

ACHS SUMMARY FORM

1. Name Town of Kensington.
2. Planning Area/Site Number 31/6
3. MNCPPC Atlas Reference Map 21, F-4
4. Address N/A.

5. Classification Summary

Category District.

Ownership Public and Private.

Public Acquisition _____

Status Occupied.

Accessible Private, restricted; public unrestricted.

Present use Municipality, etc.

Previous Survey Recording _____ Federal _____ State x County x Local _____

MNCPPC Historical Sites Inventory, 1976

6. Date Town platted in 1890.
7. Original Owner N/A.

8. Apparent Condition

- a. Excellent.
- b. Altered; modernized, etc.
- c. Original boundaries.

9. Description

Kensington was platted in 1890 as a Victorian summer colony by Brainard H. Warner, a wealthy Washingtonian. The town consists of 304 acres and contains a library, schools, small industries, town hall, churches, a World War II memorial, residences, and a well-known complex of antique shops. The original railroad station and home of the town's founder are extant, although the latter is a nursing home. The town also contains some original "catalog" type Victorian homes. The train, the street car, and then the automobile afforded easy commuting, but despite the urbanization, Kensington remains a tightly-knit community with great emphasis on preservation by citizens

10. Significance

Kensington is important, not only for its section of Victorian architecture but also because it contains the first public library in the county. The town was located on the east-west market route into Prince George's County, and when the train began its north-south run, it became an important mail and passenger stop. Brainard Warner's press building, where he published the first Republican newspaper in the county, is extant as well as the library he gave to the town. An old National Guard Armory has undergone adaptive use as a town hall. Kensington was for many years known as Knowles Station as the train stopped on the former Knowles Family farm. Warner changed the name to Kensington after visiting London's Kensington. The small Victorian enclave adjacent to Warner's home is practically untouched by modern times.

11. Date researched June 1978. Preservation Committee, Kensington Historical Society
12. Compiler Mayvis Fitzsimons
13. Date Compiled Oct. 4, 78
14. Designation Approval _____
15. 304 acres

M: 31-6

United States Department of the Interior
Heritage Conservation and Recreation Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Kensington Historic District

and/or common

2. Location

bounded roughly by the Chessie System tracks on the N,
street & number Kensington Pkwy on the E, Summit Ave. on the W, — not for publication
and the back lines of properties along Washington Street
city, town Kensington — vicinity of congressional district Eighth

state Maryland code 24 county Montgomery code 031

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Public and Private

street & number

city, town — vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse

street & number South Washington Street

city, town Rockville state Maryland 20850

6. Representation in Existing Surveys

Maryland Historical Trust Historic Sites Inventory has this property been determined eligible? yes no

date 1978 federal state county local

depository for survey records Maryland Historical Trust

city, town Annapolis state Maryland 21401

7. Description

M:31-6

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Kensington Historic District is located near the center of the town of Kensington, Montgomery County, and is bounded roughly by the Chessie System tracks from Armory Avenue to Montgomery Avenue, Kensington Parkway, Kent Street, Carroll Place, Calvert Place, the back lines of the properties fronting on Washington Street, Summit Avenue, Warner and Mitchell Streets, and Armory Avenue. These boundaries are more precisely delineated on the enclosed sketch map.

The district is a primarily residential neighborhood with a small commercial section at the northern boundary along Howard Street at the railroad tracks. The setting is one of a turn of the century garden suburb with curved drives winding through landscaped blocks with the houses placed with a uniform set back among tall trees. The terrain is gently rolling except for a sharp rise to the west of Connecticut Avenue, a broad-but-surprisingly-not-too-divisive multi-laned curved roadway that bisects the entire town. The slope of this hill probably was not originally as sharp as it presently appears before the widening of Connecticut Avenue many years ago.

The Kensington Historic District is the core of the original town that was incorporated in 1894. The district lies to the south of the railroad station at Howard Street. The area is dominated by large late 19th and early 20th century houses, many with wraparound porches, stained glass windows, and curving brick sidewalks. Large well-kept lawns, ample size lots, flowering shrubbery, and tree lined streets contribute to the turn-of-the-century environment which Kensington still retains in spite of its close proximity to Washington, D. C.

The district contains approximately 155 major buildings. Of this number more than two thirds are structures that were erected as residences. Three of the buildings in the commercial section along Howard Street and the northern end appear to have been built for both commercial and residential use. More than 90% of the buildings are considered as contributing to the historical and/or cultural character of the district (see attached sketch map.) The residential buildings are constructed mainly of wood, a few are stuccoed, probably over wood, with generally only the mid-20th century houses using brick. The commercial buildings are nearly all of masonry construction.

Most of the houses divide into six stylistic categories. The categories are Queen Anne, Shingle, a Victorian which often contains a strong Eastlaskan element, Colonial Revival, and Functional. These categorical divisions are based on a combination of decorative detailing and configurations of the buildings. Some of the houses are eclectic and could fit into more than one category. In brief description of the principal characteristics of these styles as found in the Kensington Historic District with examples is as follows:

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Kensington Historic District
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 7 PAGE 1

(DESCRIPTION, continued)

Queen Anne: generally characterized by a round or polygonal tower, use of clapboard and shingle siding, some half-timbering in the gable ends, and wide porches with attenuated columns. Example: 10226, 10231, 10234, Carroll Place; 3820 and 3915 Washington Street.

Victorian: frame gable roofed structures, often with the gable end facing the street, generally covered with clapboards but shingles in the gables, having facade porches with Eastlavian influenced balustrades and posts. Example: 10310 Fawcett Street, 10312, 10314, 10316 Armory Avenue; 3918 Prospect Street; 3730 Howard Street; 3945 Baltimore Street.

Shingle: frame structures with large gambrel roofs, gambrel generally facing the street, usually covered with clapboard and shingle siding. Example: 3930 Washington Street, 10314 Fawcett Street, and the Noyes Library at Carroll Place and Montgomery Avenue.

Colonial Revival: characterized by use of a dominant Georgian feature such as a pedimented doorway or oculi, generally covered by clapboards. Example: 3948 Washington Street, 10213 Montgomery Avenue.

Functional: often Queen Anne in solidity but almost devoid of exterior decorative detailing except simple Classical influenced porch columns; covered with stucco, shingles, or clapboards or sometimes both; hip or gable roof usually with one dormer centered on the facade; windows often group in twos or threes. Example: 10224 Montgomery Avenue, 10302 Fawcett Street, 3906 Washington Street.

Several of the buildings are of special note primarily for architectural reasons. The house at 10407 Fawcett Street is both Queen Anne and Shingle in influence. It has a large gable roof which begins at the base of the second floor and extends over the facade porch. A large hip roofed dormer with a columned balcony projects from the second story of the facade. Number 3927 Washington Street, another frame house, has a low hip roof with a wide overhang that is

SEE CONTINUATION SHEET #2.

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Kensington Historic District
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 7 PAGE 2

(DESCRIPTION, continued)

supported by flat brackets almost imitating rafters and creating a strong Craftsmen-feel. The stuccoed house at 10313 Fawcett Street is significant as being the only Spanish Revival influenced building in the district.

Town Hall, a 1927 castellated brick structure, was originally erected as an armory for the Maryland National Guard. Another structure of interest is an early 20th century masonry gas station with its hip roof extending over the pumps which stands at the intersection of Armory Avenue and Howard Street. The 1891 Queen Anne decorated frame railroad station, around which the town developed, retains most of its decoration only covered by monochromatic paint.

Most commercial buildings are circa 1920 one story brick structures with large windows and the brick laid in decorative patterns. Most of the buildings remain in tack because they were simple structures when erected.

The buildings labeled non-contributing or intrusions on the sketch map are primarily mid-20th century houses which are scattered throughout the district. (The boundaries of the district are drawn to exclude the heaviest concentration of these houses). Two buildings in the commercial section, 3734-3748 Howard Street and 1020 Montgomery Avenue, are either late-19th or early-20th century buildings which were extensively altered (probably beyond the point of feasible restoration) in recent years. Seven buildings in commercial area are of mid-20th century construction but, although not contributing to in configuration or materials (most one flat-roofed brick structures), are generally set in the same line of the older buildings and well landscaped.

BOUNDARY JUSTIFICATION

The boundaries of the Kensington Historic District were drawn as to include the highest incidence of buildings and structures which meet the criteria for inclusion in the National Register of Historic Places, either individually or in group, and contribute to the historical and cultural character of the district but so as to exclude concentrations of non-contributing buildings such as along the south side of Carroll Place, the north side of Calvert Place, and both sides of Hadley Place.

0. Significance

M:31-6

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) local history urban neighbor- hood and street- scapes.
	<input type="checkbox"/> invention			

Statement of Significance (in one paragraph)

SIGNIFICANCE

The Kensington Historic District is a turn-of-the-century urban, primarily residential, area which incorporates most of the original core of the town of Kensington, Maryland, a suburb of Washington, D. C. The district is significant primarily for the collection of late 19th and early 20th century houses which stand in a turn-of-the-century garden-like setting of curving streets, tall trees, and mature shrubbery. The houses, which exhibit the influence of Queen Anne, Shingle, Eastlake, and Colonial Revival styles, have a uniformity of scale, design, and construction materials, that combine with their juxtaposition and placement upon the gently sloping terrain to create a significant urban neighborhood which still retains much of its early 20th century environment.

HISTORY

The town of Kensington is one of several Washington suburbs which were developed in the late 19th century primarily as summer residential communities. Incorporated in 1894, Kensington became a community center in the 1870s when a post office was established. An 1865 map shows about five landholders in what is today Kensington with the Knowles family being a prominent one. With the coming of the railroad in 1873, which provided a north-south transportation route, and the Bladensburg Turnpike, a market road which provided an east-west linkage, the crossroads became known as Knowles Station. Thus remained the status of Knowles Station for another decade until Brainard Warner, a quintessential late Victorian entrepreneur, developed Knowles Station into Kensington Park.

Warner had come to Washington, D. C. in 1863 to work as a clerk in a Civil War hospital. Constance Green, in her history of Washington, describes Warner as "an unknown country boy who came to work as a government clerk and who found undreamed-of riches in real estate." He was only sixteen when he arrived in the nation's capital but letters to his father back in Pennsylvania show a keen power of observation and maturity. By the time he set his sights on Knowles Station in 1890, he was wealthy and had also invested in real estate enterprises in Takoma Park, Forest Glen, and in the Chautauqua at Glen Echo.

At Knowles Station, Warner purchased about 125 acres at first and then acquired additional land which allowed him access to the railroad. In November 1890, he filed a plat map under the name of "Kensington Park", allegedly because he was impressed with the Kensington section of London. He then invited his friends to build houses in this summer retreat away from the heat and congestion of Washington. For his own residence, he is said to have extensively remodeled an existing farm house.

This house, located at 10231 Carroll Place and now used as a nursing home, is an ornate Queen Anne frame structure with an ornate Queen Anne

M:31-6

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Kensington Historic District
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 8 PAGE 3

(SIGNIFICANCE, continued)

frame structure with an enormous round tower and stands among full grown trees in the center of a large lot encircled by the street, Carroll Place. Warner's main house was a brick structure at 2100 Massachusetts Avenue in the millionaire section near DuPont Circle in the District.

Warner and a friend, Crosby Noyes, editor of the Washington Star, united on the idea of establishing a library in Kensington. This library, which still functions today in the original building, is important as the first public library in the Washington area outside of the district limits. Warner donated the land, a site across the street from his house, and Noyes, for whom the library is named, donated the books, most of which are said to have been left over from the Star's book review section. The library building is an 1890s Shingle style frame structure, two stories high with the gambrel roof and a small facade gambrel bearing the library name and a sculpture of an owl.

"The Civil Service Act of 1883 contributed to the new era of suburban growth for Washington.... Although only a small number of federal jobs were at first put on the merit list, the idea of a stable, middle-class population in Washington encouraged real estate investors to begin developing suburban communities.... The government clerks, lawyers, bankers, and business people of late 19th century Washington...wanted the sophistication and amenities of a city with the wholesome atmosphere of the countryside. They were looking for the rural homes of their own childhoods, without the toil of a farmer's life and they found it in Garrett Park and Kensington." (MacMaster and Hiebert pp. 209 and 231). These first residents set the tone for future growth in Kensington.

Kensington's development slowed during the Great Depression, as did the development of most towns. In the economic boom of the 1950s and 1960s, however, the town again grew only now at a rate much faster than originally. Vast sections of the town that were still vacant, particularly to the south and east of Warner's house, were further subdivided and filled in with "ranchers" and "split-levels" that sharply contrast with the earlier buildings. Although bisected by Connecticut Avenue, a six lane curving concrete ribbon, the Kensington Historic District as a whole is unscarred by the rapid changes taking place around it.

At least two architects, both from Washington, have been identified as designing houses in the Kensington Historic District. These architects

SEE CONTINUATION SHEET #4.

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INVENTORY -- NOMINATION FORM**

Kensington Historic District
Montgomery County
Maryland

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 4

(SIGNIFICANCE, continued)

are Edward Woltz, who authored the frame Classical influenced house at 10213 Montgomery Avenue and T. M. Medford, who designed the stuccoed hip roof structure with straight lines and simple decorative detailing at 3924 Baltimore Street.

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INVENTORY -- NOMINATION FORM**

Kensington Historic District
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 9 PAGE 5

MAJOR BIBLIOGRAPHICAL REFERENCES

Boyd, T.H.S. The History of Montgomery County, Maryland.
Clarksburg, Md.: Regional Publishing Co., 1879.

Green, Constance. Washington Capital City 1879-1950. Princeton:
Princeton University Press, 1963.

MacMaster, Richard K. and Ray E. Hiebert. A Grateful Remembrance:
The Story of Montgomery County, Maryland. Rockville, Md.: n.p.1976.

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

Townsend, Wilson L. The Montgomery County Story, "Knowles Station and
the Town of Kensington." n.p.: Montgomery County Historical
Society, 1963.

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INVENTORY -- NOMINATION FORM**

Kensington Historic District
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 10 PAGE 6

VERBAL BOUNDARY DESCRIPTION

The Kensington Historic District contains approximately 79 acres of land and is bounded by a combination of streets and property lines for those buildings shown on the accompanying sketch map. More precisely, these boundaries are the Chessie System tracks along the north turning south at the east line of the railroad stake near the intersecting Montgomery Avenue and west to Montgomery Avenue, southeasterly along Kensington Parkway, west on Kent Street, south and north westerly around Carroll Place to the south line of property 1021 Carroll Place to the south line of property 1021 Carroll Place, west along this line and south along the back lines of 10209 and 10205 Connecticut Avenue and 3859 Calvert Place, then northwest along the southerly border of 3819 Calvert Place to Connecticut Avenue then south to and east along Washington Street bearing north to include property 3709 Washington Street and south along east boundary of 3708 Washington Street and west along the back property lines of the houses fronting on the southerly and westerly side of Washington Street, then west along the property 4010 Prospect Street, north along Summit Avenue and east along the back line of 4011 Prospect Street, bearing north and east along back lines of properties 3947, 3941, and 3935 Baltimore Street, then north along back lines of properties 10316 to 10310 Freeman Street, then east along Warner Street to and north along Armory Avenue to the point of beginning at the Chessie System tracks along Howard Street.

SEE CONTINUATION SHEET #5.

10. Geographical Data

Acreage of nominated property 79 acres

Quadrangle name KENSINGTON QUADRANGLE

Quadrangle scale 1:24000

UMT References

A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zone	Easting	Northing

B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zone	Easting	Northing

C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------

D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------

E	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------

F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------

G	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------

H	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------

Verbal boundary description and justification

SEE CONTINUATION SHEET #6.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Preservation Committee of the Kensington Historical Society and the staff of the Maryland Historical Trust

organization Maryland Historical Trust date February 1980

street & number 21 State Circle telephone (301) 269-2438

city or town Annapolis state Maryland 21401

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title STATE HISTORIC PRESERVATION OFFICER date

For HCRS use only
I hereby certify that this property is included in the National Register
date

Keeper of the National Register

Attest: date

Chief of Registration

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME

COMMON: Kensington Historic District

AND/OR HISTORIC: Same

2. LOCATION

STREET AND NUMBER: Bounded on the north by Wheaton, on the northwest by Ken-Gar, on the

CITY OR TOWN: northeast by Forest Glen, on the south by North Chevy Chase, on the

STATE: southwest by Chevy Chase View. COUNTY: Montgomery

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> Both
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input checked="" type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input checked="" type="checkbox"/> Scientific	<input checked="" type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <u>Cultural</u>

4. OWNER OF PROPERTY

OWNER'S NAME: Multiple Public and Private Ownership

STREET AND NUMBER: Town of Kensington

CITY OR TOWN: Kensington STATE: Maryland 20795

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Montgomery County Courthouse

STREET AND NUMBER: South Washington Street

CITY OR TOWN: Rockville STATE: Maryland 20850

Title Reference of Current Deed (Book & Pg. #): Plat Book B, Plat #4

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Locational Atlas & Index of Historic Sites in Montgomery County, Maryland

DATE OF SURVEY: October 1976 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: Maryland National Capital Park & Planning Commission

STREET AND NUMBER: 8787 Georgia Avenue

CITY OR TOWN: Silver Spring STATE: Maryland 20910

Liber JA 23, Folio #2.

7. DESCRIPTION	
CONDITION	<div style="text-align: right; font-size: small;">(Check One)</div> <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="text-align: center; font-size: x-small;">(Check One)</div> <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Uncluttered </div> <div style="width: 45%;"> <div style="text-align: center; font-size: x-small;">(Check One)</div> <input type="checkbox"/> Moved <input type="checkbox"/> Original Site </div> </div>
<small>DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE</small>	
<p>Kensington originated as an agricultural community alongside the Bladensburg Turnpike. The turnpike was a market road between Old Georgetown Road (the north/south route through Montgomery County) and Bladensburg, a port on the Anacostia River in neighboring Prince George's County. The farmers in Kensington and surrounding areas carried their tobacco to Bladensburg where it would be exchanged for goods arriving on British ships.</p> <p>When the railroad line was built in 1873 from Washington D. C. to Western Maryland, it crossed the market road. The little crossroads settlement then became known as Knowles Station, after the Knowles family who conveyed land to the railroad company. In 1890, Brainard Warner, a government clerk in Washington, D. C. during the Civil War, invested in real estate at Knowles Station and developed the community into a Gay Nineties summer retreat. He changed the name to Kensington after visiting the Kensington in England. In 1894, the town became incorporated, with a mayor and council.</p> <p>Connecticut Avenue divides the town. The main businesses lie south of the railroad, with small industries on the north. Kensington is comprised of the first public library in Montgomery County and a 1927 Armory which now serves as municipal offices and meeting hall. Two museums (a Victorian parlor and a toy museum) are also in the Armory. A World War II memorial, and the railroad station, built in 1893, are other historical attractions. The town consists of 304 acres. The population is approximately 2,200. Very little land has been annexed to the town since 1890. The architecture is a mixture, ranging from the altered farmhouses, to country Victorian, to modern.</p> <p>The Warner home, now the Carroll Manor Nursing Home is sited on a circular lot near the southern border of the town. Its style was Queen Anne with subdued interior trim. An owl motif in the mantel and door trim is still visible and is of interest as it is the motif of the library which Mr. Warner built and donated to the town. A large barn with twin cupolas is extant. This property is at 10231 Carroll Place.</p> <p><u>10226 Carroll Place</u>, built ca. 1894, is also a Queen Anne design. It has a three-sided porch with a corner entrance. Seven steps lead to a triangular pediment, which has moulding of a foliate design in its tympanum. A balustrade, with turned balusters, runs the entire length of the porch. The newel posts are capped with carved wooden spheres. The architrave at the porch roof is comprised of curved brackets supported by colonettes. At the entry are double doors with double lights.</p> <p>There is a turret on the southeast side of the house. It is decorated with scalloped shingles, which cover the space between the second and third floor windows. This large turret has a hexagonal pyramidal roof which is topped with a weathervane. Adjacent to the turret is a dormer with double windows and a triangular pediment with the foliate motif in the tympanum. A smaller turret is located midway on the east side of the</p>	

SEE INSTRUCTIONS

B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input checked="" type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>Local History</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

Despite the threats of urban sprawl, the town of Kensington has maintained its small town atmosphere and character. Also, despite the architectural changes by modernization, the town still has its small late-Victorian era enclave which was grouped around the first public library in the Greater Washington Area.

Although pre-1890's and modern styles of architecture are represented in the residential and older commercial sections of the town, the predominant impression is one of the turn-of-the-century--large homes with porches, towers, turrets, subdued Gingerbread trim, brick sidewalks, and picket fences.

Many of the social organizations in Kensington date back to its early years and have provided a continuity and stability. The library, a social center along with the churches, is now a children's library. The first co-op nursery school was formed in Kensington and still exists. The Woman's Club, founded in 1899, was one of the first in Maryland, and has remained a strong force and consciousness-raiser. The town government, formed in 1894, contributes to the cohesiveness of the residential body and allows participation by the citizens.

Several of the commercial buildings predate the incorporation of the town, and Kensington is presently known for its "Antique Row." Architectural reminders of yesteryear are present--the old ice cream parlor now a boutique, an old press building/newspaper office now a physician's office, a former general store currently a small department store; and one of Montgomery County's five remaining railroad stations is in Kensington. Other buildings, ranging from a 1927 National Guard Armory to an outgrown modern post office, have undergone adaptive use. The Kensington townspeople take pride in their past. The town has a photographic record, second only to that of the county seat. The Woman's Club matched a grant, given by the Maryland Bicentennial Commission, to the county historical society to initiate an oral history program. Thus, many Kensington residents have been orally taped for their memories of life in the past.

Originally, Kensington was part of a land grant conveyed to Col. William Joseph in 1689. Col. Joseph was a state official, and land records show the grant was called "Joseph's Park" for years. Then, Daniel Carroll of the famous Maryland Carroll family, just before his

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Boyd, T. H. S. The History of Montgomery County, Md. (Clarksburg, Maryland: Regional Publishing Co., 1879).
 Green, Constance. Washington Capital City 1879-1950. (Princeton, New Jersey: Princeton University Press, 1963).
 MacMaster, Richard K. and Hiegert, Ray E. A Grateful Remembrance, The Story of Montgomery County, Md. (Rockville, Md., 1976).
Records of the Columbia Historical Soc. "Letters of the Late Brainard H. Warner." Vol. 31-32, 1930.
 Townsend, Wilson L. The Montgomery County Story, "Knowles Station and the Town of Kensington." (Montgomery Co. Historical Soc., 1963).

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

304

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Preservation Committee		DATE July 1, 1978
ORGANIZATION Kensington Historical Society, Inc.		
STREET AND NUMBER: Post Office Box 425		
CITY OR TOWN: Kensington		STATE Maryland 20795

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:
 National State Local

Signature _____

7. Description - Con't.

house; it has three twelve-pane windows.

Most of the windows, with lightly turned lintels are double-hung, sash, with single panes in the upper and lower sections. The west side of the house contains unique verticle windows; three on the second floor are stained glass, while the three directly below on the first floor are plain glass. There are three roundels on the east, west and north ends, with a spoke pattern. The east end also contains one arched verticle window. Two other gable dormers are duplicates of the one on the south side of the house. Gutters are built into the wood eaves on both floors. On the west side there is a two-story bay window. A hip roof and two chimneys, with rows of brick forming a molded cornice at the top, are additional features of this house. Another striking feature is the second-story window treatment on the south side; double windows project as a semi-rhombic bay. The original carriage house is on the grounds.

