



# Warner Circle Special Park

(P118703)

Category	M-NCPPC	Date Last Modified	10/01/18
SubCategory	Development	Administering Agency	M-NCPPC
Planning Area	Kensington-Wheaton	Status	Ongoing

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	695	95	-	-	-	-	-	-	-	-	600
Site Improvements and Utilities	5,482	834	296	-	-	-	-	-	-	-	4,352
TOTAL EXPENDITURES	6,177	929	296	-	-	-	-	-	-	-	4,952

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
G.O. Bonds	5,059	61	46	-	-	-	-	-	-	-	4,952
State Bonds (M-NCPPC Only)	1,025	775	250	-	-	-	-	-	-	-	-
PAYGO	93	93	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	6,177	929	296	-	-	-	-	-	-	-	4,952

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 20 Approp. Request	-	Year First Appropriation	FY11
Cumulative Appropriation	1,225	Last FY's Cost Estimate	6,177
Expenditure / Encumbrances	943		
Unencumbered Balance	282		

## PROJECT DESCRIPTION

Warner Circle Special Park (WCSP), located on Carroll Place in the heart of the Kensington Historic District, was the home of Brainard Warner, the founder of the Town of Kensington and a significant figure in the development of Montgomery County. This 4.5-acre property was acquired by M-NCPPC in 2005-2006 through the Legacy Open Space program. This pdf will fund construction of a restoration tied to a use that satisfies a strong County need and fits into the community. Phase I of this project is completed and included demolition of the nursing home wing, restoration of public areas of the park previously occupied by the nursing home, re-creation of the loop road, and reconstruction of historic exterior walls, porches, and patios. Stabilization is currently underway and identified structural failings that must be addressed, including the front porch, masonry repointing that will tighten the building envelope, and a visible historic window repair. When a use is approved, phase II funding will include the rehabilitation of the historic house and carriage house and landscape enhancements to the grounds.

## ESTIMATED SCHEDULE

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Phase I completed in FY14. Structural stabilization ongoing. Further renovation funded beyond the six year program.

## PROJECT JUSTIFICATION

Montgomery County Master Plan for Historic Preservation (1979); Kensington Historic District listed in 1986; From Artifact to Attraction: A Strategic Plan for Cultural Resources in Parks (2006); National Register of Historic Places: Kensington Historic District (1980); Vision for Kensington: A Long-Range Preservation Plan (1992); Legacy Open Space Functional Master Plan (2001); Facility Plan approved by Planning Board (2011)

## FISCAL NOTE

In 2004, 2006, 2010, 2011 and 2015 a total of \$725,000 in state bond bills was awarded to M-NCPPC for this project

## DISCLOSURES

A pedestrian impact analysis has been completed for this project. M-NCPPC asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

## COORDINATION

Restoration of Historic Structures, PDF# 808494, Maryland Historical Trust, Town of Kensington, Montgomery County Historic Preservation Commission. Parks has committed to a great deal of community outreach on this project as well as research into uses that can be accommodated by the building code. Agreeing on an appropriate and necessary use for this building is essential at this time to prevent further vandalism and the unnecessarily rapid deterioration that accompanies vacant structures.