

I. INTRODUCTION

This report presents a long-range preservation plan for the Kensington Historic District. In 1992, the Maryland-National Capital Park and Planning Commission (M-NCPPC), on behalf of the Montgomery County Historic Preservation Commission (MCHPC), sought to study four historic districts in the County--Kensington, Boyds, Clarksburg and Hyattstown--to determine an appropriate "Vision" for the areas that might guide decision making for the future. Traceries, in conjunction with PMA and Karr Associates, served as the consultants to MNCPPC for this project. The goal of the preservation plans was to establish a sound database of information from which to produce a document that would serve the MCHPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century. The final Long Range Preservation Plans include a detailed level of architectural and survey work to provide a specific physical description of the districts as they are today; an analysis and description of the character-defining features of each district; a discussion of the challenges facing each district; and a discussion of proposed strategies for maintaining the character of the districts while allowing for appropriate growth and change.

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

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

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

PROJECT METHODOLOGY

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

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

Organization and Staffing

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

On-Site Survey

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

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

Computer Data Entry

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

Archival Research

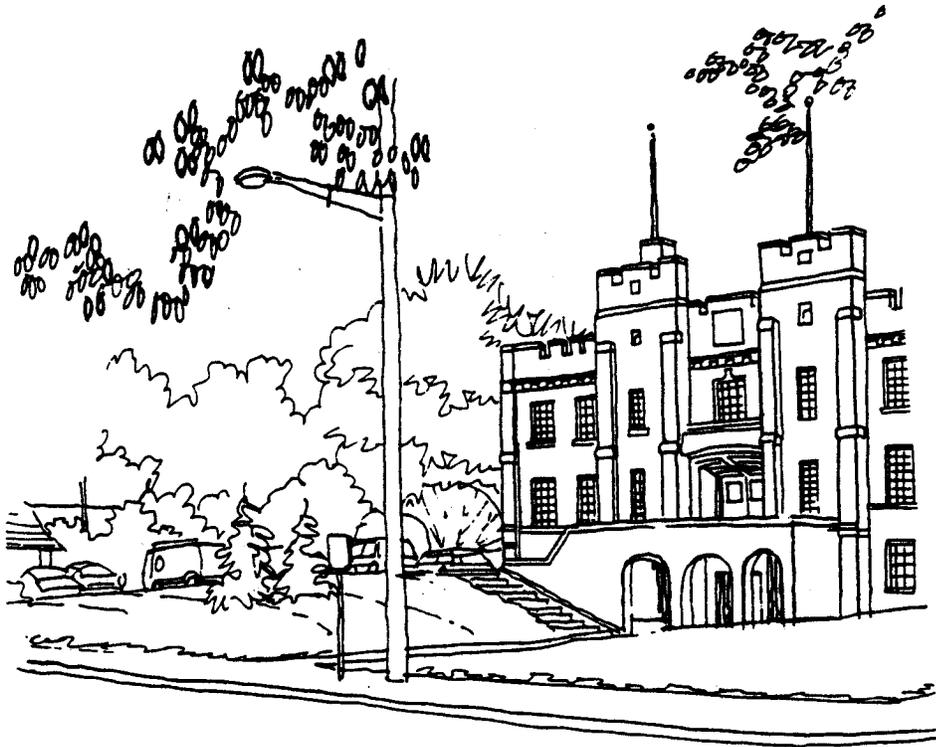
Research into the history of each of the historic districts, and Montgomery County began during the on-site investigation and continued beyond its completion. This research involved the examination of primary and secondary resources including County documents and previously gathered survey information,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

Public Participation

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

Written Documentation

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



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

IDENTIFICATION INFORMATION

ATLAS #

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Property Name(s):

NR Resource Category:

Resource Sub-Type:

Tax Code: Map Parcel

Planning Area:

Historic District Containing Property:

ADDRESS/LOCATION INFORMATION

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Address:

Explanation

Vicinity of:

Town/City:

Location:

ZIP:

PROPERTY CLASSIFICATION INFORMATION

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Ownership:

NRHP Resources/Sub-Type Count:

Resource Categories

Contributing?

TOTAL

Contrib:

Non-Con:

Sub-Type Categories

Contributing?

TOTAL:

Contrib:

Non-Con:

SETTING INFORMATION

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Zoning:

Physical Character of General Surroundings:
Physical Character of General Setting:
Physical Character of Immediate Setting:

Acreage of Setting:
Square Footage of Immediate Setting:
Setbacks: Front- Side 1- Side 2- Rear-
Percentage of Setting Coverage:
Orientation of Primary Resource:
Orientation of Setting to Street:
Setting Boundaries and Justification:

Notable Landscape Features:

Notable Geographic Features:

Walls of Continuity:

Description of Immediate Setting: _____

EXTERIOR DESCRIPTION

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of Stories: With:
of Bays Wide: # of Bays Deep:
Footprint:
3-D Configuration:
Dimensions: Height= Length= Width= Sq Ft=

Exterior Character-Defining Features: _____

Component	# Form of Comp	Material	Treatment of Material
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Materials Notes:

Arch Style/Derivative:

Description of Additions and Alterations:

Description of Secondary Resources:

COMPARATIVE DESIGN ELEMENTS

Ratio of Height to Width:

Scale:

Rhythm of Solid to Void:

Ratio of Height to Width of Openings:

Location of Entrance and/or Porch Projections:

Directional Expression of Front Elevation:

Symmetrical Expression:

Roof Shapes:

Analysis of Materials Ratio:

Analysis of Architectural Details:

Analysis of Color:

Analysis of Textures:

Rhythm of Building Spacing to Other Buildings/Street:

Ground Covering:

Analysis of Landscaping:

Relationship of Yard to Primary Resource: