

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	1000 Kensington Parkway	<b>Meeting Date:</b>	04/19/17
<b>Resource:</b>	Kensington Cabin Master Plan Site	<b>Report Date:</b>	04/12/17
<b>Applicant:</b>	M-NCPPC – Montgomery County Parks	<b>Public Notice:</b>	04/05/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	31/41-17A	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Building Rehabilitation and ADA Access		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application.

- Details for the proposed side ADA railing and door must be provided, with final authority for approval delegated to Staff.
- Details for the proposed replacement front door must be provided, with final authority for approval delegated to Staff.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site  
**STYLE:** National Park Service/CCC Log Cabin Style  
**DATE:** 1934

From the *Amendment to the Master Plan for Historic Preservation* (31/41, 2011):

The log structure is an outstanding example of a rustic park building exemplifying parkitecture, the concept of rustic architecture promoted by the National Park Service in the 1930s. Characteristic features include whole log constructor, the stone chimney, and the rustic bracketed door hood.

The cabin is a one story, side-gable, whole-log construction with a small side-gable storage room off of the left elevation. The central front door is covered by a large bracketed entrance. The large windows at either side of the front door have been boarded up. The right elevation has a large rustic stone chimney. A block addition was constructed to the rear covered by a shed roof.

**PROPOSAL**

The applicant is proposing to create a new, ADA compliant entrance on the left elevation, to install a historically compatible front door, block in three rear windows, and to alter the roof pitch in the rear shed roof addition. The applicant is also proposing to repair the historic wood windows and make Dutchmen repairs to damaged logs.

### APPLICABLE GUIDELINES

When reviewing alterations and additions to a *Master Plan* site several documents are to be utilized and guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* and can be guided by the details in the Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland (*Design Guidelines*). The pertinent information in these documents is outlined below.

#### Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of

the purposes of this chapter.

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

### **STAFF DISCUSSION**

The proposed alterations to the Kensington Cabin falls into four categories: work associated with the new ADA complaint entrance, the new front door, infill of existing windows, and the alteration to the rear shed roof height and pitch. These alterations will allow the long-abandoned building to return to park activity. Additionally, the applicant is proposing to make repairs to the historic windows and historic log siding. Staff feels that a full discussion of this work is unnecessary as the applicant is proposing to repair these features or where the degradation is too severe to repair, to replace with matching materials.

#### **ADA Compliant Entrance**

To make the right entrance ADA compatible the applicant is proposing to construct a single-run wood ramp and landing and introduce a new door on the left entrance.

The front entrance is raised two steps, which presents challenges in providing ADA access through this entrance. By installing an ADA entrance to the left, the primary façade will retain its historic appearance and historic character. The new entrance will be accessed by new, single run, 1:12 wood ramp. The landing provides the necessary turning radius at the threshold entrance to the building. Additionally, the applicant is proposing to install a historically compatible, half-lite door.

Collectively, these changes will have a minimal impact on the historic building, but will preserve the historic character of the building, by moving alterations away from the principle entrance (Standard 2). These changes will also allow for full utilization of the building (per Standard 1 and 24A-8(b)(3)). Staff supports this work, but does not have sufficient details for the proposed ADA compatible door and railing make a determination as to their appropriateness and needs additional details to complete their review.

#### **Historically Compatible Front Door**

The historic front door has been removed and lost and is currently filled by a piece of plywood. The applicant is proposing to install a historically compatible, wooden door with a single lite in its place. Drawing A-201 (Circle \_\_\_\_ ) shows the general design of the proposed door. Staff supports the change, but would like more specific information about the proposed door prior to approval.

#### **Infill Existing Windows and Door**

The applicant is proposing to infill two windows and one door in the building. The door infill is proposed for the rear of the left gable addition where the new ADA compliant entrance is proposed. The historic door has been removed and the opening is currently covered by plywood. This door does not add to the historic character of the building (Standard 2) and its removal should not be considered a substantial alteration (24A-8(b)(1)). Lastly, maintaining a door in this location would be superfluous should the HPC approve the new ADA compliant entrance.

Small windows are installed at either end of the concrete block addition to the rear. These windows have been covered by panels for some time and the applicant is proposing to block them in permanently. These windows are at the rear of the building and are largely visually blocked by the historic massing of the cabin. These non-historic features do not contribute to the historic character of the building and their alteration will not impact any historic fabric (Standards 2 and 5). These changes to secondary elevations will have a minimal impact on the building's historic appearance, but will allow for greater flexibility and utilization of the building's interior spaces.

#### **Alteration of Roof Pitch**

The slab of the rear addition is several inches lower than the level of the floor in the historic cabin. In order to accommodate an ADA compliant restroom, the floor level of the addition needs to be raised several inches. The raised floor level requires an equal rise in ceiling height. To raise the ceiling, the applicant is proposing to raise the shed roof covered the addition by approximately 18" (eighteen inches) and will infill the ends of the roof with German lap siding. As this section of the cabin is non-historic and does not contribute to the historic character of the cabin (Standard 2), and this alteration will help improve access (28A-8(b)(3)) its alteration should be supported.

#### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve with two (2) conditions** the HAWP application;

- Details for the proposed side ADA railing and door must be provided, with final authority for approval delegated to Staff.
- Details for the proposed replacement front door must be provided, with final authority for approval delegated to Staff.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller

Daytime Phone No.: 301-650-4390

Tax Account No.: \_\_\_\_\_

Name of Property Owner: MNCPPC - Md. Co. Dept. of Parks Daytime Phone No.: 301-650-4390

Address: 9500 Aronett Ave. Silver Spring MD 20901  
Street Number City State Zip Code

Contractor: Garrete Construction Phone No.: 301-277-9285

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Julie Mueller Daytime Phone No.: 301-650-4390

LOCATION OF BUILDING/PREMISE

House Number: 10000 Kensington Parkway Street

Town/City: Kensington Nearest Cross Street: Everett St.

Lot: H13 Block: 13 Subdivision: Kensington Park

Libr: 1309 Folio: 387 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Stair
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 100K

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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.

Julie Mueller  
Signature of owner or authorized agent

3/29/17  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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## 1. WRITTEN DESCRIPTION OF PROJECT:

a. *Description of existing structural and environmental setting, including historic features and significance.* Kensington Cabin is located in a small suburban park at 10000 Kensington Parkway just south of the National Register-listed Kensington Historic District. The cabin is an individually listed resource on the Montgomery County Master Plan for Historic Preservation (31/41). In addition to the cabin, the park has recreational facilities such as basketball and tennis courts, as well as playgrounds and a large open field.

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 what 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 exterior of the cabin was altered over the years. When these alterations were made is not known, but some probably were done in the late 1940s or early 1950s when interior alterations to the cabin were made. Alterations include:

- Replacement of the original front door with a modern, flat one.
- Enclosure of the original entrance to the south wing (noted as a tool room on the original plan). This entrance was on the west (back) elevation. It was boarded up and shelves were installed along this wall on the interior.
- Enclosure of the exterior entrances to the restrooms with concrete block. The restrooms were originally only accessible from the exterior. The alteration required that new entrances to the restrooms were cut through the rear log wall of cabin. Because the restrooms had been built at a lower grade, interior steps were installed.

b. *General description of project and its effect on the historic resources and environmental setting.*

The cabin has been vacant for more than 20 years. This project seeks to rehabilitate as a Parks Activity Building, a structure that can be rented by the public for recreation purposes as it was originally intended. Repairs need to be made to meet current code requirements. The work will include:

### Site:

1. Remove existing slab in front, east side of cabin and pour new, ADA-compliant concrete sidewalk to connect cabin to existing ADA sidewalk in park.

