

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3929 Washington St., Kensington	<b>Meeting Date:</b>	5/10/2023
<b>Resource:</b>	Secondary (Non-Contributing) Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	5/3/2023
<b>Applicant:</b>	Tom and Maggie McCullough (Luke Olson, Architect)	<b>Public Notice:</b>	4/26/2023
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Demolition of existing house and construction of new single-family house		

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**STAFF RECOMMENDATION**

Staff recommends the applicant make any revisions based on the HPC's feedback and return for a HAWP.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Secondary (Non-Contributing) Resource within the Kensington Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1953



*Figure 1: The subject property is on a wedge-shaped lot on the portion of the Historic District west of Connecticut Avenue.*

**PROPOSAL**

The applicant proposes to demolish the existing house and construct a new single-family house.

**APPLICABLE GUIDELINES*****Kensington Historic District Guidelines***

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6***

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

***Vision of Kensington: A Long-Range Preservation Plan***

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

***Montgomery County Code; Chapter 24A-8***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior’s Standards for Rehabilitation:***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The subject property is a one-story L-shaped house with a detached garage constructed c.1953, designated as a “Secondary Resource.” The applicant proposes to demolish the existing house and construct a new single-family house on the lot. The applicant submitted two schemes for consideration. They are substantially similar, the primary difference being the placement of the proposed garage.

**House Demolition**

The existing house is an L-shaped brick Ranch, constructed c.1953, with a later left side-gable addition (see the 1966 Sanborn Map, below). The applicant proposes to demolish the existing house.

Unlike many other county-designated historic districts, the Kensington Historic District does not explicitly direct the HPC to approve the demolition of non-contributing resources. However, the Master Plan Amendment establishing the historic district, reinforces the language of 24A-8(d) which requires the HPC to be lenient in its review of this class of resource, unless the proposed alteration would significantly detract from the character of the streetscape.

In applying the language of the amendment and 24A-8(d), Staff finds demolishing the house—as a stand-alone consideration—would detract from the streetscape; and would not recommend the HPC approve a HAWP. However, Staff finds demolishing the existing house and replacing it with an architecturally compatible house would not detract from the streetscape and would likely improve the district’s architectural character by reinforcing the size, scale, massing, and architectural details found in the historic resources throughout the district. Staff would recommend the HPC approve a HAWP to demolish the house provided construction plans were considered as part of the same HAWP.



Figure 2: 1966 Sanborn Map showing the subject property before the side addition was constructed.

### Proposed House Construction

In researching this Staff Report, Staff identified six new houses constructed in the Kensington Historic District since 1986 when the district was established.

Address	Date of Construction
3912 Baltimore St.	2015
3913 Baltimore St.	1988
3916 Baltimore St.	2015
3922 Baltimore St.	2000
3905 Prospect St.	2016
3929 Prospect St.	1993

The houses at 3912 and 3916 were built on a subdivided undeveloped lot (though the 1966 Sanborn map shows a small house at 3912 Baltimore, it was gone by the 1986 designation). The lot at 3913 was subdivided to accommodate the new construction. 3922 Baltimore St. the applicant demolished the existing garage and constructed a single-family house on the lot. 3905 Prospect St. was constructed on a vacant lot; and the house at 3929 Prospect Street was constructed on a newly subdivided lot. This appears to be the first instance of the HPC's consideration of a single-family house demolition and new construction.

The proposed house is divided into two primary masses, the larger of the two has an L-shaped form with an asymmetrical front-facing gable. The second mass, located to the left, has a side-projecting gable that is several feet lower than the principal ridge. The architecture draws from a traditional architectural vocabulary—identified as an “English Cottage” in the submitted description—using traditional materials including. The accompanying drawings note a brick or stone foundation, cedar siding, a brick chimney, and asphalt shingles. Detailed specifications for these materials were not submitted. Additionally, material specifications for the multi-lite casement windows and doors were not included in the current submission.

The proposed house measures approximately 53' × 43' (fifty-three feet by forty-three feet) and will have a 34' (thirty-four foot) principal ridge height, compared to the existing house which measures 57' × 30' (fifty-seven feet by thirty feet). The height of the existing house was not included in the submitted materials. Option #1, which includes the attached garage, adds an additional 28' (twenty-eight feet) to the width – 6' (six feet) for the covered breezeway and 22' (twenty-two feet) for the two-car garage's width.

The *Vision of Kensington*, a 1992 study completed at the direction of the HPC evaluated the characteristics of the Kensington Historic District using a variety of categories (i.e. building orientation, materials, setback, etc.); pertinent sections of the document are attached to this Staff Report. The *Vision* found that the most common building styles in the district were Queen Anne (42), Colonial Revival (34), Modern (28), American Foursquare (17), and Bungalow/Craftsman (14). The *Vision* also identified six Shingle-style houses.

Shingle style is described in the *Vision* as:

“Unlike most of the 19<sup>th</sup> 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 adaptation 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.”

Staff finds the form and architectural decoration of the proposed house most closely aligns with the Shingle style. While this is not a dominant style within the district, there are several historic examples, so the proposed house would not introduce a new architectural style to the district. There are several design elements, most notably the shed dormers, that create a design and form that are distinctly contemporary; satisfying the requirement of Standard 9, differentiating new construction from the historic. Staff additionally finds that many of the decorative architectural features including, a chimney, bay window, and shutters are well represented throughout the district (see the attached sections of the *Vision*).

Staff finds house design generally compatible with the character of the lot and surrounding district. Its form successfully breaks up the house mass and appears to blend in with the size and scale of the surrounding streetscape even though a streetscape study was not included in the submitted materials. Additionally, the front setback is generally consistent with the other houses along Washington Street. The right (east) side elevation, however, lacks the expressiveness evident on the façade and rear elevations; even the left (west) side elevation (both with and without the attached garage) provides greater visual interest and detailing than the right (east) side. It could be the asymmetrical returns on the side gable end, or a disjointedness between the fenestration and the chimney, but this elevation requires some additional work to complete the design.

Staff does not find that the option with the attached garage is consistent with the character of the historic district. While the breezeway helps to separate the mass of the garage from the house, Staff does not find the garage is separated enough. With the garage, the effective width of the house is 81' (eighty-one feet), which would make it the second widest house in the surrounding area.<sup>1</sup> Additionally, the garage is only set back 3' (three feet) from the adjacent house wall plane. Staff found two instances of attached front-

<sup>1</sup> The house across the street at 3936 Washington Street is 84' (eighty-four feet wide), inclusive of the side, screened-in porch.

facing garages in the Kensington Historic District. Both are classified as “Secondary Resources” and were constructed before the district was established, and Staff has been unable to identify an instance where the HPC has approved an attached front-facing garage in the Kensington Historic District.

