

BACKGROUND 3

3. BACKGROUND

3.1 HISTORY OF KNOWLES STATION AND THE TOWN OF KENSINGTON

3.11 Early Development

In 1873, when the B & O Railroad laid tracks from Washington to Point of Rocks, Maryland, part of the route went through farmland owned by George Knowles. Here the railroad crossed, at grade, the old Bethesda-Bladensburg Road (now known as Cedar Lane to Kensington, Howard Avenue and St. Paul Street through Kensington, and University Boulevard through Wheaton). A railroad station called Knowles Station was established at this highway crossing.

Following the deaths of George Knowles and his widow, Luraner Knowles, most of the more than 220-acre Knowles farm was divided into single-family building lots and put on the market. Land thus became available near the railroad station and a small community began to develop which in 1880 had a population of seventy persons.

By 1890, Knowles Station had developed into a village of several hundred people, most living north of the railroad, but with a growing development south of the railroad as well. Brainard H. Warner purchased about 125 acres adjacent to and south of the Knowles property, and bounded on the west by the Bethesda-Bladensburg Road. After acquiring some additional land to the east and to the north to get access to the railroad station, he filed a plat in November, 1890, to subdivide the property under the name of Kensington Park, after the suburb of London, England. Also, in 1890, the Davis subdivision of North Kensington was recorded, covering the property north of the present Dupont Avenue. These completed the subdivisions which later became part of the Town of Kensington.

The growth of Knowles Station prior to the suburban rush of the 1890's was predominantly from local families. Then a group of Washington and Georgetown people representative of professional, business and government families from all parts of the United States moved to the town. These new residents included, among others, the Postmaster of Washington, the Chief Clerk of the Department of Justice, the General Counsel of the Customs Bureau, and the Editor of the Evening Star.

After 1890 the new subdivisions grew rapidly. The newcomers largely commuted by rail to Washington, and, in 1891, a new station (which is still operating) was built on the south side of the railroad, encouraging the opening of new stores and businesses.

3.12 Creation of the Municipality of Kensington and Development of Public Facilities

In 1894, a bill creating a municipal corporation known as the "Mayor and Council of Kensington" was enacted. This corporation was succeeded, under an Act of 1898, by the "Town of Kensington." The area as described in the original charter has not changed and is limited to the comparatively small original subdivisions.

In 1914, a bond issue was approved; wells and pumps were installed on the tract between Detrick Avenue and the county road (Howard Avenue) near the railroad; a tank was erected, and water piped to all homes. A sewer system was installed, using as a disposal field the large vacant land at the southern end of Prince George's Avenue (Kensington Parkway). After this system had been in operation for several years, the Washington Suburban Sanitary Commission (WSSC) was created, and, in 1922, WSSC took over the town system and extended the sewer line eventually to the Rock Creek trunk sewer. The abandoned disposal field was later transferred by the town to The Maryland-National Capital Park and Planning Commission in connection with the Commission's acquisition of land along Kensington Parkway. The Kensington Cabin Recreation Center now occupies the land once used for sewage disposal.

By the end of World War II the major public facilities in the town were in place, and the succeeding town governments have been concerned with improving the existing facilities and maintaining the character of the community. No attempt has been made to annex land to the town, and Kensington is today a small community of approximately 2,200 persons.

For many years the only highway access to Knowles Station was the Bethesda-Bladensburg Road which crossed the railroad at grade. By 1890, Plyers Mill Road was opened and shortly thereafter a road was opened to Garrett Park, north of and following the railroad, with a bridge over Rock Creek near Duvall's Mill. This was later replaced by a new road to Garrett Park south of the railroad as an extension of Knowles Avenue. After the turn of the Century a road connecting with Chevy Chase Lake opened. This road became Connecticut Avenue within the town, replacing the original Howard Street. Another road was opened from the east end of Metropolitan Avenue, through Capitol View, to Forest Glen.

By 1890, the Chevy Chase Land Company was actively engaged in acquiring land on Connecticut Avenue and extended their holdings to the vicinity of Jones Bridge Road. These interests financed the construction of an electric trolley line from near 18th and U Streets in Washington, across Rock Creek Valley to Connecticut Avenue, and north past Chevy Chase Circle to the B & O Georgetown branch line. At that point the Chevy Chase Land Company built a terminal car barn, a power house to supply electric current, and a dam to create a pond for water to cool the power plant. This pond was called Chevy Chase Lake, and, although long since drained, gives its name to the locality.

The trolley terminus was over two miles from the Kensington Railway station. To provide service to Kensington, a line was built north from Chevy Chase Lake to Jones Bridge Road, thence through the subdivision of Kenilworth (North Chevy Chase), across Rock Creek through the Ray farm on the east of the small branch at the end of Prince George's Avenue (Kensington Parkway) in Kensington and via that street to a terminus near the railroad station. Service began in May, 1895.

In 1902, a new company was organized to build a connecting line to Sandy Spring and thence to Ellicott City. This line failed and was acquired in 1906 by R. Henry Phillips. The operation was taken over in 1925 by the Capital Traction Company and abandoned in 1933 with the substitution of buses.

In 1893, the first public library anywhere in the Washington area was established by two Kensington residents, Crosby Noyes, editor and publisher of the Washington Evening Star, and Brainard Warner, of Carroll Place. A Board of Trustees was organized under the name of Trustees of the Noyes Library Association. The Montgomery County Department of Public Libraries is now operating a public library on the premises, but the Trustees administer a small trust fund for the maintenance of the property.

From the very beginning of the town government, a volunteer fire department existed. There was no water system nor fire hydrants, and fire fighting was a matter of bucket brigades and furniture salvage. A special fire bell was installed with the bell of the Methodist Church, and when the alarm sounded all able-bodied citizens were expected to respond, bringing along buckets, ladders, and home fire extinguishers.

When the town acquired the school property (now the Armory) on Mitchell Street, quarters were provided for the volunteer fire department, which by then had acquired a hand-drawn hose reel and pump. With the destruction of the building by fire, most of the equipment was lost. Subsequently, water mains and fire hydrants were installed in the town and the National Guard Armory was built. Quarters were provided in the Armory building for the fire department, and the first mechanized fire engine was acquired. The fire department remained in the Armory until the construction of the present fire station at Connecticut Avenue and Plyers Mill Road. (Since then the Kensington Fire Department has built a second fire station on Georgia Avenue in Glenmont and a third on Veirs Mill Road near Rockville.)

A major contribution to the early life of the community was the Town Hall, which faced the railroad near the B & O station. The first floor was occupied by a drug store and a grocery store, the second floor by a large auditorium with stage and dressing rooms, and the third floor by a room later occupied by the Masonic Lodge. The post office occupied a room in the rear. The building was destroyed by fire in 1899, but rebuilt along its original lines and remained a center of life in the growing town. In 1968, the building burned again. Damage was so extensive that the building was razed. From the 1968 fire until early 1975, the Town Hall was temporarily located in a building on Plyers Mill Road. In July, 1975, the Town Hall was relocated to new permanent quarters in the Kensington Armory which was acquired by the town from the state for use as a municipal center.