On the interior, a large entry hall is off a vestibule. There are front and back stairs, the former being paneled, with large and elaborately turned newel posts (which were stored away, but are presently being re-installed). Three sets of over-sized, sliding doors are to be found at the living room, dining room, and the library entry. Ornamental medallions surround the ceiling light-fixtures and the cornice mouldings have a foliate motif. There are four fireplaces with decorative trim in the form of flowers, leaves, cherubs, and animals. The hearths contain ceramic tile.

10304 Kensington Parkway is another good example of the Queen Anne style. This house has a brick ground story and timber and shingle, first through third floors. A large porch surrounds most of the three sides of the first floor with a stick style balustrade and newel posts, and a straight entablature above slightly turned colonettes. A pediment, with a foliate motif in the tympanum, is over the porch door. There is a three-story turret on the northwest corner, the top story having recessed rectangular windows. The turret has a hexagonal pyramidal roof topped by a finial.

The house has a hip roof with three dormers, each containing two small rectangular windows. The front dormer has a stick style tympanum over a small two-story bay, broken by the porch roof. The other two have tympanums of shingle siding, and rest over a two-story bay.

The windows have plain lintels, are double hung, single-pane with glazing in the upper and lower parts on the first and second floors.

The facade composition is simple and well balanced. Clapboard siding, other than scalloped shingles at the second floor base and on the third floor turret, gives the house a horizontal scale. All first and second story windows have shutters. One chimney has a molded brick cornice at the tope and the other is straight-topped. The first-floor gutters are built into the wood eaves. It is believed that this house was a "catalog" house, and has a twin at 10400 Montgomery Avenue.

7. Description - Con't.

10213 Montgomery Avenue is a typical Georgian Revival style. This symmetrical house, with two chimneys on each side, has a rectangular plan. The main, or west entrance, has a central, trabeated door with two side lights and a glass transom. Over the entry, supported by two fluted pilasters, is a swan's neck pediment with a rosette in the center of each volute. Miniature rosettes are also in the capitals of the pilasters. An acorn motif is at the center. Further ornamentation is a row of dentils in the entablature.

The house, of clapboard, with a brick basement wall, has a hip roof and four dormers, the largest being on the west front. There are three separate porches, the side porches having tapering Tuscan columns set on square wooden plinths. The house also has two, two-story bay windows on either side. The windows are double-hung sash with six-over-six lights, and have plain lintels. The eaves have classic cornices.

The interior of the house has its original pine flooring, and both a front and back stairs. The coping of the front stairs is curved around the newel post. A motif of bull's eye molding is carried out on the window and door cornices. The fireplace mantel in the living room is supported by fluted pilasters with plain capitals; the library fireplace is paneled; and the dining room fireplace, which is the most decorative, has dentils in the mantel trim, with supports of detached Ionic colonettes. The hearths contain ceramic tile. The house was built ca. 1892; the architect was Edward Woltz of Washington, D. C.

3924 Baltimore Street was in the same family from its erection in 1901 until 1977, when it was purchased by its second owner. The eldest daughter was a doctor and had her office built on the right portion of the wrap-around porch. The house was designed by T. M. Medford of Washington, D. C., and built by A. C. Warthen of Kensington.

Exterior details are simple on this Victorian Georgian style. The first-story porch has square columns, stick balustrade and wooden modillions in the cornice. The house was stuccoed over its original clapboard ca. 1924. Giving the house a country villa appearance was a second-story porch, a duplicate of the first-story porch. (A portion remains, above the doctor's former office.) The back wing is original and contains a pantry and kitchen designed to accommodate a wood-burning stove for cooking.

Three dormers are built into the hip roof. The dormers, with jerkin head roofs, contain double windows. A chimney, containing a molded cornice, is at the very center of the roof. The back, two-story section has a rather plain chimney. All windows, other than the dormer windows, are double-hung, sash, with single pane, top and bottom; some windows have six lights over four. The second floor windows are shuttered. The transomed, front double door is symmetrically located and has glass in its upper portion.

The details on the interior of this house belie the simple exterior. The molding and carved woodwork have not been altered or painted. Four fireplaces, also unaltered, are grouped around the great center chimney. The two, in the entry hall and back parlor, have rather plain mantels, but the other two, in the dining room and front parlor, have ceramic tile hearths and lavishly ornate mantels and overmantels. The decorative trim consists of astragal, egg and dart, shell and foliate carvings; and pilasters with Ionic capitals, and colonettes, also with the Ionic order.

7. Description - Con't.

Set high into the tall and wide trabeated entry into the parlor and dining room are hand-carved screens with a rising sun as the basic motif. This is repeated over a former window (now a door leading into the former medical office). There are both back and front stairs, the latter having fluted newel posts, one serving as a support member, and extending upward to the second story.

The second floor has four rooms, one being a cedar-paneled darkroom with a red stained glass window (the original owner was an amateur turn-of-the-century photographer who captured many of the Kensington structures on film). Another room on the second floor, one with a southern exposure, has a wall comprised primarily of windows, which were formerly part of ceiling skylights, replaced by a roof. The third floor contains three rooms. Three-quarter round, turned beading, to protect some of the plaster corners is extant in the house.

10320 Fawcett Street is believed to have been built in the 1880's, and is probably typical of the town's "farm" type architecture before Warner's development. The house is "T" shaped in plan; the three ends of the "T" are gables. There are two chimneys, one located at the central intersection of the two gables, and the other located to the far right side of the facade. The latter chimney is diagonally placed. Except for shingles in each of the large pedimented gables, the house is of German clapboard. In the pediment of each gable is a strip of subdued trim, surrounding the shingles, with small rosettes at each end and at the apex.

The windows are double hung sash with two lights over two. They are separated by a large verticle mullion, and there are shutters by each window. The lintels are lightly carved, and the sills have small wooden consoles. A porch runs around the front and down to one-half of each side. On the right portion only is a balustrade with sawn art balusters. The porch posts are plain, square stock with slightly ornate brackets at the cornice, which also has wooden modillions. A shed addition is at the rear of the house.

A former side porch is now a bathroom which is entered by the old exterior door, the window in the uppor portion of the door having been painted over.

The rooms in this house have tall ceilings. The diagonally-placed fireplace in the former parlor has fluted pilasters with plain capitals and mantel. A small carved ornament on the entablature resembles a Victorian stencil design in that the leaves on the foliate are heart-shaped. The entry into the parlor and from the parlor to an adjoining room is very wide post and lintel, and both show evidence of having wide double doors. Bull's eye molding is apparent throughout on both doors and windows, and this motif is on the second fireplace, which has paneled pilasters. A single turn stairway has a carved newel post and on the stairway wall is a stained glass window - with twelve small sections surrounding a large square.

10314 Fawcett Street is a New England Dutch Colonial gambrel roof architectural style. The unique aspect of this house is that is is a cross-gambrel, with gambrels protruding from each side of the ridge line.

7. Description - Con't.

The northern gambrel facade contains a vent port and double windows (double hung, sash, one-over-one) and a stained glass window. The southern gambrel section contains a vent port and two windows; the lower story contains French doors leading to a garden.

The front facade has the entry right of center, and to the left, two windows (double-hung, nine-over-nine), are at first-story level. Two windows (double-hung, six-over-six) and a vent port are in the second story.

The house is of clapboard, with a huge foundation/basement wall of ashlar. For many years, the basement floor was of soil. Formerly, the house contained two kitchens, but the main kitchen has been remodeled as a dining room, with the former summer kitchen utilized as the present kitchen. The pantry is still used as a pantry. However, the wall between the former dining room and parlor was removed, making one large living room.

The entrance hall has a double-turn stairway with newel posts containing egg and dart carving and capped with wooden-shaped urns. The cornices of the doors and windows throughout the house have a carved circular molding in the corners. Two plaster corners in the second story hall are protected by a three-quarter round bead. In the attic, the wooden water tank, which was once serviced by a windmill, is intact.

There are two chimneys; one is a new addition on the south living room wall, replacing a former window. The other is the original, centrally placed, with the fireplace in the library. It has a small Klimsch type flower/foliate decoration, two carved consoles under the mantel, and pilasters with plain capitals.

7. Description - Con't.

STREET NUMBERS INCLUDED WITHIN THE DISTRICT:

<u>NAME</u>	<u>NUMBER</u>
Armory Avenue	10301 - 10428
Baltimore Street	3806 - 3951
Calvert Place	3700 - 3819
Carroll Place	10202 - 10234
Concord Street	10605 only
Connecticut Avenue	10115 - 10808
Detrick Avenue	10304 - 10530
Dupont Avenue	3415 - 3845
Farragut Avenue	3500 - 3809
Fawcett Street	10300 - 10426
Ferndale Street	3400 - 3406
Frederick Avenue	10000 - 10217
Frederick Place	3502 - 3510
Freeman Place	10310 - 10316
Hadley Place	10100 - 10109
Howard Avenue	3706 - 3960
Kensington Court	3500 - 3507
Kensington Parkway	10001 - 10431
Kent Street	3404 - 3602
Knowles Avenue	3800 - 4000
Lexington Court	10602 - 10608
Lexington Street	10600 - 10722
Mannakee Street	10409 - 10423
Metropolitan Avenue	10400 - 10594
Mitchell Street	3710 only (Town Office)
Montgomery Avenue	10203 - 10420
Nash Place	10600 - 10611
Oberon Street	3410 - 3501
Perry Avenue	3506 - 3706 (Even # only)
Plyers Mill Court	3509 - 3519
Plyers Mill Road	3400 - 3923
Prospect Street	3906 - 4011
St. Paul Street	10500 - 10718 (Odd # to 10707)
Summit Avenue	10207 - 10535 (Odd # only)
University Blvd. West	3740 - 3745
Wake Drive	3414 - 3423
Warner Street	3810 - 3910
Washington Street	3700 - 3948
Wheatley Street	10500 - 10616

8. Statement of Significance - Con't.

death in 1751, acquired about half of "Joseph's Park" due to a mortgage foreclosure.

An 1865 cadastral map shows about five landholders, the Knowles family being a prominent one. At the time of the Centennial of America, Kensington had a population of seventy. However, with the advent of the railroad, in 1873, which provided a north-south transportation line, and the Bladensburg Turnpike, a market road which provided an east-west linkage, the little crossroads became known as Knowles Station. An 1879 cadastral map shows the railroad track running through the Knowles farm, and the map also shows a post office.

By 1880, the town had two general stores, both of which are extant. Both the post office and the waiting room for train travelers were probably housed in one of the stores. The Knowles property, part of which had already been sold to the railroad company, was sold for development, with a resubdivision occurring eleven years later. A second development was recorded in 1888, north of the railroad, so that by 1890, the portion south of the rail line was not as developed as that on the north. At this point, Brainard H. Warner came on the scene.

Brainard Warner came to Washington, D. C., in 1863 to work as a clerk in a Civil War hospital. Constance Green, in her history of Washington, describes Warner as "an unknown country boy who came to work as a government clerk and who found undreamed-of riches in real estate." He was only sixteen, but letters written to his father back in Pennsylvania show a keen power of observation and maturity. When he set his sights on Knowles Station in 1890, he was wealthy and had also invested in real estate enterprises in Takoma Park, Forest Glen, and in the Chautauqua at Glen Echo.

At Knowles Station, Warner purchased about 125 acres which included the site for his own home. He then acquired additional land which allowed him access to the railroad, and in November 1890, he filed a plat map under the name of Kensington Park, allegedly because he was so impressed with the Kensington in England after a trip abroad. He then invited his friends to build homes, as a summer retreat. For his own home, he purchased an old farm house from Spencer Jones, remodeled it, and landscaped the grounds to blend with the circular siting. At that time, the two large turrets were probably added. Warner's main home was a red brick mansion at 2100 Massachusetts Avenue in the "millionaire" section, near DuPont Circle in Washington, D. C., but he summered in Kensington, and for years his Queen Anne style country home was the scene of much social and political activity. Warner was President of the powerful D. C. Board of Trade, founder and first President of the Washington Loan and Trust Co. and founder of the first Republican newspaper, published in Kensington. He had many friends in Washington, D. C., one being the Editor of the Washington Star, Crosby Noyes. Noyes and Warner conceived the idea of the library, with Warner donating the land and Noyes stocking the shelves with books left over from the Star's book review section. Mr. Warner also donated the land for the Presbyterian Church. Today the church, called the Warner Memorial Presbyterian, and the library, known as the Noyes Library, commemorate the memory of Warner's father and his friend,

8. Statement of Significance - Con't.

Crosby Noyes. Another contribution to the town by Mr. Warner was the Town Hall; however, it was destroyed by fire in 1899.

Kensington was also known as the "windmill village." A visitor described the town as follows:

"I recall very vividly my first visit to Kensington in 1892. The Town impressed me as looking like a cemetery, white-washed tree-boxes all over the place and board walks running up and down the hills. The B. & O. R.R. had at that time only a single track and there were very few houses -- few and far between and they stood in the blazing sun. The so-called streets were dirt roads. The only lights were coal oil lamps, as there was no gas, electricity, telephones, water, or sewers. Every house had its own well and water was pumped into the houses by windmills, whose tall towers gave the impression of a town in the oil regions of the west."

In 1893, Kensington received its railroad station. In 1895, the street car line was extended from Chevy Chase. Thus, even before the advent of the automobile, Kensington became a year-round residential area with its excellent commuting routes. In the early 1900's, a promotional brochure stated:

Kensington forms the terminus of one of the most charming automobile trips out of Washington. The autoist can traverse the entire length of Connecticut Ave. which ends in the heart of Kensington and can then take the splendid road to Wheaton, Maryland.

President Wilson is said to have driven out to enjoy the country air. Mrs. Calvin Coolidge and Alexander Graham Bell were visitors at the Anna Rhinehart School for the Deaf, which occupied one of the large Victorian homes, and which pioneered in lip-reading methods.

Between 1908 and 1920, a large portion of the remaining undeveloped land in Kensington was converted to new residences. The architecture became a mixture, as Frank Lloyd Wright's "prairie school" design and bungalows were the rage in America. The larger homes were of the Georgian style with Cape Cods scattered about.

Prior to World War II, Kensington's emphasis on education resulted in a new Junior High School, after a hotly debated lower county contest. A two-story brick elementary school had been erected in 1917. In 1927, the state placed an Armory in Kensington on land which was the site of two frame schools.

A World War II memorial can be seen at one of the main entrances to Kensington. Despite the post war development and the building of communities adjacent to the Kensington border, the town has retained its cultural ties to the past. The town center is the present Town Hall (the old Armory) which houses the mayor's office, meeting rooms, a Victorian parlor, a children's museum and a large hall for exhibitions and activities. The Kensington Historical Society was formed in 1977 with historic preservation as one of its main goals.

M 22-E
1608174626

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Kensington Historic District

2 LOCATION

STREET & NUMBER

Area of Connecticut Ave. & B & O RR Tracks

CITY, TOWN

Kensington

— VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input checked="" type="checkbox"/> PARK
			<input checked="" type="checkbox"/> PRIVATE RESIDENCE
			<input checked="" type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

Various private & public owners

Telephone #:

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

M:31-6

CONDITION
 EXCELLENT
 GOOD
 FAIR

 DETERIORATED
 RUINS
 UNEXPOSED
CHECK ONE
 UNALTERED
 ALTERED
CHECK ONE
 ORIGINAL SITE
 MOVED DATE _____
DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The "old village" area of historical interest is (approximately) bounded by Cedar Lane on the west, Plyer's Mill Road and the RR tracks on the north, Kensington Parkway on the east, and the municipal boundary on the south. There are several older homes of interest south of here, in the Chevy Chase View subdivision. The area is bisected by Connecticut Ave. and the B & O RR tracks.

Most of the structures are late-Victorian in style and date from the turn-of-the-century. The examples include Queen Anne, Colonial Revival, Shingle Style, and Bungalow architecture-most of these stylish patterns were taken from builder's books. Some notable examples are:

10304 Kensington Parkway-Large, two-story frame house of Queen Anne design with octagonal, conical-roofed, three-story tower set in the NW corner. The main house roof is a steep hip-roof, that breaks into overhanging gables at the N and SW corners. A one-story, open Victorian porch wraps around the front (north) and west side of the building. Decorative features include polygonal bays, brackets, fret-work, and patterned shingles.

Carroll Place-There are a number of fine, two-story frame houses here that mirror the above style, but have personalized details that can be seen especially in the towers and expansive summer porches. In the center of the circle here is a large frame building that now serves as a nursing home. It features a very-interesting large barn, or carriage house, that has been remodeled. Several of the homes nearby also have attractive carriage houses.

Area West of Connecticut Ave.-A number of later homes here show remarkable sophistication-especially 3932 Washington Street, which features a large, gabled pediment that is partially cantilevered out over a low, five-sided bay window and adjacent porch.

Commercial Area-Centered around the B & O RR Station. The oldest buildings appear to be the Curtis Bros. service station and the Mizell Lumber Co.-both located on the north side of the tracks. They are both low frame buildings, with some Victorian touches and German siding. Across the tracks, along Howard Ave.,

CONTINUE ON SEPARATE SHEET IF NECESSARY

7 DESCRIPTION

M:31-6

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

PAGE TWO OF DESCRIPTION

is an older general store, a ca. 1900 brick doctor's office that originally housed the Montgomery Press (a local newspaper), part of some old town government buildings, and around the corner is the old McKeever's Ice Cream Parlor- a two-story frame building with a gabled facade, returned cornice, store-front windows, German siding, and a stamped, patterned metal roof. The railroad station itself is a low frame structure, with a wide overhanging roof supported by large brackets. It follows the local Shingle Style of architecture, and the waiting room inside has an old pot-bellied stove and Seth Thomas wall clock.

Among one of the more-interesting buildings within the town k area is the Noyes Library-the first public library in the Washington area; built in 1893 by Crosby Noyes of the Washington Star newspaper family. It is now maintained as a children's library (one of few anywhere) by the county library system.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

M:31-6

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

See published histories (particularly Montgomery Co. Story) for significance.

CONTINUE ON SEPARATE SHEET IF NECESSARY

M:31-6

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- 1) See photo collections of Montgomery Co. Historical Society, Town government, etc.
- 2) Excellent two-part history by Wilson L. Townsend in the Montgomery County Story (Mont. Co. Historical Society), Nov. 1963, and Feb., 1964.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

BIBLIOGRAPHY (CON'T.)

- 3) Brief town history by Kensington Chamber of Commerce, 1960.
- 4) Montgomery Journal, special newspaper section, Oct. 30, 1975.

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

6/3/75

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

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The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

M#31-6



THE MONTGOMERY COUNTY STORY

Published by the Montgomery County Historical Society

Alexander Casanges
President

Martha Sprigg Poole
Editor

Vol. VII

February, 1964

No. 2

KNOWLES STATION

and

THE TOWN OF KENSINGTON

BY

Wilson L. Townsend

Part II

NOYES LIBRARY:

It is difficult to estimate the influence on the life of Kensington of the establishment in 1893 of the first public library anywhere in the Washington area. Crosby Noyes, editor and publisher of the Washington Evening Star, was a close personal friend of Mr. Warner, and was deeply interested in the developing movement for public libraries, there being none in Washington. These two gentlemen collaborated in the establishment of a library in Kensington. Mr. Warner built a library building on a small lot near his home, on Carroll Place and Montgomery Avenue, and Mr. Noyes stocked the library with books. A board of Trustees was organized under the name of Trustees of the Noyes Library Association. Mr. Noyes continued to support the library with annual small subsidies and, in addition, furnished books from those sent to his newspaper for review. The library was open each evening under the volunteer and poorly paid librarian from the local community. Reading rooms were free, and members, for a small fee of \$1.00 per year, could withdraw books. The reference books were a great help to the school children (who had no access to school libraries, if any existed), and its fiction library was a boon to all.

After the death of Crosby Noyes, his family continued annual subsidies toward support of the library, and provided a trust fund for the purpose. The continuing Trustees have conducted its affairs for many years, with meager funds supplemented by assistance from the Women's Club and other local groups, and with modest help from the Town. This little library played a most important part in the early life of the community, not only as a library, but as a place for social and public meetings, and as a center of the intellectual life of the community. The Presbyterian church met here prior to the erection of its own building. The Montgomery County Library is now operating a public library on the premises, but the Trustees administer a small trust fund for the maintenance of the property.

PUBLIC SCHOOL:

When the town was incorporated, the public school was a two-room building located on the southeast corner of original Connecticut Avenue and Mitchell Street, on the site now occupied by the National Guard Armory. This building was supplemented about 1904 with a larger, four room (and service rooms) frame structure, considered quite modern and ample for the needs of the community. However, within ten years this school and the old school were heavily overcrowded, and Dr. Eugene Jones, who was prominent in local politics, procured passage by the legislature of a bill providing funds for the construction of an eight room brick school at the south end of Detrick Street, on a large piece of ground running over to the county road. However, the legislation contained a condition that the old school property must be sold for not less than \$2,500. There being no market for old school houses at that time, the problem was resolved by the Town, which, in order to get the new school, purchased the property for the municipality, despite some violent objections from some taxpayers.

The old school property proved quite useful as an office for the town government, quarters for the volunteer fire department, and as an armory for the National Guard company organized after World War I. The project finally justified itself financially when the town fathers insured the building for its replacement value, about \$12,000, and then sustained a fire which totally consumed the building, fire department and all, and thus produced a handsome profit. Incidentally, Dr. Jones promptly secured legislation requiring the Town to expend this money on the streets before the council got any fancy ideas of rebuilding a town office.

The "new" public school has been enlarged several times, and is now supplemented by additional grade, junior high, and senior high schools in the area around Kensington.

THE MONTGOMERY PRESS:

Although he had a home in Washington at 2100 Massachusetts Ave., Mr. Warner after 1890 spent more than half of the year in his new home in Kensington. He was deeply interested in Republican politics, and saw the need for a county paper with a Republican flavor, since the only county paper, the old established Sentinel, was devoted to the Democratic party, as were all such county-seat papers in rural Maryland, dependant as they were on Court House printing and advertising.

Along about 1895 Mr. Warner started the Montgomery Press as a weekly paper, and built and equipped a printing office adjacent to and west of the Town Hall. He arranged with Cornelius W. Clum to manage and operate the paper and the job printing establishment. After a number of years, Mr. Clum acquired the paper and the property and operated it until his death in 1935.

The experiment of starting a Republican paper was a gamble, as Montgomery County in the 1890's was a rural, heavily Democratic county, with a few pockets of Republicans in Sandy Spring,

Damascus and Rockville. With the growth of the suburban area, and advertising from Washington, the paper was successful and for many years was the only newspaper, other than the Sentinel, published in the County. As Chevy Chase, Takoma Park and other suburban areas brought in new people, there came some change in the political atmosphere, and less social stigma attached to party affiliation other than Democratic. Then the Montgomery Press prospered. By 1920 the increased suburban development brought the start of additional county papers in Silver Spring, Takoma Park and Bethesda, and the Montgomery Press met with more competition. Throughout its history, the Montgomery Press faithfully recorded the news, and the political and social life of the community and of other parts of the county. Its complete file is on record in the Enoch Pratt Library in Baltimore.

The office building of the Montgomery Press is now owned and occupied by two of our local physicians, one of whom is a grandson of A. C. Warthen who probably built the printing office after the original was destroyed by fire in 1899.

Mr. Glum was not only the editor and publisher of the Montgomery Press, but otherwise contributed greatly to the early life of the community. He was elected Mayor and served for the 1900-1902 term, and was one of the early vestrymen of Christ Episcopal Church, of which he was a charter member. Three of his daughters are keeping up the family home on Prince Georges Ave. and contributing, as did their father, to the life of the community.

