

10231 Carroll Place Kensington HD  
PRELIMINARY CONSULTATION 6/7/95

Circle Manor Nursing Home

(301) 949-0230

Melinda - Administrator  
Hippchen

Harvey  
Wettlieb - Owner

Melinda Hipsham -

Evening Meeting

6/7/95

- ? 6' broad - paths ) little grading have to be done -  
gazebo closer to house?  
Easter egg hunt  
band concert  
paths for staff - where they walk -

Ken Shulman - LAP June 2<sup>nd</sup>

- ? Old pictures - we should see those.  
The idea <sup>was</sup> for the nursing home initially, and then have  
developed further to something more complicated.  
Shulman says that Warner didn't do paths, so why change it?

Q: Add "period" lighting along paths?  
Shulman likes the look [I do too!]

Q: Size of events. #s of people  
parking  
noise

Tom Trouble says - go for "neighborly accommodation"

Carol Collins - Hayes Library Foundation -

(Mut + Kensington Pkwy.)

- she says events are small - Nursing Home could have  
control of use of property.

She suggests using the inside area parking -

704  
10x7

Helen Wilkes - Kensington Land Trust

she says 19 buildable lots (I counted 18) -  
Important open space in town - this is the place for  
a park in Town.

Wetlieb has met with Jim + MET + TPL.

Making of "place" on the property - could be done without a  
structure - still to be decided -

Concept is "Make a place"

She doesn't say lighting is necessary. "This is not a Night Time park."

Eileen Shulman she's been there 42 years!

MO weather will ~~be~~ discourage use of the paths

E. Wackerhiser

Do plant some trees.

Lorraine Kennedy

Edith Kay Saul

(Letter received)

Charles Riddleton

- Concept OK -

structures NO.

Take care of existing before getting  
into new responsibilities.

Asks to shelve application for 1 year!

This is not a park, but a nursing home -

Trucks, Tel. poles ripped off -

He put in photographs -

Nancy Lipscomb

May Fair ) Nursing Home  
Easter Egg Hunt

Band Concert ) Town sponsored

Paths are for Nursing home residents - 80 people

She's ~~doing~~ <sup>down</sup> - playing use by citizens.  
They are taking care of the dead trees -

Commissioners

(1) George - He likes the path  
Gazebos not necessary  
Arbor? maybe?  
Everything should be scaled to Nursing Home & Residents  
NOT a park for Kennington

(2) Tom - Use of property, agrees w/ George  
Would encourage getwicks to stimulate Old Folk -  
But commission is about - Paths OK  
Pay attention to neighbors - PR needed → action  
Gazebos OK -

(3) Mirsha  
- agrees w/ George Not incompatible w/ District  
improvement to Nursing Home - £

(4) Paula - agrees - (right lights, fences dead -) ~~But~~ - asked  
are "neighboring problems"

Questions about Old pictures, (She lives near Chestnut Lodge, with ~~informal~~ English garden) - research into appropriate garden design.

Walter

agreed w/ George - OK to plan

Victorian gardens more naturalized

Park good

residents take priority

No lights

HPL doesn't regulate concerts/usage

Gazebos - no steps - benches w/ arbor better for Senior Citizen.

Susan

She says The Nursing Home has a Community Spirit more than residents who speak against!  
(not politic!)

She's familiar w/ Hans & work -

Park = place of serenity to contemplate nature -

This garden is not Victorian! She says - more appropriate is a fuller planting scheme -

She likes it -

Greg - he likes them - No lights, go for best for residents.  
This is a business -

They like it -

my side of it

6-7-95

Prelim. Hearing Consent. Manor Circle Nursing Home.

- Grade changes - @ Kent - steps up - lots of grading to get path slopes ADA - But could leave steps here - & path to steps. (check drawing)

Grade @ Noyes - low - path highly visible along Montgomery - lowest spot.

Grade at Cornell Place - higher - path less visible -

Slopes from house down towards entrance -  
low

Trees provide an edge now -

← Large property but not really that big for too many events if you want to keep open field.

(Landscape Issues)

→ (~~Call Helt to see if he's gone over here to look~~)

(~~Call Susan Soterberg~~)

Circle Home Nursing Home  
5/11/95

Hans Hanses - Landscape  
architect for Montgomery Co

↳ to Brookside Gardens, as a model

→ ADA - surfacing material  
asphalt?  
concrete for gazebo area

They plan to phase it - ...

(Arvey Whittier is owner of Nursing Home)  
(Owners = Estate of -)

→ May 22<sup>nd</sup> -

→ June 7<sup>th</sup> agenda - Preliminary  
Consultations

Tommy Giles

Arvey (Arvey)

Bank

Arvey  
Whittier  
Landscape  
Architect  
5/11/95



Preliminary  
Chronology

Kensington  
#D.

Circle Manor

Montgomery Ave  
Carroll Place

June 1995

RDZ

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10231 Carroll Place

Meeting Date: 6/7/95

Resource: Kensington Historic District

Review: **PRELIMINARY  
CONSULTATION**

Case Number: Not Applicable

Tax Credit: No

Public Notice: 5/24/95

Report Date: 5/31/95

Applicant: Circle Manor Nursing Home

Staff: Robin D. Ziek

**PROPOSAL:** Landscape development

**RECOMMEND:** Further Study

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BACKGROUND

The Circle Manor Nursing Home occupies a five-acre site at the center of the Town of Kensington. The large Queen Anne style home was built c1895 as the summer home of Brainard Warner who was the primary founder and developer of the Town. The site is an integral part of the Kensington town design, being in the center of one of the intersecting ovals which makes this such a distinctive plan. Extant buildings include the original Warner home with additions to the rear, as well as a barn/carriage house.

The nursing home has been at this location for about 25 years; they have a longterm lease. Mr. Harvey Wertlieb is the owner of the nursing home, and the owner of the property is the Henry Lowden Estate. Mr. Wertlieb has written to the owner for permission to undertake this landscape project, and they do not object.

Funding for this project will be collected by a non-profit group yet to be established (the Friends of Circle Manor) although Mr. Wertlieb has said that he will donate funds for the paths themselves. The installation is planned as phases, and the monies will be spent for specific parts of the installation: paths, gazebo by Noyes Library, individual benches, individual bedding areas. They hope to have the construction of the paths completed within one year.

On May 22nd, the Nursing Home presented this project at the Town Council meeting, having been placed on the agenda for this purpose.

STAFF DISCUSSION

Any changes or alterations at this key property in Kensington will be thoroughly scrutinized by the town citizens. The open space of this private property is reminiscent of a town green as all of the residences along Carroll Place and Montgomery Avenue face this green space. The Nursing Home has been inviting the public to use their property for specific festivals and holidays, and the landscape proposal is envisioned as a further extension of the public enjoyment of and access to the property.

①

The proposal was designed by Hans Lances, a landscape architect who also works for Montgomery County, at Brookside Gardens. He has drawn on his experience there as a model for the garden structures and general character of the proposal.

The proposal includes several elements:

- 1) **Winding paths through the front and side portions of the yard.** The paths would lead out to the public street in several locations to provide easier access into the Nursing Home grounds. There is an entrance near Kent Street, and another near Baltimore Street, and linkage would be developed with the Noyes Library.

Benches would be sited along the walking paths. The paths would be made of a material suitable for wheelchairs.

- 2) **Two proposed gazebo seating areas.** One gazebo would be sited across from Noyes Library and is envisioned as additional space for library programs, as well as everyday use. A second gazebo area is proposed at the junction of Baltimore Street and Carroll Place.
- 3) **Tree plantings.** The Nursing Home has numerous mature trees, and several have reached the end of their life cycle. Two years ago, they brought in an arborist, and removed several dying trees, as well as pruned back others. They plan to install new trees as part of this project, and the landscape architect has proposed native trees such as dogwoods.
- 4) **Planting beds.** Several planting areas are envisioned - along the paths, around the gazebo/seating areas, and along the entry drive. Plantings include azaleas, rhododendrons, roses, annuals and perennial.

#### Issues at the Preliminary Consultation:

- 1) Is this site development out of character with the Historic District?

The paths are proposed under existing tree cover and at the edge of existing lawn. The meandering design of the paths is in keeping with the picturesque landscapes of the Victorian period, and should not appear as an intrusion in this developed landscape. The success of this project, however, will depend on choice of materials for benches, the path material, and the design and siting of the larger seating areas proposed with gazebos.

- 2) Are gazebo structures appropriate? Are two gazebo areas redundant?

Two gazebo structures are proposed along the north edge of the property. The idea for the one near Noyes Library seems more developed in terms of usage. Could the second area by Baltimore Street be designed more as a patio area with a chess table or picnic table rather than another garden structure?

- 3) Can the project be successfully implemented and maintained if the area is utilized more extensively by the public?

## LOCAL ADVISORY PANEL COMMENTS

The LAP will be meeting prior to the HPC June 7th meeting and will forward their comments to the Commission. Some concerns have been raised about the scope of the project and the overall intentions of the Nursing Home in undertaking this project. However, Staff feels that the Preliminary Consultation with the HPC is a good forum for an open discussion about the project and its potential effect on the community.

## STAFF RECOMMENDATION

The overall scheme seems to be in keeping with the overall character of this property and of the Town of Kensington. It is not unusual to have paths through a large garden area to provide focus and direction for a walk around the property.

Staff feels that the proposed planting of trees is necessary in order to maintain the high tree-cover which is an essential feature of the mature landscape in Kensington. Staff feels that a variety of trees should be planted, including those which will reach 80-100' in height, such as are existing. The addition of understory flowering trees such as dogwoods will add to the garden quality of the site.

Individual planting beds along the path would provide areas of special interest in the garden and would still be subsidiary elements to the tree cover.

Staff feels that the proposed gazebo areas need further study. A small garden structure within a private garden is in keeping with the character of the Historic District. However, the development of a public meeting space in this private garden may not be compatible, depending on the size, materials, design, etc. In addition, staff feels that two gazebo structures are redundant. Staff suggests further development of this aspect of the proposal.

# LOCAL KENSINGTON HISTORIC DISTRICT

## Primary Resources:

1880-1910  
(Revival Styles)



