protection for important landmarks within the district, such as the old Warner home, the Noyes Library, and the train station.

Strategy 1.4: Establish tree preservation and vegetation guidelines for preservation and include the following improvements and amenities:

- + *Addition of paved pedestrian crosswalks at Baltimore and Washington Streets*
- + *Addition of a planted median strip throughout the district.*
- + *Addition of street trees and other vegetation between the sidewalk and curbs, period street lighting, and appropriate signage*

Strategy 1.6: Study ways to reduce traffic speed and volume on Connecticut Avenue, and ways to divert traffic around the historic district such as the long term feasibility of an alternate route for Connecticut Avenue traffic.

The Peripheral Residential Area

The Peripheral Residential Area consists of residential properties outside of the core area which exhibit a slightly denser pattern of development than primary resource properties. Within this periphery, it will be important to recognize that the later period of architectural styles and post-1930 pattern of development in preservation activity. The following strategies are suggested in addition to existing protection provided by the Historic Preservation Ordinance:

Strategy 2.1: Recognize the slightly denser patterns of development within this area and require new development to be compatible with the typical pattern. Based on the analysis of lots within this area the following criteria are suggested to achieve compatibility with properties in the periphery:

- + *A minimum of one lot for construction of a single family dwelling. (based on the historic pattern of later development in this portion of the district)*
- + *A maximum lot coverage of 15 percent. (based on the average lot coverage for all resources)*
- + *Minimum front yard setbacks of 35 feet based on the average setbacks of resources in the district.*

Strategy 2.2 - Emphasize compatibility of new construction, alterations and additions within the framework of later architectural styles, and smaller scale of construction which is characteristic for this area.

The Transitional Area

Defined by areas bordering the residential neighborhood and the historic district boundary or commercial areas within the district, this area is characteristically more intensely developed with a mix of commercial, multi-family housing, and institutional uses.

Strategy 3.1 - Additional development in this area should be compatible with the character of the residential neighborhood while allowing for a slightly higher lot density. Side yard set back relationships should be examined on a case-by-case basis to ensure that density and closure of the streetscape is compatible with the scales of development at each end of the transition area.

The Historic Commercial Area

The Historic Commercial Area consists of commercial uses along Howard Avenue which consist of antique shops, the railroad station, and other commercial uses in historic or contributing buildings. The following strategies suggest ways to strengthen the identity of this area, and make it more compatible with the character of the Historic Residential Core.

Strategy 4.1 - Develop specific architectural guidelines for the commercial area to deal with the different building types, siting relationships, and scales of development characteristic of commercial uses.

Strategy 4.2 - Institute model signage guidelines for business identification and advertising signage to enhance the appearance of the district.

Strategy 4.3 - Develop a visual improvement program for facade and streetscape improvements to enhance the quality of the pedestrian environment and appearance of the district.

Strategy 4.4 - Add a railroad grade crossing at Paul Street to reestablish a connection to the north section of the historic district. This would join these two elements of the district allowing automobile and pedestrian traffic.

The Outlying Buffer Areas

The Outlying Buffer Areas consist of areas adjacent to the historic district which are part of the view-shed and physical environment affecting the appearance of the district. Incompatible development or deteriorating conditions within this area have weakened the identity of the historic district. The objective of the plan is to mitigate these conditions in these buffer areas and enhance the identity of the district. The following strategies are suggested:

Strategy 5.1 - Extend site design controls into the buffer zone by expanding the district to ensure Historic Preservation Commission review of new construction, alterations and additions.

Strategy 5.2 - Establish a revitalization plan for deteriorated or incompatible development which could be redeveloped to enhance the district.

Strategy 5.3 - Extend pedestrian street improvements suggested in Strategy 1.5 into this area as feasible to strengthen the identity of the district and its edges.

VI. BIBLIOGRAPHY AND RESOURCES

MARYLAND AND MONTGOMERY COUNTY INFORMATION

Boyd, T.H.S., The History of Montgomery County, Maryland, from Its Earliest Settlement in 1650 to 1879. Baltimore, Maryland: Regional Publishing Company, reprinted 1968.

Farquhar, William H., Old Houses in Montgomery County, 1952.

Federal Writer's Project, Maryland. A Guide to the Old Line State, (New York, 1940).

MacMaster, Richard K., and Ray Eldon Hiebert, A Grateful Remembrance, The Story of the Montgomery County, Maryland (Rockville, Md., 1976). Contains the most up-to-date Bibliography. More complete manuscripts of this history and the working files in the Maryland Municipal Collection, Montgomery County Library, Rockville, Md.

