

BUILDING SETBACKS: RESIDENTIAL AND COMMERCIAL PATTERNS

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

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



Figure 7: Photographs of Residential Streetscape.

KENSINGTON HISTORIC DISTRICT: SETBACKS OF DWELLINGS

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

031-0006-058	10403 Fawcett St	16'	16'	16'	108'
031-0006-059	10405 Fawcett St	16'	16'	16'	108'
031-0006-060	10406 Fawcett St	25'	24'	24'	108'
031-0006-061	10407 Fawcett St	16'	4'	32'	108'
031-0006-062	10409 Fawcett St	8'	12'	4'	108'
031-0006-074	10309 Freeman Place	100'	12'	8'	74'
031-0006-075	10310 Freeman Place	54'	40'	36'	32'
031-0006-076	10311 Freeman Place	24'	12'	24'	32'
031-0006-077	10313 Freeman Place	24'	0'	16'	32'
031-0006-078	10314 Freeman Place	36'	32'	20'	78'
031-0006-079	10316 Freeman Place	32'	50'	8'	64'
031-0006-081	3730-32 Howard Ave	12'	16'	0'	88'
031-0006-082	3732-30 Howard Ave	12'	16'	0'	88'
031-0006-100	10204 Kensington Pkway	32'	52'	8'	80'
031-0006-101	10206 Kensington Pkway	32'	16'	16'	68'
031-0006-102	10208 Kensington Pkway	32'	16'	16'	68'
031-0006-103	10210 Kensington Pkway	32'	20'	8'	68'
031-0006-104	10212 Kensington Pkway	32'	4'	16'	76'
031-0006-106	10216 Kensington Pkway	48'	64'	48'	68'
031-0006-110	10304 Kensington Pkway	28'	100'	4'	68'
031-0006-112	10312 Kensington Pkway	32'	40'	16'	32'
031-0006-115	10213 Montgomery Ave	28'	72'	36'	72'
031-0006-116	10221 Montgomery Ave	24'	28'	64'	68'
031-0006-117	10225 Montgomery Ave	25'	52'	40'	68'
031-0006-119	10303 Montgomery Ave	32'	64'	36'	48'
031-0006-120	10304 Montgomery Ave	65'	48'	48'	100'
031-0006-121	10308 Montgomery Ave	40'	44'	44'	120'
031-0006-122	10400 Montgomery Ave	52'	64'	8'	100'
031-0006-124	10408 Montgomery Ave	16'	4'	4'	48'
031-0006-125	10410-14 Montgomery Ave	16'	4'	4'	48'
031-0006-134	3906 Prospect St	32'	100'	8'	120'
031-0006-135	3908 Prospect St	28'	8'	16'	108'
031-0006-136	3909 Prospect St	40'	8'	24'	60'
031-0006-137	3911 Prospect St	40'	24'	32'	62'
031-0006-138	3912 Prospect St	28'	24'	58'	124'
031-0006-139	3915 Prospect St	40'	8'	50'	70'
031-0006-140	3918 Prospect St	32'	4'	62'	100'
031-0006-141	3922 Prospect St	28'	8'	16'	120'
031-0006-142	3923 Prospect St	50'	64'	16'	66'
031-0006-143	3924 Prospect St	25'	12'	12'	108'
031-0006-145	3926 Prospect St	25'	12'	8'	116'
031-0006-146	3927 Prospect St	50'	50'	116'	50'
031-0006-147	3928 Prospect St	25'	16'	0'	108'
031-0006-148	3932 Prospect St	24' 25"	32'	24'	50'
031-0006-149	4010 Prospect St	8'	4'	0'	100'
031-0006-150	4011 Prospect St	12'	4'	64'	92'
031-0006-152	10531 St. Paul St	24'	12'	12'	60'
031-0006-153	10537 St. Paul St	44'	8'	56'	40'
031-0006-154	10543 St. Paul St	25'	20'	52'	48'
031-0006-155	10547 St. Paul St	32'	20'	32'	52'
031-0006-156	10549 St. Paul St	24'	12'	20'	32'
031-0006-157	10600 St. Paul St	52'	48'	28'	52'
031-0006-158	10606 St. Paul St	32'	12'	20'	116'
031-0006-159	10608 St. Paul St	32'	32'	28'	116'
031-0006-160	3810 Warner St	28'	8'	16'	200'
031-0006-161	3812 Warner St	32'	8'	50'	100'

031-0006-162	3820 Warner St	36'	0'	20'	40'
031-0006-163	3824 Warner St	36'	70'	0'	200'
031-0006-164	3708 Washington St	28'	0'	12'	100'
031-0006-165	3710 Washington St	20'	8'	50'	100'
031-0006-166	3714 Washington St	16'	12'	4'	164'
031-0006-167	3716 Washington St	16'	12'	12'	172'
031-0006-168	3800 Washington St	16'	8'	12'	154'
031-0006-169	3802 Washington St	32'	4'	8'	150'
031-0006-170	3804 Washington St	42'	50'	16'	146'
031-0006-171	3808 Washington St	36'	8'	8'	132'
031-0006-172	3810 Washington St	36'	8'	8'	132'
031-0006-173	3814 Washington St	42'	12'	50'	116'
031-0006-174	3820 Washington St	50'	58'	8'	120'
031-0006-175	3904 Washington St	28'	8'	16'	136'
031-0006-176	3905 Washington St	16'	32'	16'	108'
031-0006-177	3906 Washington St	32'	8'	62'	116'
031-0006-178	3907 Washington St	28' 25"	16'	12'	112'
031-0006-179	3909 Washington St	32'	8'	0'	108'
031-0006-180	3910 Washington St	24'	8'	12'	112'
031-0006-181	3912 Washington St	28'	4'	20'	120'
031-0006-182	3911 Washington St	32'	8'	0'	108'
031-0006-183	3914 Washington St	28'	4'	20'	128'
031-0006-184	3915 Washington St	32'	8'	8'	104'
031-0006-185	3916 Washington St	36'	16'	8'	120'
031-0006-186	3919 Washington St	28'	46'	12'	96'
031-0006-187	3920 Washington St	40'	20'	20'	116'
031-0006-188	3922 Washington St	40'	8'	12'	112'
031-0006-189	3922 Washington St	28'	36'	24'	100'
031-0006-190	3924 Washington St	40'	12'	12'	96'
031-0006-191	3925 Washington St	28'	36'	24'	100'
031-0006-192	3926 Washington St	50'	12'	8'	88'
031-0006-193	3927 Washington St	28'	66'	28'	100'
031-0006-194	3928 Washington St	40'	20'	12'	92'
031-0006-195	3929 Washington St	36'	54'	62'	100'
031-0006-196	3930 Washington St	36'	16'	24'	112'
031-0006-197	3932 Washington St	28'	32'	8'	164'
031-0006-198	3936 Washington St	46'	28'	50'	170'
031-0006-199	3939 Washington St	36'	32'	16'	108'
031-0006-200	3940 Washington St	40'	58'	20'	112'
031-0006-201	3941 Washington St	32'	20'	16'	100'
031-0006-202	3942 Washington St	50'	40'	4'	100'
031-0006-203	3947 Washington St	32'	20'	28'	96'
031-0006-204	3948 Washington St	28'	100'	12'	65'
031-0006-205	10204 Kensington Pkway	44'	12'	12'	80'

151 RECORDS IN THIS REPORT

KENSINGTON HISTORIC DISTRICT: SETBACKS OF COMMERCIAL STRUCTURES

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

17 RECORDS IN THIS REPORT