Option 2 includes a detached two-car garage which is placed rear of the rear wall plane. The proposed location would require removing two trees from the site. The size and species of these trees was not included with the submitted information, but will be required for the HAWP application. Staff finds additional tree plantings could mitigate the loss of these two trees if no other garage location is determined to be appropriate. It may also be possible to construct a side-loading attached garage at the proposed house’s rear. Several houses in the Kensington Historic District have this type of garage, which is largely obscured from view from the public right-of-way. The lot’s change in grade could aid in minimizing the garage’s appearance.

Finally, Staff notes the proposal will alter the existing driveway. No details were provided about this alteration aside from the boundaries of the new driveway, which Staff suspects are illustrative at this point. The existing driveway and parking area are asphalt, a material found at other properties along Washington St. Additional information regarding any alterations to the driveway, including re-grading, needs to be included with the HAWP application.

Staff requests HPC feedback on:

- Whether it is appropriate to demolish the Secondary Resource and concurrence that this demolition will not adversely affect the character of the historic district?
- Whether the HPC agrees with Staff’s position that the design and materials of the proposed house are appropriate for the historic district?
- Whether the right (east) side elevation requires different fenestration composition and or massing to achieve compatibility with the overall design?
- Whether the HPC concurs with Staff’s finding that an attached, front-facing garage is incompatible with the character of the Kensington Historic District?
- Whether the proposed location for the garage is appropriate?
  - And if so, what type of mitigation might be required for removing two trees?
- Whether any additional information (i.e. detailed landscape plan, streetscape study) is required with the HAWP application?
- The request that the applicant provides accurate as-built drawings for the existing house including overall height measurements.
- The request that the final HAWP include sections through trim detailing to ensure reveals have the depth and detailing required for overall compatibility with the District.
- Any other comments?

**STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions recommended by the HPC and return for a HAWP.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Tom & Maggie McCullough  
Address: 3929 Washington St  
Daytime Phone: 202-365-6064

E-mail: Tom@mccullough-construction.com  
City: Kensington Zip: 20895  
Tax Account No.: 01019700

**AGENT/CONTACT (if applicable):**

Name: Luke Olson  
Address: 7735 Old Georgetown Rd Ste 700  
Daytime Phone: 240-333-2021

E-mail: lolson@gtmarchitects.com  
City: Bethesda Zip: 20814  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? X Yes/District Name Kensington  
\_\_\_\_\_ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 3929 Street: Washington St  
Town/City: Kensington Nearest Cross Street: Prospect St  
Lot: 16 Block: 12 Subdivision: 0015 Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition                    | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition       | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation          | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|  |  | <input type="checkbox"/> Other: _____                    |

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

04-12-2023

Signature of owner or authorized agent

Date 7

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
Tom & Maggie McCullough 2830 Chesterfield PI NW Washington DC 20008	Luke Olson GTM Architects 7735 Old Georgetown Rd Ste 700 Bethesda MD 20895
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Tim & Julie Stelzig 3939 Washington St Kensington, MD 20895	Paul Andreason 3927 Washington St Kensington, MD 20895
Timothy Johnson & Madeleine Goodman 3936 Washington St Kensington, MD 20895	Jodi Longo & Dejan Bujak 3932 Washington St Kensington, MD 20895
Mariana Alvarez & Enrique Cabrol 3940 Washington St Kensington, MD 20895	



**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

1,907 sf one-story rambler and detached 2-car garage circa 1953 on a 17,527 sf lot. Secondary resource in the historic district.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

New 2-story english cottage style home and garage with modifications to the existign driveway as required.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



