

**VISION OF KENSINGTON:  
A LONG-RANGE PRESERVATION PLAN**

**PREPARED BY:**

**TRACERIES  
and  
PMA ASSOCIATES**

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## **A VISION OF KENSINGTON HISTORIC DISTRICT**

Kensington is a suburban community, defined by its curvilinear streets, garden settings, and large, nineteenth century, free-standing residences. Its architecture and planned landscapes exhibit Kensington's late nineteenth century development as a summer retreat from the heat and congestion of Washington. A formal Historic District listed on the Montgomery County Master Plan, Kensington is also a thriving residential and commercial community, within close proximity to downtown Washington via the one of region's major north-south thoroughfares. Faced with increasing commercial expansion, residential infill pressures, and the vehicular traffic which accompanies growth, the preservation and protection of Kensington's architectural and historic character is paramount to maintaining its contribution to the county's heritage.

The Kensington Historic District presents a well-preserved, turn-of-the-century garden suburb. The district is distinguished by its open development pattern, its rich variety of revival architecture, and its historic relationship to the railroad. The district is composed of two residential areas: to the east and to the west of Connecticut Avenue; and a commercial area along Howard Avenue. The residential areas are dominated by engaging freestanding Queen Anne style residences sited within large garden settings. The commercial area is characterized by the mixture of historic and modernized commercial establishments along Howard Avenue, and the industrial development surrounding the railroad.

The character of these distinct areas and an understanding of their symbiotic relationship must be observed in future preservation and development plans. Overcoming the strain of increasing traffic and adjacent commercial development is necessary to maintain the integrity of this important suburban community. Equally important, the challenge of evaluating the appropriateness of infill development must be met without further dilution of the characteristic appearance of the historic district. The understanding of Kensington's history and the identification of the visual qualities that create its unique character will be pivotal to the preservation and enhancement of the historic district in the future.

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