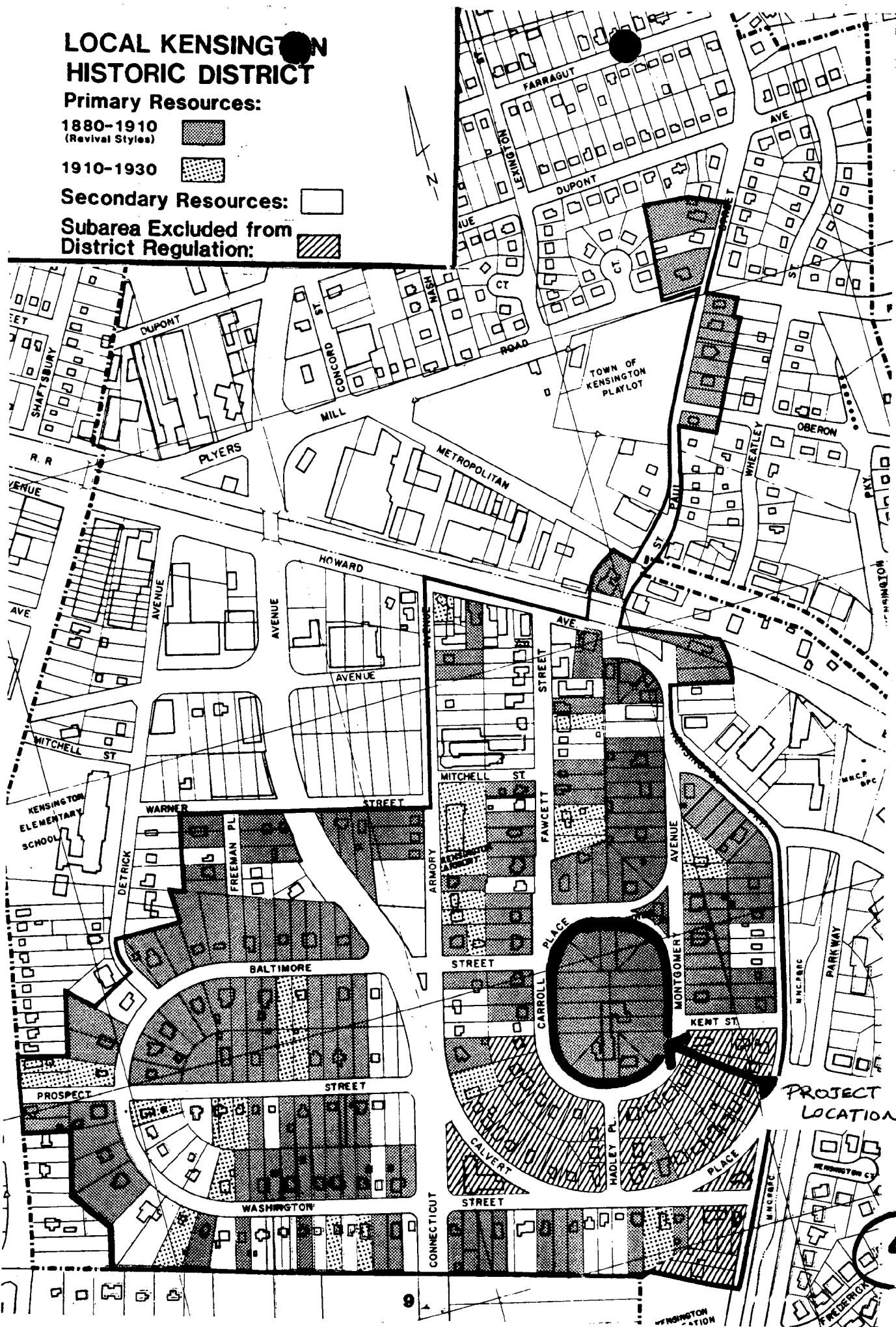
1910-1930



## Secondary Resources:

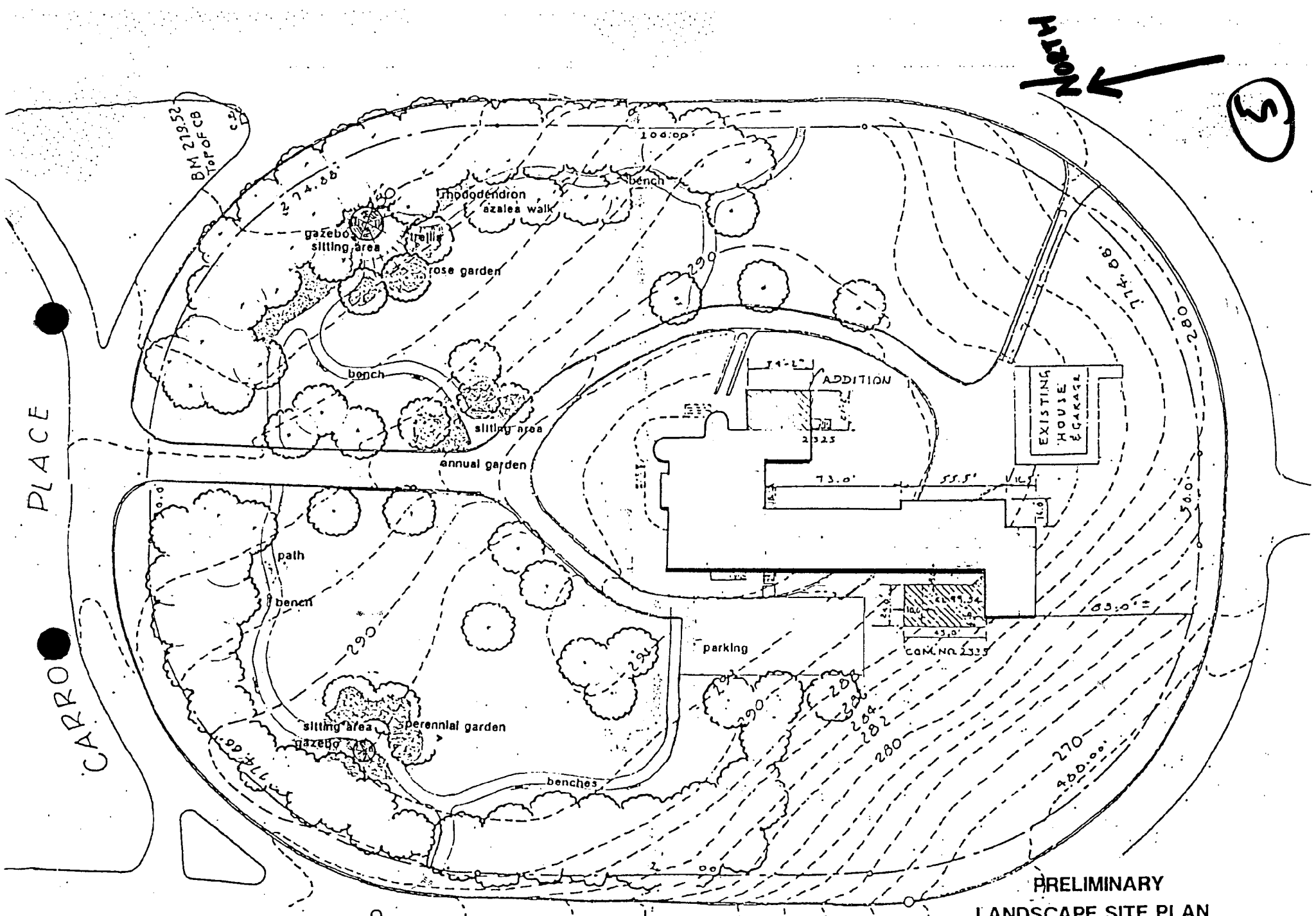


## Subarea Excluded from District Regulation:



PROJECT  
LOCATION

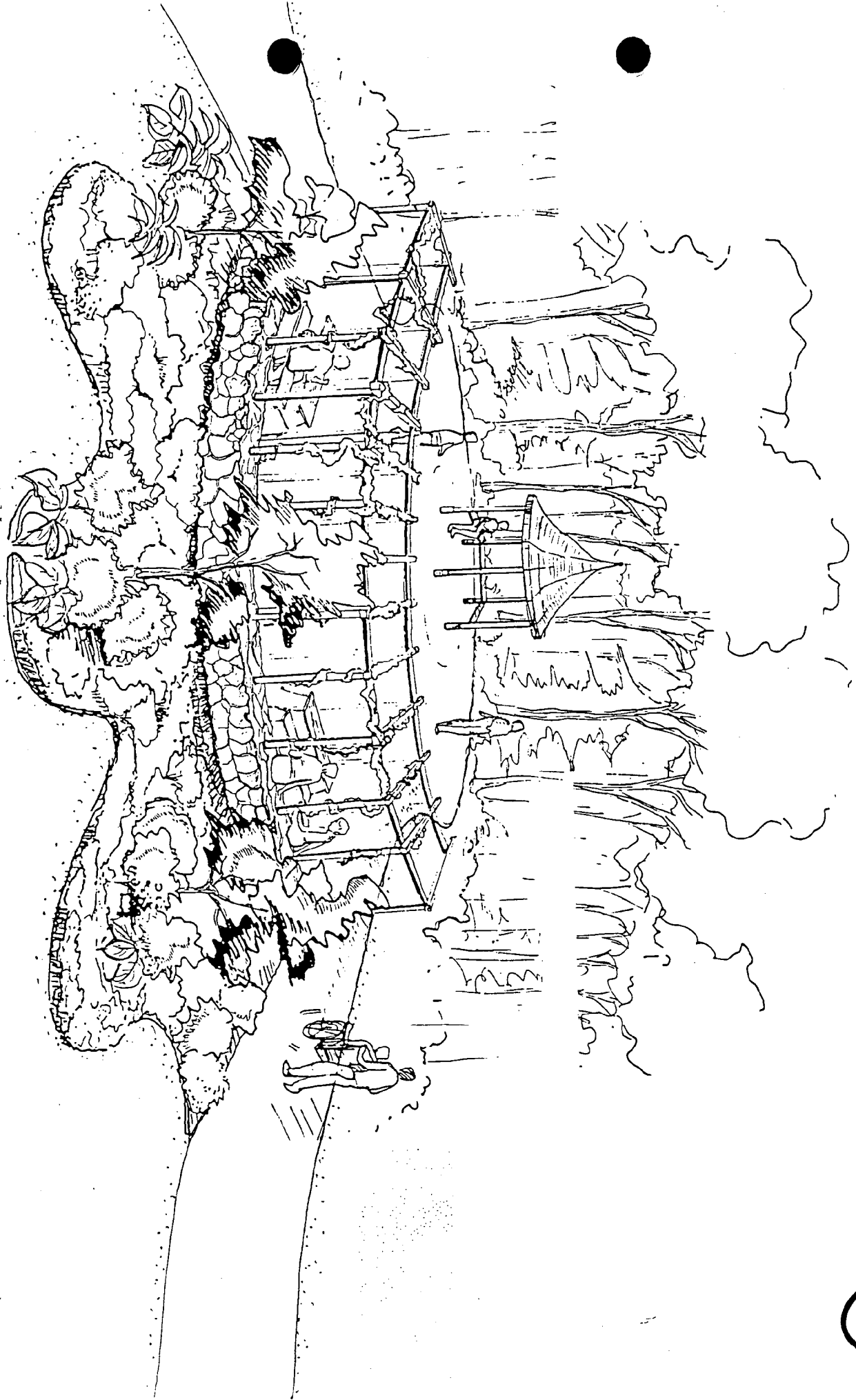
4



NOTE: No gazebos proposed in the HAWP - only paths.

PRELIMINARY  
LANDSCAPE SITE PLAN

CIRCLE MANOR



CIRCLE MANOR



**NOYES CHILDREN'S LIBRARY FOUNDATION**  
Box 31 • Kensington, MD • 20895  
(301) 933-4951

June 6, 1995

TO: Historic Preservation Commission

FROM: Noyes Children's Library Foundation

CASE: Circle Manor Nursing Home Landscape Development

The Noyes Children's Library Foundation is aware of and has reviewed the preliminary landscape site plan for the Circle Manor Gardens. We recognize that all phases of this plan will be in keeping with the overall character of this property and of the Town of Kensington.

The mission of the Noyes Children's Library is to inspire young children to read by providing a welcoming, warm, small-scale environment that encourages concentration and wonder. We feel that the addition of the gardens would further enhance this mission in several ways.

1. The gardens would provide a wonderful opportunity for the children who use Noyes Library to visit with Circle Manor residents in a natural and informal atmosphere.