3.2 PLANNING HISTORY IN KENSINGTON

The Sector Plan for the Town of Kensington and Vicinity has been produced in accordance with procedures instituted by the Planning Board to establish citizen committees to advise it in the preparation of master plans and sector plans.

¹ Much of the historical data above was contained in Wilson L. Townsend's history of Knowles Station and the Town of Kensington published by the Montgomery County Historical Society in the Montgomery County Story in two parts, November, 1963, and February, 1964. The reader is referred to this work for more complete historical information on Kensington.

On June 27, 1974, a Master Plan Advisory Committee was appointed by the Planning Board for the Kensington-Wheaton planning area. It included elected officials of the Town of Kensington and representatives from citizen organizations and business groups. The Committee was charged with advising the Planning Board in the preparation of the overall master plan for the Kensington-Wheaton planning area, including the Town of Kensington and Vicinity Sector Plan.

Originally, the Town of Kensington was not designated a sector plan area, but was simply part of the larger Kensington-Wheaton planning area for which a master plan would be prepared in due course. Following discussion of the various alternative planning processes that could be applied to the Kensington area, the Master Plan Advisory Committee recommended, on April 30, 1975, that Kensington and vicinity be designated a sector plan area and that a sector plan be prepared in advance of the Kensington-Wheaton master plan. Subsequently, the Planning Board and the County Council approved the designation of Kensington and vicinity as a sector plan area and set a high priority in the work program for plan completion.

This Sector Plan represents the conclusion of a long effort to produce a new plan for Kensington. In order to understand how the Sector Plan has developed, the following chronicle of planning events in Kensington is useful:

Initial planning for the Kensington area was undertaken in 1946 with the adoption by The Maryland-National Capital Park and Planning Commission of a Zoning Plan for the Town of Kensington and Vicinity. The Plan attempted to establish limits to the linear pattern of commercial and industrial land use that had developed along the B & O Railroad by providing apartment buffers at key locations. In 1948, a Street and Highway Plan for Kensington and Vicinity was adopted. This Plan established rights-of-way widths for major streets in accordance with zoning setbacks of the 1946 Plan.

In 1954, the Street and Highway Plan for Kensington and Vicinity was amended to provide for wider street rights-of-way for most major streets, and, in 1955, a new Zoning Plan was adopted. Major proposals of the new Zoning Plan included provision of areas north of the railroad along Connecticut Avenue and University Boulevard for commercial expansion, containment of existing commercial areas south of the railroad through the establishment of additional apartment buffers, and provision for additional industrial land at both ends of the existing linear commercial area that had developed along the railroad.

In 1959, the current Kensington-Wheaton Master Plan was adopted. The Master Plan reiterated proposals of the earlier Zoning Plan for commercial containment through the use of apartment buffers, although some minor commercial expansion was permitted. The only major change to the earlier Street Plan was the proposed extension (never built) of Kensington Parkway northward under the railroad to Plyers Mill Road. The 1959 Master Plan included updated versions of both the Kensington Zoning Plan and the Kensington Street and Highway Plan. In 1963, the Zoning Plan was amended to provide for additional commercial zoning in the triangle between Plyers Mill Road and Metropolitan Avenue.

In the meantime, in 1960, commercial office zoning (C-O) was approved for the State National Bank property on the west side of Connecticut Avenue between Knowles Avenue and Warner Street even though the Master Plan proposed apartment and single-family residential use for the tract. Also, in 1960,

commercial office zoning was approved for a parcel of land at the northeast corner of Plyers Mill Road and Concord Street. The remainder of the Concord Avenue frontage (east side of Concord Street between Plyers Mill Road and Dupont Avenue) was zoned for commercial office use (C-O) between 1961 and 1965. Subsequently a six-story office building was built, occupying most of the C-O zoned land on Concord Street. The Master Plan proposed single-family residential use for this area.

In 1963, a portion of the Safeway tract on the north side of Knowles Avenue was rezoned to commercial (C-2) even though the Master Plan recommended garden apartments for most of the site. Subsequently a Safeway store was built, occupying most of the block between Knowles and Howard Avenues.

Two years later, the entire block immediately south of the Safeway tract (south side of Knowles between Connecticut and Armory Avenues) was rezoned to high-rise apartments (R-H) and office use (C-O). The Master Plan recommended garden apartments and single-family residential use for the block. Subsequently, in 1969, the interior portion (77,000 square feet) of the block was rezoned for commercial offices (C-O). The remainder of the block (a strip of land surrounding the office zoning) was deeded to the Town of Kensington for park use. To date, the block has not been developed except for the town park on Armory Avenue.

In addition, between 1966 and 1969, commercial (C-1) rezoning was approved for several parcels of land on both sides of University Boulevard at the north end of the commercial area. The Master Plan recommended single-family residential use for the parcels. Subsequently, commercial buildings were developed on these sites.

These zoning actions created a range of land uses not contemplated by and in conflict with the Kensington-Wheaton Master Plan. By the mid-1960s, in light of these rezonings, the adequacy of the Master Plan to continue to guide development in the Kensington-Wheaton planning area was seriously questioned.

Consequently, in 1966, the Planning Board began a restudy of the Kensington-Wheaton Master Plan. Phase 1 of the study consisted of six background reports which served as the basis for a public worksession held November 22, 1966. The background material included an economic study for Kensington plus additional data for the Kensington-Wheaton planning area as a whole, including information on census data, school facilities, demographic trends, existing land use and zoning, and an economic study for the Wheaton business district.

Phase 2 of the project was the Statement of Concepts, Guidelines and Goals for the Kensington-Wheaton Planning Area completed May 23, 1968, by the Planning Board and approved with slight modifications by the County Council two months later. The document proposed that future additions to the Kensington business district be confined to the area north of Knowles Avenue. In addition, it proposed that emphasis in the business area should be toward specialized commercial activity (antique shops and related businesses) in order to maintain Kensington's small-town character.

The document recommended that Metropolitan Avenue-Capitol View Avenue be widened and extended to tie into Silver Spring and the now defunct North Central Freeway. Additional traffic capacity in the Kensington area was to have been provided by bypass roadways on both sides of Connecticut Avenue. One of

these roadways was an extension of Summit Avenue to Connecticut Avenue including a new Summit Avenue bridge over the railroad. The other roadway was an extension of Kensington Parkway under the railroad to connect with St. Paul Street.

In approving the Concepts, Guidelines and Goals document, the County Council requested that the Planning Board study whether the Central Business District (CBD) classification for Kensington should be withdrawn.² The study subsequently prepared by the Planning Board staff recommended that the CBD classification be withdrawn because of its basic incompatibility with Kensington's low-intensity character.

