

31/6 10310 Kensington Pkwy.

No # Flinn



# Montgomery County Government

November 10, 1988

Town of Kensington  
3710 Mitchell Avenue  
Kensington, Maryland 20895

Re: Historic Area Work Permit  
Application - Flinn Park

Attention: Mayor Charles Stuart

Dear Mayor Stuart:

At its November 3, 1988 meeting, the Montgomery County Historic Preservation Commission reviewed the application of the Town of Kensington for retroactive approval to construct a gazebo and to make other improvements at Flinn Park, 10310 Kensington Parkway. The record on this application had remained open from the HPC meetings of June 16, 1988 and October 6, 1988.

After a review of the materials and information presented and after considerable discussion, the HPC voted to deny the application for retroactive approval of the gazebo and the improvements because of their incompatibility with the district in design, structure, and scale. Further, the HPC directed that the gazebo be removed within two weeks of the meeting of November 3, 1988.

The Commission further requested that the Town of Kensington work with the Local Advisory Committee, representatives of "Open Space," and citizens of the town to come up with a plan for Flinn Park.

If the HPC may be of assistance to you in this matter, please feel free to call.

Sincerely,

A handwritten signature in cursive script that reads "Christina S. Miller".

Christina S. Miller  
HPC Staff

Enclosure

CSM: gk:0914E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850, 301/279-8097



# Historic Preservation Commission

11/7

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Town of Kensington TELEPHONE NO 301949-2424  
(Contract/Purchaser) (Include Area Code)

ADDRESS 3710 Mitchell St. Kensington, MD 20895  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Anne Korff/D. Johnson CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
TELEPHONE NO. \_\_\_\_\_ (Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10310 Street Kensington Pkwy. (Flinn Park)

Town/City Kensington Election District \_\_\_\_\_

Nearest Cross Street Montgomery

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Revision	Porch Deck	Fireplace Shed
					Fence/Wall (complete Section 4)	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # no

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? part of district

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 ( ) WSSC	02 ( ) Well
03 ( ) Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line \_\_\_\_\_
- Entirely on land of owner \_\_\_\_\_
- On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED  Signature Christina Miller Date 11/7/88

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION:

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

The Town of Kensington is in the process of renovating Flinn Park at 10310 Kensington Parkway. Renovations will include resotring victorian lamps, laying a brick sidewalk and pad, erecting a gazebo, installing benches along the sidewalk and in the gazebo, and planting shrubbery and flowers throughout.

1. New globes were installed on existing lampposts. There was very little change in style.
2. Brick pavers were laid where an existing sidewalk deteriorated and the walkway was extended to the gazebo pad.
3. The gazebo (exhibit 2) has a metal frame with a fiberglass finish.
4. Two benches will be installed inside the gazebo and two along the walk to the gazebo (exhibit 4)
5. There will be shrubs & flowers around the gazebo pad and along the walkway. (If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION

Staff Review Form

Applicant: Town of Kensington

Applicant's Address: 3710 Mitchell Avenue

Type of Review:

HAWP X Substantial Alteration \_\_\_\_\_  
Maintenance \_\_\_\_\_ Demolition \_\_\_\_\_  
Subdivision \_\_\_\_\_ Other \_\_\_\_\_

Site No. (Atlas): 31/6-Kensington Historic District

Site Address: Flinn Park, Kensington Parkway  
(if different from applicant) \_\_\_\_\_

Advertised: Yes X No \_\_\_\_\_

Proposed: (describe action to be taken)  
Retroactive approval for gazebo and work to Flinn Park (note permit application not signed). Forwarded by LAC - LAC recommends dis-approval since June there appears to have been no discussion between the LAC and the Town.

Staff recommendations and comments:

Recommend that application be denied and Town asked to work with residents of historic district and LAC to come up with an acceptable proposal. Suggest that the Town be given until February to come to an acceptable compromise with the residents and the LAC. HPC would take no action to enforce the ordinance while the compromise was worked on. Possible alternatives could be relocation of the gazebo  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_ Over

*Handwritten notes:*  
HPC Action:  
Hartman  
Brenner

Signature: \_\_\_\_\_  
Deny ADWP as presented 6/16/88 to retroactively approve gazebo + other improvements. Structure not compatible w/ district... in design, structure, + scale  
Date: \_\_\_\_\_

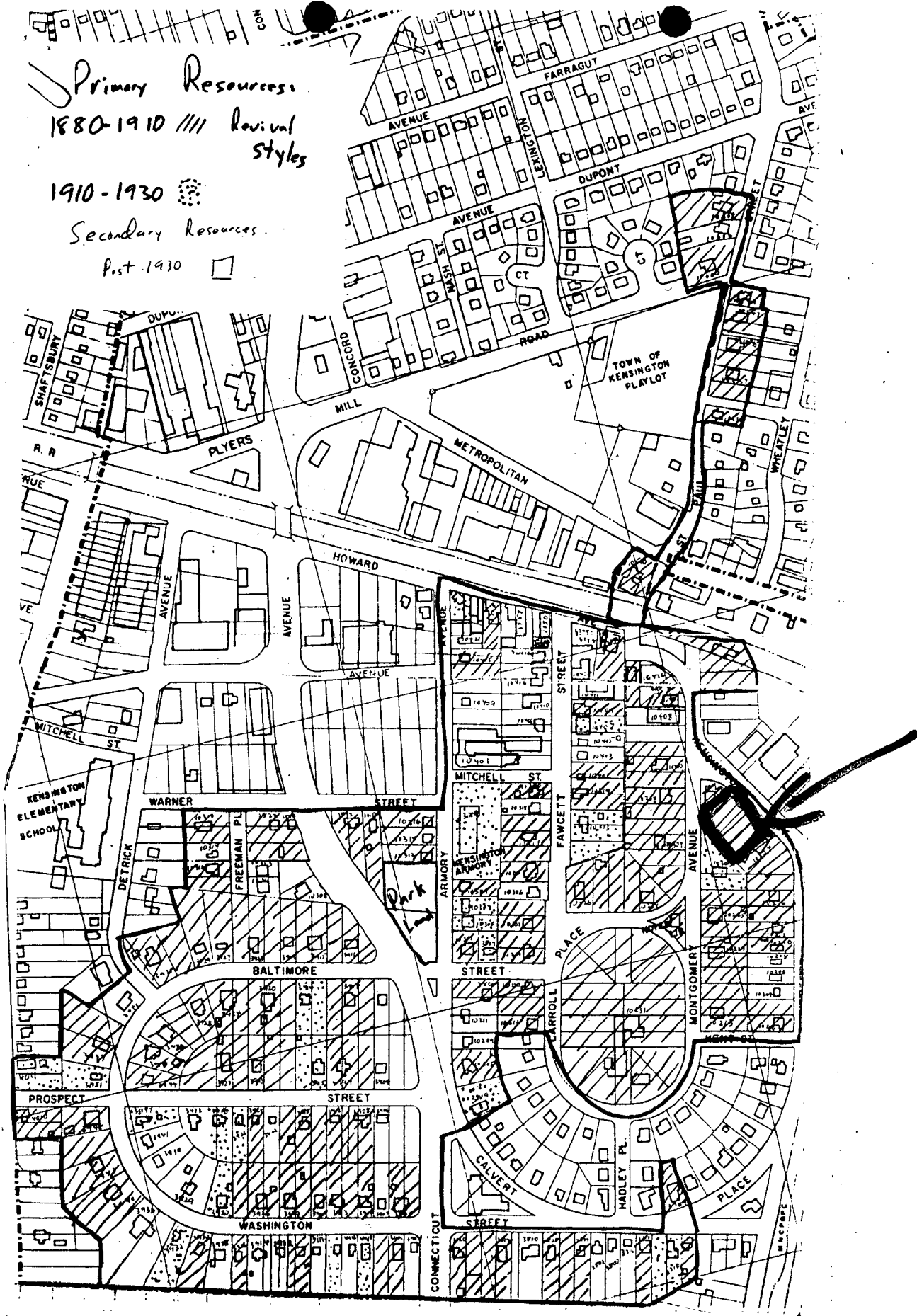
AGVH/rm Floor, all but B-F - Caries 5-1  
0680i

Primary Resources  
1880-1910 /// Revival  
Styles

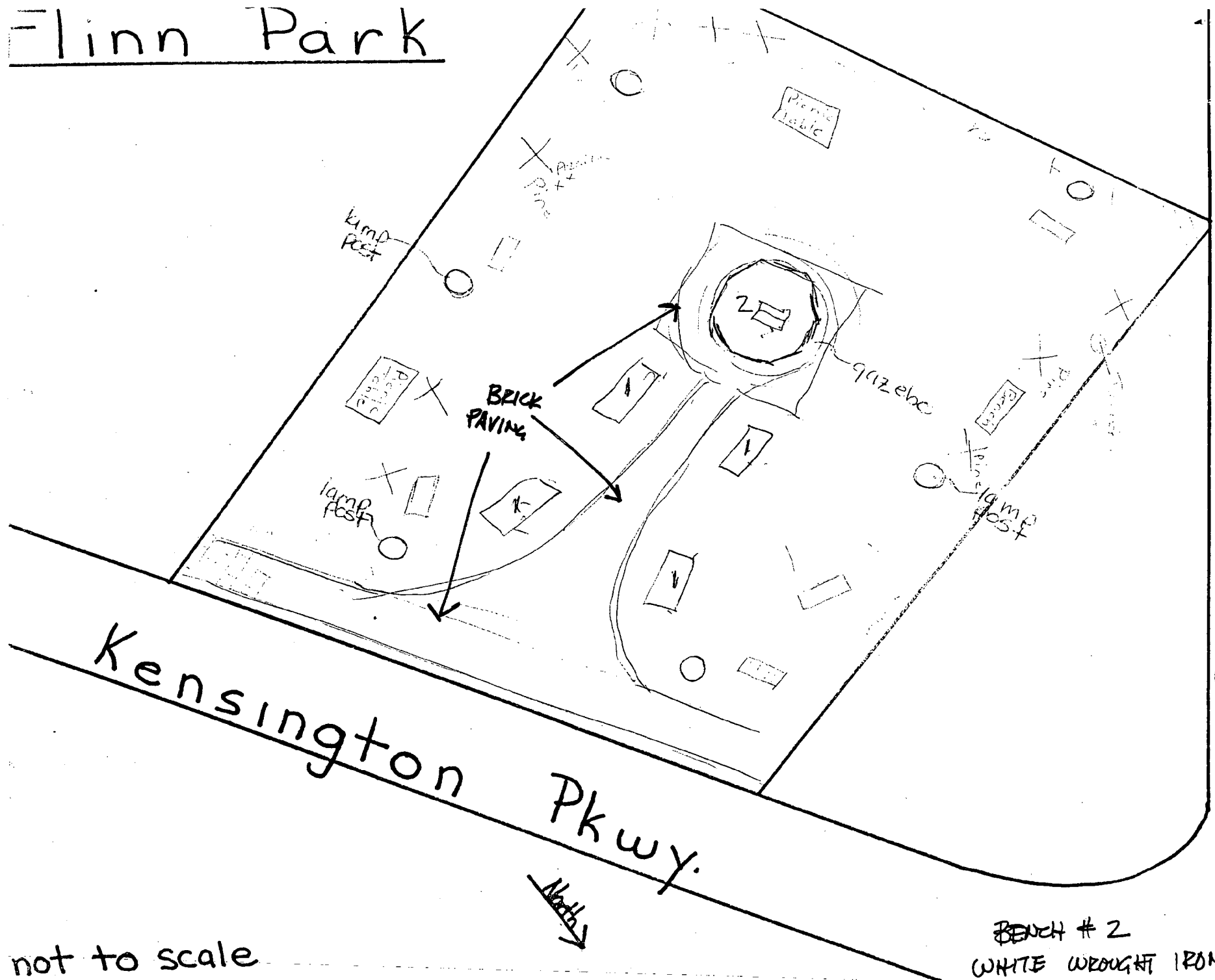
1910-1930

Secondary Resources

Post 1930



# Flinn Park

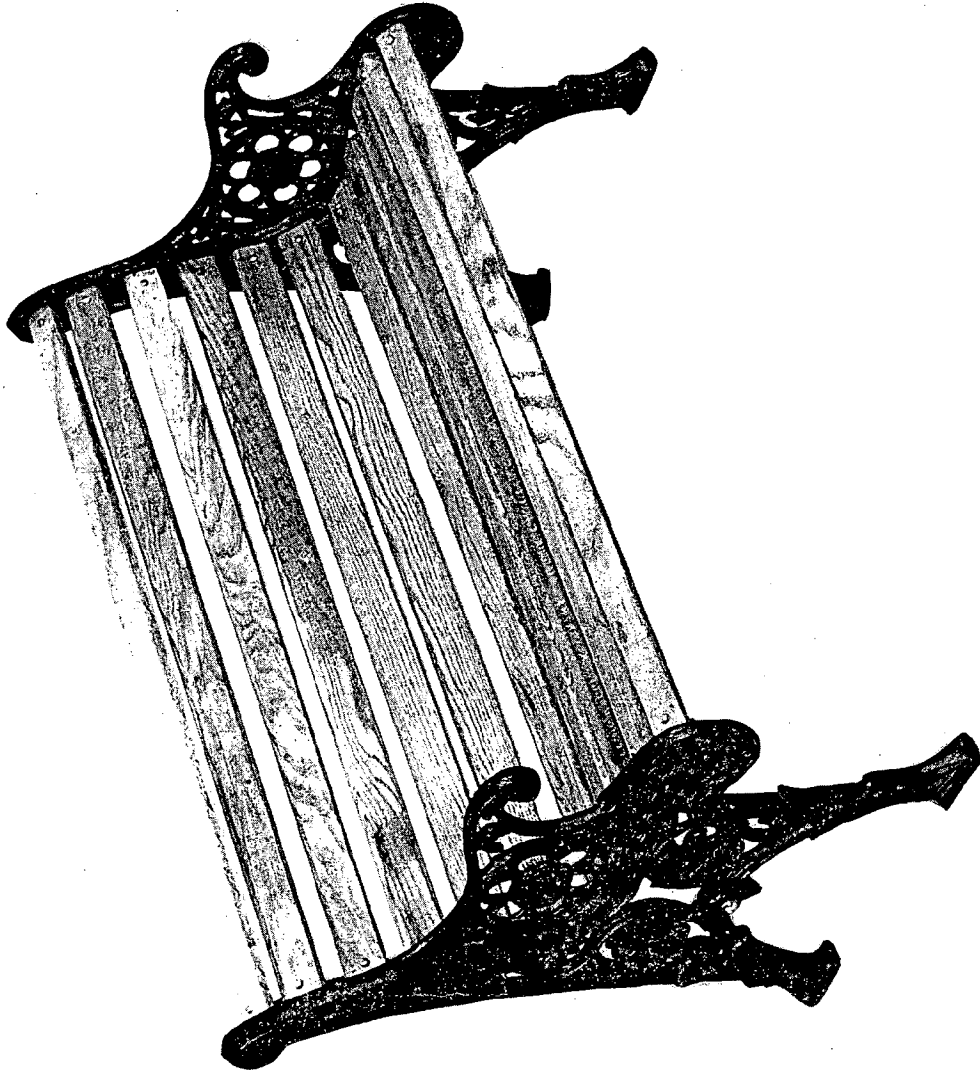


not to scale

BENCH # 2  
WHITE WROUGHT IRON  
BACKLESS

Exhibit 4

No. 1



LEASURE CRAFT INC

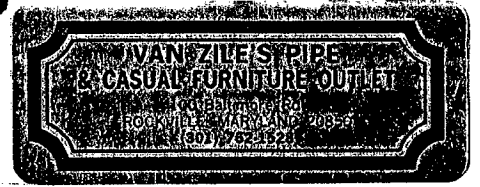


P.O. BOX 1757 • HENDERSONVILLE, NORTH CAROLINA 28739

PHONE (704) 693-8241

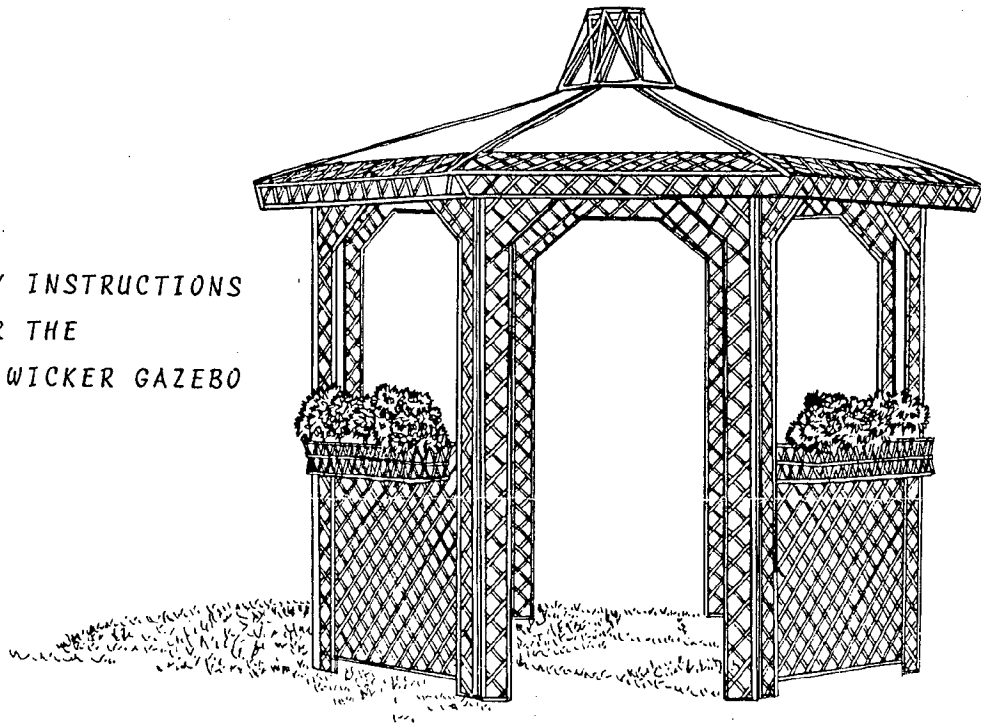


Exhibit 2



# Weather Wicker

ASSEMBLY INSTRUCTIONS  
FOR THE  
WEATHER WICKER GAZEBO



The Wicker That Won't Weather™

PETITION

TO MAYOR CHARLES STUART AND THE TOWN COUNCIL OF THE TOWN OF KENSINGTON;

