

CHARACTER-DEFINING FEATURES

Comparative Analysis of Character-Defining Features

In order to better understand the historic character of the Kensington Historic District, particularly when seeking guidance in evaluating the appropriateness of proposed new construction and open spaces, the 181 primary buildings sited on 187 properties within the district were examined. A variety of aspects of the physical appearance of the buildings and properties upon which they are sited were analyzed, both individually and comparatively. Relevant information gathered from individual buildings as well as from the district during the on-site survey was analyzed to reveal the general character-defining features of the historic district. A general description of the existing architectural character introduces this section. This is followed by summary discussions of the character-defining features. The following features were identified as helping to define the historic character of Kensington:

- **Building Setbacks: Residential and Commercial Patterns**
- **Rhythm of Spacing Between Buildings**
- **Geographic and Landscape Features**
- **Scale and Building Height**
- **Directional Expression of Building**
- **Roof Forms and Material**
- **Porches**
- **Dominant Building Material**
- **Outbuildings**
- **Integrity of Form, Building Condition and Threats**
- **Architectural Style**

The study of Kensington Historic District was facilitated through the use of M-NCPPC/IPS, a local application of the National Park Service's preservation-oriented software Integrated Preservation System. A copy of the survey form used to collect data follows here. Computer-generated reports, used to provide statistical data on the physical appearance of the district, are included in this document following each summary discussion. Completed surveys of each building, describing the resources, are available through the Montgomery County Historic Preservation Commission and should be referenced when dealing with issues concerning specific sites.



Figure 6: Building Types in Kensington

Existing Architectural Character

The Kensington Historic District is architecturally significant as a collection of late 19th and early 20th century houses exhibiting a variety of architectural styles, including Queen Anne, Shingle, Eastlake and Colonial Revival, popular during the Victorian period. The houses share a uniformity of scale, set backs and construction materials that contributes to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original subdivision plan, conveys a strong sense of both time and place, that of a Victorian garden suburb.

The majority of Kensington's historic resources date from 1880 to 1925; a fair amount of construction dates from the 1940s and 1950s, introducing an imagery divergent from the turn-of-the-century architectural fabric. Single-family dwellings comprise the basic building type within the Kensington Historic District. Primarily formed of a residential area and a commercial area, several commercial structures, apartment buildings and an Armory (National Guard Facility)/City Hall are found throughout the district.

There are 187 properties within the Kensington Historic District: two are parks, four are vacant sites, and the remaining 181 contain a building which is considered a primary resource. Of the buildings 151 are dwellings, five are apartment buildings, 20 are commercial buildings, one is a church, one a railroad station, one the armory/city hall, one is a library, and the last is a carriage house. This clearly presents the dominant residential character of the district. The reported uses are consistent with the purpose-built character of the buildings.

KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Resource Hierarchy [MAIN->RESLEVEL]

Uses Text

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181	Primary
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1 DIFFERENT CODES ARE USED 181 TIMES
FOR 187 MARKED RECORDS