Phase 3 consisted of a study³ analyzing basic data on land use, population, housing, traffic circulation, and community facilities for the planning area with development problems, potentials, and goals to be considered in preparation of the Master Plan.

Throughout the period (1966-1969) during which the planning studies outlined above were being prepared, major transportation issues affecting the planning area remained unresolved. Uncertainty regarding the North Central Freeway,⁴ Northern Parkway,⁵ the Outer Beltway, and the Rockville Freeway posed serious questions regarding land use and transportation elements of the Master Plan. Recognizing this, the County Council, in late 1969, directed the Planning Board to defer action on a Kensington-Wheaton Master Plan pending resolution of these transportation issues.

Kensington town officials, however, felt that work should continue on land use and urban design issues in the town. The Planning Board agreed, and a land use study was prepared by Planning Board staff for the Town of Kensington and Vicinity. It was presented to town officials on November 30, 1970, as a staff

² Kensington's Central Business District classification could permit properties within the CBD to be zoned to fairly intensive residential and commercial densities. Other CBDs in the County include Friendship Heights, Silver Spring, Bethesda and Wheaton. Further discussion of the CBD issue may be found on pp. 67, 69, and 133.

³ The Maryland-National Capital Park and Planning Commission. Phase III Preliminary Comprehensive Master Plan Kensington-Wheaton Planning Area, Planning Analysis, Problems, Potentials, and Goals. June, 1969.

⁴ As indicated above, one of the major transportation proposals of the Statement of Concepts, Guidelines and Goals for the Kensington-Wheaton Planning Area was to connect an improved Metropolitan Avenue-Capitol View Avenue with the North Central Freeway. The North Central Freeway has since been dropped from consideration.

⁵ The Northern Parkway was proposed to extend from Silver Spring northward along Sligo Creek Park and Northwest Branch Park and eventually into Howard County. It was eliminated from plans in 1971.

study.⁶ The staff study proposed to contain commercial areas and stabilize residential neighborhoods by providing a number of commercial and residential transition areas, and by closing selected residential streets at the point of commercial-residential separation. The street closings were designed to establish a definitive break point between designated low-intensity office uses and adjacent residential neighborhoods. Moreover, the street closings were designed to protect the residential areas from intrusion of through traffic or commercial traffic.⁷ Also recommended in the staff study was the proposed extension of Summit Avenue which was originally proposed in the Statement of Concepts, Guidelines and Goals for the Kensington-Wheaton Planning Area.

Subsequently, the proposed extension of Summit Avenue was introduced by the Planning Board as a proposed amendment to the Kensington-Wheaton Master Plan so that right-of-way for the proposed road could be reserved. On December 19, 1972, the County Council disapproved the proposed amendment citing for its action that:

- the Summit Avenue proposal would adversely impact the community of Ken-Gar,
- the proposed road might not solve the traffic problem to which it was directed, and
- no evaluation was made concerning the proposed road's effect on Summit Avenue-Cedar Lane south of Plyers Mill Road.

In the meantime, citizens of the community of Ken-Gar were working with the Montgomery County government in a search for a feasible redevelopment plan that would receive the support of Ken-Gar residents. The Ken-Gar Civic Association, Inc., was formed to initiate community improvement within the 100-home subdivision of Ken-Gar, which was experiencing residential deterioration. Working with professional staff from the county government, the community developed a county-funded and administered renewal plan to upgrade existing housing, provide new housing units, rebuild streets and sidewalks, develop internal recreation spaces and improve landscaping. On December 5, 1972, the County Council approved the Ken-Gar Plan⁸ and work is currently underway to implement the Renewal Plan recommendations.

⁶ Also, the 1970 study was presented to the Planning Board as an informational item. Since no action was taken by the Board, the study is simply a working document and not an official plan of any sort.

⁷ The proposed street closings were included in the two staff drafts of the Kensington Sector Plan published in November, 1975, and February, 1976. Because of widespread opposition, however, the street closings have since been eliminated from Sector Plan recommendations.

⁸ Montgomery County Office of Community Development. Urban Renewal Plan Ken-Gar Renewal Project Area Montgomery County, Maryland. August, 1972.

The planning effort for Kensington, meanwhile, focused on preliminary staff work to collect and update basic land use, population, and economic data. In 1974, as indicated above, the Kensington-Wheaton Master Plan Advisory Committee was established to assist in preparation of the Sector Plan.

During the past four years the Planning Board, with the assistance of the citizens' committee and the Mayor and Council of the Town of Kensington, has been developing the Sector Plan. This approved and adopted version of the Sector Plan follows four earlier drafts and includes modifications in response to comments made at the Planning Board's public hearing on February 16, 1977, and the County Council's public hearing on January 26, 1978.

The County Council approved the Sector Plan on April 25, 1978. The Maryland-National Capital Park and Planning Commission adopted the Sector Plan on May 10, 1978.

3.3 DEMOGRAPHIC PROFILE

3.31 Introduction

This profile for the Kensington Sector Plan Area examines demographic, economic, housing, and social characteristics of the population. Data on age, sex, education, household relationship, income, occupation, and industry are presented. Differences between Kensington's profile and the county's profile are indicated.

3.32 Selected Findings

3.321 Population

A. Kensington Demographic Area

The Kensington Demographic Area (Figure 4) covers the same area (400 acres) as the Sector Plan. The Demographic Area is divided into two parts:

- Town of Kensington: All of the land comprising the Kensington municipality (304 acres).
- Adjacent Areas: Land west of the town consisting of the Ken-Gar residential area and the Howard Avenue industrial area, plus land north of the town consisting of commercial and residential areas located generally between the town and Lawrence Avenue (96 acres).

Population in the Demographic Area increased by 9.0 percent, from 2,986 in 1960 to 3,256 in 1970. However, from 1970 to 1975, population in the Demographic Area decreased by 7.0 percent, or 227 persons. The decrease in population was due mainly to the decline in the size of households, the lack of new construction in the area, and the declining birth rate.

Table 1

POPULATION IN THE KENSINGTON DEMOGRAPHIC AREA:
1960-1975

<u>Geographic Area</u>	<u>1960</u>	<u>1970</u>	<u>Change</u> <u>1960-1970</u>		<u>1975</u>	<u>Change</u> <u>1970-1975</u>	
			<u>No.</u>	<u>Percent</u>		<u>No.</u>	<u>Percent</u>
Town of Kensington	2,175	2,322	147	6.8	2,165	(157)	(6.8)
Adjacent Areas	<u>811</u>	<u>934</u>	<u>123</u>	<u>15.2</u>	<u>864</u>	<u>(70)</u>	<u>(7.5)</u>
Total Demographic Area	2,986	3,256	270	9.0	3,029	(227)	(7.0)

Sources: Bureau of the Census. 1960 & 1970 Census of Housing and Population. Washington, D. C. Montgomery County Planning Board. "Population Estimates." 1975.