We feel that the gazebo recently installed in Flinn Park should be removed entirely or replaced with an authentic wooden Victorian structure. The existing gazebo is aesthetically inappropriate and not in keeping with the houses immediately adjacent to the park or with the Historic District as a whole.

We understand the Town Council failed to seek the approval of the LAC as is required before any permanent structure can be erected or brickwork installed in the Historic District. We feel that cooperating with the LAC is important if we are to develop our Historic District and maintain the spirit of historic preservation here in Kensington.

Since LAC approval must still be obtained, we hope consideration will be given to placing the new gazebo, if there is one, in the rear of the park. We feel the current location of the gazebo diminishes both the appearance and the use of open space by visually and actually blocking access to the park.

We strongly urge the Town Council to promptly attend to this situation.

- Ann Callahan 10506 Kensington Hwy.
- Mary Cecilia Callahan "
- Patricia Thomas 10116 Kensington Hwy.
- Alvin Morris 10225 Montgomery Avenue
- Romas D'Agostino 10204 KENSINGTON PKWY.
- Wayne Frank 10200 KENSINGTON PKWY
- Robert Miller 10103 FREDERICK AVE
- Will B. Brown 10111 Kensington Pky, Kensington, Md. 20892
- Art L. Raynor 10301 Arman Ave
- John J. Smith 3813 Calvert Pl.
- Phil E. Light 3808 Washington St.
- Erica Reed 3808 Washington St.
- Charlotte Perzaniski 10537 St Paul Street - Kensington
- Collison Burton 3501 Oberon St. Kensington Md.

Signed by approximately 100 people (BH)

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
LOCAL ADVISORY COMMITTEE REVIEW FORM

NEW CONSTRUCTION

RETROACTIVE SUBMITTAL

Fill out one form for each type of work: subdivision review, grading permit, or building permit.

I. Location of Property

- a. Located within the KENSINGTON historic district.
- b. This is a Master Plan / Atlas historic district (circle one)
- c. Address or Property:
- d. Owner of property and address: TOWN OF KENSINGTON
- e. On a map of the district, locate this property and adjacent historic resources. Briefly describe each adjoining resource (e.g. 1½ story frame bungalow, 2½ story shingle style Queen Anne, etc.) Attach photo to show streetscape.
- f. Is this work visible from the street? Yes
- g. Is this work visible from historic resources within the district?  
If so, which ones? Yes

II. For site and subdivision plans

- a. How many new houses or lots are proposed?
- b. How does the density compare with surrounding lots (note on map)?
- c. Does the location of the houses on lots as shown impact negatively on adjoining resources or on the district? If so, how?

III. For grading

- a. Applicant is required to furnish a plat map of the lot which accurately shows the location of existing trees.
- b. Does the proposed grading substantially alter the existing landscape?
- c. Does it cause removal of substantial vegetation?
  1. Is this removal detrimental to the character of the district?
  2. Can any detrimental effect be remedied by additional plantings?  
If so, what kind and where?

IV. For building permits

- a. Style of house - attach sketch
- b. Are the houses compatible in style, scale, set-back, and materials with adjoining historic resources and with the historic district?

If not, in what way? *GRABO IS NOT COMPATIBLE TO ADJOINING RESOURCES, BECAUSE OF MATERIALS USED, GENERAL PLACEMENT ON SITE, AND LACK OF ANY RELATION TO ADJOINING PROPERTIES*

V. Recommendation of the Local Advisory Committee

a. Approval of work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria?

b. Recommend disapproval of work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

*0-2*

2. How could this proposal be altered so as to be approved?

*LAC REFERRED THE TOWN BACK TO THE LOCAL COMMUNITY FOR SUGGESTION FOR ALTERNATIVE PROPOSALS*

VI. Additional comments

Date on which applicant was notified of LAC meeting 6/2/88

Form completed by ANDREW DEMPSTER

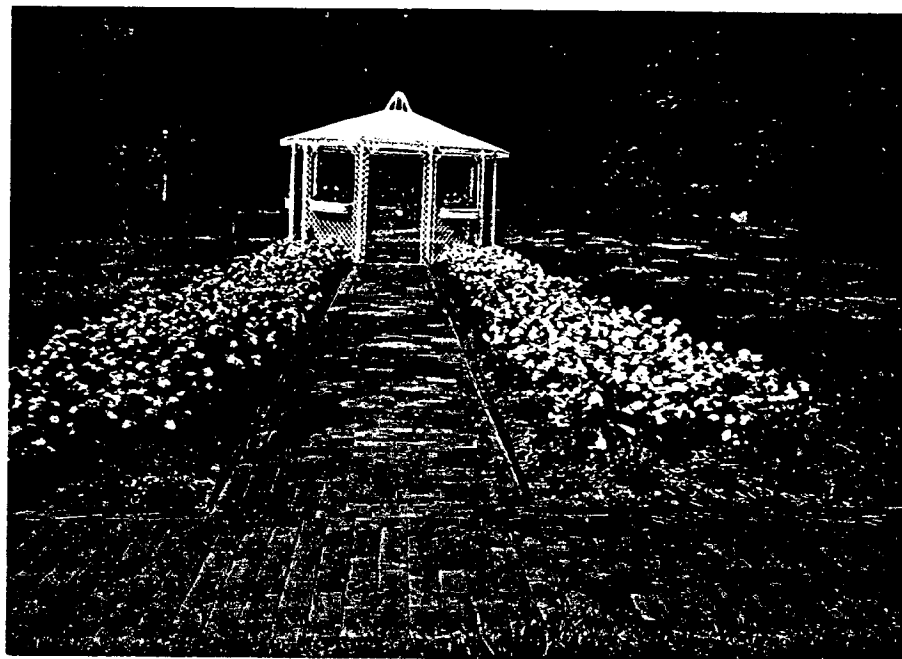
Member of KENSINGTON LAC

Date 6/4/88

24A-8 (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Town meetings in which the development of Flinn Park was discussed:

April 27, 1987  
May 26, 1987  
June 29, 1987  
August 31, 1987  
October 26, 1987  
December 28, 1987  
February 29, 1988  
March 28, 1988



A long range view of the gazebo and walk

## HISTORY OF THE LOCATION

What is now Flinn Park was formerly the site of a private residence. The residence was razed years ago and the lot has been vacant awaiting development as a park.

There are picnic-style benches around the border of the lot which are used by senior citizens as well as by the residents of surrounding homes and workers in the nearby shops.

There are six victorian style street lights which were restored to use as part of the development of the park. They are now equipped with light sensors to turn them on at dusk and off at dawn.