SCOPE OF WORK: NEW 2-STORY ENGLISH COTTAGE HOUSE AND 2-CAR GARAGE  
IN THE KENSINGTON HISTORIC DISTRICT

23.0187 - 3929 WASHINGTON ST

HPC PRELIMINARY REVIEW SET 2023-04-18

GTM ARCHITECTS

3929 WASHINGTON ST KENSINGTON, MD 20895

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM

12



EXISTING CONDITION PHOTOS

EXISTING 1.5-STORY GABLE AND WING HOUSE CIRCA 1953  
SECONDARY RESOURCE IN KENSINGTON HISTORIC DISTRICT

23.0187 - 3929 WASHINGTON ST

HPC PRELIMINARY REVIEW SET 2023-04-18

GTM ARCHITECTS

3929 WASHINGTON ST KENSINGTON, MD 20895

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MASSING STUDY



3939 WASHINGTON ST



3927 WASHINGTON ST

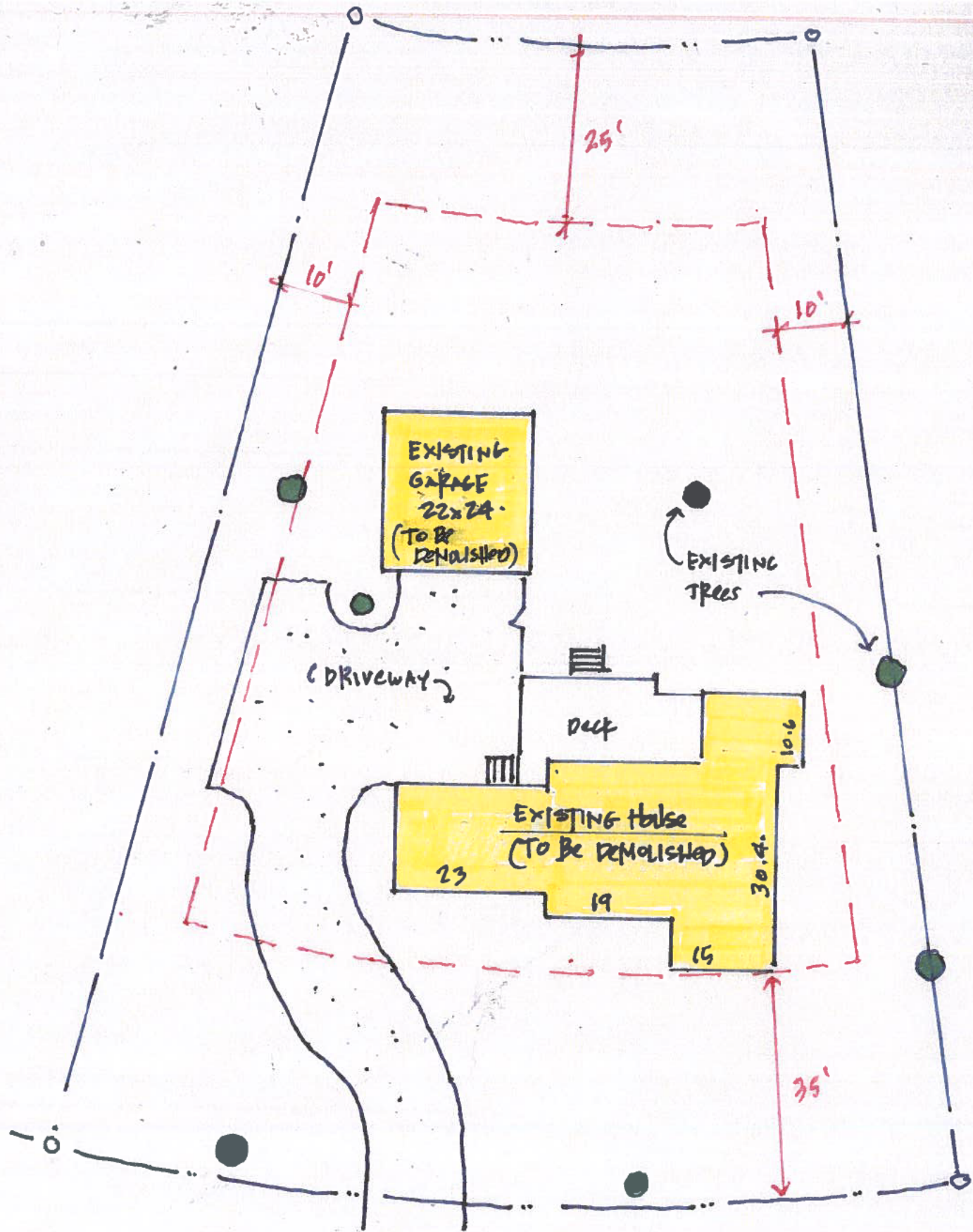


3936 WASHINGTON ST



PRECEDENT PHOTO

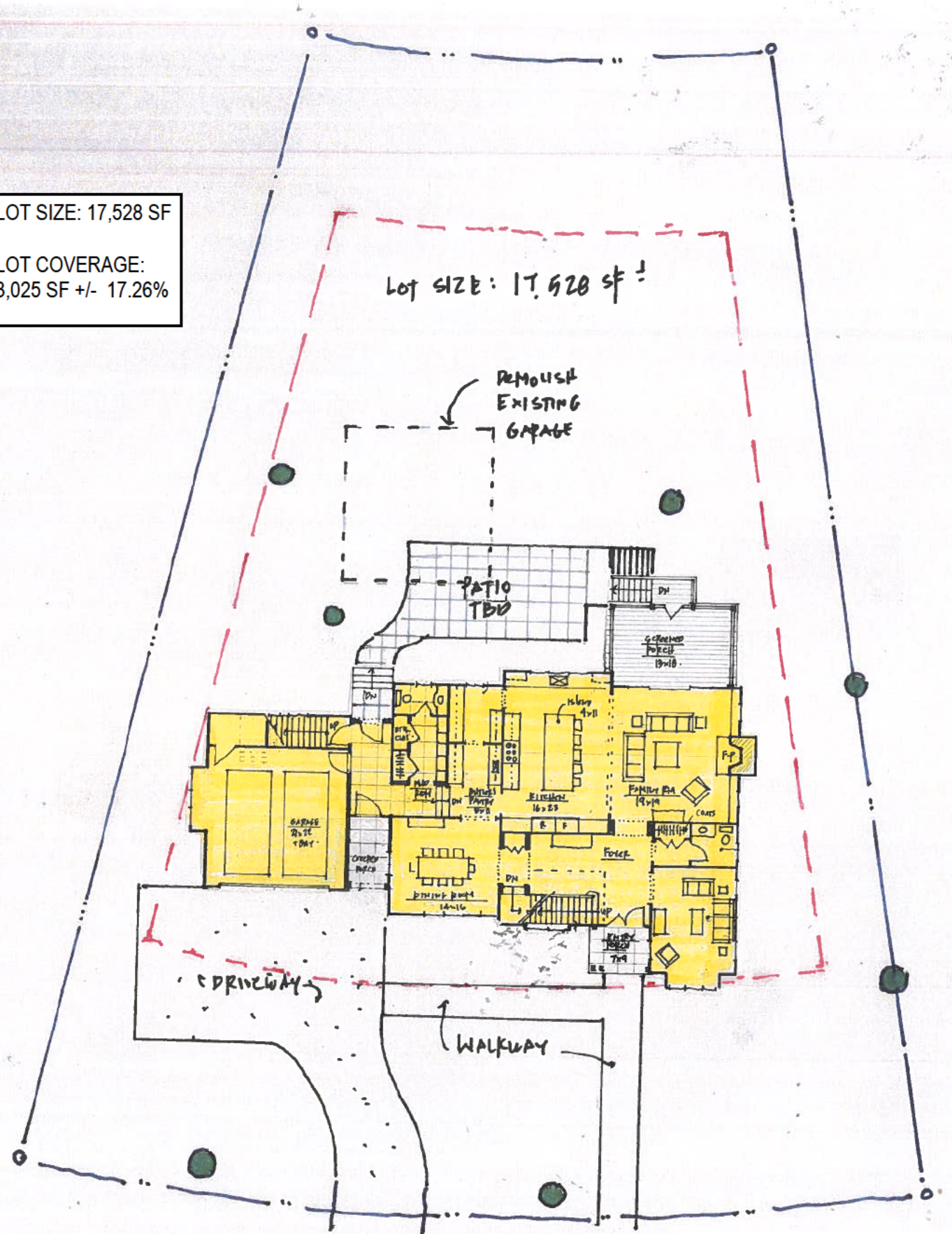




WASHINGTON STREET

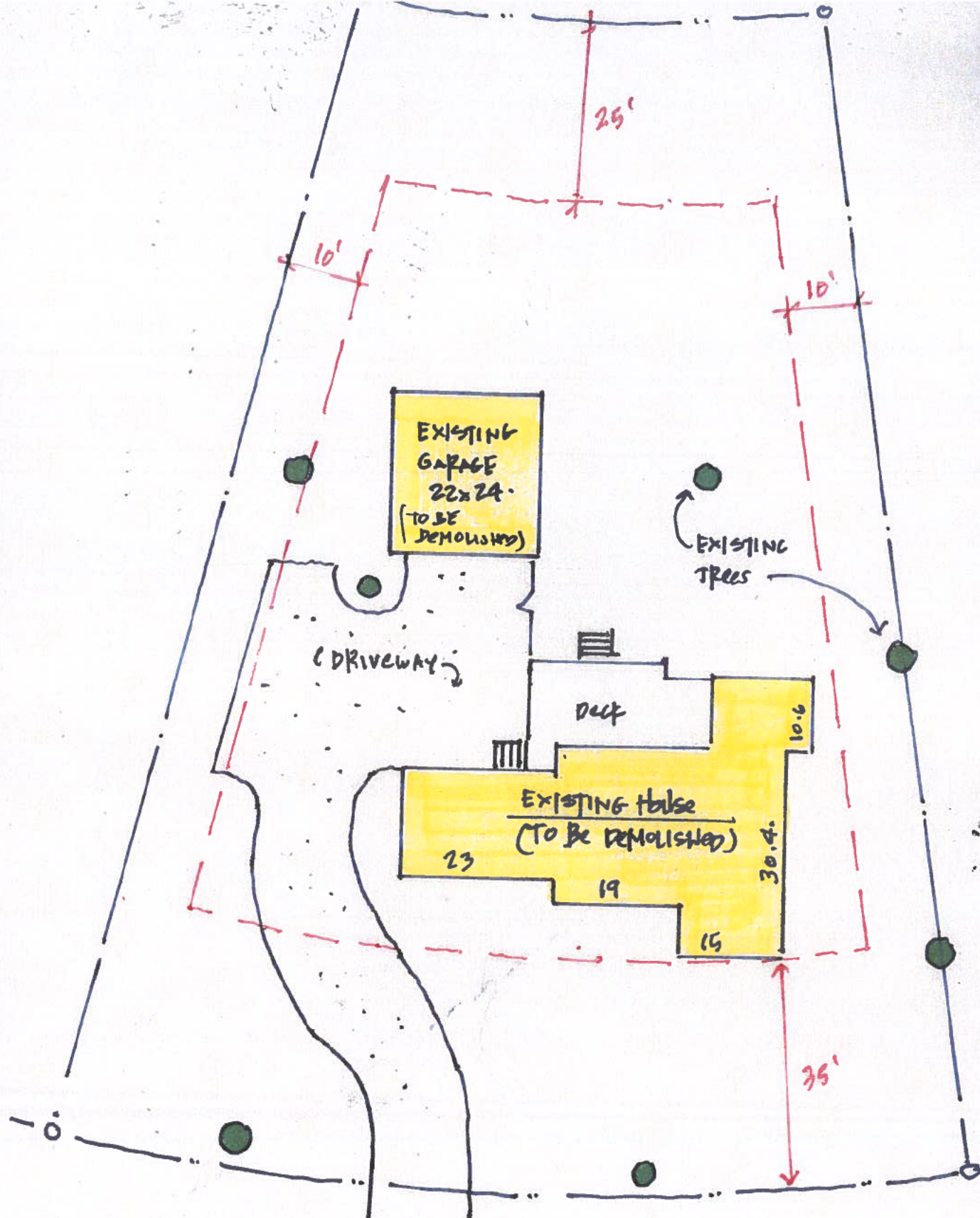
SITE PLAN (EXISTING)

LOT SIZE: 17,528 SF  
 LOT COVERAGE:  
 3,025 SF +/- 17.26%



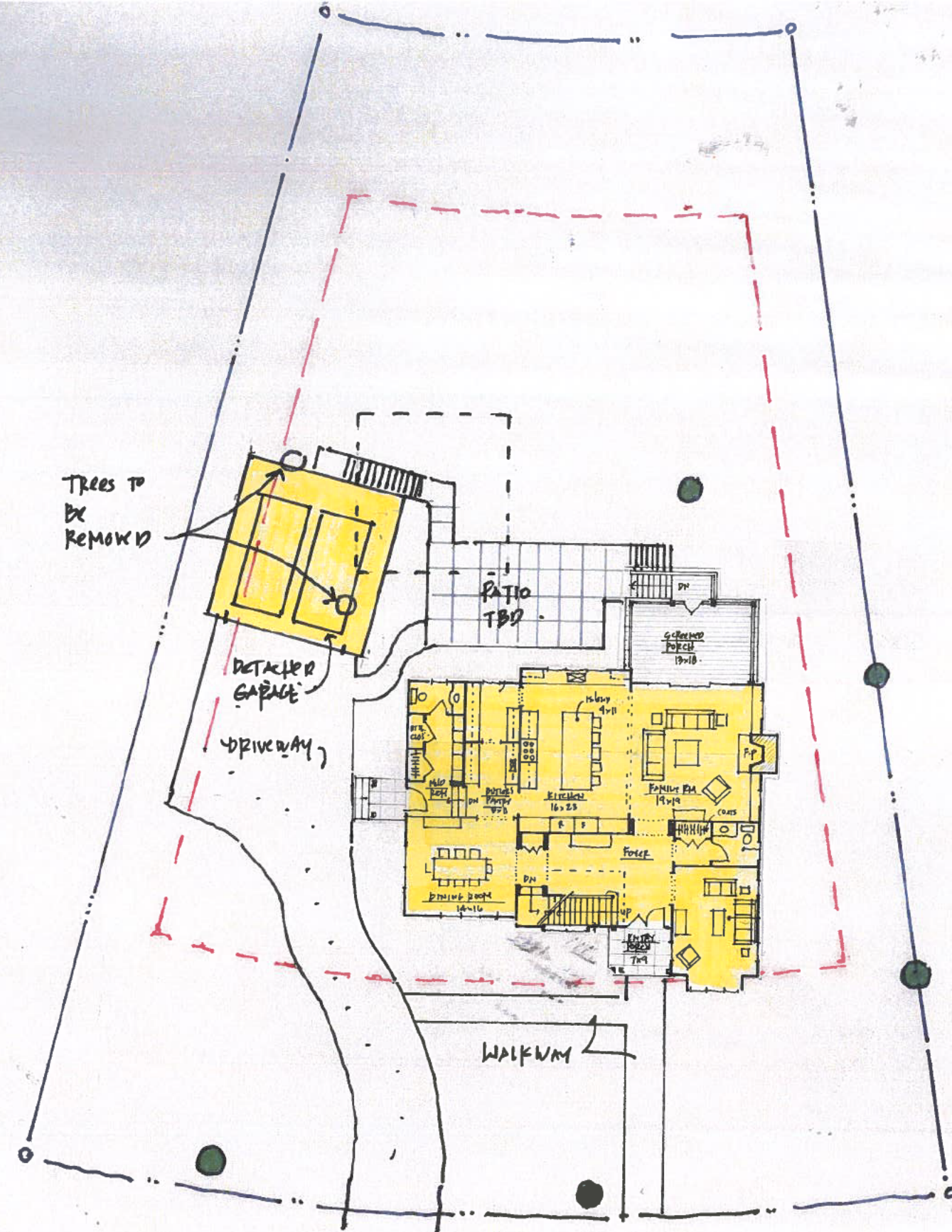
WASHINGTON STREET

SITE PLAN (PROPOSED)  
 OPTION 1



WASHINGTON STREET

SITE PLAN (EXISTING)