B. Town of Kensington, 1960-1975

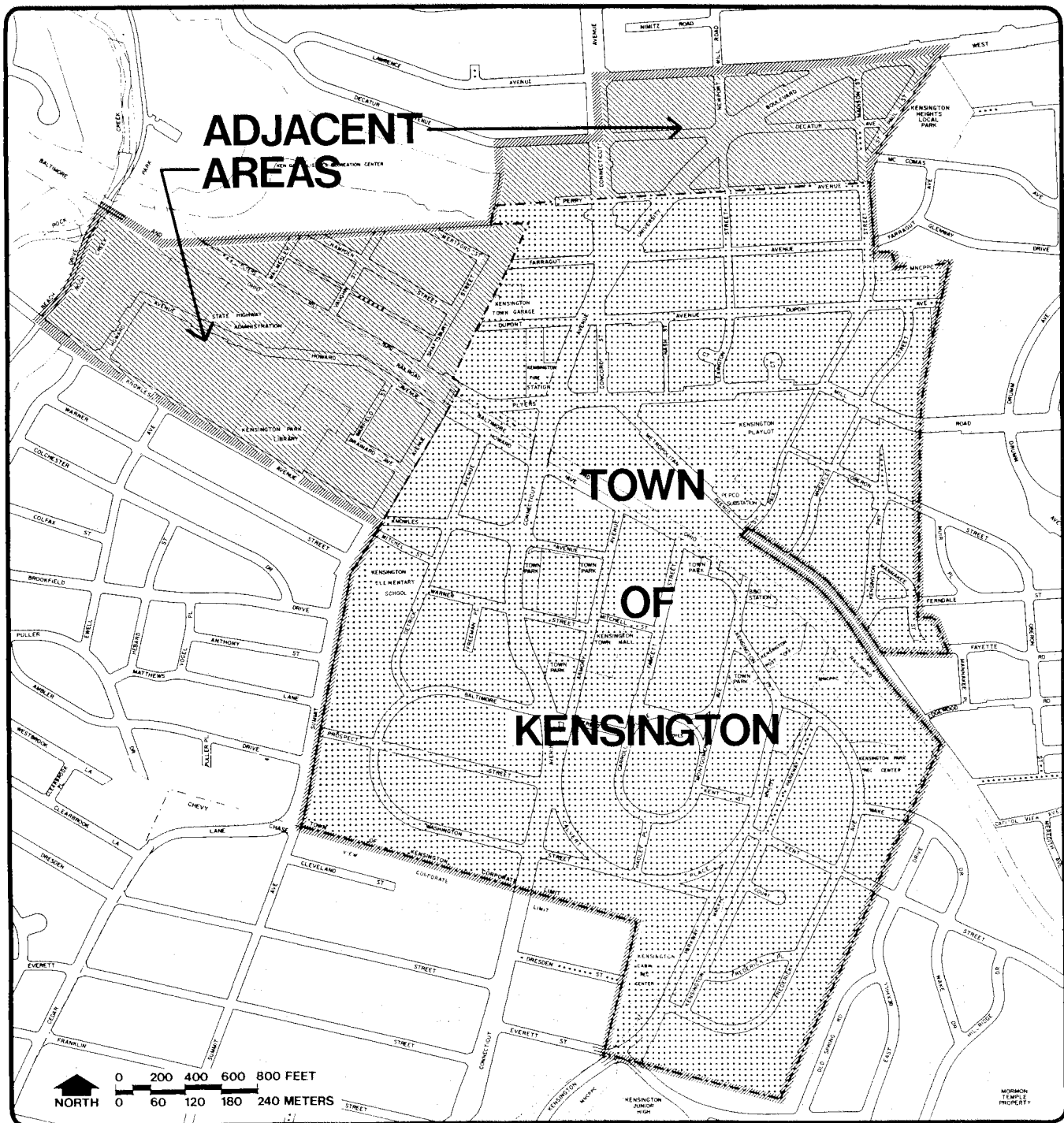
Between 1960 and 1970, as shown in Table 2, total population in the Town of Kensington grew from 2,175 to 2,322 persons, an increase of 147 persons or 6.8 percent. This was a relatively insignificant increase when compared to the 53.3 percent increase in population which Montgomery County experienced during the 1960-1970 decade.

Table 2



POPULATION IN THE TOWN OF KENSINGTON BY AGE AND SEX:
1960-1970

<u>Age Cohorts</u>	<u>1960</u>			<u>1970</u>			<u>Change 1960-1970</u>	
	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Number</u>	<u>Percent</u>
Under 5	92	112	204	69	49	118	(86)	(42.2)
5-19	349	303	652	323	309	632	(20)	(3.1)
20-44	307	313	620	308	330	638	18	2.9
45-64	217	249	466	276	347	623	157	33.7
65 & Over	<u>63</u>	<u>170</u>	<u>233</u>	<u>103</u>	<u>208</u>	<u>311</u>	<u>78</u>	<u>33.5</u>
Total	1,028	1,147	2,175	1,079	1,243	2,322	147	6.8

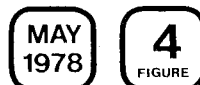
Sources: Bureau of the Census. 1960 and 1970 Census of Housing and Population. Washington, D. C.



DEMOGRAPHIC AREAS

-  Town Of Kensington
-  Adjacent Areas

KENSINGTON



The population age structure of the Town of Kensington experienced some noticeable changes in the 1960-1970 period. Most significant changes occurred in the under-5 age category which recorded a 42.2 percent decrease, while the 45-64 and the 65-and-over age groups experienced increases of 33.7 percent and 33.5 percent, respectively. In 1960, almost 40.0 percent of the population was 19 years of age and under, while in 1970 this group represented only 32.3 percent of the population. During the same time period, the 20-64 age group increased from 50 percent to 54.3 percent of the population.

From 1970 to 1975, Table 3 shows that population in the Town of Kensington decreased by 6.8 percent, or 157 persons. Kensington's loss of population from 1970 to 1975 was most significant in the age group 5-19, where the decrease was 23.7 percent.

C. Adjacent Areas

As indicated in Table 1, population in the Adjacent Areas increased from 811 persons in 1960 to 934 persons in 1970, an increase of 123 persons or 15.2 percent. However, between 1970 and 1975 population decreased by 70 persons, or 7.5 percent. This population decrease percentage was similar to the percentage decrease in population in the Town of Kensington during the same time period. Because of the unavailability of detailed information for the Adjacent Areas, it is not possible to present an analysis on the age profile of the population.

3.322 Household Characteristics

A. Demographic Area

In 1970, 3,256 individuals resided in the Demographic Area in 983 households, an average of 3.31 persons per household. This was similar to the county's average of 3.30 persons. Average household size varied by type of residence. Typically, single-family units, with husband and wife families, had a larger average household size than multi-family units which tended to house more one-person households.

