M:31-6

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
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

street & number bounded roughly by the Chessie System tracks on the N, Kensington Pkwy on the E, Summit Ave. on the W, and the back lines of properties along Washington Street ___ not for publication

city, town Kensington ___ vicinity of congressional district Eighth

state Maryland code 24 county Montgomery code 031

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	___ private	___ unoccupied	X commercial	X park
___ structure	X both	___ work in progress	X educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ 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

title Maryland Historical Trust Historic Sites Inventory has this property been determined elegible? ___ yes ___ no

date 1978 ___ federal X state ___ county ___ local

depository for survey records Maryland Historical Trust

city, town Annapolis state Maryland 21401

7. Description

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Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date _____
___ fair	___ unexposed		

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 inspite 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 catagories. The catagories are Queen Anne, Shingle, a Victorian which often contains a strong Eastlakian element, Colonial Revival, and Functional. These catagorical 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 catagory. In brief description of the principal characteristics of these styles as found in the Kensington Historic District with examples is as follows:

SEE CONTINUATION SHEET #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 Eastlakian 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 dominate 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.

(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 intrustions 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.

C. Significance M:31-6

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	X education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation	
X 1900–	___ communications	___ industry	___ politics/government	X other (specify)	
		___ invention			

Specific dates **Builder/Architect** ~~local history~~ urban neighborhood and streetscapes.

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 entreprenuer, 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

SEE CONTINUATION SHEET #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 ammenities 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.

(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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HERITAGE CONSERVATION AND RECREATION SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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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UNITED STATES DEPARTMENT OF THE INTERIOR
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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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.

9. Major Bibliographical References

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SEE CONTINUATION SHEET #5.

10. Geographical Data

Acreage of nominated property 79 acres

Quadrangle name KENSINGTON QUADRANGLE Quadrangle scale 1:24000

UMT References

	Zone	Easting	Northing
A			
B			
C			
D			
E			
F			
G			
H			

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
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