WASHINGTON STREET

SITE PLAN (PROPOSED)  
OPTION 2



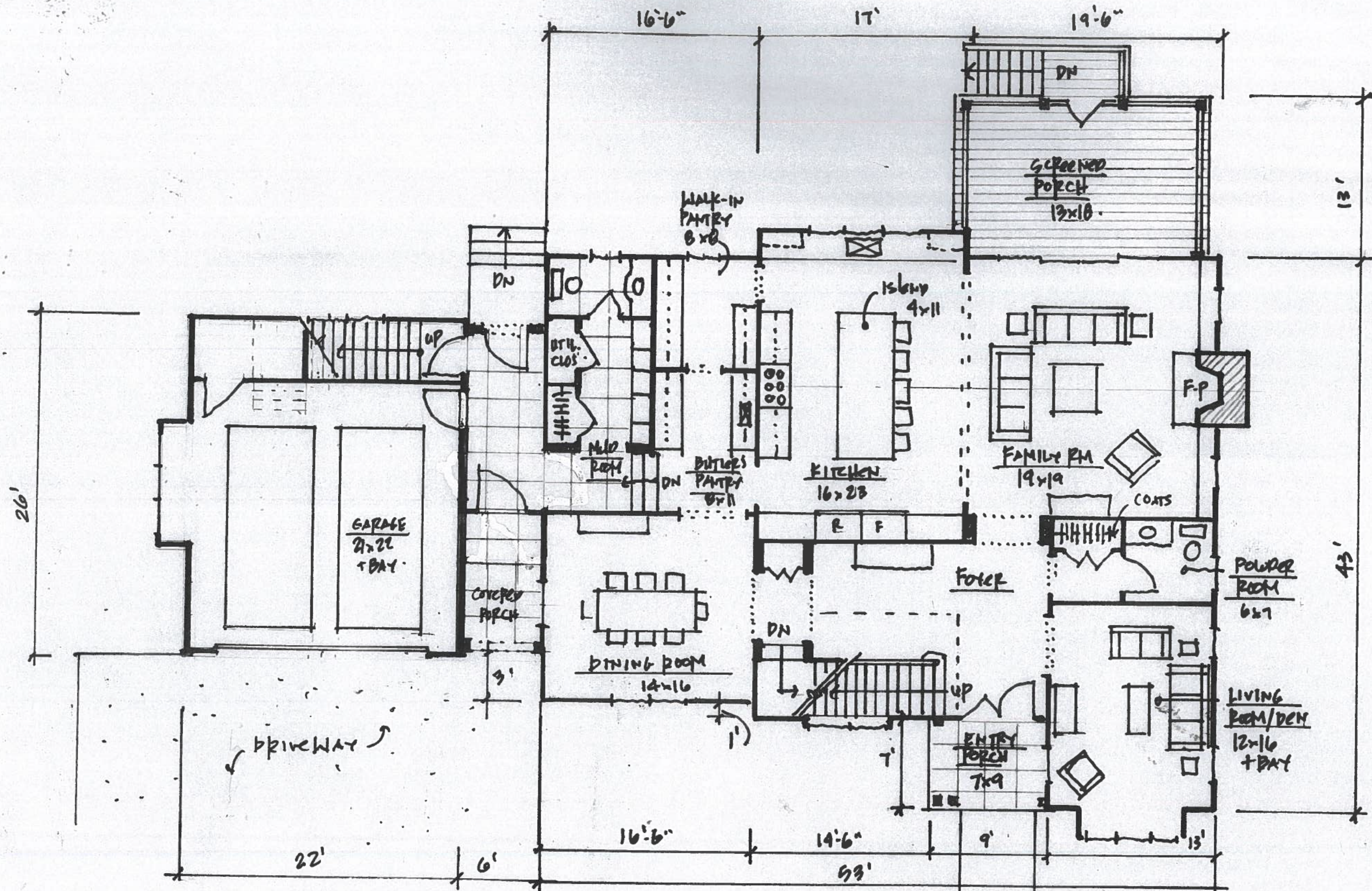


FRONT ELEVATION - OPTION #1  
 W/ ATTACHED GARAGE & BREEZEWAY

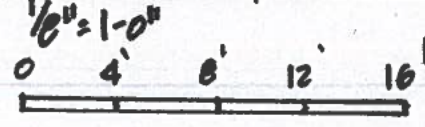


FRONT ELEVATION - OPTION # 2  
1/8" = 1'-0" (DETACHED GARAGE)