POST OFFICE:

Joshua Corrick is listed in Boyd's History as the postmaster at Knowles Station in 1880. Tradition has it that the post office was in Mannakee's store, near the station, then north of the track, on the Wheaton road, and remained in that building until the early 1890's when it moved to the rear of the newly erected Town Hall, south of the railroad crossing. It appears in the rear of the rebuilt town hall in photographs of 1900. This was a rather small room in the rear of the drug store, at the entrance to the stairway to the second story hall room. It remained here until the early 1930's when it moved to the front store room adjacent to the drug store. It soon outgrew these premises, and in 1950 moved to the new building across from the bank erected especially for the purpose. By 1963 it had outgrown this building and in August moved into the new building on Kensington Parkway. For over sixty years, our "postmasters" have been feminine, including Mrs. Little, Mrs. Exley, Mrs. Bowis, and currently Mrs. Tierney.

In our early days, the trip to the post office to get the mail was a daily social experience, and coupled with shopping at Hopkins grocery store, the drug store, and Fawcett department store, was a much more exciting way to spend the morning than sitting home waiting for the mail and telephoning for the other necessities.

VOLUNTEER FIRE DEPARTMENT:

From the very beginning of the town government there existed a loosely organized volunteer fire department, under the direction of the town appointed Fire Marshal. There was no water system or fire hydrants, and fire fighting was a matter of bucket brigades and furniture salvage. The citizens watched helplessly while the town hall, its stores, and the adjacent building of the Montgomery Press burned to the ground. A special fire bell was installed with the bell of the Methodist Church, and when the alarm sounded all able-bodied citizens were expected to respond, bringing along buckets, ladders, and home fire extinguishers.

When the town acquired the school property on Mitchell street, quarters were provided for the volunteer fire department, which by then had acquired a hand drawn hose reel and pump, and some other equipment. With the destruction of the building by fire, the equipment was mostly lost.

With the installation of water mains and fire hydrants, and the erection of the National Guard Armory, the volunteer fire department entered into a new period. Quarters were provided in the Armory building, and through the contributions of citizens as honorary members, and of the devoted and conscientious men and women who worked so hard to build the company, the first mechanized fire engine was acquired. In those days there were no county funds for fire fighting and no special taxing areas. The town, with its limited tax income, could make but a modest contribution, but the firemen, and the ladies auxilliary, with dinners, fairs, and bingo managed to finance the initial equipment.

When the town deeded the old school lot to the State for the Armory, provision was made for quarters for the fire department, and it remained in these quarters until the construction of its handsome building at Connecticut Avenue and Plyers Mill Road. Since then it has built an additional fire station on Georgia Avenue in Wheaton, and a third at Viers Mill.

This modern, efficient fire company is a long way from the beginnings of fire protection in Kensington, and is a tribute to the men who, more than sixty years ago, donated their time as volunteer firemen.

FINANCIAL INSTITUTIONS:

In 1904 several progressive citizens of Kensington organized a Building and Loan Association, the first such financial institution in the neighborhood and in the county. Among the first directors of this Montgomery Mutual Building and Loan Association were Dr. Eugene Jones, Albert Gatley (an official of Lincoln National Bank), H. O. Trowbridge, Alfred S. Dalton, B. H. Warner, Jr., W. M. Terrell, F. M. Webster, Parker L. Weller and Herbert Wright. This institution was developed as a local community affair, although it had many depositors from Chevy Chase and Washington. It served the community for over fifty years until its merger with the Citizens Building and Loan Association in 1959.

The Kensington Bank was opened in 1908 as a branch of Farmers Banking and Trust Company of Rockville, at a time when banking facilities in the county were quite limited. From small beginnings it has grown into an important banking institution. The early managers and cashiers were from old county families; Floyd Cissel, William Kelley, Hilliary Offutt, George Peter, Arthur Williams, and succeeding these, Richard F. Green, who, after many years service, became president of the parent bank.

THE TOWN HALL:

A major contribution to the early life of the community was the construction by Mr. Warner of the Town Hall, a large edifice facing the railroad near the B. & O. station. The first floor was occupied by a drug store and a grocery store, the second floor by a large auditorium with stage and dressing rooms, and the third floor by a room later occupied by the masonic lodge. The post office occupied a room in the rear. Destroyed by fire in 1899 the building was rebuilt along the original lines. The hall was used for dances, theatricals, political meetings and lectures, and was a real center of life in the growing town. Recently, the building, owned by the masonic temple association, has been faced with brick, enlarged to provide additional quarters for the masonic bodies, and space for the expansion of the Kensington bank. The west facade is unchanged.

SOCIAL LIFE:

As could be expected in a small, rather isolated community, the social life in Kensington, at least up to the turn of the century, was centered around the churches, where all participated in

oyster suppers, strawberry and ice cream festivals, and other fund-raising enterprises of the ladies organizations. Mr. Corrick had the reputation of providing the best fried oysters in the County. The churches all participated in each other's benefits (with much good natured rivalry) and joined in Memorial Day and Thanksgiving union services. The women's organizations provided a welcome social outlet; calling on newcomers was customary, and neighborhood porch parties were frequent in the summer. Absence of adequate street lights did not keep everyone at home, but attendance at after-dark social and church events involved carrying oil lanterns, each of which had its owner's name painted on it. Although not a heavy card-playing community, there was a gentlemen's whist group and some euchre and flinch. No liquor was customarily served, as it was primarily a sober community in a dry county. There was an occasional lecture at the town hall, and, on election years, spirited political meetings and torch light parades.

Very rarely did families go to the theatre in Washington, which necessitated leaving before the final act in order to catch the "owl" train at the old B. & O. station on New Jersey Avenue. With the coming of the trolley line in 1895, shopping trips to Washington were easier, but there was no delivery service other than by railway express, so most packages were toted home.

In 1899 two events occurred which had an immediate effect on the life of the community. One was the organization of a women's club, and the other the organization of a masonic lodge.

WOMEN'S CLUB:

The women's club movement was just getting under way in Maryland in the 1890's and was mostly centered in and around Baltimore. However, the Mutual Improvement Association of Sandy Spring had been organized in 1857. In 1897 the Home Interest Club of Forest Glen was started, as was the Women's Club of Darnestown, and, in 1898, the Women's Club of Dawsonville.

In 1899, under the dynamic leadership of Eliza Bennett Hartshorn (Mrs. J. Elden Hartshorn), who had been a club woman in Iowa, a women's club was organized in October, at the home of Mrs. J. Harry Cunningham, in the Fawcett house then at the corner of Howard and Fawcett. At this first organization meeting in addition to Mrs. Hartshorn, were Mrs. Harry Armstrong, Mrs. William L. Lewis, Mrs. James T. Marshall, wife of the Presbyterian minister, Mrs. A. H. Thompson, wife of the Methodist minister, Mrs. J. Wilson Townsend and her sister, Miss Annie F. Gayley. This nucleus organized a club limited to thirty members, and its contribution to the literary, social and civic life of the community was outstanding. Members were required to prepare and present papers on art, literature, current events or history, and so stimulated not only their own but their families' education. The contribution of the club to the civic life included support of the Noyes Library, promotion of parks, especially the planting at what is now Kensington Playground, and support of the public school long before there was a P. T. A.

The Women's Club took an active part in the organization of the Montgomery County Federation in 1905, after joining the State Federation in 1900. Through its more than sixty years this club has contributed much to the civic and cultural life of the Town, despite its limited membership. It has become a real town institution, and many of its early presidents have been succeeded by the next generation in the family. Among these were Mrs. H. P. Hartshorn (1947) daughter-in-law of the first president; Mrs. Wilson L. Townsend (1936) daughter of Mrs. J. Frank Wilson (1918) and daughter-in-law of Mrs. J. Wilson Townsend (1909); Mrs. Charles A. H. Thomson (1955), daughter of Mrs. Lewis Meriam (1924), and Mrs. Justin Farrell (1963), daughter-in-law of Mrs. Edward A. Farrell (1952).

WOMEN'S COMMUNITY CLUB:

With the rapid growth of the community by 1920 the Women's Club (with its limited membership meeting in private homes) was not able to fill the need for active feminine participation in community life. A new club was organized with unlimited membership, divided into various civic and cultural departments. The organization of this new club, The Women's Community Club, was facilitated by the experienced members of the Women's Club, from whose ranks came the first president, Mrs. B. W. Kumler, 1924-26, and the fourth, Mrs. Lewis Meriam, 1930-32. While this club covers in its membership and activities a much larger area than the limits of the Town of Kensington, its contribution to the cultural, civic and intellectual life of greater Kensington has been outstanding.

In 1915 a group of about fifteen teenage girls organized a Girls Club of Kensington, which in the following year was accepted into membership by the Montgomery County Federation of Women's Clubs as its first junior club. While their activities were largely social, they engaged in many fund-raising activities, organizing theatricals and dances for the benefit of the Red Cross, the Noyes Library, and the Montgomery County General Hospital. This club functioned for about six years and was disbanded after the first World War.

MASONIC LODGE:

By 1896 members of the masonic order living in the Kensington area began meeting to initiate the organization of a lodge in Kensington. Initial meetings were held in the home of J. Wilson Townsend, on Montgomery Ave. at Kent Street, and, upon petition to the Grand Lodge of Maryland, Kensington Lodge No. 198 was chartered May 11, 1897. Meetings were held in the lodge room on the third floor of the town hall building. The first worshipful master was Brainard H. Warner, followed by Wm. R. Russell, Dr. William L. Lewis, Dr. George H. Wright, and E. A. Van Vleck, through 1903.

The lodge continued its growth and by the end of World War I was seriously in need of larger quarters to accommodate its own activities and those of its affiliated organizations. A Masonic Temple Association was organized and, under the leadership of P. M. W. Perry Hay, arrangements were made to acquire the Town Hall building through acquisition of the capital stock of the Town Hall Company, all of which was held by the B. H. Warner Estate. This move made the second floor auditorium available, and, with the rentals from the drug store, grocery store and post office the building was self supporting. The continued growth of the lodge and its affiliated organizations required additional space and the new brick building adjacent to the Hall was constructed, and the old town hall was faced with matching brick.

Kensington Lodge has made a great contribution to the spiritual and social life of the community, and on its roster of past masters appear the names of those who served Kensington as members of the Town Council, as Mayor, and in every civic activity.

MUSIC

KENSINGTON BAND:

Along about 1900 some of the local citizens organized a brass band (with more enthusiasm than ability!) and started rehearsals in the old school house on Mitchell Street. This created some problems to the neighbors at first. Mr. Marshall, the Presbyterian minister and an amateur trombonist, tried to help out. Col. Brady, who lived next to the school, on Fawcett Street, threatened a law suit, claiming the rehearsals had ruined a setting of eggs, and otherwise

disturbed his chickens. The band improved with time, and serenaded Mr. Eckhart (the successful candidate for mayor in a hard fought contest) by parading to his residence on Fawcett Street playing "Hold the Fort for I am Coming", and, on arrival, the only other selection they had practiced "Safe in the Arms of Jesus". The band later moved its operations to Forest Glen, where it became quite proficient.

KENSINGTON ORCHESTRA:

After the band left the town, a group of music lovers, under the direction of Dr. King, a prominent organist in Washington and a resident of Kensington, organized a small orchestra. Dr. King's untimely death in the wreck of the Sunday evening local at Terra Cotta station left a blank which was later filled when Prof. Leike volunteered to lead. There were a dozen to fifteen musicians participating, including Miss Alice Terrell, piano accompanist, several violins, a viola, cellos, cornets, trombone, flute, and drums. This amateur orchestra worked hard on the classics and light opera, but avoided the heavier symphony. It held several concerts a year, usually at one or the other of the local churches, and also did the music for a number of school graduations in the neighborhood. This small amateur orchestra added much to life in Kensington for four or five years, before the days of radio, and when the phonograph was in its infancy.

Music was provided also by the church choirs, and in every family some member played the piano, mandolin, or some other instrument. With the development of radio and record players after World War I the need for local music in the community faded, and one more facet of the community life created at the turn of the century vanished.

SOCIAL LIFE

DRAMATICS AND DANCES:

In the years before it was acquired by the Masonic Lodge, the Town Hall, with its comparatively large auditorium on the second floor (containing a stage, with dressing rooms) was the center of much group activity. In it were held political meetings, amateur dramatics, lectures (some with "magic lantern" slides) and occasional dances. In the days before World War I the young people of Kensington, Rockville, and some of the other county communities each year organized a local "Assembly" dance or ball, to which were invited groups from the other communities. One recollection of the Rockville Assembly is coming home to Kensington via the last trolley car from Rockville, getting off at Offutts (back of the present Georgetown Preparatory School) and walking home over a dirt road through Garrett Park.

The Kensington group usually held the Kensington Assembly dance during the Christmas holidays. An account book of the dance held December 29, 1915, shows a total cost of \$30.00, including \$8.00 for rental of the Town Hall, \$11.00 for Len Meades and Bluejay, the colored piano and drum music from Rockville, and the remainder for printing, postage, coffee, and maid service. The dances were quite formal, many with white tie. They started about 8 o'clock and closed by midnight so that our guests from Rockville could get the owl train, which also had to take the musicians. Some of the guests would spend the night, and this hospitality was reciprocated when some of us were not able to get home from Rockville.

Among the contributors listed in the 1915 dance record are Orren J. Field, Dr. Eugene Jones, J. Dawson Williams, Wilson L. Townsend, W. W. Skinner, Dr. Warren Price, R. H. Chappell, William Duvall, Graham West, W. A. Roberts, and Gordon Chance. Contributors invited guests, and the whole affair was most formal. The floor committee was prepared to request anyone coming with liquor on him or on his breath to leave.

A number of most entertaining plays, entertainments, and musicals were held in the Town Hall. Mr. Filer, who organized a boys club before the days of the Boy Scouts, had a fine junior baseball team, and his group held successful fund-raising entertainments in the hall. These were very popular and an annual treat. The ball ground was the "ten acre lot" between the county road and Detrick street, north of Warner street.

Political meetings in the hall were quite spirited. It is reported that at a Republican meeting in 1900 the Ray boys and other Democratic sympathizers stole all of the literature before it could be distributed to the faithful, and with no desire to read it themselves.

POLITICS:

Knowles station, and Kensington, were located in the 13th election district, as at present, but this large area had only two polling precincts, No. 1 at Wheaton and No. 2 at Silver Spring, which, before the days of women's suffrage, and in a purely rural community, sufficed.

By 1900, with the suburban growth in Kensington, Takoma Park and Woodside, this limited polling facility created a serious problem, which discouraged voting by residents of these communities, and made it difficult for local precinct leaders to get out the vote. Residents of Kensington, which by 1900 had a population of 1,000, had to get to Wheaton to register and to vote, and, before the days of the automobile, this required the party leaders to arrange to meet the evening trains out of Washington with horse-drawn vehicles and get up the hill at the gallop in order to get in more than one trip. Even when the horse-drawn carriages were supplanted by the early automobiles the situation was most difficult. A personal recollection is that of walking the nearly two miles from Kensington to Wheaton to register, just before the 1912 election.

By 1917 our representative in the legislature, with others from the suburban areas, succeeded in securing legislation creating two new precincts, No. 3 in Kensington and No. 4 in Takoma Park, with similar relief for the Chevy Chase-Bethesda district. Our first polling place was in the store where Mizell's is now located, succeeded by the store at the corner of Fawcett where the DGS is now, and, later, in the school house and the Armory. Before the use of voting machines, the use of paper ballots kept party workers up all night watching the count, arguing over misplaced X marks and errors in the tally sheets. This had its lighter side, as when one ballot showed up on which a good lady had signed her name and expressed her desire for good roads. One zealous precinct worker spent the day checking off voters' names on his list as they appeared, marking "D" or "P" after each name. On inquiry he stated that this meant Democrat or Publican, which indicated his party loyalty, and his equation of Republicans with sinners, as in the Bible.

IN CONCLUSION:

With the end of World War I and the resulting increasing housing development of the farms which surrounded it, the story of Kensington after 1920 merges into the story of the development of suburban Montgomery County. The creation of the Sanitary Commission, the Park and Planning Commission, and the chartered county government have reduced the importance of the small towns as a means of acquiring municipal services, but they continue to play an important role in developing local government, and in preserving some individuality in the face of much mediocrity.

Much of the charm of this mid-victorian village in the midst of booming Montgomery County remains, in its large, comfortable homes on their ample lots, with their well kept lawns and

gardens, and in its shady, tree lined streets and brick sidewalks. How long it can withstand the pressures of those who would destroy this and substitute gasoline stations, apartment houses, shopping centers, office buildings and warehouses in the name of progress is a matter of deep concern to its citizens. Small communities, such as Kensington, Garrett Park, Somerset and Washington Grove, contribute to the charm of Montgomery County, and bring memories of an earlier day. They are by no means blighted areas, and their surrender to commercialism would forever remove all trace of a way of life which meant much to the county.

To paraphrase Daniel Webster's argument in the famous Dartmouth College case; "'tis a small community, but there are those who love it."

M:31-6



TOWN HALL BUILDING, "Circa 1900"

Note drug store, with druggist, Trowbridge, Hopkins grocery store, Post Office in rear. Oil lamp posts, hitching rail. Montgomery Press building on right. Wind mill in rear of Arthur Williams.



SCHOOL BUILDINGS, on right 1890 two room school, in front, new four room school. Location now occupied by Armory.

M:31-6

FOR ADDITIONAL INFORMATION

See correspondence dated November 1985

ACTION TAKEN

TO: All Interested Parties

Enclosed for your information and file is a copy of
the Preliminary Draft Amendment to the Master Plan for
Historic Preservation: Kensington Historic District

Atlas #31/6.

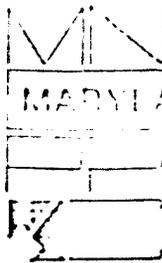
Sincerely yours,

Patricia V. Plunkett PPE

Patricia V. Plunkett
Community Relations Manager

PVP:lw

Enclosure (1)



M:31-6

FOR ADDITIONAL INFORMATION

See correspondence dated October 17, 1986

ACTION TAKEN

M: 31/6

Kensington Historic District

THE AMENDMENT
KENSINGTON HISTORIC DISTRICT
Atlas #31/6

The purpose of the following amendment is to designate the Kensington Historic District as delineated in Figure 3 on the Master Plan for Historic Preservation thereby extending to the area the protection of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

FOR ADDITIONAL INFORMATION

See correspondence dated February 11, 1986

ACTION TAKEN

M: 31/6.....Kensington Historic District

I am pleased to transmit to you this Final Draft Amendment to the Master Plan for Historic Preservation.

This document contains the recommendation of the Montgomery County Planning Board on the designation of the Kensington Historic District.

Should you have any questions concerning this amendment, please do not hesitate to contact Marty Reinhart of Community Planning North staff at 495-4565.

MCB:MR:dws
Attachment

M:31-6

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 279-1000



RECEIVED

November 1985

NOV 21 1985

MARYLAND HISTORICAL
TRUST

TO: All Interested Parties

Enclosed for your information and file is a copy of
the Preliminary Draft Amendment to the Master Plan for
Historic Preservation: Kensington Historic District
Atlas #31/6.

Sincerely yours,

Patricia V. Plunkett
Community Relations Manager

PVP:lw

Enclosure (1)

M:31-6

PRELIMINARY DRAFT AMENDMENT
TO THE
MASTER PLAN FOR HISTORIC PRESERVATION:
KENSINGTON HISTORIC DISTRICT
ATLAS #31/6

November 1985

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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20907

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

ABSTRACT

M:31-6

TITLE: Preliminary Draft Amendment to the Master Plan for
Historic Preservation: Kensington Historic District

AUTHOR: The Maryland-National Capital Park and Planning
Commission

SUBJECT: Preliminary Draft Amendment to the Master Plan for
Historic Preservation: Kensington Historic District

DATE: November 1985

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

SOURCE OF COPIES: The Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20907

SERIES NUMBER: 8055852506

NUMBER OF PAGES: 47

ABSTRACT: This document contains the text, with supporting
maps, for an amendment to the Master Plan for
Historic Preservation and to the 1978 Sector Plan
for the Town of Kensington and Vicinity. It con-
tains the recommendation of the Montgomery County
Historic Preservation Commission to designate a
historic district in Kensington, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

The Commission has three major functions:

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

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

M:31-6

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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TABLE OF CONTENTS

	Page
INTRODUCTION	1
THE AMENDMENT PROCESS	1
PROPOSED KENSINGTON HISTORIC DISTRICT	2
Ordinance Criteria and District	
Guideline Values	2
Findings of Historic and	
Architectural Significance.	4
Recommended Boundaries.	5
IMPLEMENTATION.	5
Historic Area Work Permit Process	5
Local Advisory Committees	6
Preservation Incentives	6

LIST OF FIGURES

1. Kensington Vicinity Map	7
2. Kensington National Register Historic District	8
3. Proposed Local Kensington Historic District	9

APPENDICES

I Ordinance	10
II District Guidelines	25
III Research	35
IV Listing of Properties Within Kensington	
Historic District	47

INTRODUCTION

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

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

THE AMENDMENT PROCESS

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

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

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

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

THE AMENDMENT
PROPOSED KENSINGTON HISTORIC DISTRICT
Atlas #31/6

(Note: The following section reflects the findings and recommendations of the Montgomery County Historic Preservation Commission as submitted to the Montgomery County Planning Board. Bracketed sections are editorial clarifications.)

At its May 17, 1984 meeting, the Montgomery County Historic Preservation Commission evaluated the Kensington Historic District identified in the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland. The Preservation Commission recommends the designation of a historic district in Kensington, Maryland with boundaries as shown in Figure 3, to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code. (A copy of the Ordinance is provided in Appendix I of this amendment.)

Ordinance Criteria and District Guideline Values

The Preservation Commission finds the proposed Kensington historic district specifically meets criteria 1a and 2a of the Ordinance which state:

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.

Kensington was also found to meet the following values for designation identified in the Commission's adopted Guidelines for Historic Districts:

"Association: Areas associated with events or persons significant in Montgomery County, Maryland, or national history and/or social development; or areas associated with the development on the culture of a particular local ethnic group;
EXAMPLES: Areas associated with the Civil War, the Metropolitan Branch of the B&O Railroad, or important to Black or Quaker history."

- Based on its [Kensington's] association with the B&O Railroad.

"Location: Areas which consist of a contiguous grouping of buildings, sites, objects and spaces, a majority of which continue to exist with the same mutual relationship as when they were first created or combined. Although this applies to groupings built at one period and/or of one particular style, it applies equally to residential and/or commercial areas which represent a continuous history of development and which have a pleasant intermingling of all architectural styles popular since their founding."

- [Because Kensington is] a contiguous grouping of buildings, a majority of which continue to exist with the same mutual relationship as when they were first combined.

"Design: Areas which have a sense of cohesiveness expressed through a similarity and/or variety of architectural detail expressed through scale, height, proportion, materials, colors, textures, rhythm, silhouette, siting, etc. This is intended to include not only districts of one certain architectural period but also the pleasant juxtaposition of different styles and different periods either commercial or residential."

- [Because Kensington has] a cohesiveness of architectural detail.

Materials: Areas which have a sense of cohesiveness expressed through traditional material use which contributes to a sense of locality.

EXAMPLE: The use of local stone, wood, and brick made of Maryland clay accounted for the character of structures built at any given time and relates them irrevocably to their location.