2. Install a frame stair and concrete and frame ADA ramp at the proposed new entrance on the south side of the cabin.

Building Exterior:

1. Replace the non-historic front door with one that more closely matches the historic design (see attached historic plans).
2. Install missing windows and repairing damaged historic windows with ones that match the historic plans.
3. Repair damaged logs with epoxy or dutchmen and paint/stain.
4. Raise roof approx. 18-inches on rear addition to accommodate new raised interior floor level. The extant addition is several steps lower than the main portion of the cabin, as described above. Its floor level and ceiling height need to be raised to create an accessible interior restroom.
5. South wing:
  - a. Raise roof height approx. 14-inches to accommodate new, ADA-compliant entrance on south elevation. As with the rear addition, the south wing is several steps below the main cabin level and will need to be raised to create an accessible entrance to the building. The existing front entrance could not be made accessible without extensive alteration to the front of the cabin. This alternative design is proposed to help maintain the historic façade.
  - b. Cut new entrance into south elevation where window is now and install ADA-compliant, historically sensitive, wood door.
6. Replace old, non-historic asphalt shingle roof with new asphalt shingle.

Although the project proposes alterations to the exterior, overall, it will not have an Adverse Effect on the historic integrity of the site and will bring this long-vacant structure back to use.

2. **SITE PLAN:** see attached

3. **PLANS AND ELEVATIONS:** see attached historic and new plans

4. **MATERIAL SPECIFICATIONS:** Where possible, existing materials will be reused. Where the existing roof structures are being raised, the new portions of wall will be sheathed in siding to match existing siding on the west shed addition.

5. **PHOTOGRAPHS:** see attached

6. **TREE SURVEY:** N/A

**7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS (All Kensington, MD 20895)**

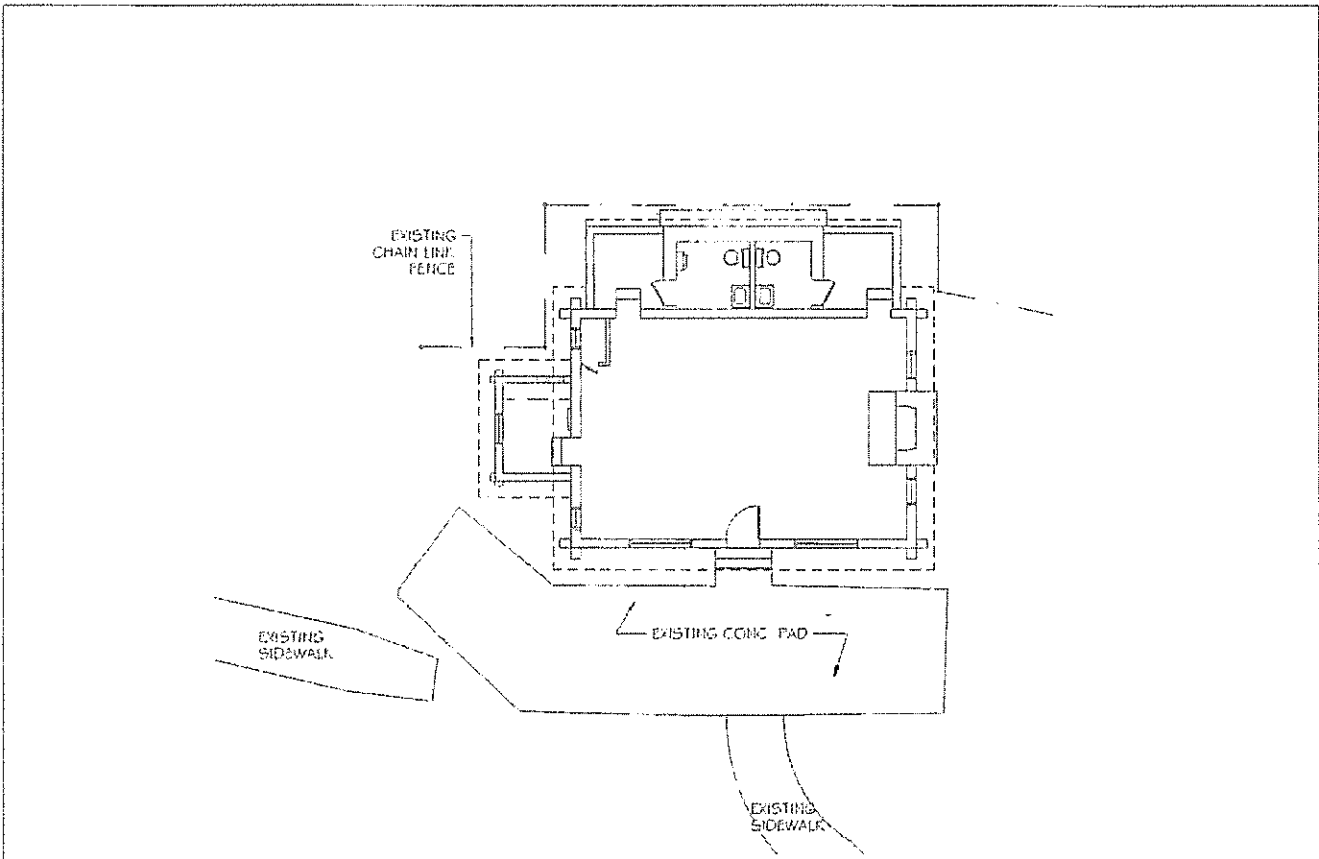
Adjacent:

- 3800 Dresden Street
- 803 Everett Street
- 10101 Connecticut Avenue (Temple Emmanuel)
- Washington Street:
  - 3706
  - 3708
  - 3710
  - 3714
- 10030 Kensington Parkway

Confronting:

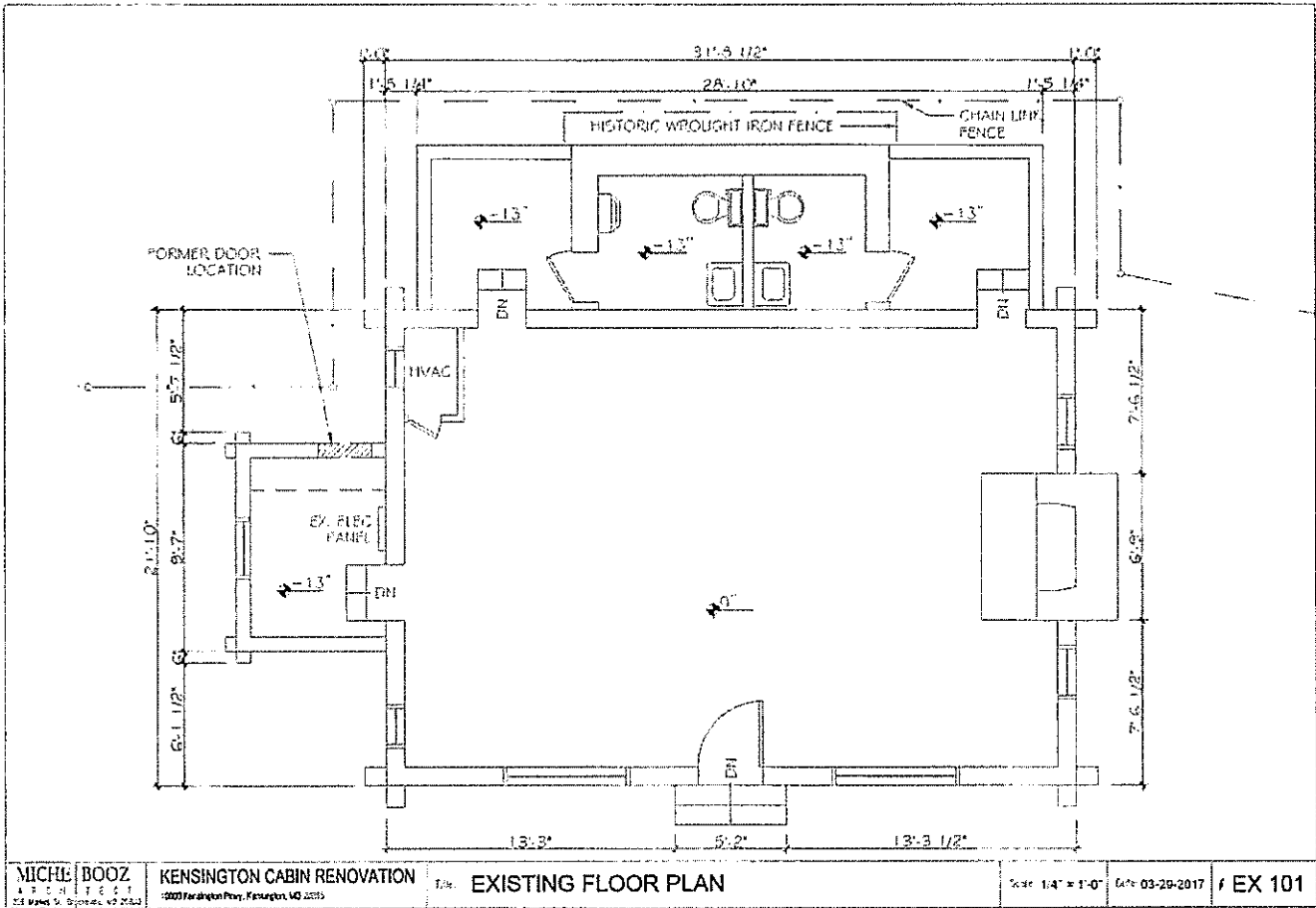
- Kensington Parkway
  - 9918
  - 10001
  - 10005
  - 10007
  - 10009
  - 10011





