

Memo to file

December 30, 2003

From: Peter E. Kurtze  
Administrator, Evaluation and Registration

Re: M: 31-25  
Kensington Estates

The property documented in the following MIHP form has not been formally evaluated for eligibility for listing in the National Register of Historic Places. The comments in the text are those of the preparer of the documentation. The State Historic Preservation Officer has neither concurred nor disagreed with those comments.

## CAPSULE SUMMARY SHEET

Survey No.: M:31-25 (PACS 6.23) Construction Date: 1946-1949

Name: Kensington Estates

Location: Southwest of Summit and Knowles Avenues, Kensington Vicinity, Montgomery  
County

Private/Private Residences/Occupied/Good/Unrestricted

### Description:

Kensington Estates, developed between 1946 and 1949, is a subdivision characterized by 1- and 2-story, 3-bay cottages. The subdivision is bounded by Knowles Avenue on the north, Summit Avenue on the east, Puller and Ambler Drives on the south and Parkwood Drive on the west. It is located in the Kensington vicinity of Montgomery County

### Significance:

Kensington Estates is located on land acquired by Samuel and Sheldon Magazine from Frances J. Tarrant in 1946. The Magazines began filing subdivisions plats in the same year. James M. Seybolt was the engineer. The subdivision developed beginning in the south around Ambler and Puller Drives. The area around Summit Avenue was the last to develop. In 1949, the subdivision was named Kensington Estates.

Maryland Historical Trust  
 Maryland Inventory of Historic Properties Form  
 Montgomery-Prince George's Short-term Congestion Relief

DOE \_\_\_yes \_\_\_no

1. **Name:** (indicate preferred name)

historic (preferred) Kensington Estates

and/or common same

2. **Location:**

street & number Ambler Dr., Anthony St., Brookfield Dr., Colchester Dr., Colfax St., Eiwell Ave.,  
 Hebard St., Knowles Ave., Matthews Ln., Parkwood Dr., Puller Dr., Summit Ave., Vogel Pl.,  
 Warner St. \_\_\_ not for publication

city, town Kensington X vicinity of congressional district

state Maryland county Montgomery

3. **Classification:**

Category	Ownership	Status	Present Use	
<u>X</u> district	___ public	<u>X</u> occupied	___ agriculture	___ museum
___ building(s)	<u>X</u> private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ education	<u>X</u> private
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	___ entertainment	residence
___ object	___ in process	___ yes: restricted	___ government	___ religious
	___ being considered	<u>X</u> yes: unrestricted	___ industrial	___ scientific
	<u>X</u> not applicable	___ no	___ military	___ other:
			___ transportation	

4. **Owner of Property:** (give names and mailing addresses of all owners)

name Multiple

street & number telephone no.:

city, town state and zip code

5. **Location of Legal Description**

Land Records Office of Montgomery County liber

street & number 50 Maryland Avenue folio

city, town Rockville state MD

6. **Representation in Existing Historical Surveys**

title

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town state

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## 7. Description

Survey No. M:31-25 (PACS 6.23)

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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Resource Count: Approximately 450

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Kensington Estates, developed between 1946 and 1949, is a subdivision characterized by 1- and 2-story, 3-bay cottages. The subdivision is bounded by Knowles Avenue on the north, Summit Avenue on the east, Puller and Ambler Drives on the south and Parkwood Drive on the west. It is located in the Kensington vicinity of Montgomery County

Most of the cottages in Kensington Estates are constructed of brick. There are a few wood-frame examples, usually with asbestos shingles or vinyl siding. Most of the cottages have concrete foundations and asphalt-shingle, side-gable roofs. Colonial Revival details appear on many cottages, as do rear and side additions. Most of the cottages have double-hung windows with shutters.