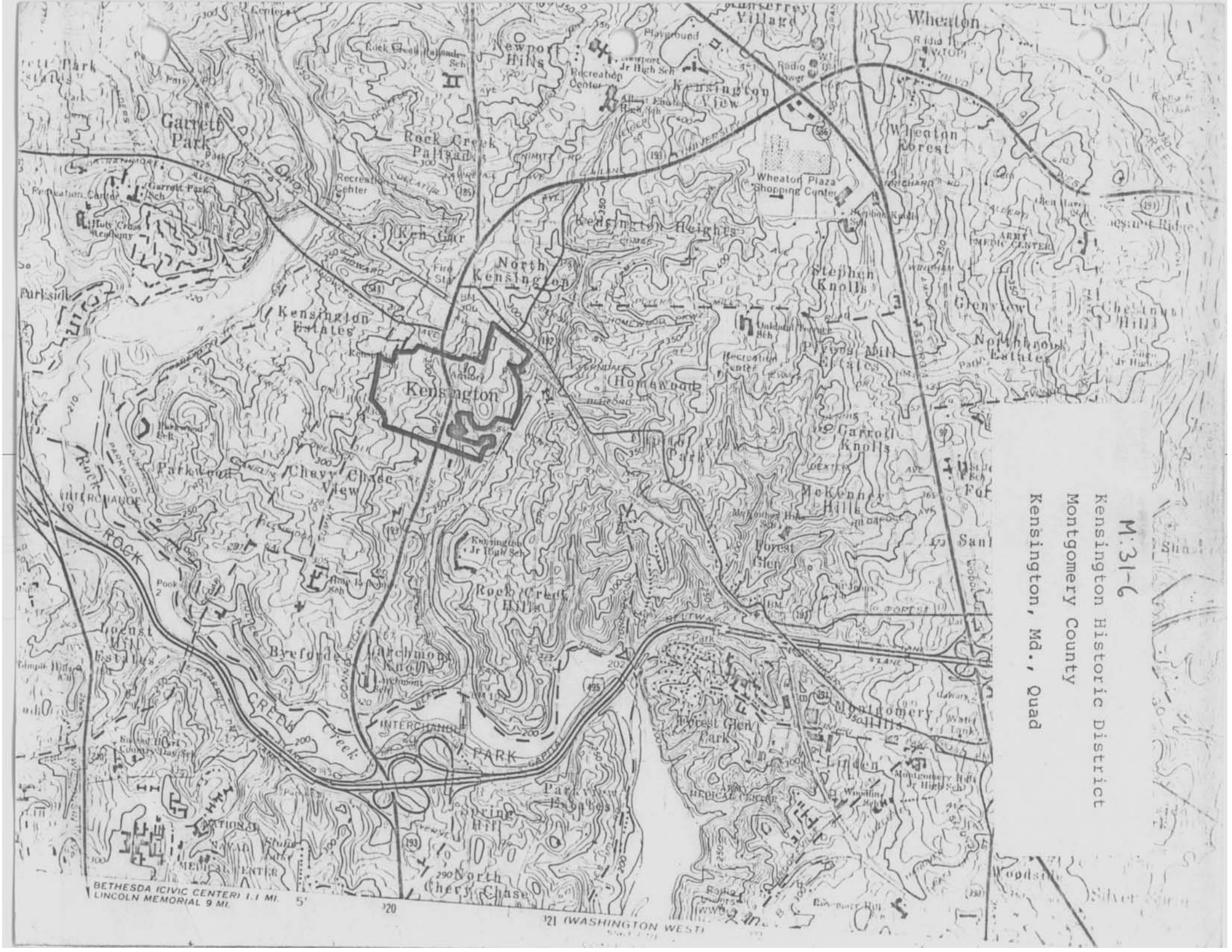
date

Keeper of the National Register

Attest: date

Chief of Registration

GPO 938 835



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Kensington Historic District
Montgomery County
Kensington, Md., Quad