Of the 983 household heads in the Demographic Area, 13.4 percent were female heads of households compared with 7.9 percent for the county, and 17.1 percent were single-person households versus 13.5 percent for the county (Table 4).

B. Town of Kensington

As indicated in Table 5, between 1960 and 1970, the number of household heads in the Town of Kensington increased by 27.4 percent from 583 to 743. In 1960, 88.7 percent of household heads in the town were family heads of households. By 1970, however, family heads of households accounted for only 80.8 percent of total household heads. During the same time period, primary individual household heads increased from 11.3 to 19.2 percent of total households and male and female household heads increased from 20.6 to 30.8 percent of total households.

Table 3

POPULATION DISTRIBUTIONS IN 1970 AND 1975
BY AGE AND SEX IN THE TOWN OF KENSINGTON

Age Cohorts	1970			1975			Change 1970-1975	
	Male	Female	Total	% Of Total	Male	Female	Total	% Of Total
Under 5	69	49	118	5.1	61	58	119	5.5
5-19	323	309	632	27.2	252	230	482	22.3
20-44	308	330	638	27.5	314	326	640	29.6
45-64	276	347	623	26.8	261	339	600	27.6
65 & Over	103	208	311	13.4	128	196	324	15.0
Total	1,079	1,243	2,322	100.0	1,016	1,149	2,165	100.0
							(157)	(6.8)

Sources: Bureau of the Census. 1970 Census of Housing and Population. Washington, D. C. Montgomery County Planning Board. "Population Estimates." 1975.

Table 4

HOUSEHOLD RELATIONSHIPS IN THE KENSINGTON
DEMOGRAPHIC AREA AND MONTGOMERY COUNTY: 1970

<u>Household Relationships</u>	<u>Demographic Area</u>		<u>Montgomery County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
No. of Household Heads	983	100.0	156,674	100.0
Family Heads	N.A.	N.A.	132,020	84.3
Primary Individual Household Heads ¹	N.A.	N.A.	24,654	15.7
Family Type:				
Husband-Wife Family Heads	N.A.	N.A.	119,033	90.2
Male Head	N.A.	N.A.	2,479	1.9
Female Head	132	13.4	10,508	7.9
Single-person Household Heads ²	168	17.1	21,150	13.5

¹ Household heads living alone or with non-relatives only.

² Single-person households are included in primary individual households.

N.A. - not available.

Source: Bureau of the Census. 1970 Census of Housing and Population.
Washington, D. C.

Table 5

HOUSEHOLD RELATIONSHIPS IN THE TOWN OF KENSINGTON:
1960-1970

<u>Household Relationships</u>	<u>1960</u>		<u>1970</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
No. of Household Heads	583	100.0	743	100.0
Family Heads	517	88.7	600	80.8
Primary Individual Household Heads ¹	66	11.3	143	19.2
Family Type:				
Husband-Wife Family Heads	463	79.4	514	69.2
Male & Female Heads	120	20.6	229	30.8
Single-person Household Heads ²	N.A.	N.A.	128	17.2

¹ Household heads living alone or with non-relatives only.

² Single-person households are included in primary individual households.

Source: Bureau of the Census. 1960 & 1970 Census of Housing and Population.
Washington, D. C.

Comparative analyses of household relationships, in 1970, in the Town of Kensington and Montgomery County (Table 6), reveals the following: Male and female heads of households in Kensington comprised a much larger percentage of all family type households than in the county (30.8 percent for Kensington, 9.8 percent for the county). The percentage of single-person households was also higher in Kensington than in the county (17.2 percent for Kensington, 13.5 percent for the county). Moreover, primary individual households formed a larger percentage of total households in Kensington than in the county (19.2 percent versus 15.7 percent).

Kensington, therefore, in 1970, had a greater percentage of one-person households, families headed by a single individual, and households shared by unrelated persons than the county.

Table 6

HOUSEHOLD RELATIONSHIPS IN THE TOWN OF
KENSINGTON AND MONTGOMERY COUNTY:
1960-1970

<u>Household Relationships</u>	<u>Town</u>		<u>Mont. Co.</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
No. of Household Heads	743	100.0	156,674	100.0
Family Heads	600	80.8	132,020	84.3
Primary Individual H.H.s ¹	143	19.2	24,654	15.7
Family Type:				
Husband-Wife Family Heads	514	69.2	119,033	90.2
Male & Female Heads	229	30.8	12,987	9.8
Single-person Household Heads ²	128	17.2	21,150	13.5

¹ Household heads living alone or with non-relatives only.

² Single-person households are included in primary individual households.

Source: Bureau of the Census. 1970 Census of Housing and Population.
Washington, D. C.

C. Adjacent Areas

Of the 240 household heads in the Adjacent Areas, in 1970, 16.6 percent were single-person household heads and 25.0 percent were female household heads. Compared to the Town of Kensington, the percentage of single-person households was about the same. However, female heads of households comprised a larger percentage of total households in the Adjacent Areas than in the town.

3.323 Housing Units and Values

A. Demographic Area

Study of dwelling unit data indicates that the Demographic Area is virtually "built-up," with most dwelling units having been constructed prior to 1965. Table 7 shows that from 1970 to 1975 only five dwelling units were built in this area. In 1975 there were 1,007 dwelling units of which 80.4 percent were single-family units and 19.6 percent were multi-family units.

Table 7

RESIDENTIAL UNITS IN THE KENSINGTON DEMOGRAPHIC AREA:
1970-1975

<u>Structure Type</u>	<u>1970</u>		<u>1975</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single-family	805	80.3	810	80.4
Multi-family	<u>197</u>	<u>19.7</u>	<u>197</u>	<u>19.6</u>
Total	1,002	100.0	1,007	100.0

Source: Bureau of the Census. 1960 & 1970 Census of Housing and Population. Washington, D. C. Montgomery County Planning Board. "1975 Dwelling Unit Estimates."

Data on owner-occupancy of dwelling units indicated that, in 1975, 54.6 percent of the dwelling units in the Demographic Area were owner-occupied compared to 66.6 percent in the county. Review of data on the mean value of an owner-occupied unit in the Demographic Area (Table 8) showed that the average value in 1975 was approximately \$35,600. This was 32.8 percent below the average

Table 8

OWNER-OCCUPIED VERSUS RENTER HOUSING IN THE
KENSINGTON DEMOGRAPHIC AREA: 1975

<u>Owner</u>	<u>Town</u>	<u>Adjacent Areas</u>	<u>Demographic Area</u>
Owner-Occupied Units	429	121	550
Average No. of Rooms	6.9	5.9	6.4
Average \$ Value	\$38,500	\$31,800	\$35,600
<u>Renter</u>			
Total Renters	325	132	457
Average No. of Rooms	4.5	4.9	4.7

Source: Estimated by Montgomery County Planning Board staff from the Montgomery County Parcel File.

value of an owner-occupied unit in the county. Housing data indicates that 45.4 percent of the housing stock was rental units versus 33.4 percent for the county. The median monthly contract rent in the area in 1975 was estimated at \$240.