Workmanship: Areas which have a sense of homogeneity reflective of the quality of aesthetic effort of those periods which represent the majority of the units which comprise the district, whether the vernacular architecture of a rural community or the fashionable styles found in the later down-county communities. EXAMPLE: Areas in which architecture and workmanship of the Stick of Bungalow styles predominate.

- [In Kensington the values are illustrated] particularly [by] the work of local builders.

Ambiance: Areas which convey a sense of time and place. The quality may be the quiet pastures, open vistas, and winding lanes of up-county farms of the early 1800's and the farm communities which support them, or the activity of the bustling suburban communities.

- [Kensington] conveys a sense of time and place of a turn-of-the-century upper middle class suburban development.

(A complete copy of the Preservation Commission's District Guidelines is provided in Appendix II of this amendment.)

Findings of Historic and Architectural Significance

The Preservation Commission finds the proposed Kensington Historic District significant because it:

- "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 1890's 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 1920's era bungalows."

(Documentation and support for the district nomination is provided in Appendix III of this Amendment.)

Recommended Boundaries

The Preservation Commission recommends that the boundaries of the district include the residences; the original commercial strip along two blocks of Howard Avenue which contain a majority of identifiable historic structures; the traditional grade crossing at St. Paul Street which linked north and south Kensington until it was closed in the 1950's together with its adjacent commercial buildings; a group of eight 1890's dwellings along St. Paul Street (which include the original St. Paul Church building and rectory) and a portion of St. Paul Street which connects this group to the rest of the district.

A list of all properties within the proposed district is provided in Appendix IV of this amendment.

(Note: A portion of the proposed district is currently listed in the National Register of Historic Places. The boundaries of the National Register District are identified in Figure 2.)

IMPLEMENTATION

Historic Area Work Permit Process

As noted earlier, once designated on the Master Plan, significant changes to historic resources within a historic district must be reviewed by the Historic Preservation Commission and a historic area work permit issued under Sections 24A-6, 7, and 8 of the Historic Preservation Ordinance.

The Historic Preservation Commission has developed Guidelines to assist individuals wishing to nominate potential Districts and individual property owners within designated District. The general philosophy of these Guidelines is that Historic Districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts, not only can vernacular architecture and important settings be protected, but working farms can be sustained to provide close to market produce, and rural villages retained to provide local small-scale goods and services.

According to the Guidelines, a Historic District as identified, and if approved for inclusion in the County's Master Plan for Historic Preservation, shall consist of the entire area represented by all of the historic resources with their appurte-

nances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources of the District.

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

Local Advisory Committees

The Guidelines encourage the establishment of local advisory committees for District supervision where appropriate, e.g., local municipalities may wish to appoint such committees for Historic Districts lying within their jurisdiction. The committees' work can include development of local design review guidelines which set a standard for physical changes which can be made in the District. They also monitor design activities in their Districts for the County Commission. Local guidelines may be based on the Design Guidelines Handbook, and are subject to the approval of the Commission.

Preservation Incentives

Appendix A of the Master Plan for Historic Preservation outlines a number of federal and state incentives for designated historic properties including tax credits, tax benefits possible through the granting of easements on historic properties and outright grant or low interest loan programs.

In addition to these federal and state incentives, the Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to properties designated on the Master Plan for Historic Preservation either individually or as recognized resources within a designated Historic District. (Chapter 52, Art. VI.)

The Montgomery County Historic Preservation Commission, together with the County's Department of Finance, administers the tax credit. Information concerning the eligibility requirements and application procedures for the credit is available through the Preservation Commission at 251-2799.

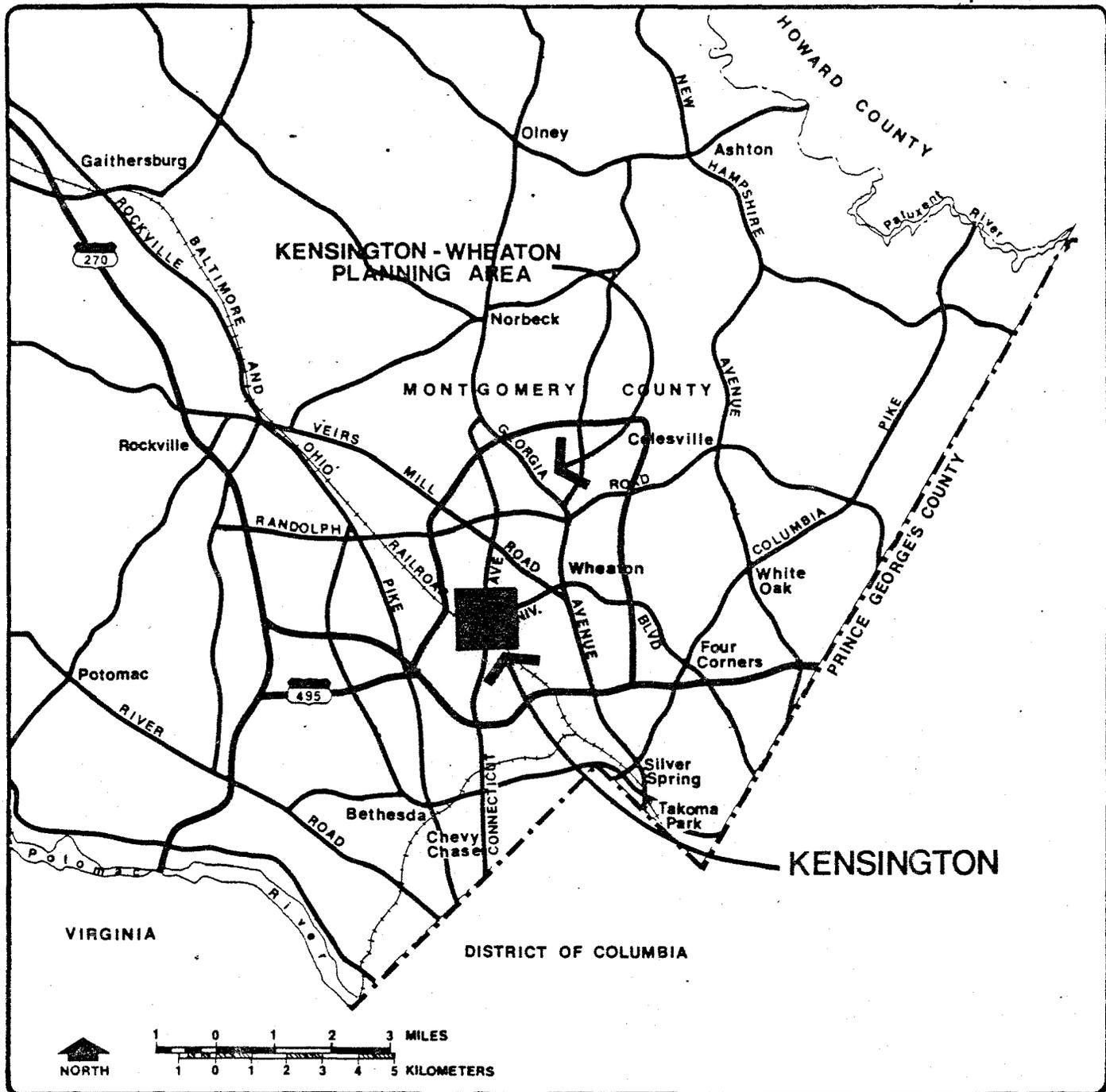
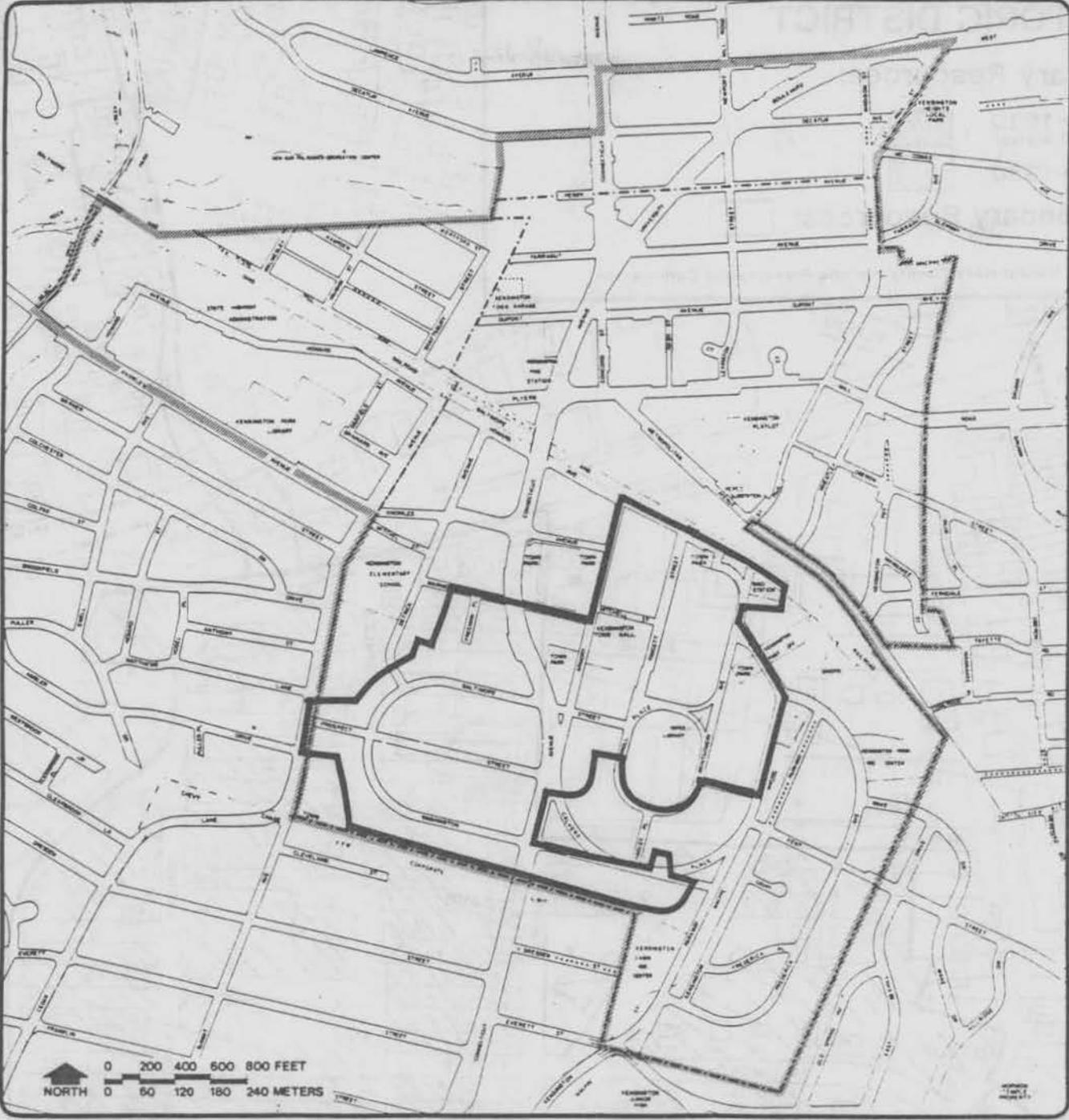


Figure 1
KENSINGTON VICINITY MAP



HISTORIC DISTRICT

- NATIONAL REGISTER BOUNDARY
- - - SECTOR PLAN BOUNDARY
- - - TOWN OF KENSINGTON BOUNDARY

Figure 2
KENSINGTON

APPENDIX I

MONTGOMERY COUNTY CODE
CHAPTER 24A
PRESERVATION OF HISTORIC RESOURCES

24A-1. Purposes

It is the purpose of this chapter to provide for the identification, designation and regulation, for purposes of protection, preservation and continued use and enhancement of those sites, structures with their appurtenances and environmental settings, and districts of historical, archeological, architectural or cultural value in that portion of Montgomery County which is within the Maryland-Washington Regional District. Its further purpose is to preserve and enhance the quality of life in the County, safeguard the historical and cultural heritage of the County, strengthen the local economy, stabilize and improve property values in and around such historic areas, foster civic beauty, and to preserve such sites, structures and districts for the education, welfare, and continued utilization and pleasure of the citizens of the County, the State of Maryland, and the United States of America.

24A-2. Definitions

(a) For the purposes of this chapter the following words and phrases shall have the meanings respectively ascribed to them.

"Appurtenances and environmental setting" shall mean the entire parcel, as of the date on which the Historic Resource is designated on the Master Plan, and structures thereon, on which is located a historic resource, unless reduced by the Commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

"Board" shall mean the County Board of Appeals of Montgomery County, Maryland.

"Commission" shall mean the Historic Preservation Commission of Montgomery County, Maryland as described hereinafter.

"Demolition by neglect" shall mean the failure to provide ordinary and necessary maintenance and repair to an

historic site or an historic resource within an Historic District, whether by negligence or willful neglect, purpose or design, by the owner or any party in possession of such a site, which results in any of the following conditions:

(1) The deterioration of exterior features so as to create or permit a hazardous or unsafe condition to exist.

(2) The deterioration of exterior walls, roofs, chimneys, windows, the lack of adequate waterproofing, or deterioration of interior features or foundations which will or could result in permanent damage, injury or loss of or to the exterior features.

"Director" shall mean the Director of the Department of Environmental Protection of Montgomery County, Maryland or his designee.

"Exterior features" shall mean the architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type of style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

"Historic District" shall mean a group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the Master Plan for Historic Preservation.

"Historic resource" shall mean a district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

"Historic site" shall mean any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the Master Plan for Historic Preservation.

"Permit" shall mean an Historic Area Work Permit issued by the Director authorizing work on an Historic Site or an historic resource located within an Historic District.

"Planning Board" shall mean the Montgomery County Planning Board of the Maryland-Washington Capital Park and Planning Commission.

24A-3. Master Plan for Historic Preservation

(a) As part of the General Plan for the physical development of that portion of Montgomery County, within the Maryland-Washington Regional District, there shall be prepared, adopted, and approved a Master Plan for Historic Preservation which shall constitute an amendment to the General Plan for the Maryland-Washington Regional District. Said plan shall designate Historic Sites and Historic Districts and describe their boundaries; it shall propose means for the integration of historic preservation into the planning process; and it shall suggest other measures to advance the goals of historic preservation.

(b) In considering historic resources for designation as Historic Sites or Historic Districts, the Planning Board shall apply the following criteria:

(1) Historical and cultural significance:

The historic resources:

- 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; or

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.

24A-4. Historic Preservation Commission

(a) Commission. There is hereby created a Commission to be known as the "Historic Preservation Commission of Montgomery County, Maryland."

(b) Membership. The Commission shall consist of nine (9) members appointed by the County Executive with the confirmation of the County Council. Each member must be a resident of Montgomery County. The four fields of history, architecture, preservation, and urban design, shall be represented by a minimum of one member qualified by special interest, knowledge or training. The remaining members of the Commission shall, to the extent possible, be selected to represent the geographical, social, economic and cultural concerns of the residents of Montgomery County.

(c) Chairman: Vice Chairman. The County Executive shall appoint the Chairman and Vice Chairman of the Commission, who shall serve at his pleasure, but said appointments occurring after the Commission's first year of operation shall be made after due consideration has been given to the recommendation of the Commission.

(d) Term. The terms of the members of the Commission shall be for a three-year period except that the terms of the initial appointments shall be staggered so that no more than any three of the appointments shall expire each year.

(e) Vacancy. Any vacancy in the membership of the Commission caused by the expiration of a term, or by resignation or death, or by a superseding incapacity to discharge duties, or by a removal for cause, or by any other cause creating such vacancy, shall be filled for a new term, or for the remainder of the term for which there is a vacancy as the case may be, in the same manner as provided herein for the nomination and appointment of the initial numbers of the Commission.

(f) Removal for cause. A member may be removed for cause from the Commission by the County Executive.

(g) Compensation. The members of the Commission shall serve without compensation but they may be reimbursed for actual expenses incurred in performance of their duties, provided said expenses are permitted by the budget and approved by the Chief County Administrative Officer.

(h) Regulations. The Commission may adopt such rules and regulations as it may be deemed necessary for the proper transaction of the business of the Commission.

(1) Meetings. The Commission shall hold such regular meetings which, in its discretion, are necessary to discharge its duties. Said meetings shall be open to the public.

(2) Staff. There may be appointed and assigned to the Commission such employees, and the Chief Administrative Officer shall make available to the Commission, such services and facilities of the County, as are necessary or appropriate for the proper performance of its duties, and the County Attorney shall serve as counsel to the Commission.

24A-5. Powers and Duties of the Commission

(a) The Commission shall have the following powers and duties:

(1) To research historic resources and to recommend to the Planning Board that certain of them be designated as Historic Sites or Historic Districts on the Master Plan for Historic Preservation and, hence, be subjected to the provisions of this chapter.

(2) To maintain and update an inventory of historic resources.

(3) To act upon applications for Historic Area Work Permits and other matters referred to it for action pursuant to the provisions of this chapter.

(4) To appoint members to local advisory panels to assist and advise the Commission in the performance of its functions.

(5) To recommend programs and legislation to the Council and the Planning Board to encourage historic preservation in the Maryland-Washington Regional District.

(6) To review any legislation and proposals affecting historic preservation, including preparation of master plans, and to make recommendations on said legislation and proposals to appropriate authorities.

(7) To serve as a clearinghouse for information on historic preservation for County government, individuals, citizens' associations, historical societies and local advisory committees; to provide information and educational materials for the public; and to undertake activities to advance the goals of historic preservation in Montgomery County.

(8) To employ or hire consultants or other temporary personnel, consistent with County contract provisions, as deemed necessary to assist the Commission in the accomplishment of its functions; said consultants or other personnel shall be compensated as may be provided for in the County budget.

(9) To administer any revolving funds or grant programs to assist in historic preservation.

(10) To advise the Planning Board in the event of subdivision of land containing an Historic Resource, on the appurtenances and environmental setting necessary to preserve it.

(11) To delineate the extent of appurtenances and environmental setting associated with a Historic Site or Resource.

24A-6. General Regulations-Historic Area work Permits

(a) An Historic Area Work Permit for work on public or private property containing an Historic Resource must be issued pursuant to the provisions of this chapter before:

(1) Constructing, reconstructing, moving, relocating, demolishing, or in any manner modifying, changing, or altering the exterior features of any Historic Site, or any historic resource located within an Historic District:

(2) Performing any grading, excavating, construction, or substantially modifying, changing, or altering the environmental setting of an Historic Site, or an historic resource located within an Historic District:

(3) Erecting or causing to be erected any sign or advertisement (with the exception of those signs which temporarily advertise for sale an Historic Site, or an historic resource located within an Historic District, or which for a temporary period advertise a political viewpoint) on the exterior or on the environmental setting of any Historic Site, or any historic resource located within an Historic District.

(b) Nothing in this section shall be construed to require the issuance of an Historic Area Work Permit for any ordinary maintenance, or repair of exterior features, or any customary farming operations, or any landscaping, which will have no material effect on historic resource located within an Historic district, of which said features are a part. For the purposes of clarification of this section, the Commission shall develop and publish guidelines regarding what activities

constitute ordinary maintenance, and shall send a copy of these guidelines by registered mail to all owners of Historic Resources designated on the Master Plan.

(c) Disclosure Requirements

(1) Applicants for permits to demolish or substantially alter the exterior features of any Historic Site, or historic resource located within an Historic District, are required to disclose its identification as such in writing on any application therefor.

(2) Any person who shall undertake any work as stated in (a) of this section without first obtaining an Historic Area Work Permit shall be subject to the penalties established in Section 24A-11.

(d) The Commission shall adopt procedures to encourage owners of Historic Resources to seek the advice of the Commission prior to filing an application for an Historic Area Work Permit, on the appurtenances and environmental setting appropriate to the resource, construction methods and materials, financial information concerning Historic Preservation, or any other matter under this Ordinance affecting the issuance of a permit.

24A-7. Application and Procedure for Historic Area Work Permits.

(a) Applications. Applications for issuance of an Historic Area Work Permit shall be filed with the Director. The application shall be in such form and contain such information as may be required to provide information as shall be necessary for the Commission to evaluate and act upon such applications in accordance with the provisions of this chapter.

(b) Referral of Application. Upon the filing of a completed application, within three (3) days the Director shall forward the application and all attachments to the Commission for its review.

(c) Public Appearance. Upon receipt of the application, the Commission shall schedule a public appearance at a Commission meeting at which time it will consider the application.

(d) Notice. After scheduling of a public appearance, the Commission shall forward notice of the public appearance to those citizens or organizations which the Commission feels may have an interest in the proceedings.

(1) Comment by the Planning Board. Upon being advised by the Commission of the scheduling of a public appearance, the Director shall forward the application and all attachments to the Planning Board for its review and comments which, if any, are to be made to the Commission prior to the public appearance.

(e) Conduct of Commission Meeting. At the public appearance, the procedure will be informal and formal rules of evidence will not be applicable. Interested persons will be encouraged to comment and minutes of the proceedings will be kept.

(f) Action by the Commission.

(1) Within forty-five (45) days after the filing of an application or, in the event the record is left open by the Commission, within fifteen (15) days after the close of the record the Commission shall make its decision public.

(2) The Commission may instruct the Director to:

- a. issue the permit; or
- b. issue the permit subject to such conditions as are necessary to insure conformity with the provisions and purposes of this chapter; or
- c. deny the permit.

(3) In the event of a denial of a permit, the applicant shall receive a written notification of the reasons for such denial.

(4) If after a public appearance, the Commission finds that denial of the permit applied for will result in the denial of reasonable use of the property, or impose undue hardship on the owner, and within a period of one-hundred twenty (120) days after said finding no economically feasible plan for the preservation of the structure has been demonstrated by those seeking preservation, the Commission must then instruct the Director to issue a permit with, if applicable, such reasonable conditions which will further the intent and purposes of this chapter.

(5) Failure of the Commission to act on an application within the time periods provided in the provisions of this subsection shall require that the application be deemed granted. By his written consent, the applicant may extend the time period for Commission action.

(g) Miscellaneous Provisions.

(1) The applicant for a permit shall have the responsibility of providing information sufficient to support the application and the burden of persuasion on all questions of fact which are to be determined by the Commission. Properties subject to deeds of easement held by other Historic Preservation organizations shall submit proof of approval of exterior architectural review by the organization holding the easement.

(2) Any permit issued by the Director may be subject to such conditions imposed by the Commission as are reasonably necessary to assure that work in accordance with the permit shall proceed and be performed in a manner not injurious to those characteristics and qualities of the historic resource which are of historical, architectural, archeological or cultural value.

(3) In the event that there is a conflict between the permit and the requirements of the building code, the permit would control provided that all health and safety requirements are met.

(4) The Director is responsible for the enforcement of this Chapter.

(h) Appeal. In the event that any party is aggrieved by a decision of the Commission, within THIRTY (30) days from the date on which the Commission's decision is made public, said party aggrieved may appeal to the Circuit Court which will review the Commission's decision based on the record of the proceedings before the Commission.

24A-8. Criteria for Historic Area Work Permit

(a) The Commission shall instruct the Director to deny a permit if it finds, based on the evidence and information presented to or before the Commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the Historic Site, or historic resource within an Historic District, and to the purposes of this chapter.

(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 insure 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

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the Historic Site, or historic resource located within an Historic District, in a manner compatible with the historical, archeological, architectural or cultural value of the Historic Site, or Historic District in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the Historic site, or historic resource located within an Historic District, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this Ordinance to limit new construction, alteration or repairs to any one period or architectural style.