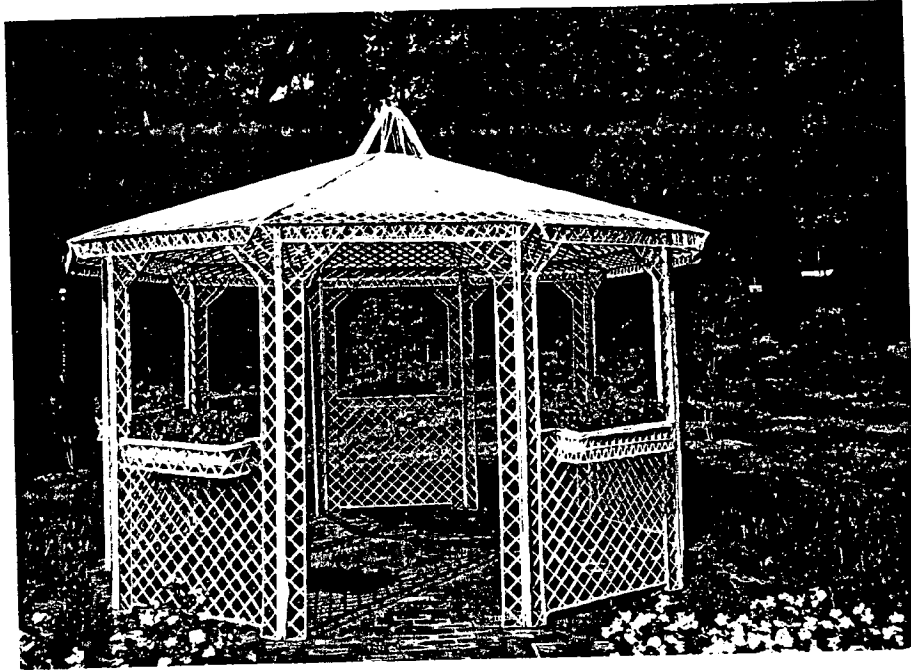
## THE GAZEBO & WALK

In response to public requests to make the park more presentable, Councilwoman Korff obtained a promise of funds from Project Open Space to place a small gazebo in the center of the front half of the park lot. She discussed possibilities at several open town meetings and displayed a photo of the gazebo chosen at the town meeting on September 27, 1987. The gazebo was again discussed in detail as to materials, location and timetable on March 28, 1988 at an open town meeting and minutes of both meetings were circulated through town to all residents.

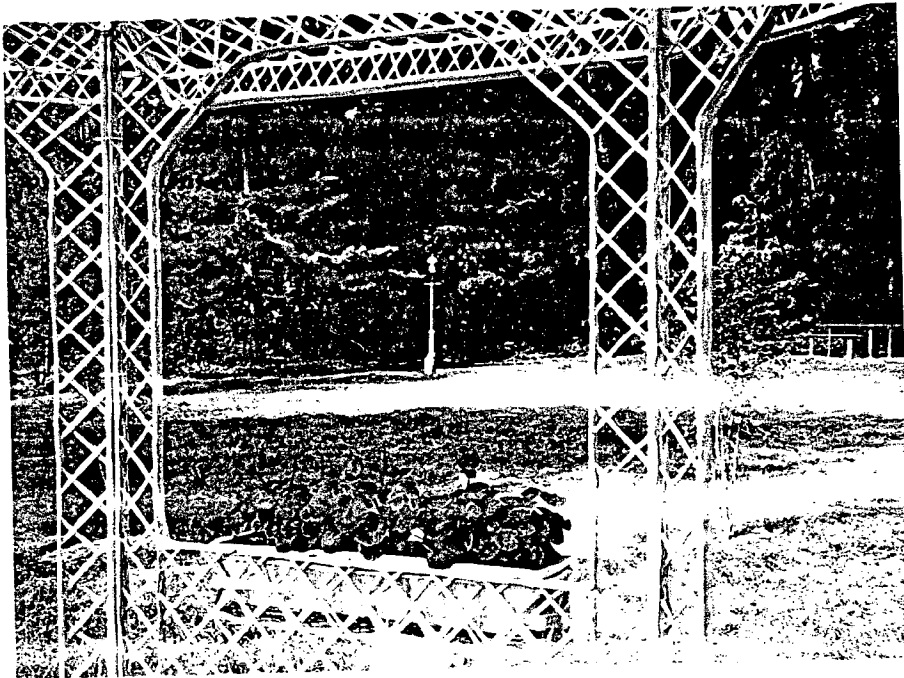
The brick walk leading to the gazebo and the brick gazebo bed were laid in May of 1988. The gazebo itself was installed shortly afterwards and plantings in accordance with a plan developed by a horticulturist with consultations from a member of the Historical Preservation Society of Kensington.

## NOT A RESTORATION

The gazebo is not a restoration of a structure formerly placed on this site, it is a decorative addition not formerly part of the landscape. The brick walk is a restoration and is constructed of the approved type of brick used elsewhere in the district.



close-up view of the gazebo .





## MATERIALS USED

The brick walk which links the property with its neighbors on both sides facing Kensington Parkway is constructed of the same brick which is used throughout the Historic sectors of Kensington.

The gazebo which was chosen after endless hours of search and consultation is made of fiberglass and resin in a simulated wicker design.

Wicker was chosen because of its significance in Victorian architecture. The fiberglass version was chosen because the gazebo decorates a public park -- not a residence. There have been incidences of vandalism in other Kensington Parks and a wooden structure lends itself to carving by vandals.

A wooden structure also requires constant maintenance in order to keep its appearance pure. The town does not have staff to inspect, repaint and repair a wooden structure.

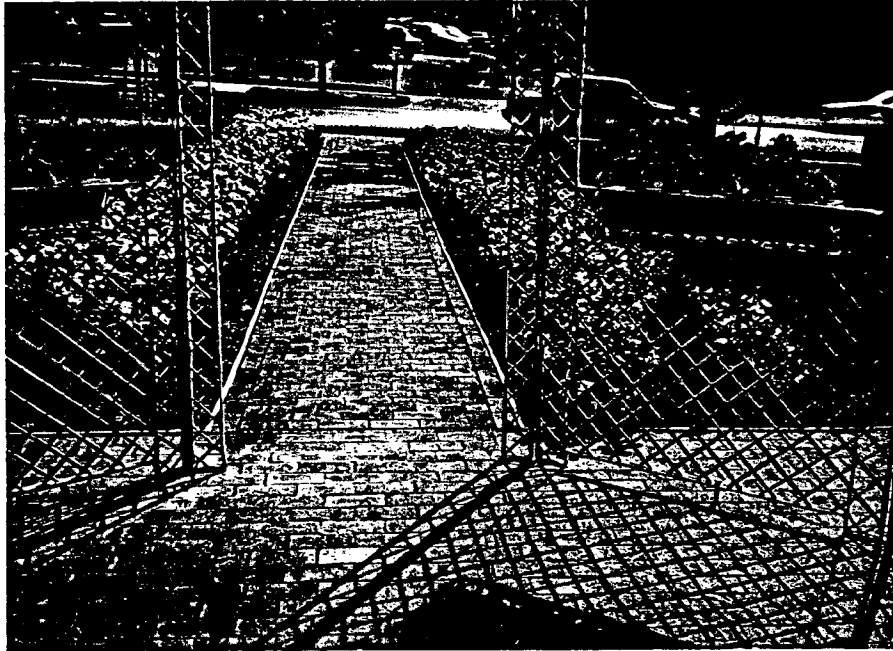
A wooden structure with raised flooring would also require having wheel chair ramps in order to conform with state regulations. The present gazebo has no floor and is easily accessible to all.

## APPEARANCE

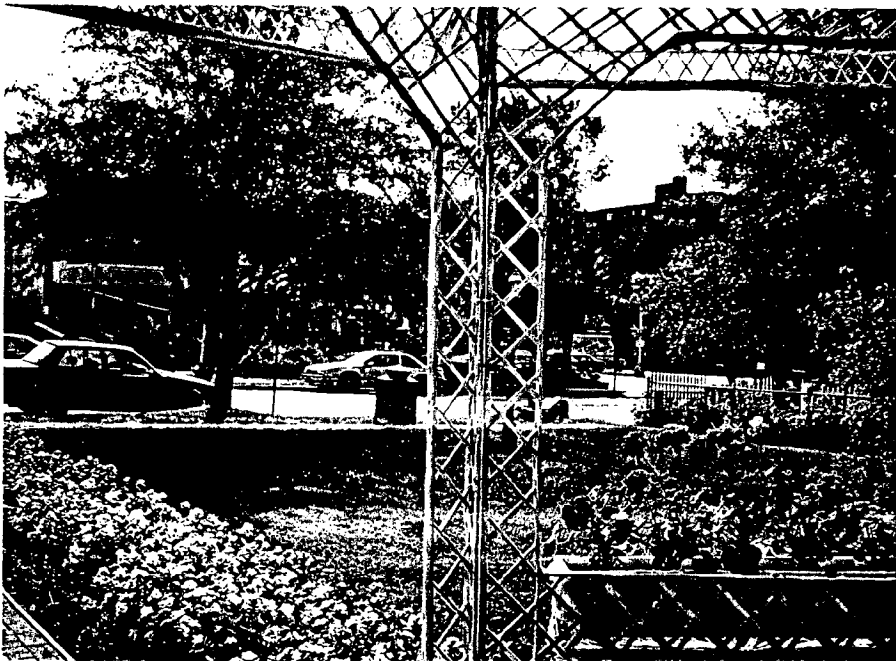
With plantings now in place, the gazebo presents a pretty appearance in keeping with the quiet elegance of its surrounding residences. It is located directly opposite a commercial district of Kensington which includes the Post Office, a 7-Eleven store, strip shopping center and low-rise office building.