B. Town of Kensington

As indicated in Table 9, from 1960 to 1970, the total number of dwelling units in the Town of Kensington increased by 26.3 percent, up from 597 units in 1960 to 754 units in 1970. In 1960, single-family structures accounted for 87.1 percent of the total units in the area while multi-family units represented only 12.9 percent. However, as the multi-family market expanded in the county, the Town of Kensington began to attract more multi-family construction, and during the 1960-1970 decade the town recorded an increase of 127.3 percent. Thus, by 1970, multi-family construction accounted for 23.2 percent of the total number of units in the area.

Table 9

STRUCTURES OF RESIDENTIAL UNITS IN THE TOWN OF KENSINGTON: 1960-1970

<u>Structure Type</u>	<u>1960</u>		<u>1970</u>		<u>Change 1960-1970</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single-family	520	87.1	579	76.8	59	11.3
Multi-family	77	12.9	175	23.2	98	127.3
Total	597	100.0	754	100.0	157	26.3

Source: Bureau of the Census. 1960 & 1970 Census of Housing and Population.
Washington, D. C.

Comparison of the 1975 housing profile of the Town of Kensington and the county (Table 10) indicates that a larger proportion of units in the town were single-family as compared with the county. In the Town of Kensington in 1975, 76.8 percent of the structures were single-family versus 66.6 percent in the county.

Table 10

DWELLING UNITS BY STRUCTURE TYPE IN MONTGOMERY COUNTY AND IN THE TOWN OF KENSINGTON: 1975

<u>Structure Type</u>	<u>Montgomery County</u>		<u>Town of Kensington</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single-family	130,541	66.6	579	76.8
Multi-family	65,418	33.4	175	23.2
Total	195,959	100.0	754	100.0

Source: Estimated by Montgomery County Planning Board staff.

Data on age of housing in the Town of Kensington and the county (Table 11) reveals the following: A greater percentage of Kensington's housing stock was built before 1940 than was the county's (29.2 percent for Kensington, 9.5 percent for the county), and a greater percentage of Kensington's housing was built during the 1940 to 1965 time period than was the county's (68.3 percent for Kensington, 51.7 percent for the county). The age of housing data also shows that, in both Kensington and the county, housing construction proceeded at a steady pace from 1940 to 1965. However, while the steady pace of housing construction continued in the county until 1972, Kensington's housing construction had virtually ceased by 1965. By that time Kensington had become "built-up" and few housing sites were available for new construction. Since 1972, building activity in the county has slowed as well because of the sewer moratorium, monetary conditions, and high construction costs.

Table 11

AGE OF RESIDENTIAL UNITS IN MONTGOMERY COUNTY AND
IN THE TOWN OF KENSINGTON: 1975

	<u>Montgomery County</u>		<u>Town of Kensington</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1973-1975	16,421	8.4	--	--
1969-1972	25,977	13.2	3	0.4
1965-1968	33,623	17.2	16	2.1
1960-1964	29,045	14.8	138	18.3
1950-1959	50,009	25.5	225	29.8
1940-1949	22,273	11.4	152	20.2
1939 or earlier	<u>18,611</u>	<u>9.5</u>	<u>220</u>	<u>29.2</u>
Total Units	195,959	100.0	754	100.0

Sources: Bureau of the Census. 1970 Census of Housing and Population. Washington, D. C. 1970-1975 data obtained from the Assessor's File in Montgomery County.

In 1975, 56.9 percent of all dwelling units in the Town of Kensington were owner occupied. The mean value of an owner-occupied unit in the town in 1975 was \$38,500, compared with \$30,100 in 1970. Renter data indicated that estimated average monthly contract rent in the town in 1975 was \$250 (Table 12).

C. Adjacent Areas

In 1975, 91.3 percent of residential units in the Adjacent Areas were single-family structures (Table 13). This was 14.5 percent higher than in the adjoining Town of Kensington and 24.7 percent higher than in the county (Table 10). Most dwelling units in the Adjacent Areas were built between 1940 and 1965. After 1965 residential construction virtually ceased.

Table 12

OWNER AND RENTER UNITS IN THE
TOWN OF KENSINGTON: 1975

<u>Owner</u>	<u>Town</u>
Owner-Occupied Units	429
Average No. of Rooms	6.9
Average \$ Value	\$38,500
<u>Renter</u>	
Total Renters	325
Average No. of Rooms	4.5
Average Monthly Contract Rent	\$250

Source: Estimated by Montgomery County Planning Board staff from the Montgomery County Parcel File.

Table 13

DWELLING UNITS IN THE ADJACENT AREAS BY
STRUCTURE TYPE: 1975

<u>Structure Type</u>	<u>1970</u>		<u>1975</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single-family	226	91.1	231	91.3
Multi-family	<u>22</u>	<u>8.9</u>	<u>22</u>	<u>8.7</u>
Total Structures	248	100.0	253	100.0

Source: Bureau of the Census. 1970 Block Statistics on Housing and Population. Washington, D. C. Montgomery County Planning Board. "Estimates on Dwelling Units." 1975.

In 1975, 47.8 percent of dwelling units in the Adjacent Areas were owner-occupied. This was 9.1 percent lower than in the Town of Kensington. The mean value computed for an owner-occupied unit in the Adjacent Areas was \$31,800, compared to \$38,500 for the Town of Kensington (Tables 8 and 14).

Table 14

OWNER-OCCUPIED VERSUS RENTER HOUSING
IN THE ADJACENT AREAS: 1975

<u>Owner</u>	<u>Adjacent Areas</u>
Owner-Occupied Units	121
Average No. of Rooms	5.9
Average \$ Value	\$31,800
<u>Renter</u>	
Total Renters	132
Average No. of Rooms	4.9

Source: Estimated by Montgomery County Planning Board staff.

3.324 Length of Residence

Because of the unavailability of data by census blocks on length of residence for Adjacent Areas, the analysis is limited to 1970 information for the Town of Kensington and Montgomery County (Table 15). Of county residents, 45.4 percent lived in the same residence between 1965 and the time of the 1970 census. This compares with 56.1 percent for residents of the Town of Kensington. Of the 54.6 percent of county residents who changed their residence between 1965 and 1970, 51.1 percent lived within the Washington metropolitan area in 1965 while 30.8 percent lived outside the metropolitan area in 1965. Of the 43.9 percent of Kensington residents who changed their residence between 1965 and 1970, 38.8 percent lived in the Washington metropolitan area in 1965 and 52.2 percent lived outside the metropolitan area in 1965.