There are two basic types of cottages in Kensington Estates. The first type, clustered north of Brookfield Drive, is a 1-story, 3-bay cottage with a center entry and a side-gable roof. The pitch of the roof, the ornamentation around the entry, and the width of the windows vary on this type. These cottages are constructed of brick and wood-frame. The second type, clustered south of Brookfield Drive, is a 2-story, 3-bay cottage with a center entry and a side-gable roof. All of these cottages are constructed of brick.

Kensington Estates is located southwest of the intersection of Knowles Avenue and Summit Avenue. The subdivision has a curvilinear design, and the streets are lined with deciduous trees. The neighborhood is surrounded by other suburban residential areas.



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Kensington Estates

SURVEY NO.: M:31-25 (PACS 6.23)

ADDRESS: Southwest of Summit and Knowles Avenues, Kensington vicinity, Montgomery County

## 8. Significance (Continued)

was available to enable them to escape the congestion of the city (Relph 1987:158-162). During the 1940s, several new trends altered the character of suburban neighborhoods. After 1945, the federal government spent billions on expressways to enable people who lived in the suburbs to commute to work in the city. Beltways and other highways linking suburbs together were also constructed. In many cases, extensive suburban development occurred in areas which likely would have remained undeveloped were it not for the existence of these highways. After the war, however, houses in the new low-cost developments were purchased primarily by veterans and young families with little disposable income. These communities were characterized by 1½-story, front-gabled cottages and simple twentieth century architectural styles.

The dwellings in Kensington Estates are examples of vernacular cottages. Between 1870 and 1940 the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Kensington Estates

SURVEY NO.: M:31-25 (PACS 6.23)

ADDRESS: Southwest of Summit and Knowles Avenues, Kensington vicinity, Montgomery County

8. Significance (Continued)

National Register Evaluation:

Constructed between 1946 and 1949, Kensington Estates is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as the cottages represent a common and indistinctive type of architecture constructed by a developer to provide low-cost housing during the period of post-war expansion. Finally, the property has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended \_\_\_\_\_ Eligibility Not Recommended \_\_\_\_\_

Comments

Reviewer, OPS: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewer, NR Program: \_\_\_\_\_ Date: \_\_\_\_\_

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## 9. Major Bibliographical References Survey No. M:31-25 (PACS 6.23)

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See Attached

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## 10. Geographical Data

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Acreage of nominated property \_\_\_\_\_  
Quadrangle name Kensington, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

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

state                    code    county    code

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state                    code    county    code

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## 11. Form Prepared By

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name/title Julie Darsie/Lisa Driver

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organization P.A.C. Spero & Company

date May 1998

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street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

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city or town Baltimore

state Maryland

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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.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Kensington Estates

SURVEY NO.: M:31-25 (PACS 6.23)

ADDRESS: Southwest of Summit and Knowles Avenues, Kensington vicinity, Montgomery County

## 9. Major Bibliographical References (Continued)

- Beck, Jo. 1994. Train Stations and Suburban Development along the Old Baltimore and Ohio Railroad. The Montgomery County Story. Vol. 37 No. 1.
- Boyd, T.H.S. 1968. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.
- Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.
- Coleman, Margaret Marshall. 1984. Montgomery County: A Pictorial History. Rev. 1990. Norfolk and Virginia Beach: The Donning Company Publishers.
- Farquhar, Roger Brooke. 1962. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiler, Inc.
- Gottfried, Herbert and Jan Jennings. 1988. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press.
- Liebert, Ray Eldon, and Richard K. MacMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.
- Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Land Records of Montgomery County, Maryland.
- Martenet, Simon J. [1865] 1975. Martenet and Bond's Map of Montgomery County, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Montgomery County Historical Society (MCHS). MacMaster Papers. "Suburbanization."  
----- Vertical Files. "Kensington."
- Soderberg, Susan C. 1996. The Nineteenth Century General Store in Montgomery County. The Montgomery County Story. Vol. 39 No. 1.
- Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