2. If volunteers are needed to help maintain the gardens we envision that library patrons and Foundation members would be willing to help. Every spring children volunteer to plant impatiens at Noyes. It is important to encourage and teach children the values of community service at an early age.

3. The gardens would be a wonderful way for families to extend their library visit together and provide a quiet setting for storytime.

We are enthusiastic about the proposed plan and see this design as a wonderful addition for Noyes Children's Library and the Town of Kensington.

Sincerely,

Diana T. Ditto  
President



Sunday, June 4

To: HPC Staff

Re: 10231 Canal Place

Landscape Development

As neighbors on First Avenue, we  
directly overlook Circle  
Manor's grounds, we  
appreciate the opportunity to  
review the nursing home's  
plans and HPC staff comments.  
We would like to thank  
the management of Circle  
Manor for their efforts to  
provide occasions of entertain-  
ment for the children in the  
neighborhood and their other  
out-reach activities on the

town. They are among the most generous and thoughtful citizens in ~~the~~ Kensington. In reviewing the staff's comments we are in agreement with the views + concerns expressed in the report of 5/31/95. We have no objections whatsoever to the proposal to improve the grounds and make them more accessible to the nursing home residents. We hope that the management will give serious thought to the points raised with regard to the planting of trees and the gazebos. The idea that the property could serve as the town green has been prevalent for a long time and we

(2)

Appreciate Circle Manor  
approaching their plan with  
this concept in mind. In the  
past, Circle Manor's activities  
have been carried out with  
sensitivity, especially to their  
impact on the immediate  
houses around the circle  
and we believe that it is  
possible to continue in this  
spirit as they develop &  
implement the plan for their  
residents.

Sincerely

Harry and Trisha McPerson  
10213 Montgomery Ave  
Kensington Md.

301 942-4395

20895

June 2, 1995

Kensington LAP Meeting

Members: Dedes, Basil, O'Donnell, and Shulman

Visitors: Emmerick, Carcaterra, Ritzman, Wilkes, B. Middleton, C. Middleton, Kennedy, Rather, Collins. Hippchen represented Circle Manor Nursing Home

Discussion by members and visitors concerned reasons for changing the landscape in front of the Circle Manor Nursing Home, the effects it would have on the Home and its neighbors, and the appropriateness of the changes under historic preservation guidelines.

As brought out at the meeting, initial intentions of Ms. Hippchen, chief administrator of Circle Manor, were to have more trees and return the grounds to the appearance in old pictures as a setting for Circle Manor residents to enjoy when taken in wheel chairs on paths. There was no intention to attract those outside of Kensington or to interact formally with civic groups. Mr. Wortlieb, the owner of the nursing home, had Mr. Hanses, a landscape architect, draw plans. These turned into an elaborate garden with gazebos, sitting areas for audiences or for eating, winding paths along the entire north semicircle and multiple entrances--much more than the original planner had dreamed of. Permanent plantings would be primarily clumps of shrubs and small trees. Paths would be 6 feet wide and hard-topped.

These plans were presented at a May 22nd Town Meeting with little or no substantive discussion thereafter.

The original hope for a garden to be used by Circle Manor residents and look nicer for the Kensington community is now presented as a public park allowing: (1) unrestricted usage by anyone in or outside of Kensington; (2) special public events including those now run by Circle Manor plus performances such as musicals by outside groups, and (3) Noyes library childrens' programs.

A number of comments were made for and against the project.

Favorable opinions concerned perceptions that: (1) the planned structures would be decorative; (2) use as a public park would make the area a psychological center of Town uniting Kensington; (3) Noyes library might benefit by increased attendance if large outdoor programs could be held; and (4) it would be a place where entertainment could be offered by performers.

Unfavorable opinions concerned perceptions that: (1) the planned structures and extensive paths would be an intrusion on an unusually well-preserved sweep of lawn studded with trees of the arboretum planted by Mr. Warner 100 years ago; (2) gazebos and other structures have not been part of the Kensington garden setting; (3) plantings would be similar in mass and density to bushes and vines recently removed from the Home's grounds for security reasons; (4) plantings and structures would require night-lighting that would be further imposition on a neighborhood flooded by industrial lights surrounding the Nursing Home that are already incompatible with county regulations and historic preservation; (4) the Home's needs as described by Ms. Hippchen could be served by a much more modest proposal without structures; (5) facilities that would attract larger numbers than currently come to the area, particularly from out of Town, would pose traffic and parking problems; (6) there are already 4 parks serving community needs; and (7) this money might be better spent elsewhere by

the Nursing Home.

Specific remarks by the four LAP members in attendance were:

Ms. Dedes indicated that a gathering place for the Home's residents does not need to involve a structure, and landscaping should be the least possible to serve the purpose. If structures were needed, she agreed with suggestions by Mrs. van Emmerick, an architect, that gazebos should be proximate to the main house and reflect some of its architectural characteristics to be less conspicuous and that, if the library needed a structure, walking to the main house might be good for the children.

Mr. Basil wondered whether the Nursing Home would be willing to upgrade the grounds in general but without any new structures or paths.

Mr. O'Donnell opined that the meeting provide good opportunity to raise questions about something that seemed attractive, but on consideration made one question matters of security, traffic, and parking, and what kind of interaction is actually desired by the library.

Mr. Stuart, who did not attend, sent a note stating his "support of the landscaping plans for Circle Manor. I tend to believe they would enhance the beauty and existing streetscape in the area."