Table 15

PLACE OF RESIDENCE IN 1965 OF RESIDENTS OF MONTGOMERY COUNTY
AND THE TOWN OF KENSINGTON: 1970

<u>Place of Residence</u>	<u>Montgomery County</u>		<u>Town</u>	
	<u>Number</u>	<u>Pct.</u>	<u>Number</u>	<u>Pct.</u>
Total Persons,				
5 Years and Over	<u>479,676</u>	<u>100.0</u>	<u>2,139</u>	<u>100.0</u>
Same Residence in 1965				
in 1965 as in 1970	217,633	45.4	1,200	56.1
Different Residence in 1965	<u>262,043</u>	<u>54.6</u>	<u>939</u>	<u>43.9</u>
In Wash. Metro Area	<u>133,904</u>	<u>51.1</u>	<u>364</u>	<u>38.8</u>
Outside Wash. Metro Area	80,653	30.8	490	52.2
Abroad	18,137	6.9	73	7.8
Moved, 1965 Residence not reported	29,349	11.2	12	1.2

Source: Bureau of the Census. 1970 Census of Housing and Population.
Washington, D. C.

3.325 Years of School Completed

This analysis is presented only for the Town of Kensington and for Montgomery County for 1970 because of the unavailability of data for Adjacent Areas. Table 16 shows that of the 1970 residents of the Town of Kensington, 30.5 percent had completed four years or more of college, while 14.8 percent had completed one to three years. County statistics for 1970 were similar. Of county residents, 27.8 percent had completed four years of college and 16.8 percent had completed one to three years of college. The percentage of residents who had completed four years of high school (no college) was almost the same for the Town of Kensington and for the county (32.3 percent for the town, 31.5 percent for the county). The median school years completed for both town and county residents was 12.8 years in 1970.

Table 16

YEARS OF SCHOOL COMPLETED BY RESIDENTS
OF THE TOWN OF KENSINGTON AND MONTGOMERY COUNTY: 1970

<u>Years of School Completed</u>	<u>Town</u>		<u>Montgomery County</u>	
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
Elementary: 8 years or less	137	10.2	8,088	7.6
High School: 1-3 years	164	12.2	17,310	16.3
4 years	433	32.3	33,387	31.5
College: 1-3 years	199	14.8	17,796	16.8
4 years or more	409	30.5	29,517	27.8
Median School Years Completed	12.8		12.8	

Source: Bureau of the Census. 1970 Census of Housing and Population.
Washington, D. C.

3.326 Household Income

Household income was estimated for the Kensington Demographic Area, the Adjacent Areas, and the Town of Kensington as a function of house value or contract rent. Household incomes of households in rental units were determined by utilizing the linear regression equation, $Y = \$516.61 + \64.7355 MR , where Y = annual household income and MR = monthly contractual rent. Household incomes

⁹ Derived from data contained in U.S. Bureau of the Census. Metropolitan Housing Characteristics, Washington, D. C.-Md.-Va. SMSA. HC(2)-232, p. 2, Table A-2: "Gross Rent of Renter Occupied Housing Units: 1970."

of households in owner-occupied dwelling units were obtained by using the linear equation, $Y =_{10} \$4,964 + \$.413 \text{ HV}$, where Y = annual household income and HV = housing value.

A. Demographic Area

Average household income for the Demographic Area (Table 17) was estimated at \$19,700 in 1975, an increase of 23.9 percent above the 1970 level, but 26.8 percent below the 1975 estimate of income for the county.

Table 17

HOUSEHOLD INCOME IN THE KENSINGTON DEMOGRAPHIC AREA
AND IN MONTGOMERY COUNTY: 1970-1975

<u>Area</u>	<u>1970</u>	<u>1975</u>	<u>Change 1970-1975</u>	
			<u>Number</u>	<u>Percent</u>
Kensington Demographic Area	\$15,900	\$19,700	\$3,800	23.9
Town of Kensington	17,400	20,900	3,500	20.1
Adjacent Areas	14,380	18,100	3,720	25.9
Montgomery County	18,470	26,900	8,430	45.6

Source: Bureau of the Census. 1970 Census of Housing and Population. Washington, D. C. Montgomery County Planning Board. "1975 Income Estimates." November, 1976.

B. Town of Kensington

Average household income for the Town of Kensington for 1975 (Table 17) was estimated at \$20,900, an increase of 20.1 percent above the 1970 level, and 6.1 percent greater than the 1975 household income level estimated for the Demographic Area.

C. Adjacent Areas

Average household income for the Adjacent Areas for 1975 was estimated at \$18,100, an increase of 25.9 percent above the 1970 level. However, the 1975 income level was 17.4 percent lower than the level for the town, and 9.6 percent lower than the level for the Demographic Area.

¹⁰ Carl Ruppert. Fiscal Impact Analysis, Stage I - Germantown Master Plan. January, 1974. M-NCPPC. p. 20. This equation was computed from data contained in the 1971 HUD Statistical Yearbook, U.S. Department of Housing and Urban Development. Washington, D. C. p. 213.

3.327 Occupations

In 1970, the town's percentage of professional and technical workers (Table 18) was higher than the county's (33.6 percent for the town, 28.6 percent for the county). The county had a higher percentage of clerical workers than the town (24.6 percent for the county, 21.5 percent for the town). These two occupational groups comprised the majority of workers in both the county (53.2 percent) and the town (55.1 percent). The percentage of managers and administrators was about the same in the town and county (10.2 percent versus 10.5 percent) as was the percentage of sales workers (10.1 percent for the town, 9.7 percent for the county). Craftsman and operatives accounted for 17.2 percent of workers in the Town of Kensington compared to 13.0 percent in Montgomery County. Service workers represented a smaller occupational group in the Town of Kensington than in the county. The ratio was 4.6 percent in the town to 10.4 percent in the county.

Table 18

OCCUPATIONAL CHARACTERISTICS OF WORKERS
IN THE TOWN OF KENSINGTON AND MONTGOMERY COUNTY: 1970

<u>Characteristics</u>	<u>Mont. Co.</u>		<u>Town</u>	
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
Major Occupation, Total	103,825	100.0	976	100.0
Professional, Technical, etc.	29,701	28.6	328	33.6
Managers & Administrators	10,880	10.5	100	10.2
Sales Workers	10,050	9.7	98	10.1
Clerical Workers	25,559	24.6	210	21.5
Craftsman	8,508	8.2	91	9.3
Operatives	5,006	4.8	77	7.9
Laborers	3,316	3.2	27	2.8
Service Workers	10,805	10.4	45	4.6

Source: U. S. Bureau of the Census. 1970 Census of Housing and Population.
Washington, D. C.

3.328 Employment

A. Demographic Area

Employment in the Demographic Area increased by 4.5 percent from 3,275 in 1972 to 3,422 in 1974. As shown in Table 19, in 1972 and 1974, three sectors dominated the employment profile. The construction sector captured the largest share of employment (40.2 percent in 1972 and 41.7 percent in 1974); services also accounted for a significant share (24.2 percent in 1972 and 22.7 percent in 1974); and the retail sector accounted for 12.7 percent of workers in 1972 and 11.8 percent in 1974.