NICHE BOOZ ARCHITECT <small>707 W. 4th St. Baltimore, MD 21201</small>	<b>KENSINGTON CABIN RENOVATION</b> <small>10200 Kensington Place Kensington, MD 20755</small>	Title: <b>EXISTING SITE PLAN</b>	Scale: 1/8" = 1'-0"	Date: 03-20-2017	# EX 100
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MICHEL BOOZ  
ARCHITECT  
211 Market St. Baltimore, MD 21202

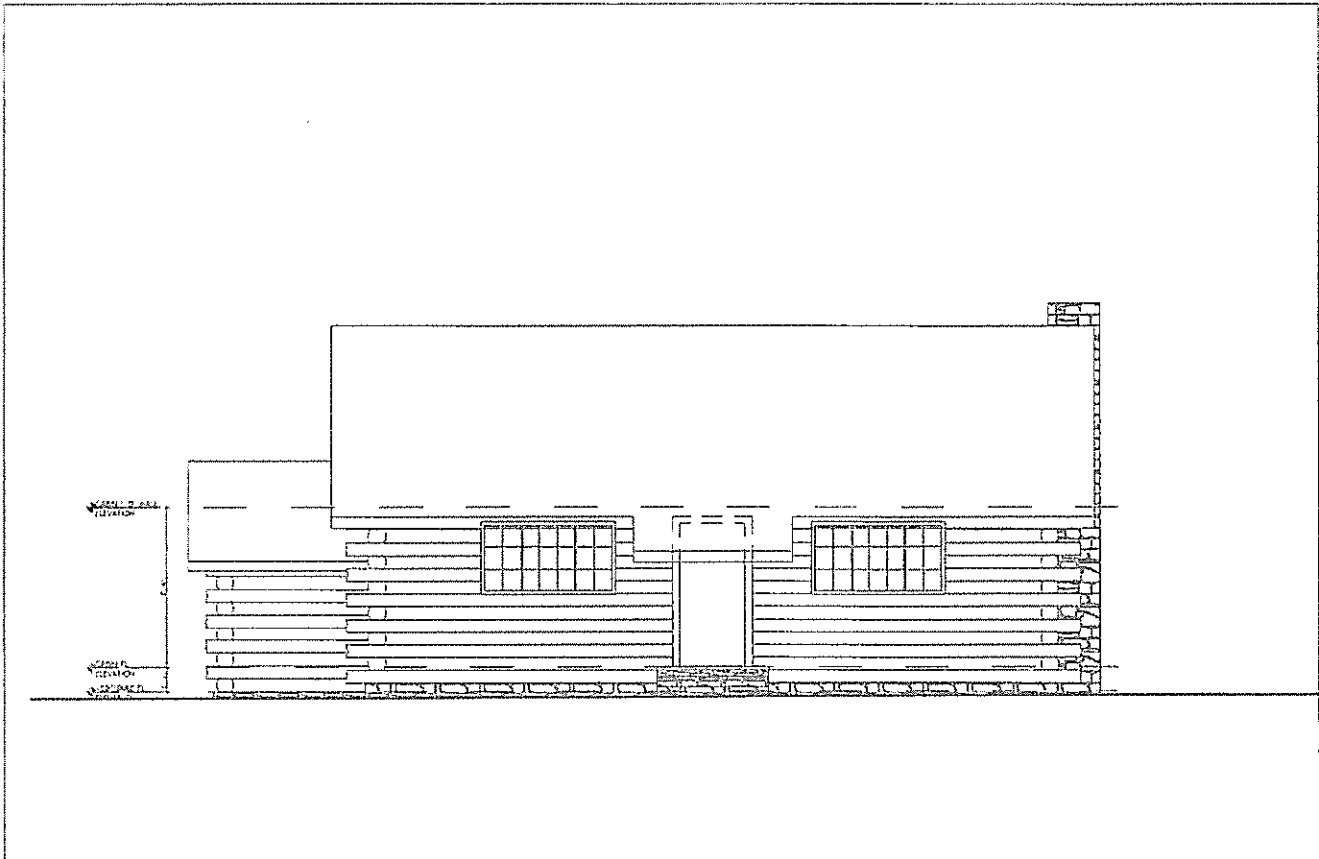
KENSINGTON CABIN RENOVATION  
1000 Farlington Pkwy., Kensington, MD 20885

Title: EXISTING FLOOR PLAN

Scale: 1/4" = 1'-0"