M: 31-6
Kensington (Local) Historic District
Kensington Quad, Army Map, 1951
Forest
Viers Mill Village
College View
Wheaton Hills
ARCOLA AVE
RADIO STA WTOP
WGAY RADIO TOWER
Wheaton
Kensington View
Glen Haven
Chestnut
Ken Gart
PLYERS MILL ROAD
Glenview
Cameron Heights
Kensington
Northbrook Estates
Capitol View
Carroll Knolls
Forest Estates
Chevy Chase View
JOHNS HOPKINS LABORATORY
Forest Grove
Kensington Jr High Sch
Parkwood
Rock Creek Hills
ARMY MEDICAL CENTER
Forest Glen
Carroll Springs
Montgomery Hills
Montgomery Hills Jr High Sch
Linden
Woodside
Silver S
Heart
NAVAL MEDICAL CENTER
North Chevy Chase
WDC RADIO TOWERS
WWDC RADIO TOWER
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2000 Meters
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CONTOUR INTERVAL 10 FEET
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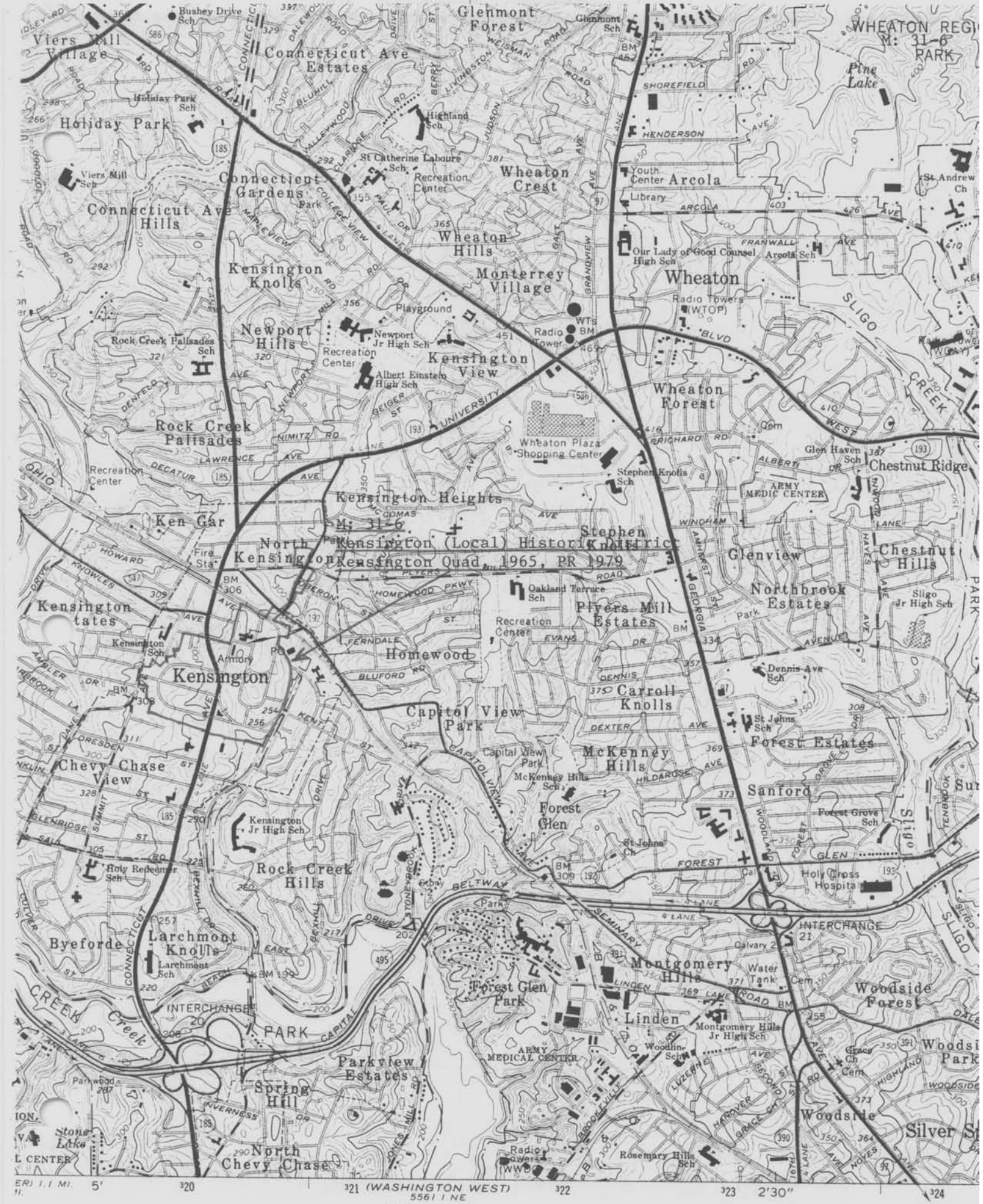
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M: 31-6
PARK
Kensington Heights
M: 31-6
Kensington (Local) Historic District
Kensington Quad, 1965, PR 1979
Glenmont Forest
Viers Mill Village
Connecticut Ave Estates
Holiday Park
Connecticut Gardens
Connecticut Ave Hills
Kensington Knolls
Wheaton Crest
Wheaton Hills
Monterrey Village
Newport Hills
Kensington View
Rock Creek Palisades
Ken Gar
North Kensington
Kensington
Kensington Estates
Homewood
Capitol View Park