Primary 181



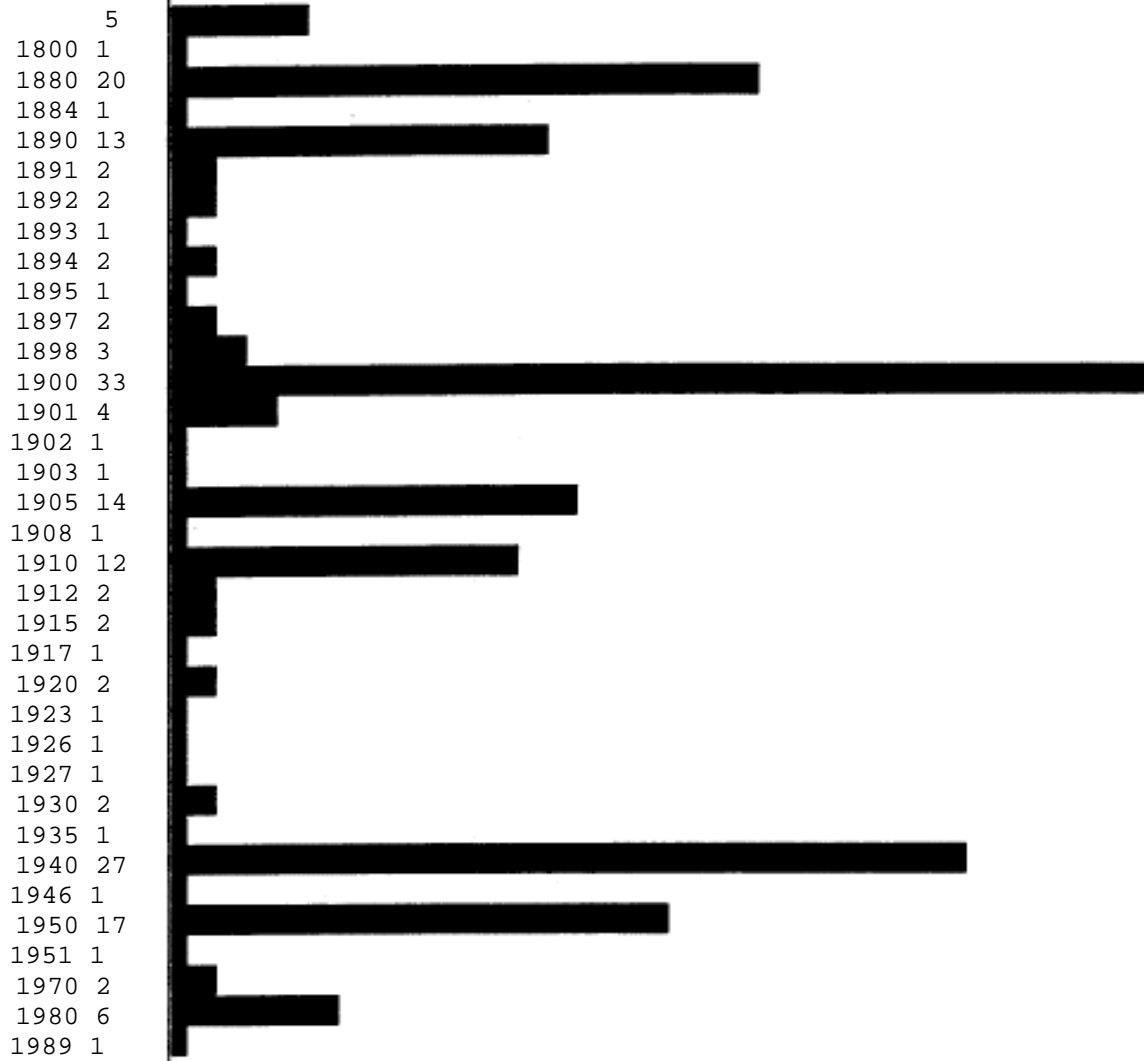
KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD YEAR BUILT

Uses Date
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5	
1	1800
20	1880
1	1884
13	1890
2	1891
2	1892
1	1893
2	1894
1	1895
2	1897
3	1898
33	1900
4	1901
1	1902
1	1903
14	1905
1	1908
12	1910
2	1912
2	1915
1	1917
2	1920
1	1923
1	1926
1	1927
2	1930
1	1935
27	1940
1	1946
17	1950
1	1951
2	1970
6	1980
1	1989

35 DIFFERENT DATES ARE USED FOR 187 RECORDS



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

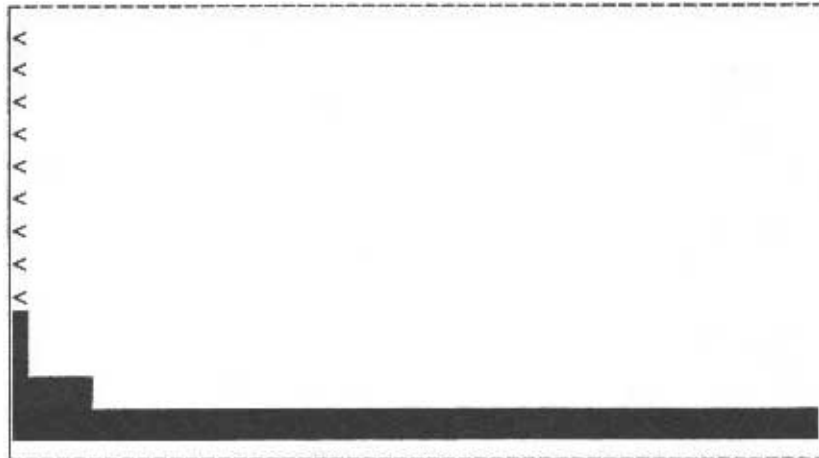
FOR THE FIELD Resource Sub-Type (Wuzit) Descriptive Name [MAIN->WUZIT]