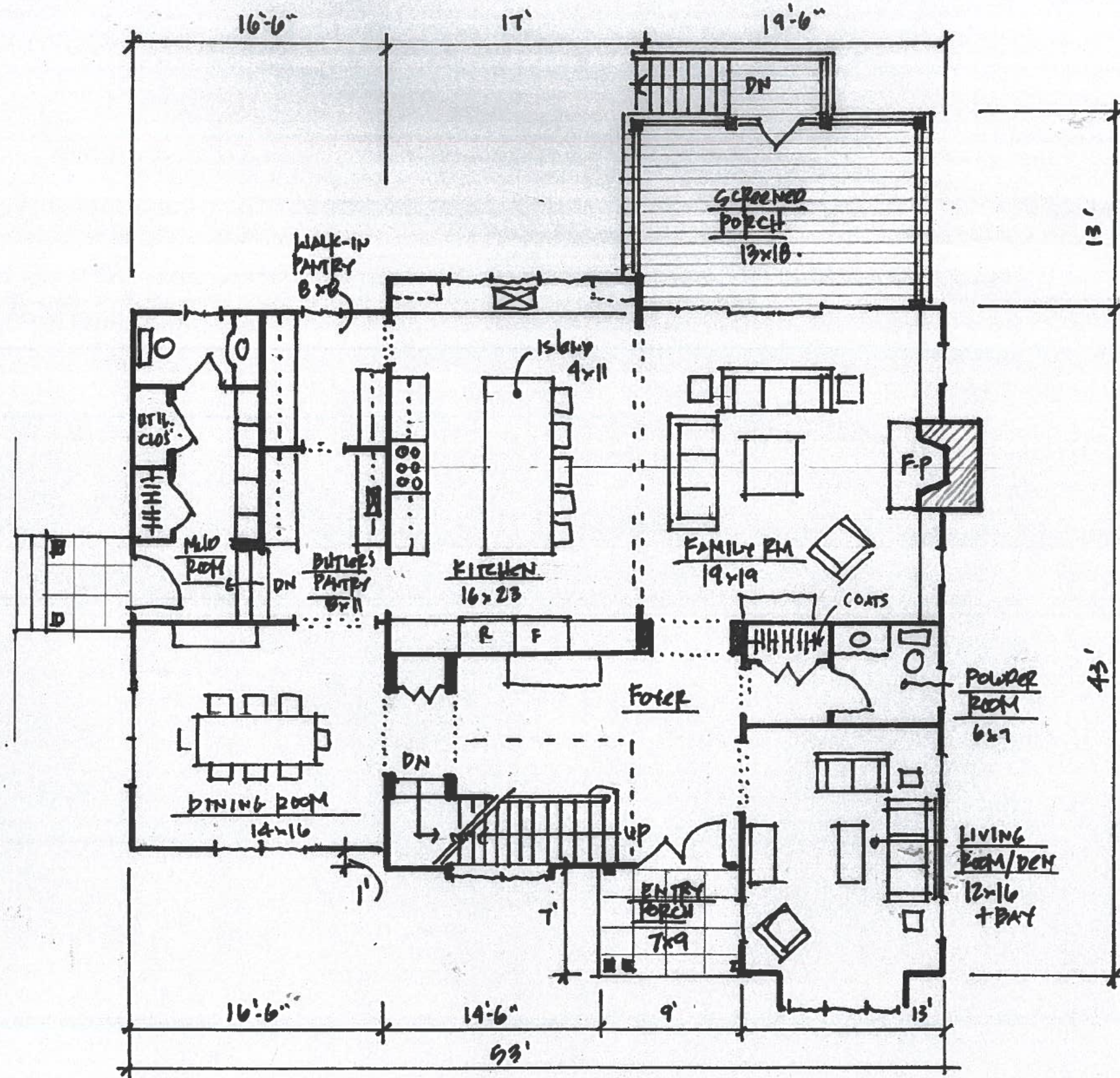
FIRST FLOOR PLAN - OPTION #1



GROSS FINISHED AREA : 2,100 SF ±  
 PORCHES : 325 SF ±  
 GARAGE : 600 SF ±

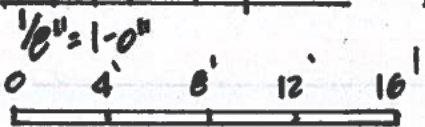
3,025 SF ± TOTAL

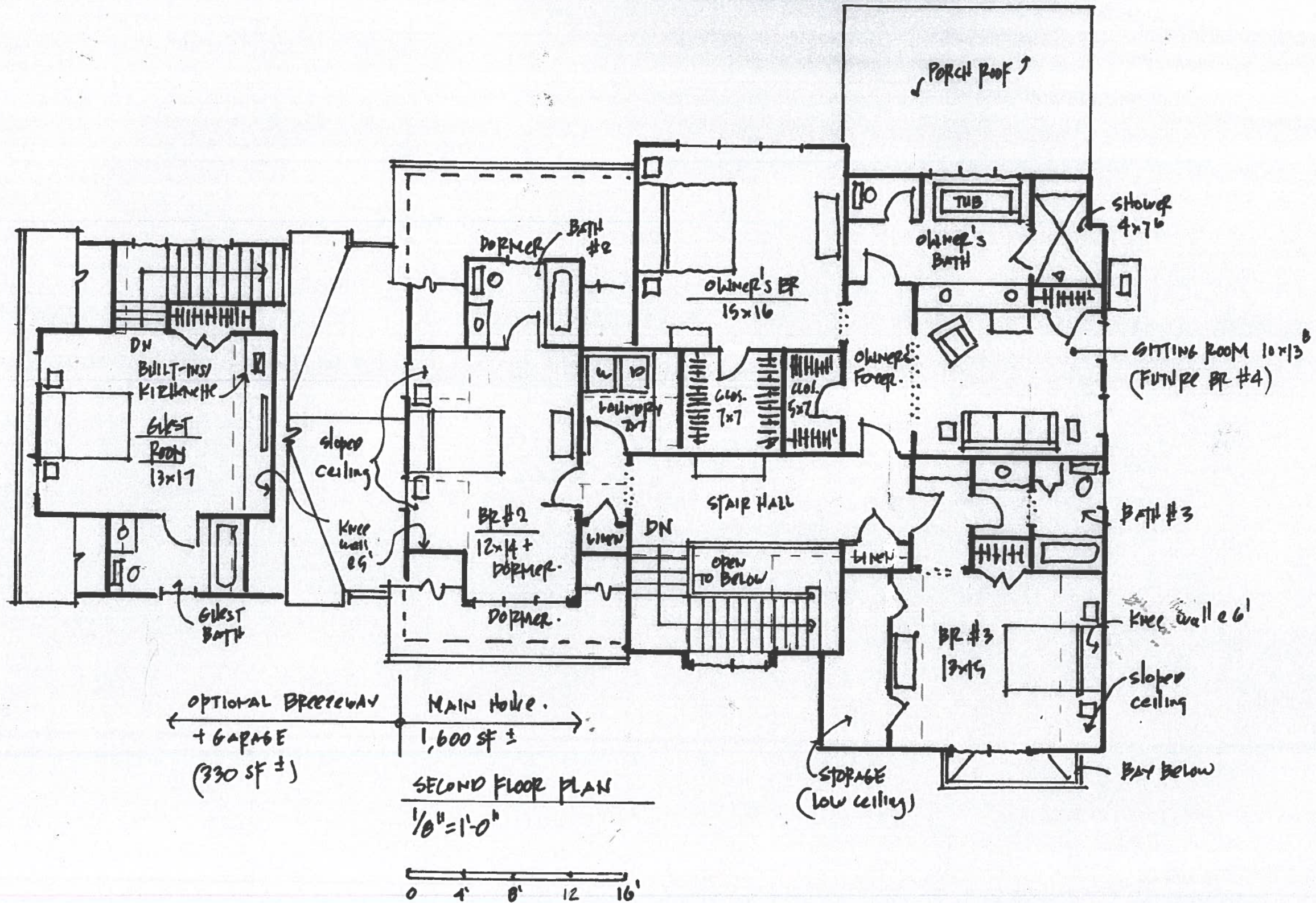




✓ driveway ↗

FIRST FLOOR PLAN · OPTION #2 (DETACHED GARAGE)









LEFT SIDE ELEVATION - OPTION #1





LEFT SIDE ELEVATION - OPTION #2





REAR ELEVATION - OPTION # 1  
1/8" = 1'-0"



REAR ELEVATION - OPTION # 2 (DETACHED GARAGE)  
1/8" = 1'-0"