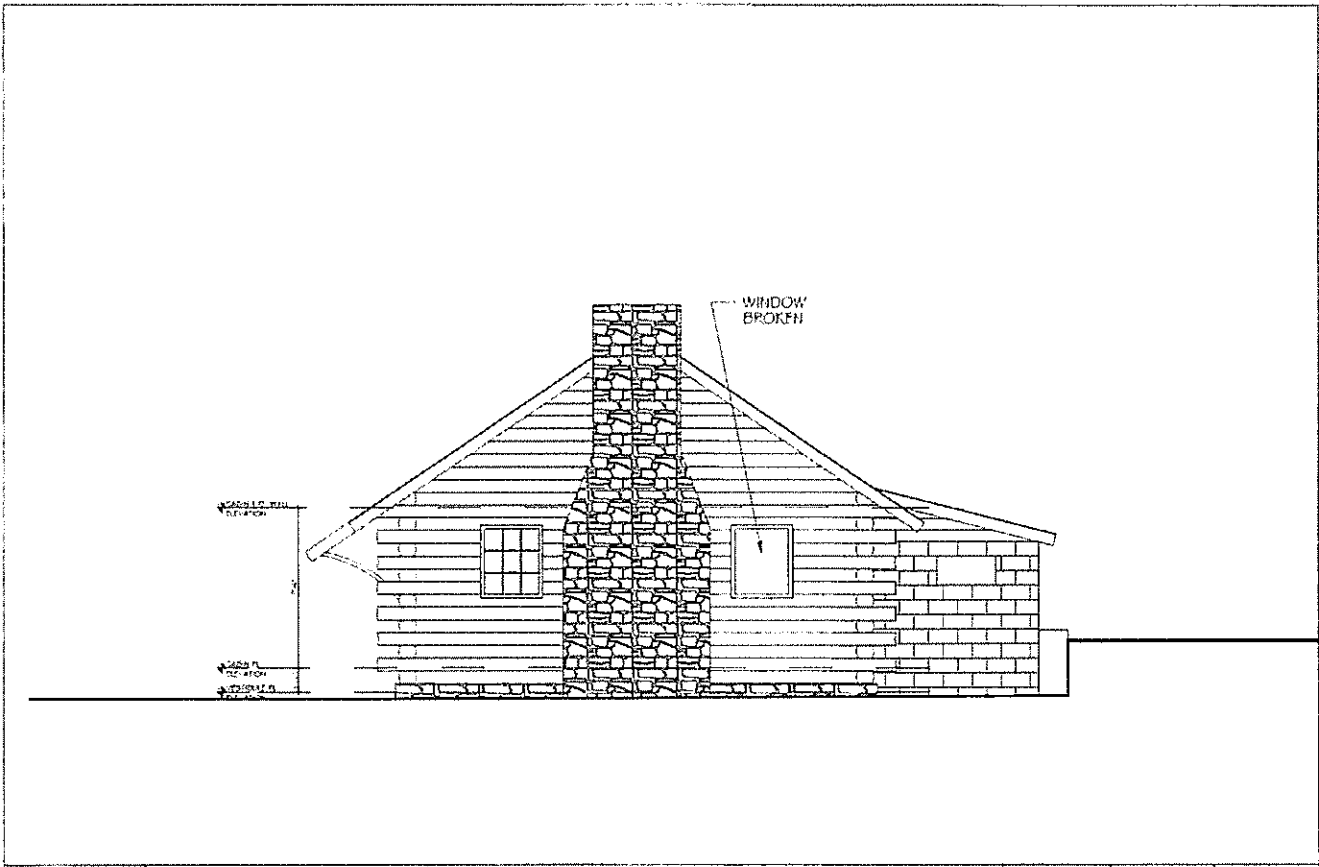
Date: 03-20-2017

EX 101

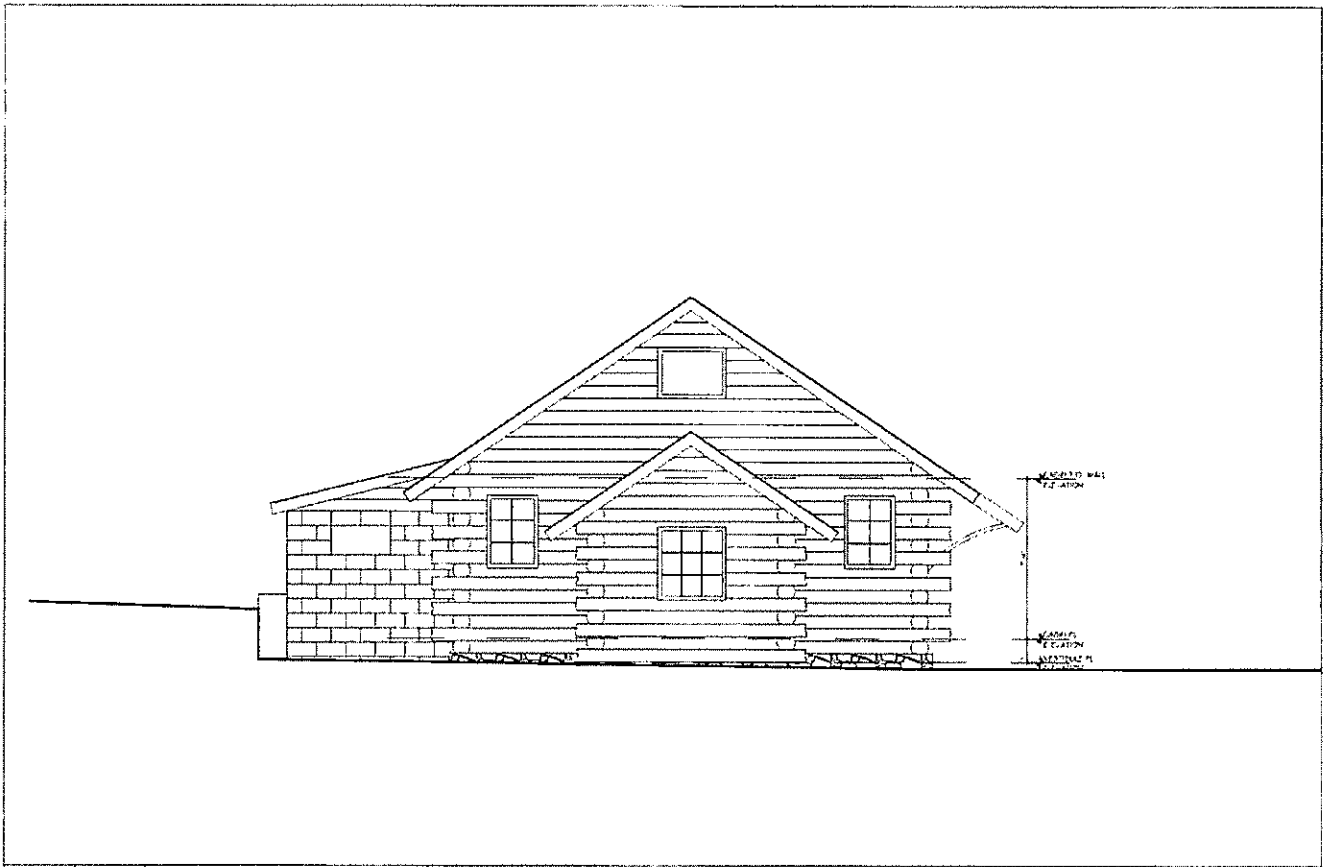


MICHE BOOZ ARCHITECT 207 West St. Baltimore, MD 21202	KENSINGTON CABIN RENOVATION 1207 Kensington Pkwy, Kensington, MD 20891	File: EXISTING EAST ELEVATION	Scale: 1/4" = 1'-0"	Date: 03-29-2017	/ EX 201
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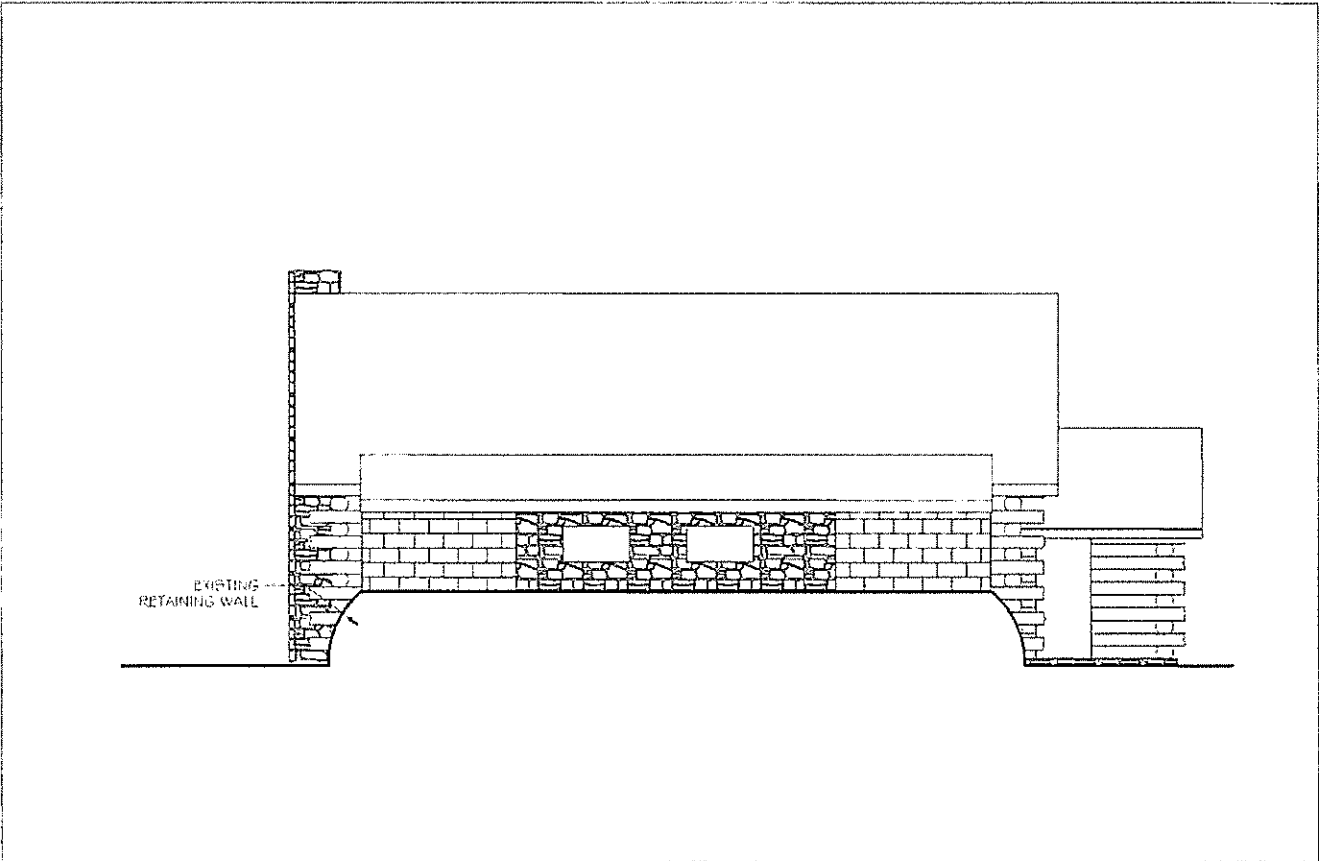