Chevy Chase View
Rock Creek Hills
Byeforde
Larchmont Knolls
Parkview Estates
Spring Hill
North Chevy Chase
Forest Glen
Forest Glen Park
McKenney Hills
Montgomery Hills
Linden
Carroll Knolls
Forest Estates
Sanford
Woodside Forest
Woodside
Silver Sp
Wheaton Forest
Wheaton
Wheaton Plaza Shopping Center
Glenview
Northbrook Estates
Pivers Mill Estates
Chestnut Ridge
Chestnut Hills
Arcola
Pine Lake
Stephen Knolls
Rosemary Hills
Stone Lake
Connecticut Ave
Georgia Ave
University Blvd
Sligo Creek
Beltway
Interchange 20
Interchange 21
Park
Bushey Drive Sch
Holiday Park Sch
Viers Mill Sch
Rock Creek Palisades Sch
Highland Sch
St Catherine Laboure Sch
Recreation Center
Playground
Newport Jr High Sch
Albert Einstein High Sch
Kensington Sch
Armory
Fire Sta
Oakland Terrace Sch
Kensington Jr High Sch
Holy Redeemer Sch
Larchmont Sch
Glenmont Sch
Youth Center
Library
Our Lady of Good Counsel High Sch
Arcola Sch
St Andrew Ch
Radio Towers (WTOP)
WTs
Radio Tower
Stephen Knolls Sch
Glen Haven Sch
Dennis Ave Sch
St Johns Sch
McKenney Hills Sch
St Johns Ch
Forest Grove Sch
Holy Cross Hospital
Montgomery Hills Jr High Sch
Woodlin Sch
Grace Ch
Cem
Water Tank
Calvary
Sligo Jr High Sch
Rosemary Hills Sch
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ARMY MEDICAL CENTER
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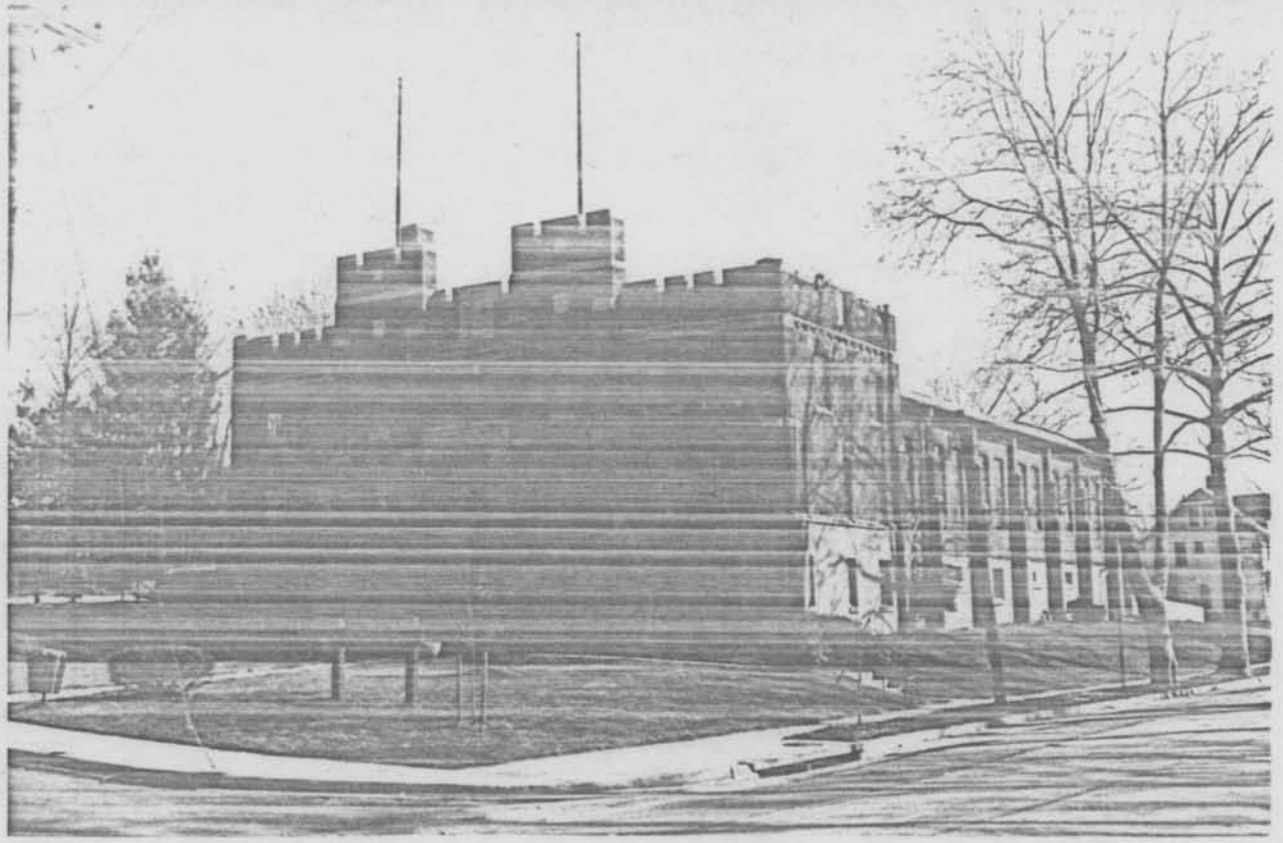