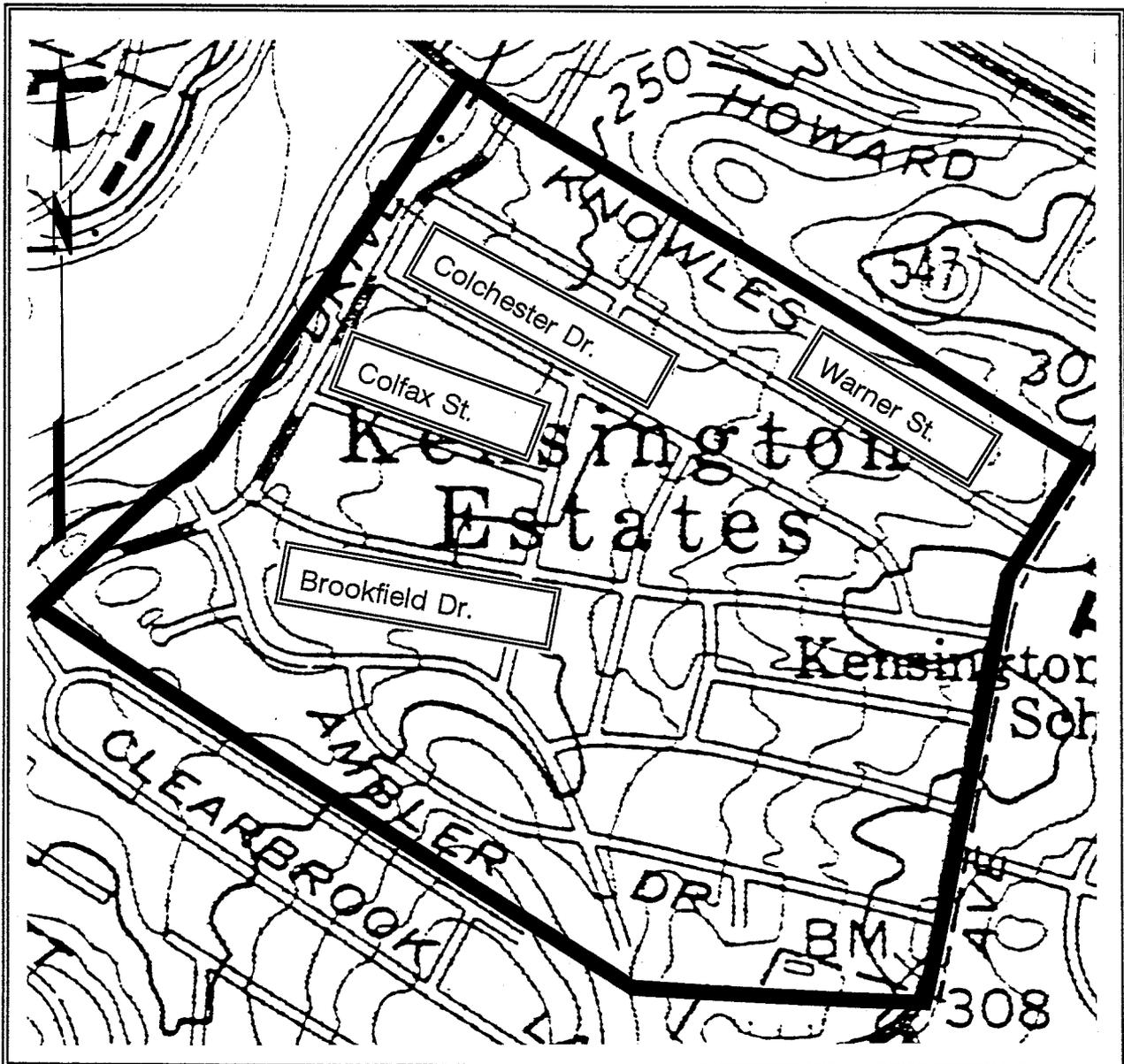
RESOURCE NAME: Kensington Estates

SURVEY NO.: M:31-25 (PACS 6.23)