(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.

24A-9. Demolition by Neglect.

(a) In the event of a case of demolition by neglect of an historic resource on public or private property, the following provisions shall apply:

(1) If the historic resource has been designated an Historic Site, or an historic resource within an Historic District, the Director shall issue a written notice to all persons of record with any right, title or interest in the subject property, or person occupying said premises, of the conditions of deterioration and shall specify the minimum items of repair or maintenance necessary to correct or prevent further deterioration. The notice shall provide that corrective action shall commence within thirty (30) days of the receipt of said notice and be completed within a reasonable time thereafter. The notice shall state that the owner of record of the subject property, or any person of record with any right, title or interest therein may within ten (10) days after the receipt of the said notice, request a hearing on the necessity of the items and conditions contained in said notice. In the event a public hearing is requested it shall be held by the Commission upon thirty (30) days written notice mailed to all persons of record with any right, title or interest in the subject property and to all citizens and organizations which the Director feels may have an interest in the proceedings.

a. After a public hearing on the issue of necessity of improvements to prevent demolition by neglect, if the Commission finds that such improvements are necessary, it shall instruct the Director to issue a Final Notice to be mailed to the record owners and all parties of record with any right, title or interest in the subject property advising of the items of repair and maintenance necessary to correct or prevent further deterioration. The owners shall institute corrective action to comply with the Final Notice within thirty (30) days of receipt of the revised notice.

b. In the event the corrective action specified in the Final Notice is not instituted within the time allotted, the Director may institute, perform and complete the necessary remedial work to prevent deterioration by neglect and the expenses incurred by the Director for such work, labor and materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be amortized over a period of ten (10) years subject to a public sale if there is a default in payment.

c. Failure to comply with the original or Final Notice shall constitute a violation of this Ordinance for each day that said violation continues and shall be punishable as set forth in Section 24A-11.

d. In the event that the Commission finds that notwithstanding the necessity for such improvements, action provided in subsections a. and b. would impose a substantial hardship on any or all persons with any right, title or

interest in the subject property, then the Commission shall seek alternative methods to preserve the Historic Site, or historic resource located within an Historic District. If none are confirmed within a reasonable time, the Director shall not proceed in accordance with subsections a. and b.

(2) If the historic resource is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to said Atlas, published by the Maryland-National Capital Park and Planning Commission, the Director shall advise the Planning Board which, after receiving the recommendation of the Commission, shall conduct a public hearing to determine whether the historic resource will be designated as an Historic Site or Historic District in the Master Plan for Historic Preservation.

a. Where the Planning Board determines that the historic resource will not be included in the Master Plan for Historic Preservation, no further action will be taken.

b. Where the Planning Board determines that the historic resource in all likelihood will be included in the Master Plan for Historic Preservation, the Planning Board shall initiate an amendment to the Master Plan for Historic Preservation pursuant to the provisions of Article 66D, Annotated Code of Maryland.

1. In the event that said amendment is adopted and the historic resource is placed on the Master Plan for Historic Preservation as an Historic Site, or an historic resource within an Historic district, the Director shall give written notice to all persons with any right, title, or interest in the subject property of the conditions of deterioration and shall specify the items of repair or maintenance necessary to stabilize the condition of the historic resource and prevent further deterioration.

2. Said notice shall provide that said stabilization work shall commence within thirty (30) days of receipt of the notice and shall be completed within a reasonable time thereafter.

3. In the event that stabilization action is not instituted within the time allotted, or not completed within a reasonable time thereafter, the Director may institute, perform and complete the necessary stabilization work and the expenses incurred by the Director for such work, labor or materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be amortized over a period of ten (10) years subject to a public sale if there is a default in payment.

24A-10. Moratorium on Alteration or Demolition

(a) Application for Permits for Historic Resources on Locational Atlas. Any applicant for a permit to demolish or substantially alter the exterior features of any historic resource which is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to said Atlas, published by the Maryland-National Capital Park and Planning Commission, but which is not designated as an Historic Site or Historic District on the Master Plan for Historic Preservation shall be required to disclose said fact on the application.

(b) Referral to the Planning Board. Upon receipt of said application, the Director shall promptly forward the same to the Planning Board to make a finding, after a public hearing, as to the significance of the historic resources and to determine whether in its opinion, after due consideration has been given to the recommendations of the Commission, it will be designated as an Historic Site, or an historic resource within an Historic District, listed in the Master Plan for Historic Preservation.

(c) Determination by the Planning Board.

(1) Where the Planning Board determines that the historic resource will not be included in the Master Plan for Historic Preservation, the Director shall forthwith issue the permit.

(2) Where the Planning Board determines that the historic resource in all likelihood will be included in the Master Plan for Historic Preservation, the Director shall withhold issuance of the permit once for a maximum period of SIX (6) months from the date of the Director's decision or until the historic resource is designated an Historic Site or an historic resource within an Historic District, at which time the application shall be governed by the procedures established in Section 24A-7.

a. If after a public appearance as provided for in Section 24A-7, the Commission determines that failure to grant the permit applied for will have the effect of denying the property owner of all reasonable use of his property OR SUFFER UNDUE HARDSHIP, then the Commission must instruct the Director to issue the permit subject to such conditions, if any, as are found to be necessary to insure conformity with the purposes and requirements of this chapter.

(d) Time Limits for Planning Board Action

(1) Within forty-five (45) days after the filing of an application, or within fifteen (15) days after the closing of the record following a public hearing, whichever occurs later, the Planning Board shall render its findings and determinations with respect to an application.

(2) Failure to adhere to the limits specified in Section 24A-10 shall cause the permit to issue by operation of law, except in the event of a finding and further proceedings as provided in Section 24A-10(c)(2)a.

Sec. 24A-11. Violations and penalties.

Any person who violates a provision of this chapter, or fails to comply with any of the requirements thereof, or disobeys or disregards a decision of the commission, or fails to abide by the conditions of a permit, shall be subject to punishment for a class A violation as set forth in section 1-19 of chapter 1 of the County Code. Each day a violation continues to exist shall constitute a separate offense. (Ord.No.9-4 - 1; 1983 L.M.C.ch.22, 28.)

Sec. 24A-12. Severability

The provisions of this chapter are severable and if any provision, clause, sentence, section, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words, or parts of the chapter or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this chapter would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, section, word or part had not been included therein, and if the person or circumstance to which the chapter or part thereof is inapplicable had been specifically exempted therefrom.

Sec. 24A-13. Applicability

This chapter shall be applicable throughout the County, except in any incorporated city, town or other municipality which by law has authority to enact regulations similar to those contained in this chapter; provided, that should, any such incorporated city, town or other municipality adopt this chapter and request the County to enforce the provisions thereof within its corporate limits, the County shall thereafter administer and enforce the same within such incorporated city, town or municipality.

M:31-6

Sec. 2. Section 24A-4 of this Chapter authorizing the establishment of the Historic Preservation Commission shall become effective immediately. The remainder of this Chapter shall become effective on September 21, 1979 or upon the establishment of the Historic Preservation Commission, whichever occurs sooner.

Adopted July 24, 1979

GUIDELINES FOR HISTORIC DISTRICTS

HISTORIC PRESERVATION COMMISSION MONTGOMERY COUNTY, MARYLAND

I. PURPOSE

- A. These guidelines are designed to help those individuals and groups interested in nominating Historic Districts for inclusion in the County's Master Plan for Historic Preservation. They also provide guidance to property owners and others with respect to the requirements of the Ordinance on Historic Preservation on significant changes to the exterior features of properties within the boundaries of approved Historic Districts. Lastly, and perhaps most importantly, these guidelines are intended to promote public understanding of the place of Historic Districts within the Historic Preservation Policies and Programs of Montgomery County.

II. DEFINITIONS

- A. County Ordinance No. 9-4, adopted by the County Council on July 24, 1979, (Sect. 24A2) defines "Historic District" as "a group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the Master Plan for Historic Preservation." A "Historic Resource" is defined to mean "... a district, site, building, structure or object including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture."
- B. The Department of Interior's "National Register of Historic Places," in setting forth historic resource classifications, defines a "district" as "a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history."

III. EFFECT OF PLACING PROPERTIES IN AN HISTORIC DISTRICT

- A. An Historic District, as identified and approved for inclusion in the County's Master Plan for Historic Preservation, shall consist of the entire area represented by all of the historic resources with their appurtenances and environmental setting, within the boundaries described for the District. 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. (See also Sec. VI. and IX. of these Guidelines.)
- B. The general philosophy of these Guidelines is that historic districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts not only can vernacular architecture and important settings be protected, but working farms can be sustained to provide close to market produce, and rural villages retained to provide local, small-scale goods and services.

IV. TYPES OF DISTRICTS (P. 22, Para. 5 of Master Plan for Historic Preservation)

- A. There are two major types of historic resources in Montgomery County which are well suited to district designation: 1) residential locations or neighborhoods and commercial areas illustrating the history of suburban development in the County; and 2) rural areas where the vernacular architecture and agricultural/rural landscape reflect centuries of history and cultural values. Farming districts, rural villages, and especially small crossroads deserve special attention. (See also Section VI - Boundaries for Historic Districts, for more detailed delineations.)
- B. Although most districts focus on the architectural, historical and cultural features exemplified by the buildings or structures themselves, some districts may have other concerns, settings or foci which provide the "sense of place" such as a market, a small manufacturing or industrial complex, a scenic road, a rural vista, a waterway, or other prominent natural or man-made features.

- V. CRITERIA FOR HISTORIC DISTRICT DESIGNATION (Sec. 24A-3(b) of Ordinance)
- A. In considering historic resources for designation as Historic Districts, the Historic Preservation Commission and the Planning Board shall apply the following criteria:
1. Historical and cultural significance
The historic resource (district):
 - 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; or
 2. Architectural and design significance
The historic resource (district):
 - 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.
- B. The criteria outlined in Sec. V-A above may be met by satisfying one or more of the values and conditions as set forth below:
1. Associative: Areas associated with events or persons significant in Montgomery County, Maryland, or national history and/or social development; or areas associated with the development of the culture of a particular local ethnic group. EXAMPLES: Areas associated with the Civil War, the Metropolitan Branch of the B & O Railroad, or important to Black or Quaker history.

2. Location: Areas which consist of a contiguous grouping of buildings, sites, objects and spaces, a majority of which continue to exist with the same mutual relationship as when they were first created or combined. Although this applies to groupings built at one period and/or of one particular style, it applies equally to residential and/or commercial areas which represent a continuous history of development and which have a pleasant intermingling of all architectural styles popular since their founding.
3. Design: Areas which have a sense of cohesiveness expressed through a similarity and/or variety of architectural detail expressed through scale, height, proportion, materials, colors, textures, rhythm, silhouette, siting, etc. This is intended to include not only districts of one certain architectural period but also the pleasant juxtaposition of different styles and different periods either commercial or residential.
4. Setting: Areas which are readily definable by man-made and/or natural boundaries and/or which have a major focal point or points within the given area. This applies to rural areas where a number of historic structures are located fairly close together in a harmonious rural setting, perhaps along one stretch of river or road, or in one valley, where an Historic District encompassing the buildings and the intervening acreage may be wholly proper. In suburban areas this may apply to a community whose natural boundaries were responsible for its original development limits, or an area which clusters around a natural resource, such as a spring, which was responsible for the original founding of the community.
5. Materials: Areas which have a sense of cohesiveness expressed through traditional material use which contributes to a sense of locality. EXAMPLE: The use of local stone, wood, and brick made of Maryland clay accounted for the character of structures built at any given time and relates them irrevocably to their location.
6. Workmanship: Areas which have a sense of homogeneity reflective of the quality of aesthetic effort of those periods which represent the majority of the units which comprise the district, whether the vernacular architecture of a rural community or the fashionable styles found in the later down-county communities. EXAMPLE: Areas in which architecture and workmanship of the Stick or Bungalow styles predominate.

7. Ambiance: Areas which convey a sense of time and place. The quality may be the quiet pastures, open vistas, and winding lanes of up-county farms of the early 1800's and the farm communities which support them, or the activity of the bustling suburban communities.
8. Age: Age is an important consideration but need not be the determining factor in some historic districts.

VI. BOUNDARIES FOR HISTORIC DISTRICTS

- A. Historic Districts may be Rural, Urban, Industrial, or Thematic. Each Historic District boundary must be carefully and clearly defined and justified.
- B. Boundaries should include visual qualities, perhaps those provided by nature, e.g., a river or mountain; or they may be devised by man, such as stonewall, a road or a hedgerow of Osage Orange. When possible, vistas relating to the significance of the property should be included in the nomination; these should always be described even though it may be impossible to include the entire boundary. EXAMPLE: Poolesville was settled in part because of its proximity to the Potomac River, a relationship which enhanced its significance during the Civil War. The road to the river would be described in Section 7 of the Maryland Historical Trust nomination form and the influence it had on the district documented in Section 8. A sketch map would show the relationship of the river to the district. The boundary justification would include vista acreage with the area to be preserved as part of the district.
- C. Long-time land use influences the integrity of the district. If part of the land has changed in use (e.g., modern shopping center) and no longer contributes to the significance of the historic resources in the proposed district, and is thus not part of their environmental setting, it should not be included in the district nomination.
- D. Rural District: A developed area surrounded by natural features, e.g., open space, bodies of water, etc. Whenever possible an appropriate amount of land should be included in a buffer zone for each Historic District. (see Section VI-I, for description of buffer zones.)

The general description should include the geographical and topographical features of the district, including valleys, vistas and soil conditions. A description of the outbuildings should be included to convey the significance of the vernacular architecture within the boundaries.

If there is no specific address for rural properties, give the name of the nearest roads, check the blank marked "vicinity of _____" and give the nearest town.

Be sure to clarify the reasoning for the boundaries chosen unless the choice is obvious, such as "Sycamore Island, located in the Potomac River and surrounded by water on all sides."

- E. Urban District: A developed area surrounded by manmade features, e.g., parks, transportation arteries, etc. Boundaries should be drawn around specific historic resources, their appurtenances, and environmental setting. Physical features should suggest the limits of the area to be preserved unless it is a recognizable neighborhood or developed area. A continuation sheet for street address numbers may be included in the case of a large district. Also include a summary of the reasons for the boundaries as defined. EXAMPLE: Capitol View Park Historic District, a one-half square mile area bordered by Edgewood Road on the North, Carroll Knolls on the East and the Metropolitan Branch of the B&O Railroad on the Southwest.

A general description should include geographical features, sites, and buildings. Periods and style of architecture should be described, including workmanship quality, and the relationship of the buildings to each other and to the environment. The appearance of the district may have changed since the era when it achieved significance; describe the past appearance and restoration activities currently in progress, if any. List all the buildings in the district, and include a sketch map, keyed to indicate age of original construction, architectural style, or other unifying features. Indicate whether the roads are federal, state or secondary, i.e., Federal, Interstate 270; State, Route 355; County, Peach Tree Road.

- F. Commercial or Industrial District: A developed area of manmade features, e.g., mills, a railroad complex, etc.

Include a general description of the activities taking place and the original machinery still in use, including the roads, canals, railroads involved in the use of the industry, etc. EXAMPLE: "The Seneca Stone Quarry on the Chesapeake and Ohio Canal. Although abandoned at the present time, the quarry once employed dozens of men, resulting in settlement of the area. Rocks were cut by the men, and shipped on the canal barges to be used in the construction of the Smithsonian Institution..." etc.

- G. Thematic District: Buildings united by a single use or purpose, grouped in thematic districts.

The boundary for each is described as in the case of an individual building, but these individuals are all grouped together into one district. EXAMPLES: Gas stations of the 1920's, Art Nouveau buildings in the County, including the Cider Barrel on State Road 355.

- H. Districts That Are Sites: Areas where important events took place, such as battlefields, and also archeological sites.

Archeological records may be difficult or impossible to unearth. In this case, the information the researcher has gleaned concerning the site, although incomplete, may serve as the basis for statements on the expected significance of the site. Similar sites may be used to justify the boundaries. This analogy must be explicitly documented and explained.

- I. Buffer Zones: Buffer zones per se are not permitted. An area on the outskirts of the historic district which relates visually and otherwise qualifies as an environmental setting for the district can be included. If any, buffer zones should be defined as part of the environmental setting of the historic resources of the district. They should be used whenever they will help preserve the architectural, archeological, or cultural values of the district.

VII. STEPS IN NOMINATING AN HISTORIC DISTRICT

- A. Identify district for nomination (Use Maryland Historical Trust Inventory Form). When a property has already been approved by the Governor's Consulting Committee for National Register listing, the information provided for that process may be used and need not be duplicated.
1. Title of District
 2. Brief inclusive verbal description of boundaries
 3. Description of significant historic resources, their appurtenances and environmental setting.
 4. State whether residential or commercial (or both) rural agricultural or significant as archeological or cultural resource.
 5. Include a map which identifies the historic resources and their appurtenances and environmental setting, plus buffer zones as necessary. The map should show proposed boundaries and be coded so as to indicate those criteria on which the nomination is based.

6. Include names and addresses of all property owners in proposed Historic District.
- B. Identify nominator(s)
 1. Name, address, phone.
 2. If representative, list historical society, preservation group or other.
 3. Indicate local interest in establishing Historic District.
 - C. Consult with Historic Preservation Commission and Montgomery County Planning Board staff (required).
 - D. Consult with residents of proposed district and local historians (elective).
 - E. Summarize evaluation of architectural, historical and cultural significance as related to criteria established by Ordinance and these guidelines of the Historic Preservation Commission.
 - F. Prepare form, including maps and photographs, for Historic District nomination.
 - G. Submit application for nomination to Historic Preservation Commission.
 - H. Commission evaluates nomination, with opportunity for nominator(s) and property owners to attend informal open meeting.
 1. HPC members will visit and tour resources, as a group if possible.
 2. HPC shall exert extra effort to ensure understanding of Master Plan status. A public information session in the area may be held.
 3. HPC evaluation process will consist of two steps: a) initial presentation of resource and criteria, and b) delineation of specific boundaries.
 4. Seven of the nine HPC members must be present for evaluation.
 - I. Commission makes recommendation to Montgomery County Planning Board, which holds Public Hearing. Property owners will be notified.

- J. If the Planning Board decides to place Historic District on Master Plan, it recommends a Master Plan Amendment to County Council.
- K. Upon approval of County Council and adoption by Planning Board of proposed Amendment, Historic District is designated on Master Plan.

VIII. HISTORIC DISTRICT SUPERVISION

Local historic district advisory committees may be appropriate in some cases; e.g., local municipalities may wish to appoint such committees for historic districts lying within their jurisdiction. The committees' work can include development of local design review guidelines which set a standard for physical changes which can be made in the district. They also monitor design activities in their districts for the County Commission. Local guidelines may be based on the Design Guidelines Handbook, and are subject to the approval of the Commission.

IX. HISTORIC AREA WORK PERMITS (Sec.24A6, 7, and 8 of Ordinance)

- A. A Historic Area Work Permit for work on any public or private property within the Historic District is required, and must be issued before, among other things:
 - . constructing, reconstructing, moving, relocating, demolishing, or in any manner modifying, changing, or altering the exterior features of any Historic Site, or any historic resource, including its appurtenances and environmental setting, located within a Historic District.
 - . performing any grading, excavating, construction, or substantially modifying, changing, or altering the environmental setting of an Historic Site, or an historic resource located within an Historic District.
 - . erecting or causing to be erected any sign or advertisement (with the exception of those signs which temporarily advertise for sale a Historic Site or a historic resource located within a Historic District, or which for a temporary period advertise a political viewpoint) on the exterior or on the environmental setting of any Historic Site, or any historic resources located within a Historic District.

(In essence, A Historic Area Work Permit is required for any proposed undertaking, within the boundaries of the Historic District, which will significantly affect the architectural, historical, archeological or cultural values of the Historic District, as identified and described in the County's Master Plan for Historic Preservation.

M:31-6

Design Review of local advisory committee of the Historic Preservation Commission may be used in considering such Historic Area Work Permits).

- B. Ordinary Maintenance - Landscaping: Historic Area Work Permits will not be required for any ordinary maintenance, or repair of exterior features, or any customary farming operations, or any landscaping, which will have no material effect on the historical, archeological, architectural or cultural values of the historic resources located within an Historic District, of which said features are a part. For the purposes of clarification, reference should be made to ordinary maintenance guidelines published by the Historic Preservation Commission.
- C. Applicants: Applicants for permits to demolish or alter the exterior features of any historic resource located within an Historic District are required to disclose its identification as such in writing on any application therefor. Applicants are encouraged to seek the advice of the Commission prior to filing an application for an Historic Area Work Permit, on the appurtenances and environmental setting appropriate to the resource, construction methods and materials, financial information concerning historic preservation, or on any other matter affecting the issuance of a permit.
- D. Applications: Applications for issuance of an Historic Area Work Permit shall be filed with the Director of the Department of Environmental Protection of Montgomery County. Upon the filing of a completed application, within three (3) days the Director shall forward the application and all attachments to the Historic Preservation Commission for its review and action in accordance with the provisions of the Ordinance. In the case of an application for work on a 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 values of surrounding historic resources or would impair the character of the Historic District.

APPENDIX III

M:31-6

ACHS SUMMARY FORM

1. Name Town of Kensington.
2. Planning Area/Site Number 31/6
3. MNCPPC Atlas Reference Map 21, F-4
4. Address N/A.

5. Classification Summary

Category District.

Ownership Public and Private.

Public Acquisition

Status Occupied.

Accessible Private, restricted; public unrestricted.

Present use Municipality, etc.

Previous Survey Recording Federal State x County x Local

MNCPPC Historical Sites Inventory, 1976

6. Date Town platted in 1890.
7. Original Owner N/A.

8. Apparent Condition

- a. Excellent.
- b. Altered; modernized, etc.
- c. Original boundaries.

9. Description

Kensington was platted in 1890 as a Victorian summer colony by Brainard H. Warner, a wealthy Washingtonian. The town consists of 304 acres and contains a library, schools, small industries, town hall, churches, a World War II memorial, residences, and a well-known complex of antique shops. The original railroad station and home of the town's founder are extant, although the latter is a nursing home. The town also contains some original "catalog" type Victorian homes. The train, the street car, and then the automobile afforded easy commuting, but despite the urbanization, Kensington remains a tightly-knit community with great emphasis on preservation by citizens.

10. Significance

Kensington is important, not only for its section of Victorian architecture but also because it contains the first public library in the county. The town was located on the east-west market route into Prince George's County, and when the train began its north-south run, it became an important mail and passenger stop. Brainard Warner's press building, where he published the first Republican newspaper in the county, is extant as well as the library he gave to the town. An old National Guard Armory has undergone adaptive use as a town hall. Kensington was for many years known as Knowles Station as the train stopped on the former Knowles Family farm. Warner changed the name to Kensington after visiting London's Kensington. The small Victorian enclave adjacent to Warner's home is practically untouched by modern times.