MICHE BOOZ ARCHITECT 208 Market St. N Annapolis, MD 21403	KENSINGTON CABIN RENOVATION 10000 Kensington Pkwy, Kensington, MD 20895	Title: EXISTING NORTH ELEVATION	Scale: 1/4" = 1'-0"	Date: 03-29-2017	/ EX 202
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MICHE BOOZ ARCHITECT 271 Alameda St. St. Joseph, MO 64503	KENSINGTON CABIN RENOVATION 1200 Kensington Pkwy. Kensington, MO 64099	Title: EXISTING SOUTH ELEVATION	Scale: 1/4" = 1'-0"	Date: 03-29-2017	# EX 203
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MICHELE BOOZ ARCHITECT 279 Market St. #2, Seattle, WA 98102	KENSINGTON CABIN RENOVATION 10207 Kensington Freeway, Everett, WA 98203	Title: EXISTING WEST ELEVATION	Scale: 1/4" = 1'-0"	Date: 03-20-2017	Sheet: EX 204
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14

MICHE BOOZ  
ARCHITECTS  
208 Linden St. Baltimore, MD 21203

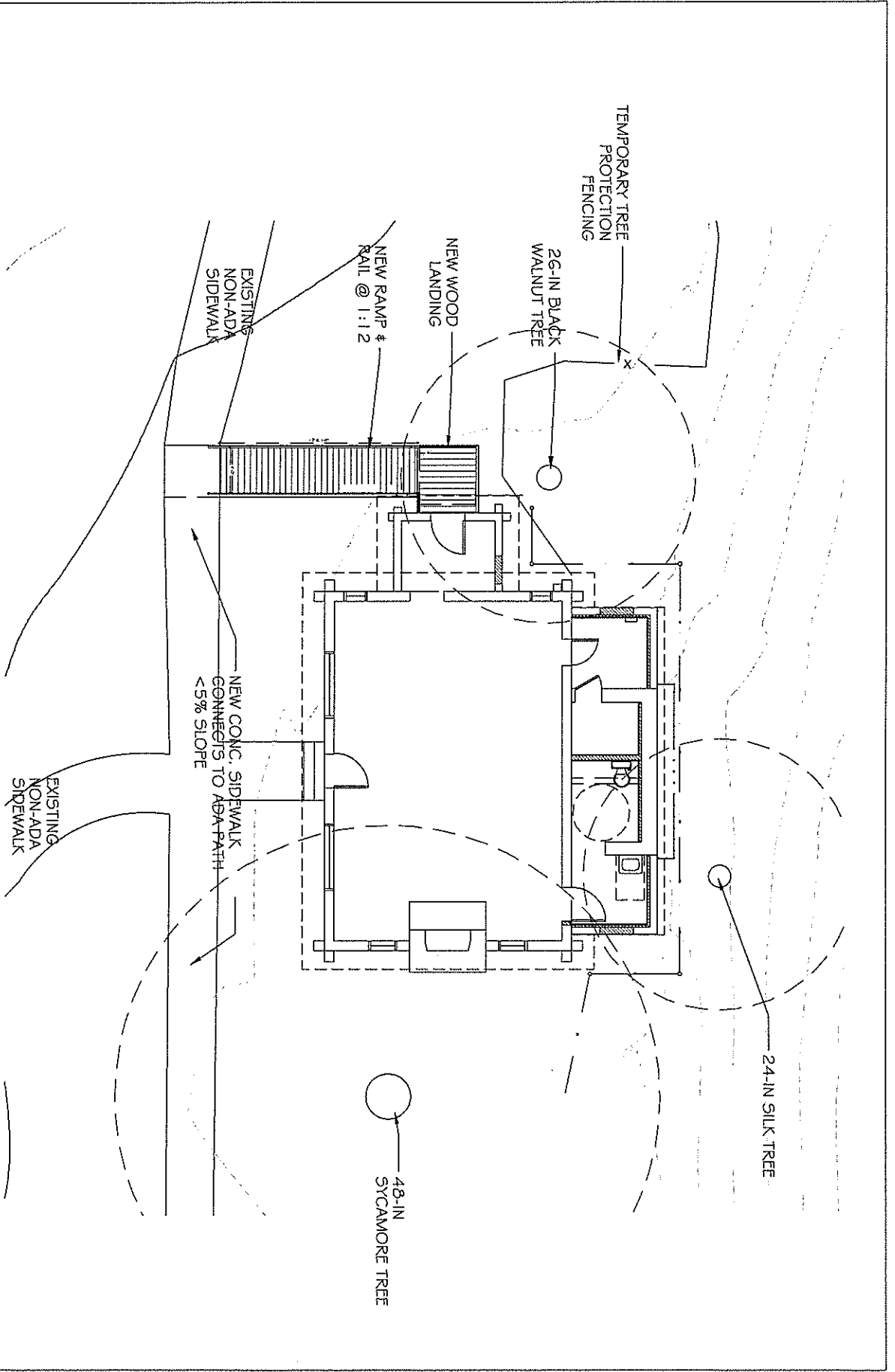
KENSINGTON CABIN RENOVATION  
10000 Kensington Pkwy, Kensington, MD 20895

Title: PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"

