



Warner Circle Special Park

(P118703)

Category	M-NCPPC	Date Last Modified	10/09/25
SubCategory	Development	Administering Agency	M-NCPPC
Planning Area	Kensington-Wheaton	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	718	76	42	-	-	-	-	-	-	-	600
Site Improvements and Utilities	5,659	899	408	-	-	-	-	-	-	-	4,352
TOTAL EXPENDITURES	6,377	975	450	-	-	-	-	-	-	-	4,952

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
G.O. Bonds	5,013	61	-	-	-	-	-	-	-	-	4,952
Land Sale (M-NCPPC Only)	200	-	200	-	-	-	-	-	-	-	-
PAYGO	139	139	-	-	-	-	-	-	-	-	-
State Bonds (M-NCPPC Only)	1,025	775	250	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	6,377	975	450	-	-	-	-	-	-	-	4,952

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	FY11
Appropriation FY 28 Request	-	Last FY's Cost Estimate	6,377
Cumulative Appropriation	1,425		
Expenditure / Encumbrances	1,385		
Unencumbered Balance	40		

PROJECT DESCRIPTION

Warner Circle Special Park (WCSP), located 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 park was acquired through the Legacy Open Space program to preserve historic structures and valuable public open space in a down county location. This PDF funds (1) repair work to stabilize the manor house and carriage house in preparation for adaptive reuse and (2) improvements to the parkland surrounding the historic structures to create an attractive and functional park. Park improvements funded by this project to date include: demolished nursing home wings and restored associated parkland; addressed deferred maintenance of significant trees and landscaping; re-created the historic loop road; and stabilized the main house by reconstructing historic exterior walls, repairing damaged porches and roof areas, and rebuilding the rear stone terrace.

After a lengthy search for an appropriate adaptive reuse, the historic structures are proposed to be sold to a residential developer

specializing in historic structures via a condominium regime that would retain the park in public ownership save for an approximate 6-foot buffer around the buildings. The disposition and conversion of the buildings into private residences will be governed by an existing Maryland Historical Trust preservation easement, Historic Preservation Commission review, and other binding legal contracts to ensure the preservation of the historic resources and appropriate integration of the private units into a well-used and well-loved public park, including full public access to the park grounds and some public access to the historic buildings and terraces for special events. If disposition of the buildings for residential conversion does not proceed, public private partnerships or other tools to achieve appropriate adaptive reuse will be pursued. This PDF will continue to fund improvements to the public amenities on this significant historic park.

ESTIMATED SCHEDULE

Construction began in FY25 and will continue based on developer's schedule.

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

State Board of Public Works has approved consent that Parks, via County approval, may dispose of two buildings while retaining ownership of all ground and has forgiven loan repayment, affirming that all bonds were used for permanent historic preservation improvements to the property. In FY26 \$200k was appropriated to receive and spend land sale proceeds stemming from a purchase and sale contract to restore and convert two buildings into residential condominiums within the Warner Circle Special Park.

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.