

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10000 Kensington Pkwy., Kensington	Meeting Date:	6/27/2018
Resource:	Master Plan Site #31/41 (Kensington Cabin and Bridge)	Report Date:	6/20/2018
Applicant:	Montgomery Co. Parks	Public Notice:	6/13/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/41-18B	Staff:	Michael Kyne
PROPOSAL:	Storm window installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site
STYLE: Log Cabin
DATE: 1934

PROPOSAL:

The applicants are proposing to install wood-framed, single lite storm windows, with unbreakable glazing at the subject property. The proposed storm windows will be fixed, with 2" x 1" wood frames to ensure that they do not obscure the daylight openings of the existing windows. The frames will also have weep holes to reduce condensation.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) and having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: scott.whipple @ montgomeryparks.org Contact Person: SCOTT WHIPPLE
 Tax Account No.: _____ Daytime Phone No.: 301.670.8063
 Name of Property Owner: MNCPRC Daytime Phone No.: _____
 Address: 8301 TURKEY THicket DRIVE GAITHERSBURY 20878
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Scott Whipple Daytime Phone No.: _____

840388

LOCATION OF BUILDING/PREMISE
 House Number: 10000 Street: Kensington Parkway
 Town/City: Kensington Nearest Cross Street: _____
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height _____ feet _____ inches

3B. 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

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] Signature of owner or authorized agent 6.6.13 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

see attached

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

see attached

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
<i>See attached</i>	

1.a. DESCRIPTION OF STRUCTURE AND ENVIRONMENTAL SETTING (including features and significance)

Kensington Cabin is located in a small suburban park at 10000 Kensington Parkway, just south of the National Register-listed and County-designated Kensington Historic District. The cabin is individually listed in the Master Plan for Historic Preservation (#31/34). The Park has basketball and tennis courts, playgrounds, a totlot, and a large open field, in addition to the historic cabin.

From the Maryland Inventory of Historic Properties form:

Kensington Cabin, a local version of the National Park Service log cabin style, is located at the southwest corner of that is now Kensington Park (originally Kensington Meadows), in Kensington, Maryland. The cabin is comfortably situated in a picturesque setting, which includes Silver Creek, a tributary of Rock Creek. The stone guard rails of the nearby bridge on Kensington Parkway resonate with the stone features of the cabin structure. Kensington Cabin is the only remaining example of log-cabin style architecture in Montgomery County pioneered by National Park Service architect Albert Good. Also significant is the cabin's historic symbolism, as it was built under the Civil Works Administration during the Great Depression. Although a small civic enterprise, its construction paralleled the struggles of countless Americans to survive during many years of economic hardship. The cabin functioned as a community hub and recreation center from its opening in 1934 until it was closed in 1991.

The cabin was altered over the years, probably in the late 1940s or early 1950s. In 2017-2018, the cabin was rehabilitated such that it could once again serve the public.

1.b. GENERAL DESCRIPTION OF THE PROJECT AND ITS EFFECT ON HISTORIC RESOURCES (the environmental setting and historic district)

The cabin's windows were restored and reinstalled as part of the recently completed rehabilitation project. During the rehabilitation project and since its completion, three windows have been broken. MNCPPC seeks permission to install storm windows to cover and protect the historic windows.

The cabin is located immediately adjacent to a basketball court that is actively used. And while the park is well patronized by the community, there are not a lot of eyes on the cabin when the park is closed. As a result, MNCPPC is concerned that the historic windows will continue to be damaged, either accidentally by errant balls from the adjacent court and fields or intentionally by vandals. MNCPPC proposes the installation of wood-framed, single lite storm windows, with 'unbreakable' glazing. The storms will have 2x1 inch wood frames with weep-holes to reduce condensation.

The existing windows have a nominal 1 inch top rail, 1 ¼ inch stiles, and 2 ½ inch bottom rail and a ¾ inch stop on all four sides. The storm windows with 2 x 1 inch frames would not reduce the daylight opening of the existing windows. The storms will be fixed in place. The existing windows are functioning inside-opening awning windows. Although the windows open, MNCPPC intends to lock them for operational/risk-management reasons when the building is rented so the storms do not alter the functionality of the building.