## 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.

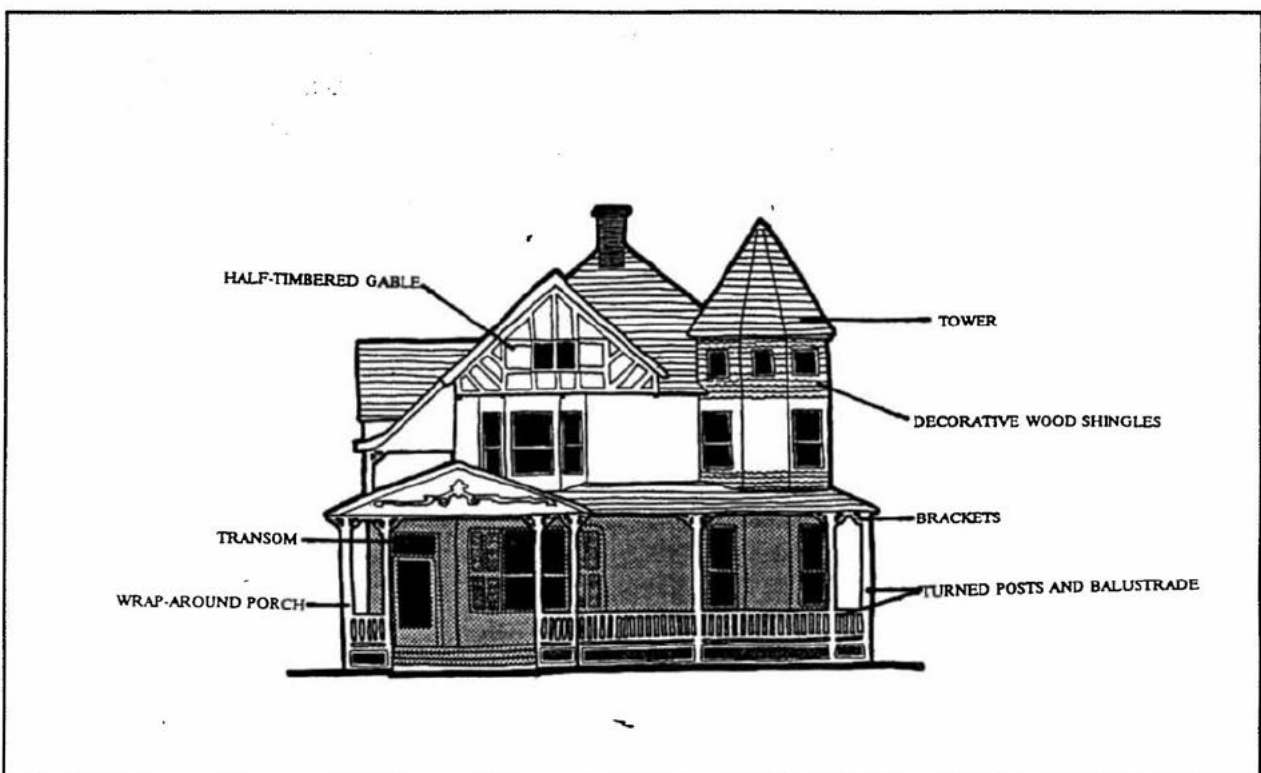


Figure 17: Some elements that help to define architectural style

**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.

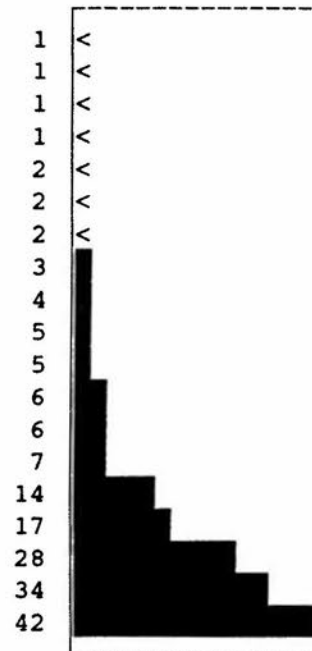
KENSINGTON HISTORIC DISTRICT

**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 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



## 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 adaptation 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.



# 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	

## 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.

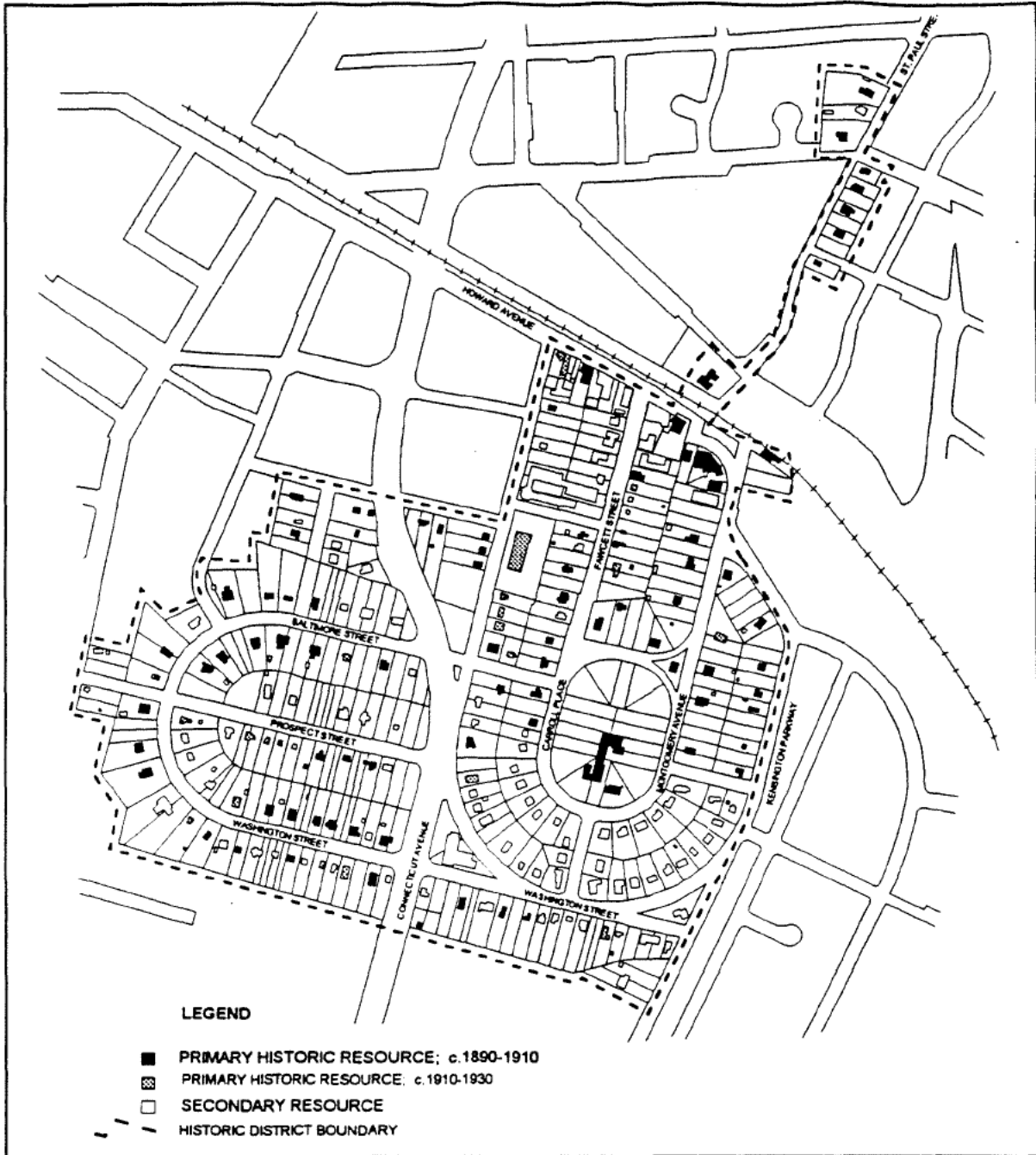
The Kensington Historic District derives special significance from the cohesiveness of its many well-preserved late nineteenth and early twentieth century buildings, its strong plan of streets, and its historic landscaped setting as a "suburban village" in the tradition of the "garden city". The intent 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**