ADDRESS: Southwest of Summit and Knowles Avenues, Kensington vicinity, Montgomery County

10. Geographical Data (Continued)

Resource Sketch Map



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Kensington Estates

SURVEY NO.: M:31-25 (PACS 6.23)

ADDRESS: Southwest of Summit and Knowles Avenues, Kensington vicinity, Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

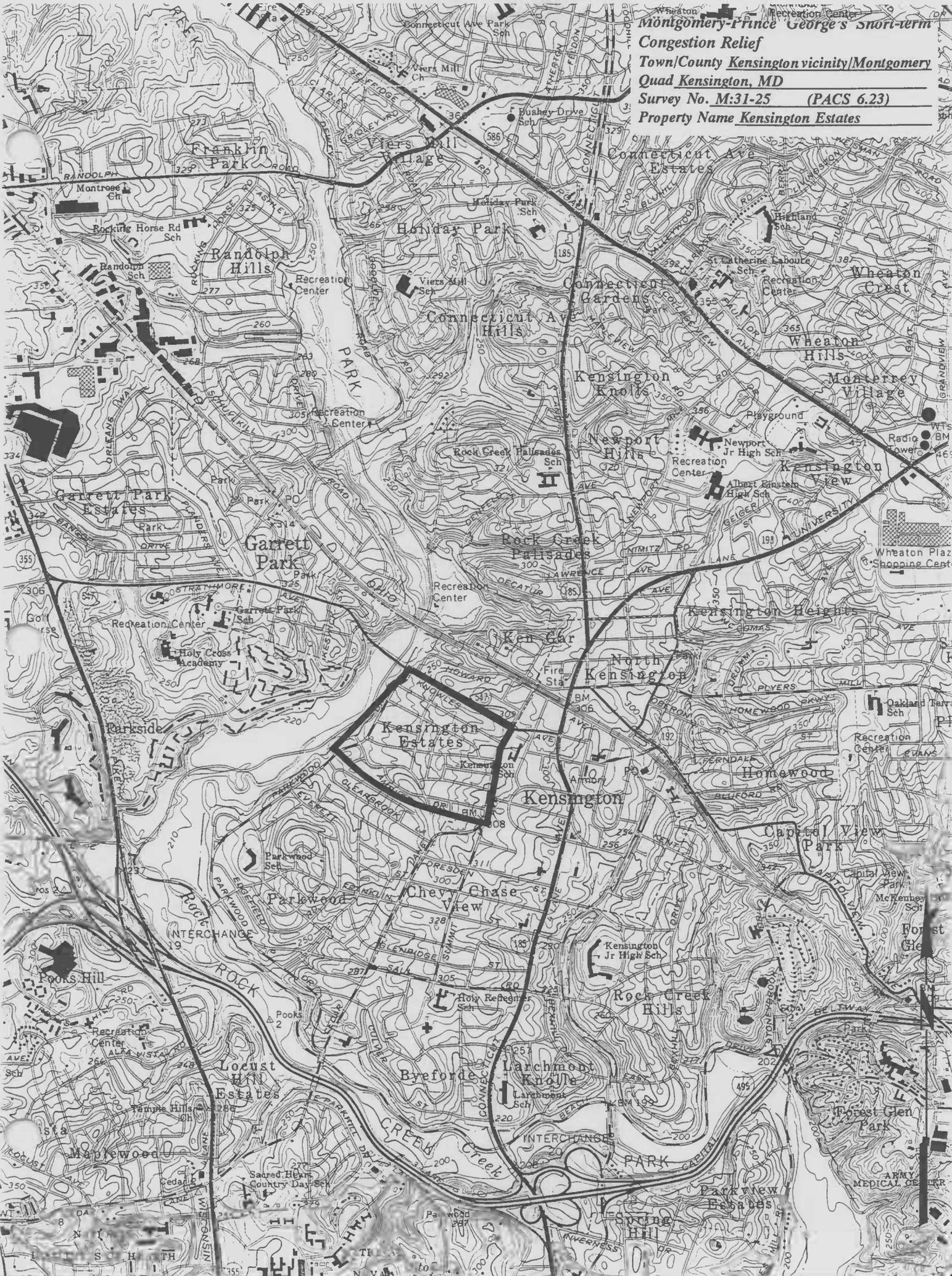
Private Residences

Known Design Source (write none if unknown):