11. Date researched June 1978. Preservation Committee, Kensington Historical Society

12. Compiler Mayvis Fitzsimons. Date Compiled Oct. 4, 1981. Designation Approval

13. 304 acres

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME

COMMON: Kensington Historic District

AND/OR HISTORIC: Same

2. LOCATION

STREET AND NUMBER: Bounded on the north by Wheaton, on the northwest by Ken-Gar, on the

CITY OR TOWN: northeast by Forest Glen, on the south by North Chevy Chase, on the

STATE: southwest by Chevy Chase View. COUNTY: Montgomery

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisitions: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> NK Both
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input checked="" type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input checked="" type="checkbox"/> Scientific	<input type="checkbox"/> Comments <input checked="" type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) Cultural

4. OWNER OF PROPERTY

OWNER'S NAME: Multiple Public and Private Ownership

STREET AND NUMBER: Town of Kensington

CITY OR TOWN: Kensington STATE: Maryland 20795

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Montgomery County Courthouse

STREET AND NUMBER: South Washington Street

CITY OR TOWN: Rockville STATE: Maryland 20850

Title Reference of Current Deed (Book & Pg. #): Plat Book B, Plat #4

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Locational Atlas & Index of Historic Sites in Montgomery County, Maryland

DATE OF SURVEY: October 1976 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: Maryland National Capital Park & Planning Commission

STREET AND NUMBER: 8787 Georgia Avenue

CITY OR TOWN: Silver Spring STATE: Maryland 20910

Liber JA 2
Folio #2

M:31-6

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Uncultured	<input type="checkbox"/> Moved	<input type="checkbox"/> Original Site		

DESCRIBE THE PRESENT & ORIGINAL (If known) PHYSICAL APPEARANCE

Kensington originated as an agricultural community alongside the Bladensburg Turnpike. The turnpike was a market road between Old Georgetown Road (the north/south route through Montgomery County) and Bladensburg, a port on the Anacostia River in neighboring Prince George's County. The farmers in Kensington and surrounding areas carried their tobacco to Bladensburg where it would be exchanged for goods arriving on British ships.

When the railroad line was built in 1873 from Washington D. C. to Western Maryland, it crossed the market road. The little crossroads settlement then became known as Knowles Station, after the Knowles family who conveyed land to the railroad company. In 1890, Brainard Warner, a government clerk in Washington, D. C. during the Civil War, invested in real estate at Knowles Station and developed the community into a Gay Nineties summer retreat. He changed the name to Kensington after visiting the Kensington in England. In 1894, the town became incorporated, with a mayor and council.

Connecticut Avenue divides the town. The main businesses lie south of the railroad, with small industries on the north. Kensington is comprised of the first public library in Montgomery County and a 1927 Armory which now serves as municipal offices and meeting hall. Two museums (a Victorian parlor and a toy museum) are also in the Armory. A World War II memorial, and the railroad station, built in 1893, are other historical attractions. The town consists of 304 acres. The population is approximately 2,200. Very little land has been annexed to the town since 1890. The architecture is a mixture, ranging from the altered farmhouses, to country Victorian, to modern.

The Warner home, now the Carroll Manor Nursing Home is sited on a circular lot near the southern border of the town. Its style was Queen Anne with subdued interior trim. An owl motif in the mantel and door trim is still visible and is of interest as it is the motif of the library which Mr. Warner built and donated to the town. A large barn with twin cupolas is extant. This property is at 10231 Carroll Place.

10226 Carroll Place, built ca. 1894, is also a Queen Anne design. It has a three-sided porch with a corner entrance. Seven steps lead to a triangular pediment, which has moulding of a foliate design in its tympanum. A balustrade, with turned balusters, runs the entire length of the porch. The newel posts are capped with carved wooden spheres. The architrave at the porch roof is comprised of curved brackets supported by colonettes. At the entry are double doors with double lights.

There is a turret on the southeast side of the house. It is decorated with scalloped shingles, which cover the space between the second and third floor windows. This large turret has a hexagonal pyramidal roof which is topped with a weathervane. Adjacent to the turret is a dormer with double windows and a triangular pediment with the foliate motif in the tympanum. A smaller turret is located midway on the east side of the

SEL INSTRUCTIONS

7. Description - Con't.

house; it has three twelve-pane windows.

Most of the windows, with lightly turned lintels are double-hung, sash, with single panes in the upper and lower sections. The west side of the house contains unique verticle windows; three on the second floor are stained glass, while the three directly below on the first floor are plain glass. There are three roundels on the east, west and north ends, with a spoke pattern. The east end also contains one arched verticle window. Two other gable dormers are duplicates of the one on the south side of the house. Gutters are built into the wood eaves on both floors. On the west side there is a two-story bay window. A hip roof and two chimneys, with rows of brick forming a molded cornice at the top, are additional features of this house. Another striking feature is the second-story window treatment on the south side; double windows project as a semi-rhombic bay. The original carriage house is on the grounds.

On the interior, a large entry hall is off a vestibule. There are front and back stairs, the former being paneled, with large and elaborately turned newel posts (which were stored away, but are presently being re-installed). Three sets of over-sized, sliding doors are to be found at the living room, dining room, and the library entry. Ornamental medallions surround the ceiling light-fixtures and the cornice mouldings have a foliate motif. There are four fireplaces with decorative trim in the form of flowers, leaves, cherubs, and animals. The hearths contain ceramic tile.

10304 Kensington Parkway is another good example of the Queen Anne style. This house has a brick ground story and timber and shingle, first through third floors. A large porch surrounds most of the three sides of the first floor with a stick style balustrade and newel posts, and a straight entablature above slightly turned colonettes. A pediment, with a foliate motif in the tympanum, is over the porch door. There is a three-story turret on the northwest corner, the top story having recessed rectangular windows. The turret has a hexagonal pyramidal roof topped by a finial.

The house has a hip roof with three dormers, each containing two small rectangular windows. The front dormer has a stick style tympanum over a small two-story bay, broken by the porch roof. The other two have tympanums of shingle siding, and rest over a two-story bay.

The windows have plain lintels, are double hung, single-pane with glazing in the upper and lower parts on the first and second floors.

The facade composition is simple and well balanced. Clapboard siding, other than scalloped shingles at the second floor base and on the third floor turret, gives the house a horizontal scale. All first and second story windows have shutters. One chimney has a molded brick cornice at the top and the other is straight-topped. The first-floor gutters are built into the wood eaves. It is believed that this house was a "catalog" house, and has a twin at 10400 Montgomery Avenue.

M:31-6

7. Description - Con't.

10213 Montgomery Avenue is a typical Georgian Revival style. This symmetrical house, with two chimneys on each side, has a rectangular plan. The main, or west entrance, has a central, trabeated door with two side lights and a glass transom. Over the entry, supported by two fluted pilasters, is a swan's neck pediment with a rosette in the center of each volute. Miniature rosettes are also in the capitals of the pilasters. An acorn motif is at the center. Further ornamentation is a row of dentils in the entablature.

The house, of clapboard, with a brick basement wall, has a hip roof and four dormers, the largest being on the west front. There are three separate porches, the side porches having tapering Tuscan columns set on square wooden plinths. The house also has two, two-story bay windows on either side. The windows are double-hung sash with six-over-six lights, and have plain lintels. The eaves have classic cornices.

The interior of the house has its original pine flooring, and both a front and back stairs. The coping of the front stairs is curved around the newel post. A motif of bull's eye molding is carried out on the window and door cornices. The fireplace mantel in the living room is supported by fluted pilasters with plain capitals; the library fireplace is paneled; and the dining room fireplace, which is the most decorative, has dentils in the mantel trim, with supports of detached Ionic colonettes. The hearths contain ceramic tile. The house was built ca. 1892; the architect was Edward Woltz of Washington, D. C.

3924 Baltimore Street was in the same family from its erection in 1901 until 1977, when it was purchased by its second owner. The eldest daughter was a doctor and had her office built on the right portion of the wrap-around porch. The house was designed by T. M. Medford of Washington, D. C., and built by A. C. Warthen of Kensington.

Exterior details are simple on this Victorian Georgian style. The first-story porch has square columns, stick balustrade and wooden modillions in the cornice. The house was stuccoed over its original clapboard ca. 1924. Giving the house a country villa appearance was a second-story porch, a duplicate of the first-story porch. (A portion remains, above the doctor's former office.) The back wing is original and contains a pantry and kitchen designed to accommodate a wood-burning stove for cooking.

Three dormers are built into the hip roof. The dormers, with jerkin head roofs, contain double windows. A chimney, containing a molded cornice, is at the very center of the roof. The back, two-story section has a rather plain chimney. All windows, other than the dormer windows, are double-hung, sash, with single pane, top and bottom; some windows have six lights over four. The second floor windows are shuttered. The transomed, front double door is symmetrically located and has glass in its upper portion.

The details on the interior of this house belie the simple exterior. The molding and carved woodwork have not been altered or painted. Four fireplaces, also unaltered, are grouped around the great center chimney. The two, in the entry hall and back parlor, have rather plain mantels, but the other two, in the dining room and front parlor, have ceramic tile hearths and lavishly ornate mantels and overmantels. The decorative trim consists of astragal, egg and dart, shell and foliate carvings; and pilasters with Ionic capitals, and colonettes, also with the Ionic order.

7. Description - Con't.

Set high into the tall and wide trabeated entry into the parlor and dining room are hand-carved screens with a rising sun as the basic motif. This is repeated over a former window (now a door leading into the former medical office). There are both back and front stairs, the latter having fluted newel posts, one serving as a support member, and extending upward to the second story.

The second floor has four rooms, one being a cedar-paneled darkroom with a red stained glass window (the original owner was an amateur turn-of-the-century photographer who captured many of the Kensington structures on film). Another room on the second floor, one with a southern exposure, has a wall comprised primarily of windows, which were formerly part of ceiling skylights, replaced by a roof. The third floor contains three rooms. Three-quarter round, turned beading, to protect some of the plaster corners is extant in the house.

10320 Fawcett Street is believed to have been built in the 1880's, and is probably typical of the town's "farm" type architecture before Warner's development. The house is "T" shaped in plan; the three ends of the "T" are gables. There are two chimneys, one located at the central intersection of the two gables, and the other located to the far right side of the facade. The latter chimney is diagonally placed. Except for shingles in each of the large pedimented gables, the house is of German clapboard. In the pediment of each gable is a strip of subdued trim, surrounding the shingles, with small rosettes at each end and at the apex.

The windows are double hung sash with two lights over two. They are separated by a large verticle mullion, and there are shutters by each window. The lintels are lightly carved, and the sills have small wooden consoles. A porch runs around the front and down to one-half of each side. On the right portion only is a balustrade with sawn art balusters. The porch posts are plain, square stock with slightly ornate brackets at the cornice, which also has wooden modillions. A shed addition is at the rear of the house.

A former side porch is now a bathroom which is entered by the old exterior door, the window in the upper portion of the door having been painted over.

The rooms in this house have tall ceilings. The diagonally-placed fireplace in the former parlor has fluted pilasters with plain capitals and mantel. A small carved ornament on the entablature resembles a Victorian stencil design in that the leaves on the foliate are heart-shaped. The entry into the parlor and from the parlor to an adjoining room is very wide post and lintel, and both show evidence of having wide double doors. Bull's eye molding is apparent throughout on both doors and windows, and this motif is on the second fireplace, which has paneled pilasters. A single turn stairway has a carved newel post and on the stairway wall is a stained glass window - with twelve small sections surrounding a large square.

10314 Fawcett Street is a New England Dutch Colonial gambrel roof architectural style. The unique aspect of this house is that it is a cross-gambrel, with gambrels protruding from each side of the ridge line.

7. Description - Con't.

The northern gambrel facade contains a vent port and double windows (double hung, sash, one-over-one) and a stained glass window. The southern gambrel section contains a vent port and two windows; the lower story contains French doors leading to a garden.

The front facade has the entry right of center, and to the left, two windows (double-hung, nine-over-nine), are at first-story level. Two windows (double-hung, six-over-six) and a vent port are in the second story.

The house is of clapboard, with a huge foundation/basement wall of ashlar. For many years, the basement floor was of soil. Formerly, the house contained two kitchens, but the main kitchen has been remodeled as a dining room, with the former summer kitchen utilized as the present kitchen. The pantry is still used as a pantry. However, the wall between the former dining room and parlor was removed, making one large living room.

The entrance hall has a double-turn stairway with newel posts containing egg and dart carving and capped with wooden-shaped urns. The cornices of the doors and windows throughout the house have a carved circular molding in the corners. Two plaster corners in the second story hall are protected by a three-quarter round bead. In the attic, the wooden water tank, which was once serviced by a windmill, is intact.

There are two chimneys; one is a new addition on the south living room wall, replacing a former window. The other is the original, centrally placed, with the fireplace in the library. It has a small Klimsch type flower/foliate decoration, two carved consoles under the mantel, and pilasters with plain capitals.

M:31-6

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian
- 15th Century
- 16th Century
- 17th Century
- 18th Century
- 19th Century
- 20th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | <u>Local History</u> |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input checked="" type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Despite the threats of urban sprawl, the town of Kensington has maintained its small town atmosphere and character. Also, despite the architectural changes by modernization, the town still has its small late-Victorian era enclave which was grouped around the first public library in the Greater Washington Area.

Although pre-1890's and modern styles of architecture are represented in the residential and older commercial sections of the town, the predominant impression is one of the turn-of-the-century—large homes with porches, towers, turrets, subdued Gingerbread trim, brick sidewalks, and picket fences.

Many of the social organizations in Kensington date back to its early years and have provided a continuity and stability. The library, a social center along with the churches, is now a children's library. The first co-op nursery school was formed in Kensington and still exists. The Woman's Club, founded in 1899, was one of the first in Maryland, and has remained a strong force and consciousness-raiser. The town government, formed in 1894, contributes to the cohesiveness of the residential body and allows participation by the citizens.

Several of the commercial buildings predate the incorporation of the town, and Kensington is presently known for its "Antique Row." Architectural reminders of yesteryear are present—the old ice cream parlor now a boutique, an old press building/newspaper office now a physician's office, a former general store currently a small department store; and one of Montgomery County's five remaining railroad stations is in Kensington. Other buildings, ranging from a 1927 National Guard Armory to an outgrown modern post office, have undergone adaptive use. The Kensington townspeople take pride in their past. The town has a photographic record, second only to that of the county seat. The Woman's Club matched a grant, given by the Maryland Bicentennial Commission, to the county historical society to initiate an oral history program. Thus, many Kensington residents have been orally taped for their memories of life in the past.

Originally, Kensington was part of a land grant conveyed to Col. William Joseph in 1689. Col. Joseph was a state official, and land records show the grant was called "Joseph's Park" for years. Then, Daniel Carroll of the famous Maryland Carroll family, just before his

SEE INSTRUCTIONS

8. Statement of Significance - Con't.

death in 1751, acquired about half of "Joseph's Park" due to a mortgage foreclosure.

An 1865 cadastral map shows about five landholders, the Knowles family being a prominent one. At the time of the Centennial of America, Kensington had a population of seventy. However, with the advent of the railroad, in 1873, which provided a north-south transportation line, and the Bladensburg Turnpike, a market road which provided an east-west linkage, the little crossroads became known as Knowles Station. An 1879 cadastral map shows the railroad track running through the Knowles farm, and the map also shows a post office.

By 1880, the town had two general stores, both of which are extant. Both the post office and the waiting room for train travelers were probably housed in one of the stores. The Knowles property, part of which had already been sold to the railroad company, was sold for development, with a resubdivision occurring eleven years later. A second development was recorded in 1888, north of the railroad, so that by 1890, the portion south of the rail line was not as developed as that on the north. At this point, Brainard H. Warner came on the scene.

Brainard Warner came to Washington, D. C., in 1863 to work as a clerk in a Civil War hospital. Constance Green, in her history of Washington, describes Warner as "an unknown country boy who came to work as a government clerk and who found undreamed-of riches in real estate." He was only sixteen, but letters written to his father back in Pennsylvania show a keen power of observation and maturity. When he set his sights on Knowles Station in 1890, he was wealthy and had also invested in real estate enterprises in Takoma Park, Forest Glen, and in the Chautauqua at Glen Echo.

At Knowles Station, Warner purchased about 125 acres which included the site for his own home. He then acquired additional land which allowed him access to the railroad, and in November 1890, he filed a plat map under the name of Kensington Park, allegedly because he was so impressed with the Kensington in England after a trip abroad. He then invited his friends to build homes, as a summer retreat. For his own home, he purchased an old farm house from Spencer Jones, remodeled it, and landscaped the grounds to blend with the circular siting. At that time, the two large turrets were probably added. Warner's main home was a red brick mansion at 2100 Massachusetts Avenue in the "millionaire" section, near DuPont Circle in Washington, D. C., but he summered in Kensington, and for years his Queen Anne style country home was the scene of much social and political activity. Warner was President of the powerful D. C. Board of Trade, founder and first President of the Washington Loan and Trust Co. and founder of the first Republican newspaper, published in Kensington. He had many friends in Washington, D. C., one being the Editor of the Washington Star, Crosby Noyes. Noyes and Warner conceived the idea of the library, with Warner donating the land and Noyes stocking the shelves with books left over from the Star's book review section. Mr. Warner also donated the land for the Presbyterian Church. Today the church, called the Warner Memorial Presbyterian, and the library, known as the Noyes Library, commemorate the memory of Warner's father and his friend,

8. Statement of Significance - Con't.

Crosby Noyes. Another contribution to the town by Mr. Warner was the Town Hall; however, it was destroyed by fire in 1899.

Kensington was also known as the "windmill village." A visitor described the town as follows:

"I recall very vividly my first visit to Kensington in 1892. The Town impressed me as looking like a cemetery, white-washed tree-boxes all over the place and board walks running up and down the hills. The B. & O. R.R. had at that time only a single track and there were very few houses -- few and far between and they stood in the blazing sun. The so-called streets were dirt roads. The only lights were coal oil lamps, as there was no gas, electricity, telephones, water, or sewers. Every house had its own well and water was pumped into the houses by windmills, whose tall towers gave the impression of a town in the oil regions of the west."

In 1893, Kensington received its railroad station. In 1895, the street car line was extended from Chevy Chase. Thus, even before the advent of the automobile, Kensington became a year-round residential area with its excellent commuting routes. In the early 1900's, a promotional brochure stated:

Kensington forms the terminus of one of the most charming automobile trips out of Washington. The autoist can traverse the entire length of Connecticut Ave. which ends in the heart of Kensington and can then take the splendid road to Wheaton, Maryland.

President Wilson is said to have driven out to enjoy the country air. Mrs. Calvin Coolidge and Alexander Graham Bell were visitors at the Anna Rhinehart School for the Deaf, which occupied one of the large Victorian homes, and which pioneered in lip-reading methods.

Between 1908 and 1920, a large portion of the remaining undeveloped land in Kensington was converted to new residences. The architecture became a mixture, as Frank Lloyd Wright's "prairie school" design and bungalows were the rage in America. The larger homes were of the Georgian style with Cape Cods scattered about.

Prior to World War II, Kensington's emphasis on education resulted in a new Junior High School, after a hotly debated lower county contest. A two-story brick elementary school had been erected in 1917. In 1927, the state placed an Armory in Kensington on land which was the site of two frame schools.

A World War II memorial can be seen at one of the main entrances to Kensington. Despite the post war development and the building of communities adjacent to the Kensington border, the town has retained its cultural ties to the past. The town center is the present Town Hall (the old Armory) which houses the mayor's office, meeting rooms, a Victorian parlor, a children's museum and a large hall for exhibitions and activities. The Kensington Historical Society was formed in 1977 with historic preservation as one of its main goals.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Boyd, T. H. S. The History of Montgomery County, Md. (Clarksburg, Maryland: Regional Publishing Co., 1879).
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 MacMaster, Richard K. and Hiegert, Ray E. A Grateful Remembrance, The Story of Montgomery County, Md. (Rockville, Md., 1976).
Records of the Columbia Historical Soc. "Letters of the Late Brainard H. Warner." Vol. 31-32, 1930.
 Townsend, Wilson L. The Montgomery County Story, "Knowles Station and the Town of Kensington." (Montgomery Co. Historical Soc., 1967).

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	• • •	• • •		• • •	• • •	
NE	• • •	• • •		• • •	• • •	
SE	• • •	• • •		• • •	• • •	
SW	• • •	• • •		• • •	• • •	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

304

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:

Preservation Committee

ORGANIZATION

Kensington Historical Society, Inc.

DATE

July 1, 1978

STREET AND NUMBER:

Post Office Box 425

CITY OR TOWN

Kensington

STATE

Maryland 20705

12.