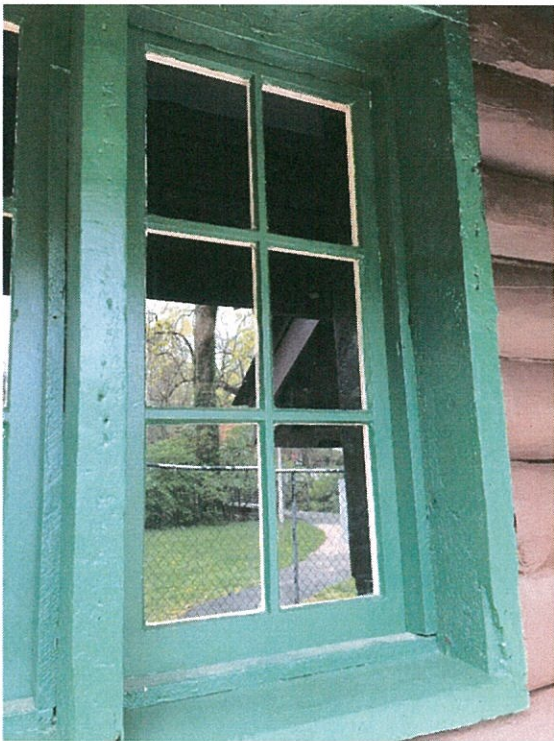




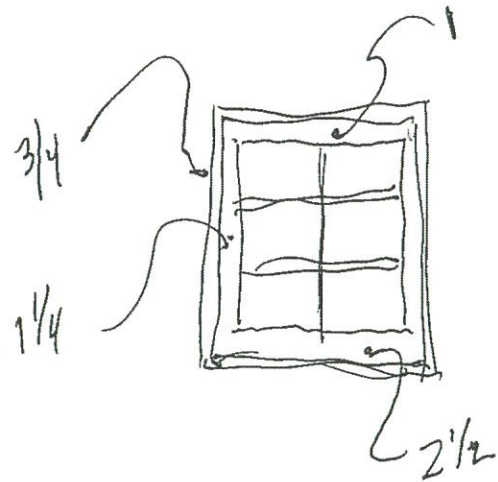
Cabin, located adjacent to basketball court



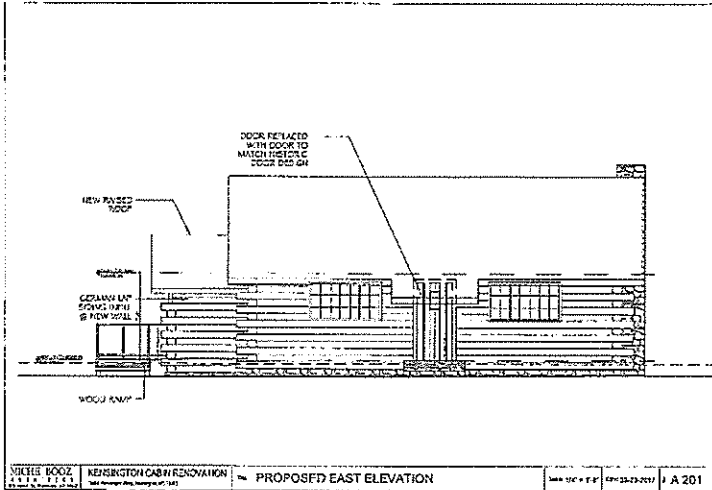
Interior view of windows



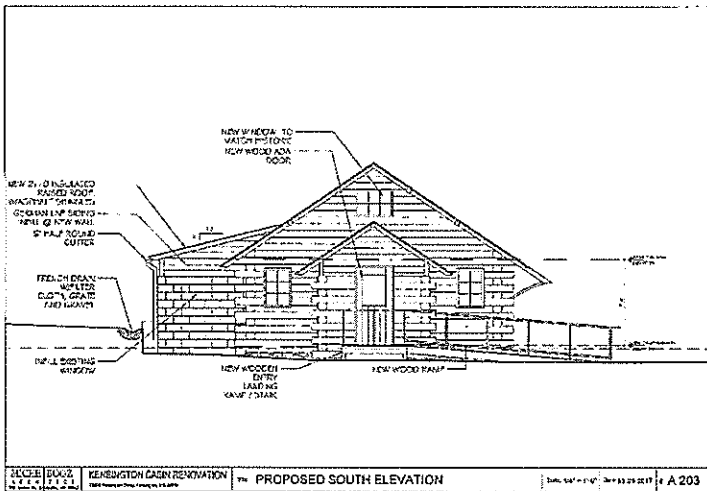
Typical window



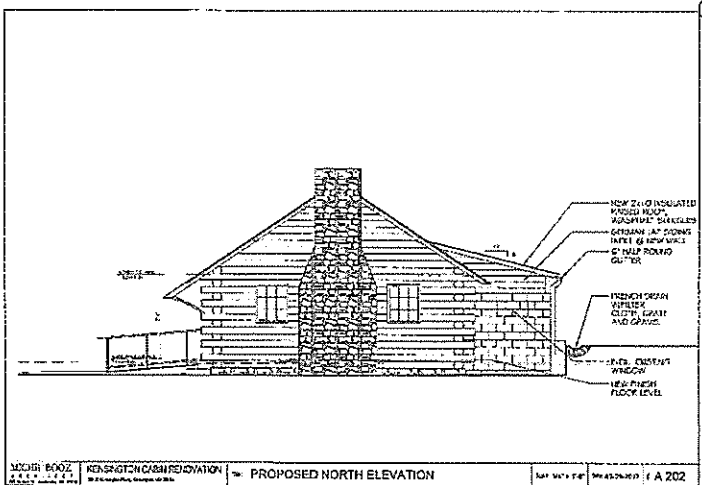
Typical window, with nominal 1 inch top rail, 1/4 inch stiles, and 2 1/2 inch bottom rail and a 3/4 inch stop on all four sides



Both sets of windows, left and right of the door, are made up of a ganged set of three windows. A nine lite, 30 by 35 ¾ inch window flanked by six lite 18 ¼ by 35 ¾ inch windows.



Both windows are six lite 24 by 35 ¾ inch windows



Both windows are nine lite 30 by 35 ¾ inch windows

2. SITE PLAN:



TREE SURVEY

No impact on trees

ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS:

3800 Dresden Street

803 Everett Street

10101 Connecticut Avenue (Temple Emmanuel)

3706 Washington Street

3708 Washington Street

3710 Washington Street

3714 Washington Street

10030 Kensington Parkway

9918 Kensington Parkway

10001 Kensington Parkway

10005 Kensington Parkway

10007 Kensington Parkway

10009 Kensington Parkway

10011 Kensington Parkway





10000