Uses Text

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1 Armory/City Hall
1 Bank
1 Carriage House
1 Church
1 Gas Station
1 Library
1 Railroad Station
1 Store/Inn
2 Park
4 Vacant Lot
5 Apartment Building
17 Store
151 Dwelling
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13 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Armory/City Hall	1
Bank	1
Carriage House	1
Church	1
Gas Station	1
Library	1
Railroad Station	1
store/Inn	1
Park	2
Vacant Lot	4
Apartment Building	5
Store	17
Dwelling	151



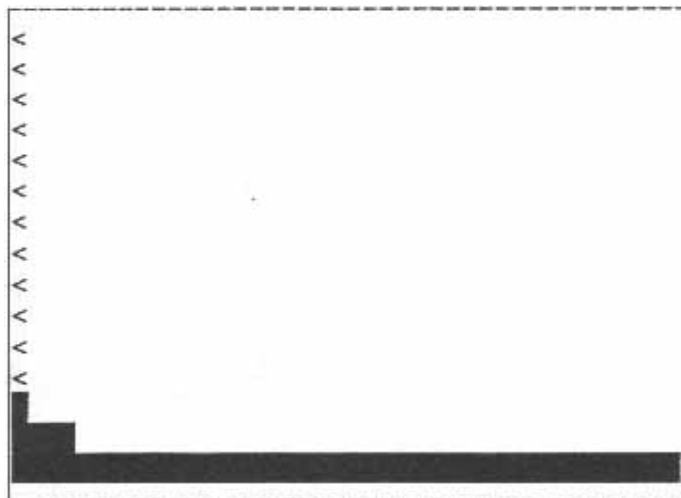
KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Usage [USES->USAGE]

# Uses	Code	Text
1	CARR	Carriage House
1	EDUC	Educational
1	GOVN	Government
1	NEM	Memorial
1	MILT	Military
1	NURS	Nursing Home
1	REC	Recreational
1	REL	Religious
1	R/CM	Residential/Commercial
1	STOR	Storage
1	TRAN	Transportation
4	VCLT	Vacant Lot
8	MURE	Residential/Multi
32	CONK	Commercial
291	RES	Residential

15 DIFFERENT CODES ARE USED 346 TIMES
FOR 187 MARKED RECORDS

Carriage House	1
Educational	1
Government	1
Memorial	1
Military	1
Nursing Home	1
Recreational	1
Religious	1
Residential/Commercial	1
storage	1
Transportation	1
Vacant Lot	4
Residential/Multi	8
Commercial	32
Residential	291



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD General Area Surroundings [MAIN->SETTING]

# Uses	Code	Text
187	S	Suburban

1 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Suburban	187	
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KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Setting-Neighborhood/Street [MAIN->SETTINGGEN]

# Uses	Code	Text
23	COM	Commercial
164	RES	Residential

2 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Commercial	23
Residential	164



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Setting-Immediate [MAIN->SETTINGI]

# Uses	Code	Text
1		Church Yard
1	GF	Government Facility
1		Transportation Corridor
2	PK	Park
25		Commercial Lot
157		Residential Yard

6 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Church Yard	1
Government Facility	1
Transportation Corridor	1
Park	2
Commercial Lot	25
Residential Yard	157



KENSINGTON HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Zoning Classification [MAIN->ZONING]

# Uses	Code	Text
1	CT	Commercial Transition
5	R-30	Low Density Apartments
20	C-2	General Commercial
161	R-60	One Family

4 DIFFERENT CODES ARE USED 187 TIMES
FOR 187 MARKED RECORDS

Commercial Transition	1
Low Density Apartments	5
General Commercial	20
One Family	161