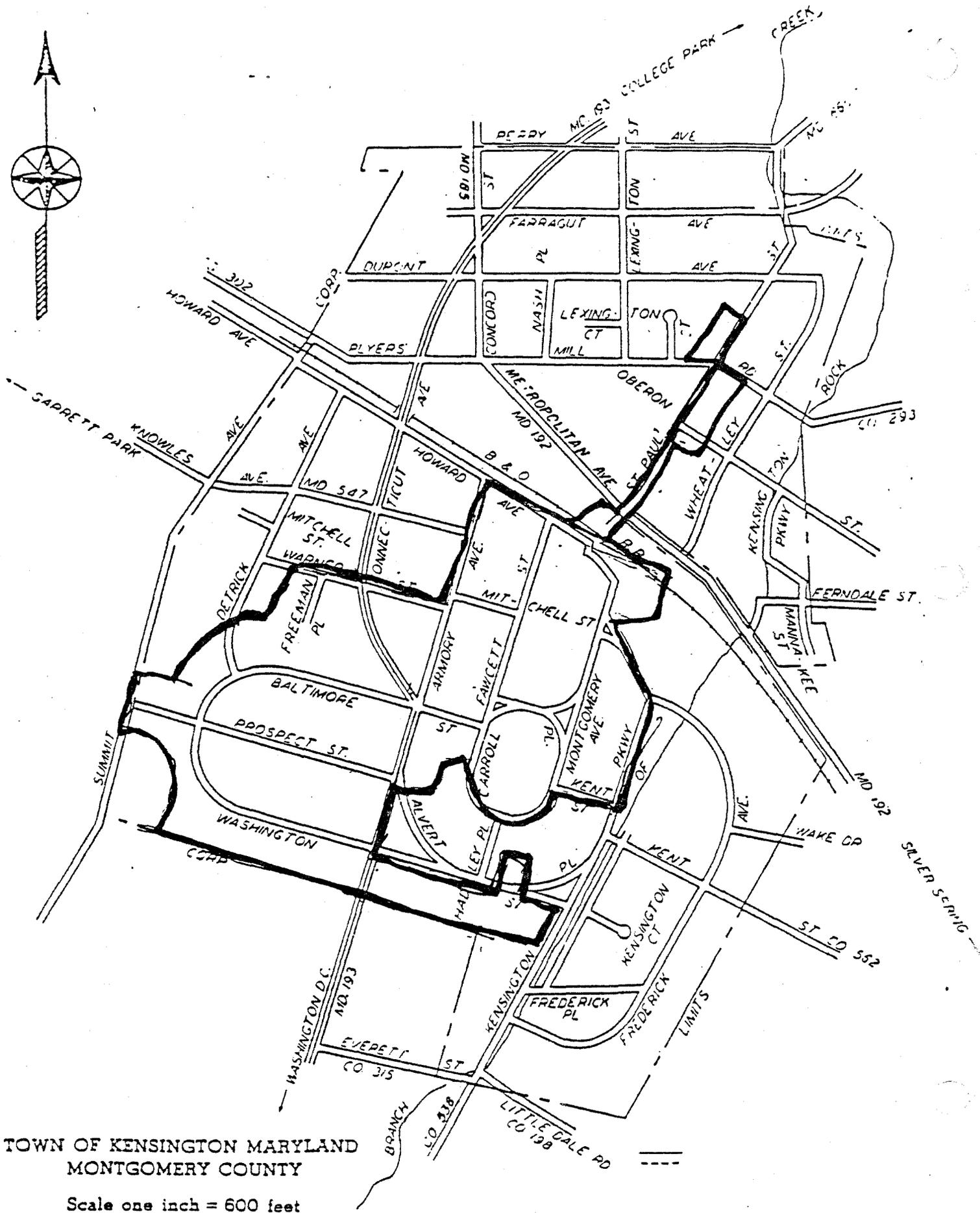
State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National State Local

Signature _____

M:31-6



TOWN OF KENSINGTON MARYLAND
MONTGOMERY COUNTY

Scale one inch = 600 feet

M:31-6

APPENDIX IV

Listing of Properties Within the
Proposed Kensington Master Plan Historic District

<u>Street Name</u>	<u>Street Numbers</u>
Armory Avenue	10301 - 10421
Baltimore Street	3806 - 3951
Calvert Place	3709 & 3819
Carroll Place	10216 - 10231
Connecticut Avenue	10205 - 10211, 10308
Fawcett Street	10300 - 10426
Freeman Place	10310 - 10316
Howard Avenue	3716 - 3794
Kensington Parkway	10200 - 10312 - even house numbers only
Mitchell Street	3710
Montgomery Avenue	10213 - 10420
Prospect Street	3906 - 4011
St. Paul Street	10500 & 10531 - 10549, 10600, 10606, and 10608
Warner Street	3810, 3812, 3820 and 3924
Washington Street	3948 - 3904, 3820 - 3708

Master Plan Historic District Addresses
July 18, 1990

SITE #	HISTORIC DISTRICT & ADDRESS	SITE NAME/MULTIPLE LOTS (IF APPLICABLE)
31/6	Kensington Historic District Kensington, MD 20895	(204)
	10301 Armory Ave.	
	10305 Armory Ave.	2 lots
	10307 Armory Ave.	
	10309 Armory Ave.	
	10312 Armory Ave.	
	10314 Armory Ave.	
	10316 Armory Ave.	2 lots
	10401 Armory Ave.	
	10409 Armory Ave.	
	10415 Armory Ave.	
	10417 Armory Ave.	
	10421 Armory Ave.	
	3806 Baltimore St.	
	3807 Baltimore St.	
	3908 Baltimore St.	
	3911 Baltimore St.	
	3913 Baltimore St.	
	3914 Baltimore St.	
	3915 Baltimore St.	
	3919 Baltimore St.	
	3920 Baltimore St.	
	3923 Baltimore St.	2 lots
	3924 Baltimore St.	
	3927 Baltimore St.	
	3928 Baltimore St.	
	3929 Baltimore St.	
	3934 Baltimore St.	
	3935 Baltimore St.	2 lots
	3940 Baltimore St.	
	3941 Baltimore St.	
	3944 Baltimore St.	
	3947 Baltimore St.	
	3948 Baltimore St.	
	3951 Baltimore St.	
	3709 Calvert Pl.	
	3819 Calvert Pl.	
	10216 Carroll Pl.	
	10220 Carroll Pl.	
	10226 Carroll Pl.	2 lots
	10231 Carroll Pl.	Circle Manor Rest Home
	10232 Carroll Pl.	
	10234 Carroll Pl.	
	10237 Carroll Pl.	Noyes Library
	10205 Connecticut Ave.	
	10209 Connecticut Ave.	
	10211 Connecticut Ave.	2 lots
	10308 Connecticut Ave.	47

** = Individual Site within Historic District
V = Vacant lot

Master Plan Historic District Addresses
July 18, 1990

SITE # HISTORIC DISTRICT & ADDRESS SITE NAME/MULTIPLE LOTS (IF APPLICABLE)

31/6 Kensington Historic District (cont.)
Kensington, MD 20895

10300 Fawcett St.	
10302 Fawcett St.	
10306 Fawcett St.	
10310 Fawcett St.	
10313 Fawcett St.	2 lots
10314 Fawcett St.	
10318 Fawcett St.	
10319 Fawcett St.	
10320 Fawcett St.	
10401 Fawcett St.	
10403 Fawcett St.	
10405 Fawcett St.	
10406 Fawcett St.	2 lots
10407 Fawcett St.	
10409 Fawcett St.	
10410 Fawcett St.	
10411 Fawcett St.	Fawcett Apartments
10413 Fawcett St.	Fawcett Apartments
10415 Fawcett St.	Fawcett Apartments
10416 Fawcett St.	
10419 Fawcett St.	
10421 Fawcett St.	
10422 Fawcett St.	
10423 Fawcett St.	
10425 Fawcett St.	
10426 Fawcett St.	
10309 Freeman Pl.	
10310 Freeman Pl.	
10311 Freeman Pl.	
10313 Freeman Pl.	
10314 Freeman Pl.	
10316 Freeman Pl.	
3716 Howard Ave.	
3730 Howard Ave.	
3732 Howard Ave.	
3734 Howard Ave.	
3738 Howard Ave.	
3740 Howard Ave.	
3742 Howard Ave.	
3744 Howard Ave.	
3746 Howard Ave.	
3748 Howard Ave.	
3750 Howard Ave.	
3758 Howard Ave.	
3762 Howard Ave.	

** - Individual Sites located within Historic District
V - Vacant lot

Master Plan Historic District Addresses
July 18, 1990

SITE # HISTORIC DISTRICT & ADDRESS SITE NAME/MULTIPLE LOTS (IF APPLICABLE)

31/6 Kensington Historic District (cont.)
Kensington, MD 20895

3772 Howard Ave.

3774 Howard Ave.

3784 Howard Ave.

3786 Howard Ave.

MD-15 3794 Howard Ave.

Derrick Motor Co./Kensington Srvc Ctr

10200 Kensington Pkwy.

V

10202 Kensington Pkwy.

10204 Kensington Pkwy.

10206 Kensington Pkwy.

10208 Kensington Pkwy.

10210 Kensington Pkwy.

10212 Kensington Pkwy.

10214 Kensington Pkwy.

10216 Kensington Pkwy.

10218 Kensington Pkwy.

V, 2 lots

10300 Kensington Pkwy.

V

10302 Kensington Pkwy.

V

10304 Kensington Pkwy.

10310 Kensington Pkwy.

Flinn Park

10312 Kensington Pkwy.

3710 Mitchell St.

Maryland National Guard

10212 Montgomery Ave.

10213 Montgomery Ave.

10221 Montgomery Ave.

10225 Montgomery Ave.

10234 Montgomery Ave.

10303 Montgomery Ave.

10304 Montgomery Ave.

10308 Montgomery Ave.

10400 Montgomery Ave.

2 lots

10405 Montgomery Ave.

10408 Montgomery Ave.

10410 Montgomery Ave.

10412 Montgomery Ave.

10414 Montgomery Ave.

10415 Montgomery Ave.

First National Bank

Montgomery Ave. & B+O Tracks

Kensington Rail Road Station

10420 Montgomery Ave.

Farmer's Banking & Trust Co. (Orig.

Kensington Bank/2 lots

3903 Prospect St.

3904 Prospect St.

3905 Prospect St.

3906 Prospect St.

3908 Prospect St.

3909 Prospect St.

3911 Prospect St.

3912 Prospect St.

2 lots

3915 Prospect St.

3918 Prospect St.

2 lots

** = Individual Site located within Historic District

V = Vacant lot

Master Plan Historic District Addresses
July 18, 1990

SITE # HISTORIC DISTRICT & ADDRESS SITE NAME/MULTIPLE LOTS (IF APPLICABLE)

31/6 Kensington Historic District (cont.)
Kensington, MD 20895

3922 Prospect St.	
3923 Prospect St.	
3924 Prospect St.	
3925 Prospect St.	V
3926 Prospect St.	
3927 Prospect St.	
3928 Prospect St.	
3932 Prospect St.	
4010 Prospect St.	
4011 Prospect St.	2 lots
10500 St. Paul St.	
10531 St. Paul St.	
10537 St. Paul St.	
10543 St. Paul St.	
10547 St. Paul St.	
10549 St. Paul St.	
10600 St. Paul St.	
10606 St. Paul St.	
10608 St. Paul St.	
3810 Warner St.	
3812 Warner St.	
3820 Warner St.	
3824 Warner St.	
3708 Washington St.	
3710 Washington St.	
3714 Washington St.	
3716 Washington St.	
3800 Washington St.	
3802 Washington St.	
3804 Washington St.	
3808 Washington St.	
3810 Washington St.	
3814 Washington St.	2 lots
3820 Washington St.	
3904 Washington St.	
3905 Washington St.	
3906 Washington St.	2 lots
3907 Washington St.	
3909 Washington St.	
3910 Washington St.	2 lots
3912 Washington St.	
3913 Washington St.	
3914 Washington St.	
3915 Washington St.	
3916 Washington St.	
3919 Washington St.	

** = Individual Site located within Historic District
V = Vacant lot

Master Plan Historic District Addresses
July 18, 1990

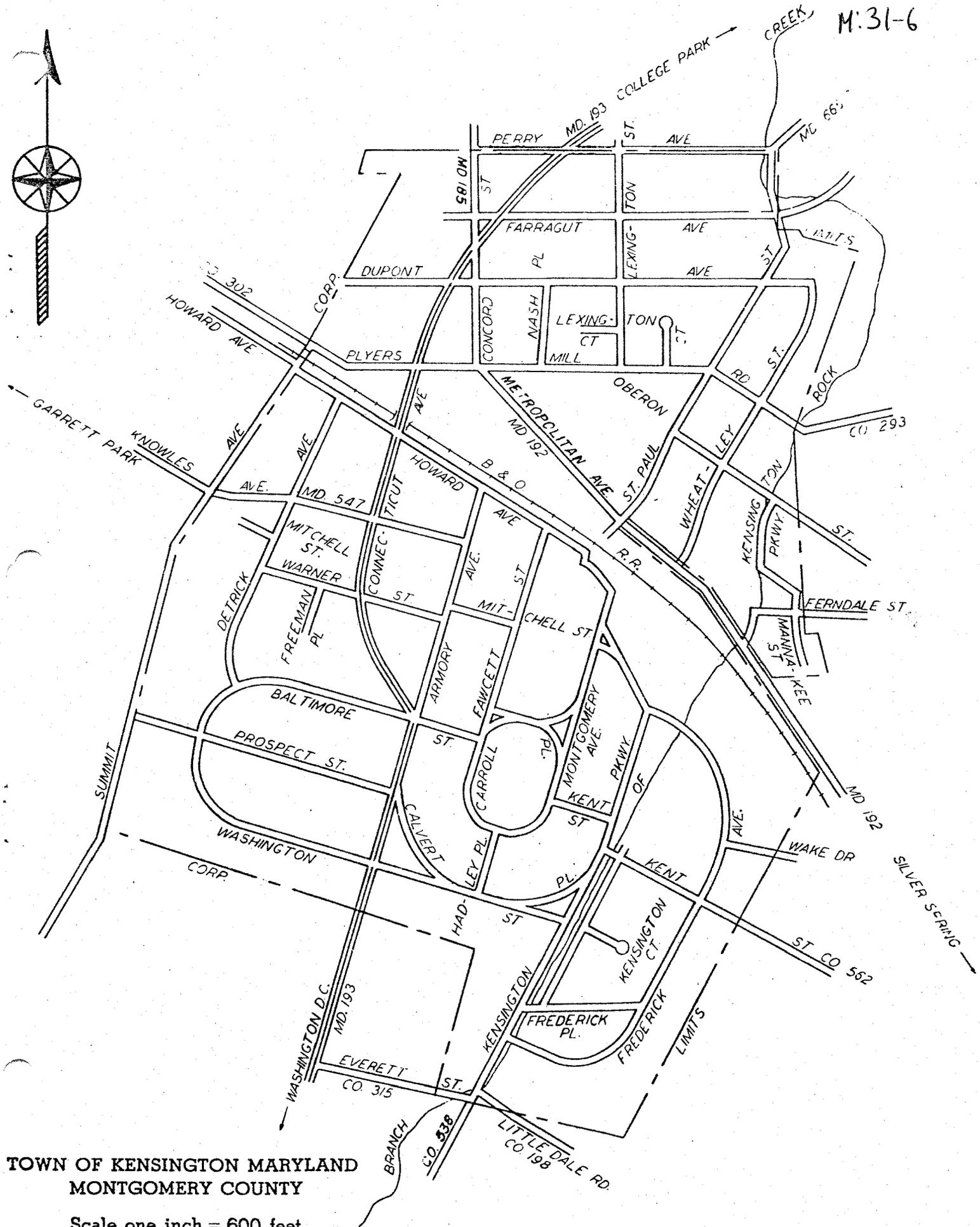
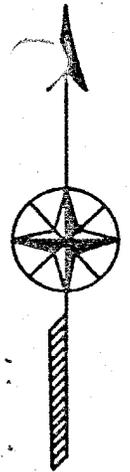
SITE # HISTORIC DISTRICT & ADDRESS SITE NAME/MULTIPLE LOTS (IF APPLICABLE)

31/6 Kensington Historic District (cont.)
Kensington, MD 20895

3920	Washington St.	
3922	Washington St.	2 lots
3923	Washington St.	2 lots
3924	Washington St.	
3925	Washington St.	
3926	Washington St.	
3927	Washington St.	
3928	Washington St.	
3929	Washington St.	
3930	Washington St.	
3932	Washington St.	
3936	Washington St.	
3939	Washington St.	
3940	Washington St.	3 lots
3941	Washington St.	
3942	Washington St.	
3947	Washington St.	
3948	Washington St.	

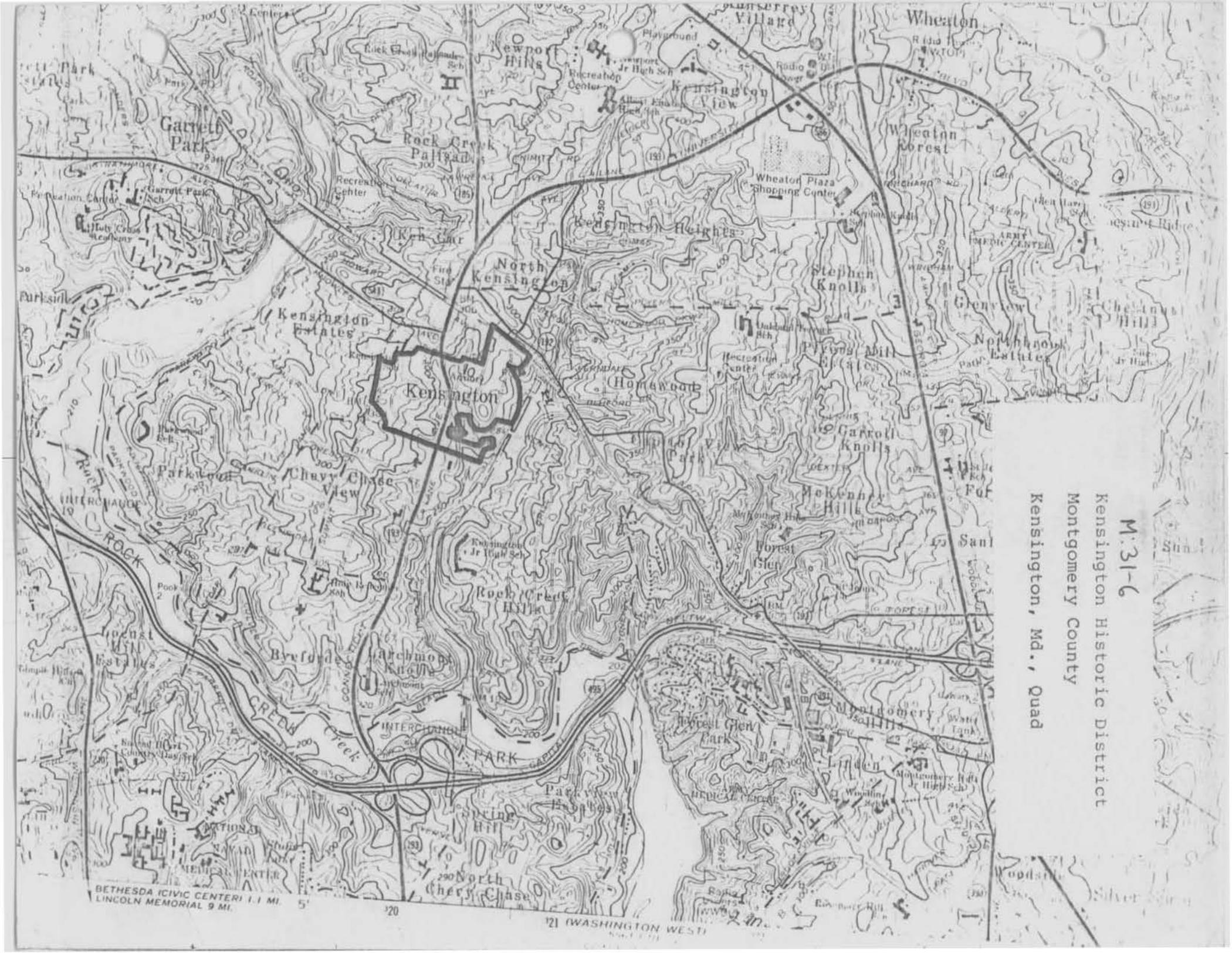
** - Individual Site located within Historic District
/ - Vacant lot

M.31-6



**TOWN OF KENSINGTON MARYLAND
MONTGOMERY COUNTY**

Scale one inch = 600 feet



M.31-C
 Kensington Historic District
 Montgomery County
 Kensington, Md., Quad

BETHESDA CIVIC CENTER 1.1 MI.
 LINCOLN MEMORIAL 9 MI.

121 WASHINGTON WEST

31/6

Figure 4

LOCAL KENSINGTON HISTORIC DISTRICT

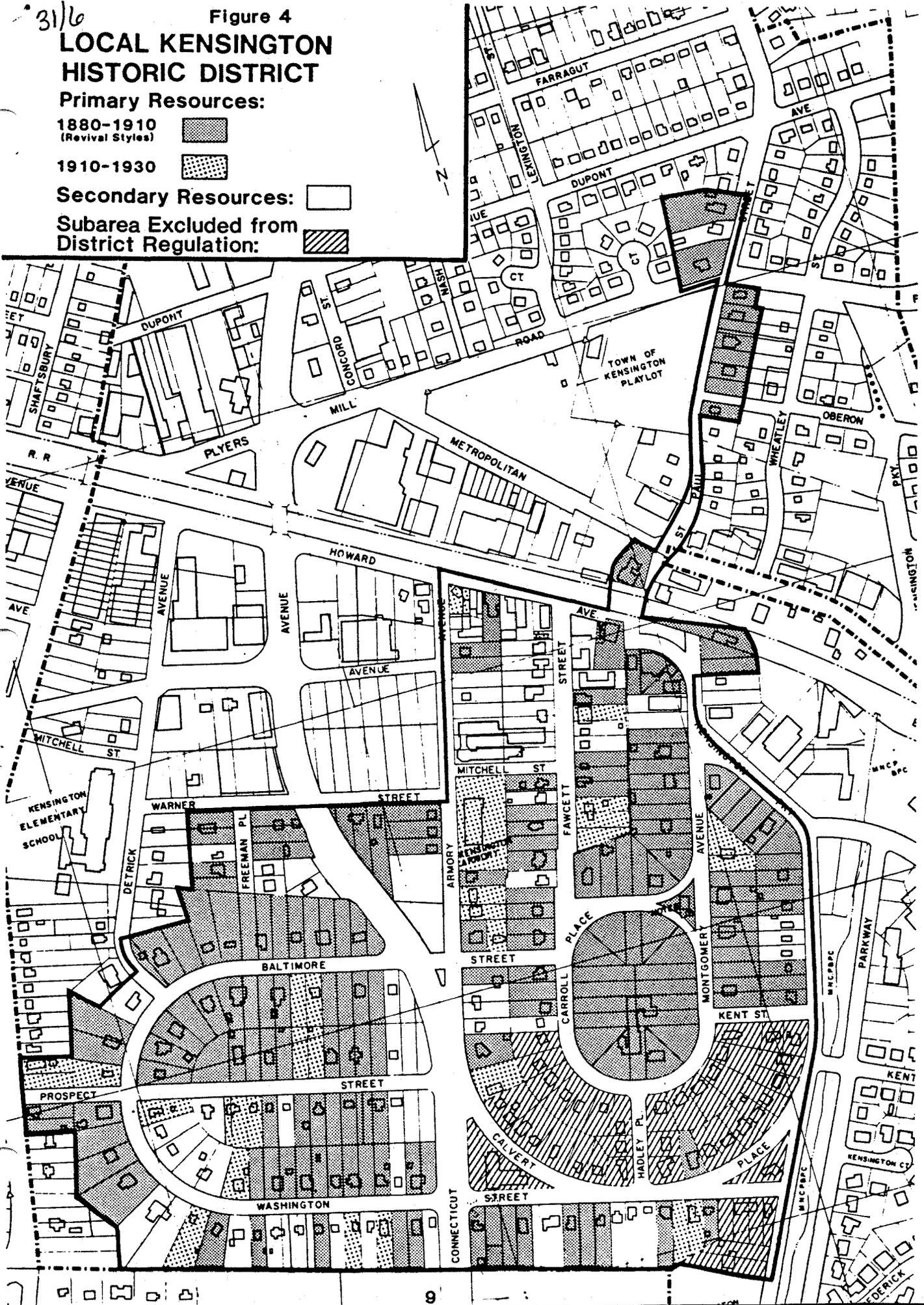
Primary Resources:

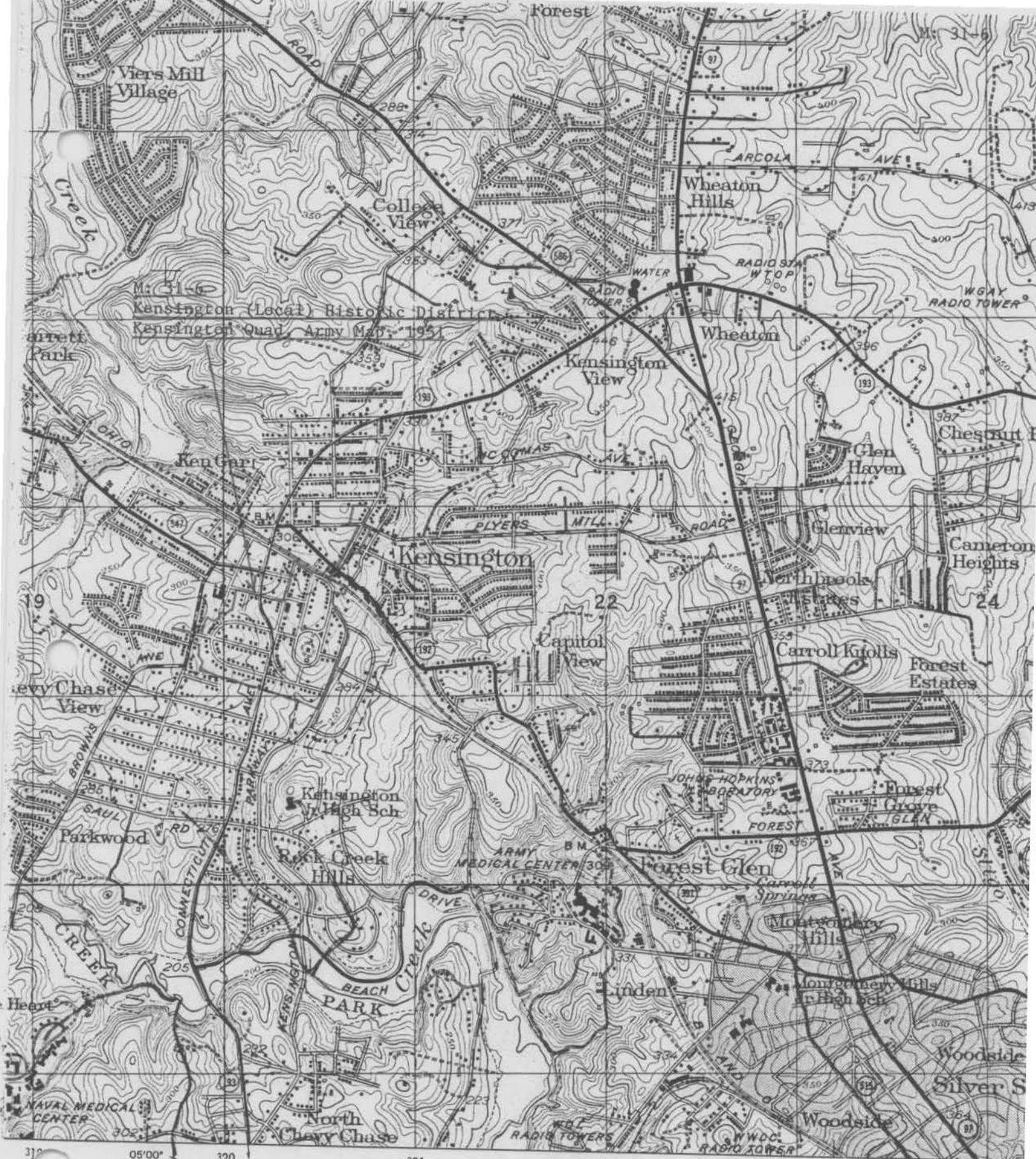
1880-1910 (Revival Styles) 

1910-1930 

Secondary Resources: 

Subarea Excluded from District Regulation: 

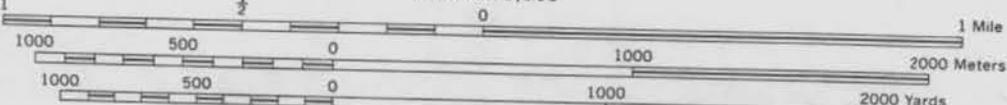




M: 31-6
 Kensington (Local) Historic District
 Kensington Quad, Army Map, 1951

CHEVY CHASE CIRCLE 2.3 MI.