None

Preparer  
P.A.C. Spero & Company  
May 1998

Montgomery-Prince George's short-term  
Congestion Relief  
Town/County Kensington vicinity/Montgomery  
Quad Kensington, MD  
Survey No. M:31-25 (PACS 6.23)  
Property Name Kensington Estates





- 1 M 31-23
- 2 Kensington Estates
- 3 Montgomery Co Md
- 4 J. Darsce
- 5 4/98
- 6 MD SHPO
- 7 10517 Elwell Ave
- 8 1 of 17



- 1 M 3125
- 2 Kensington Estates
- 3 Montgomery Co Md
- 4 J. Davis
- 5 4/98
- 6 MDSHP
- 7 4119 Warner St.
- 8 2 of 17



- 1 m 31-25
- 2 Kensington Estates
- 3 Montgomery Co, Md
- 4 J. Darsie
- 5 4/98
- 6 MD SHPD
- 7 10412 Cluett Ave
- 8 3 of 17

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- 1 11-31-25
- 2 Kensington Estates
- 3 Montgomery Co Md
- 4 J. Davis
- 5 4/98
- 6 Md 8470
- 7 4304 Hebara St.
- 8 408-17

ETHAN T. TOLSON



- 1 01:31:05
- 2 Kensington Estate
- 3 Montgomery Co Md
- 4 J. Daise
- 5 4/98
- 6 Md 8HP0
- 7 10463 Elwood Ave.
- 8 50817

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- 1 M. 31 25
- 2 Kensington Estates
- 3 Montgomery Co Md
- 4 J. Darsce
- 5 4/98
- 6 MD SHPS
- 7 Knowles Ave
- 8 60817



- 1 M. 31-25
- 2 Kensington estates
- 3 Montgomery Co., Md
- 4 ♀ Dorsie
- 5 4198
- 6 Md Supr.
- 7 Warner St.
- 8 Top 17



- 1 m. 31-25
- 2 Kensington Estates
- 3 Montgomery Co. Md
- 4 J. Davis
- 5 4198
- 6 MD SHED
- 7 Brookfield Dr
- 8 808-17



1 m 31-25

2 Kensington Estates

3 Montgomery Co, Md

4 J. Dacore

5 4/98

6 Md SHPO

7 Cochester Ave

8 958 17

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1 Nov 31-25

2 Kensington Estates

3 Montgomery Co. Md

4 J Dausle

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6 Md SHPO

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1 M-31-05

2 Kensington Estates

3 Montgomery Co Md

4 J. Dasso

5 4198

6 Md 54100

7 Clivell Ave

8 115817

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1 At 31-25

2 Kensington Estate

3 Montgomery Co. Md

4 Q Davis

5 4/98

6 Md SHPs

7 Puler Dr.

8 12/17



1 M. 31-25

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3 Montgomery Co. Md

4 J. Davis

5 4/98

6 MASHPO

7 Vogt PL.

8 135817







- 1 M. 31-25
- 2 Kensington Estates
- 3 Montgomery Co Md
- 4 J. Darsie
- 5 4192
- 6 Md SHPO
- 7 Anthony St.
- 8 15 of 17

2-26  
28  
13-11  
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STANLEY 320083







1 m 31-25

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2 Kensington Estates

3 Montgomery Co. Md

4 J. Darsie

5 4/98

6 Md SHPO

7 Darwood Dr.

SEARCHED INDEXED

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