Date: 03-29-2017

# A 100



MICHE BOOZ  
 A B C H T E C T  
 208 Mount St. Pikesville, MD 20833

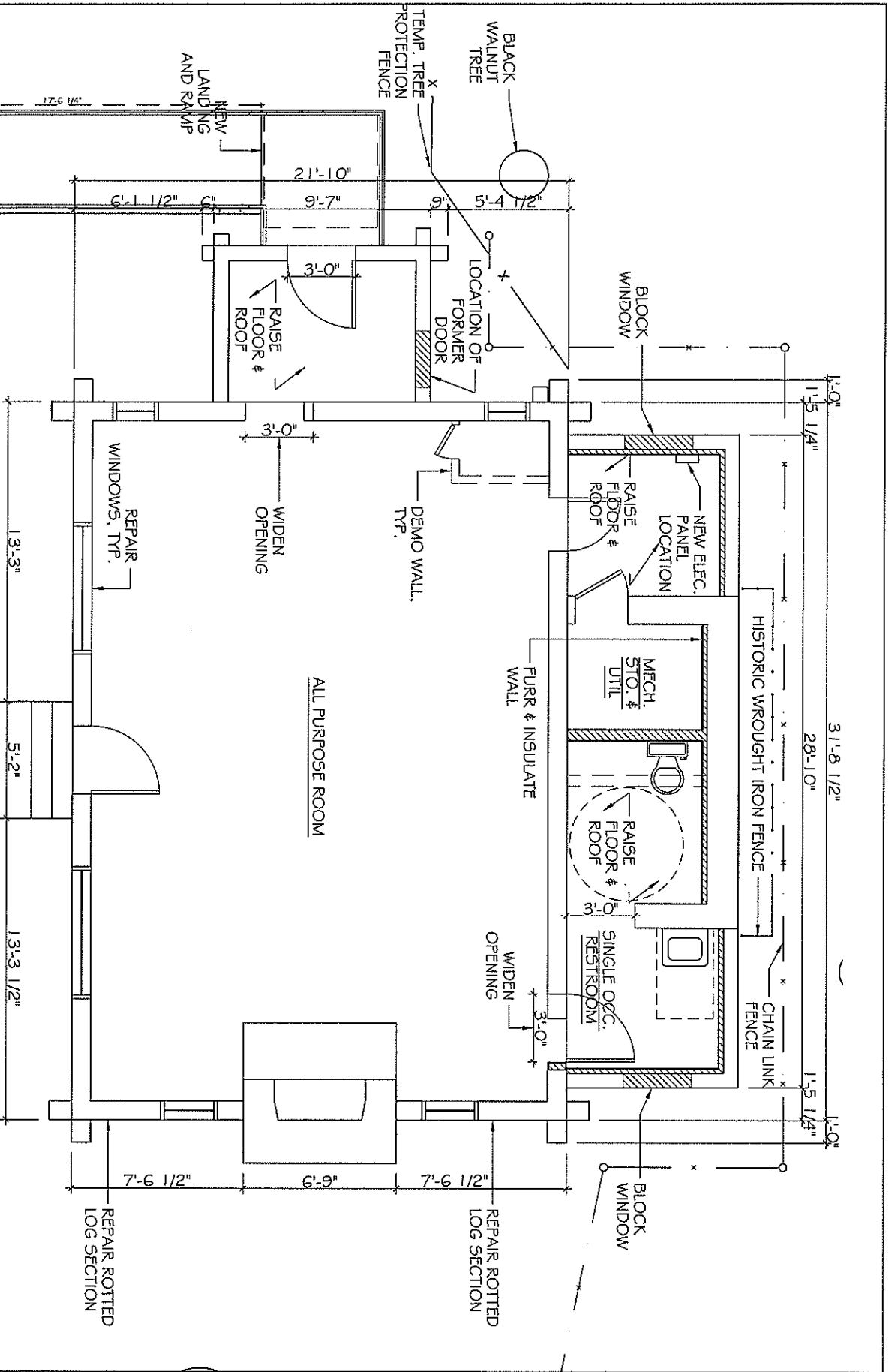
KENSINGTON CABIN RENOVATION  
 10000 Kensington Pkwy, Kensington, MD 20885

Title: PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0"

Date: 03-29-2017

# A 101





MICHE BOOZ  
ARCHITECTS  
208 Market St., Baltimore, MD 20633

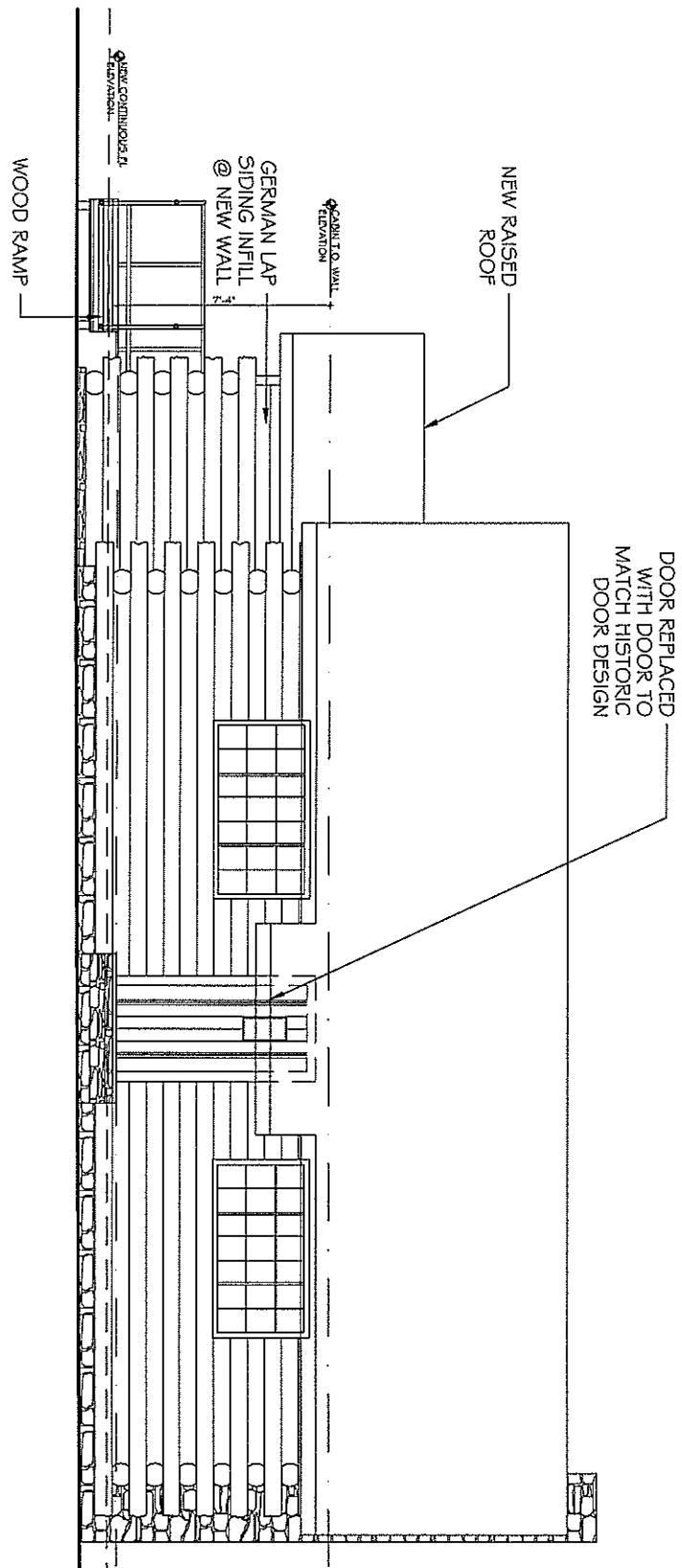
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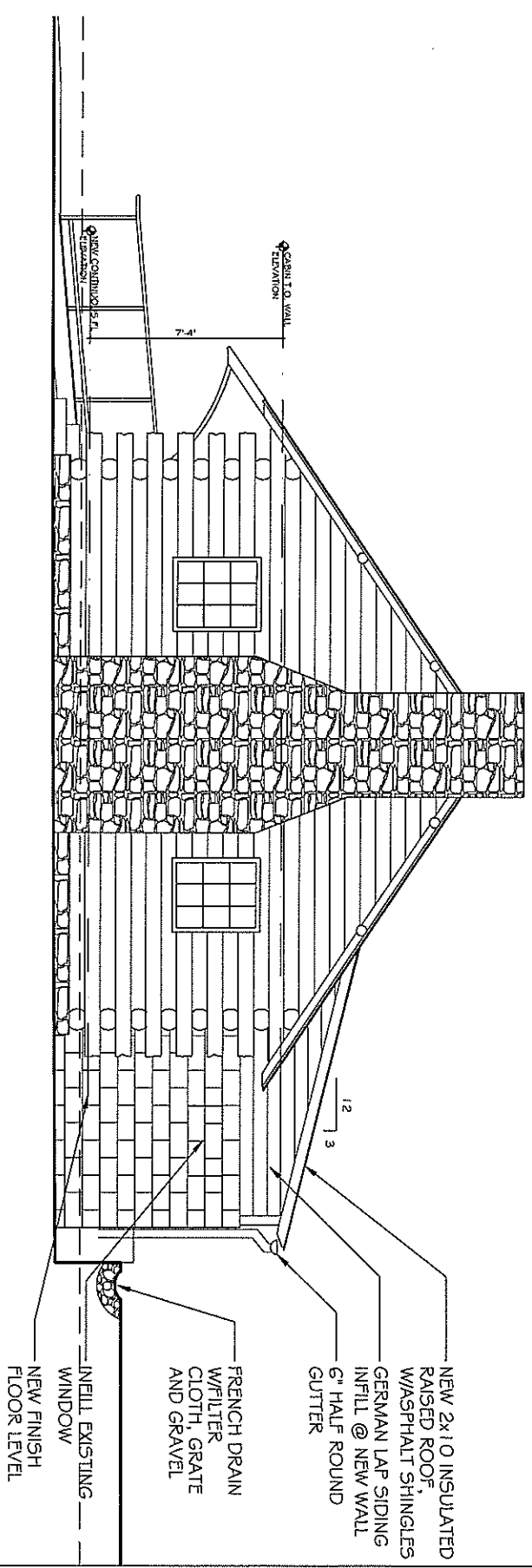
Title: PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0"