TOWN HALL

10313 FAWCETT

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3927 WASHINGTON ST

3918 PROSPECT ST

1 MM:31-6

2 Kensington Historic District

3 Montgomery Co MD

4 J Davis

5 4/98

6 Md SHPO

7 10312 Armory Ave

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2 Kensington Historic District

3 Montgomery Co., Md

4 J. Darsie

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7 10318-10314 Armory Ave.

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7 10319 Fawcett St

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7 10318 Fawcett St.
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7 10300 Kensett St

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7 10304 Kensington Parkway

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7 10116 Kensington Pkwy

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7 10221 Montgomery Ave

8 18 of 40

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6 Md SHPO

7 3706 Howard

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6 Md SHPO

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7 3931 Baltimore St.

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7 3932 Prospect

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6 Md SHPO

7 3928 Prospect

8 29 of 47

BUMP
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6 MD SHPO

7 3922 Prospect

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3 Montgomery Co. Md.

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6 Md SHPO

7 3918 Prospect

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2 Kensington Historic District

3 Montgomery Co Md

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8 32 of 40

STOP
THRIFT SHOP

1 MD-355-6

2 Kensington Historic District

3 Montgomery Co MD

4 J. Darsie

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6 Md SHPO

7 10411 Detrick Ave, E. elevation [illegible]

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2 Kensington Historic District