If the approval for a bench is given, there will be a bench inside the gazebo so it will serve as a resting place in the physical sense as well as the visual sense.

The gazebo was placed on the forward half of the lot in order to keep the rear half clear for small children to play. This park is not appropriate for ball-playing by older children because of the proximity of residences and the heavy auto traffic along Kensington Parkway generated by the businesses opposite Flinn Park.

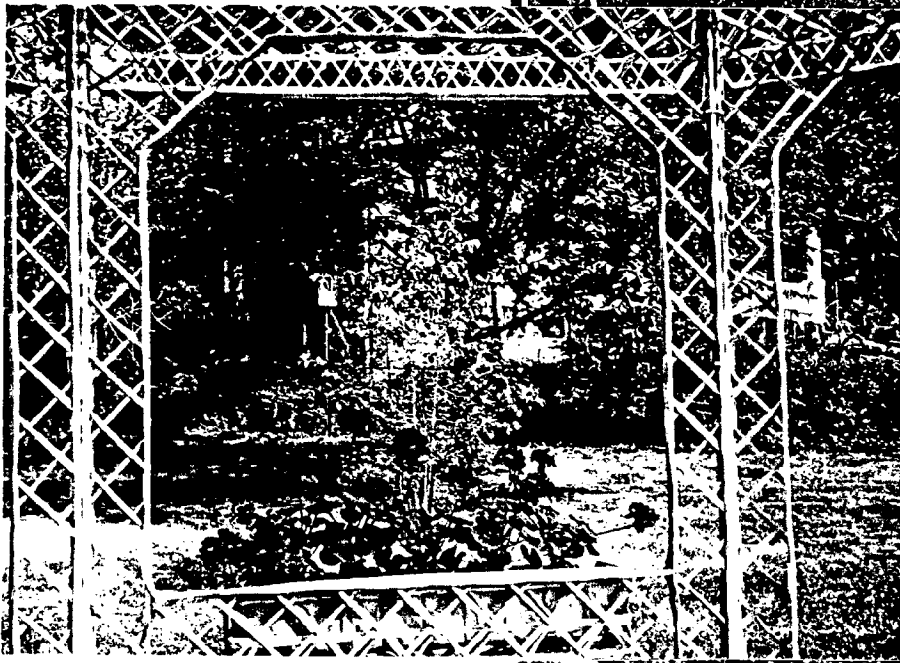


The brick walkway from the gazebo

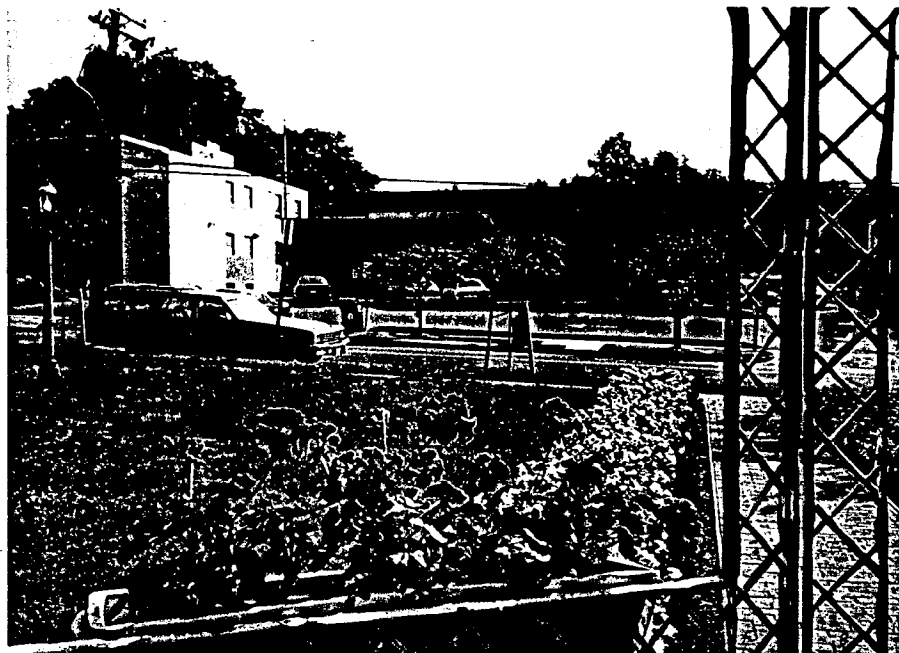


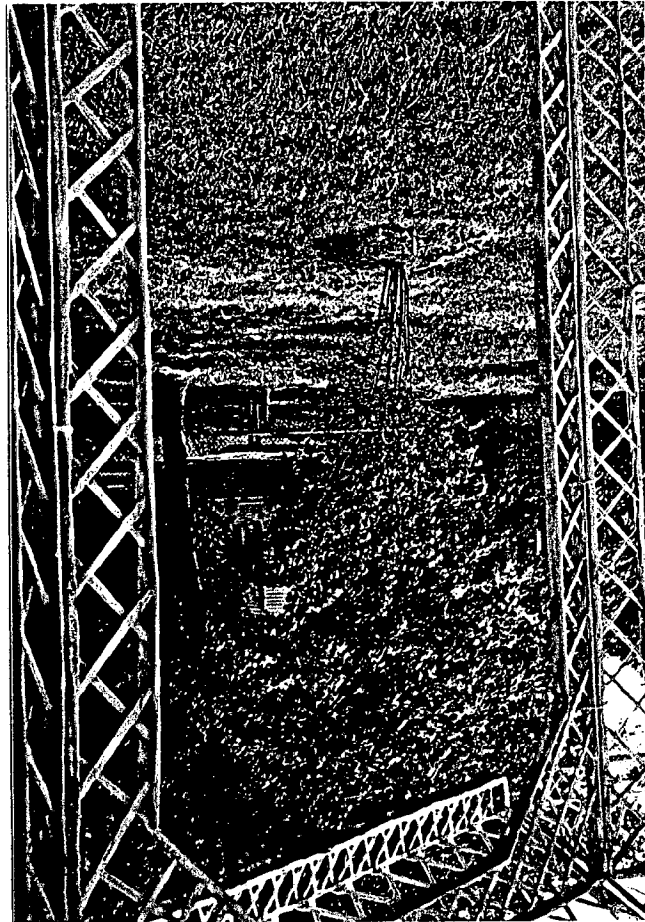
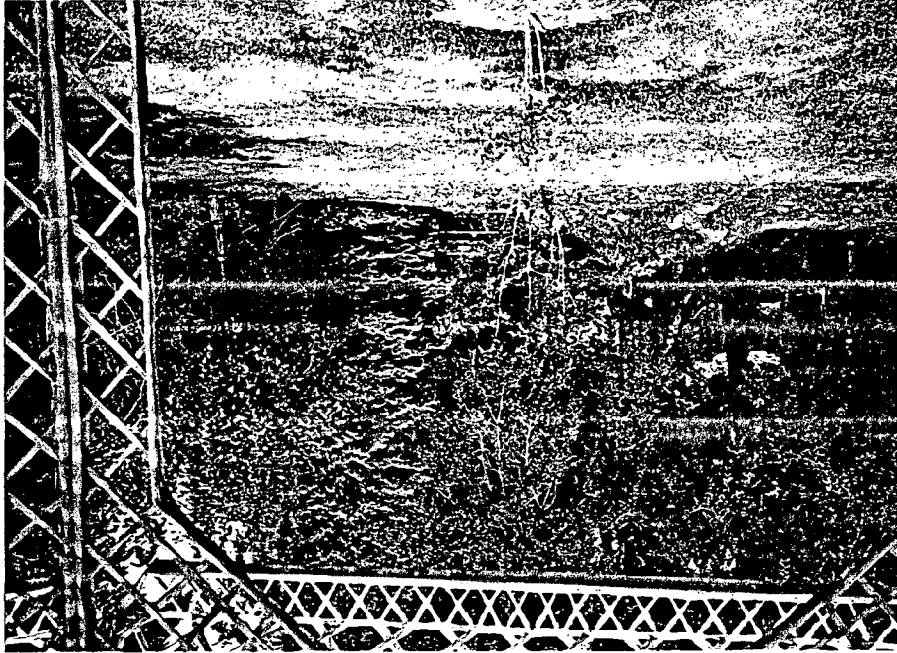
inside the gazebo

The homes on either side of the Park



The business firms directly across from Flinn Park  
(photos taken from inside the gazebo)





10304 Kensington Parkway  
Kensington, MD 20895  
September 28, 1988

Mr. Steven Karr  
Historic Preservation Commission  
51 Monroe Street  
Rockville, MD 20850

Dear Mr. Karr,

We are writing to you as neighbors whose property is adjacent to Flinn Park in Kensington. In 1980 we were pleased to be in the area of Kensington which was placed on the National Register of Historic Places, even as we recognized all the restrictions and inconveniences that would be forthcoming for the homeowner, because we felt so strongly about maintaining the ambiance that characterizes Kensington.