Table 19

EMPLOYMENT IN THE KENSINGTON DEMOGRAPHIC AREA
BY STANDARD INDUSTRIAL CLASSIFICATION: 1972-1974

<u>Major S.I.C.</u>	<u>1972</u>		<u>1974</u>		<u>Change 1972-1974</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Federal Government	70	2.1	70	2.1	--	--
State & Local Govt.	89	2.7	100	2.9	11	12.4
Services	791	24.2	777	22.7	(14)	(1.8)
F.I.R.E. ¹	290	8.9	336	9.8	46	15.9
Retail	416	12.7	404	11.8	(12)	(2.9)
Wholesale	165	5.0	236	6.9	71	43.0
T.C.P.U. ²	46	1.4	24	0.7	(22)	(47.8)
Manufacturing	76	2.3	38	1.1	(38)	(50.0)
Construction	1,316	40.2	1,427	41.7	111	8.4
Other	16	0.5	10	0.3	(6)	(37.5)
Total	3,275	100.0	3,422	100.0	147	4.5

¹ Finance, insurance & real estate

² Transportation, communication and public utilities

Source: Montgomery County Planning Board staff estimates from the Council of Government's at-place employment file.

B. Town of Kensington

Employment in the Town of Kensington also increased during the 1972-1974 period (Tables 20 and 21). The percentage increase recorded in the town was slightly higher than the figure estimated for the county (9.5 percent for the town, 7.7 percent for the county). In 1972, 2,155 persons worked in the Town of Kensington. Services, construction, retail, and F.I.R.E. sectors received 86.4 percent of the total employment in the town, while in the county these sectors were responsible for only 55.0 percent of employment (Table 20).

The services sector in 1972 captured the largest share of town employment--32.8 percent. This was also the largest sector for the county, although the county's percentage (23.9 percent) was much lower. In 1972, both the town and county had about the same percentage of workers in the retail sector (16.2 percent for the town, 16.3 percent for the county).

Government and construction employment categories showed significant differences between the town and county in 1972. Of town workers, 27.1 percent were employed in construction and 6.2 percent were employed by federal, state, or local government. On the contrary, only 8.2 percent of county workers were employed in construction, while 28.9 percent worked for federal, state, or local government.

Table 20

COMPARISON OF EMPLOYMENT BY MAJOR STANDARD
INDUSTRIAL CLASSIFICATION FOR THE TOWN OF KENSINGTON
AND MONTGOMERY COUNTY: 1972

<u>Major S.I.C.</u>	<u>Town: 1972</u>		<u>County: 1972</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Federal Government	70	3.2	45,842	20.8
State & Local Govt.	65	3.0	17,985	8.1
Services	707	32.8	52,549	23.9
F.I.R.E. ¹	222	10.3	14,391	6.6
Retail	349	16.2	35,809	16.3
Wholesale	73	3.4	4,735	2.2
T.C.P.U. ²	46	2.1	5,159	2.3
Manufacturing	23	1.1	8,292	3.8
Construction	584	27.1	17,979	8.2
Other	16	0.8	17,059	7.8
Total	2,155	100.0	219,800	100.0

¹ Finance, insurance & real estate

² Transportation, communication & public utilities

Source: Montgomery County Planning Board staff estimates from the Council of Government's at-place employment file.

Comparison of the employment profile for the Town of Kensington and the county for 1974 (Table 21) indicates little change from the 1972 comparison. Services, construction, retail, and F.I.R.E. sectors received 87.6 percent of the total employment in the town, while in the county these sectors were responsible for only 55.0 percent of employment. The federal, state, and local government sectors were responsible for only 6.7 percent of the total employment in the town, but in the county, government employment accounted for 29.7 percent of the total.

Table 21

COMPARISON OF EMPLOYMENT
BY MAJOR STANDARD INDUSTRIAL CLASSIFICATION FOR
THE TOWN OF KENSINGTON AND MONTGOMERY COUNTY: 1974

<u>Major S.I.C.</u>	<u>Town: 1974</u>		<u>County: 1974</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Federal Government	70	3.0	49,161	20.8
State & Local Govt.	88	3.7	21,078	8.9
Services ¹	715	30.3	59,347	25.1
F.I.R.E. ¹	329	13.9	16,306	6.9
Retail	335	14.2	38,769	16.4
Wholesale ²	99	4.2	5,270	2.2
T.C.P.U. ²	24	1.0	5,587	2.3
Manufacturing	--	--	8,701	3.7
Construction	690	29.2	15,642	6.6
Other	<u>10</u>	<u>0.5</u>	<u>16,939</u>	<u>7.1</u>
Total	2,360	100.0	236,800	100.0

¹ Finance, insurance & real estate

² Transportation, communication & public utilities

Source: Montgomery County Planning Board staff estimates from the Council of Government's at-place employment file.

C. Adjacent Areas

Employment in the Adjacent Areas (Table 22) declined by 5.2 percent between 1972 and 1974. The construction sector dominated the employment profile in 1972 by capturing 65.4 percent of total employment. Services, F.I.R.E., retail, and wholesale trade accounted for 27.8 percent of total employment.

In 1974, the construction sector also received the largest share of employment. Its share of employment increased from 65.4 percent in 1972 to 69.4 percent in 1974. The wholesale sector's share of total employment rose from 8.2 percent in 1972 to 12.9 percent in 1974, a 48.9 percent rate of increase in the period. Retail employment was 6.0 percent in 1972 and 6.5 percent in 1974. F.I.R.E., on the other hand, registered a significant decline in the period from 6.1 percent in 1972 to 0.7 percent in 1974. This decrease might have been due to the relocation of this sector of employment from the Adjacent Areas to the Town of Kensington.

Table 22

EMPLOYMENT IN THE ADJACENT AREAS BY
MAJOR STANDARD INDUSTRIAL CLASSIFICATION:
1972-1974

<u>Major S.I.C.</u>	<u>1972</u>		<u>1974</u>		<u>Change 1972-1974</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Federal Government	--	--	--	--	--	--
State & Local Govt.	24	2.1	12	1.1	(12)	(50.0)
Services	84	7.5	62	5.8	(22)	(26.2)
F.I.R.E. ¹	68	6.1	7	0.7	(61)	(89.7)
Retail	67	6.0	69	6.5	2	3.0
Wholesale	92	8.2	137	12.9	45	48.9
T.C.P.U. ²	--	--	--	--	--	--
Manufacturing	53	4.7	38	3.6	(15)	(28.3)
Construction	732	65.4	737	69.4	5	0.7
Other	--	--	--	--	--	--
Total	1,120	100.0	1,062	100.0	(58)	(5.2)

¹ Finance, insurance & real estate

² Transportation, communication & public utilities

Source: Montgomery County Planning Board staff estimates from the Council of Government's at-place employment file.