3 Montgomery Historic District

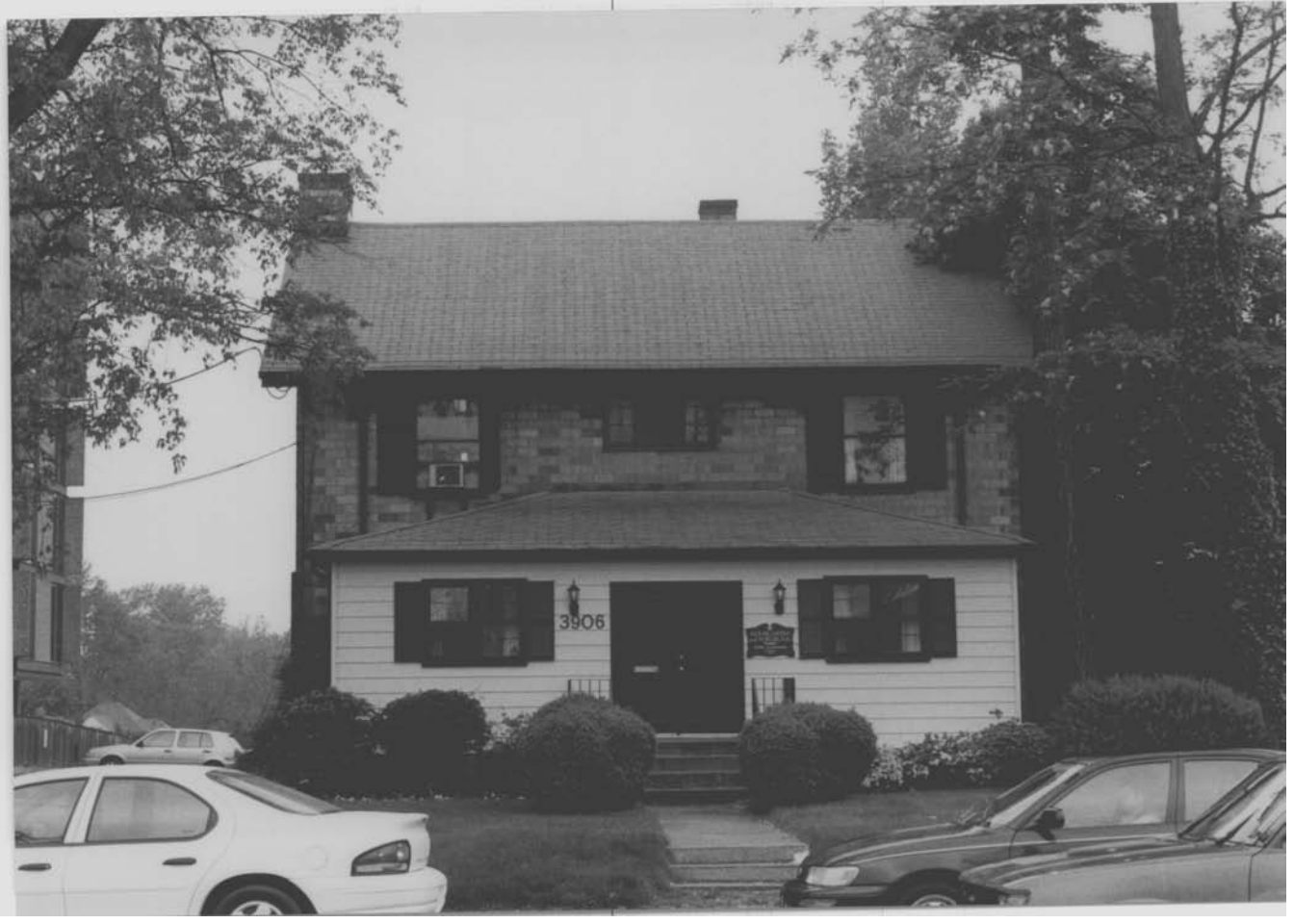
4 J. Davis

5 4/98

6 MD SHPO

7 10405 Detrick Ave. NW corner [illegible]

8 34 of 40


3906

1 MM 31 6

2 Kensington Historic District

3 Montgomery Co., Md

4 J. Dorsey

5 4/98

6 Md SHPO

7 3906 Knowles Ave, N elev

8 35 mm

1 M-31-6

2 Kensington Historic District

3 Montgomery Co Md

4 J. Darst

5 4/98

6 Md SHPO

7 3910 Knowles Ave. NE corner

8 36 of 40

CARS 946-7794

14.36

1 M:31-6

2 Kensington Historic District

3 Montgomery Co. MD

4 J. Davis

5 4198

6 Md SHPO

7 10619 Ct. Ave., W elev

8 37 of 40

5
KENSINGTON
VOL FIRE DEPARTMENT

1 MM-31-6

2 Kensington Historic District

3 Montgomery Co. Md

4 J. Darou

5 4/98

6 Md. SHPO

7 Kensington Vol. Fire Dept - SE corner

8 38 of 40

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ENTER

1 MI 31-6

2 Kensington Historic District

3 Montgomery Co. Md

4 J. Dausle

5 4/98

6 Md SHPO

7 10630-10628 Ct. Ave, SE corner

8 39 of 40

GEBE'S
COSTUMES
SALES & RENTALS
for all occasions

1 M-31-6

2 Kensington Historic District

3 Montgomery Co. Md

4 J. Darsie

5 4/98

6 Md SHPO

7 10636 Ct Ave, E elev.

8 40 of 40

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

LOCATION KENSINGTON, MD. #31-6

M: #31-6

FACADE NW

PHOTO TAKEN 6/3/75

M. DWYER

FLOWERS
PLANTS
J.W. SMALL SONS
GARDEN
SUPPLIES
THE
GARDEN
BARN

M: #31-6

NAME McKEEVER'S ICE CREAM PARLOR

LOCATION 5910 GEORGIA AVE. MONTGOMERY AVE

FACADE NE KENSINGTON, Md.

PHOTO TAKEN 6/3/75 MDWYER

(KENSING. HIST. DIST.)

M: #31-52

NAME Noyes Library 10237 Carroll Place

LOCATION Montgomery Ave. Kensington, Md. (Kensing. Hist. Dist.)

FACADE W

PHOTO TAKEN 6/3/75 Mowyer

TEXACO

M: #31-6

NAME MIZELL LUMBER + CURTIS SERVICE STA

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

FACADE NE

PHOTO TAKEN 6/3/75 MOWYER

NAME B+O RR STATION

LOCATION KENSINGTON, MD.

FACADE SW

PHOTO TAKEN 6/3/75

M. DWYER .

M: #31-6