Now we find ourselves overlooking a gazebo which is not only architecturally incompatible with the historic district but which has blocked all use of the park in which it was placed. For many years we have watched as this open space attracted both neighbors and passers-by to gather for conversation, picnics, games and even informal concerts. Living next door to the park we have clearly seen that since the gazebo was erected and garden planted in the middle of the park last May public use of the park has been effectively blocked as the open space was eliminated. The park no longer invites use as it is too cluttered.

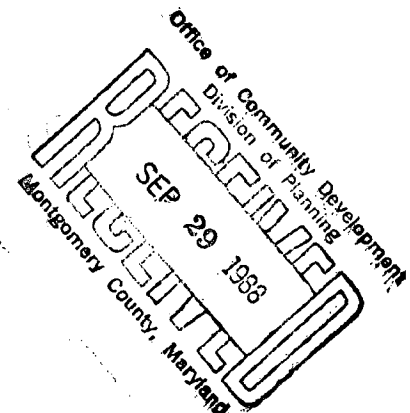
We ask you to recommend to the Mayor and Town Council of Kensington that the existing gazebo be removed. Secondly, if the Mayor and Town Council continue to feel that a gazebo is necessary it should be compatible with the historic district in design and materials and be placed at the rear of the park in order to restore the open space.

Thank you for your attention.

Sincerely,

*Edward L. Kelly*  
Edward L. Kelly

*Catherine S. Kelly*  
Catherine S. Kelly



September 28, 1988

Mr. Steven Karr  
Chairman  
Historic Preservation Commission  
51 Monroe Street  
Rockville, Maryland 20850

Re: Town of Kensington's Application  
for Retroactive Approval of  
Historic Area Work Permit

Dear Steven:

On June 6, 1988, at its regular meeting the Kensington Local Advisory Committee (LAC) voted unanimously in support of a motion to recommend denial of the issuance of an Historic Area Work Permit to the Town of Kensington for the Flinn Park Gazebo. This recommendation was based on the LAC opinion that this improvement did not meet the criteria for issuance of a permit described in the Historic Preservation Ordinance (Chapter 24-A). To specifically reiterate the reasons for our recommendation I refer to Section (24A-8) subsection (b-1). The LAC does not regard the proposal to be compatible with the Historic District and consider it detrimental to historic resources within the district. This opinion is based on the following observations:

- o The gazebo structure is immediately adjacent to two turn-of-the century structures (1880-1910) and one early 20th Century home (1910-1930) that are primary resources within the district.
- o The plastic type materials used for the gazebo structure lack a textural relation to the painted wood structures immediately adjacent to the park.
- o The gazebo structure does not create a consistent form in the overall sequence of development found in this part of the district.
- o The gazebo structure has been placed on the site as a primary form in its orientation to the street. Gazebo should be setback from the street to appear as an ancillary type structure.

- o The gazebo structure attempts to replicate a turn-of-the century garden structure symbolic of a form associated with private, small scale spaces. This functional aspect of the gazebo is very important because it is located in a park readily accessed by the public.

These observations are the basis of our original recommendation. Despite the LAC's expressed willingness to work with the Mayor and Town Council, we have received no additional information in reference to this application. Therefore, we would like to affirm the original position and request that any proposed alternatives to this application be required to go through the process as a new application. This would ensure a recommendation from your committee that was a product of a public meeting held in the Kensington Historic District.

Sincerely,



Andrew B. Dempster, Chairman  
Kensington Local Advisory Committee

ABD:ss



27 September 1988

Mr. Steven Karr,  
Historic Preservation Commission,  
51 Monroe Street  
Rockville, Md. 20850

Dear Mr. Karr,

RE Gazebo, 10308 Kensington Parkway, Kensington

BACKGROUND The Atlas was published Oct.1976 (Kensington, Site 31-6) By July 1977 the Kensington Historical Society was incorporated and in operation. Members of KHS, collectively and/or individually have worked continuously ever since to promote preservation safeguards for the Town. KHS has cooperated in the preservation study by Univ.of Md. (1979); worked through Maryland Trust for inclusion on National Register (1980); participated with Town in organizing Local Advisory Committee (1983); commissioned a 4 volume Inventory of structures within the Historic District (1983); worked closely with HPC for place on Master Plan.

LOCAL ADVISORY COMMITTEE I have been pleased to serve on this committee since its first meeting Jan.30,1984 and worked on its development over a five-year period.

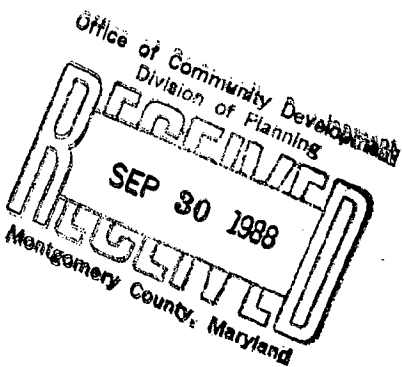
The aim of this committee has been to review alterations to our existing turn-of-the-century structures, so as to prevent violations to the integrity of the original, and to see that new buildings are compatible with the old, always recognizing that Kensington is not a museum and adjustments must be made to meet current demands - sky-lights, decks, plantings, fences, et al.

Also we have attempted to consider the setting for the Historic District - replacement of shade trees on public streets, set-backs, parks et al.

GAZEBO The Town newsletter for some months past mentioned a gazebo for Flinn Park the green lawn of which lies between two of our historic houses. For a number of years there have been rustic tables and benches on the perimeter of a "village green" for adjacent office workers to enjoy their brown bag lunches.

Never at any time were designs made available for public inspection. The whole rationale for the existence of municipalities and of local advisory committees is to bring government closer to the local residents. The way the Town handled this parkland has ignored this mandate.

I was born in 1905 and grew up in the established town. I remember a few "summer houses" which were always placed strategically as to target on a view. I remember them as looking much like the bus stop in front of Chestnut Lodge, 500 Montgomery Ave., Rockville. In the early days Kensington houses were painted earth tones. It is comparatively later that it has become a white town.



CONCLUSION I beg that HPC direct the Town authorities to honor established preservation channels (LAC) with any future plans for Flinn Park

I hope that the present white plastic anachronism is removed. I can see no reason for any gazebo, but if it is felt absolutely necessary to meet current commercial pressures then it should be placed in a back corner overlooking the green sward. The brick sidewalk should be connected with other stretch of sidewalk at either end. The brick walkway could end in a drinking fountain, a sundial, or - better still - in a pedestal bearing an historic plaque ( land grant, farmland, railroad, trolley etc.)

Thanking you for your attention,

Very truly yours,

*Edith Ray Saul*

Edith Ray Saul,  
10310 Fawcett Street  
Kensington, Md. 20895

10200 Kensington Parkway  
Kensington, Md. 20895  
September 22, 1988

Chairman

Montgomery County Historic Preservation Commission  
100 Maryland Avenue  
Rockville, Md. 20850

Dear Sir/Madam:

I understand the Town of Kensington representatives will be appearing at the October 6<sup>th</sup> meeting to further defend their Flinn Park and gazebo design as presented at the June 16<sup>th</sup> meeting. I spoke at that meeting on behalf of the 176 citizens of the Town who signed a petition concerning this issue as well as the neighbors in the large block in which Flinn Park is located.

Not only do I feel the design of the present gazebo is not compatible architecturally with the turn-of-the-century and early 20<sup>th</sup> century homes surrounding the park, I also feel the formal landscaping is incompatible with the informal gardens in the surrounding properties and in the larger Kennedy Park located one half block away from Flinn Park.

I am attaching copies of a few pages from the August, 1982 Old House Journal regarding the placement and design of gazebos. I also wish

to mention page 52 in the Design Guidelines Handbook for Historic Preservation as well our little park most definitely should be informally landscaped with a meandering walk around the perimeter connecting the street sidewalk with the steps entering the park at the right rear corner. If there must be a gazebo in this tiny park at all, it should be located inconspicuously at the rear of the park in the shade so as not to diminish the appearance of open space in this small area.

Finally, if the Town of Kensington representatives present a new gazebo design October 6, I surely hope the Commission will instruct the Town representatives to apply for a new HAWP and submit the design to our LAC as should have been done with the original gazebo design.

Very truly yours,

Elizabeth B. Koontz

October 3, 1988

Mr. Steven Karr  
Historic Preservation Commission  
51 Monroe Street  
Rockville, MD 20850

RE: Gazebo, 10308 Kensington Parkway, Kensington

Dear Mr. Karr,

I have been asked on behalf of the local residents of Kensington to submit my opinion on the gazebo in Flinn Park, not only as a resident of the Historic District of Kensington, but also as an expert in Victorian park design.