Maryland Historical Trust.

"Maryland Supplement to National Register Bulletin 16A." 1992.

"Interim Guidelines for Completing the Maryland Inventory of Historic Properties Form - Standing Structures." July 26, 1990.

Maryland National Capital Park and Planning Commission. "Approved and Adopted Master Plan for Historic Preservation, Montgomery County, Maryland." September, 1979.

KENSINGTON HISTORICAL INFORMATION

Avery, Carlos. "Victorian Stations on The B&O's Metropolitan Branch." Rockville, Maryland: 1978.

Hall, Mary E. Noyes Library, 1893-1976, 1976.

Harwood, Herbert H., Jr. The Impossible Challenge: The Baltimore and Ohio Railroad in Maryland. Baltimore: Bernard Roberts and Company, Inc., 1979, p. 625

Hungerford, Edward. The Story of the Baltimore and Ohio Railroad. New York: G.P. Putnam's Sons, 1928, p. 71.

Maryland-National Capital Park and Planning Commission. "Preliminary Draft Amendment to the Master Plan for Historic Preservation." November, 1985.

"Letters of the late Brainard H. Warner." Records of the Columbia Historical Society. Vol. 31-32, 1930.

Townsend, Wilson L. "Knowles Station and the Town of Kensington." Montgomery County Historical Society, November, 1963.

Townsend, Wilson L. Knowles Station and the Town of Kensington Part II. Montgomery County Historical Society, February, 1964

GENERAL STYLE

Blumenson, John J.G. Identifying American Architecture: A Guide to Styles and Terms, 1600-1945. Nashville, Tennessee: American Association for State and Local History, 1977.

Jennings, Jan and Gottfried, Herbert. American Vernacular Interior Architecture 1870-1940. New York: Van Nostrand Reinhold Company, 1988.

Giroud, Mark. Sweetness and Light, The Queen Anne Movement 1860-1900. New Haven and London: Yale University Press, 1977.

Grow, Lawrence, compiler. Old House Plans. New York: A Main Street Press Book (Universe Press), 1978.

Kidney, Walter C. The Architecture of Choice: Eclecticism in American 1880-1930. New York: George Braziller, 1974.

Lewis, Arnold and Morgan, Keith. American Victorian Architecture. New York: Dover Publications, Inc., 1975.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

McArdle, Alma deC. Carpenter Gothic. New York: Whitney Library of Design an imprint of Watson-Guption Publications, 1978.

Pierson, William H. American Buildings and Their Architects: Technology and the Picturesque, The corporate and Early Gothic Styles. Garden City, New York: Doubleday and Company, Inc., 1978.

Poppeliers, John S., Chambers, Allen, and Schwartz, Nancy B. What Style Is It? Washington, D.C.: The Preservation Press of the National Trust for Historic Preservation, 1977.

Scully, Vincent, Jr. The Shingle Style and The Stick Style. New Haven and London, Yale University Press, 1955.

Shoppell, R.W. Turn-of-the Century Houses, Cottages and Villas. New York: Dover Publications, Inc., 1983.

Shoppell, R.W. Shoppell's Modern Houses 1887. Rockville Centre, New York: Antiquity Reprints, 1978.

Stevenson, Katherine Cole and Jandl, H. Ward. Houses By Mail: A Guide to Houses from Sears, Roebuck and Company. Washington, D.C.: The Preservation Press, 1986.

Whiffin, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge, Massachusetts: MIT Press, 1969.

GENERAL REFERENCES

Bair, Frederick H. The Zoning Board Manual. Chicago, Illinois, American Planning Association, 1984.

Bowsher, Alice Meriwether. Design Review in Historic Districts: A Handbook for Virginia Review Boards. 1978 Reprint. Washington, D.C.: The Preservation Press of the National Trust for Historic Preservation, 1980.

Brolin, Brent C. Architecture in Context, Fitting New Buildings with Old. New York: Van Nostrand Reinhold Company, 1980.

Cairns, Malcolm. and Kesler, Gary. "Protecting a Prototype." Landscape Architecture. July/August, 1987.

Curtis, John Obed. Moving Historic Buildings. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1979.

Diehl, Janet and Barrett, Thomas S. The Conservation Easement Handbook. Trust for Public Land, San Francisco, California and Land Trust Exchange, Alexandria, Virginia, 1988.

Good Neighbors: Building Next to History. State Historical Society of Colorado, 1980.

Handlin, David P. The American Home, Architecture and Society 1815-1915. Boston, Massachusetts: Little Brown Company, 1979.