Date: 03-29-2017

# A 201





**MICHELLE BOOZ**  
 ARCHITECT  
 208 Mount St., Elkridge, MD 21023

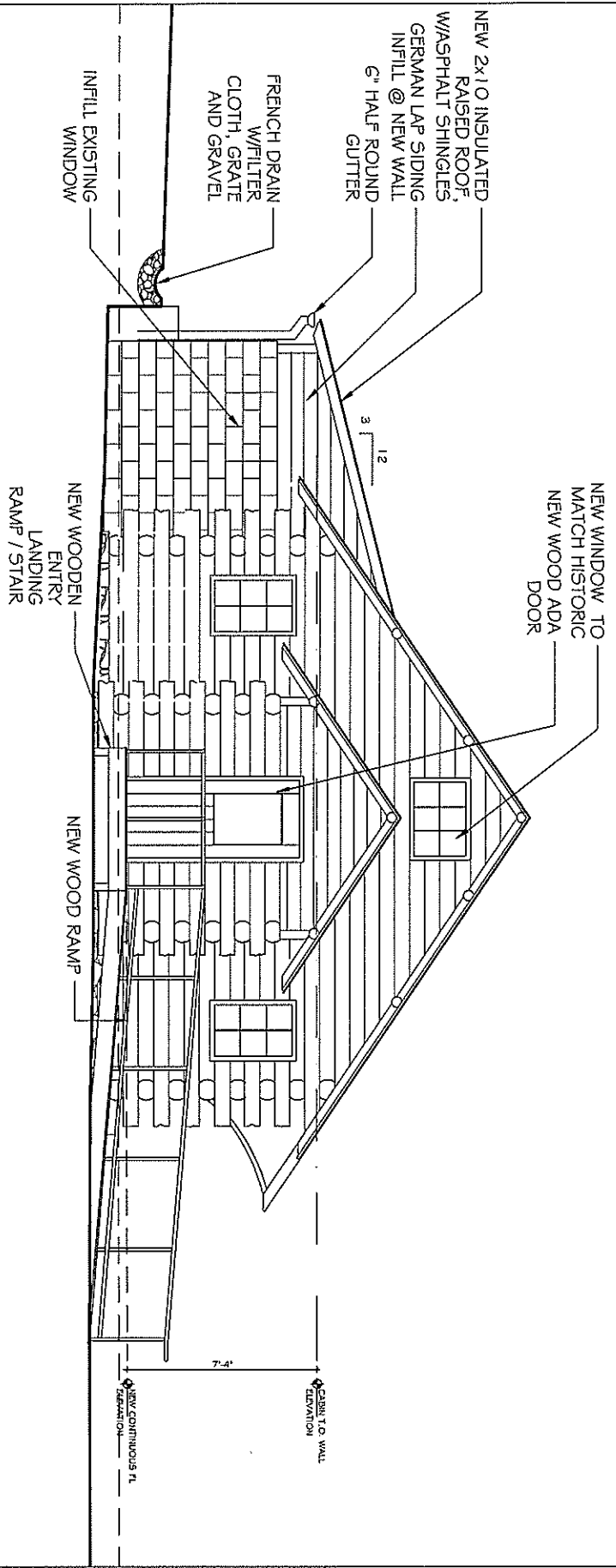
**KENSINGTON CABIN RENOVATION**  
 10500 Kensington Park, Kensington, MD 20895

Title: **PROPOSED NORTH ELEVATION**

Scale: 1/4" = 1'-0"

Date: 03-29-2017

# A 202



**MICHEL BOOZ**  
 ARCHITECT  
 208 Mount St. Beltsville, MD 20833

**KENSINGTON CABIN RENOVATION**  
 10000 Kensington Pkwy, Kensington, MD 20885

Title: **PROPOSED SOUTH ELEVATION**

Scale: 1/4" = 1'-0"

Date: 03-29-2017

# **A 203**

MICHE BOOZ  
ARCHITECTS  
208 Market St. Baltimore, MD 21203

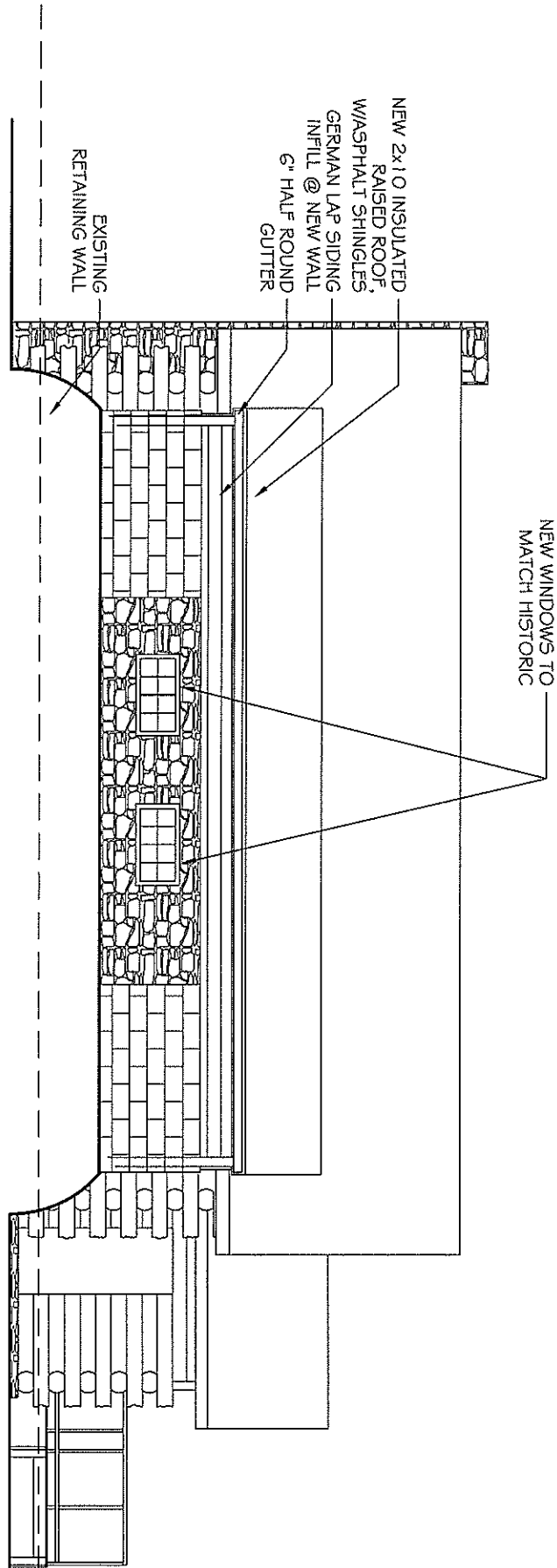
KENSINGTON CABIN RENOVATION  
10500 Kensington Pkwy, Kensington, MD 20885