Dr. Shulman suggested that minimal intrusion on the landscape dictated by principles of historic preservation would be compatible with the legitimate needs of the Nursing Home if these needs were separated from the multiple new uses planned for the area by those outside the Nursing Home. There have been no studied assessments of (1) realistic potential use of an extensive path network by Circle Manor residents; (2) actual need for structures; (3) effects of use by outsiders on traffic and parking; and (4) security measures, that would be necessary for the "attractive nuisance" aspect, if not danger, of structures in a dark park. He expressed concern that placing structures and extensive hard-top in an unusually well-preserved open space would set a precedent for those seeking similar infill in historic areas.



N. R. Shulman, Chairman

Charles B. Middleton  
10220 Carroll Place  
Kensington, MD 20895

June 4, 1995  
M-NCPPC  
8787 Georgia Ave.  
Silver Spring, Md. 20910-3760

Attn: Robin Ziek/Patricia Parker, HPC Planners

Ref: Circle Manor Nursing Home  
Application for Lanscape Development

1. The abutting property owners were not notified that such a development was proposed. An informal group meeting would have answered questions and suggestions could have been made that would have had a material effect on what is, and is not acceptable.
2. I have counted 23 properties across from the applicants grounds.
3. We attended the LAP meeting on Jun 2.
4. The newly appointed Director of Circle manor presented 2 sketches of the proposed ground and structure development. There seemed to be strong opposition to the gazebos and not being in conformity with the victorian neighborhood. There was also questions of vandalism.
5. I brought up question of proper maintenance.

5(cont.) For years the old decaying trees have not only been an eyesore, and a disgrace to the town, but a real danger to patients, employees, visitors, and people and cars using town streets. Twice in recent years our power was cut off because of falling limbs, trees, etc. .

6. Present management are irresponsible. Twice our telephone line was ripped from our house, on the Baltimore Street side by over-size trash trucks leaving Circle Manor. Posted signs prohibiting commercial vehicles over 1 ton are ignored daily. Despite town regulations large noisy, smoke emitting diesel trucks invade our neighborhood between 7PM and 7AM.

7. If management has the \$50 to \$60,000 a year to maintain this proposed development might I suggest that proper heating, cooling, and ventilation be provided for the patients.

8. Statment was made that there are 86 patients, most of whom can be pushed in wheel chairs outside. Does Circle Manor have 86 wheel chairs and 86 attendants. Of course not. Even if only 10% (8 or 9 patients) are out at any one time is it worth the expenditure of over \$100,000 for this few? There are currently a large porch, part screened, also 2 sun decks on the west side.

9. May I suggest that keep up what you have in a **SAFE** manner. Stop the commedial car wash, also not meeting required regulations. Water must be recycled and not allowed to flow on public

right of way. Look at the mess on Montgomery Ave with an unlawful driveway apron.

10. No I don't want to appear against Circle Manor, all we want is FULL consideration to town residents. Bright lights shining into our bedrooms at night is an invasion of privacy. Objection was made in 1975 but we were told of employee protection and 11PM parking lot use. There are other ways of providing lights for this.

11. We enjoy activities that Circle Manor share with us and hopefully improvements can be scaled down to an acceptable level **PLEASE NO GAZEBOS**

12 This is sent only if I cannot attend/ and or speak on Wednesday Jun 7.

Sincerely,

*Charles B. Middleton*

Charles B. Middleton



Kensington Historic District Resident  
3944 Baltimore Street  
Kensington, MD 20895

3947 Baltimore Street  
Kensington, MD 20895

3948 Baltimore Street  
Kensington, MD 20895

Kensington Historic District Resident  
3951 Baltimore Street  
Kensington, MD 20895

Kensington Historic District Resident  
3709 Calvert Place  
Kensington, MD 20895

Kensington Historic District Resident  
3819 Calvert Place  
Kensington, MD 20895

Kensington Historic District Resident  
10216 Carroll Place  
Kensington, MD 20895

Kensington Historic District Resident  
10220 Carroll Place  
Kensington, MD 20895

Kensington Historic District Resident  
10226 Carroll Place  
Kensington, MD 20895

Circle Manor Nursing Home  
10231 Carroll Place  
Kensington, MD 20895

Kensington Historic District Resident  
10234 Carroll Place  
Kensington, MD 20895

Kensington Historic District Resident  
10232 Carroll Place  
Kensington, MD 20895

Noyes Library  
10237 Carroll Place  
Kensington, MD 20895

Kensington Historic District Resident  
10205 Connecticut Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10209 Connecticut Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10211 Connecticut Avenue  
Kensington, MD 20895

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Kensington Historic District Resident  
10300 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10302 Fawcett Street  
Kensington, MD 20895

10300  
10302  
10226  
~~10232~~  
10234  
Carroll Place  
(10232)

Kensington Historic District Resident  
10310 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10313 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10318 Fawcett Street  
Kensington, MD 20895

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10319 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10320 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10401 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10403 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10405 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10406 Fawcett Street  
Kensington, MD 20895

Kensington, MD 20895

Kensington, MD 20895

Kensington, MD 20895

Kensington Historic District Resident  
10210 Kensington Parkway  
Kensington, MD 20895

Kensington Historic District Resident  
10216 Kensington Parkway  
Kensington, MD 20895

Kensington Historic District Resident  
10304 Kensington Parkway  
Kensington, MD 20895

Kensington Historic District Resident  
10312 Kensington Parkway  
Kensington, MD 20895

Town of Kensington  
3710 Mitchell Street  
Kensington, MD 20895

Kensington Historic District Resident  
10213 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10221 Montgomery Avenue  
Kensington, MD 20895

~~Kensington Historic District Resident  
10234 Montgomery Avenue  
Kensington, MD 20895~~

Kensington Historic District Resident  
10303 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10304 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10308 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10400 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10405 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10408 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10410 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10412 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10414 Montgomery Avenue  
Kensington, MD 20895

First National Bank of Maryland  
10415 Montgomery Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
10420 Montgomery Avenue  
Kensington, MD 20895