Lowenthal, David and Binney, Marcus. Our Past Before Us: Why Do We Save It? London: Temple Smith, 1981.

Maddox, Diane, editor. All About Old Buildings: The Whole Preservation Catalogue. Washington, D.C.: The Preservation Press of the National Trust for Historic Preservation, 1985.

Massachusetts Department of Community Affairs. Built to Last, A Handbook on Recycling Old Buildings. Washington, D.C.: The Preservation Press of the National Trust for Historic Preservation, 1977.

McKee, Harley J. Recording Historic Buildings. Washington, D.C.: The U.S. Department of the Interior, National Park Service, 1970.

National Trust for Historic Preservation. The Historic Property Owner's Handbook. Washington, D.C.: The Preservation Press of the National Trust for Historic Preservation, 1977.

National Trust for Historic Preservation. Affordable Housing in Older Neighborhoods: Multiple Strategies. Washington, D.C.: The Preservation Press of the National Trust for Historic Preservation, 1989.

Old and New Architecture, Design, Relationship. Washington, D.C.: The Preservation Press of the National Trust for Historic Preservation, 1980.

Robin, Peggy. Saving the Neighborhood. Rockville, Maryland: Woodbine House, 1990.

Roddewig, Richard and Duerksen, Christopher J. Responding to the Taking Challenge. (Planning Advisory Service Report Number 416) Chicago, Illinois: American Planning Association, 1989.

Stephen, George. New Life for Old Houses. Washington, D.C.: The Preservation Press of the National Trust for Historic Preservation, 1972.

Technical Preservation Services. Respectful Rehabilitation: Answers to Your Questions About Old Buildings. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1982.

U.S. Department of Housing and Urban Development. Neighborhoods: A Self Help Sampler. Washington, D.C.: U.S. Department of Housing and Urban Development, Office of Neighborhoods, Voluntary Associations and Consumer Protection, October, 1979.

REHABILITATION AND REFERENCE

Batcheler, Penelope Hartshorne. Paint Color Research and Restoration. Technical Leaflet 15, Nashville: American Association for State and Local History (undated).

Chambers, Henry J. Cyclical Maintenance for Historic Buildings. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1976.

"Condensation Problems in Your House: Prevention and Solution." Information Bulletin No. 373. Washington, D.C.: U.S. Department of Agriculture, 1974.

"Energy Conservation and Historic Preservation." Supplement to 11593, Vol.2, No. 3. Washington, D.C.: Office of Archeology and Historic Preservation, U.S. Department of the Interior, June, 1977.

Fisher, Charles E. III, Editor. The Window Handbook: Successful Strategies for Rehabilitating Windows in Historic Buildings. Washington, D.C.: The National Park Service, U.S. Department of the Interior and Atlanta, Georgia: The Center for Architectural Conservation, Georgia Institute of Technology, 1986.

"Fixing Double-Hung Windows." Old House Journal (No. 12, 1979):135.

Gayle, Margot, David W. Look, AIA, and John Waite. Metals in America's Historic Buildings: Uses and Preservation Treatments. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1980.

Gola, Edward F. "Avoiding Mistakes in Exterior Painting." The Old House Journal. Vol. 4, No. 6 (June 1976), pp.1, 4-5.

Grimmer, Anne E. Preservation Briefs: 6 - Dangers of Abrasive Cleaning to Historic Buildings. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1979.

Grimmer, Anne E. A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1984.

Grimmer, Anne E. Keeping It Clean: Removing Exterior Dirt, Paint, Stains and Graffiti from Historic Masonry Buildings. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1988.

Interpreting the Secretary of the Interior's Standards for Rehabilitation, Volumes I,II,III. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1982, 1985, 1988.

Jandl, Ward H. Preservation Briefs: 18 - Rehabilitating Interiors in Historic Buildings. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1979.

Johnson, Ed. Old House Woodwork Restoration: How to Restore Doors, Windows, Walls, Stairs and Decorative Trim to Their Original Beauty. Englewood Cliffs, New Jersey: Prentice-Hall, Inc., 1983.

Kiefer, Matthew J. Vinyl and Aluminum Siding: Pro and Con. Report to the Ashmont Hill Study Committee. Boston, Massachusetts: The Boston Landmarks Commission, 1977.

Labine, Clem. "Selecting the Best Exterior Paint." The Old House Journal. Vol.4, No. 7 (July 1976), pp.1, 10-11.

"Land Conservation and Preservation Techniques." U.S. Department of the Interior, Heritage Conservation and Recreation Service, March 1979.