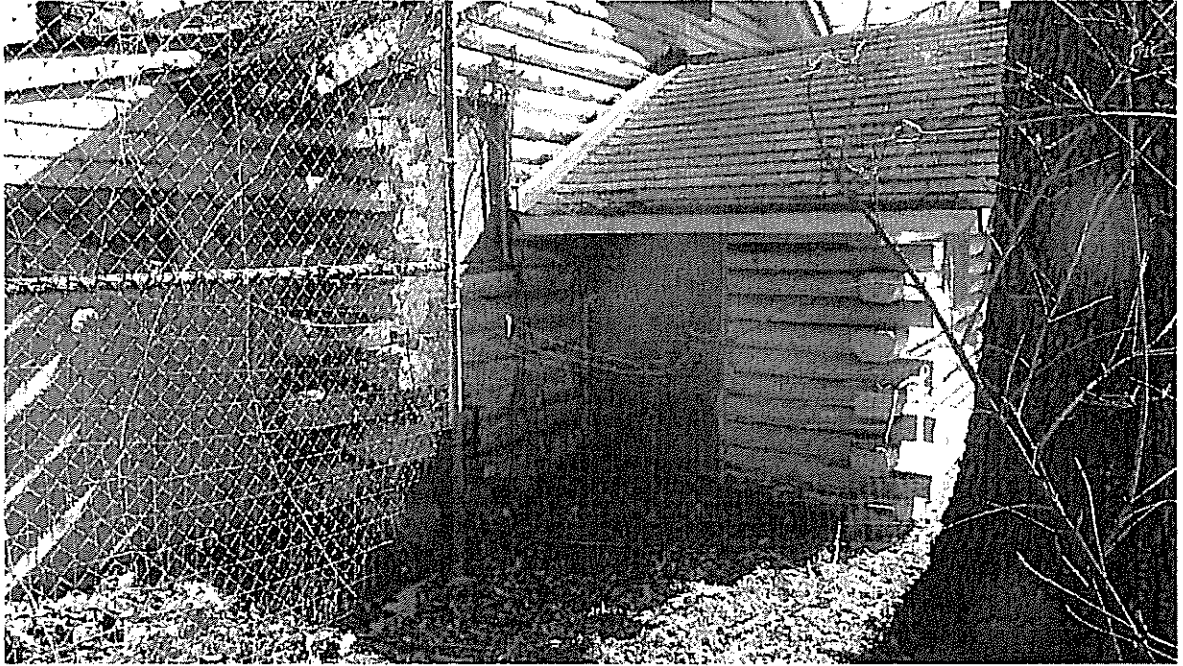
Title: PROPOSED WEST ELEVATION

Scale: 1/4" = 1'-0"

Date: 03-29-2017

# A 204

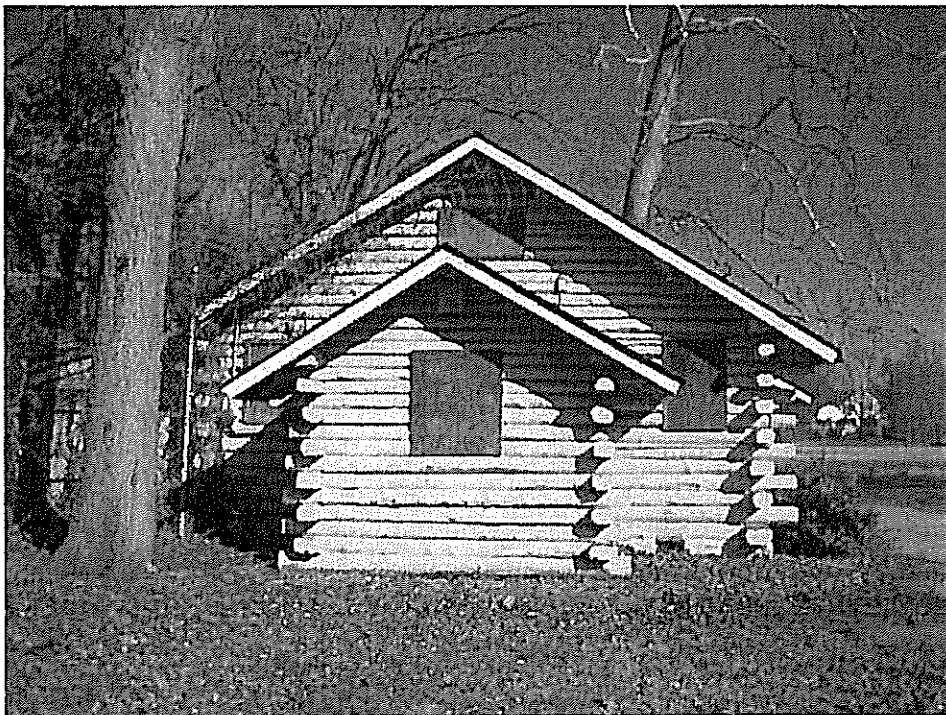




Rear (west) elevation of south wing (with boarded up entry) and south elevation of main block and rear addition.



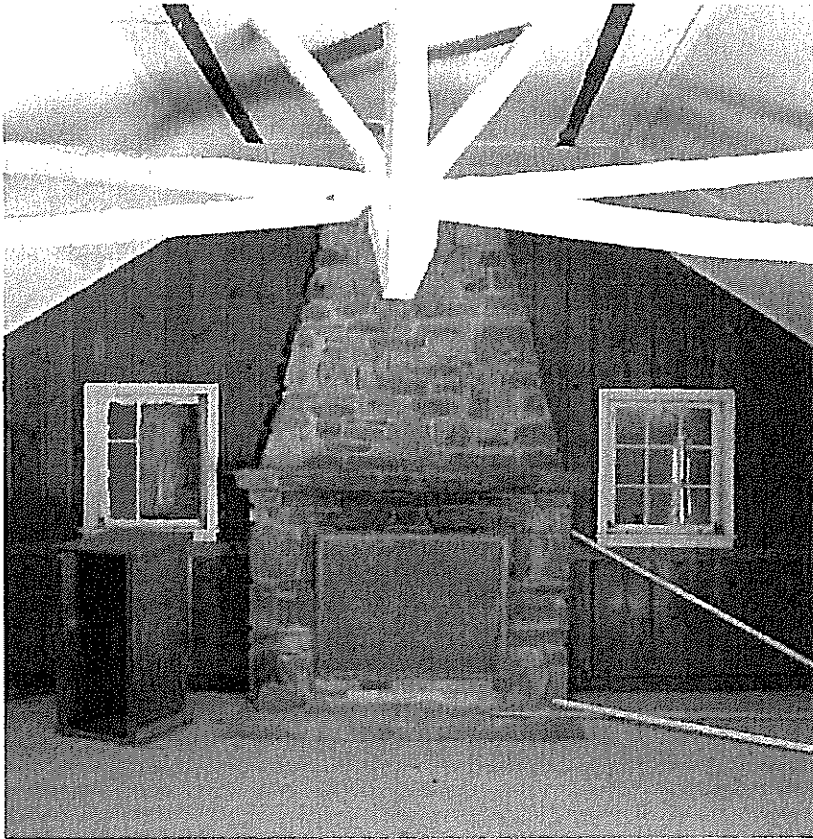
East (main) and North elevations



South Elevation



Rear Enclosed Restroom Addition



Example of window (L) to be repaired in-kind to match window (R)