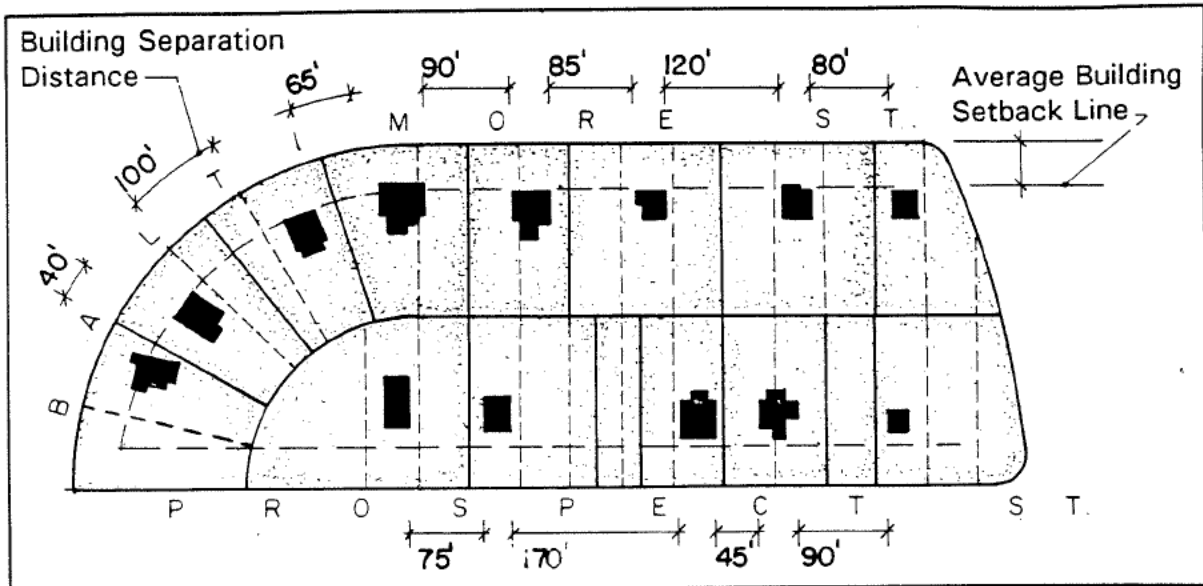
**Lot Coverage Patterns**

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.

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



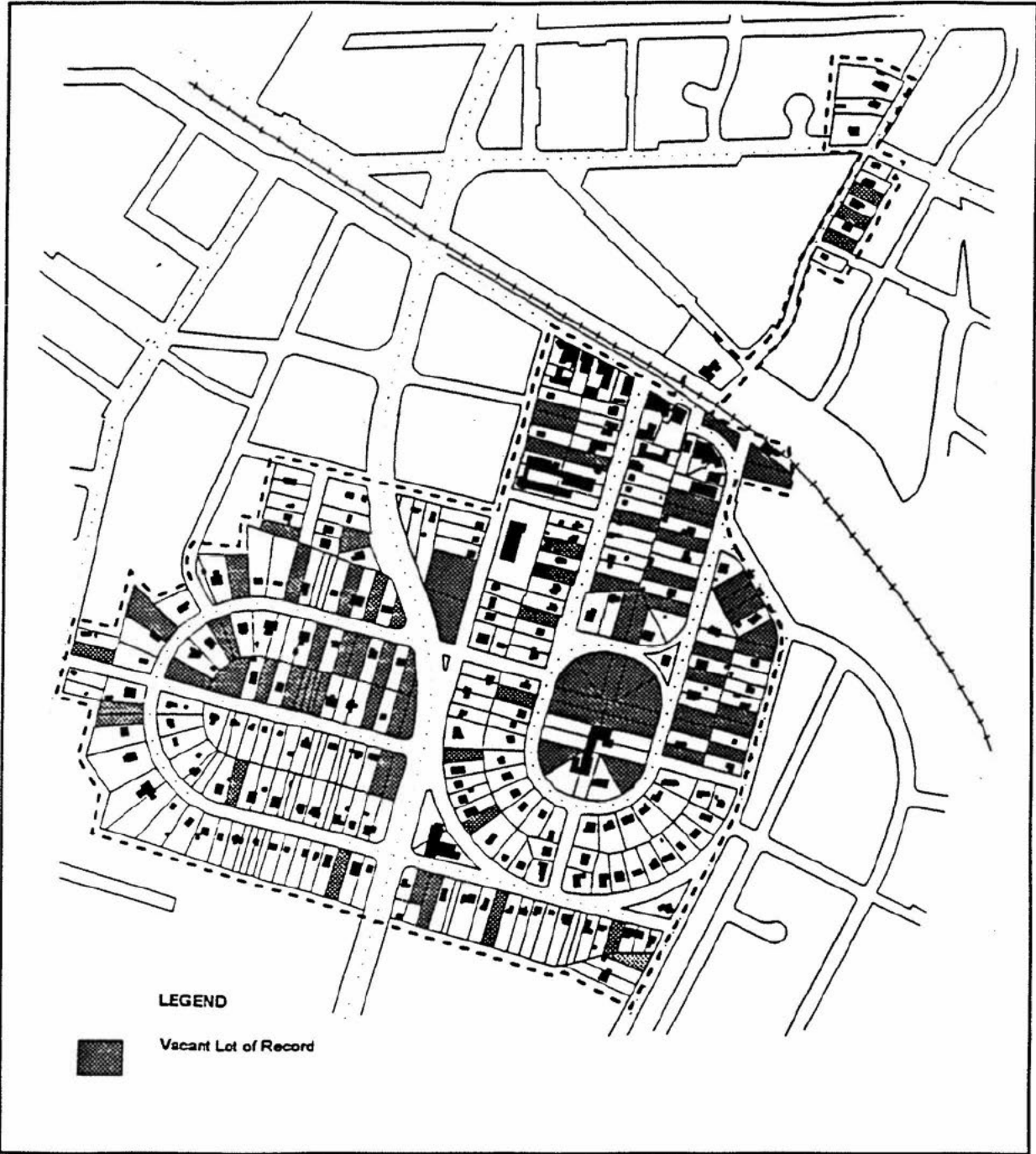


Figure 34: Kensington Historic District Vacant Land and Open Space