10201 10213 ident  
10203 10221  
10205 10225  
10207  
10209  
10211 ident  
Kensington, MD 20895

Montgomery Ave.  
resident  
resident  
Kensington, MD 20895

Kensington Historic District Resident  
3909 Prospect Street  
Kensington, MD 20895

Kensington Historic District Resident  
3918 Prospect Street  
Kensington, MD 20895

Kensington Historic District Resident  
3922 Prospect Street  
Kensington, MD 20895

Kensington Historic District Resident  
3915 Prospect Street  
Kensington, MD 20895

Kensington, MD 20895

10419 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10422 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10423 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10425 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10426 Fawcett Street  
Kensington, MD 20895

Kensington Historic District Resident  
10309 Freeman Place  
Kensington, MD 20895

Kensington Historic District Resident  
10310 Freeman Place  
Kensington, MD 20895

Kensington Historic District Resident  
10311 Freeman Place  
Kensington, MD 20895

Kensington Historic District Resident  
10313 Freeman Place  
Kensington, MD 20895

Kensington Historic District Resident  
10314 Freeman Place  
Kensington, MD 20895

Kensington Historic District Resident  
10316 Freeman Place  
Kensington, MD 20895

Kensington Historic District Resident  
10200 Kensington Parkway  
Kensington, MD 20895

Kensington Historic District Resident  
3716 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3730 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3734 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3738 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3740 Howard Avenue  
Kensington, MD 20895

*Hadley*

Kensington Historic District Resident  
3742 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3744 Howard Avenue  
Kensington, MD 20895

*10104*  
*10109*  
*Hadley Place*

Kensington Historic District Resident  
3746 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3748 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3750 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3758 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3762 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3772 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3774 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3784 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3786 Howard Avenue  
Kensington, MD 20895

Kensington Historic District Resident  
3794 Howard Avenue  
Kensington, MD 20895

Charles B. Middleton  
10220 Carroll Place  
Kensington, MD 20895

June 4, 1995  
M-NCPPC  
8787 Georgia Ave.  
Silver Spring, Md. 20910-3760

Attn: Robin Ziek/Patricia Parker, HPC Planners

Ref: Circle Manor Nursing Home  
Application for Lanscape Development

1. The abutting property owners were not notified that such a development was proposed. An informal group meeting would have answered questions and suggestions could have been made that would have had a material effect on what is, and is not acceptable.
2. I have counted 23 properties across from the applicants grounds.
3. We attended the LAP meeting on Jun 2.
4. The newly appointed Director of Circle manor presented 2 sketches of the proposed ground and structure development. There seemed to be strong opposition to the gazebos and not being in conformity with the victorian neighborhood. There was also questions of vandalism.
5. I brought up question of proper maintenance.

5(cont.) For years the old decaying trees have not only been an eyesore, and a disgrace to the town, but a real danger to patients, employees, visitors, and people and cars using town streets. Twice in recent years our power was cut off because of falling limbs, trees, etc. .

6. Present management are irresponsible. Twice our telephone line was ripped from our house, on the Baltimore Street side by over-size trash trucks leaving Circle Manor. Posted signs prohibiting commercial vehicles over 1 ton are ignored daily. Despite town regulations large noisy, smoke emitting diesel trucks invade our neighborhood between 7PM and 7AM.

7. If management has the \$50 to \$60,000 a year to maintain this proposed development might I suggest that proper heating, cooling, and ventilation be provided for the patients.

8. Statment was made that there are 86 patients, most of whom can be pushed in wheel chairs outside. Does Circle Manor have 86 wheel chairs and 86 attendants. Of course not. Even if only 10% (8 or 9 patients) are out at any one time is it worth the expenditure of over \$100,000 for this few? There are currently a large porch, part screened, also 2 sun decks on the west side.

9. May I suggest that keep up what you have in a SAFEmanner. Stop the commedial car wash, also not meeting required regulations. Water must be recycled and not allowed to flow on public

right of way. Look at the mess on Montgomery Ave with an unlawful driveway apron.

10. No I don't want to appear against Circle Manor, all we want is FULL consideration to town residents. Bright lights shining into our bedrooms at night is an invasion of privacy. Objection was made in 1975 but we were told of employee protection and 11PM parking lot use. There are other ways of providing lights for this.

11. We enjoy activities that Circle Manor share with us and hopefully improvements can be scaled down to an acceptable level PLEASE NO GAZEBOS

12 This is sent only if I cannot attend/ and or speak on Wednesday Jun 7.

Sincerely,

*Charles B. Middleton*

Charles B. Middleton

Summerville

Sunday, June 4

To: HPC Staff

Re: 10231 Canoll Place

Landscape Development

As neighbors on Mount Gomer, Ave. directly overlooking Circle Manor's grounds, we appreciate the opportunity to review the nursing home's plans and HPC staff comments. We would like to thank the management of Circle Manor for their efforts to provide occasions of entertainment for the children in the neighborhood and their other outreach activities on the

town. They are among the most generous and thoughtful citizens in ~~the~~ Kensington.

In reviewing the staff's comments we are in agreement with the views + concerns expressed in the report of 5/31/95. We have no objections whatsoever to the proposal to improve the grounds and make them more accessible to the nursing home residents. We hope that the management will give serious thought to the points raised with regard to the planting of trees and the gazebos. The idea that the property could serve as the town green has been prevalent for a long time and we



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*Summary*

Appreciate Circle Manor  
approaching their plan with  
their concept in mind. In the  
past, Circle Manor's activities  
have been carried out with  
sensitivity, especially to their  
impact on the immediate  
houses around the circle  
and we believe that it is  
possible to continue in their  
spirit as they develop &  
implement the plan for their  
residents.