London, Mark. Respectful Rehabilitation: Masonry: How to Care for Old and Historic Brick and Stone. Washington, D.C.: The Preservation Press of the National trust for Historic Preservation, 1988.

Mack, Robert C., AIA. Preservation Briefs: 1 - The Cleaning and Waterproof Coating of Masonry Buildings. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1980.

Mack, Robert C., AIA. Preservation Briefs: 2 - Repointing Mortar Joints in Historic Brick Buildings. Washington, D.C.: The National Park Service, U.S. Department of the Interior.

McKee, Harley J. Introduction to Early American Masonry: Stone, Brick, Mortar, and Plaster. Washington D.C.: The National Trust for Historic Preservation and Columbia University, 1973.

Moss Roger W. Century of Color, 1820-1920. Watkins Glen, New York: American Life Foundation, 1981.

Myers, John H. Preservation Briefs: 8 - Aluminum and Vinyl Sidings on Historic Building. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1979.

Myers, John H. Preservation Briefs: 9 - The Repair of Wooden Historic Windows. Washington D.C.: The National Park Service, U.S. Department of the Interior, 1981.

Nelson, Lee H., FAIA. Preservation Briefs: 17 - Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character. Washington D.C.: The National Park Service, U.S. Department of the Interior.

Nielson, Sally E., editor. Insulating the Old House. Portland, Maine: Gretare Portland Landmarks, Inc., 1977.

Old House Journal Yearbooks 1976-1988, Brooklyn, New York: The Old House Journal Company.

Park, Sharon C., AIA. Preservation Briefs: 13 - The Repair and Thermal Upgrading of Historic Steel Window. Washington D.C.: The National Park Service, U.S. Department of the Interior.

Park, Sharon C., AIA. Preservation Briefs: 16 - The Use of Substitute Materials on Historic Building Exteriors. Washington D.C.: The National Park Service, U.S. Department of the Interior.

Parrott, Charles. Preservation Tech Notes: Number 18, Windows. Washington D.C.: The National Park Service, Cultural resources, U.S. Department of the Interior, 1991.

Peterson, Stephen R. Retrofitting Existing Housing for Energy Conservation: An Economic Analysis. Building Science Series 64. Washington, D.C.: U.S. Government Printing Office, December, 1974.

Respectful Rehabilitation: Answers to Your Questions on Historic Buildings. Washington D.C.: The National Park Service, U.S. Department of the Interior, and the Preservation Press of the National Trust for Historic Preservation, 1982.

Schoettle, B. Clarkson. Keeping Up Appearances: Storefront Guidelines. Washington D.C.: The National Main Street Center, The National Trust for Historic Preservation, 1983.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Washington D.C.: The National Park Service, U.S. Department of the Interior, rev. 1990.

Smith, Baird M., AIA. Preservation Briefs: 3 - Conserving Energy in Historic Buildings. Washington D.C.: The National Park Service, U.S. Department of the Interior, 1978.

Smith, Baird M., AIA. Moisture Problems in Historic Masonry Walls - Diagnosis and Treatment. Preservation Assistance Division, National Park Service, U.S. Department of the Interior.

"Special Issue: Exterior Painting." The Old House Journal. Vol. 4, No. 4 (April 1981), pp.71-94.

Sweetser, Sarah M. Preservation Briefs: 4 - Roofing for Historic Buildings. Washington D.C.: The National Park Service, U.S. Department of the Interior, 1978.

Vonier, Thomas Associates, Inc. Energy Conservation and Solar Energy for Historic Buildings: Guidelines for Appropriate Designs. Washington D.C.: The National Park Service, U.S. Department of the Interior, 1981.

Weeks, Kay D. and David W. Look, AIA. Preservation Briefs: 10 - Exterior Paint Problems on Historic Woodwork. Washington D.C.: The National Park Service, U.S. Department of the Interior, 1982.

Weeks, Kay D. Preservation Briefs: 14 - New Exterior Additions to Historic Buildings: Preservation Concerns. Washington, D.C.: The National Park Service, U.S. Department of the Interior, 1986.

Weiss, Norman R. Exterior Cleaning of Historic Masonry Buildings. Washington D.C.: The National Park Service, U.S. Department of the Interior, 1981.

ORGANIZATIONS

The Montgomery County Historic Preservation Commission
The Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland
(301)495-4570

Maryland Historical Trust
Maryland Division of Historical and Cultural Programs
Department of Housing and Community Development
100 Community Place
Crownsville, Maryland 21032-2023
(410)514-7644

The National Park Service
Preservation Assistance Division
Technical Preservation Services
P.O. Box 37127
Washington, D.C. 20013-7127

The National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202)673-4000