[Enclosed is a chronology of my education and experience as a landscape architect and urban designer as it pertains to the issues of the gazebo.]

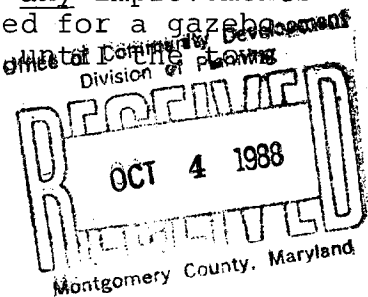
In my opinion, the current gazebo raises the following questions:

1. Is a gazebo appropriate in Flinn Park?
2. What is the function of the gazebo in the park?
3. How appropriate is the design of the gazebo?
4. How appropriate is the siting of the gazebo?

1. Is a Gazebo Appropriate in Flinn Park?

From the start, the function of a park must be clearly defined and agreed upon by the community. After such a decision is reached, the users of the park can then be targeted and the program of appropriate uses of the park can then be identified. Only after this important first step can any design process begin, and structures - like the gazebo - be deemed appropriate or not.

To my knowledge, Flinn Park has not been given a mandate by the community to serve identified users or activities. On the one hand, I have heard citizens complain that the existing gazebo obstructs the field where children can play ball. On the other hand, I have heard citizens declare that the park should serve people eating their brown bag lunches. Unfortunately, Flinn Park is located on a small lot, and it would be difficult to have this park serve both active and passive recreation. If the city chooses to mandate that both of these conflicting uses be accommodated, a professional designer should be employed to insure that the best design solution be obtained. At any rate, without any agreement as to the function of the park, any improvements to the park will lack coherence. And, the need for a gazebo cannot be deemed appropriate or inappropriate until the city clarifies its vision of Flinn Park.



## 2. What is the Function of the Gazebo in the Park?

The following is an example of how the function of a gazebo should be determined - after the town has identified a specific program for the park. If the park is to serve passive activities such as sitting, picnicing, strolling, and meeting people - then a gazebo could be designed in a way to enhance and support the activities. For example, a gazebo with benches built inside would be deemed as encouraging those activities, whereas a gazebo with no benches would serve no purpose.

On the other hand, if the park's purpose were to be a focal point of holiday events, there might be justification for a gazebo large enough to support a band, with no benches inside it. Clearly, the function of the current gazebo cannot be deemed appropriate or inappropriate until the town clarifies its vision of the park.

## 3. How Appropriate is the Design of the Gazebo?

Oddly enough, this is one answer that can be answered without the vision of Flinn Park clarified. This is because the design of the gazebo should be reflective of the period and style of the Historic District of Kensington. First off, the current gazebo uses a modern material that simulates a grape vine structure. This convention of using the grape vine as a building material was popular in the very early Victorian period of Downing and Vaux. Kensington's Victorian heritage dates much later in the 1880's and 1890's. A grape vine gazebo structure would have been deemed as out of fashion.

Secondly, the current gazebo is painted white. The Victorian period only used white as a trim color in the Colonial Revival architectural style. If there were a Colonial Revival house sited on Flinn Park, a white gazebo structure would be suitable. However, the majority of structures were painted in rich, deep colors at the turn of the century. These architectural styles include Queen Anne, the Stick Style, and the Shingle Style. The color scheme of any structure in Flinn Park should continue the positive examples of color selection by historic period by the two public structures in the Historic District - namely, the Railroad Station, and the Noyes Library.

## 4. How Appropriate is the Siting of the Current Gazebo?

The current gazebo is sited at the terminus of a newly-installed straight brick walk. Seven newly-planted trees circle the gazebo. This formal design approach is not found anywhere else in Kensington. Both historically and today, one will find that Kensington's gardens and open spaces use an informal design approach: meandering walks, serpentine planting beds, and asymmetrical organization of garden elements. This style is typical of Victorian garden communities. These communities were designed by

developers throughout the country along train and trolley tracks to appeal to the city dweller and worker longing to escape to the country, either permanently or as summer residents. As a consequence, the open spaces were designed without any reference to formal or axial design (as found in cities), but instead replaced with naturalistic and informal designs. Any new site design should reflect the intentions of the original garden and open space designs in Kensington.

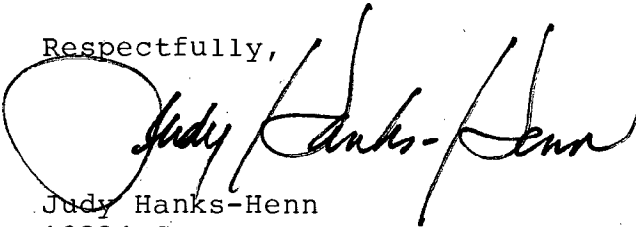
Summary

The gazebo is actually a small part of a larger problem.

It is my recommendation that the city of Kensington be asked to remove the existing gazebo and begin rethinking Flinn Park.

For example: What needs can Flinn Park serve that no other park is better equipped to handle? Are there any opportunities unique to Flinn Park? What does the local community need at this park? What does the town need? There are many questions to ask. In conclusion, I would suggest that Kensington hire a professional to work with the community and the town to design the park. Only through the design process will there be any vision of the kind of park it will be and the types of improvements - gazebos included - it will ultimately need.

Respectfully,



Judy Hanks-Henn  
10234 Carroll Place  
Kensington, MD 20895

September 20, 1988

Montgomery County Historic  
Preservation Commission  
100 Maryland Avenue  
Rockville, MD 20850

Dear members of the Commission:

At the June 6, 1988 meeting of the Kensington Local Advisory Committee the proposed gazebo for Flinn Park was discussed, and the recommendation of the Committee was to not approve the application for an historic area work permit for this structure. The gazebo was considered inappropriate and incompatible in character and materials with the Kensington Historic District and therefore detrimental to the surrounding historic resources.

The Local Advisory Committee has offered to work with the Town of Kensington and citizens in the preparation of a comprehensive plan for the development of Flinn Park. We continue to recommend that a site plan precede applications for specific features, such as a gazebo, lamp posts, benches, or even additional plantings. I hope this letter will reaffirm our advice and be useful in your consideration on October 6 of the application for an historic area work permit for the Flinn Park gazebo.

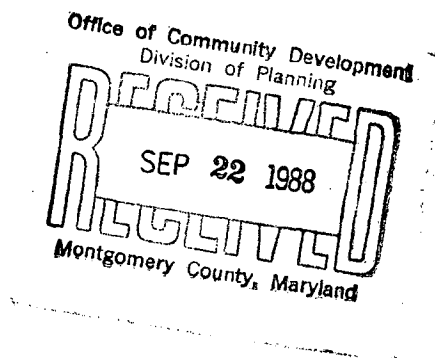
Sincerely,



Daniel P. Jones

Treasurer and Corresponding  
Secretary

Kensington Local Advisory  
Committee





PETITION

TO MAYOR CHARLES STUART AND THE TOWN COUNCIL OF THE TOWN OF KENSINGTON;

We feel that the gazebo recently installed in Flinn Park should be removed entirely or replaced with an authentic wooden Victorian structure. The existing gazebo is aesthetically inappropriate and not in keeping with the houses immediately adjacent to the park or with the Historic District as a whole.

We understand the Town Council failed to seek the approval of the LAC as is required before any permanent structure can be erected or brickwork installed in the Historic District. We feel that cooperating with the LAC is important if we are to develop our Historic District and maintain the spirit of historic preservation here in Kensington.

Since LAC approval must still be obtained, we hope consideration will be given to placing the new gazebo, if there is one, in the rear of the park. We feel the current location of the gazebo diminishes both the appearance and the use of open space by visually and actually blocking access to the park.

We strongly urge the Town Council to promptly attend to this situation.

- Barbara H. Wagner 3915 Baltimore St.
- WALTER SCHMIT 3913 BALTIMORE ST.
- Virginia H. Brown 3920 Baltimore St.
- J. Rossi 3924 Baltimore St.
- Ann Fisher 3923 Baltimore St.
- Jessie Fargnaker 3927 Baltimore St.
- Jean Sudd 3929 Baltimore St.
- Opkie Pickard 3935 BALTIMORE ST.
- Pats Kuband 3937 Baltimore St.
- Elyzabeth Durb 3934 Baltimore St.
- J. Kree 3947 Baltimore St.
- Nancy Rall 3947 Baltimore ST
- Mary Bailey-Hob 3944 Baltimore St.
- 3944 Baltimore St.
- Doris. Galt 3941 Baltimore
- Claudia A. Barnes 3948 Baltimore St.
- Francis Rector 3951 Baltimore St.