Scale 1:25,000

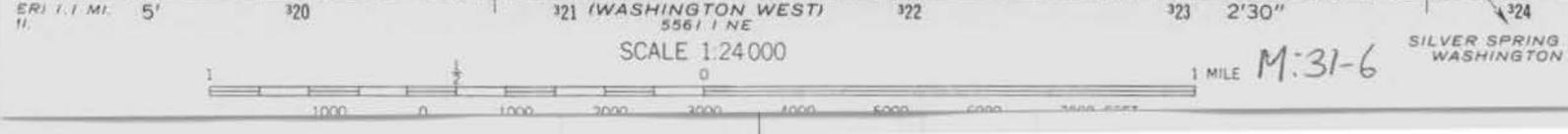


CONTOUR INTERVAL 10 FEET
 VERTICAL DATUM, MEAN SEA LEVEL

SILVER SPRING
 WASHINGTON (DC)



Kensington (Local) Historical District
 1965, PR 1979



SILVER SPRING IR WASHINGTON U

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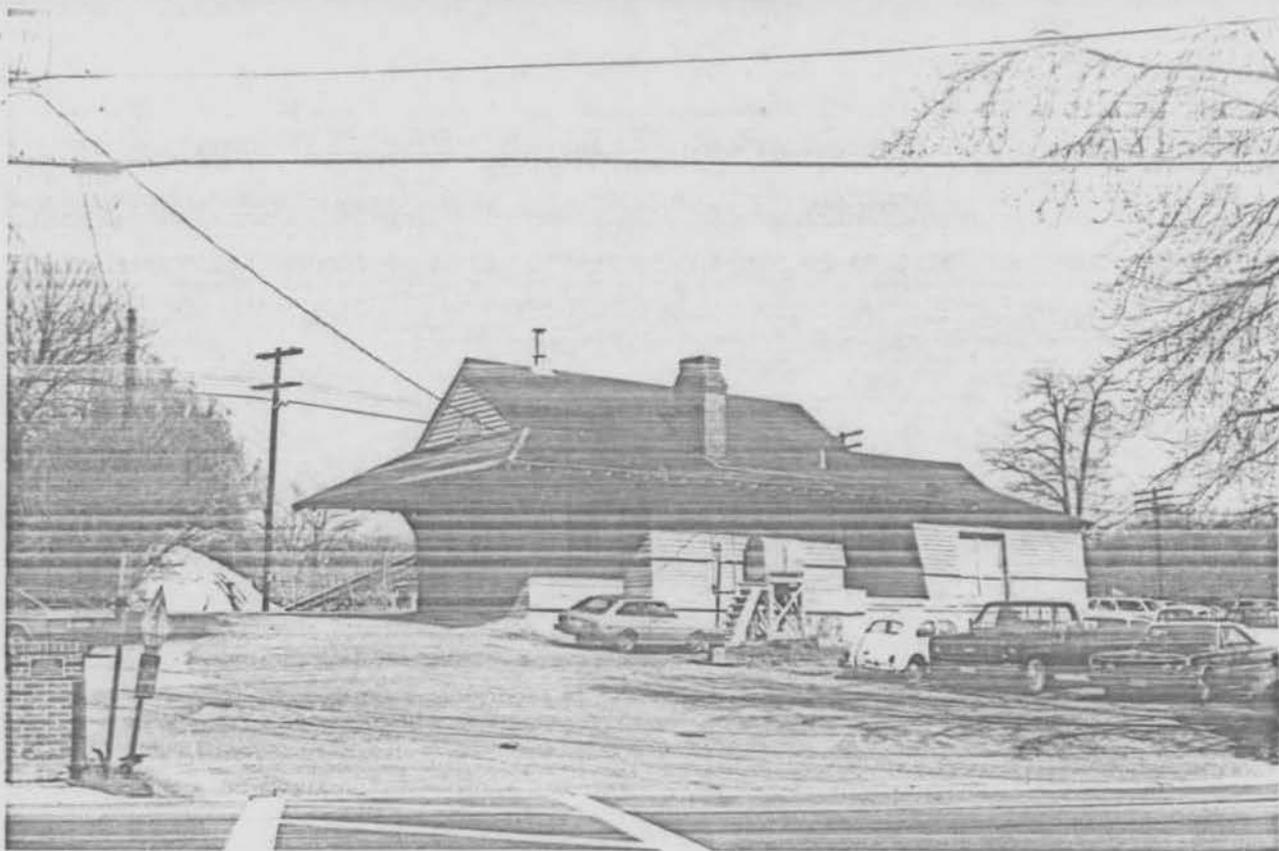


HOWARD AVE

WASHINGTON ST



M:31-6

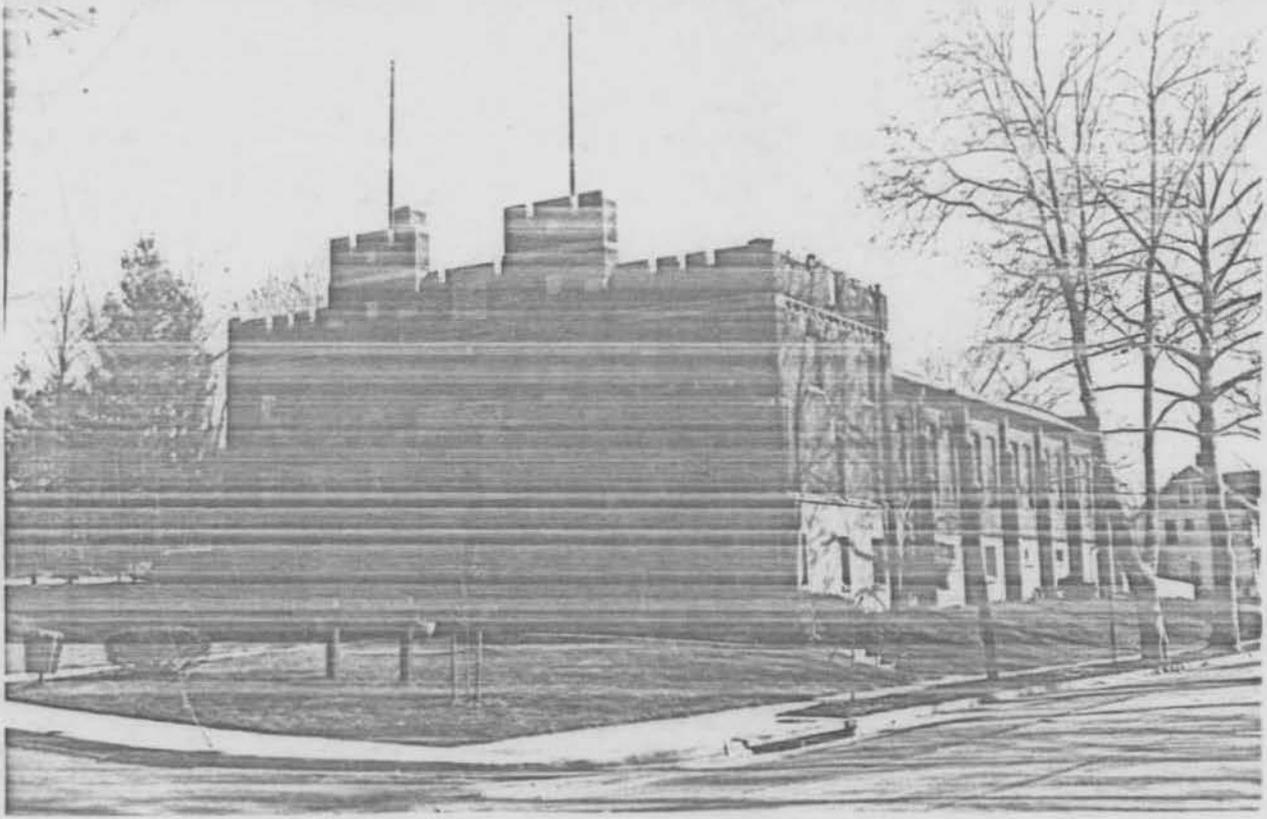


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NOYES LIBRARY (M:30-06-02)



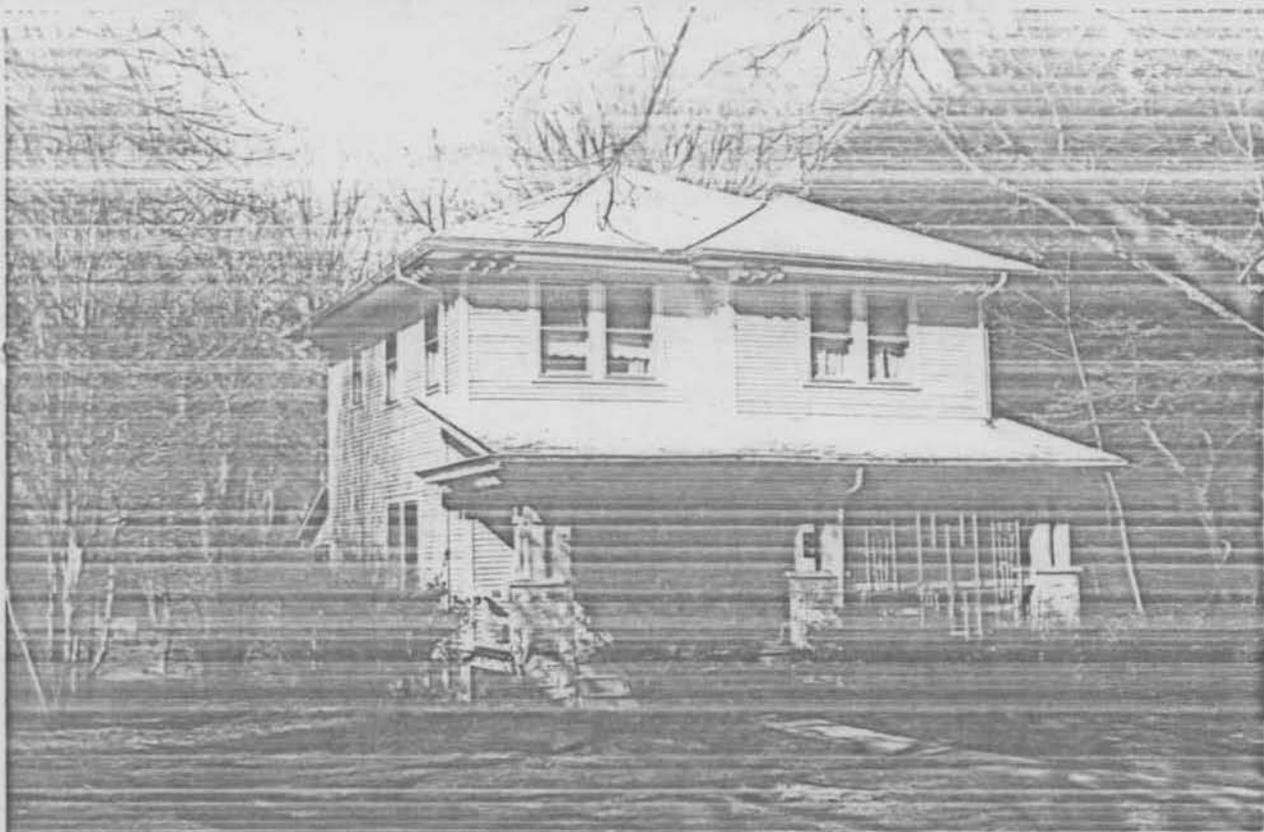
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TOWN HALL

10313 FAWCETT





M.31-6

3927 WASHINGTON ST

3919 PROSPECT ST





- 1 M:31-6
- 2 Kensington Historic District
- 3 Montgomery Co Md
- 4 J Dawie
- 5 4/98
- 6 Md SHPO
- 7 10312 Armory Ave
- 8 1 of 40

COPIES 120012



- 1 M. 31-6
- 2 Kensington Historic District
- 3 Montgomery Co Md
- 4 Q Darsie
- 5 4/98
- 6 Md SHPD
- 7 10318-10314 Arming Ave
- 8 20f 00

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1 M. 31-6

2 Kensington Historic District

3 Montgomery Co. Md

4 F. Darssie

5 4/98

6 Md SHPS

7 3812 Warner St.

8 3 of 40

2160221 RNR N2



- 1 M 31-6
2 Kensington Historic District
3 Montgomery Co. Md
4 G. Davis
5 4198
6 Md. STIP0
7 Warner St.
8 40 of 40

2160221 N N N 22



- 1 M: 31-6
- 2 Kensington Historic District
- 3 Montgomery Co Md
- 4 of Dawie
- 5 4/98
- 6 Md 84PO
- 7 10409 Armonoy Ave
- 8 5 of 10

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GTM

No Parking

- 1 M: 31-6
- 2 Kensington Historic District
- 3 Montgomery Co, Md
- 4 J. Darsie
- 5 4/98
- 6 Md SHPO
- 7 10415 Armory Ave.
- 8 6 of 40



1 m 31-6

2 Kensington Historic District

3 Montgomery Co Md

4 J. Dawie

5 4/98

6 Md 8HPD

7 10319 Fawcett St

8 7 58 40



- 1 M. 31-6
- 2 Kensington Historic District
- 3 Montgomery Co, Md
- 4 J. Dawle
- 5 4198
- 6 Md. SHPO
- 7 10318 Fawcett St.
- 8 8 of 40

JOHN N. LIBORAL



- 1 M: 31-6
- 2 Kensington Historic District
- 3 Montgomery Co Md
- 4 J. Darsco
- 5 4198
- 6 Md SHPO
- 7 10300 Fawcett St
- 8 9 of 40

2100271 N 110



- 1 M:31-6
- 2 Kensington Historic District
- 3 Montgomery Co Md
- 4 J Dawie
- 5 4/98
- 6 Md. State
- 7 10304 Kensington Parkway
- 8 10 of 40

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- 1 M: 31-6
- 2 Kensington Historic District
- 3 Montgomery Co. Md
- 4 J. Darce
- 5 4/98
- 6 Md SHPO
- 7 10110 Kensington Pkwy
- 8 11 of 40

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- 1 M 350
- 2 Kensington Historic District
- 3 Montgomery Co, MD
- 4 ♀ Darsie
- 5 4198
- 6 Md SMO
- 7 3808-3802 Washington St. 27 N N 1400 20
- 8 12 of 40



- 1 M. 31-6
- 2 Kensington Historic District
- 3 Montgomery Co. Md
- 4 J Darsie
- 5 4/98
- 6 Md SMPD
- 7 3813 Calvert St.
- 8 13 of 40

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1 111 316

2 Kensington Historic District

3 Montgomery Co, Md

4 of Danville

5 4/98

6 Md 811PO

7 3817-3815 Calver St

8 14 of 40

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1 M 31-6

2 Kensington Historic District

3 Montgomery Co Md

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6 Md SHPO

7 3512 account of

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8 15 of 40



1 M. 31-6

2 Kensington Historic District

3 Montgomery Co. Md

4 J. Danse

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6 Md SHPO

7 3806 Baltimore St

8 16 of 40

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- 1 M: 31-6
- 2 Kensington Historic District
- 3 Montgomery Co. Md.
- 4 J. Daise
- 5 4/98
- 6 Md. SHPO
- 7 3807 Baltimore St.
- 8 17 of 40



- 1 M. 31-6
- 2 Kensington Historic District
- 3 Montgomery Co. Md
- 4 2 Darsic
- 5 4198
- 6 Md SHPO
- 7 10221 Montgomery Ave
- 8 18 of 40

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- 1 M. 31-6
- 2 Kensington Historic District
- 3 Montgomery Co. Md
- 4 J. Darso
- 5 4198
- 6 Md SHPO
- 7 3706 Howard
- 8 19 of 40

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- 1 M. 31-6
- 2 Kensington Historic District
- 3 Montgomery Co. MD
- 4 J. Darsie
- 5 4/98
- 6 Md SHPO
- 7 1030e Detrick Ave
- 8 20 of 40

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- 1 M 31-6
- 2 Kensington Historic District
- 3 Montgomery Co. Md
- 4 J. Dawson
- 5 4198
- 6 Md SHPO
- 7 3920 Baltimore St.
- 8 21 of 40

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- 1 M. 316
- 2 Kensington Historic District
- 3 Montgomery Co. Md.
- 4 J. Davis
- 5 4198
- 6 Md. SHPO
- 7 3931 Baltimore St.
- 8 22 of 40

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1 111 316

2 Kensington Historic District

3 Montgomery Co, Md

4 J Dawie

5 4198

6 Md SHPD

7 3915 Washington

8 24 of 40

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- 1 11 31-6
- 2 Kensington Historic District
- 3 Montgomery Co MD
- 4 J Dancer
- 5 4/99
- 6 Md SH80
- 7 3926 Washington
- 8 250740

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- 1 M. 316
- 2 Kensington Historic District
- 3 Montgomery Co Md.
- 4 J. Davis
- 5 4/10/8
- 6 Md SHPO
- 7 3930 Washington
- 8 26 of 40

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1 M: 31-6

2 Kensington Historic District

3 Montgomery Co. MD

4 Q. Darsu

5 4/98

6 Md SHPD

STATE OF MARYLAND

7 3942 Washington

8 27 of US



1 M. 31-6

2 Kensington Historic District

3 Montgomery Co Md

4 O Darsie

5 4/98

6 Md. SHPO

7 3932 Prospect

8 28 of 40



1 M:31-6

2 Kensington Historic District

3 Montgomery Co Md.

4 J. Darsce

5 4/98

6 Md 8HPD

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7 3928 Prospect

8 2903 40



- 1 M. 31-6
- 2 Kensington Historic District
- 3 Montgomery Co Md
- 4 Q. Darsu
- 5 4/98
- 6 Md SHPB
- 7 3922 Prospect
- 8 30 of 40



1 M-31-C

2 Kensington Historic District

3 Montgomery Co. Md.

4 J. Davie

5 4/98

6 Md SHPO

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7 3918 Prospect

8 3103 40



1 M:31-6

2 Kensington Historic District

3 Montgomery Co Md

4 J. Davis

5 4/98

6 Md SHPO

2025 APR 21

7 1309 Prospect

8 32740



- 1 M-206
- 2 Kensington Historic District
- 3 Montgomery Co Md
- 4 J. Darsie
- 5 4/98
- 6 Md SHPD
- 7 10414 Detroit Ave, E. elevation
- 8 330840

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1 M. 31 G

2 Kensington Historic District

3 Montgomery Historic District

4 J. Darric

5 4/98

6 11A SHPO

7 10405 De-trick Ave. NW corner ... 125 ...

8 34 of 40



1 m. 31 1/2

2 Kensington Historic District

3 Montgomery Co, Md

4 J. Darsu

5 4198

6 Md SHPO

ST N N N 1230 02L

7 3956 Knowles Ave, N elev

8 3577.40



- 1 M. 31-6
- 2 Kensington Historic District
- 3 Montgomery Co Md
- 4 g. Darsie
- 5 4198
- 6 Md SHRO
- 7 3910 Knowles Ave. NE corner SHANN 122016
- 8 36 of 40



- 1 M:31-6
- 2 Kensington Auction District
- 3 Montgomery Co. Md
- 4 J. Davis
- 5 4198
- 6 Md 2400
- 7 10619 Ct. Ave., W. elev.
- 8 37 of 40

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1 Mt 31-6

2 Kensington Historic District

3 Montgomery Co. Md

4 J. Darou

5 4/98

6 Md. SHPO

2001 11 128001

7 Kensington Vol. Fire Dept. - SE corner

8 38 of 40



1 MI 316

2 Kensington Historic District

3 Montgomery Co. Md

4 J. Darsie

5 4198

FORM 128102

6 Md SHPO

7 10630-10628 Ct. Ave, SE corner

8 39 of 40



GENE'S COSTUMES
SALES & RENTALS



1005B

TRADESHOWS
for all occasions

- 1 m. 31-6
- 2 Kensington Historic District
- 3 Montgomery Co. Md
- 4 J. Dausie
- 5 4/98
- 6 Md 8HPD
- 7 10636 Ct Arc, E elev.
- 8 40 of 40

2024-11-11 14:20:05



NAME 1034 KENSINGTON PKWY. (KENSINGTON HIST. DIST.)

LOCATION KENSINGTON, MD. #31-6

M: #31-6

FACADE NW

PHOTO TAKEN 6/3/75

M. DWYER



M: #31-6

NAME MCKEEVER'S ICE CREAM PARLOR

LOCATION | ~~5410 GEORGIA AVE.~~ MONTGOMERY AVE

FACADE NE KENSINGTON, MD

PHOTO TAKEN 6/3/75 MDWYER

(KENSING HIST. DIST.)



NAME NOYES LIBRARY 10237 Carroll Place M: #31-62
LOCATION MONTGOMERY AVE KENSINGTON, MD (KENSING HIST DIST.)
FACADE W
PHOTO TAKEN 6/3/75 MDWYER



M: #31-6

NAME MIZELL LUMBER + CURTIS SERVICE STA

LOCATION METROPOLITAN AVE KENSINGTON, MD (KENSING HIST DIST.)

FACADE NE

PHOTO TAKEN 6/3/75 MDWYER



NAME B + O RR STATION

M: #31-6

LOCATION KENSINGTON, MD.

FACADE SW

PHOTO TAKEN 6/3/75

M. DEWEYER .