Sincerely

Tarry and Trisha McPherson  
10213 Montgomery Ave  
Kensington Md.  
20895

301 942-4395

June 2, 1995

Kensington LAP Meeting

Members: Dedes, Basil, O'Donnell, and Shulman

Visitors: Emmerick, Carcaterra, Ritzman, Wilkes, B. Middleton, C. Middleton, Kennedy, Rather, Collins. Hippchen represented Circle Manor Nursing Home

Discussion by members and visitors concerned reasons for changing the landscape in front of the Circle Manor Nursing Home, the effects it would have on the Home and its neighbors, and the appropriateness of the changes under historic preservation guidelines.

As brought out at the meeting, initial intentions of Ms. Hippchen, chief administrator of Circle Manor, were to have more trees and return the grounds to the appearance in old pictures as a setting for Circle Manor residents to enjoy when taken in wheel chairs on paths. There was no intention to attract those outside of Kensington or to interact formally with civic groups. Mr. Wortlieb, the owner of the nursing home, had Mr. Hanses, a landscape architect, draw plans. These turned into an elaborate garden with gazebos, sitting areas for audiences or for eating, winding paths along the entire north semicircle and multiple entrances--much more than the original planner had dreamed of. Permanent plantings would be primarily clumps of shrubs and small trees. Paths would be 6 feet wide and hard-topped.

These plans were presented at a May 22nd Town Meeting with little or no substantive discussion thereafter.

The original hope for a garden to be used by Circle Manor residents and look nicer for the Kensington community is now presented as a public park allowing: (1) unrestricted usage by anyone in or outside of Kensington; (2) special public events including those now run by Circle Manor plus performances such as musicals by outside groups, and (3) Noyes library childrens' programs.

A number of comments were made for and against the project.

Favorable opinions concerned perceptions that: (1) the planned structures would be decorative; (2) use as a public park would make the area a psychological center of Town uniting Kensington; (3) Noyes library might benefit by increased attendance if large outdoor programs could be held; and (4) it would be a place where entertainment could be offered by performers.

Unfavorable opinions concerned perceptions that: (1) the planned structures and extensive paths would be an intrusion on an unusually well-preserved sweep of lawn studded with trees of the arboretum planned by Mr. Warner 100 years ago; (2) gazebos and other structures have not been part of the Kensington garden setting; (3) plantings would be similar in mass and density to bushes and vines recently removed from the Home's grounds for security reasons; (4) plantings and structures would require night-lighting that would be further imposition on a neighborhood flooded by industrial lights surrounding the Nursing Home that are already incompatible with county regulations and historic preservation; (4) the Home's needs as described by Ms. Hippchen could be served by a much more modest proposal without structures; (5) facilities that would attract larger numbers than currently come to the area, particularly from out of Town, would pose traffic and parking problems; (6) there are already 4 parks serving community needs; and (7) this money might be better spent elsewhere by

the Nursing Home.

Specific remarks by the four LAP members in attendance were:

Ms. Dedes indicated that a gathering place for the Home's residents does not need to involve a structure, and landscaping should be the least possible to serve the purpose. If structures were needed, she agreed with suggestions by Mrs. van Emmerick, an architect, that gazebos should be proximate to the main house and reflect some of its architectural characteristics to be less conspicuous and that, if the library needed a structure, walking to the main house might be good for the children.

Mr. Basil wondered whether the Nursing Home would be willing to upgrade the grounds in general but without any new structures or paths.

Mr. O'Donnell opined that the meeting provide good opportunity to raise questions about something that seemed attractive, but on consideration made one question matters of security, traffic, and parking, and what kind of interaction is actually desired by the library.

Mr. Stuart, who did not attend, sent a note stating his "support of the landscaping plans for Circle Manor. I tend to believe they would enhance the beauty and existing streetscape in the area."

Dr. Shulman suggested that minimal intrusion on the landscape dictated by principles of historic preservation would be compatible with the legitimate needs of the Nursing Home if these needs were separated from the multiple new uses planned for the area by those outside the Nursing Home. There have been no studied assessments of (1) realistic potential use of an extensive path network by Circle Manor residents; (2) actual need for structures; (3) effects of use by outsiders on traffic and parking; and (4) security measures, that would be necessary for the "attractive nuisance" aspect, if not danger, of structures in a dark park. He expressed concern that placing structures and extensive hard-top in an unusually well-preserved open space would set a precedent for those seeking similar infill in historic areas.

  
N. R. Shulman, Chairman



NOYES CHILDREN'S LIBRARY FOUNDATION  
Box 31 • Kensington, MD • 20895  
(301) 933-4951

June 6, 1995

TO: Historic Preservation Commission

FROM: Noyes Children's Library Foundation

CASE: Circle Manor Nursing Home Landscape Development

The Noyes Children's Library Foundation is aware of and has reviewed the preliminary landscape site plan for the Circle Manor Gardens. We recognize that all phases of this plan will be in keeping with the overall character of this property and of the Town of Kensington.

The mission of the Noyes Children's Library is to inspire young children to read by providing a welcoming, warm, small-scale environment that encourages concentration and wonder. We feel that the addition of the gardens would further enhance this mission in several ways.

1. The gardens would provide a wonderful opportunity for the children who use Noyes Library to visit with Circle Manor residents in a natural and informal atmosphere.

2. If volunteers are needed to help maintain the gardens we envision that library patrons and Foundation members would be willing to help. Every spring children volunteer to plant impatiens at Noyes. It is important to encourage and teach children the values of community service at an early age.

3. The gardens would be a wonderful way for families to extend their library visit together and provide a quiet setting for storytime.

We are enthusiastic about the proposed plan and see this design as a wonderful addition for Noyes Children's Library and the Town of Kensington.

Sincerely,

Diana T. Ditto  
President