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- Laura M. [unclear]* 10207 FREDERICK AVE.
- William H. [unclear]* M.D. 10207 Frederick Avenue
- Paul K. [unclear]* 10205 FREDERICK AVENUE
- Anthony Manger* 10206 Frederick Avenue
- Roger Manger* 10206 Frederick Avenue
- Ande Goodwin* 3416 Wake Drive
- Je. [unclear]* 3416 Wake Drive
- Anne Lanerot* 10204 Frederick Ave.
- Paide A. Lanerot* 10204 Frederick Ave.

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- Jessie [unclear]* 3918 Prospect St.
- Janet [unclear]* 3915 Baltimore St
- Therese Bruba* 3906 Prospect St.
- Carol Jones* 3908 Prospect St.
- Nan Jones* 3908 Prospect St.
- Scott Mc [unclear]* with reservation 3918 Prospect St
- Dee B [unclear]* 3912 Prospect St
- Loy W. [unclear]* 3926 Prospect St
- [unclear]* "Sunset"
- Bert Turner* 3927 Prospect St,
- Richard Turner* " " " "

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<i>Arlene Bichel</i>	<i>3501</i>	<i>Kensington Court, Kensington</i>
<i>Samuel M. Meyer</i>	<i>3500</i>	<i>Kensington Court</i>
<i>Gronne Purney</i>	<i>3505</i>	<i>Kensington Court</i>
<i>John DeBeauvoir</i>	<i>3505</i>	<i>"</i>
<i>Bonita Cordon</i>	<i>3504</i>	<i>"</i>
<i>Ed Cordon</i>	<i>3504</i>	<i>"</i>
<i>Suzi Montisdelan</i>	<i>3507</i>	<i>"</i>
<i>Dolores Fenwell</i>	<i>10105</i>	<i>Kensington Pkwy</i>
<i>Joseph Fenwell</i>		<i>"</i>
<i>Gene G. Robin</i>	<i>3502</i>	<i>Kensington Court</i>
<i>Herby Aylmer</i>	<i>3501</i>	<i>"</i>

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- W. P. Mullan 10221 Montgomery Ave. Kensington, Md.
- Gene L. Shalman 10221 Montgomery Ave, Kensington, Md.
- Carl S. Dray 10226 Carroll Pl Kensington Md
- Howard H. Hallock 10313 Fawcett St Kensington Md.
- Virginia Humphrey 10401 Fawcett St. " "
- Kate Caulfield 10405 Fawcett St.
- Elizabeth Wickessee 10302 Fawcett St.
- Samuel Botkin 10210 Carroll Pl. Kensington Md
- Giovanna Botkin 10210 Carroll Pl. " "
- Rona Morris 10225 Montgomery Av. Kensington, Md.
- Andrew Hart 10225 Montgomery Ave Kensington, Md
- Edith Ray Sauer 10310 Fawcett St. Kensington, Md
- Daniel N. Ray 10109 Bodley Pl. Kensington
- Cynthia Day " " " "
- Pete Kitch 3511 Kent St. Kensington, MD

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*Diana J Palmer*  
*Edward Lisby* 10304 Kensington Place

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- Julia O'Malley 10019 Frederick Ave
- ~~Walter~~ 10005 FREDERICK AVE
- Frederick H. Plant 10005 Frederick Ave.
- Thomas E. Caswell 10010 Frederick Ave.
- George H. Caldwell 10010 Frederick Ave
- Paul N. Bellin 10025 Frederick Ave (stipulation that it be removed only.)
- Ksenia Belkin - 11
- J. O'Malley 10019 Frederick Ave
- Mary Jo Gray 10009 Frederick Ave
- Red Gray 10009 FREDERICK
- Dora Gray 10009 FREDERICK AVE
- Patricia Baker 10006 " "
- Kay Villavicencio 10002 Frederick Ave.
- Jose Villavicencio 10002 Frederick Ave





Handwritten: 3923  
3916  
~~3920~~  
3926

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- Marian Ronsaville 3942 Washington St.
- My Cooper 3948 Washington St.
- Charles H. Fuchs 3929 Washington St.
- Mina M. Lantz 3922 " "
- Louis Riedel 3915 Washington St.
- Robert M. McKetton 3911 Washington St.
- Cathy Goldt 3912 Wash. St.
- Evelyn Kellman 3910 Wash. St.
- Jerry B. Kelly Same
- Carl Keyser 3907 Washington St.
- Marjorie Parce 3906 Washington St.
- John R. Parce 3906 Washington St.



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*James S. Dede*

3611 DUPONT AVE.

*Carol A. Dede*

3611 DUPONT AVE.

*Ronald Springett*

3700 FERRAGUT AVE.

*Paul M. Mudd - Eng*

3924 PROSPECT ST.

*Iris Snapper*

10114 Kensington Pkwy.

*Cliff Snapper*

10124 Kensington Pkwy.

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- Grace Thompson 10419 Metropolitan Ave. Kensington
- Jan V. Thompson 10412 Mannakee St. Kensington, Md.
- Etzel Koehler 10410 Mannakee St. Kensington
- Sharon Weiss 10411 Mannakee St. Kensington
- Kathleen Koehler 10410 Mannakee St. Kensington
- Marie Koehler 10410 Mannakee St. Kensington
- Walter J. Koehler 10410 Mannakee St. Kensington

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<u>Aun M. Canning Schnicker</u>	<u>3509 DuPont Avenue</u>
<u>Angela Wall</u>	<u>3604 Dupont</u>
<u>Judy Amis</u>	<u>3505 Dupont Ave</u>
<u>Esther Cookley</u>	<u>3507 Dupont Ave.</u>
<u>Mary Dempster</u>	<u>3611 Farragut Avenue</u>
<u>Judy Little</u>	<u>3504 Farragut Avenue</u>
<u>Chick Kenny</u>	<u>3603 Dupont Ave.</u>
<u>Katy C. Smith</u>	<u>3603 Dupont Ave</u>
<u>Harriet Kildner</u>	<u>3513 Dupont Ave.</u>
<u>Whady A. Potroy</u>	<u>3609 Dupont Ave.</u>
<u>Maxine H. Bohart</u>	<u>3705 Dupont Ave.</u>
<u>John C. Stent</u>	<u>3705 Dupont Ave.</u>
<u>J. Kent Hoon</u>	<u>3704 Dupont Ave.</u>
<u>Betty Smith</u>	<u>3605 Dupont Ave</u>
<u>Johnny Smith</u>	<u>3605 Dupont Ave</u>

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Lucille Conn	10202 Carroll Place	Kens, Md
Ed Bachschmid	10208 Carroll Pl.	Kens Md
Helen Bachschmid	" " " "	"
Carol & Ray Fournier	10214 " "	" "
Bo Hogg	3806 Baltimore ST	" "
Judie Hogan	3806 Baltimore St	Kensington Md
Walter Booth	10309 Armory Ave	" "
Irma Booth	10509 Armory Ave	" "
Leslie P May	10211 Armory Ave	Kensington Md.
Jean Mintz	3807 Calvert Pl.	Kensington Md
Ed Mintz	3807 Calvert Pl	" "
Annette McLendon	3820 WASH ST	Kens Md
Dorothy Mumphey	3814 WASH ST.	
Walter H. Miller	3709 Calvert St	Kensington, MD -
Christina Miller	3709 Calvert Pl.	Kensington, MD 20895

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Elizabeth B. Koontz, 10200 Kensington Parkway, Kensington  
Beth Ann & Augustine 10204 Kensington Pkwy, Kensington  
Dorothy R. Shorman 3602 Kent Street, Kensington, Md.  
Miriam H. Coffin 10209 Montgomery Ave. Kensington, Md.  
John W. Coffin 10209 Montgomery Ave. Kensington, Md.  
Triska McPherson 10213 Montgomery Ave. Kensington  
Harc McPherson 10213 Montgomery Ave. Kensington, Md.  
Helen W. Miller 10211 Montgomery Ave. Kensington, Md.  
Jane John 10210 Kensington Pkwy Kensington, Md.  
Mary C. Braker 10207 Montgomery Ave. Kensington, Md.  
Robert W. Pitt 3504 Kent St., Kensington, Md.  
Doranne Kennedy 10303 Montgomery Ave. Kensington, Md.  
Catherine King 3404 Kent St., Kensington, Md. 20895  
William King 3404 Kent St., Kensington, Md. 20895  
Barbara King 3504 Kent St., Kensington, Md. 20895

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*Joia Cogan 10304 Montgomery Avenue 933.3992.  
I would be happy to accept with design alternatives.*

*E. Mark Pugh 203 - 3776 B Howard Avenue  
Catherine Kelly 10304 Kensington Hwy -*





A front view of the gazebo and plantings



Another view

(mid-way in plantings)



The brick work



A side view of the gazebo and one of the Park lights



A view from inside the gazebo showing the house next door



**Montgomery County Government**

Historic Preservation Commission  
51 Monroe Street  
Rockville, Maryland 20850

*Photos*



